

2020 Reserve Study



Tangerine Bay Club Condominium Association, Inc.

340-390 Gulf of Mexico Drive
Longboat Key, Florida 34228

Report No: 6267 Version 2

January 1, 2020 - December 31, 2020



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August 28, 2019

Board of Directors
Tangerine Bay Club Condominium Association, Inc.
340-390 Gulf of Mexico Drive
Longboat Key, Florida 34228

Re: Reserve Study Re-Inspection Report

As authorized, this reserve study re-inspection report has been prepared on the Tangerine Bay Club Condominium Association, Inc. property, located at 340-390 Gulf of Mexico Drive in Longboat Key, Florida. A summary of our recommendations and findings can be found on the next page.

Your report has been divided into sections for easier referencing. This first section titled "**INTRODUCTION**" includes all of your general information such as report definitions, accounting formulas used, statutory requirements, etc.

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.

In this report we have taken two approaches to calculating the 2020 reserve contribution amount. Section three titled "**SCHEDULE**" uses straight line accounting method. This schedule will give you the recommended 2020 straight line contribution amount.

Section four titled "**CASH FLOW**" calculates the annual contribution amount based on a thirty year positive cash flow. The total recommended 2020 contribution amount using this method is based on pooling all of the reserve funds and creating one general reserve fund. For further explanation of these two funding methods, please refer to the "Reserve Study Accounting" page in section 1.

Thank you for allowing my Company the opportunity of serving you and your Association. Upon your review of this report, should there be any questions, please do not hesitate to contact me.

Prepared By,



Dreux Isaac
President

Pooled Cash Flow Plan

Description	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029
General Reserve Fund										
Beginning Year Balance	1,155,613	1,691,072	1,817,508	1,450,261	1,613,215	1,657,891	1,945,848	1,652,322	1,652,803	325,024
Annual Reserve Contribution	598,644	616,603	635,101	654,154	673,779	693,992	714,812	736,256	758,344	781,090
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0
Reserve Funds Available	1,754,257	2,307,675	2,452,609	2,104,415	2,286,994	2,351,883	2,660,660	2,388,578	2,411,147	1,106,114
Expenditures										
Roofs	0	202,298	581,406	197,914	203,852	209,968	657,168	0	0	0
Painting/Waterproofing	30,000	291,555	258,859	68,621	154,195	36,285	55,425	36,896	400,120	318,363
Paving	0	0	66,009	27,644	268,240	101,457	0	0	78,818	0
Mechanical & Electrical	3,343	0	0	0	0	0	158,310	217,412	111,968	0
Elevators	0	0	0	0	0	0	0	75,022	0	0
Misc Building Components	35,250	36,308	76,915	79,222	39,674	48,718	94,665	43,353	1,419,978	558,331
Misc Site Components	27,750	0	54,531	147,849	0	60,395	82,950	411,232	50,883	19,572
Furnishings, Finishes & Equipment	0	0	0	13,126	11,430	5,887	7,946	0	33,823	15,673
Total Expenditures	96,343	530,161	1,037,720	534,376	677,391	462,710	1,056,464	783,915	2,095,590	911,939
Earned Interest	33,158	39,994	35,372	43,176	48,288	56,675	48,126	48,140	9,467	5,825
Ending Year Balance	1,691,072	1,817,508	1,450,261	1,613,215	1,657,891	1,945,848	1,652,322	1,652,803	325,024	200,000
Pooled Cash Flow Plan Variables:										
Annual Reserve Contribution % Change	9.04%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Inflation Rate	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest Rate	2.00%	2.25%	2.50%	2.75%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
(Minimum Plan Balance: \$200000)										

Pooled Cash Flow Plan

Description	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029
Roofs										
Flat Roof										
Roof, Mod Membrane w/Tap Insul Bd-Bldg 340 A	0	0	97,314	0	0	0	0	0	0	0
Roof, Mod Membrane w/Tap Insul Bd-Bldg 340 B	0	0	97,314	0	0	0	0	0	0	0
Roof, Mod Membrane w/Tap Insul Bd-Bldg 350 A	0	0	0	0	0	0	109,528	0	0	0
Roof, Mod Membrane w/Tap Insul Bd-Bldg 350 B	0	0	0	0	0	0	109,528	0	0	0
Roof, Mod Membrane w/Tap Insul Bd-Bldg 350 C	0	0	97,314	0	0	0	0	0	0	0
Roof, Mod Membrane w/Tap Insul Bd-Bldg 360	0	0	97,314	0	0	0	0	0	0	0
Roof, Mod Membrane w/Tap Insul Bd-Bldg 370 A	0	0	0	0	0	0	109,528	0	0	0
Roof, Mod Membrane w/Tap Insul Bd-Bldg 370 B	0	0	0	0	0	0	109,528	0	0	0
Roof, Mod Membrane w/Tap Insul Bd-Bldg 380 A	0	0	0	0	0	0	109,528	0	0	0
Roof, Mod Membrane w/Tap Insul Bd-Bldg 380 B	0	0	0	0	0	0	109,528	0	0	0
Roof, Mod Membrane w/Tap Insul Bd-Cabana Bldg	0	0	0	0	0	0	0	0	0	0
Flat Roof Coating										
Roof Coating-Bldg 340 A	0	0	0	0	0	0	0	0	0	0
Roof Coating-Bldg 340 B	0	0	0	0	0	0	0	0	0	0
Roof Coating-Bldg 350 A	0	0	0	0	0	0	0	0	0	0
Roof Coating-Bldg 350 B	0	0	0	0	0	0	0	0	0	0
Roof Coating-Bldg 350 C	0	0	0	0	0	0	0	0	0	0
Roof Coating-Bldg 360	0	0	0	0	0	0	0	0	0	0
Roof Coating-Bldg 370 A	0	0	0	0	0	0	0	0	0	0
Roof Coating-Bldg 370 B	0	0	0	0	0	0	0	0	0	0
Roof Coating-Bldg 380 A	0	0	0	0	0	0	0	0	0	0
Roof Coating-Bldg 380 B	0	0	0	0	0	0	0	0	0	0
Roof Coating-Cabana Bldg	0	0	0	0	0	0	0	0	0	0

Pooled Cash Flow Plan

Description	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029
Roofs (Continued)										
Tile Roof (Main)										
Roof, Concrete Barrel Tile-Condo Bldg 340 A	0	93,277	0	0	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 340 B	0	93,277	0	0	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 350 A	0	0	96,075	0	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 350 B	0	0	96,075	0	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 350 C	0	0	0	98,957	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 360	0	0	0	98,957	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 370 A	0	0	0	0	101,926	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 370 B	0	0	0	0	101,926	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 380 A	0	0	0	0	0	104,984	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 380 B	0	0	0	0	0	104,984	0	0	0	0
Roof, Concrete Barrel Tile-Guard House	0	15,744	0	0	0	0	0	0	0	0
Tile Roof (Shed)										
Roof, Concrete Barrel Tile-Condo Bldg 340 A	0	0	0	0	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 340 B	0	0	0	0	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 350 A	0	0	0	0	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 350 B	0	0	0	0	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 350 C	0	0	0	0	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 360	0	0	0	0	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 370 A	0	0	0	0	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 370 B	0	0	0	0	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 380 A	0	0	0	0	0	0	0	0	0	0
Roof, Concrete Barrel Tile-Condo Bldg 380 B	0	0	0	0	0	0	0	0	0	0
Roofs Total	0	202,298	581,406	197,914	203,852	209,968	657,168	0	0	0

Pooled Cash Flow Plan

Description	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029
Painting/Waterproofing										
Paint Exterior and Interior-Guard House	0	0	0	0	0	1,507	0	0	0	0
Paint Exterior and Waterproof-Cabana Bldg	0	4,223	0	0	0	0	0	0	5,194	0
Paint Exterior and Waterproof-Condo Bldg 340 A	0	0	0	0	60,215	0	0	0	0	0
Paint Exterior and Waterproof-Condo Bldg 340 B	0	0	0	0	60,215	0	0	0	0	0
Paint Exterior and Waterproof-Condo Bldg 350 A	0	55,105	0	0	0	0	0	0	67,772	0
Paint Exterior and Waterproof-Condo Bldg 350 B	0	55,105	0	0	0	0	0	0	67,772	0
Paint Exterior and Waterproof-Condo Bldg 350 C	0	0	56,758	0	0	0	0	0	0	69,805
Paint Exterior and Waterproof-Condo Bldg 360	0	0	56,758	0	0	0	0	0	0	69,805
Paint Exterior and Waterproof-Condo Bldg 370 A	0	0	56,758	0	0	0	0	0	0	69,805
Paint Exterior and Waterproof-Condo Bldg 370 B	0	0	56,758	0	0	0	0	0	0	69,805
Paint Exterior and Waterproof-Condo Bldg 380 A	0	55,105	0	0	0	0	0	0	67,772	0
Paint Exterior and Waterproof-Condo Bldg 380 B	0	55,105	0	0	0	0	0	0	67,772	0
Paint Exterior Railing, Alum Frame/Glass-Bldg 340 A	0	2,359	0	0	0	0	0	0	2,901	0
Paint Exterior Railing, Alum Frame/Glass-Bldg 340 B	0	2,359	0	0	0	0	0	0	2,901	0
Paint Exterior Railing, Alum Frame/Glass-Bldg 350 A	0	2,359	0	0	0	0	0	0	2,901	0
Paint Exterior Railing, Alum Frame/Glass-Bldg 350 B	0	2,359	0	0	0	0	0	0	2,901	0
Paint Exterior Railing, Alum Frame/Glass-Bldg 350 C	0	2,359	0	0	0	0	0	0	2,901	0
Paint Exterior Railing, Alum Frame/Glass-Bldg 360	0	2,359	0	0	0	0	0	0	2,901	0
Paint Exterior Railing, Alum Frame/Glass-Bldg 370 A	0	2,359	0	0	0	0	0	0	2,901	0
Paint Exterior Railing, Alum Frame/Glass-Bldg 370 B	0	2,359	0	0	0	0	0	0	2,901	0
Paint Exterior Railing, Alum Frame/Glass-Bldg 380 A	0	2,359	0	0	0	0	0	0	2,901	0
Paint Exterior Railing, Alum Frame/Glass-Bldg 380 B	0	2,359	0	0	0	0	0	0	2,901	0
Paint Exterior Railing, Alum Pipe-Condo Bldg 340 A	0	0	0	0	0	0	1,731	0	0	0
Paint Exterior Railing, Alum Pipe-Condo Bldg 340 B	0	0	0	0	0	0	1,731	0	0	0
Paint Exterior Railing, Alum Pipe-Condo Bldg 350 A	0	0	0	0	0	0	1,731	0	0	0
Paint Exterior Railing, Alum Pipe-Condo Bldg 350 B	0	0	0	0	0	0	1,731	0	0	0
Paint Exterior Railing, Alum Pipe-Condo Bldg 350 C	0	0	0	0	0	0	1,731	0	0	0
Paint Exterior Railing, Alum Pipe-Condo Bldg 360	0	0	0	0	0	0	1,731	0	0	0
Paint Exterior Railing, Alum Pipe-Condo Bldg 370 A	0	0	0	0	0	0	1,731	0	0	0
Paint Exterior Railing, Alum Pipe-Condo Bldg 370 B	0	0	0	0	0	0	1,731	0	0	0
Paint Exterior Railing, Alum Pipe-Condo Bldg 380 A	0	0	0	0	0	0	1,731	0	0	0
Paint Exterior Railing, Alum Pipe-Condo Bldg 380 B	0	0	0	0	0	0	1,731	0	0	0
Paint Exterior Railing/Gate-Unit Entry	0	12,422	0	0	0	0	0	0	15,277	0
Paint Interior-Cabana	0	0	0	0	0	0	2,293	0	0	0
Stain Concrete-Condo Bldg Garage Floors	0	0	0	35,839	0	0	0	0	41,548	0
Waterproof Planter Annual Allowance	30,000	30,900	31,827	32,782	33,765	34,778	35,822	36,896	38,003	39,143
Painting/Waterproofing Total	30,000	291,555	258,859	68,621	154,195	36,285	55,425	36,896	400,120	318,363

Pooled Cash Flow Plan

Description	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029
Paving										
Asphalt Overlay, 1" w/Partial Mill-N Driveway & Parking	0	0	0	0	0	29,327	0	0	0	0
Asphalt Overlay, 1" w/Partial Mill-S Driveway & Parking	0	0	0	27,644	0	0	0	0	0	0
Pavers-Driveway & Garage Aprons	0	0	0	0	268,240	0	0	0	0	0
Pavers-Parking	0	0	0	0	0	0	0	0	0	0
Pavers-Pickleball Court Walk	0	0	0	0	0	0	0	0	0	0
Sealer, Clear Coat-Driveway & Garage Aprons	0	0	66,009	0	0	72,130	0	0	78,818	0
Paving Total	0	0	66,009	27,644	268,240	101,457	0	0	78,818	0
Mechanical & Electrical										
Fiber Optic System-Fire/Security/Elev Phones	0	0	0	0	0	0	0	0	0	0
A/C Mini Split Systems-Elevator Equipment Rms	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Cabana Bldg	3,343	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Condo Bldg 340B	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Condo Bldg 350C	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Condo Bldg 360	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Condo Bldg 380B	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Condo Bldgs	0	0	0	0	0	0	0	0	0	0
Fire Alarm Control Panel-Condo Bldgs	0	0	0	0	0	0	0	0	0	0
Fire Alarm Pull Stations-Condo Bldgs	0	0	0	0	0	0	0	0	0	0
Fire Alarm Smoke Detectors-Condo Bldgs	0	0	0	0	0	0	0	0	0	0
Fire Alarm System Upgrades-Condo Bldgs	0	0	0	0	0	0	0	0	0	0
Fire Pump/Motor, Diesel, 750 GPM, 2000 RPM, 140 Hp	0	0	0	0	0	0	0	0	0	0
Generator, Diesel, 75 Kw-Condo Bldg 340 A	0	0	0	0	0	0	52,770	0	0	0
Generator, Diesel, 75 Kw-Condo Bldg 340 B	0	0	0	0	0	0	0	0	0	0
Generator, Nat Gas, 75 Kw-Condo Bldg 350 A	0	0	0	0	0	0	52,770	0	0	0
Generator, Nat Gas, 75 Kw-Condo Bldg 350 B	0	0	0	0	0	0	52,770	0	0	0
Generator, Nat Gas, 75 Kw-Condo Bldg 350 C	0	0	0	0	0	0	0	0	55,984	0
Generator, Nat Gas, 75 Kw-Condo Bldg 360	0	0	0	0	0	0	0	0	55,984	0
Generator, Nat Gas, 75 Kw-Condo Bldg 370 A	0	0	0	0	0	0	0	54,353	0	0
Generator, Nat Gas, 75 Kw-Condo Bldg 370 B	0	0	0	0	0	0	0	54,353	0	0
Generator, Nat Gas, 75 Kw-Condo Bldg 380 A	0	0	0	0	0	0	0	54,353	0	0
Generator, Nat Gas, 75 Kw-Condo Bldg 380 B	0	0	0	0	0	0	0	54,353	0	0
Light Fixture-Bldg Common Walkways	0	0	0	0	0	0	0	0	0	0
Mechanical & Electrical Total	3,343	0	0	0	0	0	158,310	217,412	111,968	0

Pooled Cash Flow Plan

Description	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029
Elevators										
Elevator Cab Refurbishment Allowance	0	0	0	0	0	0	0	37,511	0	0
Elevator Cab Refurbishment Allowance	0	0	0	0	0	0	0	37,511	0	0
Elevator Modernization, 2500# 4 Stop Hydraulic	0	0	0	0	0	0	0	0	0	0
Elevator Modernization, 2500# 4 Stop Hydraulic	0	0	0	0	0	0	0	0	0	0
Elevators Total	0	0	0	0	0	0	0	75,022	0	0
Misc Building Components										
Awning Fabric-Condo Bldg Pthse Walkway	0	0	0	0	0	0	0	0	235,163	0
Awning Frame, Aluminum-Condo Bldg Pthse Walkway	0	0	0	0	0	0	0	0	219,227	0
Ceiling Repairs/Vent Replacement Allowance-Garages	0	0	0	0	0	0	0	0	0	0
Door, Hollow Metal-Common Areas (Annual Allowance)	10,250	10,558	10,874	11,200	11,536	11,883	12,239	12,606	12,984	13,374
Door, Slider-Cabana Kitchen	0	0	0	0	0	0	0	0	0	0
Door, Slider-Guard House	0	0	0	0	0	0	0	0	0	0
Fence, Wood-Privacy Divider	0	0	0	0	0	0	0	0	0	32,408
Fence, Wood-Privacy Divider	0	0	0	0	0	0	52,575	0	0	0
Fence, Wood-Privacy Divider	0	0	0	0	0	7,853	0	0	0	0
Finish, Tile Floor-Condo Bldg 340A/B	0	0	0	0	0	0	0	0	310,634	0
Finish, Tile Floor-Condo Bldg 350A/B/C	0	0	0	0	0	0	0	0	0	479,930
Finish, Tile Floor-Condo Bldg 360	0	0	0	0	0	0	0	0	0	0
Finish, Tile Floor-Condo Bldg 370A/B	0	0	0	0	0	0	0	0	0	0
Finish, Tile Floor-Condo Bldg 380A/B	0	0	0	0	0	0	0	0	0	0
Finish, Tile Floor-Garage Elev Lobbies	0	0	0	0	0	0	0	0	0	0
Finish, Tile-Cabana Floor Area	0	0	0	0	0	0	0	0	0	0
Finish, Tile-Cabana Showers	0	0	0	0	0	0	0	0	0	0
Railing, Alum Gate and Railing-Unit Entrance	0	0	0	0	0	0	0	0	112,603	0
Railing, Alum Pipe Frame & Glass Panel-Balconies	0	0	0	0	0	0	0	0	233,994	0
Railing, Alum Pipe-Condo Bldg Walkways	0	0	0	0	0	0	0	0	263,704	0
Refurbishment Allowance-Guard House	0	0	0	0	0	0	0	0	0	0
Structural/Building Envelope Restoration Allowance	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619
Trash Chute Guillotine-Condo Bldg	0	0	8,248	0	0	0	0	0	0	0
Trash Chute Guillotine-Condo Bldg	0	0	0	8,496	0	0	0	0	0	0
Trash Chute Intake Door/Throat Plate-Condo Bldg	0	0	31,270	0	0	0	0	0	0	0
Trash Chute Intake Door-Condo Bldg	0	0	0	32,208	0	0	0	0	0	0
Trellis, Aluminum-Cabana Bldg	0	0	0	0	0	0	0	0	0	0
Misc Building Components Total	35,250	36,308	76,915	79,222	39,674	48,718	94,665	43,353	1,419,978	558,331

Pooled Cash Flow Plan

Description	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029
Misc Site Components										
Access Control, Video Surveillance System	0	0	0	0	0	45,328	0	0	0	0
Arboretum, Wood-Pool Area	0	0	0	0	0	0	0	0	0	0
Bridge Deck Boards, Pedestrian, PT Wood	0	0	0	0	0	0	20,685	0	0	0
Bridge Structure, Pedestrian, PT Wood	0	0	0	0	0	0	0	0	0	0
Bulkhead, PT Wood-Center Island	0	0	0	0	0	0	0	148,077	0	0
Bulkhead, PT Wood-Pond Perimeter (partial)	0	0	0	0	0	0	0	31,977	0	0
Bulkhead, PT Wood-South Property Line	0	0	0	0	0	0	0	221,377	0	0
Deck Boards, PT Wood-Cabana Bldg	0	0	0	0	0	0	0	9,801	0	0
Deck Structure, PT Wood-Cabana Bldg	0	0	0	0	0	0	0	0	0	0
Irrigation Well	0	0	0	0	0	0	0	0	0	0
Landscaping Allowance	15,000	0	0	16,391	0	0	17,911	0	0	19,572
Light Bollard, Cast Alum Casing-Sidewalks	0	0	54,531	0	0	0	0	0	0	0
Moat Filtration System	0	0	0	0	0	0	0	0	0	0
Pickelball, Chain Link Fence-South	0	0	0	0	0	0	0	0	0	0
Pickleball Court, Resurface-South	0	0	0	0	0	0	6,209	0	0	0
Pier Deck Boards, PT Wood-Bay	0	0	0	0	0	0	0	0	15,847	0
Pier Structure, PT Wood-Bay	0	0	0	0	0	0	0	0	35,036	0
Pool, Tile Trim-Beam Tile	0	0	0	6,018	0	0	0	0	0	0
Pool, Tile Trim-Bullnose @ Waterline, Steps	0	0	0	9,095	0	0	0	0	0	0
Pool, Tile Trim-Waterfalls	0	0	0	6,627	0	0	0	0	0	0
Pool, Exposed Aggregate Finish-130,000 Gal	0	0	0	80,403	0	0	0	0	0	0
Rip-Rap-Moat Perimeter	0	0	0	21,718	0	0	0	0	0	0
Signage Allowance	1,370	0	0	0	0	0	1,636	0	0	0
Sign, Property Name-Entry	0	0	0	0	0	15,067	0	0	0	0
Spa, Tile Trim	0	0	0	1,860	0	0	0	0	0	0
Spa, Exposed Aggregate Finish	0	0	0	5,737	0	0	0	0	0	0
Tennis, Chain Link Fence-North (repairs, paint 2012)	11,380	0	0	0	0	0	0	0	0	0
Tennis Court, Resurface-North (Laykold Acrylic System)	0	0	0	0	0	0	36,509	0	0	0
Trellis, Aluminum-Entry Features	0	0	0	0	0	0	0	0	0	0
Misc Site Components Total	27,750	0	54,531	147,849	0	60,395	82,950	411,232	50,883	19,572

Pooled Cash Flow Plan

Description	Year 1 2020	Year 2 2021	Year 3 2022	Year 4 2023	Year 5 2024	Year 6 2025	Year 7 2026	Year 8 2027	Year 9 2028	Year 10 2029
Furnishings, Finishes & Equipment										
Equip, Fitness, Dumbbell Set	0	0	0	0	0	0	0	0	0	0
Equip, Fitness, Elliptical Crosstrainer	0	0	0	0	0	5,887	0	0	0	0
Equip, Fitness, Recumbent Bike	0	0	0	0	0	0	4,142	0	0	0
Equip, Fitness, Step Machine	0	0	0	0	0	0	3,804	0	0	0
Equip, Fitness, Treadmill	0	0	0	0	5,715	0	0	0	0	0
Equip, Fitness, Treadmill	0	0	0	0	5,715	0	0	0	0	0
Equip, Fitness, Weight Machine, Multi-Station	0	0	0	0	0	0	0	0	0	0
Equip, Fitness, Weight Machine, Leg Press/Leg Ext	0	0	0	0	0	0	0	0	0	0
Equip, AED	0	0	0	13,126	0	0	0	0	0	15,673
Furniture, Outdoor, Replace-Pool Area	0	0	0	0	0	0	0	0	33,823	0
Furnishings, Finishes & Equipment Total	0	0	0	13,126	11,430	5,887	7,946	0	33,823	15,673
Grand Total	96,343	530,161	1,037,720	534,376	677,391	462,710	1,056,464	783,915	2,095,590	911,939