

2025

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



**Islander Beach Club Condominium
Association of Volusia County, Inc.**

1601 South Atlantic Avenue, New Smyrna Beach, Florida 32169

Report No: 9509

January 1, 2025 - December 31, 2025



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Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

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September 9, 2024

Board of Directors
Islander Beach Club Condominium Association of Volusia County, Inc.
1601 South Atlantic Avenue
New Smyrna Beach, Florida 32169

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

As authorized, this Structural Integrity Reserve Study (SIRS) and traditional reserve study (Non-SIRS) has been prepared on the subject property Islander Beach Club Condominium Association of Volusia County, Inc. property, located at 1601 South Atlantic Avenue in New Smyrna Beach, Florida.

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

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

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

Inspected and Prepared by



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



Reviewed by



Dreux Isaac, RS, PRA
President



Executive Summary

General Information

Property Name:	Islander Beach Club Condominium Association of Volusia County, Inc.		
Property Location:	New Smyrna Beach, Florida		
Property Number:	2304	Report Run Date:	09/08/2024
Property Type:	Timeshare	Report No:	9509
Total Units:	114	Budget Year Begins:	01/01/2025
Inspection Date(s):	11/02/2023	Budget Year Ends:	12/31/2025

Consolidated Findings

Reserve categories:	16
Reserve components:	183
Current cost of reserve components:	\$12,909,834
Current reserve funding contribution:	\$813,960
Estimated beginning year reserve balance:	\$987,215
Fully funded (ideal) reserve balance:	\$8,220,343
Fully funded percentage:	12%
Number of components scheduled for replacement in year 1:	65
Cost of components scheduled for replacement in year 1:	\$2,909,806

Consolidated Funding Plans

Projected Beginning Year Reserve Balance

Allocated to SIRS:	39.43%	\$389,307
Allocated to traditional reserve study (non-SIRS):	60.57%	\$597,908
Total	100.00%	\$987,215

Pooled Funding Plan

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

Recommended Funding Contributions

	Straight Line	Pooled
SIRS:	\$2,018,308	\$1,503,983
Non-SIRS (waivable with majority vote of membership):	\$1,710,522	\$960,175
Total	\$3,728,830	\$2,464,158
Increase (decrease) \$ between current and recommended funding:	\$2,914,870	\$1,650,198
Additional contributions (special assessments, loans, settlement):	\$0	\$0

Report Process

The purpose of this report is to provide Islander Beach Club Condominium Association of Volusia County, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2025 and ending December 31, 2025.

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

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

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

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

SIRS History and Explanation

What is a structural integrity reserve study (SIRS)?

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

Why was the SIRS created?

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

Who is required to do a SIRS?

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

What is required to be included in a SIRS?

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

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

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

What is the deadline for completing the SIRS?

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

SIRS Components

Roofs

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

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

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

Structure

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

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

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

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

Fireproofing and Fire Protection

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

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

SIRS Components

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

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

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

Plumbing

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

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

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

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

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

SIRS Components

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

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

Electrical

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

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

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

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

Waterproofing and Exterior Painting

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

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

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

SIRS Components

Windows and Exterior Doors

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

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

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

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

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

Other SIRS Components

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

Florida Statutory Reserve Requirements

721.07 Public offering statement.

(5) (t) 3.a (XI) Reserves for deferred maintenance and reserves for capital expenditures, including:

(A) Reserves for deferred maintenance or capital expenditures of accommodations and facilities of a real property timeshare plan, if any. All reserves for any accommodations and facilities of real property timeshare plans located in this state shall be calculated using a formula based upon estimated life and replacement cost of each reserve item that will provide funds equal to the total estimated deferred maintenance expense or total estimated life and replacement cost for an asset or group of assets over the remaining useful life of the asset or group of assets. Funding formulas for reserves shall be based on either a separate analysis of each of the required assets using the straight-line accounting method or a pooled analysis of two or more of the required assets using the pooling accounting method. Reserves for deferred maintenance for such accommodations and facilities shall include accounts for roof replacement, building painting, pavement resurfacing, replacement of timeshare unit furnishings and equipment, and any other component, the useful life of which is less than the useful life of the overall structure. For any accommodations and facilities of real property timeshare plans located outside of this state, the developer shall disclose the amount of reserves for deferred maintenance or capital expenditures required by the law of the situs state, if applicable, and maintained for such accommodations and facilities.

(B) Reserves for deferred maintenance or capital expenditures of accommodations and facilities of a personal property timeshare plan, if any. If such reserves are maintained, the estimated operating budget shall disclose the methodology of how the reserves are calculated. If a personal property timeshare plan does not require reserves, the following statement, in conspicuous type, shall appear in both the budget and the public offering statement:

The estimated operating budget for this personal property timeshare plan does not include reserves for deferred maintenance or capital expenditures; each timeshare interest may be subject to substantial special assessments from time to time because no such reserves exist.

721.15 Assessments for common expenses.

(9)(a) Anything contained in chapter 718 or chapter 719 to the contrary notwithstanding, the managing entity of a timeshare plan shall not commingle operating funds with reserve funds; however, the managing entity may maintain operating and reserve funds within a single account for a period not to exceed 30 days after the date on which the managing entity received payment of such funds.

(b) Anything contained in chapter 718 or chapter 719 to the contrary notwithstanding, a managing entity which serves as managing entity of more than one timeshare plan, or of more than one component site pursuant to part II, shall not commingle the common expense funds of any one timeshare plan or component site with the common expense funds of any other timeshare plan or component site. However, the managing entity may maintain common expense funds of multiple timeshare plans or multiple component sites within a single account for a period not to exceed 30 days after the date on which the managing entity received payment of such funds.

721.55 Multisite timeshare plan public offering statement.

7. If required under applicable law, the developer shall also disclose the following matters for each component site.
 - c. The existence of any replacement or deferred maintenance reserve.

Florida Administrative Code Reserve Requirements

61B-40.001 Definitions. For purposes of Chapter 721, Florida Statutes, and Chapter 61B-40, Florida Administrative Code, the following definitions shall apply:

- (1) "Books and financial records" as stated in section 721.13(3)(d), Florida Statutes, means any records that identify, measure, record, or communicate financial information whether the records are maintained electronically or otherwise.
- (2) "Capital contribution" means cash, property or services contributed to a timeshare plan by its developer or purchasers, which includes amounts contributed to replacement reserves.
- (3) "Capital expenditure" means any expenditure of funds for:
 - (a) the purchase of an asset or capital reserve item whose useful life is greater than one year;
 - (b) the replacement of an asset or capital reserve item whose useful life is greater than one year; or
 - (c) the addition, major repair of or improvement to an asset or capital reserve item that extends the useful life of the previously existing asset for a period of greater than one year.This definition shall not preclude the managing entity from establishing its own capitalization policies.
- (4) "Deferred maintenance" means any maintenance or repair that:
 - (a) will be performed less frequently than yearly; and
 - (b) will maintain the useful life of an asset or capital reserve item.This definition shall not preclude the managing entity from establishing its own capitalization policies.
- (5) "Fiscal period" means a period of time for which financial statements are prepared, such as a month, quarter or year.
- (6) "Fiscal year" means a period of 12 consecutive months chosen by a timeshare plan as the accounting period for annual reports.
- (7) "Funds" means money and negotiable instruments including, for example, cash, checks, notes, and other investments authorized by law.
- (8) "Reserves fund balance" means the cumulative excess or deficit of reserve revenues over reserve expenses for a reserve category at a particular point in time.
- (9) "Reserves" means categories of funds, other than operating funds, that are restricted for deferred maintenance and capital expenditures, including the categories roof replacement, building painting, pavement resurfacing, replacement of unit furnishings and equipment and any other component of the facilities whose useful life is less than that of their overall structure, as required by section 721.07(5)(u)3., Florida Statutes. Funds that are not restricted as to use shall not be considered reserves within the meaning of this rule regardless of the label attached to such items
- (10) "Timeshare condominium" means a condominium in which any unit is a "timeshare unit" as defined in section 721.05, Florida Statutes.

61B-40.004 Budgets.

- (1) Required elements for estimated operating budgets. The proposed and adopted budget for each timeshare plan shall:
 - (e) Include a good faith estimate of all common expenses or expenditures of the timeshare plan including the categories set forth in section 721.07(5)(u)3., Florida Statutes. The following minimum reserve disclosures for proposed budgets are required:
 1. Reserves for capital expenditures and deferred maintenance as required by section 721.07(5)(u)3., Florida Statutes, shall be included in the proposed annual budget, or as a separate reserve budget, stating each such reserve category for capital expenditures and deferred maintenance as a separate line item and with the following minimum disclosures:
 - a. The total estimated useful life of the asset;
 - b. The estimated remaining useful life of the asset;
 - c. The estimated replacement cost or deferred maintenance expense of the asset;
 - d. The estimated fund balance of the asset as of the beginning of the period for which the budget will be in effect; and
 - e. The developer's total funding obligation, as if all timeshare periods are sold, for each converter reserve account established pursuant to section 721.03(3)(e), Florida Statutes, if applicable.
 2. Categories of expense that are restricted as to use shall be stated in the reserve portion of the budget. Categories of expense that are not restricted as to use shall be stated in the operating portion of the budget.
 - (f) Include estimated common deficits as of the beginning of the period for which the budget will be in effect as a separate line item of the budget.

Florida Administrative Code Reserve Requirements

61B-40.006 Reserves.

- (1) Reserves required by statute. The proposed annual budget shall include the reserves required by section 721.07(5)(u), Florida Statutes, for capital expenditures and deferred maintenance, including roofing, painting, paving, unit furnishings, and any other building components having a useful life that is less than that of the overall structure.
- (2) Calculating reserves required by statute. Reserves for deferred maintenance and capital expenditures required by section 721.07(5)(u), Florida Statutes, shall be calculated using a formula that will provide funds equal to the total estimated deferred maintenance expense or total estimated replacement cost for an asset, over the remaining useful life of the asset. The amount of the current year funding for each reserve category shall be the sum of the following two calculations:
 - (a) If the fund balance of the reserve category is less than zero, the total estimated amount necessary to bring such negative reserve category balance to zero; and
 - (b) The total estimated deferred maintenance expense or total estimated replacement cost of the asset less the estimated balance of the reserve category as of the beginning of the period for which the budget will be in effect, the remainder of which shall be divided by the estimated remaining useful life of the asset.

The formula may consider factors such as inflation and earnings on invested funds and may be adjusted each year for changes in estimates and deferred maintenance performed during the year.
- (3) Estimating reserves when the developer is funding converter reserves. For the purpose of estimating non-converter reserves for condominium timeshare plans, the estimated fund balance of the non-converter reserve account related to any asset for which the developer has established a converter reserve, pursuant to section 721.03(3)(e), Florida Statutes, shall be the sum of:
 - (a) The developer's total funding obligation for the converter reserve account, calculated as if all timeshare periods are sold; and
 - (b) The estimated fund balance of the non-converter reserve account, excluding the developer's converter reserve obligation, as of the beginning of the period for which the budget will be in effect.

61B-40.0061 Funding Requirements and Restrictions on Use.

- (1) Timely funding. Reserves included in the adopted budget shall be considered common expenses and must be fully funded. Reserves shall be funded in the amounts stated in the adopted budget within 30 calendar days from the date the assessments are collected and not later than 180 days from the date such assessments are due. This rule shall not preclude the managing entity from fully funding the reserves prior to receiving all of the assessments due from purchasers.
- (2) Reserve restrictions for timeshare plans. Neither reserve funds nor any interest earned on reserve funds shall be used for the payment of operating expenses unless approved in advance by a majority of the purchasers. Interest earned on reserve funds shall be allocated to the individual reserve category balances by the managing entity. Reserve funds and interest earned on reserve funds may be reallocated between the reserve categories by the board of administration at a duly called meeting of the board, by amending the current budget or through the next annual budgeting process.

61B-40.007 Financial Reporting Requirements.

- (2) Disclosure requirements. The financial statements required by sections 718.301(4)(c) and 721.13(3)(e), Florida Statutes, shall contain the following disclosures within the financial statements, notes, or supplementary information:
 - (a) Reserve disclosures as follows:
 1. The beginning balance in each reserve account as of the beginning of the fiscal period audited;
 2. The amount of assessments and other additions to each reserve account, including authorized transfers;
 3. The amount expended or removed from each reserve account, including authorized transfers;
 4. The ending balance in each reserve account as of the end of the fiscal period audited; and
 5. The manner by which reserve items were estimated, the date the estimates were last made, and the policies for allocating reserve fund interest income.

Funding Plans

Pooled Cash Flow Funding Plan

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

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

Straight-Line (Component) Funding Plan

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

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

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Units: The unit of measurement for each quantity.

Unit Abbreviations

Allow - Allowance

Ln Ft - Linear Feet

Court - Court

Lp Sm - Lump Sum

Cu Ft - Cubic Feet

Pair - Pair

Cu Yds - Cubic Yards

Sq Ft - Square Feet

Dbl Ct - Double Tennis Court

Sq Yds - Square Yards

Each - Each

Squares - Squares (roofing)

Hp - Horsepower

Total - Total

Kw - Kilowatts

Units - Units

Company Information

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

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

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

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced

Terms and Conditions

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

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

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

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

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

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

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

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

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

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

Report Notes

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

Recommendations and Findings

1. General Information

Property Name:	Islander Beach Club Condominium Association of Volusia County, Inc.		
Property Location:	New Smyrna Beach, Florida		
Property Number:	2304	Report Run Date:	09/08/2024
Property Type:	Timeshare	Report No:	9509
Total Units:	114	Budget Year Begins:	01/01/2025
Phase:	SIRS (1 of 2)	Budget Year Ends:	12/31/2025

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	30
Total current cost of all scheduled reserve components:	\$6,659,282
Estimated Beginning Year Reserve Balance:	\$389,307
Total number of components scheduled for replacement in the 2025 Budget Year:	15
Total cost of components scheduled for replacement in the 2025 Budget Year:	\$1,798,052

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$291,306
Recommended Annual Reserve Funding Contribution Amount:	\$2,018,308
Increase (decrease) between Current & Recommended Contribution Amounts:	\$1,727,002
Increase (decrease) between Current & Recommended Contribution Amounts:	592.85%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$291,306
Recommended 2025 Reserve Funding Contribution Amount:	\$1,503,983
Recommended 2025 Planned Special Assessment Amount:	\$0
Total 2025 Reserve Funding and Planned Special Assessment Amount:	\$1,503,983
Increase (decrease) between Current & Recommended Contribution Amounts:	\$1,212,677
Increase (decrease) between Current & Recommended Contribution Amounts:	416.29%

Chart A

2025 Current Reserve Component Costs

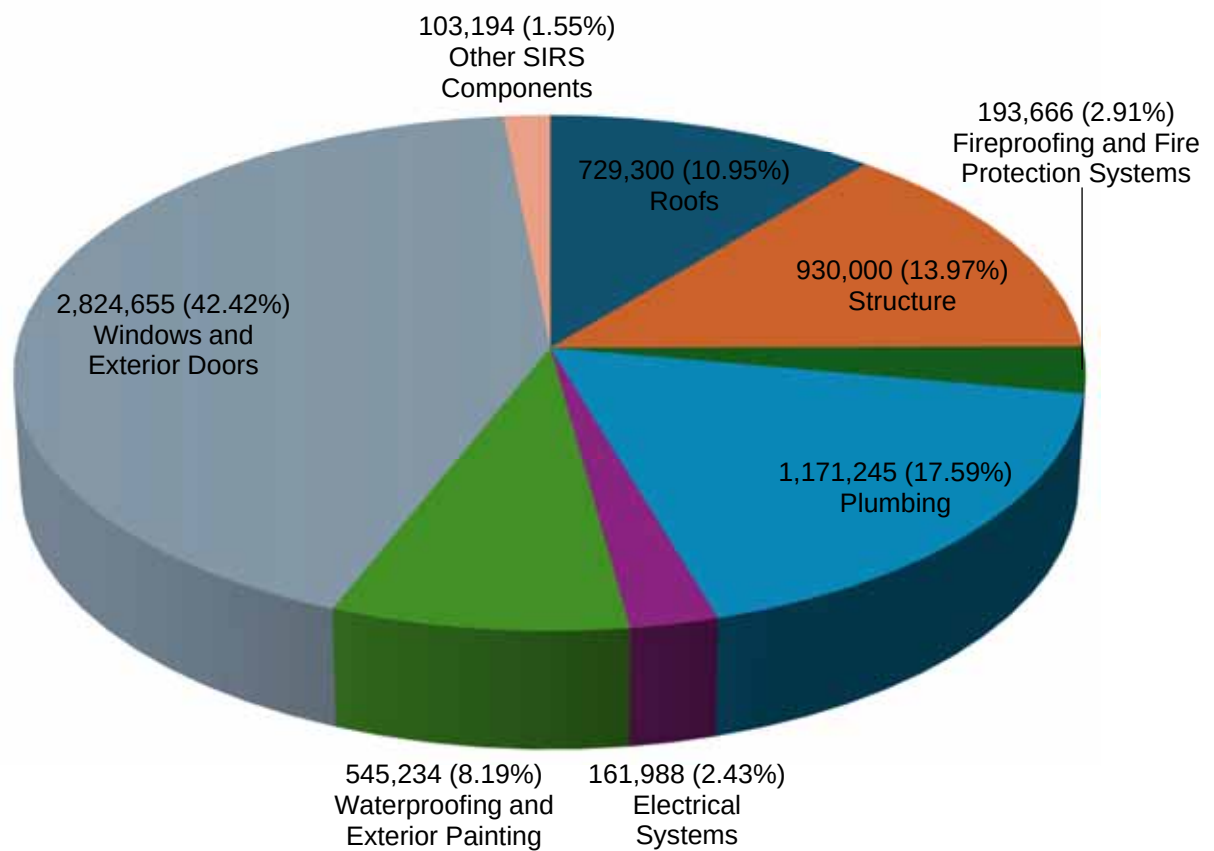


Chart B

2025 Actual vs. 100% Funded Straight Line Reserve Balances

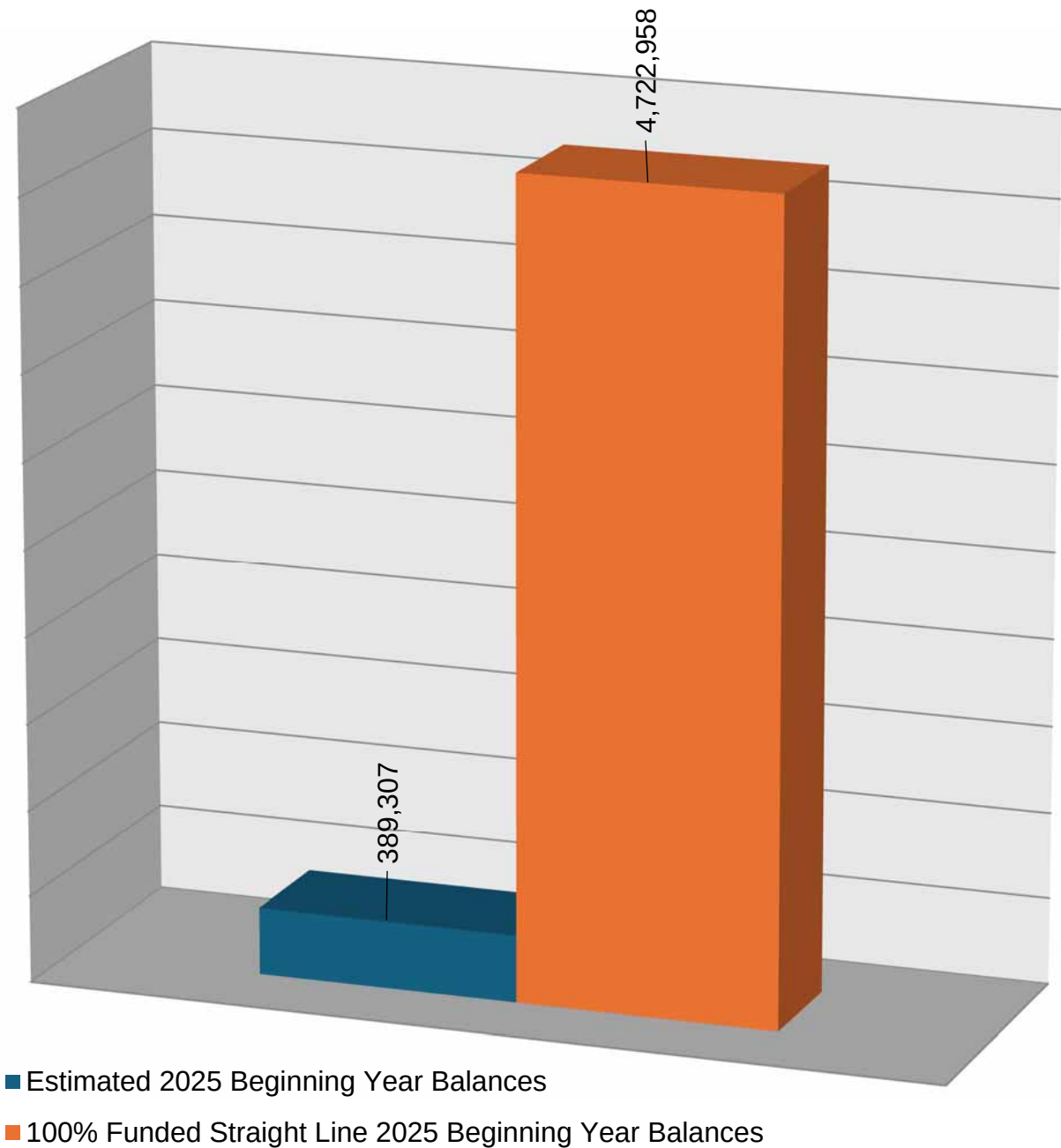


Chart C
2025 Funding Contribution Comparisons

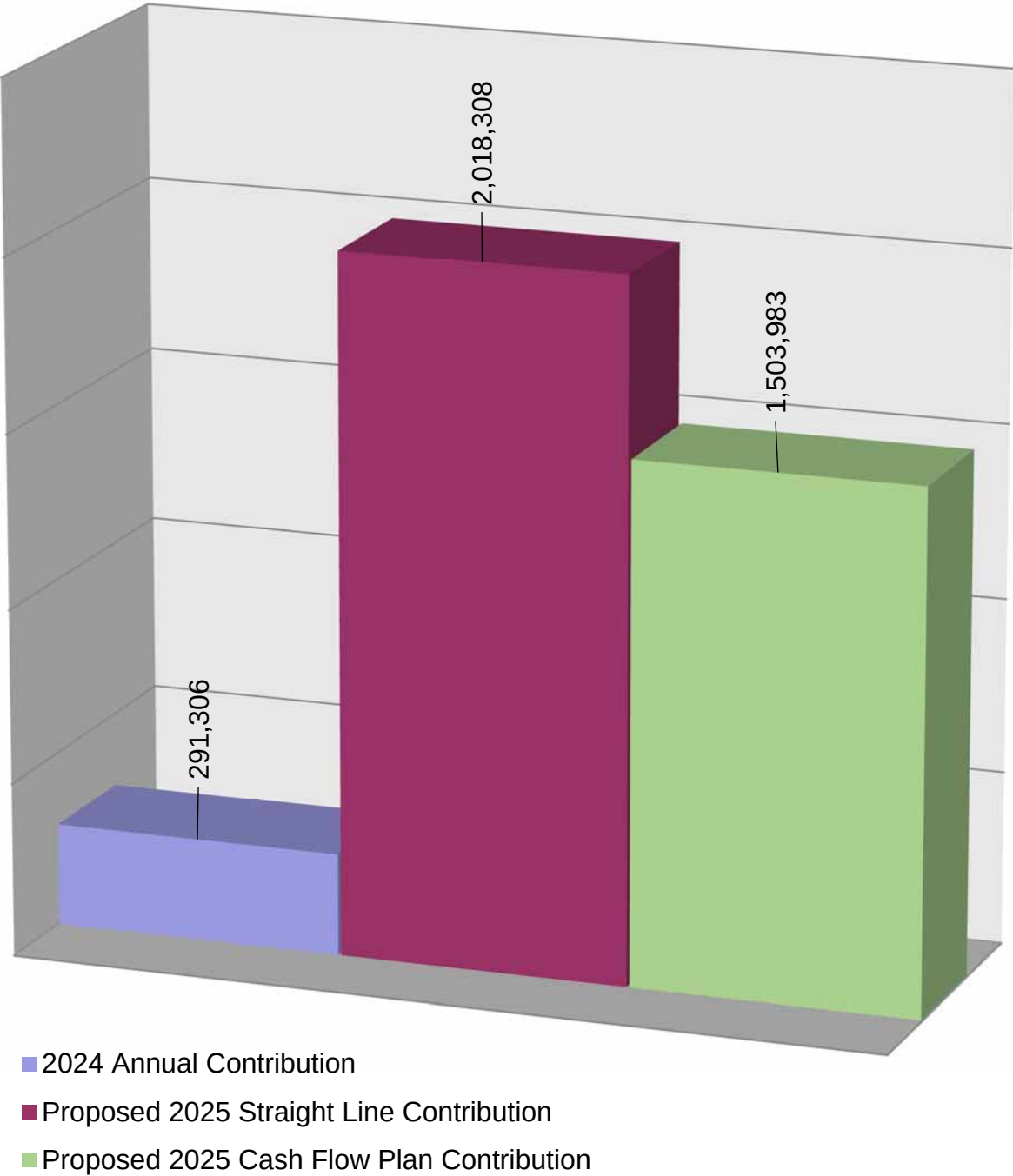
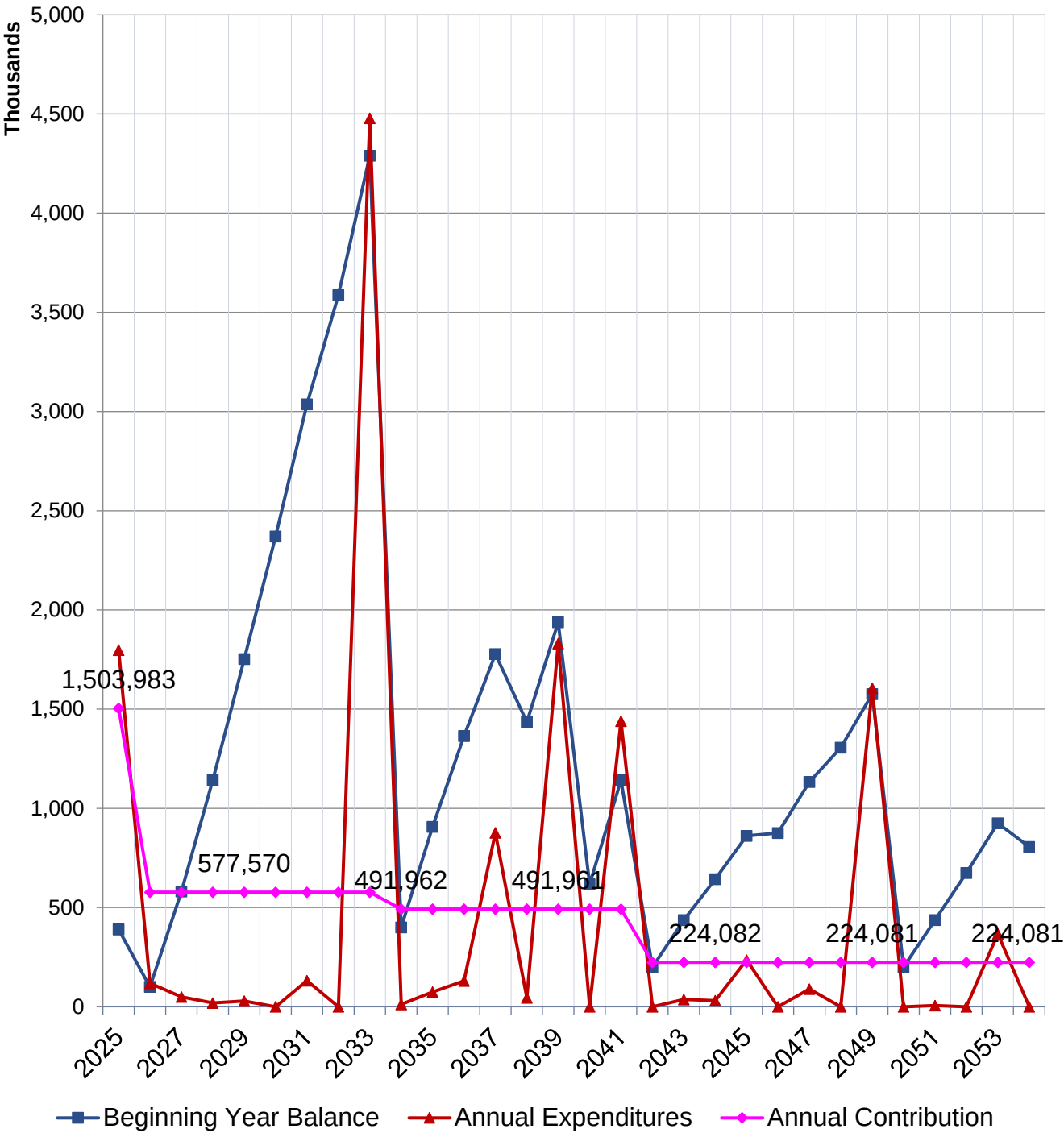


Chart D
30 Year Pooled Cash Flow Plan



Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	12/31/2024 Balance	Unfunded Balance	2025 Contribution
Roofs	729,300	20	9-13	54,513	674,787	53,817
Structure	930,000	8	1	0	930,000	930,000
Fireproofing and Fire Protection Systems	193,666	4-40	1-10	9,032	184,634	27,284
Plumbing	1,171,245	14-45	1-15	49,772	1,121,473	74,765
Electrical Systems	161,988	15-16	2-14	7,215	154,773	59,941
Waterproofing and Exterior Painting	545,234	4-8	1	70,017	475,217	475,217
Windows and Exterior Doors	2,824,655	2-30	1-15	191,959	2,632,696	386,573
Other SIRS Components	103,194	30	9	6,799	96,395	10,711
Grand Total	6,659,282			389,307	6,269,975	2,018,308

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Roofs									
Roof, Modified Bitumen - 2nd Floor South Wing	26	Squares	3,575.00	92,950	20	9	54,513	38,437	4,271
Roof, Single Ply - 2nd Floor North Wing	26	Squares	3,575.00	92,950	20	12	0	92,950	7,746
Roof, Single Ply - Main Bldg & Pool Bldg	152	Squares	3,575.00	543,400	20	13	0	543,400	41,800
Roofs Total	3	Components		729,300	20	9-13	54,513	674,787	53,817
Structure									
Building Restoration/Structural/Engineering Allowance	1	Total	200,000.00	200,000	8	1	0	200,000	200,000
Building Restoration/Structural/Engineering Allowance - 1x Expense	1	Total	730,000.00	730,000	8	1	0	730,000	730,000
Structure Total	2	Components		930,000	8	1	0	930,000	930,000
Fireproofing and Fire Protection Systems									
Fire Alarm System Allowance	1	Total	73,134.00	73,134	24	9	0	73,134	8,126
Fire Jockey Pump/Motor	1	Each	5,920.00	5,920	6	1	4,036	1,884	1,884
Fire Pump/Motor/Controller, 50 Hp	1	Each	98,332.00	98,332	40	7	0	98,332	14,047
Fire Sprinkler System Allowance	1	Total	7,328.00	7,328	4	1	4,996	2,332	2,332
Plumbing, Backflow Preventer - Fire	1	Each	8,952.00	8,952	25	10	0	8,952	895
Fireproofing and Fire Protection Systems Total	5	Components		193,666	4-40	1-10	9,032	184,634	27,284
Plumbing									
Plumbing Capital Allowance	114	Units	10,000.00	1,140,000	45	15	18,527	1,121,473	74,765
Plumbing, Commercial Water Heater, Nat Gas	1	Each	10,415.00	10,415	14	1	10,415	0	0
Plumbing, Commercial Water Heater, Nat Gas	1	Each	10,415.00	10,415	14	5	10,415	0	0
Plumbing, Commercial Water Heater, Nat Gas	1	Each	10,415.00	10,415	14	1	10,415	0	0
Plumbing Total	4	Components		1,171,245	14-45	1-15	49,772	1,121,473	74,765
Electrical Systems									
Electrical Capital Allowance	114	Units	1,000.00	114,000	15	2	7,215	106,785	53,392
Light Fixture, Can Wall Mt - Pool Area	54	Each	565.00	30,510	15	14	0	30,510	2,179
Light Fixture, Wall/Clg Mt - Common Hallways	1	Total	17,478.00	17,478	16	4	0	17,478	4,370
Electrical Systems Total	3	Components		161,988	15-16	2-14	7,215	154,773	59,941

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Waterproofing and Exterior Painting									
Paint Exterior Doors - Unit Entry	1	Total	4,500.00	4,500	4	1	578	3,922	3,922
Paint Exterior, Seal and Waterproof	1	Total	255,717.00	255,717	8	1	32,838	222,879	222,879
Waterproof Membrane - Walkway & Balcony Decks	1	Total	285,017.00	285,017	8	1	36,601	248,416	248,416
Waterproofing and Exterior Painting Total	3	Components		545,234	4-8	1	70,017	475,217	475,217
Windows and Exterior Doors									
Door - Hallway End (Walkways)	12	Each	5,209.00	62,508	20	1	41,556	20,952	20,952
Door & Frame, Hollow Metal - Common Area Allowance (+/- 22 Doors)	8	Each	2,380.00	19,040	8	1	12,658	6,382	6,382
Door Allowance - Unit Entry	1	Each	2,932.00	2,932	2	1	1,949	983	983
Door Automatic Slide Opener - Lobby	3	Each	17,242.00	51,726	10	1	34,388	17,338	17,338
Door Lock, Key Card	116	Each	372.00	43,152	10	3	0	43,152	14,384
Door, Air Curtain	1	Each	1,884.00	1,884	6	1	1,253	631	631
Storefront Glass & Frame - Lobby	1	Total	35,245.00	35,245	30	15	0	35,245	2,350
Window Replacement Allowance (Except 1st Flr South)	1	Total	2,457,518.00	2,457,518	30	9	0	2,457,518	273,058
Window Replacement Allowance (Ground Floor East)	1	Total	150,650.00	150,650	30	1	100,155	50,495	50,495
Windows and Exterior Doors Total	9	Components		2,824,655	2-30	1-15	191,959	2,632,696	386,573
Other SIRS Components									
Railing, Alum Picket, 42" - Unit Balconies	1,134	Ln Ft	91.00	103,194	30	9	6,799	96,395	10,711
Other SIRS Components Total	1	Components		103,194	30	9	6,799	96,395	10,711
Grand Total	30	Components		6,659,282			389,307	6,269,975	2,018,308

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	2025	389,307	1,503,983	416.29%	0	1,798,052	4.00%	4,762	5.00%	100,000
2	2026	100,000	577,571	-61.60%	0	118,560	3.00%	22,360	4.00%	581,371
3	2027	581,371	577,570	0.00%	0	49,365	3.00%	33,287	3.00%	1,142,863
4	2028	1,142,863	577,570	0.00%	0	19,284	3.00%	51,034	3.00%	1,752,183
5	2029	1,752,183	577,570	0.00%	0	28,610	3.00%	69,034	3.00%	2,370,177
6	2030	2,370,177	577,570	0.00%	0	0	3.00%	88,432	3.00%	3,036,179
7	2031	3,036,179	577,570	0.00%	0	131,496	3.00%	104,468	3.00%	3,586,721
8	2032	3,586,721	577,570	0.00%	0	0	3.00%	124,929	3.00%	4,289,220
9	2033	4,289,220	577,570	0.00%	0	4,478,440	3.00%	11,650	3.00%	400,000
10	2034	400,000	491,962	-14.82%	0	11,794	3.00%	26,405	3.00%	906,573
11	2035	906,573	491,962	0.00%	0	74,169	3.00%	39,731	3.00%	1,364,097
12	2036	1,364,097	491,962	0.00%	0	129,914	3.00%	51,784	3.00%	1,777,929
13	2037	1,777,929	491,962	0.00%	0	876,884	3.00%	41,790	3.00%	1,434,797
14	2038	1,434,797	491,962	0.00%	0	45,240	3.00%	56,446	3.00%	1,937,965
15	2039	1,937,965	491,961	0.00%	0	1,831,214	3.00%	17,961	3.00%	616,673
16	2040	616,673	491,961	0.00%	0	0	3.00%	33,259	3.00%	1,141,893
17	2041	1,141,893	491,961	0.00%	0	1,439,679	3.00%	5,825	3.00%	200,000
18	2042	200,000	224,082	-54.45%	0	0	3.00%	12,722	3.00%	436,804
19	2043	436,804	224,082	0.00%	0	36,358	3.00%	18,736	3.00%	643,264
20	2044	643,264	224,082	0.00%	0	30,945	3.00%	25,092	3.00%	861,493
21	2045	861,493	224,082	0.00%	0	235,239	3.00%	25,510	3.00%	875,846
22	2046	875,846	224,082	0.00%	0	0	3.00%	32,998	3.00%	1,132,926
23	2047	1,132,926	224,082	0.00%	0	89,159	3.00%	38,035	3.00%	1,305,884
24	2048	1,305,884	224,082	0.00%	0	0	3.00%	45,899	3.00%	1,575,865
25	2049	1,575,865	224,081	0.00%	0	1,605,771	3.00%	5,825	3.00%	200,000
26	2050	200,000	224,081	0.00%	0	0	3.00%	12,722	3.00%	436,803
27	2051	436,803	224,081	0.00%	0	6,385	3.00%	19,635	3.00%	674,134
28	2052	674,134	224,081	0.00%	0	0	3.00%	26,946	3.00%	925,161
29	2053	925,161	224,081	0.00%	0	367,427	3.00%	23,454	3.00%	805,269
30	2054	805,269	224,081	0.00%	0	0	3.00%	30,880	3.00%	1,060,230
Grand Total			12,973,297		0	13,403,985		1,101,611		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2025		
Structure	Building Restoration/Structural/Engineering Allowance	200,000
Structure	Building Restoration/Structural/Engineering Allowance - 1x Expense	730,000
Fireproofing and Fire Protection Systems	Fire Jockey Pump/Motor	5,920
Fireproofing and Fire Protection Systems	Fire Sprinkler System Allowance	7,328
Plumbing	Plumbing, Commercial Water Heater, Nat Gas	10,415
Plumbing	Plumbing, Commercial Water Heater, Nat Gas	10,415
Waterproofing and Exterior Painting	Paint Exterior Doors - Unit Entry	4,500
Waterproofing and Exterior Painting	Paint Exterior, Seal and Waterproof	255,717
Waterproofing and Exterior Painting	Waterproof Membrane - Walkway & Balcony Decks	285,017
Windows and Exterior Doors	Door - Hallway End (Walkways)	62,508
Windows and Exterior Doors	Door & Frame, Hollow Metal - Common Area Allowance (+/- 22 Doors)	19,040
Windows and Exterior Doors	Door Allowance - Unit Entry	2,932
Windows and Exterior Doors	Door Automatic Slide Opener - Lobby	51,726
Windows and Exterior Doors	Door, Air Curtain	1,884
Windows and Exterior Doors	Window Replacement Allowance (Ground Floor East)	150,650
Year 1 Total		1,798,052
Year 2: 2026		
Electrical Systems	Electrical Capital Allowance	118,560
Year 2 Total		118,560
Year 3: 2027		
Windows and Exterior Doors	Door Allowance - Unit Entry	3,141
Windows and Exterior Doors	Door Lock, Key Card	46,224
Year 3 Total		49,365
Year 4: 2028		
Electrical Systems	Light Fixture, Wall/Clg Mt - Common Hallways	19,284
Year 4 Total		19,284
Year 5: 2029		
Fireproofing and Fire Protection Systems	Fire Sprinkler System Allowance	8,328
Plumbing	Plumbing, Commercial Water Heater, Nat Gas	11,836
Waterproofing and Exterior Painting	Paint Exterior Doors - Unit Entry	5,114
Windows and Exterior Doors	Door Allowance - Unit Entry	3,332
Year 5 Total		28,610
Year 6: 2030		
	No Expenses	

Category	Description	Cost
Year 7: 2031		
Fireproofing and Fire Protection Systems	Fire Jockey Pump/Motor	7,137
Fireproofing and Fire Protection Systems	Fire Pump/Motor/Controller, 50 Hp	118,553
Windows and Exterior Doors	Door Allowance - Unit Entry	3,535
Windows and Exterior Doors	Door, Air Curtain	2,271
Year 7 Total		131,496
Year 8: 2032		
	No Expenses	
Year 9: 2033		
Roofs	Roof, Modified Bitumen - 2nd Floor South Wing	118,889
Structure	Building Restoration/Structural/Engineering Allowance	255,814
Fireproofing and Fire Protection Systems	Fire Alarm System Allowance	93,543
Fireproofing and Fire Protection Systems	Fire Sprinkler System Allowance	9,373
Waterproofing and Exterior Painting	Paint Exterior Doors - Unit Entry	5,756
Waterproofing and Exterior Painting	Paint Exterior, Seal and Waterproof	327,080
Waterproofing and Exterior Painting	Waterproof Membrane - Walkway & Balcony Decks	364,556
Windows and Exterior Doors	Door & Frame, Hollow Metal - Common Area Allowance (+/- 22 Doors)	24,353
Windows and Exterior Doors	Door Allowance - Unit Entry	3,750
Windows and Exterior Doors	Window Replacement Allowance (Except 1st Flr South)	3,143,334
Other SIRS Components	Railing, Alum Picket, 42" - Unit Balconies	131,992
Year 9 Total		4,478,440
Year 10: 2034		
Fireproofing and Fire Protection Systems	Plumbing, Backflow Preventer - Fire	11,794
Year 10 Total		11,794
Year 11: 2035		
Windows and Exterior Doors	Door Allowance - Unit Entry	3,979
Windows and Exterior Doors	Door Automatic Slide Opener - Lobby	70,190
Year 11 Total		74,169
Year 12: 2036		
Roofs	Roof, Single Ply - 2nd Floor North Wing	129,914
Year 12 Total		129,914
Year 13: 2037		
Roofs	Roof, Single Ply - Main Bldg & Pool Bldg	782,280
Fireproofing and Fire Protection Systems	Fire Jockey Pump/Motor	8,522
Fireproofing and Fire Protection Systems	Fire Sprinkler System Allowance	10,549

Category	Description	Cost
Waterproofing and Exterior Painting	Paint Exterior Doors - Unit Entry	6,478
Windows and Exterior Doors	Door Allowance - Unit Entry	4,221
Windows and Exterior Doors	Door Lock, Key Card	62,122
Windows and Exterior Doors	Door, Air Curtain	2,712
Year 13 Total		876,884

Year 14: 2038

Electrical Systems	Light Fixture, Can Wall Mt - Pool Area	45,240
Year 14 Total		45,240

Year 15: 2039

Plumbing	Plumbing Capital Allowance	1,741,093
Plumbing	Plumbing, Commercial Water Heater, Nat Gas	15,907
Plumbing	Plumbing, Commercial Water Heater, Nat Gas	15,907
Windows and Exterior Doors	Door Allowance - Unit Entry	4,478
Windows and Exterior Doors	Storefront Glass & Frame - Lobby	53,829
Year 15 Total		1,831,214

Year 16: 2040

No Expenses

Year 17: 2041

Structure	Building Restoration/Structural/Engineering Allowance	324,057
Fireproofing and Fire Protection Systems	Fire Sprinkler System Allowance	11,873
Electrical Systems	Electrical Capital Allowance	184,713
Waterproofing and Exterior Painting	Paint Exterior Doors - Unit Entry	7,291
Waterproofing and Exterior Painting	Paint Exterior, Seal and Waterproof	414,335
Waterproofing and Exterior Painting	Waterproof Membrane - Walkway & Balcony Decks	461,809
Windows and Exterior Doors	Door & Frame, Hollow Metal - Common Area Allowance (+/- 22 Doors)	30,850
Windows and Exterior Doors	Door Allowance - Unit Entry	4,751
Year 17 Total		1,439,679

Year 18: 2042

No Expenses

Year 19: 2043

Fireproofing and Fire Protection Systems	Fire Jockey Pump/Motor	10,176
Plumbing	Plumbing, Commercial Water Heater, Nat Gas	17,903
Windows and Exterior Doors	Door Allowance - Unit Entry	5,040
Windows and Exterior Doors	Door, Air Curtain	3,239
Year 19 Total		36,358

Category	Description	Cost
Year 20: 2044		
Electrical Systems	Light Fixture, Wall/Clg Mt - Common Hallways	30,945
Year 20 Total		30,945
Year 21: 2045		
Fireproofing and Fire Protection Systems	Fire Sprinkler System Allowance	13,364
Waterproofing and Exterior Painting	Paint Exterior Doors - Unit Entry	8,206
Windows and Exterior Doors	Door - Hallway End (Walkways)	113,992
Windows and Exterior Doors	Door Allowance - Unit Entry	5,347
Windows and Exterior Doors	Door Automatic Slide Opener - Lobby	94,330
Year 21 Total		235,239
Year 22: 2046	No Expenses	
Year 23: 2047		
Windows and Exterior Doors	Door Allowance - Unit Entry	5,673
Windows and Exterior Doors	Door Lock, Key Card	83,486
Year 23 Total		89,159
Year 24: 2048	No Expenses	
Year 25: 2049		
Structure	Building Restoration/Structural/Engineering Allowance	410,506
Fireproofing and Fire Protection Systems	Fire Jockey Pump/Motor	12,151
Fireproofing and Fire Protection Systems	Fire Sprinkler System Allowance	15,041
Waterproofing and Exterior Painting	Paint Exterior Doors - Unit Entry	9,236
Waterproofing and Exterior Painting	Paint Exterior, Seal and Waterproof	524,866
Waterproofing and Exterior Painting	Waterproof Membrane - Walkway & Balcony Decks	585,006
Windows and Exterior Doors	Door & Frame, Hollow Metal - Common Area Allowance (+/- 22 Doors)	39,080
Windows and Exterior Doors	Door Allowance - Unit Entry	6,018
Windows and Exterior Doors	Door, Air Curtain	3,867
Year 25 Total		1,605,771
Year 26: 2050	No Expenses	
Year 27: 2051		
Windows and Exterior Doors	Door Allowance - Unit Entry	6,385
Year 27 Total		6,385

Category	Description	Cost
Year 28: 2052	No Expenses	
Year 29: 2053		
Roofs	Roof, Modified Bitumen - 2nd Floor South Wing	214,727
Fireproofing and Fire Protection Systems	Fire Sprinkler System Allowance	16,929
Plumbing	Plumbing, Commercial Water Heater, Nat Gas	24,060
Plumbing	Plumbing, Commercial Water Heater, Nat Gas	24,060
Electrical Systems	Light Fixture, Can Wall Mt - Pool Area	70,482
Waterproofing and Exterior Painting	Paint Exterior Doors - Unit Entry	10,396
Windows and Exterior Doors	Door Allowance - Unit Entry	6,773
Year 29 Total		367,427

Year 30: 2054 No Expenses

Recommendations and Findings

1. General Information

Property Name:	Islander Beach Club Condominium Association of Volusia County, Inc.		
Property Location:	New Smyrna Beach, Florida		
Property Number:	2304	Report Run Date:	09/08/2024
Property Type:	Timeshare	Report No:	9509
Total Units:	114	Budget Year Begins:	01/01/2025
Phase:	Non SIRS (2 of 2)	Budget Year Ends:	12/31/2025

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	153
Total current cost of all scheduled reserve components:	\$6,250,552
Estimated Beginning Year Reserve Balance:	\$597,908
Total number of components scheduled for replacement in the 2025 Budget Year:	50
Total cost of components scheduled for replacement in the 2025 Budget Year:	\$1,111,754

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$522,654
Recommended Annual Reserve Funding Contribution Amount:	\$1,710,522
Increase (decrease) between Current & Recommended Contribution Amounts:	\$1,187,868
Increase (decrease) between Current & Recommended Contribution Amounts:	227.28%

4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$522,654
Recommended 2025 Reserve Funding Contribution Amount:	\$960,175
Recommended 2025 Planned Special Assessment Amount:	\$0
Total 2025 Reserve Funding and Planned Special Assessment Amount:	\$960,175
Increase (decrease) between Current & Recommended Contribution Amounts:	\$437,521
Increase (decrease) between Current & Recommended Contribution Amounts:	83.71%

Chart A

2025 Current Reserve Component Costs

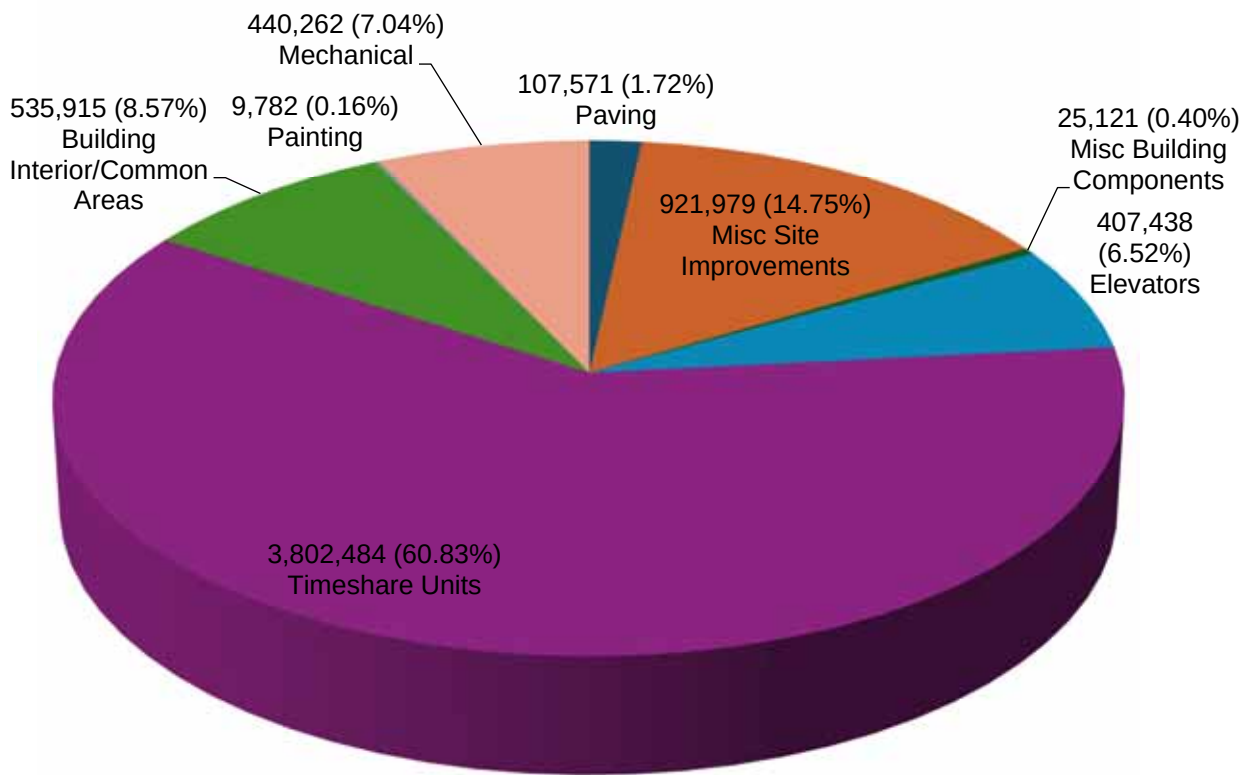


Chart B

2025 Actual vs. 100% Funded Straight Line Reserve Balances

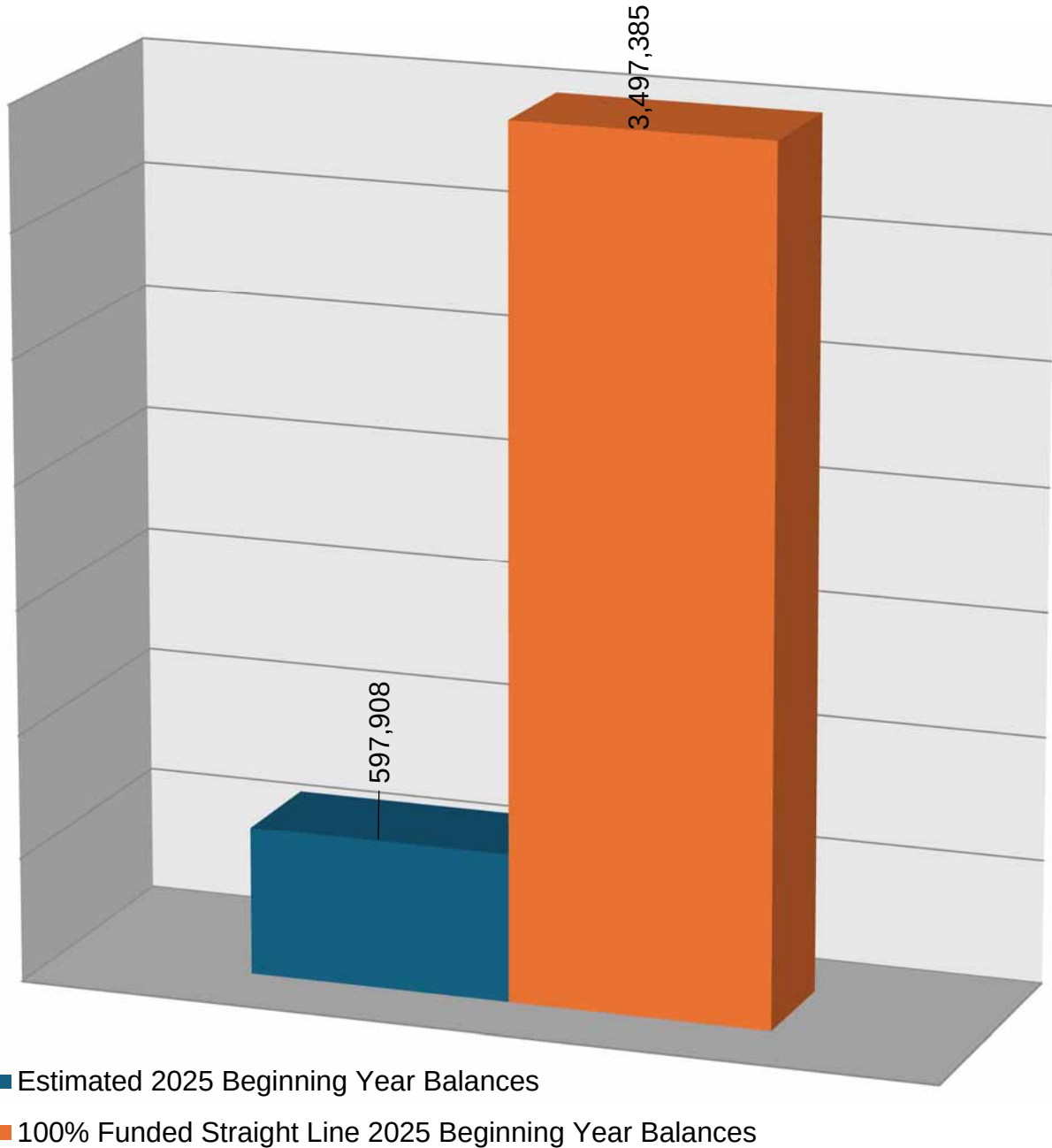


Chart C
2025 Funding Contribution Comparisons

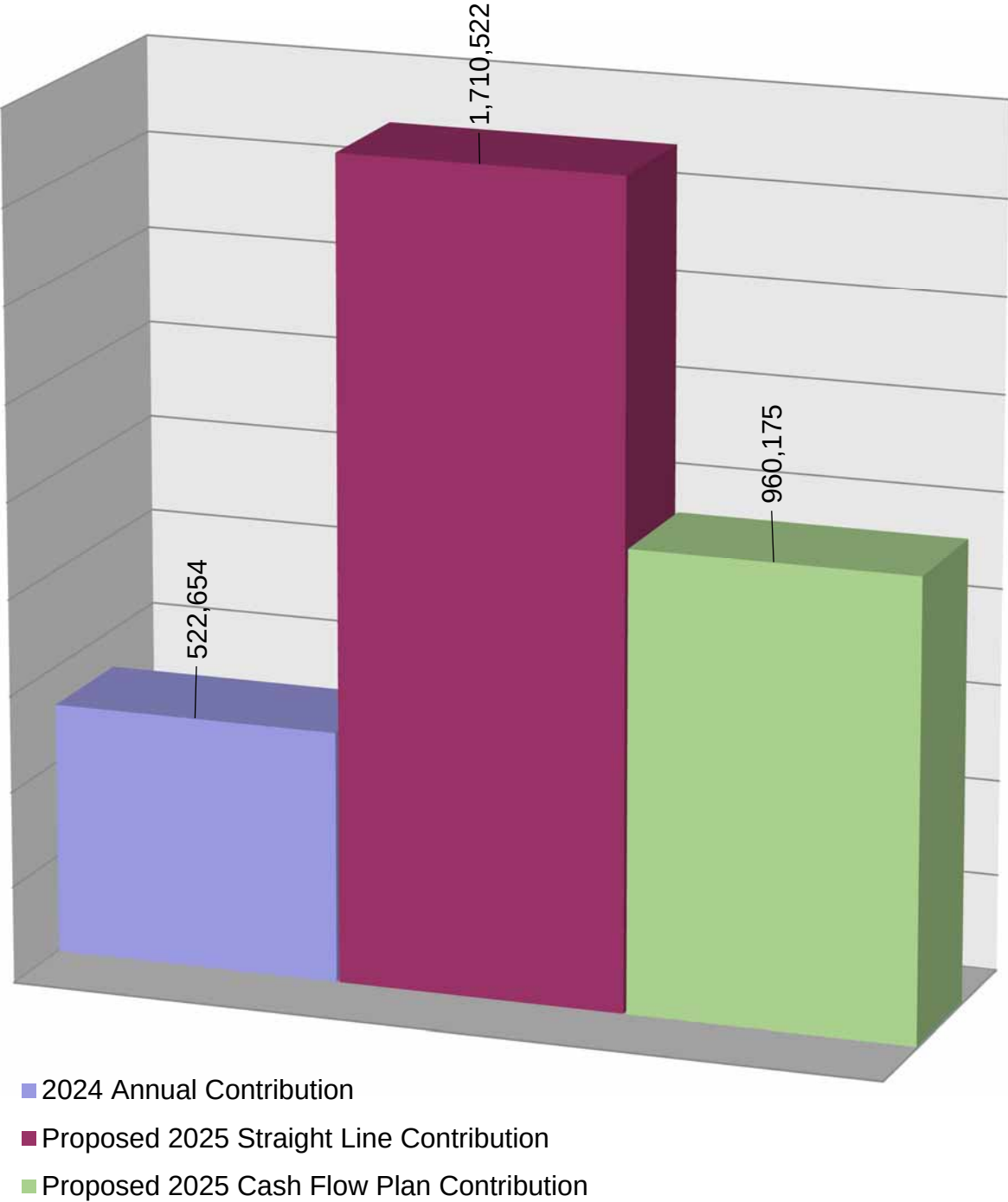
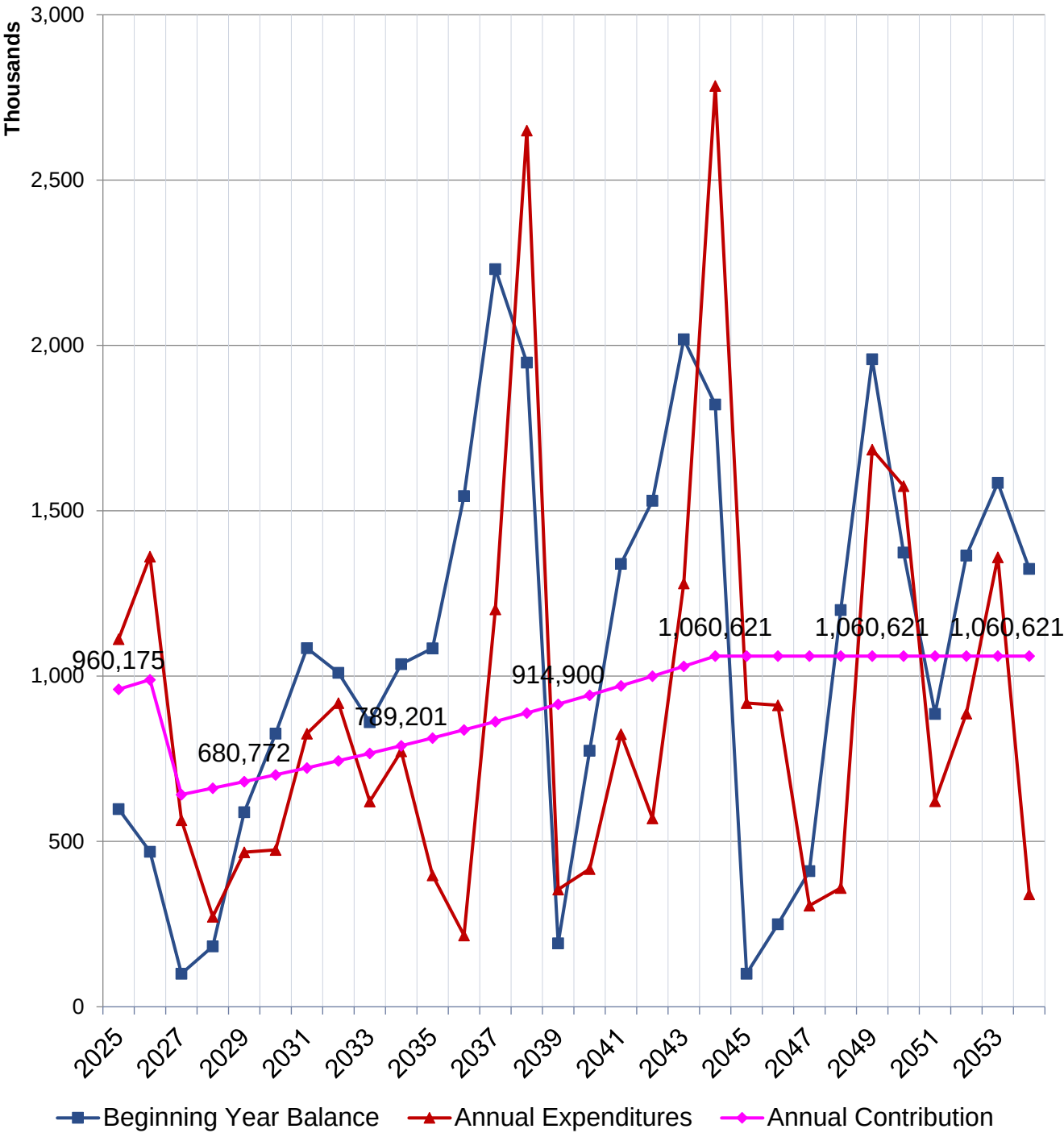


Chart D
30 Year Pooled Cash Flow Plan



Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	12/31/2024 Balance	Unfunded Balance	2025 Contribution
Paving	107,571	4-16	1-6	27,805	79,766	13,294
Misc Site Improvements	921,979	2-40	1-24	62,940	859,039	224,223
Misc Building Components	25,121	10	8	472	24,649	3,081
Elevators	407,438	6-24	4-10	35,208	372,230	39,449
Timeshare Units	3,802,484	1-18	1-14	386,636	3,415,848	1,062,768
Building Interior/Common Areas	535,915	1-30	1-20	72,348	463,567	197,574
Painting	9,782	5-14	5-6	0	9,782	1,726
Mechanical	440,262	6	1-6	12,499	427,763	168,407
Grand Total	6,250,552			597,908	5,652,644	1,710,522

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Paving									
Asphalt Overlay, 1" Milled - Parking Lot	6,287	Sq Yds	14.93	93,865	16	6	14,099	79,766	13,294
Asphalt Sealcoat & Restripe - Parking Lot	6,287	Sq Yds	2.18	13,706	4	1	13,706	0	0
Paving Total	2	Components		107,571	4-16	1-6	27,805	79,766	13,294
Misc Site Improvements									
Landscape Allowance	1	Total	10,387.00	10,387	5	3	0	10,387	3,462
Light Pole & Fixture - Parking Lot	7	Each	3,732.00	26,124	20	9	0	26,124	2,903
Playground Equipment Allowance	1	Total	6,017.00	6,017	5	1	1,849	4,168	4,168
Playground Flooring, Carpet, Outdoor	67	Sq Yds	28.75	1,927	3	3	0	1,927	642
Plexiglas Panels-Beach Screen Structure	988	Sq Ft	17.25	17,043	20	18	0	17,043	947
Pool Area Gates	1	Total	13,527.00	13,527	18	8	0	13,527	1,691
Pool Deck Boards, Composite - Elevated	4,486	Sq Ft	15.81	70,924	20	6	0	70,924	11,821
Pool Deck Frame & Rails, PT Wood - Elevated	4,486	Sq Ft	14.99	67,246	20	6	0	67,246	11,208
Pool Deck Pavers, Thinset	12,656	Sq Ft	10.48	132,635	30	1	40,762	91,873	91,873
Pool Equipment Allowance	1	Total	15,581.00	15,581	2	1	4,789	10,792	10,792
Pool Equipment, ADA Chair Lift	1	Each	27,472.00	27,472	10	1	8,443	19,029	19,029
Pool Equipment, ADA Chair Lift	1	Each	27,472.00	27,472	10	7	0	27,472	3,925
Pool Equipment, Chem Controller	1	Each	5,057.00	5,057	8	8	0	5,057	632
Pool Equipment, Heater, Nat Gas	1	Each	5,745.00	5,745	8	1	1,766	3,979	3,979
Pool Equipment, Heater, Nat Gas	1	Each	5,745.00	5,745	8	3	0	5,745	1,915
Pool Equipment, Heater, Nat Gas	1	Each	5,745.00	5,745	8	3	0	5,745	1,915
Pool Finish, Exposed Aggregate & Tile Trim	1	Total	113,082.00	113,082	10	8	0	113,082	14,135
Railing, Wood, 42" Ht w/Gates - Pool Area	1	Total	28,819.00	28,819	24	24	0	28,819	1,201
Seawall, Precast Concrete Panels	300	Ln Ft	907.00	272,100	40	20	0	272,100	13,605
Shuffleboard Court, Poly	1	Each	3,661.00	3,661	10	1	1,125	2,536	2,536
Spa Equipment Allowance	1	Total	4,155.00	4,155	2	1	1,277	2,878	2,878
Spa Equipment, Chem Controller	1	Each	5,057.00	5,057	8	1	1,554	3,503	3,503
Spa Equipment, Heater, Nat Gas	1	Each	4,473.00	4,473	8	1	1,375	3,098	3,098
Spa Equipment, Heater, Nat Gas	1	Each	4,473.00	4,473	8	8	0	4,473	559
Spa Finish, Exposed Aggregate & Tile Trim - North	1	Total	24,124.00	24,124	10	3	0	24,124	8,041
Spa Finish, Exposed Aggregate & Tile Trim - South	1	Total	18,138.00	18,138	10	9	0	18,138	2,015
Wading Pool Finish, Exposed Aggregate & Tile Trim	1	Total	5,250.00	5,250	10	3	0	5,250	1,750
Misc Site Improvements Total	27	Components		921,979	2-40	1-24	62,940	859,039	224,223
Misc Building Components									
Awning - Pool Area	280	Sq Ft	27.98	7,835	10	8	147	7,688	961
Awning - Smoking Area	286	Sq Ft	27.98	8,003	10	8	150	7,853	982

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Awning (Sail Shade) - Playground	600	Sq Ft	15.47	9,283	10	8	175	9,108	1,138
Misc Building Components Total	3	Components		25,121	10	8	472	24,649	3,081

Elevators

Elevator Cab Refurbishment Allowance	2	Each	9,779.00	19,558	6	4	19,558	0	0
Elevator Hydraulic Valve, 7 stop	2	Each	11,898.00	23,796	18	8	15,650	8,146	1,018
Elevator Modernization Allowance, 7 Stop, Hydraulic	1	Each	182,042.00	182,042	24	10	0	182,042	18,204
Elevator Modernization Allowance, 7 Stop, Hydraulic	1	Each	182,042.00	182,042	24	9	0	182,042	20,227
Elevators Total	4	Components		407,438	6-24	4-10	35,208	372,230	39,449

Timeshare Units

Annual Allowances

Appliance, Dishwasher (\$600 ea, 12 per year)	12	Units	600.00	7,200	1	1	4,422	2,778	2,778
Appliance, Garbage Disposal (\$161 ea, 9 per year)	9	Units	161.00	1,449	1	1	890	559	559
Appliance, Ice Machine (\$75 ea, 9 per year)	9	Each	75.00	675	1	1	415	260	260
Appliance, Microwave (\$75 ea, 20 per year)	20	Units	75.00	1,500	1	1	921	579	579
Appliance, Refrigerator (\$1200 ea, 9 per year)	9	Units	1,200.00	10,800	1	1	6,632	4,168	4,168
Appliance, Stove, Electric (\$2000 ea, 8 per year)	8	Units	2,078.00	16,624	1	1	10,209	6,415	6,415
Electronics, DVD Player (\$50 ea, 20 per year)	20	Each	50.00	1,000	1	1	614	386	386
Electronics, TV (\$261 ea, 35 per year)	35	Each	261.00	9,135	1	1	5,610	3,525	3,525

Balconies

Patio Furniture, Outdoor	35	Units	81.00	2,835	6	2	0	2,835	1,418
Patio Furniture, Outdoor	34	Units	81.00	2,754	6	1	1,691	1,063	1,063

North Units

Bathroom Fixtures - North Units	66	Units	8,061.00	532,026	18	14	0	532,026	38,002
Bathroom Vanities - North Units	66	Units	1,466.00	96,756	18	14	0	96,756	6,911
Finish, Carpet - North Units	60	Units	594.00	35,640	6	2	0	35,640	17,820
Finish, Paint Interior - North Units	60	Units	1,429.00	85,740	6	2	0	85,740	42,870
Finish, Tile Floor - North Units	60	Units	4,837.00	290,220	18	14	0	290,220	20,730
Hardgoods, Bedroom Set - North Units	66	Units	1,989.00	131,274	12	1	80,614	50,660	50,660
Hardgoods, Dining Set - North Units	60	Units	1,579.00	94,740	12	7	0	94,740	13,534
Hardgoods, TV Armoire - North Units	60	Units	771.00	46,260	12	1	28,408	17,852	17,852
Kitchen Cabinets & Counters - North Units	60	Units	5,350.00	321,000	18	14	0	321,000	22,929
Misc, Accessories - North Units	60	Units	1,759.00	105,540	6	1	64,812	40,728	40,728
Misc, Bedspreads - North Units	66	Units	314.00	20,724	3	1	12,727	7,997	7,997
Misc, Window Treatments - North Units	60	Units	242.00	14,520	6	3	0	14,520	4,840
Softgoods, Bedding, Mattress - North Units	66	Each	726.00	47,916	12	10	0	47,916	4,792
Softgoods, Occasional Chairs - North Units	60	Units	880.00	52,800	6	1	32,425	20,375	20,375
Softgoods, Sofa Sleeper - North Units	60	Units	1,563.00	93,780	6	1	57,590	36,190	36,190

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
South Units									
Bathroom Fixtures - South Units	60	Units	8,061.00	483,660	18	2	0	483,660	241,830
Bathroom Vanities - South Units	60	Units	1,466.00	87,960	18	11	0	87,960	7,996
Finish, Carpet - South Units	54	Units	594.00	32,076	6	1	19,698	12,378	12,378
Finish, Paint Interior - South Units	54	Units	1,429.00	77,166	6	1	47,388	29,778	29,778
Finish, Tile Floor - South Units	54	Units	4,837.00	261,198	18	2	0	261,198	130,599
Hardgoods, Bedroom Set - South Units	60	Units	1,989.00	119,340	12	5	0	119,340	23,868
Hardgoods, Dining Set - South Units	54	Units	1,579.00	85,266	12	5	0	85,266	17,053
Hardgoods, TV Armoire - South Units	54	Units	771.00	41,634	12	5	0	41,634	8,327
Kitchen Cabinets & Counters - South Units	54	Units	5,350.00	288,900	18	3	0	288,900	96,300
Misc, Accessories - South Units	54	Units	1,759.00	94,986	6	2	0	94,986	47,493
Misc, Bedspreads - South Units	60	Units	314.00	18,840	3	1	11,570	7,270	7,270
Misc, Window Treatments - South Units	54	Units	242.00	13,068	6	6	0	13,068	2,178
Softgoods, Bedding, Mattress - South Units	60	Each	726.00	43,560	12	10	0	43,560	4,356
Softgoods, Occasional Chairs - South Units	54	Units	880.00	47,520	6	2	0	47,520	23,760
Softgoods, Sofa Sleeper - South Units	54	Units	1,563.00	84,402	6	2	0	84,402	42,201
Timeshare Units Total	40	Components		3,802,484	1-18	1-14	386,636	3,415,848	1,062,768

Building Interior/Common Areas

Computer File Server	1	Each	17,495.00	17,495	7	6	0	17,495	2,916
Computer Software	1	Total	5,863.00	5,863	3	1	2,134	3,729	3,729
Computer Wireless Network	1	Total	25,536.00	25,536	7	1	9,296	16,240	16,240
Computer Workstation (2 per year)	2	Each	1,818.00	3,636	1	1	1,324	2,312	2,312
Finish, Carpet - Florida Room	196	Sq Yds	37.37	7,325	10	1	2,666	4,659	4,659
Finish, Carpet - Hallways 2 to 7	540	Sq Yds	37.37	20,180	8	1	7,346	12,834	12,834
Finish, Ceiling Tile, 2x2 SAT - Exercise/Game Room	1,198	Sq Ft	7.30	8,746	18	9	0	8,746	972
Finish, Ceiling Tile, 2x2 SAT - Florida Room	1	Total	6,889.00	6,889	18	9	0	6,889	765
Finish, Ceiling Tile, 2x2 SAT - Lobby, RR, MPR	2,443	Sq Ft	7.30	17,834	18	9	0	17,834	1,982
Finish, Tile Floor - Coquina Room	1,024	Sq Ft	12.01	12,299	16	3	0	12,299	4,100
Finish, Tile Floor - Lobby & 1st Floor Hallways	2,570	Sq Ft	17.00	43,690	16	1	15,904	27,786	27,786
Finish, Tile Floor - Lobby Restrooms	411	Sq Ft	17.00	6,987	16	8	0	6,987	873
Finish, Tile Floor & Walls - Pool Restrooms	912	Sq Ft	17.00	15,504	16	8	0	15,504	1,938
Finish, Vinyl Tile - Florida Room	453	Sq Ft	5.00	2,265	18	14	0	2,265	162
Finish, Vinyl Tile - Front Desk & Offices	1,314	Sq Ft	5.00	6,570	18	14	0	6,570	469
Finish, Vinyl Tile - Game Room	657	Sq Ft	5.00	3,285	18	14	0	3,285	235
Finish, Vinyl Tile - Hallways 2 to 7	2,016	Sq Ft	5.00	10,080	18	14	0	10,080	720
Fitness, Cardio, Elliptical Cross-Trainer	1	Each	6,317.00	6,317	6	1	2,299	4,018	4,018
Fitness, Cardio, Recumbent Bike	1	Each	3,541.00	3,541	8	1	1,289	2,252	2,252
Fitness, Cardio, Rower	1	Each	1,332.00	1,332	12	2	0	1,332	666
Fitness, Cardio, Treadmill	2	Each	5,250.00	10,500	6	1	3,822	6,678	6,678
Fitness, Weight Machine, Multi-Station	1	Each	6,401.00	6,401	20	5	0	6,401	1,280

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Fitness, Weight Set, Dumbbells	1	Each	1,643.00	1,643	20	5	0	1,643	329
Furnishings/Decorating Allowance - Front Desk Office	1	Total	5,130.00	5,130	8	1	1,867	3,263	3,263
Furnishings/Decorating Allowance - Main Lobby	1	Total	35,615.00	35,615	8	2	0	35,615	17,808
Furnishings/Decorating Allowance - Managers Office	1	Total	3,518.00	3,518	15	2	0	3,518	1,759
Furniture, Cribs	13	Total	195.00	2,535	5	1	923	1,612	1,612
Furniture, Outdoor - Pool Area	1	Total	20,967.00	20,967	4	2	0	20,967	10,484
Laundry, Commercial Dryer	1	Each	10,600.00	10,600	14	13	0	10,600	815
Laundry, Commercial Dryer	1	Each	10,600.00	10,600	14	1	3,859	6,741	6,741
Laundry, Commercial Dryer	1	Each	10,600.00	10,600	14	13	0	10,600	815
Laundry, Commercial Washer	1	Each	19,797.00	19,797	14	5	0	19,797	3,959
Laundry, Commercial Washer	1	Each	19,797.00	19,797	14	1	7,206	12,591	12,591
Laundry, Commercial Washer	1	Each	19,797.00	19,797	14	1	7,206	12,591	12,591
Laundry, Water Reuse System	1	Total	7,123.00	7,123	15	9	0	7,123	791
Linen Chute Guillotine	1	Each	2,305.00	2,305	25	15	0	2,305	154
Linen Chute Intake Door/Throat Plate	6	Each	2,725.00	16,350	30	20	0	16,350	818
Recreation, Electronics, Sound System - Pool Area	1	Total	9,384.00	9,384	8	1	3,416	5,968	5,968
Recreation, Lockers - Pool Area	1	Total	2,672.00	2,672	10	1	973	1,699	1,699
Recreation, Pool Cover	1	Each	6,842.00	6,842	4	2	0	6,842	3,421
Recreation, Spa Cover	1	Each	2,246.00	2,246	4	1	818	1,428	1,428
Restroom Renovation Allowance - Lobby	1	Total	29,011.00	29,011	20	12	0	29,011	2,418
Restroom Renovation Allowance - Pool	1	Total	13,061.00	13,061	20	12	0	13,061	1,088
Surveillance Equipment Allowance	1	Total	25,392.00	25,392	8	3	0	25,392	8,464
Trash Chute Guillotine	1	Each	2,305.00	2,305	25	15	0	2,305	154
Trash Chute Intake Door/Throat Plate	6	Each	2,725.00	16,350	30	20	0	16,350	818
Building Interior/Common Areas Total	46	Components		535,915	1-30	1-20	72,348	463,567	197,574

Painting

Paint Interior Stairwells	1	Total	6,924.00	6,924	14	6	0	6,924	1,154
Paint Pool Railings	1	Total	2,858.00	2,858	5	5	0	2,858	572
Painting Total	2	Components		9,782	5-14	5-6	0	9,782	1,726

Mechanical

A/C Package Unit, 6 Ton - Exercise Room	1	Each	14,178.00	14,178	6	4	0	14,178	3,544
A/C Package Unit, 6 Ton - Office	1	Each	14,178.00	14,178	6	1	2,730	11,448	11,448
A/C Package Unit, 6 Ton - South Lobby	1	Each	14,178.00	14,178	6	3	0	14,178	4,726
A/C Package Unit, 8 Ton - Coquina Room	1	Each	17,102.00	17,102	6	2	0	17,102	8,551
A/C Package Unit, 10 Ton - Salon	1	Each	22,213.00	22,213	6	4	0	22,213	5,553
A/C Package Unit, 12 Ton - North Lobby	1	Each	25,892.00	25,892	6	4	0	25,892	6,473
A/C Package Unit, 16 Ton - Florida Room	1	Each	33,317.00	33,317	6	2	0	33,317	16,658
A/C Self Contained Unit - Oceanfront Units (1/6)	18	Each	2,078.00	37,404	6	2	0	37,404	18,702

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
A/C Self Contained Unit - Oceanfront Units (1/6)	18	Each	2,078.00	37,404	6	3	0	37,404	12,468
A/C Self Contained Unit - Oceanfront Units (1/6)	18	Each	2,078.00	37,404	6	4	0	37,404	9,351
A/C Self Contained Unit - Oceanfront Units (1/6)	17	Each	2,078.00	35,326	6	6	0	35,326	5,888
A/C Self Contained Unit - Oceanfront Units (1/6)	18	Each	2,078.00	37,404	6	5	0	37,404	7,481
A/C Self Contained Unit - Oceanfront Units (1/6)	18	Each	2,078.00	37,404	6	1	7,203	30,201	30,201
A/C Split System, 1.5 Ton - Room 74	1	Each	4,102.00	4,102	6	1	790	3,312	3,312
A/C Split System, 2 Ton - East Lobby Doors	1	Each	4,212.00	4,212	6	5	0	4,212	842
A/C Split System, 2 Ton - Phone Room	1	Each	4,212.00	4,212	6	1	811	3,401	3,401
A/C Split System, 2 Ton - West Lobby Doors	1	Each	4,212.00	4,212	6	3	0	4,212	1,404
A/C Split System, 2.5 Ton - Unit 222	1	Each	5,010.00	5,010	6	4	0	5,010	1,252
A/C Split System, 2.5 Ton - Unit 223	1	Each	5,010.00	5,010	6	2	0	5,010	2,505
A/C Split System, 2.5 Ton - Unit 322	1	Each	5,010.00	5,010	6	6	0	5,010	835
A/C Split System, 2.5 Ton - Unit 323	1	Each	5,010.00	5,010	6	4	0	5,010	1,252
A/C Split System, 2.5 Ton - Unit 422	1	Each	5,010.00	5,010	6	4	0	5,010	1,252
A/C Split System, 2.5 Ton - Unit 423	1	Each	5,010.00	5,010	6	4	0	5,010	1,252
A/C Split System, 2.5 Ton - Unit 522	1	Each	5,010.00	5,010	6	6	0	5,010	835
A/C Split System, 2.5 Ton - Unit 523	1	Each	5,010.00	5,010	6	4	0	5,010	1,252
A/C Split System, 2.5 Ton - Unit 622	1	Each	5,010.00	5,010	6	5	0	5,010	1,002
A/C Split System, 2.5 Ton - Unit 623	1	Each	5,010.00	5,010	6	1	965	4,045	4,045
A/C Split System, 2.5 Ton - Unit 722	1	Each	5,010.00	5,010	6	3	0	5,010	1,670
A/C Split System, 2.5 Ton - Unit 723	1	Each	5,010.00	5,010	6	4	0	5,010	1,252
Mechanical Total	29	Components		440,262	6	1-6	12,499	427,763	168,407
Grand Total	153	Components		6,250,552			597,908	5,652,644	1,710,522

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	2025	597,908	960,175	83.71%	0	1,111,754	4.00%	22,316	5.00%	468,645
2	2026	468,645	988,980	3.00%	0	1,361,471	3.00%	3,846	4.00%	100,000
3	2027	100,000	641,693	-35.12%	0	564,361	3.00%	5,320	3.00%	182,652
4	2028	182,652	660,944	3.00%	0	272,252	3.00%	17,140	3.00%	588,484
5	2029	588,484	680,772	3.00%	0	467,383	3.00%	24,056	3.00%	825,929
6	2030	825,929	701,195	3.00%	0	474,269	3.00%	31,586	3.00%	1,084,441
7	2031	1,084,441	722,231	3.00%	0	826,148	3.00%	29,416	3.00%	1,009,940
8	2032	1,009,940	743,898	3.00%	0	918,255	3.00%	25,067	3.00%	860,650
9	2033	860,650	766,215	3.00%	0	620,814	3.00%	30,182	3.00%	1,036,233
10	2034	1,036,233	789,201	3.00%	0	772,745	3.00%	31,581	3.00%	1,084,270
11	2035	1,084,270	812,877	3.00%	0	397,463	3.00%	44,991	3.00%	1,544,675
12	2036	1,544,675	837,263	3.00%	0	215,845	3.00%	64,983	3.00%	2,231,076
13	2037	2,231,076	862,381	3.00%	0	1,202,015	3.00%	56,743	3.00%	1,948,185
14	2038	1,948,185	888,252	3.00%	0	2,650,220	3.00%	5,587	3.00%	191,804
15	2039	191,804	914,900	3.00%	0	354,637	3.00%	22,562	3.00%	774,629
16	2040	774,629	942,347	3.00%	0	416,605	3.00%	39,011	3.00%	1,339,382
17	2041	1,339,382	970,618	3.00%	0	824,341	3.00%	44,570	3.00%	1,530,229
18	2042	1,530,229	999,737	3.00%	0	569,788	3.00%	58,805	3.00%	2,018,983
19	2043	2,018,983	1,029,729	3.00%	0	1,280,411	3.00%	53,049	3.00%	1,821,350
20	2044	1,821,350	1,060,621	3.00%	0	2,784,884	3.00%	2,913	3.00%	100,000
21	2045	100,000	1,060,621	0.00%	0	918,276	3.00%	7,270	3.00%	249,615
22	2046	249,615	1,060,621	0.00%	0	911,826	3.00%	11,952	3.00%	410,362
23	2047	410,362	1,060,621	0.00%	0	305,961	3.00%	34,951	3.00%	1,199,973
24	2048	1,199,973	1,060,621	0.00%	0	359,339	3.00%	57,038	3.00%	1,958,293
25	2049	1,958,293	1,060,621	0.00%	0	1,684,960	3.00%	40,019	3.00%	1,373,973
26	2050	1,373,973	1,060,621	0.00%	0	1,574,533	3.00%	25,802	3.00%	885,863
27	2051	885,863	1,060,621	0.00%	0	621,737	3.00%	39,742	3.00%	1,364,489
28	2052	1,364,489	1,060,621	0.00%	0	886,692	3.00%	46,153	3.00%	1,584,571
29	2053	1,584,571	1,060,621	0.00%	0	1,359,573	3.00%	38,569	3.00%	1,324,188
30	2054	1,324,188	1,060,621	0.00%	0	340,324	3.00%	61,335	3.00%	2,105,820
Grand Total			27,580,239		0	27,048,882		976,555		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2025		
Paving	Asphalt Sealcoat & Restripe - Parking Lot	13,706
Misc Site Improvements	Playground Equipment Allowance	6,017
Misc Site Improvements	Pool Deck Pavers, Thinset	132,635
Misc Site Improvements	Pool Equipment Allowance	15,581
Misc Site Improvements	Pool Equipment, ADA Chair Lift	27,472
Misc Site Improvements	Pool Equipment, Heater, Nat Gas	5,745
Misc Site Improvements	Shuffleboard Court, Poly	3,661
Misc Site Improvements	Spa Equipment Allowance	4,155
Misc Site Improvements	Spa Equipment, Chem Controller	5,057
Misc Site Improvements	Spa Equipment, Heater, Nat Gas	4,473
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	7,200
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	1,449
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	675
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	1,500
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	10,800
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	16,624
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,000
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	9,135
Timeshare Units	Patio Furniture, Outdoor	2,754
Timeshare Units	Hardgoods, Bedroom Set - North Units	131,274
Timeshare Units	Hardgoods, TV Armoire - North Units	46,260
Timeshare Units	Misc, Accessories - North Units	105,540
Timeshare Units	Misc, Bedspreads - North Units	20,724
Timeshare Units	Softgoods, Occasional Chairs - North Units	52,800
Timeshare Units	Softgoods, Sofa Sleeper - North Units	93,780
Timeshare Units	Finish, Carpet - South Units	32,076
Timeshare Units	Finish, Paint Interior - South Units	77,166
Timeshare Units	Misc, Bedspreads - South Units	18,840
Building Interior/Common Areas	Computer Software	5,863
Building Interior/Common Areas	Computer Wireless Network	25,536
Building Interior/Common Areas	Computer Workstation (2 per year)	3,636
Building Interior/Common Areas	Finish, Carpet - Florida Room	7,325
Building Interior/Common Areas	Finish, Carpet - Hallways 2 to 7	20,180
Building Interior/Common Areas	Finish, Tile Floor - Lobby & 1st Floor Hallways	43,690
Building Interior/Common Areas	Fitness, Cardio, Elliptical Cross-Trainer	6,317
Building Interior/Common Areas	Fitness, Cardio, Recumbent Bike	3,541
Building Interior/Common Areas	Fitness, Cardio, Treadmill	10,500
Building Interior/Common Areas	Furnishings/Decorating Allowance - Front Desk Office	5,130
Building Interior/Common Areas	Furniture, Cribs	2,535
Building Interior/Common Areas	Laundry, Commercial Dryer	10,600
Building Interior/Common Areas	Laundry, Commercial Washer	19,797

Category	Description	Cost
Building Interior/Common Areas	Laundry, Commercial Washer	19,797
Building Interior/Common Areas	Recreation, Electronics, Sound System - Pool Area	9,384
Building Interior/Common Areas	Recreation, Lockers - Pool Area	2,672
Building Interior/Common Areas	Recreation, Spa Cover	2,246
Mechanical	A/C Package Unit, 6 Ton - Office	14,178
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	37,404
Mechanical	A/C Split System, 1.5 Ton - Room 74	4,102
Mechanical	A/C Split System, 2 Ton - Phone Room	4,212
Mechanical	A/C Split System, 2.5 Ton - Unit 623	5,010
Year 1 Total		1,111,754

Year 2: 2026

Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	7,488
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	1,507
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	702
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	1,560
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	11,232
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	17,289
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,040
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	9,500
Timeshare Units	Patio Furniture, Outdoor	2,948
Timeshare Units	Finish, Carpet - North Units	37,066
Timeshare Units	Finish, Paint Interior - North Units	89,170
Timeshare Units	Bathroom Fixtures - South Units	503,006
Timeshare Units	Finish, Tile Floor - South Units	271,646
Timeshare Units	Misc, Accessories - South Units	98,785
Timeshare Units	Softgoods, Occasional Chairs - South Units	49,421
Timeshare Units	Softgoods, Sofa Sleeper - South Units	87,778
Building Interior/Common Areas	Computer Workstation (2 per year)	3,781
Building Interior/Common Areas	Fitness, Cardio, Rower	1,385
Building Interior/Common Areas	Furnishings/Decorating Allowance - Main Lobby	37,040
Building Interior/Common Areas	Furnishings/Decorating Allowance - Managers Office	3,659
Building Interior/Common Areas	Furniture, Outdoor - Pool Area	21,806
Building Interior/Common Areas	Recreation, Pool Cover	7,116
Mechanical	A/C Package Unit, 8 Ton - Coquina Room	17,786
Mechanical	A/C Package Unit, 16 Ton - Florida Room	34,650
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	38,900
Mechanical	A/C Split System, 2.5 Ton - Unit 223	5,210
Year 2 Total		1,361,471

Year 3: 2027

Misc Site Improvements	Landscape Allowance	11,127
Misc Site Improvements	Playground Flooring, Carpet, Outdoor	2,064

Category	Description	Cost
Misc Site Improvements	Pool Equipment Allowance	16,690
Misc Site Improvements	Pool Equipment, Heater, Nat Gas	6,154
Misc Site Improvements	Pool Equipment, Heater, Nat Gas	6,154
Misc Site Improvements	Spa Equipment Allowance	4,451
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim - North	25,842
Misc Site Improvements	Wading Pool Finish, Exposed Aggregate & Tile Trim	5,624
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	7,713
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	1,552
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	723
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	1,607
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	11,569
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	17,808
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,071
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	9,785
Timeshare Units	Misc, Window Treatments - North Units	15,554
Timeshare Units	Kitchen Cabinets & Counters - South Units	309,470
Building Interior/Common Areas	Computer Workstation (2 per year)	3,895
Building Interior/Common Areas	Finish, Tile Floor - Coquina Room	13,175
Building Interior/Common Areas	Surveillance Equipment Allowance	27,200
Mechanical	A/C Package Unit, 6 Ton - South Lobby	15,187
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	40,067
Mechanical	A/C Split System, 2 Ton - West Lobby Doors	4,512
Mechanical	A/C Split System, 2.5 Ton - Unit 722	5,367
Year 3 Total		564,361

Year 4: 2028

Elevators	Elevator Cab Refurbishment Allowance	21,579
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	7,944
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	1,599
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	745
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	1,655
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	11,916
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	18,342
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,103
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	10,079
Timeshare Units	Misc, Bedspreads - North Units	22,866
Timeshare Units	Misc, Bedspreads - South Units	20,787
Building Interior/Common Areas	Computer Software	6,469
Building Interior/Common Areas	Computer Workstation (2 per year)	4,012
Mechanical	A/C Package Unit, 6 Ton - Exercise Room	15,643
Mechanical	A/C Package Unit, 10 Ton - Salon	24,508
Mechanical	A/C Package Unit, 12 Ton - North Lobby	28,568
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	41,269

Category	Description	Cost
Mechanical	A/C Split System, 2.5 Ton - Unit 222	5,528
Mechanical	A/C Split System, 2.5 Ton - Unit 323	5,528
Mechanical	A/C Split System, 2.5 Ton - Unit 422	5,528
Mechanical	A/C Split System, 2.5 Ton - Unit 423	5,528
Mechanical	A/C Split System, 2.5 Ton - Unit 523	5,528
Mechanical	A/C Split System, 2.5 Ton - Unit 723	5,528
Year 4 Total		272,252

Year 5: 2029

Paving	Asphalt Sealcoat & Restripe - Parking Lot	15,576
Misc Site Improvements	Pool Equipment Allowance	17,707
Misc Site Improvements	Spa Equipment Allowance	4,722
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	8,182
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	1,647
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	767
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	1,705
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	12,274
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	18,892
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,136
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	10,381
Timeshare Units	Hardgoods, Bedroom Set - South Units	135,622
Timeshare Units	Hardgoods, Dining Set - South Units	96,899
Timeshare Units	Hardgoods, TV Armoire - South Units	47,314
Building Interior/Common Areas	Computer Workstation (2 per year)	4,132
Building Interior/Common Areas	Fitness, Weight Machine, Multi-Station	7,274
Building Interior/Common Areas	Fitness, Weight Set, Dumbbells	1,867
Building Interior/Common Areas	Laundry, Commercial Washer	22,498
Building Interior/Common Areas	Recreation, Spa Cover	2,552
Painting	Paint Pool Railings	3,248
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	42,507
Mechanical	A/C Split System, 2 Ton - East Lobby Doors	4,787
Mechanical	A/C Split System, 2.5 Ton - Unit 622	5,694
Year 5 Total		467,383

Year 6: 2030

Paving	Asphalt Overlay, 1" Milled - Parking Lot	109,872
Misc Site Improvements	Playground Equipment Allowance	7,043
Misc Site Improvements	Playground Flooring, Carpet, Outdoor	2,256
Misc Site Improvements	Pool Deck Boards, Composite - Elevated	83,019
Misc Site Improvements	Pool Deck Frame & Rails, PT Wood - Elevated	78,713
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	8,428
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	1,696
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	790

Category	Description	Cost
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	1,756
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	12,642
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	19,459
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,171
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	10,693
Timeshare Units	Misc, Window Treatments - South Units	15,296
Building Interior/Common Areas	Computer File Server	20,478
Building Interior/Common Areas	Computer Workstation (2 per year)	4,256
Building Interior/Common Areas	Furniture, Cribs	2,967
Building Interior/Common Areas	Furniture, Outdoor - Pool Area	24,542
Building Interior/Common Areas	Recreation, Pool Cover	8,009
Painting	Paint Interior Stairwells	8,105
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	41,350
Mechanical	A/C Split System, 2.5 Ton - Unit 322	5,864
Mechanical	A/C Split System, 2.5 Ton - Unit 522	5,864
Year 6 Total		474,269

Year 7: 2031

Misc Site Improvements	Pool Equipment Allowance	18,785
Misc Site Improvements	Pool Equipment, ADA Chair Lift	33,121
Misc Site Improvements	Spa Equipment Allowance	5,009
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	8,681
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	1,747
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	814
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	1,808
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	13,021
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	20,043
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,206
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	11,014
Timeshare Units	Patio Furniture, Outdoor	3,320
Timeshare Units	Hardgoods, Dining Set - North Units	114,223
Timeshare Units	Misc, Accessories - North Units	127,244
Timeshare Units	Misc, Bedspreads - North Units	24,986
Timeshare Units	Softgoods, Occasional Chairs - North Units	63,658
Timeshare Units	Softgoods, Sofa Sleeper - North Units	113,065
Timeshare Units	Finish, Carpet - South Units	38,672
Timeshare Units	Finish, Paint Interior - South Units	93,035
Timeshare Units	Misc, Bedspreads - South Units	22,714
Building Interior/Common Areas	Computer Software	7,069
Building Interior/Common Areas	Computer Workstation (2 per year)	4,384
Building Interior/Common Areas	Fitness, Cardio, Elliptical Cross-Trainer	7,616
Building Interior/Common Areas	Fitness, Cardio, Treadmill	12,659
Mechanical	A/C Package Unit, 6 Ton - Office	17,094

Category	Description	Cost
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	45,096
Mechanical	A/C Split System, 1.5 Ton - Room 74	4,946
Mechanical	A/C Split System, 2 Ton - Phone Room	5,078
Mechanical	A/C Split System, 2.5 Ton - Unit 623	6,040
Year 7 Total		826,148

Year 8: 2032

Misc Site Improvements	Landscape Allowance	12,899
Misc Site Improvements	Pool Area Gates	16,798
Misc Site Improvements	Pool Equipment, Chem Controller	6,280
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim	140,427
Misc Site Improvements	Spa Equipment, Heater, Nat Gas	5,555
Misc Building Components	Awning - Pool Area	9,730
Misc Building Components	Awning - Smoking Area	9,938
Misc Building Components	Awning (Sail Shade) - Playground	11,527
Elevators	Elevator Hydraulic Valve, 7 stop	29,550
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	8,941
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	1,799
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	838
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	1,863
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	13,412
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	20,644
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,242
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	11,344
Timeshare Units	Patio Furniture, Outdoor	3,521
Timeshare Units	Finish, Carpet - North Units	44,258
Timeshare Units	Finish, Paint Interior - North Units	106,473
Timeshare Units	Misc, Accessories - South Units	117,955
Timeshare Units	Softgoods, Occasional Chairs - South Units	59,011
Timeshare Units	Softgoods, Sofa Sleeper - South Units	104,812
Building Interior/Common Areas	Computer Wireless Network	31,711
Building Interior/Common Areas	Computer Workstation (2 per year)	4,515
Building Interior/Common Areas	Finish, Tile Floor - Lobby Restrooms	8,677
Building Interior/Common Areas	Finish, Tile Floor & Walls - Pool Restrooms	19,253
Mechanical	A/C Package Unit, 8 Ton - Coquina Room	21,238
Mechanical	A/C Package Unit, 16 Ton - Florida Room	41,374
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	46,449
Mechanical	A/C Split System, 2.5 Ton - Unit 223	6,221
Year 8 Total		918,255

Year 9: 2033

Paving	Asphalt Sealcoat & Restripe - Parking Lot	17,531
Misc Site Improvements	Light Pole & Fixture - Parking Lot	33,414

Category	Description	Cost
Misc Site Improvements	Playground Flooring, Carpet, Outdoor	2,465
Misc Site Improvements	Pool Equipment Allowance	19,929
Misc Site Improvements	Pool Equipment, Heater, Nat Gas	7,348
Misc Site Improvements	Spa Equipment Allowance	5,315
Misc Site Improvements	Spa Equipment, Chem Controller	6,468
Misc Site Improvements	Spa Equipment, Heater, Nat Gas	5,721
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim - South	23,200
Elevators	Elevator Modernization Allowance, 7 Stop, Hydraulic	232,844
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	9,209
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	1,853
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	863
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	1,919
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	13,814
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	21,263
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,279
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	11,684
Timeshare Units	Misc, Window Treatments - North Units	18,572
Building Interior/Common Areas	Computer Workstation (2 per year)	4,651
Building Interior/Common Areas	Finish, Carpet - Hallways 2 to 7	25,812
Building Interior/Common Areas	Finish, Ceiling Tile, 2x2 SAT - Exercise/Game Room	11,187
Building Interior/Common Areas	Finish, Ceiling Tile, 2x2 SAT - Florida Room	8,812
Building Interior/Common Areas	Finish, Ceiling Tile, 2x2 SAT - Lobby, RR, MPR	22,811
Building Interior/Common Areas	Fitness, Cardio, Recumbent Bike	4,529
Building Interior/Common Areas	Furnishings/Decorating Allowance - Front Desk Office	6,562
Building Interior/Common Areas	Laundry, Water Reuse System	9,111
Building Interior/Common Areas	Recreation, Electronics, Sound System - Pool Area	12,003
Building Interior/Common Areas	Recreation, Spa Cover	2,873
Mechanical	A/C Package Unit, 6 Ton - South Lobby	18,135
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	47,842
Mechanical	A/C Split System, 2 Ton - West Lobby Doors	5,387
Mechanical	A/C Split System, 2.5 Ton - Unit 722	6,408
Year 9 Total		620,814

Year 10: 2034

Elevators	Elevator Cab Refurbishment Allowance	25,767
Elevators	Elevator Modernization Allowance, 7 Stop, Hydraulic	239,830
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	9,486
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	1,909
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	889
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	1,976
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	14,228
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	21,901
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,317

Category	Description	Cost
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	12,035
Timeshare Units	Misc, Bedspreads - North Units	27,303
Timeshare Units	Softgoods, Bedding, Mattress - North Units	63,126
Timeshare Units	Misc, Bedspreads - South Units	24,821
Timeshare Units	Softgoods, Bedding, Mattress - South Units	57,388
Building Interior/Common Areas	Computer Software	7,724
Building Interior/Common Areas	Computer Workstation (2 per year)	4,790
Building Interior/Common Areas	Furnishings/Decorating Allowance - Main Lobby	46,921
Building Interior/Common Areas	Furniture, Outdoor - Pool Area	27,623
Building Interior/Common Areas	Recreation, Pool Cover	9,014
Painting	Paint Pool Railings	3,765
Mechanical	A/C Package Unit, 6 Ton - Exercise Room	18,679
Mechanical	A/C Package Unit, 10 Ton - Salon	29,264
Mechanical	A/C Package Unit, 12 Ton - North Lobby	34,111
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	49,278
Mechanical	A/C Split System, 2.5 Ton - Unit 222	6,600
Mechanical	A/C Split System, 2.5 Ton - Unit 323	6,600
Mechanical	A/C Split System, 2.5 Ton - Unit 422	6,600
Mechanical	A/C Split System, 2.5 Ton - Unit 423	6,600
Mechanical	A/C Split System, 2.5 Ton - Unit 523	6,600
Mechanical	A/C Split System, 2.5 Ton - Unit 723	6,600
Year 10 Total		772,745

Year 11: 2035

Misc Site Improvements	Playground Equipment Allowance	8,165
Misc Site Improvements	Pool Equipment Allowance	21,143
Misc Site Improvements	Pool Equipment, ADA Chair Lift	37,279
Misc Site Improvements	Pool Equipment, Heater, Nat Gas	7,796
Misc Site Improvements	Pool Equipment, Heater, Nat Gas	7,796
Misc Site Improvements	Shuffleboard Court, Poly	4,968
Misc Site Improvements	Spa Equipment Allowance	5,638
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	9,770
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	1,966
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	916
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	2,035
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	14,655
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	22,558
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,357
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	12,396
Timeshare Units	Bathroom Vanities - South Units	119,359
Building Interior/Common Areas	Computer Workstation (2 per year)	4,934
Building Interior/Common Areas	Finish, Carpet - Florida Room	9,940
Building Interior/Common Areas	Furniture, Cribs	3,440

Category	Description	Cost
Building Interior/Common Areas	Recreation, Lockers - Pool Area	3,626
Building Interior/Common Areas	Surveillance Equipment Allowance	34,456
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	50,756
Mechanical	A/C Split System, 2 Ton - East Lobby Doors	5,716
Mechanical	A/C Split System, 2.5 Ton - Unit 622	6,798
Year 11 Total		397,463

Year 12: 2036

Misc Site Improvements	Playground Flooring, Carpet, Outdoor	2,693
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	10,063
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	2,025
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	943
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	2,097
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	15,095
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	23,235
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,398
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	12,768
Timeshare Units	Misc, Window Treatments - South Units	18,265
Building Interior/Common Areas	Computer Workstation (2 per year)	5,082
Building Interior/Common Areas	Restroom Renovation Allowance - Lobby	40,548
Building Interior/Common Areas	Restroom Renovation Allowance - Pool	18,255
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	49,374
Mechanical	A/C Split System, 2.5 Ton - Unit 322	7,002
Mechanical	A/C Split System, 2.5 Ton - Unit 522	7,002
Year 12 Total		215,845

Year 13: 2037

Paving	Asphalt Sealcoat & Restripe - Parking Lot	19,731
Misc Site Improvements	Landscape Allowance	14,953
Misc Site Improvements	Pool Equipment Allowance	22,430
Misc Site Improvements	Spa Equipment Allowance	5,982
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim - North	34,729
Misc Site Improvements	Wading Pool Finish, Exposed Aggregate & Tile Trim	7,558
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	10,365
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	2,086
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	972
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	2,159
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	15,548
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	23,932
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,440
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	13,151
Timeshare Units	Patio Furniture, Outdoor	3,965
Timeshare Units	Hardgoods, Bedroom Set - North Units	188,982

Category	Description	Cost
Timeshare Units	Hardgoods, TV Armoire - North Units	66,596
Timeshare Units	Misc, Accessories - North Units	151,936
Timeshare Units	Misc, Bedspreads - North Units	29,834
Timeshare Units	Softgoods, Occasional Chairs - North Units	76,011
Timeshare Units	Softgoods, Sofa Sleeper - North Units	135,006
Timeshare Units	Finish, Carpet - South Units	46,177
Timeshare Units	Finish, Paint Interior - South Units	111,088
Timeshare Units	Misc, Bedspreads - South Units	27,122
Building Interior/Common Areas	Computer File Server	25,186
Building Interior/Common Areas	Computer Software	8,440
Building Interior/Common Areas	Computer Workstation (2 per year)	5,234
Building Interior/Common Areas	Fitness, Cardio, Elliptical Cross-Trainer	9,094
Building Interior/Common Areas	Fitness, Cardio, Treadmill	15,116
Building Interior/Common Areas	Laundry, Commercial Dryer	15,260
Building Interior/Common Areas	Laundry, Commercial Dryer	15,260
Building Interior/Common Areas	Recreation, Spa Cover	3,233
Mechanical	A/C Package Unit, 6 Ton - Office	20,411
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	53,847
Mechanical	A/C Split System, 1.5 Ton - Room 74	5,905
Mechanical	A/C Split System, 2 Ton - Phone Room	6,064
Mechanical	A/C Split System, 2.5 Ton - Unit 623	7,212
Year 13 Total		1,202,015

Year 14: 2038

Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	10,676
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	2,149
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,001
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	2,224
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	16,014
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	24,650
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,483
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	13,545
Timeshare Units	Patio Furniture, Outdoor	4,204
Timeshare Units	Bathroom Fixtures - North Units	788,883
Timeshare Units	Bathroom Vanities - North Units	143,469
Timeshare Units	Finish, Carpet - North Units	52,847
Timeshare Units	Finish, Paint Interior - North Units	127,134
Timeshare Units	Finish, Tile Floor - North Units	430,336
Timeshare Units	Kitchen Cabinets & Counters - North Units	475,976
Timeshare Units	Misc, Accessories - South Units	140,844
Timeshare Units	Softgoods, Occasional Chairs - South Units	70,462
Timeshare Units	Softgoods, Sofa Sleeper - South Units	125,151
Building Interior/Common Areas	Computer Workstation (2 per year)	5,391

Category	Description	Cost
Building Interior/Common Areas	Finish, Vinyl Tile - Florida Room	3,359
Building Interior/Common Areas	Finish, Vinyl Tile - Front Desk & Offices	9,742
Building Interior/Common Areas	Finish, Vinyl Tile - Game Room	4,871
Building Interior/Common Areas	Finish, Vinyl Tile - Hallways 2 to 7	14,947
Building Interior/Common Areas	Fitness, Cardio, Rower	1,975
Building Interior/Common Areas	Furniture, Outdoor - Pool Area	31,090
Building Interior/Common Areas	Recreation, Pool Cover	10,145
Mechanical	A/C Package Unit, 8 Ton - Coquina Room	25,359
Mechanical	A/C Package Unit, 16 Ton - Florida Room	49,402
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	55,462
Mechanical	A/C Split System, 2.5 Ton - Unit 223	7,429
Year 14 Total		2,650,220

Year 15: 2039

Misc Site Improvements	Playground Flooring, Carpet, Outdoor	2,943
Misc Site Improvements	Pool Equipment Allowance	23,796
Misc Site Improvements	Spa Equipment Allowance	6,346
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	10,996
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	2,213
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,031
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	2,291
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	16,495
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	25,389
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,527
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	13,952
Timeshare Units	Misc, Window Treatments - North Units	22,176
Building Interior/Common Areas	Computer Wireless Network	39,000
Building Interior/Common Areas	Computer Workstation (2 per year)	5,553
Building Interior/Common Areas	Laundry, Commercial Dryer	16,189
Building Interior/Common Areas	Laundry, Commercial Washer	30,235
Building Interior/Common Areas	Laundry, Commercial Washer	30,235
Building Interior/Common Areas	Linen Chute Guillotine	3,520
Building Interior/Common Areas	Trash Chute Guillotine	3,520
Painting	Paint Pool Railings	4,365
Mechanical	A/C Package Unit, 6 Ton - South Lobby	21,654
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	57,126
Mechanical	A/C Split System, 2 Ton - West Lobby Doors	6,433
Mechanical	A/C Split System, 2.5 Ton - Unit 722	7,652
Year 15 Total		354,637

Year 16: 2040

Misc Site Improvements	Playground Equipment Allowance	9,465
Misc Site Improvements	Pool Equipment, Chem Controller	7,955

Category	Description	Cost
Misc Site Improvements	Spa Equipment, Heater, Nat Gas	7,036
Elevators	Elevator Cab Refurbishment Allowance	30,767
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	11,326
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	2,279
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,062
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	2,360
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	16,989
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	26,151
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,573
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	14,370
Timeshare Units	Misc, Bedspreads - North Units	32,601
Timeshare Units	Misc, Bedspreads - South Units	29,637
Building Interior/Common Areas	Computer Software	9,223
Building Interior/Common Areas	Computer Workstation (2 per year)	5,720
Building Interior/Common Areas	Furniture, Cribs	3,988
Mechanical	A/C Package Unit, 6 Ton - Exercise Room	22,303
Mechanical	A/C Package Unit, 10 Ton - Salon	34,943
Mechanical	A/C Package Unit, 12 Ton - North Lobby	40,731
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	58,840
Mechanical	A/C Split System, 2.5 Ton - Unit 222	7,881
Mechanical	A/C Split System, 2.5 Ton - Unit 323	7,881
Mechanical	A/C Split System, 2.5 Ton - Unit 422	7,881
Mechanical	A/C Split System, 2.5 Ton - Unit 423	7,881
Mechanical	A/C Split System, 2.5 Ton - Unit 523	7,881
Mechanical	A/C Split System, 2.5 Ton - Unit 723	7,881
Year 16 Total		416,605

Year 17: 2041

Paving	Asphalt Sealcoat & Restripe - Parking Lot	22,208
Misc Site Improvements	Pool Equipment Allowance	25,246
Misc Site Improvements	Pool Equipment, ADA Chair Lift	44,512
Misc Site Improvements	Pool Equipment, Heater, Nat Gas	9,309
Misc Site Improvements	Spa Equipment Allowance	6,732
Misc Site Improvements	Spa Equipment, Chem Controller	8,194
Misc Site Improvements	Spa Equipment, Heater, Nat Gas	7,248
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	11,666
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	2,348
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,094
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	2,430
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	17,499
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	26,936
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,620
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	14,801

Category	Description	Cost
Timeshare Units	Hardgoods, Bedroom Set - South Units	193,365
Timeshare Units	Hardgoods, Dining Set - South Units	138,155
Timeshare Units	Hardgoods, TV Armoire - South Units	67,459
Building Interior/Common Areas	Computer Workstation (2 per year)	5,891
Building Interior/Common Areas	Finish, Carpet - Hallways 2 to 7	32,697
Building Interior/Common Areas	Finish, Tile Floor - Lobby & 1st Floor Hallways	70,790
Building Interior/Common Areas	Fitness, Cardio, Recumbent Bike	5,737
Building Interior/Common Areas	Furnishings/Decorating Allowance - Front Desk Office	8,312
Building Interior/Common Areas	Furnishings/Decorating Allowance - Managers Office	5,700
Building Interior/Common Areas	Recreation, Electronics, Sound System - Pool Area	15,205
Building Interior/Common Areas	Recreation, Spa Cover	3,639
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	60,605
Mechanical	A/C Split System, 2 Ton - East Lobby Doors	6,825
Mechanical	A/C Split System, 2.5 Ton - Unit 622	8,118
Year 17 Total		824,341

Year 18: 2042

Misc Site Improvements	Landscape Allowance	17,335
Misc Site Improvements	Playground Flooring, Carpet, Outdoor	3,216
Misc Site Improvements	Plexiglas Panels-Beach Screen Structure	28,443
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim	188,722
Misc Building Components	Awning - Pool Area	13,076
Misc Building Components	Awning - Smoking Area	13,356
Misc Building Components	Awning (Sail Shade) - Playground	15,491
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	12,016
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	2,418
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,127
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	2,503
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	18,024
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	27,744
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,669
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	15,245
Timeshare Units	Misc, Window Treatments - South Units	21,809
Building Interior/Common Areas	Computer Workstation (2 per year)	6,068
Building Interior/Common Areas	Furnishings/Decorating Allowance - Main Lobby	59,438
Building Interior/Common Areas	Furniture, Outdoor - Pool Area	34,992
Building Interior/Common Areas	Recreation, Pool Cover	11,419
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	58,955
Mechanical	A/C Split System, 2.5 Ton - Unit 322	8,361
Mechanical	A/C Split System, 2.5 Ton - Unit 522	8,361
Year 18 Total		569,788

Category	Description	Cost
Year 19: 2043		
Misc Site Improvements	Pool Equipment Allowance	26,783
Misc Site Improvements	Pool Equipment, Heater, Nat Gas	9,875
Misc Site Improvements	Pool Equipment, Heater, Nat Gas	9,875
Misc Site Improvements	Spa Equipment Allowance	7,142
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim - South	31,179
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	12,377
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	2,491
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,160
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	2,578
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	18,565
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	28,576
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,719
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	15,703
Timeshare Units	Patio Furniture, Outdoor	4,734
Timeshare Units	Hardgoods, Dining Set - North Units	162,854
Timeshare Units	Misc, Accessories - North Units	181,419
Timeshare Units	Misc, Bedspreads - North Units	35,624
Timeshare Units	Softgoods, Occasional Chairs - North Units	90,761
Timeshare Units	Softgoods, Sofa Sleeper - North Units	161,204
Timeshare Units	Finish, Carpet - South Units	55,137
Timeshare Units	Finish, Paint Interior - South Units	132,645
Timeshare Units	Misc, Bedspreads - South Units	32,385
Building Interior/Common Areas	Computer Software	10,078
Building Interior/Common Areas	Computer Workstation (2 per year)	6,250
Building Interior/Common Areas	Finish, Tile Floor - Coquina Room	21,141
Building Interior/Common Areas	Fitness, Cardio, Elliptical Cross-Trainer	10,859
Building Interior/Common Areas	Fitness, Cardio, Treadmill	18,049
Building Interior/Common Areas	Laundry, Commercial Washer	34,030
Building Interior/Common Areas	Surveillance Equipment Allowance	43,648
Mechanical	A/C Package Unit, 6 Ton - Office	24,371
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	64,296
Mechanical	A/C Split System, 1.5 Ton - Room 74	7,051
Mechanical	A/C Split System, 2 Ton - Phone Room	7,240
Mechanical	A/C Split System, 2.5 Ton - Unit 623	8,612
Year 19 Total		1,280,411
Year 20: 2044		
Misc Site Improvements	Seawall, Precast Concrete Panels	481,761
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	12,748
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	2,565
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,195

Category	Description	Cost
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	2,656
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	19,122
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	29,433
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,771
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	16,174
Timeshare Units	Patio Furniture, Outdoor	5,019
Timeshare Units	Finish, Carpet - North Units	63,102
Timeshare Units	Finish, Paint Interior - North Units	151,805
Timeshare Units	Bathroom Fixtures - South Units	856,334
Timeshare Units	Finish, Tile Floor - South Units	462,459
Timeshare Units	Misc, Accessories - South Units	168,176
Timeshare Units	Softgoods, Occasional Chairs - South Units	84,136
Timeshare Units	Softgoods, Sofa Sleeper - South Units	149,436
Building Interior/Common Areas	Computer File Server	30,975
Building Interior/Common Areas	Computer Workstation (2 per year)	6,438
Building Interior/Common Areas	Linen Chute Intake Door/Throat Plate	28,948
Building Interior/Common Areas	Trash Chute Intake Door/Throat Plate	28,948
Painting	Paint Interior Stairwells	12,259
Painting	Paint Pool Railings	5,060
Mechanical	A/C Package Unit, 8 Ton - Coquina Room	30,280
Mechanical	A/C Package Unit, 16 Ton - Florida Room	58,989
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	66,225
Mechanical	A/C Split System, 2.5 Ton - Unit 223	8,870
Year 20 Total		2,784,884

Year 21: 2045

Paving	Asphalt Sealcoat & Restripe - Parking Lot	24,995
Misc Site Improvements	Playground Equipment Allowance	10,973
Misc Site Improvements	Playground Flooring, Carpet, Outdoor	3,514
Misc Site Improvements	Pool Equipment Allowance	28,414
Misc Site Improvements	Pool Equipment, ADA Chair Lift	50,099
Misc Site Improvements	Shuffleboard Court, Poly	6,676
Misc Site Improvements	Spa Equipment Allowance	7,577
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	13,130
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	2,642
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,231
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	2,735
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	19,695
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	30,316
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,824
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	16,659
Timeshare Units	Misc, Window Treatments - North Units	26,479
Timeshare Units	Kitchen Cabinets & Counters - South Units	526,851

Category	Description	Cost
Building Interior/Common Areas	Computer Workstation (2 per year)	6,631
Building Interior/Common Areas	Finish, Carpet - Florida Room	13,358
Building Interior/Common Areas	Furniture, Cribs	4,623
Building Interior/Common Areas	Recreation, Lockers - Pool Area	4,873
Building Interior/Common Areas	Recreation, Spa Cover	4,096
Mechanical	A/C Package Unit, 6 Ton - South Lobby	25,856
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	68,212
Mechanical	A/C Split System, 2 Ton - West Lobby Doors	7,681
Mechanical	A/C Split System, 2.5 Ton - Unit 722	9,136
Year 21 Total		918,276

Year 22: 2046

Paving	Asphalt Overlay, 1" Milled - Parking Lot	176,312
Elevators	Elevator Cab Refurbishment Allowance	36,737
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	13,524
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	2,722
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,268
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	2,818
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	20,286
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	31,226
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,878
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	17,159
Timeshare Units	Misc, Bedspreads - North Units	38,927
Timeshare Units	Softgoods, Bedding, Mattress - North Units	90,003
Timeshare Units	Misc, Bedspreads - South Units	35,388
Timeshare Units	Softgoods, Bedding, Mattress - South Units	81,821
Building Interior/Common Areas	Computer Software	11,013
Building Interior/Common Areas	Computer Wireless Network	47,966
Building Interior/Common Areas	Computer Workstation (2 per year)	6,830
Building Interior/Common Areas	Furniture, Outdoor - Pool Area	39,383
Building Interior/Common Areas	Recreation, Pool Cover	12,852
Mechanical	A/C Package Unit, 6 Ton - Exercise Room	26,631
Mechanical	A/C Package Unit, 10 Ton - Salon	41,724
Mechanical	A/C Package Unit, 12 Ton - North Lobby	48,634
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	70,258
Mechanical	A/C Split System, 2.5 Ton - Unit 222	9,411
Mechanical	A/C Split System, 2.5 Ton - Unit 323	9,411
Mechanical	A/C Split System, 2.5 Ton - Unit 422	9,411
Mechanical	A/C Split System, 2.5 Ton - Unit 423	9,411
Mechanical	A/C Split System, 2.5 Ton - Unit 523	9,411
Mechanical	A/C Split System, 2.5 Ton - Unit 723	9,411
Year 22 Total		911,826

Category	Description	Cost
Year 23: 2047		
Misc Site Improvements	Landscape Allowance	20,096
Misc Site Improvements	Pool Equipment Allowance	30,145
Misc Site Improvements	Spa Equipment Allowance	8,039
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim - North	46,673
Misc Site Improvements	Wading Pool Finish, Exposed Aggregate & Tile Trim	10,157
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	13,930
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	2,803
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,306
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	2,902
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	20,895
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	32,163
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,935
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	17,674
Building Interior/Common Areas	Computer Workstation (2 per year)	7,035
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	72,366
Mechanical	A/C Split System, 2 Ton - East Lobby Doors	8,149
Mechanical	A/C Split System, 2.5 Ton - Unit 622	9,693
Year 23 Total		305,961
Year 24: 2048		
Misc Site Improvements	Playground Flooring, Carpet, Outdoor	3,840
Misc Site Improvements	Pool Equipment, Chem Controller	10,077
Misc Site Improvements	Railing, Wood, 42" Ht w/Gates - Pool Area	57,429
Misc Site Improvements	Spa Equipment, Heater, Nat Gas	8,914
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	14,348
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	2,887
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,345
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	2,989
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	21,522
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	33,127
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	1,993
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	18,204
Timeshare Units	Misc, Window Treatments - South Units	26,041
Building Interior/Common Areas	Computer Workstation (2 per year)	7,246
Building Interior/Common Areas	Finish, Tile Floor - Lobby Restrooms	13,923
Building Interior/Common Areas	Finish, Tile Floor & Walls - Pool Restrooms	30,896
Building Interior/Common Areas	Laundry, Water Reuse System	14,194
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	70,396
Mechanical	A/C Split System, 2.5 Ton - Unit 322	9,984
Mechanical	A/C Split System, 2.5 Ton - Unit 522	9,984
Year 24 Total		359,339

Category	Description	Cost
Year 25: 2049		
Paving	Asphalt Sealcoat & Restripe - Parking Lot	28,132
Misc Site Improvements	Pool Equipment Allowance	31,980
Misc Site Improvements	Pool Equipment, Heater, Nat Gas	11,792
Misc Site Improvements	Spa Equipment Allowance	8,528
Misc Site Improvements	Spa Equipment, Chem Controller	10,380
Misc Site Improvements	Spa Equipment, Heater, Nat Gas	9,181
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	14,778
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	2,974
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,385
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	3,079
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	22,167
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	34,121
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	2,053
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	18,750
Timeshare Units	Patio Furniture, Outdoor	5,653
Timeshare Units	Hardgoods, Bedroom Set - North Units	269,444
Timeshare Units	Hardgoods, TV Armoire - North Units	94,950
Timeshare Units	Misc, Accessories - North Units	216,624
Timeshare Units	Misc, Bedspreads - North Units	42,537
Timeshare Units	Softgoods, Occasional Chairs - North Units	108,374
Timeshare Units	Softgoods, Sofa Sleeper - North Units	192,486
Timeshare Units	Finish, Carpet - South Units	65,837
Timeshare Units	Finish, Paint Interior - South Units	158,385
Timeshare Units	Misc, Bedspreads - South Units	38,670
Building Interior/Common Areas	Computer Software	12,034
Building Interior/Common Areas	Computer Workstation (2 per year)	7,463
Building Interior/Common Areas	Finish, Carpet - Hallways 2 to 7	41,420
Building Interior/Common Areas	Fitness, Cardio, Elliptical Cross-Trainer	12,966
Building Interior/Common Areas	Fitness, Cardio, Recumbent Bike	7,268
Building Interior/Common Areas	Fitness, Cardio, Treadmill	21,552
Building Interior/Common Areas	Fitness, Weight Machine, Multi-Station	13,138
Building Interior/Common Areas	Fitness, Weight Set, Dumbbells	3,372
Building Interior/Common Areas	Furnishings/Decorating Allowance - Front Desk Office	10,529
Building Interior/Common Areas	Recreation, Electronics, Sound System - Pool Area	19,261
Building Interior/Common Areas	Recreation, Spa Cover	4,610
Painting	Paint Pool Railings	5,866
Mechanical	A/C Package Unit, 6 Ton - Office	29,101
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	76,773
Mechanical	A/C Split System, 1.5 Ton - Room 74	8,419
Mechanical	A/C Split System, 2 Ton - Phone Room	8,645
Mechanical	A/C Split System, 2.5 Ton - Unit 623	10,283
Year 25 Total		1,684,960

Category	Description	Cost
Year 26: 2050		
Misc Site Improvements	Playground Equipment Allowance	12,721
Misc Site Improvements	Pool Area Gates	28,597
Misc Site Improvements	Pool Deck Boards, Composite - Elevated	149,941
Misc Site Improvements	Pool Deck Frame & Rails, PT Wood - Elevated	142,165
Elevators	Elevator Hydraulic Valve, 7 stop	50,307
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	15,222
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	3,063
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,427
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	3,171
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	22,832
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	35,145
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	2,114
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	19,312
Timeshare Units	Patio Furniture, Outdoor	5,993
Timeshare Units	Finish, Carpet - North Units	75,347
Timeshare Units	Finish, Paint Interior - North Units	181,263
Timeshare Units	Misc, Accessories - South Units	200,810
Timeshare Units	Softgoods, Occasional Chairs - South Units	100,462
Timeshare Units	Softgoods, Sofa Sleeper - South Units	178,435
Building Interior/Common Areas	Computer Workstation (2 per year)	7,687
Building Interior/Common Areas	Fitness, Cardio, Rower	2,816
Building Interior/Common Areas	Furnishings/Decorating Allowance - Main Lobby	75,294
Building Interior/Common Areas	Furniture, Cribs	5,359
Building Interior/Common Areas	Furniture, Outdoor - Pool Area	44,326
Building Interior/Common Areas	Recreation, Pool Cover	14,465
Mechanical	A/C Package Unit, 8 Ton - Coquina Room	36,155
Mechanical	A/C Package Unit, 16 Ton - Florida Room	70,436
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	79,076
Mechanical	A/C Split System, 2.5 Ton - Unit 223	10,592
Year 26 Total		1,574,533
Year 27: 2051		
Misc Site Improvements	Playground Flooring, Carpet, Outdoor	4,196
Misc Site Improvements	Pool Equipment Allowance	33,928
Misc Site Improvements	Pool Equipment, ADA Chair Lift	59,821
Misc Site Improvements	Pool Equipment, Heater, Nat Gas	12,510
Misc Site Improvements	Pool Equipment, Heater, Nat Gas	12,510
Misc Site Improvements	Spa Equipment Allowance	9,048
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	15,678
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	3,155
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,470

Category	Description	Cost
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	3,266
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	23,517
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	36,199
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	2,178
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	19,892
Timeshare Units	Misc, Window Treatments - North Units	31,618
Building Interior/Common Areas	Computer File Server	38,096
Building Interior/Common Areas	Computer Workstation (2 per year)	7,917
Building Interior/Common Areas	Finish, Ceiling Tile, 2x2 SAT - Exercise/Game Room	19,045
Building Interior/Common Areas	Finish, Ceiling Tile, 2x2 SAT - Florida Room	15,001
Building Interior/Common Areas	Finish, Ceiling Tile, 2x2 SAT - Lobby, RR, MPR	38,834
Building Interior/Common Areas	Laundry, Commercial Dryer	23,082
Building Interior/Common Areas	Laundry, Commercial Dryer	23,082
Building Interior/Common Areas	Surveillance Equipment Allowance	55,292
Mechanical	A/C Package Unit, 6 Ton - South Lobby	30,873
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	81,448
Mechanical	A/C Split System, 2 Ton - West Lobby Doors	9,172
Mechanical	A/C Split System, 2.5 Ton - Unit 722	10,909
Year 27 Total		621,737

Year 28: 2052

Misc Site Improvements	Landscape Allowance	23,297
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim	253,626
Misc Building Components	Awning - Pool Area	17,573
Misc Building Components	Awning - Smoking Area	17,950
Misc Building Components	Awning (Sail Shade) - Playground	20,818
Elevators	Elevator Cab Refurbishment Allowance	43,866
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	16,149
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	3,250
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,514
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	3,364
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	24,223
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	37,285
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	2,243
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	20,488
Timeshare Units	Misc, Bedspreads - North Units	46,481
Timeshare Units	Misc, Bedspreads - South Units	42,255
Building Interior/Common Areas	Computer Software	13,150
Building Interior/Common Areas	Computer Workstation (2 per year)	8,155
Mechanical	A/C Package Unit, 6 Ton - Exercise Room	31,799
Mechanical	A/C Package Unit, 10 Ton - Salon	49,820
Mechanical	A/C Package Unit, 12 Ton - North Lobby	58,072
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	83,892

Category	Description	Cost
Mechanical	A/C Split System, 2.5 Ton - Unit 222	11,237
Mechanical	A/C Split System, 2.5 Ton - Unit 323	11,237
Mechanical	A/C Split System, 2.5 Ton - Unit 422	11,237
Mechanical	A/C Split System, 2.5 Ton - Unit 423	11,237
Mechanical	A/C Split System, 2.5 Ton - Unit 523	11,237
Mechanical	A/C Split System, 2.5 Ton - Unit 723	11,237
Year 28 Total		886,692

Year 29: 2053

Paving	Asphalt Sealcoat & Restripe - Parking Lot	31,663
Misc Site Improvements	Light Pole & Fixture - Parking Lot	60,350
Misc Site Improvements	Pool Equipment Allowance	35,994
Misc Site Improvements	Spa Equipment Allowance	9,599
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim - South	41,901
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	16,633
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	3,347
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,559
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	3,465
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	24,949
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	38,404
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	2,310
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	21,103
Timeshare Units	Bathroom Vanities - South Units	203,200
Timeshare Units	Hardgoods, Bedroom Set - South Units	275,692
Timeshare Units	Hardgoods, Dining Set - South Units	196,976
Timeshare Units	Hardgoods, TV Armoire - South Units	96,180
Building Interior/Common Areas	Computer Wireless Network	58,992
Building Interior/Common Areas	Computer Workstation (2 per year)	8,400
Building Interior/Common Areas	Laundry, Commercial Dryer	24,487
Building Interior/Common Areas	Laundry, Commercial Washer	45,734
Building Interior/Common Areas	Laundry, Commercial Washer	45,734
Building Interior/Common Areas	Recreation, Spa Cover	5,189
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	86,408
Mechanical	A/C Split System, 2 Ton - East Lobby Doors	9,730
Mechanical	A/C Split System, 2.5 Ton - Unit 622	11,574
Year 29 Total		1,359,573

Year 30: 2054

Misc Site Improvements	Playground Flooring, Carpet, Outdoor	4,585
Timeshare Units	Appliance, Dishwasher (\$600 ea, 12 per year)	17,132
Timeshare Units	Appliance, Garbage Disposal (\$161 ea, 9 per year)	3,448
Timeshare Units	Appliance, Ice Machine (\$75 ea, 9 per year)	1,606
Timeshare Units	Appliance, Microwave (\$75 ea, 20 per year)	3,569

Category	Description	Cost
Timeshare Units	Appliance, Refrigerator (\$1200 ea, 9 per year)	25,698
Timeshare Units	Appliance, Stove, Electric (\$2000 ea, 8 per year)	39,556
Timeshare Units	Electronics, DVD Player (\$50 ea, 20 per year)	2,379
Timeshare Units	Electronics, TV (\$261 ea, 35 per year)	21,736
Timeshare Units	Misc, Window Treatments - South Units	31,095
Building Interior/Common Areas	Computer Workstation (2 per year)	8,652
Building Interior/Common Areas	Furniture, Outdoor - Pool Area	49,890
Building Interior/Common Areas	Recreation, Pool Cover	16,280
Painting	Paint Pool Railings	6,800
Mechanical	A/C Self Contained Unit - Oceanfront Units (1/6)	84,056
Mechanical	A/C Split System, 2.5 Ton - Unit 322	11,921
Mechanical	A/C Split System, 2.5 Ton - Unit 522	11,921
Year 30 Total		340,324



Condo Bldg



Condo Bldg



Condo Bldg



Condo Bldg



Condo Bldg



Balcony Slab



Balcony Slab



Balcony Slab



Condo Bldg



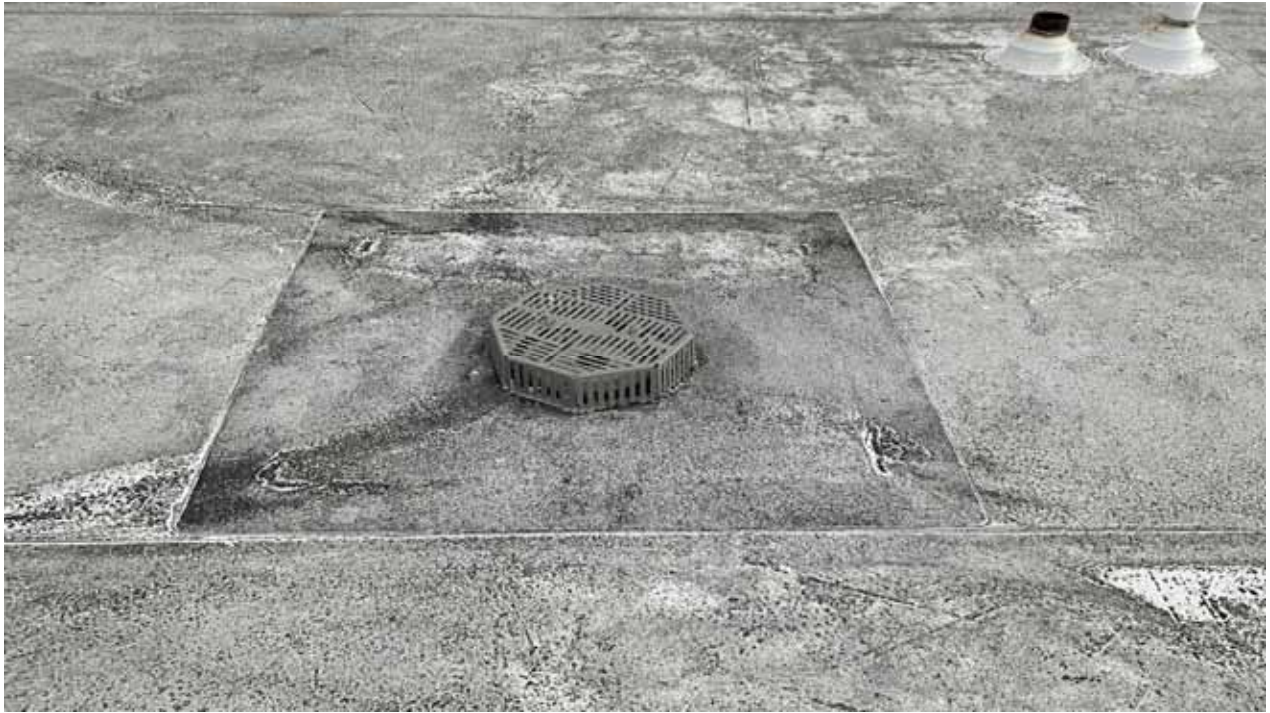
Roof - Tower



Roof - Sprinkler Riser



Roof - Anchor & Plumbing Vent



Roof - Drain



Pool Deck



Roof - Lower South



Roof - Covered Entry



Roof - Lower North



Water Heaters



Roof - Lower South



Roof - Covered Entry



Roof - Lower North



Condo Bldg



Fire Pump



Fire Pump Controller



Fire Jockey Pump



Main Electrical Room



Main Electrical Room



Fire Alarm Control Panel



Elevator Equipment Rm South



Elevator Equipment Rm South



Elevator Equipment Rm North



Elevator Equipment Rm North



Elevator Equipment Rm North



Swimming Pool



Wading Pool



Spa - North



Spa - South



Pool/Spa Equipment



Pool/Spa Equipment



Pool/Spa Equipment



Pool/Spa Equipment



Pool Heaters



Spa Heater - North



Spa Equipment - South



Spa Equipment - South



Spa Heater - South



Playground



Playground - Sail Shade



ADA Lift



Pool Deck - Elevated



ADA Lift



Shuffleboard Court



Fence/Railing - Pool Deck



Gate - Pool Deck



Pool Cover



Lighting - Pool Deck



Plexiglass Panels - Pool/Beach



Plexiglass Panels - Pool/Beach



Stairs - Beach Access



Seawall



Pool Restrooms



Lobby Doors



Railing - Balcony



Awning - Pool Deck



Pool Bath House



Pool Bath House



Trash Chute



Parking Lot



Parking Lot



Lighting - Parking Lot



Lighting - Parking Lot



Awning - Break Area



Lobby Doors



Main Lobby



Office



Florida Room



Lobby Hallway



Lobby Restroom



Coquina Room



Game Room



Fitness Center



Linen Chute



Laundry Equipment



Laundry Equipment



Elevator Cab



Elevator Lobby - Typical



Hallway - Typical



Exterior Walkway - North



Hallway Door - Typical



Stairwell - North



Sprinkler Head



Hallway Light - Typical



Unit Entry Door - Typical



Hallway Windows - Typical



Trash Chute



Stairwell - South



Hallway Windows - Level 2



Timeshare Unit - South (2B/2B)



Timeshare Unit - South (2B/2B)



Timeshare Unit - South (2B/2B)



Timeshare Unit - South (2B/2B)



Timeshare Unit - South (2B/2B)



Timeshare Unit - South (2B/2B)



Timeshare Unit - Typical (1B/2B)



Timeshare Unit - Typical (1B/2B)



Timeshare Unit - Typical (1B/2B)



Timeshare Unit - Typical (1B/2B)



Balcony - Typical



Timeshare - Typical (1B/1B)



Timeshare - Typical (1B/1B)



Timeshare - Typical (1B/1B)



Timeshare - Typical (1B/1B)



Timeshare Unit - North (2B/2B)



Timeshare Unit - North (2B/2B)



Timeshare Unit - North (2B/2B)



Timeshare Unit - North (2B/2B)