

2024 Reserve Study



Tamarind Gulf and Bay Condominium Association, Inc.

2955 North Beach Road
Englewood, Florida 34223

Report No: 8810

January 1, 2024 - December 31, 2024



DREUX ISAAC & ASSOCIATES, INC.

Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

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Introduction



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August 25, 2023

Board of Directors
Tamarind Gulf and Bay Condominium Association, Inc.
2955 North Beach Road
Englewood, Florida 34223

Re: Reserve Study Re-Inspection Report

As authorized, this reserve study with site inspection has been prepared on the Tamarind Gulf and Bay Condominium Association, Inc. property, located at 2955 North Beach Road in Englewood, Florida. A summary of recommendations and findings can be found on the next page.

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

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

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

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

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

Prepared By,

Dreux Isaac, RS, PRA
President



Summary of Recommendations & Findings

1. General Information

Property Name:	Tamarind Gulf and Bay Condominium Association, Inc.		
Property Location:	Englewood, FL 34223		
Property Number:	4608	Report Run Date:	08/25/2023
Property Type:	Condominium	Report No:	8810
Total Units:	145	Budget Year Begins:	01/01/2024
Phase:	1 of 1	Budget Year Ends:	12/31/2024

2. Report Findings

Total number of categories set up in reserve schedule:	7
Total number of components scheduled for reserve funding:	79
Total current cost of all scheduled reserve components:	\$6,407,267
Estimated 2024 beginning year reserve balance:	\$240,000
Number of components scheduled for replacement in the 2024 budget year:	7
Total cost of components scheduled for replacement in the 2024 budget year:	\$397,000

3. 30 Year Pooled Cash Flow Funding Plan

2023 annual reserve funding contribution amount:	\$344,707
2024 recommended annual reserve funding contribution amount:	\$402,615
2024 planned special assessment amount:	\$0
Total 2024 reserve funding and planned special assessment amount:	\$402,615
Increase (decrease) between Current & Recommended Contribution Amounts:	\$57,908
Increase (decrease) between Current & Recommended Contribution Amounts:	16.80%

Report Process

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

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

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

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

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

Florida Statutory Reserve Requirements

(Taken from Part I General Provisions, Chapter 718.112(2)(f)2., Florida Statutes)

...(f) Annual budget.

1. The proposed annual budget of estimated revenues and expenses must be detailed and must show the amounts budgeted by accounts and expense classifications, including, at a minimum, any applicable expenses listed in s. 718.504(21). A multicondominium association shall adopt a separate budget of common expenses for each condominium the association operates and shall adopt a separate budget of common expenses for the association. In addition, if the association maintains limited common elements with the cost to be shared only by those entitled to use the limited common elements as provided for in s. 718.113(1), the budget or a schedule attached to it must show the amount budgeted for this maintenance. If, after turnover of control of the association to the unit owners, any of the expenses listed in s. 718.504(21) are not applicable, they need not be listed.

2.a. In addition to annual operating expenses, the budget must include reserve accounts for capital expenditures and deferred maintenance. These accounts must include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000. The amount to be reserved must be computed using a formula based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance. This subsection does not apply to an adopted budget in which the members of an association have determined, by a majority vote at a duly called meeting of the association, to provide no reserves or less reserves than required by this subsection.

b. Before turnover of control of an association by a developer to unit owners other than a developer pursuant to s. 718.301, the developer may vote the voting interests allocated to its units to waive the reserves or reduce the funding of reserves through the period expiring at the end of the second fiscal year after the fiscal year in which the certificate of a surveyor and mapper is recorded pursuant to s. 718.104(4)(e) or an instrument that transfers title to a unit in the condominium which is not accompanied by a recorded assignment of developer rights in favor of the grantee of such unit is recorded, whichever occurs first, after which time reserves may be waived or reduced only upon the vote of a majority of all nondeveloper voting interests voting in person or by limited proxy at a duly called meeting of the association. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and no such result is achieved or a quorum is not attained, the reserves included in the budget shall go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves.

3. Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts, and may be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote at a duly called meeting of the association. Before turnover of control of an association by a developer to unit owners other than the developer pursuant to s. 718.301, the developer-controlled association may not vote to use reserves for purposes other than those for which they were intended without the approval of a majority of all nondeveloper voting interests, voting in person or by limited proxy at a duly called meeting of the association.

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

Florida Administrative Code Reserve Requirements

(Taken from Chapter 61B-22, Florida Administrative Code)

61B-22.001 Definitions. For the purposes of this chapter, the following definitions shall apply:

- (1) "Accounting records" include all of the books and records identified in Section 718.111(12)(a)11., Florida Statutes, and any other records that identify, measure, record, or communicate financial information whether the records are maintained electronically or otherwise, including, all payroll and personnel records of the association, all invoices for purchases made by the association, and all invoices for services provided to the association.
- (2) "Capital expenditure" means an expenditure of funds for:
 - (a) The purchase of an asset whose useful life is greater than one year in length;
 - (b) The replacement of an asset whose useful life is greater than one year in length;
 - (c) The addition to an asset which extends the useful life of the previously existing asset for a period greater than one year in length.
- (3) "Deferred maintenance" means any maintenance or repair that:
 - (a) Will be performed less frequently than yearly; and
 - (b) Will result in maintaining the useful life of an asset.
- (4) "Funds" means money and negotiable instruments including, for example, cash, checks, notes, and securities.
- (5) "Reserves" means any funds, other than operating funds, that are restricted for deferred maintenance and capital expenditures, including the items required by section 718.112(2)(f)2., Florida Statutes, and any other funds restricted as to use by the condominium documents or the condominium association. Funds that are not restricted as to use by Section 718.112(2)(f), Florida Statutes, the condominium documents or by the association shall not be considered reserves within the meaning of this rule.
- (6) "Turnover" means transfer of association control from developers to non-developer unit owners pursuant to Section 718.301, Florida Statutes.

61B-22.003 Budgets.

- (1) Required elements for estimated operating budgets. The budget for each association shall:
 - (d) Include all estimated common expenses or expenditures of the association including the categories set forth in section 718.504(20)(c), Florida Statutes. Reserves for capital expenditures and deferred maintenance required by section 718.112(2)(f), Florida Statutes, must be included in the proposed annual budget and shall not be waived or reduced prior to the mailing to unit owners of a proposed annual budget. If the estimated common expense for any category set forth in the statute is not applicable, the category shall be listed followed by an indication that the expense is not applicable;
 - (e) Unless the association maintains a pooled account for reserves required by Section 718.112(2)(f)2., Florida Statutes, the association shall include a schedule stating each reserve account for capital expenditures and deferred maintenance as a separate line item with the following minimum disclosures:
 1. The total estimated useful life of the asset;
 2. The estimated remaining useful life of the asset;
 3. The estimated replacement cost or deferred maintenance expense of the asset;
 4. The estimated fund balance as of the beginning of the period for which the budget will be in effect; and;
 5. The developer's total funding obligation, when all units are sold, for each converter reserve account established pursuant to section 718.618, Florida Statutes, if applicable.
 - (f) If the association maintains a pooled account for reserves required by Section 718.112(2)(f)2., Florida Statutes, the association shall include a separate schedule of any pooled reserves with the following minimum disclosures:
 1. The total estimated useful life of each asset within the pooled analysis;
 2. The estimated remaining useful life of each asset within the pooled analysis;
 3. The estimated replacement cost or deferred maintenance expense of each asset within the pooled analysis; and
 4. The estimated fund balance of the pooled reserve account as of the beginning of the period for which the budget will be in effect.

Florida Administrative Code Reserve Requirements

- (g) Include a separate schedule of any other reserve funds to be restricted by the association as a separate line item with the following minimum disclosures:
 - 1. The intended use of the restricted funds; and,
 - 2. The estimated fund balance of the item as of the beginning of the period for which the budget will be in effect.
- (2) Unrestricted expense categories. Expense categories that are not restricted as to use shall be stated in the operating portion of the budget rather than the reserve portion of the budget.
- (4) Multi-condominium association. Multi-condominium associations shall comply with the following requirements:
 - (a) Provide a separate budget for each condominium operated by the association as well as for the association. Each such budget shall disclose:
 - 1. Estimated expenses specific to a condominium such as the maintenance, deferred maintenance or replacement of the common elements of the condominium which shall be provided for in the budget of the specific condominium
 - 2. Estimated expenses of the association that are not specific to a condominium such as the maintenance, deferred maintenance or replacement of the property serving more than one condominium which shall be provided for in the association budget; and,
 - 3. Multi-condominium associations created after June 30, 2000, or that have created separate ownership interests of the common surplus of the association for each unit as provided in Sections 718.104(4)(h) and 718.110(12), Florida Statutes, shall include each unit's share of the estimated expenses of the association, referred to in subsection (2) of this rule, which shall be shown on the individual condominium budgets. Multi-condominium associations created prior to July 1, 2000, that have not created separate ownership interests of the common surplus of the association for each unit as provided in Sections 718.104(4)(h) and 718.110(12), Florida Statutes, shall include each condominiums share of the estimated expenses of the association, referred to in subsection (2.) of this rule, which shall be shown on the individual condominium budgets.
 - 4. The budgets of multi-condominium associations created after June 30, 2000 or of multi-condominium associations that have created separate ownership interests of the common surplus of the association for each unit as provided in Sections 718.104(4)(h) and 718.110(12), Florida Statutes, shall show the estimated revenues of each condominium and of the association.
 - (b) Associations that operate separate condominiums in a consolidated fashion pursuant to section 718.111(6), Florida Statutes, may utilize a single consolidated budget.
- (5) Limited common elements. If an association maintains limited common elements at the expense of only those unit owners entitled to use the limited common elements pursuant to section 718.113(1), Florida Statutes, the budget shall include a separate schedule, or schedules, conforming to the requirements for budgets as stated in this rule, of all estimated expenses specific to each of the limited common elements, including any applicable reserves for deferred maintenance and capital expenditures. The schedule or schedules may group the maintenance expense of any limited common elements for which the declaration provides that the maintenance expense is to be shared by a group of unit owners.
- (6) Phase condominium budgets. By operation of law, the annual budget of a phase condominium created pursuant to Section 718.403, Florida Statutes, shall automatically be adjusted to incorporate the change in proportionate ownership of the common elements by the purchasers and to incorporate any other changes related to the addition of phases in accordance with the declaration of condominium. The adjusted annual budget shall be effective on the date that the amendment to the declaration adding a phase to a phase condominium is recorded in the official records of the county in which the condominium is located. Notwithstanding the requirements of subsection (7) of this rule, the association shall not be required to follow the provisions of Section 718.112(2)(c), Florida Statutes, unless, as a result of the budget adjustment, the assessment per unit has changed.
- (7) Budget assessment amendments. The association may amend a previously approved annual budget. In order to do so the board of administration shall follow the provisions of Section 718.112(2)(e), Florida Statutes. For example, the board shall mail a meeting notice and copies of the proposed amended annual budget to the unit owners not less than 14 days prior to the meeting at which the budget amendment will be considered.

Florida Administrative Code Reserve Requirements

61B-22.005 Reserves. Reserves required by statute.

- (1) Reserves required by statute. Reserves required by section 718.112(2)(f), Florida Statutes, for capital expenditures and deferred maintenance including roofing, painting, paving, and any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000 shall be included in the budget. For the purpose of determining whether the deferred maintenance expense or replacement cost of an item exceeds \$10,000, the association may consider each asset of the association separately. Alternatively, the association may group similar or related assets together. For example, an association responsible for the maintenance of two swimming pools, each of which will separately require \$6,000 of total deferred maintenance, may establish a pool reserve, but is not required to do so.
- (2) Commingling operating and reserve funds. Associations that collect operating and reserve assessments as a single payment shall not be considered to have commingled the funds provided the reserve portion of the payment is transferred to a separate reserve account, or accounts, within 30 calendar days from the date such funds were deposited.
- (3) Calculating reserves required by statute. Reserves for deferred maintenance and capital expenditures required by section 718.112(2)(f), Florida Statutes, shall be calculated using a formula that will provide funds equal to the total estimated deferred maintenance expense or total estimated replacement cost for an asset or group of assets over the remaining useful life of the asset or group of assets. Funding formulas for reserves required by Section 718.112(2)(f), Florida Statutes, shall be based on either a separate analysis of each of the required assets or a pooled analysis of two or more of the required assets.
 - (a) If the association maintains separate reserve accounts for each of the required assets, the amount of the current year contribution to each reserve account shall be the sum of the following two calculations:
 1. The total amount necessary, if any, to bring a negative account balance to zero; and,
 2. The total estimated deferred maintenance expense or estimated replacement cost of the reserve asset less the estimated balance of the reserve account as of the beginning of the period for which the budget will be in effect. The remainder, if greater than zero, shall be divided by the estimated remaining useful life of the asset. The formula may be adjusted each year for changes in estimates and deferred maintenance performed during the year and may consider factors such as inflation and earnings on invested funds.
 - (b) If the association maintains a pooled account of two or more of the required reserve assets, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget shall be not less than that required to ensure that the balance on hand at the beginning of the period for which the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful lives of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all of the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal. The reserve funding formula shall not include any type of balloon payments.
- (4) Estimating reserves which are not required by statute. Reserves which are not required by section 718.112(2)(f), Florida Statutes, are not required to be based on any specific formula.
- (5) Estimating non-converter reserves when the developer is funding converter reserves. For the purpose of estimating non-converter reserves, the estimated fund balance of the non-converter reserve account established pursuant to section 718.618, Florida Statutes, shall be the sum of:
 - (a) The developer's total funding obligation, when all units are sold, for the converter reserve account pursuant to section 718.618, Florida Statutes; and,
 - (b) The estimated fund balance of the non-converter reserve account, excluding the developer's converter obligation, as of the beginning of the period for which the budget will be in effect.
- (6) Timely funding. Reserves included in the adopted budget are common expenses and must be fully funded unless properly waived or reduced. Reserves shall be funded in at least the same frequency that assessments are due from the unit owners (e.g., monthly or quarterly).
- (7) Restrictions on use. In a multi-condominium association, no vote to allow an association to use reserve funds for purposes other than that for which the funds were originally reserved shall be effective as to a particular condominium unless conducted at a meeting at which the same percentage of voting interest in that condominium that would otherwise be required for a quorum of the association is present in person or by proxy, and a majority those present in person or by limited proxy, vote to use reserve funds for another purpose.. Expenditure of unallocated interest income earned on reserve funds is restricted to any of the capital expenditures, deferred maintenance or other items for which reserve accounts have been established.

Florida Administrative Code Reserve Requirements

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

61B-22.006 Financial Reporting Requirements.

...(3) Disclosure requirements. The financial statements required by Sections 718.111(13) and 718.301(4), F.S., shall contain the following disclosures within the financial statements, notes, or supplementary information:

- (a) The following reserve disclosures shall be made regardless of whether reserves have been waived for the fiscal period covered by the financial statements:
1. The beginning balance in each reserve account as of the beginning of the fiscal period covered by the financial statements;
 2. The amount of assessments and other additions to each reserve account including authorized transfers from other reserve accounts;
 3. The amount expended or removed from each reserve account, including authorized transfers to other reserve accounts;
 4. The ending balance in each reserve account as of the end of the fiscal period covered by the financial statements;
 5. The amount of annual funding required to fully fund each reserve account, or pool of accounts, over the remaining useful life of the applicable asset or group of assets;
 6. The manner by which reserve items were estimated, the date the estimates were last made, the association's policies for allocating reserve fund interest, and whether reserves have been waived during the period covered by the financial statements; and

Reserve Study Accounting

30 Year Pooled Cash Flow Plan

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

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

Report Definitions

Reserves

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

Component

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

Quantity

The quantity or amount of each reserve component element.

Units

The unit of measurement for each quantity.

Cost Per Unit

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

Current Cost

The estimated current cost to replace a reserve component.

Useful Life

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

Remaining Life

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

12/31/2023 Balance

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

2024 Contribution

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

Unit Abbreviations

Sq Ft - Square Feet

Lp Sm - Lump Sum

Dbt Ct - Double Tennis Court

Ln Ft - Linear Feet

Allow - Allowance

Court - Court

Each - Each

Hp - Horsepower

Units - Units

Sq Yds - Square Yards

Cu Ft - Cubic Feet

Cu Yds - Cubic Yards

Kw - Kilowatts

Pair - Pair

Squares - Squares (roofing)

Company Information

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

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

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

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

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

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

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

Update Reports

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

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

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

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

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

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.

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

Report Notes

1. On the component schedule summary page the range of useful life and remaining life numbers shown on this page reflect the minimum and maximum life expectancies of the individual items within each category.
2. All hurricane Ian damage is being paid by a combination of special assessments and/or insurance claim proceeds. No reserve funds will be used to pay for any hurricane damage.
3. To comply with Florida Administrative Code 61B-22.005(3)(b) for pooled cash flow plan funding calculations, any components whose remaining lives are currently greater than 30 years have been shortened to 30 years and their cost proportionally reduced. This provides for full funding of these components, over their remaining lives, within a 30 year pooled cash flow plan.
4. 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).
5. This 2024 reserve study meets current Florida Statutory requirements which will be in effect for the 2023 budget year. This study does not comply with all of the new Florida Condominium reserve requirements signed into law on May 26, 2022. These new requirements do not go into effect until December 31, 2024.

Section 2

Graphs

Chart A

2024 Current Reserve Component Costs

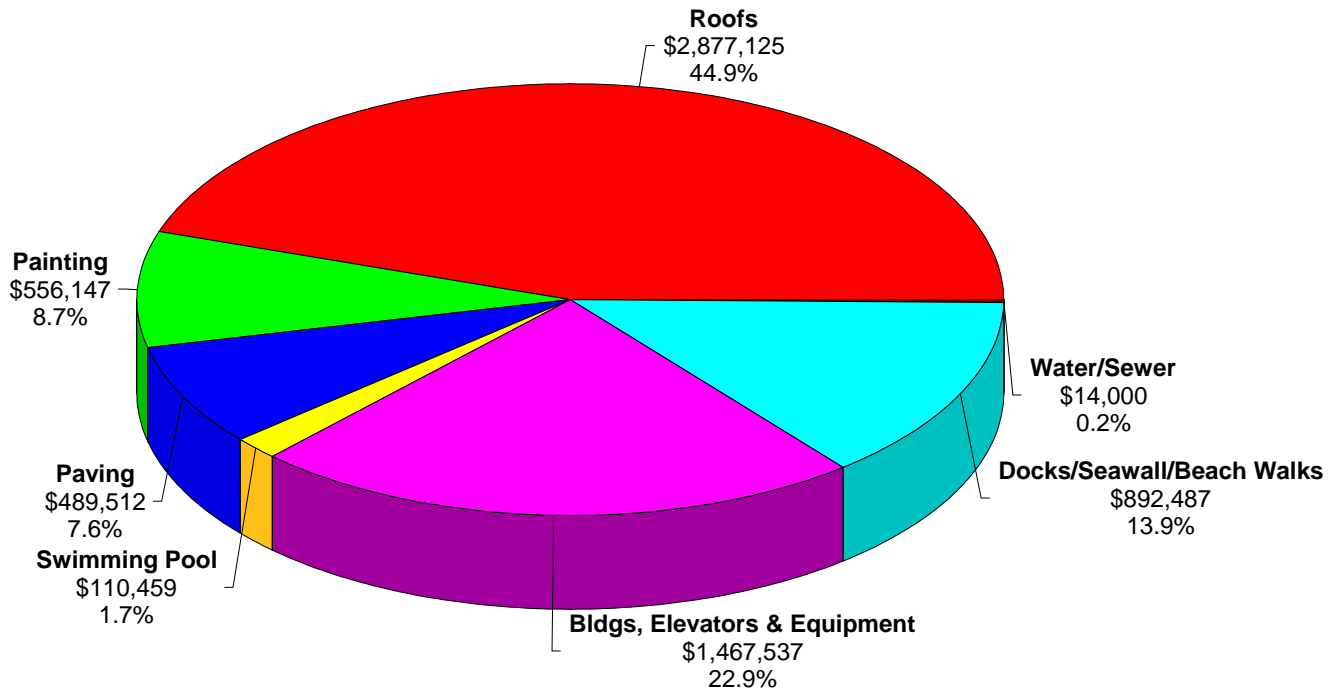
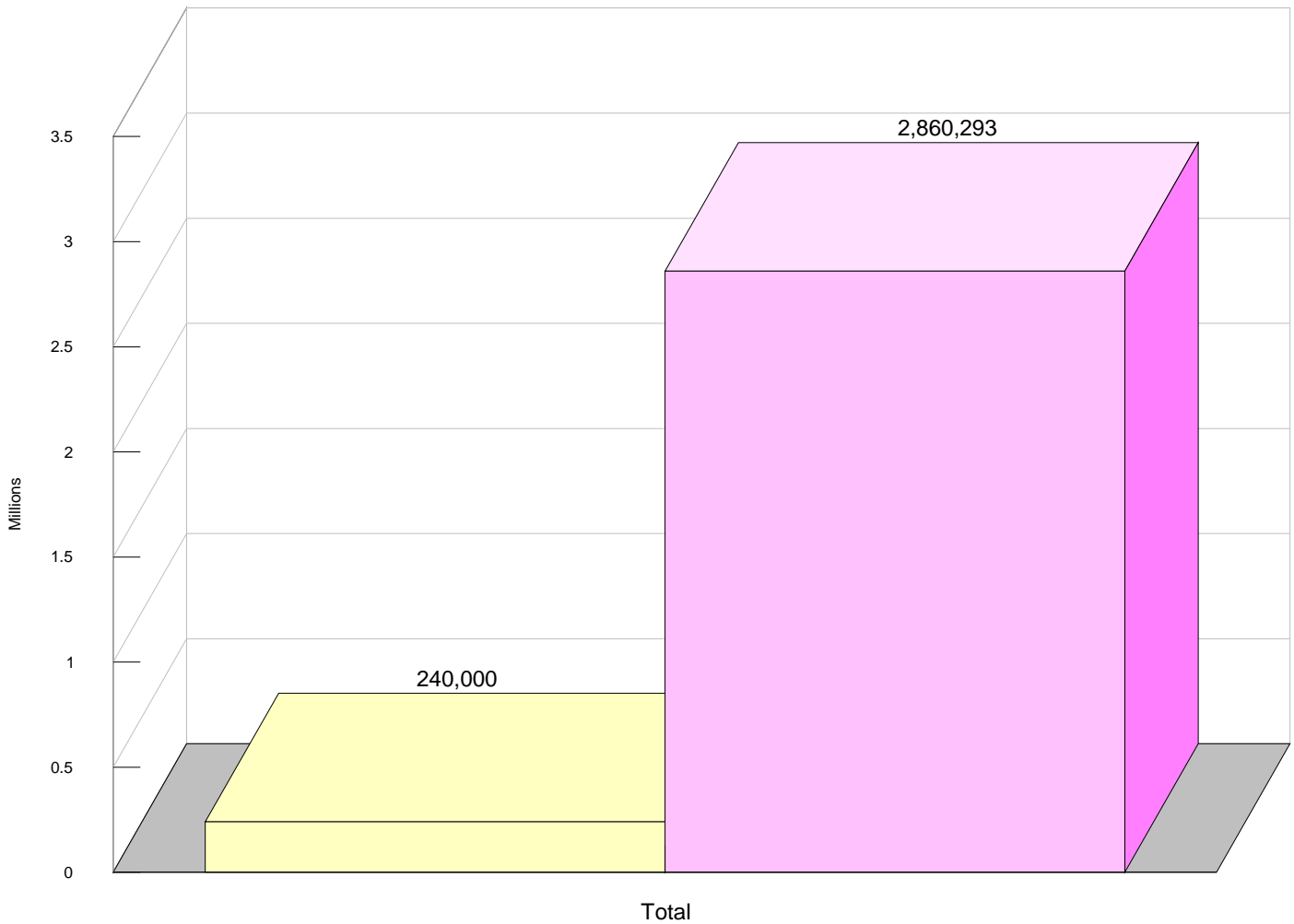


Chart B

2024 Actual vs. Fully Funded Reserve Balance

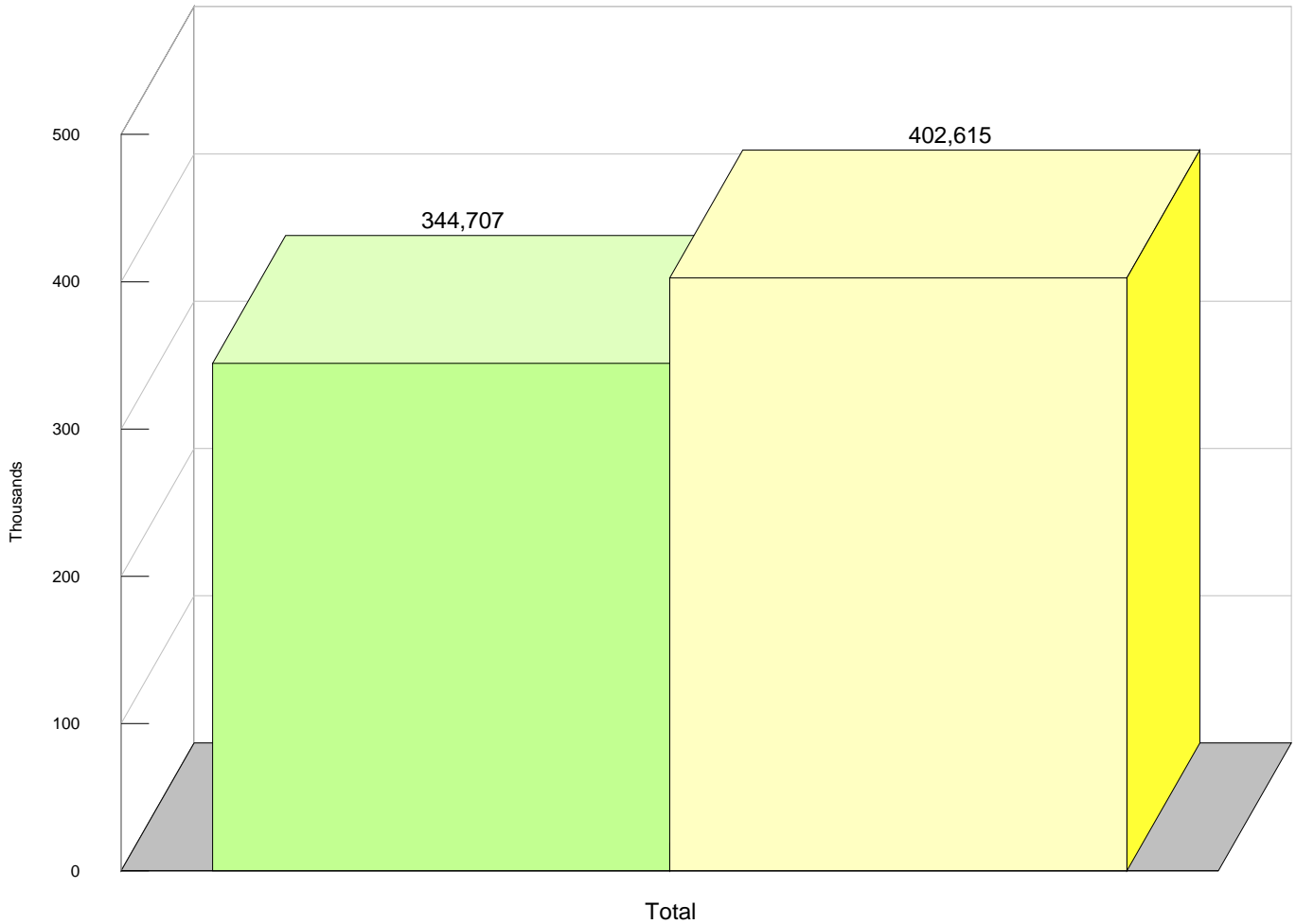


■ 2024 Estimated Beginning Year Balance ■ 2024 Fully Funded Beginning Year Balance

Fully Funded balance is the total accrued depreciation or "used up" life of each reserve component.
$$\text{Fully Funded Balance} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

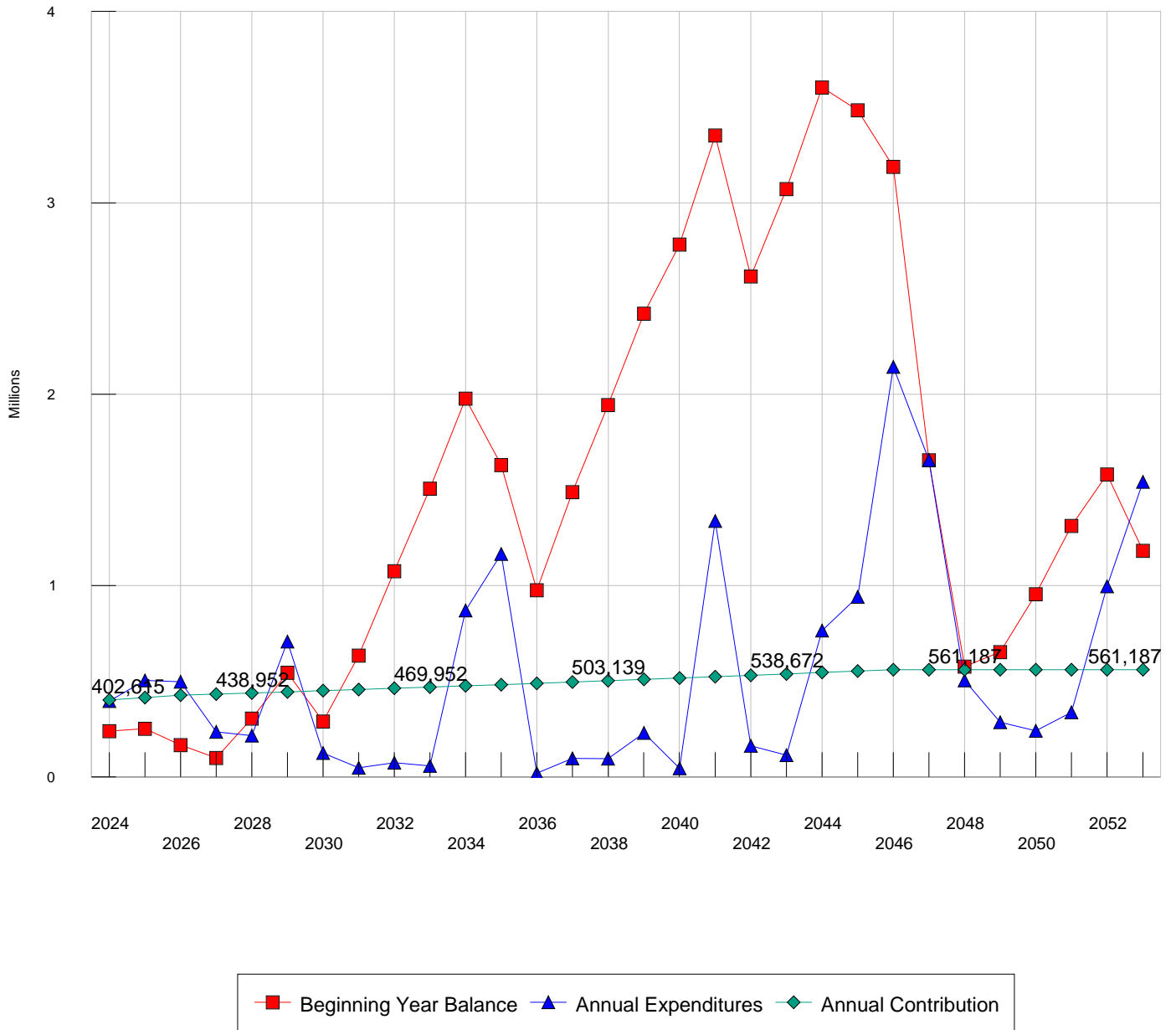
Chart C

2024 Actual vs Proposed Reserve Funding Contribution



2023 Actual Reserve Contribution 2024 Proposed Pooled Reserve Cash Flow Plan Contribution

Chart D
 30 Year Pooled Reserve Cash Flow Plan



Section 3

Schedule

Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	2,877,125	5-30	1-29
Painting	556,147	5-10	1-2
Paving	489,512	5-40	3-15
Swimming Pool	110,459	8-30	2-16
Bldgs, Elevators & Equipment	1,467,537	10-50	1-19
Docks/Seawall/Beach Walks	892,487	10-60	5-25
Water/Sewer	14,000	1	1
Grand Total	6,407,267		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Roof Deck Membrane, Single Ply - A134, A334 (2018)	2	Each	20,100.00	40,200	25	20
Roof Deck Membrane, Single Ply - B522, D123 (2020)	2	Each	20,100.00	40,200	25	22
Roof Deferred Maintenance Allowance-Bayside	1	Lp Sm	10,000.00	10,000	5	1
Roof Deferred Maintenance Allowance-Gulfside	1	Lp Sm	10,000.00	10,000	5	1
Roof, Insul Alum Snap Lock Panel-Bay Carports	11,988	Sq Ft	26.11	313,007	24	6
Roof, Insul Alum Snap Lock Panel-Gulf Carports (excl 2 Hur lan)	6,804	Sq Ft	26.11	177,652	24	6
Roof, Metal Stone-Coated-Clubhouse	1	Lp Sm	23,650.00	23,650	30	26
Roof, Metal Stone Coated Mansard-Building A1	1	Total	35,932.00	35,932	30	29
Roof, Metal Stone Coated Mansard-Building A2	1	Total	39,245.00	39,245	30	29
Roof, Metal Stone Coated Mansard-Building A3	1	Total	39,245.00	39,245	30	25
Roof, Metal Stone Coated Mansard-Building A4	1	Total	39,245.00	39,245	30	25
Roof, Metal Stone Coated Mansard-Building A5	1	Total	39,245.00	39,245	30	29
Roof, Metal Stone Coated Mansard-Building B3	1	Total	36,553.00	36,553	30	26
Roof, Metal Stone Coated Mansard-Building B4	1	Total	36,553.00	36,553	30	25
Roof, Metal Stone Coated Mansard-Building B5	1	Total	36,553.00	36,553	30	27
Roof, Metal Stone Coated Mansard-Building B6	1	Total	36,553.00	36,553	30	27
Roof, Metal Stone Coated Mansard-Building B7	1	Total	36,553.00	36,553	30	28
Roof, Metal Stone Coated Mansard-Building B8	1	Total	36,553.00	36,553	30	29
Roof, Metal Stone Coated Mansard-Building C1	1	Total	45,614.00	45,614	30	28
Roof, Metal Stone Coated Mansard-Building D1	1	Total	54,674.00	54,674	30	29
Roof, Metal Stone Coated Mansard-Building E1	1	Total	19,938.00	19,938	30	29
Roof, Single Ply-Building A1	62	Squares	1,928.00	119,536	25	24
Roof, Single Ply-Building A2	74	Squares	1,928.00	142,672	25	24
Roof, Single Ply-Building A3	74	Squares	1,928.00	142,672	25	24
Roof, Single Ply-Building A4	74	Squares	1,928.00	142,672	25	23
Roof, Single Ply-Building A5	74	Squares	1,928.00	142,672	25	23
Roof, Single Ply-Building B3	48	Squares	1,928.00	92,544	25	24
Roof, Single Ply-Building B4	48	Squares	1,928.00	92,544	25	24
Roof, Single Ply-Building B5	48	Squares	1,928.00	92,544	25	24
Roof, Single Ply-Building B6	48	Squares	1,928.00	92,544	25	23
Roof, Single Ply-Building B7	48	Squares	1,928.00	92,544	25	23
Roof, Single Ply-Building B8	48	Squares	1,928.00	92,544	25	23

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Roof, Single Ply-Building C1	61	Squares	1,928.00	117,608	25	23
Roof, Single Ply-Building D1	72	Squares	1,928.00	138,816	25	23
Roof, Single Ply-Building E1	14	Squares	1,928.00	26,992	25	23
Roof, Single Ply-Clubhouse	14	Squares	1,928.00	26,992	25	21
Roof, Deck Material (2018)	2	Each	4,048.00	8,096	25	20
Roof, Deck Material (2020)	2	Each	4,048.00	8,096	25	22
Roof, Deck Material (2021)	9	Each	4,048.00	36,432	25	23
Roof, Deck Material (2022)	30	Each	4,048.00	121,440	25	24
Roofs Total	40	Components		2,877,125	5-30	1-29
Painting						
Paint Exterior-Gulf Side Bldgs	1	Lp Sm	230,000.00	230,000	10	1
Paint Exterior-Bay Side Bldgs	1	Lp Sm	281,000.00	281,000	10	2
Paint Exterior-Pool Fence	1	Lp Sm	2,147.00	2,147	10	2
Paint Exterior-Gulfside Perimeter Site Walls	1	Lp Sm	9,000.00	9,000	10	1
Paint Exterior-Bay Perimeter Site Walls	1	Lp Sm	9,000.00	9,000	10	2
Pressure Wash/Paint Touch-Up/Spot Repairs-Gulf Bldgs	1	Lp Sm	11,000.00	11,000	5	1
Pressure Wash/Paint Touch-Up/Spot Repairs-Bay Bldgs	1	Lp Sm	14,000.00	14,000	5	2
Painting Total	7	Components		556,147	5-10	1-2
Paving						
Asphalt Overlay, 1" Type S-III w/Milling	10,188	Sq Yds	18.73	190,821	20	3
Asphalt Base Replacement & Drainage Corrections	10,188	Sq Yds	22.65	230,758	40	3
Car Stops	233	Each	97.00	22,601	20	3
Pavers-Pathways	2,800	Sq Ft	8.84	24,752	30	15
Sealcoat/Stripe/Patch Asphalt Pavement	10,188	Sq Yds	2.02	20,580	5	4
Paving Total	5	Components		489,512	5-40	3-15
Swimming Pool						
Pool Deck Pavers	1	Lp Sm	36,523.00	36,523	30	16
Pool Finish, Resurface	1	Lp Sm	31,807.00	31,807	12	2
Pool Furniture	1	Lp Sm	11,196.00	11,196	8	3
Pool Equipment, Geo-Thermal Heat Pumps	3	Each	10,311.00	30,933	12	4
Swimming Pool Total	4	Components		110,459	8-30	2-16

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Bldgs, Elevators & Equipment						
Elevator Cab Interiors	5	Each	7,000.00	35,000	20	16
Elevator Controller Modernization Equipment	2	Each	75,000.00	150,000	25	4
Elevator Controller Modernization Equipment	2	Each	75,000.00	150,000	25	5
Elevator Controller Modernization Equipment	1	Each	75,000.00	75,000	25	6
Elevator Door Modernization Equipment	5	Each	12,200.00	61,000	25	12
Elevator Emergency Return System	5	Each	9,669.00	48,345	25	12
Elevator Valve	4	Each	6,331.00	25,324	25	19
Elevator Valve-Bldg A-3	1	Each	6,331.00	6,331	25	11
Bldg Restoration/Structural Allowance-Every 10 Yrs Gulf Side	1	Lp Sm	113,000.00	113,000	10	1
Bldg Restoration/Structural Allowance-Every 10 Yrs Bay Side	1	Lp Sm	138,000.00	138,000	10	2
Bldg Restoration/Structural Allowance-Every 20 Yrs Gulf Side	1	Lp Sm	225,000.00	225,000	20	11
Bldg Restoration/Structural Allowance-Every 20 Yrs Bay Side	1	Lp Sm	275,000.00	275,000	20	12
Laundry, Wash & Dryer, Commercial	1	Lp Sm	8,187.00	8,187	12	11
Electrical Allowance	1	Lp Sm	25,000.00	25,000	10	9
Plumbing Allowance	1	Lp Sm	25,000.00	25,000	10	8
Windows-Clubhouse	1	Lp Sm	77,350.00	77,350	50	7
Renovation Allowance-Clubhouse 1st Floor Interior	1	Lp Sm	30,000.00	30,000	30	10
Bldgs, Elevators & Equipment Total	17 Components			1,467,537	10-50	1-19
Docks/Seawall/Beach Walks						
Beach Walkovers	3	Each	31,473.00	94,419	30	25
Dock	3,595	Sq Ft	98.41	353,784	30	18
Kayak Racks	1	Lp Sm	2,840.00	2,840	15	5
Seawall	428	Ln Ft	973.00	416,444	60	18
Seawall, Deferred Maintenance Allowance	1	Lp Sm	25,000.00	25,000	10	5
Docks/Seawall/Beach Walks Total	5 Components			892,487	10-60	5-25
Water/Sewer						
Water/Sewer/Sprinkler Allowance	1	Lp Sm	14,000.00	14,000	1	1
Water/Sewer Total	1 Component			14,000	1	1
Grand Total	79 Components			6,407,267		

Section 4

Pooled Cash Flow

Pooled Cash Flow Plan

Description	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
General Reserve Fund										
				Lowest						
Beginning Year Balance	240,000	252,983	167,915	100,000	306,431	545,350	290,884	634,675	1,075,328	1,507,339
Annual Reserve Contribution	402,615	414,693	427,133	433,002	438,952	444,984	451,099	457,298	463,582	469,952
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0
Reserve Funds Available	642,615	667,676	595,048	533,002	745,383	990,334	741,983	1,091,973	1,538,910	1,977,291
Expenditures										
Roofs	20,000	0	0	0	0	591,994	0	0	0	0
Painting	250,000	315,331	0	0	0	12,752	16,717	0	0	0
Paving	0	0	471,230	22,488	0	0	0	0	26,070	0
Swimming Pool	0	32,761	11,878	33,801	0	0	0	0	0	0
Bldgs, Elevators & Equipment	113,000	142,140	0	163,909	168,826	86,946	92,360	30,747	31,669	39,143
Docks/Seawall/Beach Walks	0	0	0	0	31,334	0	0	0	0	0
Water/Sewer	14,000	14,420	14,853	15,298	15,757	16,230	16,717	17,218	17,735	18,267
Total Expenditures	397,000	504,652	497,961	235,496	215,917	707,922	125,794	47,965	75,474	57,410
Earned Interest	7,368	4,891	2,913	8,925	15,884	8,472	18,486	31,320	43,903	57,596
Ending Year Balance	252,983	167,915	100,000	306,431	545,350	290,884	634,675	1,075,328	1,507,339	1,977,477
Pooled Cash Flow Plan Variables:										
Annual Reserve Contribution % Change	16.80%	3.00%	3.00%	1.37%	1.37%	1.37%	1.37%	1.37%	1.37%	1.37%
Inflation Rate	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
(Minimum Plan Balance: \$100000)										

Pooled Cash Flow Plan

Description	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
Roofs										
Roof Deck Membrane, Single Ply - A134, A334 (2018)	0	0	0	0	0	0	0	0	0	0
Roof Deck Membrane, Single Ply - B522, D123 (2020)	0	0	0	0	0	0	0	0	0	0
Roof Deferred Maintenance Allowance-Bayside	10,000	0	0	0	0	11,593	0	0	0	0
Roof Deferred Maintenance Allowance-Gulfside	10,000	0	0	0	0	11,593	0	0	0	0
Roof, Insul Alum Snap Lock Panel-Bay Carports	0	0	0	0	0	362,861	0	0	0	0
Roof, Insul Alum Snap Lock Panel-Gulf Carports (excl 2 Hur l	0	0	0	0	0	205,947	0	0	0	0
Roof, Metal Stone-Coated-Clubhouse	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building A1	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building A2	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building A3	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building A4	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building A5	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building B3	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building B4	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building B5	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building B6	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building B7	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building B8	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building C1	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building D1	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building E1	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building A1	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building A2	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building A3	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building A4	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building A5	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building B3	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building B4	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building B5	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building B6	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building B7	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building B8	0	0	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
Roofs										
Roof, Single Ply-Building C1	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building D1	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building E1	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Clubhouse	0	0	0	0	0	0	0	0	0	0
Roof, Deck Material (2018)	0	0	0	0	0	0	0	0	0	0
Roof, Deck Material (2020)	0	0	0	0	0	0	0	0	0	0
Roof, Deck Material (2021)	0	0	0	0	0	0	0	0	0	0
Roof, Deck Material (2022)	0	0	0	0	0	0	0	0	0	0
Roofs Total	20,000	0	0	0	0	591,994	0	0	0	0
Painting										
Paint Exterior-Gulf Side Bldgs	230,000	0	0	0	0	0	0	0	0	0
Paint Exterior-Bay Side Bldgs	0	289,430	0	0	0	0	0	0	0	0
Paint Exterior-Pool Fence	0	2,211	0	0	0	0	0	0	0	0
Paint Exterior-Gulfside Perimeter Site Walls	9,000	0	0	0	0	0	0	0	0	0
Paint Exterior-Bay Perimeter Site Walls	0	9,270	0	0	0	0	0	0	0	0
Pressure Wash/Paint Touch-Up/Spot Repairs-Gulf Bldgs	11,000	0	0	0	0	12,752	0	0	0	0
Pressure Wash/Paint Touch-Up/Spot Repairs-Bay Bldgs	0	14,420	0	0	0	0	16,717	0	0	0
Painting Total	250,000	315,331	0	0	0	12,752	16,717	0	0	0
Paving										
Asphalt Overlay, 1" Type S-III w/Milling	0	0	202,442	0	0	0	0	0	0	0
Asphalt Base Replacement & Drainage Corrections	0	0	244,811	0	0	0	0	0	0	0
Car Stops	0	0	23,977	0	0	0	0	0	0	0
Pavers-Pathways	0	0	0	0	0	0	0	0	0	0
Sealcoat/Stripe/Patch Asphalt Pavement	0	0	0	22,488	0	0	0	0	26,070	0
Paving Total	0	0	471,230	22,488	0	0	0	0	26,070	0
Swimming Pool										
Pool Deck Pavers	0	0	0	0	0	0	0	0	0	0
Pool Finish, Resurface	0	32,761	0	0	0	0	0	0	0	0
Pool Furniture	0	0	11,878	0	0	0	0	0	0	0
Pool Equipment, Geo-Thermal Heat Pumps	0	0	0	33,801	0	0	0	0	0	0
Swimming Pool Total	0	32,761	11,878	33,801	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033
Bldgs, Elevators & Equipment										
Elevator Cab Interiors	0	0	0	0	0	0	0	0	0	0
Elevator Controller Modernization Equipment	0	0	0	163,909	0	0	0	0	0	0
Elevator Controller Modernization Equipment	0	0	0	0	168,826	0	0	0	0	0
Elevator Controller Modernization Equipment	0	0	0	0	0	86,946	0	0	0	0
Elevator Door Modernization Equipment	0	0	0	0	0	0	0	0	0	0
Elevator Emergency Return System	0	0	0	0	0	0	0	0	0	0
Elevator Valve	0	0	0	0	0	0	0	0	0	0
Elevator Valve-Bldg A-3	0	0	0	0	0	0	0	0	0	0
Bldg Restoration/Structural Allowance-Every 10 Yrs Gulf Side	113,000	0	0	0	0	0	0	0	0	0
Bldg Restoration/Structural Allowance-Every 10 Yrs Bay Side	0	142,140	0	0	0	0	0	0	0	0
Bldg Restoration/Structural Allowance-Every 20 Yrs Gulf Side	0	0	0	0	0	0	0	0	0	0
Bldg Restoration/Structural Allowance-Every 20 Yrs Bay Side	0	0	0	0	0	0	0	0	0	0
Laundry, Wash & Dryer, Commercial	0	0	0	0	0	0	0	0	0	0
Electrical Allowance	0	0	0	0	0	0	0	0	31,669	0
Plumbing Allowance	0	0	0	0	0	0	0	30,747	0	0
Windows-Clubhouse	0	0	0	0	0	0	92,360	0	0	0
Renovation Allowance-Clubhouse 1st Floor Interior	0	0	0	0	0	0	0	0	0	39,143
Bldgs, Elevators & Equipment Total	113,000	142,140	0	163,909	168,826	86,946	92,360	30,747	31,669	39,143
Docks/Seawall/Beach Walks										
Beach Walkovers	0	0	0	0	0	0	0	0	0	0
Dock	0	0	0	0	0	0	0	0	0	0
Kayak Racks	0	0	0	0	3,196	0	0	0	0	0
Seawall	0	0	0	0	0	0	0	0	0	0
Seawall, Deferred Maintenance Allowance	0	0	0	0	28,138	0	0	0	0	0
Docks/Seawall/Beach Walks Total	0	0	0	0	31,334	0	0	0	0	0
Water/Sewer										
Water/Sewer/Sprinkler Allowance	14,000	14,420	14,853	15,298	15,757	16,230	16,717	17,218	17,735	18,267
Water/Sewer Total	14,000	14,420	14,853	15,298	15,757	16,230	16,717	17,218	17,735	18,267
Grand Total	397,000	504,652	497,961	235,496	215,917	707,922	125,794	47,965	75,474	57,410

Pooled Cash Flow Plan

Description	Year 11 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Year 16 2039	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043
General Reserve Fund										
Beginning Year Balance	1,977,477	1,630,916	976,097	1,489,100	1,944,566	2,421,812	2,783,195	3,352,985	2,615,811	3,073,085
Annual Reserve Contribution	476,410	482,956	489,592	496,319	503,139	510,053	517,062	524,167	531,370	538,672
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0
Reserve Funds Available	2,453,887	2,113,872	1,465,689	1,985,419	2,447,705	2,931,865	3,300,257	3,877,152	3,147,181	3,611,757
Expenditures										
Roofs	26,878	0	0	0	0	31,160	0	0	0	84,687
Painting	335,979	423,779	0	0	0	17,138	22,466	0	0	0
Paving	0	0	0	30,222	37,440	0	0	0	35,036	0
Swimming Pool	15,046	0	0	46,710	0	105,095	0	0	19,060	0
Bldgs, Elevators & Equipment	473,755	723,047	0	0	0	54,529	0	41,321	85,673	0
Docks/Seawall/Beach Walks	0	0	0	0	37,815	0	0	1,273,069	0	4,980
Water/Sewer	18,815	19,379	19,961	20,559	21,176	21,812	22,466	23,140	23,834	24,549
Total Expenditures	870,473	1,166,205	19,961	97,491	96,431	229,734	44,932	1,337,530	163,603	114,216
Earned Interest	47,502	28,430	43,372	56,638	70,538	81,064	97,660	76,189	89,507	104,926
Ending Year Balance	1,630,916	976,097	1,489,100	1,944,566	2,421,812	2,783,195	3,352,985	2,615,811	3,073,085	3,602,467

Pooled Cash Flow Plan Variables:

Annual Reserve Contribution % Change	1.37%	1.37%	1.37%	1.37%	1.37%	1.37%	1.37%	1.37%	1.37%	1.37%
Inflation Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

(Minimum Plan Balance: \$100000)

Pooled Cash Flow Plan

Description	Year 11 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Year 16 2039	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043
Roofs										
Roof Deck Membrane, Single Ply - A134, A334 (2018)	0	0	0	0	0	0	0	0	0	70,491
Roof Deck Membrane, Single Ply - B522, D123 (2020)	0	0	0	0	0	0	0	0	0	0
Roof Deferred Maintenance Allowance-Bayside	13,439	0	0	0	0	15,580	0	0	0	0
Roof Deferred Maintenance Allowance-Gulfside	13,439	0	0	0	0	15,580	0	0	0	0
Roof, Insul Alum Snap Lock Panel-Bay Carports	0	0	0	0	0	0	0	0	0	0
Roof, Insul Alum Snap Lock Panel-Gulf Carports (excl 2 Hur l	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone-Coated-Clubhouse	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building A1	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building A2	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building A3	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building A4	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building A5	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building B3	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building B4	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building B5	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building B6	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building B7	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building B8	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building C1	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building D1	0	0	0	0	0	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building E1	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building A1	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building A2	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building A3	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building A4	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building A5	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building B3	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building B4	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building B5	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building B6	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building B7	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building B8	0	0	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 11 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Year 16 2039	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043
Roofs										
Roof, Single Ply-Building C1	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building D1	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Building E1	0	0	0	0	0	0	0	0	0	0
Roof, Single Ply-Clubhouse	0	0	0	0	0	0	0	0	0	0
Roof, Deck Material (2018)	0	0	0	0	0	0	0	0	0	14,196
Roof, Deck Material (2020)	0	0	0	0	0	0	0	0	0	0
Roof, Deck Material (2021)	0	0	0	0	0	0	0	0	0	0
Roof, Deck Material (2022)	0	0	0	0	0	0	0	0	0	0
Roofs Total	26,878	0	0	0	0	31,160	0	0	0	84,687
Painting										
Paint Exterior-Gulf Side Bldgs	309,101	0	0	0	0	0	0	0	0	0
Paint Exterior-Bay Side Bldgs	0	388,970	0	0	0	0	0	0	0	0
Paint Exterior-Pool Fence	0	2,972	0	0	0	0	0	0	0	0
Paint Exterior-Gulfside Perimeter Site Walls	12,095	0	0	0	0	0	0	0	0	0
Paint Exterior-Bay Perimeter Site Walls	0	12,458	0	0	0	0	0	0	0	0
Pressure Wash/Paint Touch-Up/Spot Repairs-Gulf Bldgs	14,783	0	0	0	0	17,138	0	0	0	0
Pressure Wash/Paint Touch-Up/Spot Repairs-Bay Bldgs	0	19,379	0	0	0	0	22,466	0	0	0
Painting Total	335,979	423,779	0	0	0	17,138	22,466	0	0	0
Paving										
Asphalt Overlay, 1" Type S-III w/Milling	0	0	0	0	0	0	0	0	0	0
Asphalt Base Replacement & Drainage Corrections	0	0	0	0	0	0	0	0	0	0
Car Stops	0	0	0	0	0	0	0	0	0	0
Pavers-Pathways	0	0	0	0	37,440	0	0	0	0	0
Sealcoat/Stripe/Patch Asphalt Pavement	0	0	0	30,222	0	0	0	0	35,036	0
Paving Total	0	0	0	30,222	37,440	0	0	0	35,036	0
Swimming Pool										
Pool Deck Pavers	0	0	0	0	0	56,902	0	0	0	0
Pool Finish, Resurface	0	0	0	46,710	0	0	0	0	0	0
Pool Furniture	15,046	0	0	0	0	0	0	0	19,060	0
Pool Equipment, Geo-Thermal Heat Pumps	0	0	0	0	0	48,193	0	0	0	0
Swimming Pool Total	15,046	0	0	46,710	0	105,095	0	0	19,060	0

Pooled Cash Flow Plan

Description	Year 11 2034	Year 12 2035	Year 13 2036	Year 14 2037	Year 15 2038	Year 16 2039	Year 17 2040	Year 18 2041	Year 19 2042	Year 20 2043
Bldgs, Elevators & Equipment										
Elevator Cab Interiors	0	0	0	0	0	54,529	0	0	0	0
Elevator Controller Modernization Equipment	0	0	0	0	0	0	0	0	0	0
Elevator Controller Modernization Equipment	0	0	0	0	0	0	0	0	0	0
Elevator Controller Modernization Equipment	0	0	0	0	0	0	0	0	0	0
Elevator Door Modernization Equipment	0	84,438	0	0	0	0	0	0	0	0
Elevator Emergency Return System	0	66,921	0	0	0	0	0	0	0	0
Elevator Valve	0	0	0	0	0	0	0	0	43,112	0
Elevator Valve-Bldg A-3	8,508	0	0	0	0	0	0	0	0	0
Bldg Restoration/Structural Allowance-Every 10 Yrs Gulf Side	151,863	0	0	0	0	0	0	0	0	0
Bldg Restoration/Structural Allowance-Every 10 Yrs Bay Side	0	191,024	0	0	0	0	0	0	0	0
Bldg Restoration/Structural Allowance-Every 20 Yrs Gulf Side	302,381	0	0	0	0	0	0	0	0	0
Bldg Restoration/Structural Allowance-Every 20 Yrs Bay Side	0	380,664	0	0	0	0	0	0	0	0
Laundry, Wash & Dryer, Commercial	11,003	0	0	0	0	0	0	0	0	0
Electrical Allowance	0	0	0	0	0	0	0	0	42,561	0
Plumbing Allowance	0	0	0	0	0	0	0	41,321	0	0
Windows-Clubhouse	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Clubhouse 1st Floor Interior	0	0	0	0	0	0	0	0	0	0
Bldgs, Elevators & Equipment Total	473,755	723,047	0	0	0	54,529	0	41,321	85,673	0
Docks/Seawall/Beach Walks										
Beach Walkovers	0	0	0	0	0	0	0	0	0	0
Dock	0	0	0	0	0	0	0	584,751	0	0
Kayak Racks	0	0	0	0	0	0	0	0	0	4,980
Seawall	0	0	0	0	0	0	0	688,318	0	0
Seawall, Deferred Maintenance Allowance	0	0	0	0	37,815	0	0	0	0	0
Docks/Seawall/Beach Walks Total	0	0	0	0	37,815	0	0	1,273,069	0	4,980
Water/Sewer										
Water/Sewer/Sprinkler Allowance	18,815	19,379	19,961	20,559	21,176	21,812	22,466	23,140	23,834	24,549
Water/Sewer Total	18,815	19,379	19,961	20,559	21,176	21,812	22,466	23,140	23,834	24,549
Grand Total	870,473	1,166,205	19,961	97,491	96,431	229,734	44,932	1,337,530	163,603	114,216

Pooled Cash Flow Plan

Description	Year 21 2044	Year 22 2045	Year 23 2046	Year 24 2047	Year 25 2048	Year 26 2049	Year 27 2050	Year 28 2051	Year 29 2052	Year 30 2053
General Reserve Fund										
	Highest									
Beginning Year Balance	3,602,467	3,484,246	3,188,561	1,654,917	578,023	653,162	955,303	1,312,530	1,581,935	1,181,915
Annual Reserve Contribution	546,074	553,578	561,187	561,187	561,187	561,187	561,187	561,187	561,187	561,187
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0
Reserve Funds Available	4,148,541	4,037,824	3,749,748	2,216,104	1,139,210	1,214,349	1,516,490	1,873,717	2,143,122	1,743,102
Expenditures										
Roofs	84,873	89,845	1,691,581	1,586,671	233,859	167,928	157,660	182,517	516,128	1,156,270
Painting	451,528	569,524	0	0	0	23,032	30,192	0	0	0
Paving	0	0	408,939	40,616	0	0	0	0	47,086	0
Swimming Pool	0	0	0	0	0	66,597	24,145	68,711	0	0
Bldgs, Elevators & Equipment	204,091	256,721	15,687	0	0	0	0	55,532	400,387	353,485
Docks/Seawall/Beach Walks	0	0	0	0	242,754	0	0	0	0	0
Water/Sewer	25,286	26,044	26,825	27,630	28,459	29,313	30,192	31,098	32,031	32,992
Total Expenditures	765,778	942,134	2,143,032	1,654,917	505,072	286,870	242,189	337,858	995,632	1,542,747
Earned Interest	101,483	92,871	48,201	16,836	19,024	27,824	38,229	46,076	34,425	6,011
Ending Year Balance	3,484,246	3,188,561	1,654,917	578,023	653,162	955,303	1,312,530	1,581,935	1,181,915	206,366

Pooled Cash Flow Plan Variables:

Annual Reserve Contribution % Change	1.37%	1.37%	1.37%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Inflation Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest Rate	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
(Minimum Plan Balance: \$100000)										

Pooled Cash Flow Plan

Description	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Roofs										
Roof Deck Membrane, Single Ply - A134, A334 (2018)	0	0	0	0	0	0	0	0	0	0
Roof Deck Membrane, Single Ply - B522, D123 (2020)	0	74,784	0	0	0	0	0	0	0	0
Roof Deferred Maintenance Allowance-Bayside	18,061	0	0	0	0	20,938	0	0	0	0
Roof Deferred Maintenance Allowance-Gulfside	18,061	0	0	0	0	20,938	0	0	0	0
Roof, Insul Alum Snap Lock Panel-Bay Carports	0	0	0	0	0	0	0	0	0	737,621
Roof, Insul Alum Snap Lock Panel-Gulf Carports (excl 2 Hur l	0	0	0	0	0	0	0	0	0	418,649
Roof, Metal Stone-Coated-Clubhouse	0	0	0	0	0	49,518	0	0	0	0
Roof, Metal Stone Coated Mansard-Building A1	0	0	0	0	0	0	0	0	82,210	0
Roof, Metal Stone Coated Mansard-Building A2	0	0	0	0	0	0	0	0	89,790	0
Roof, Metal Stone Coated Mansard-Building A3	0	0	0	0	79,777	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building A4	0	0	0	0	79,777	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building A5	0	0	0	0	0	0	0	0	89,790	0
Roof, Metal Stone Coated Mansard-Building B3	0	0	0	0	0	76,534	0	0	0	0
Roof, Metal Stone Coated Mansard-Building B4	0	0	0	0	74,305	0	0	0	0	0
Roof, Metal Stone Coated Mansard-Building B5	0	0	0	0	0	0	78,830	0	0	0
Roof, Metal Stone Coated Mansard-Building B6	0	0	0	0	0	0	78,830	0	0	0
Roof, Metal Stone Coated Mansard-Building B7	0	0	0	0	0	0	0	81,195	0	0
Roof, Metal Stone Coated Mansard-Building B8	0	0	0	0	0	0	0	0	83,631	0
Roof, Metal Stone Coated Mansard-Building C1	0	0	0	0	0	0	0	101,322	0	0
Roof, Metal Stone Coated Mansard-Building D1	0	0	0	0	0	0	0	0	125,090	0
Roof, Metal Stone Coated Mansard-Building E1	0	0	0	0	0	0	0	0	45,617	0
Roof, Single Ply-Building A1	0	0	0	235,915	0	0	0	0	0	0
Roof, Single Ply-Building A2	0	0	0	281,576	0	0	0	0	0	0
Roof, Single Ply-Building A3	0	0	0	281,576	0	0	0	0	0	0
Roof, Single Ply-Building A4	0	0	273,374	0	0	0	0	0	0	0
Roof, Single Ply-Building A5	0	0	273,374	0	0	0	0	0	0	0
Roof, Single Ply-Building B3	0	0	0	182,644	0	0	0	0	0	0
Roof, Single Ply-Building B4	0	0	0	182,644	0	0	0	0	0	0
Roof, Single Ply-Building B5	0	0	0	182,644	0	0	0	0	0	0
Roof, Single Ply-Building B6	0	0	177,324	0	0	0	0	0	0	0
Roof, Single Ply-Building B7	0	0	177,324	0	0	0	0	0	0	0
Roof, Single Ply-Building B8	0	0	177,324	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 21 2044	Year 22 2045	Year 23 2046	Year 24 2047	Year 25 2048	Year 26 2049	Year 27 2050	Year 28 2051	Year 29 2052	Year 30 2053
Roofs										
Roof, Single Ply-Building C1	0	0	225,349	0	0	0	0	0	0	0
Roof, Single Ply-Building D1	0	0	265,986	0	0	0	0	0	0	0
Roof, Single Ply-Building E1	0	0	51,719	0	0	0	0	0	0	0
Roof, Single Ply-Clubhouse	48,751	0	0	0	0	0	0	0	0	0
Roof, Deck Material (2018)	0	0	0	0	0	0	0	0	0	0
Roof, Deck Material (2020)	0	15,061	0	0	0	0	0	0	0	0
Roof, Deck Material (2021)	0	0	69,807	0	0	0	0	0	0	0
Roof, Deck Material (2022)	0	0	0	239,672	0	0	0	0	0	0
Roofs Total	84,873	89,845	1,691,581	1,586,671	233,859	167,928	157,660	182,517	516,128	1,156,270
Painting										
Paint Exterior-Gulf Side Bldgs	415,406	0	0	0	0	0	0	0	0	0
Paint Exterior-Bay Side Bldgs	0	522,743	0	0	0	0	0	0	0	0
Paint Exterior-Pool Fence	0	3,994	0	0	0	0	0	0	0	0
Paint Exterior-Gulfside Perimeter Site Walls	16,255	0	0	0	0	0	0	0	0	0
Paint Exterior-Bay Perimeter Site Walls	0	16,743	0	0	0	0	0	0	0	0
Pressure Wash/Paint Touch-Up/Spot Repairs-Gulf Bldgs	19,867	0	0	0	0	23,032	0	0	0	0
Pressure Wash/Paint Touch-Up/Spot Repairs-Bay Bldgs	0	26,044	0	0	0	0	30,192	0	0	0
Painting Total	451,528	569,524	0	0	0	23,032	30,192	0	0	0
Paving										
Asphalt Overlay, 1" Type S-III w/Milling	0	0	365,633	0	0	0	0	0	0	0
Asphalt Base Replacement & Drainage Corrections	0	0	0	0	0	0	0	0	0	0
Car Stops	0	0	43,306	0	0	0	0	0	0	0
Pavers-Pathways	0	0	0	0	0	0	0	0	0	0
Sealcoat/Stripe/Patch Asphalt Pavement	0	0	0	40,616	0	0	0	0	47,086	0
Paving Total	0	0	408,939	40,616	0	0	0	0	47,086	0
Swimming Pool										
Pool Deck Pavers	0	0	0	0	0	0	0	0	0	0
Pool Finish, Resurface	0	0	0	0	0	66,597	0	0	0	0
Pool Furniture	0	0	0	0	0	0	24,145	0	0	0
Pool Equipment, Geo-Thermal Heat Pumps	0	0	0	0	0	0	0	68,711	0	0
Swimming Pool Total	0	0	0	0	0	66,597	24,145	68,711	0	0

Pooled Cash Flow Plan

Description	Year 21	Year 22	Year 23	Year 24	Year 25	Year 26	Year 27	Year 28	Year 29	Year 30
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Bldgs, Elevators & Equipment										
Elevator Cab Interiors	0	0	0	0	0	0	0	0	0	0
Elevator Controller Modernization Equipment	0	0	0	0	0	0	0	0	343,189	0
Elevator Controller Modernization Equipment	0	0	0	0	0	0	0	0	0	353,485
Elevator Controller Modernization Equipment	0	0	0	0	0	0	0	0	0	0
Elevator Door Modernization Equipment	0	0	0	0	0	0	0	0	0	0
Elevator Emergency Return System	0	0	0	0	0	0	0	0	0	0
Elevator Valve	0	0	0	0	0	0	0	0	0	0
Elevator Valve-Bldg A-3	0	0	0	0	0	0	0	0	0	0
Bldg Restoration/Structural Allowance-Every 10 Yrs Gulf Side	204,091	0	0	0	0	0	0	0	0	0
Bldg Restoration/Structural Allowance-Every 10 Yrs Bay Side	0	256,721	0	0	0	0	0	0	0	0
Bldg Restoration/Structural Allowance-Every 20 Yrs Gulf Side	0	0	0	0	0	0	0	0	0	0
Bldg Restoration/Structural Allowance-Every 20 Yrs Bay Side	0	0	0	0	0	0	0	0	0	0
Laundry, Wash & Dryer, Commercial	0	0	15,687	0	0	0	0	0	0	0
Electrical Allowance	0	0	0	0	0	0	0	0	57,198	0
Plumbing Allowance	0	0	0	0	0	0	0	55,532	0	0
Windows-Clubhouse	0	0	0	0	0	0	0	0	0	0
Renovation Allowance-Clubhouse 1st Floor Interior	0	0	0	0	0	0	0	0	0	0
Bldgs, Elevators & Equipment Total	204,091	256,721	15,687	0	0	0	0	55,532	400,387	353,485
Docks/Seawall/Beach Walks										
Beach Walkovers	0	0	0	0	191,934	0	0	0	0	0
Dock	0	0	0	0	0	0	0	0	0	0
Kayak Racks	0	0	0	0	0	0	0	0	0	0
Seawall	0	0	0	0	0	0	0	0	0	0
Seawall, Deferred Maintenance Allowance	0	0	0	0	50,820	0	0	0	0	0
Docks/Seawall/Beach Walks Total	0	0	0	0	242,754	0	0	0	0	0
Water/Sewer										
Water/Sewer/Sprinkler Allowance	25,286	26,044	26,825	27,630	28,459	29,313	30,192	31,098	32,031	32,992
Water/Sewer Total	25,286	26,044	26,825	27,630	28,459	29,313	30,192	31,098	32,031	32,992
Grand Total	765,778	942,134	2,143,032	1,654,917	505,072	286,870	242,189	337,858	995,632	1,542,747

Section 5

Photographs



Clubhouse



Clubhouse



Clubhouse Kitchen



Clubhouse Main Room



Clubhouse Office



Clubhouse Office



Clubhouse Restroom, Men's



Clubhouse Restroom, Women's



Clubhouse Storage Loft



Clubhouse Roof, Single Ply



Clubhouse Electrical



Clubhouse A/C Condensing Units



Clubhouse Security Equipment and Wi-Fi



Clubhouse Security Equipment and Wi-Fi



Condo Building A1



Condo Building A1



Condo Building A1



Condo Building A1 1st Floor Walkway



Condo Building A1 3rd Floor Walkway



Condo Building A1 Elevator Cab



Condo Building A1 Elevator Door and Frame



Condo Building A1 Roof



Condo Building A1 Roof



Condo Building A1 Stairwell



Condo Building A2



Condo Building A2



Condo Building A2



Condo Building A3



Condo Building A3



Condo Building A3



Condo Building A4



Condo Building A4



Condo Building A5



Condo Building A5



Condo Building A5



Condo Building B3



Condo Building B3



Condo Building B3



Condo Building B3



Condo Building B3 Mansard Roof



Condo Building B3 Roof



Condo Building B3 Roof



Condo Building B3 Roof Deck



Condo Building B4



Condo Building B4



Condo Building B4



Condo Building B5



Condo Building B5



Condo Building B5



Condo Building B6



Condo Building B7



Condo Building B7



Condo Building B8



Condo Building B8



Condo Building C1



Condo Building C1



Condo Building D1



Condo Building D1



Condo Building D1



Condo Building D1



Condo Building D6



Condo Building E1



Maintenance Building



Maintenance Building



Maintenance Building



Carport Roof Panels - Typical



Carport, 3 Car - Bayside



Carport, 4 Car - Bayside



Carport, 4 Car - Bayside



Carport, 5 Car - Bayside



Carport, 8 Car - Bayside



Carport, 10 Car - Bayside



Carport, 10 Car - Gulfside



Carport, 17 Car - Gulfside



Carport, 21 Car - Bayside



Carport, 22 Car - Bayside



Paving, Asphalt - Bayside



Paving, Asphalt - Bayside



Paving, Asphalt - Bayside



Paving, Asphalt - Bayside



Paving, Asphalt - Bayside



Paving, Asphalt - Gulfside



Paving, Asphalt - Gulfside



Paving, Asphalt - Gulfside



Beach Dunewalks



Beach Dunewalk - North



Beach Dunewalk - Center



Beach Dunewalk - South



Boat Docks



Boat Docks



Rip-Rap



Seawall



Backflow Preventer



Fence - Gulfside Transformers



Mail Cluster Boxes - Clubhouse



Flag Pole - Bayside



Light Fixture, Pagoda



Light Pole



Swimming Pool



Pool Furniture



Pool Fence



Pool Equipment Fence



Pool Equipment



Pool Equipment, Geo-Thermal Heat Pumps



Retaining Wall - Bayside



Retaining Wall - Bayside



Retaining Wall - Bayside



Retaining Wall - Gulfside



Sign, Property Name



Sign, Property Name



Walkway Coating



Site Wall - Bayside



Trash Enclosure - Bayside



Trash Enclosure - Gulfside