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Bluegreen Resort 66-2015

EXECUTIVE SUMMARY REPORT

Analysis 1-2015
1/01/2015 - 12/31/2015

Item	Total Current Replacement Cost on 1/01/2015	Average Estimated Useful Life on 1/01/2015	Average Remaining Useful Life on 1/01/2015	Estimated Fund Balances on 1/01/2015	2015 Proposed Reserve Funding	2015 Assigned Interest Earned	2015 Projected Expenses	Estimated Fund Balances on 12/31/2015
Capital Improvements	551,663	14.86	6.33	47,306	47,090	13	81,135	13,273
Interior	846,526	14.20	4.37	181,868	144,462	16	311,920	14,425
Painting	109,470	6.00	5.00	0	1,034	1	0	1,035
Pavement	8,176	25.00	2.00	0	373	0	0	373
Roof	162,383	26.00	15.00	0	5,213	7	0	5,220
Totals:	1,678,218			229,174	198,172	37	393,055	34,326

Rounding May Cause Small Variances When Comparing Reports

Bluegreen Resort 66-2015

PROJECT DEFINITION REPORT

8/21/2014

Project Information

Project: Bluegreen Resort 66-2015
Address: 6600 Gulf Drive
City: Holmes Beach
State: FL
Zip: 34217-0000

Project Date: 1/01/1988
Number of Phases: 0
Number of Units: 28
Number of Models: 0

Property Description

The subject property is known as Bluegreen Resort 66 and is located at 6600 Gulf Drive in Holmes Beach, Florida. The subject property includes one 2-story building that contains 4 studio units and 24 one bedroom units.

The residential building is a concrete block structure with a combination of painted stucco and fiber cement siding on the exterior walls. The roofs are low slope membrane with a stone ballast.

Recreational improvements include a pool area including a swimming pool, spa, and barbecue grills. Site improvements include asphalt paved parking, fencing, and a monument sign at the entry into the project.

The association improvements were considered to be in average condition during the site visit conducted on April 17, 2014

Bluegreen Resort 66-2015

ANALYSIS DEFINITION REPORT

Analysis 1-2015

Project Information

Project: Bluegreen Resort 66-2015
Address: 6600 Gulf Drive
City: Holmes Beach
State: FL
Zip: 34217-0000

Project Date: 1/01/1988
Analysis Date: 1/01/2015
Number of Phases: 0
Number of Units: 28
Number of Models: 0

Analysis Parameters

Rate of Inflation: 3%
Rate of Return on Investment: 1%
Beginning Funds: 229,174.00
Loan/Special Assessment No

Deferred Expenditures: No
Contingency: 0%
Contingency Time: None

Annual Contribution Factors

		2025:	0%
2016:	2%	2026:	0%
2017:	2%	2027:	0%
2018:	2%	2028:	0%
2019:	2%	2029:	0%
2020:	2%	2030:	0%
2021:	2%	2031:	0%
2022:	2%	2032:	0%
2023:	0%	2033:	0%
2024:	0%	2034:	0%

Additional Analysis Information

Analysis 1 - 2015 indicates our recommended contributions into the Resort 66 reserve funds and our recommended annual contribution increases based on the above stated parameters. The analysis reporting period utilized is 20 years. The return on reserve funds invested is currently projected at approximately 1%. The inflation rate estimated for reserve components is 3% per year. The beginning reserve balance projected for January 1, 2015 is \$229,174 based on information provided by property management.

The 2015 budgeted annual reserve funding of \$149,000 (\$102.34/Unit Week based on 1,456 unit weeks) does not adequately fund the reserve throughout the analysis period. We recommend that the 2014 contribution be increased by 33% in 2015 to \$198,170 and subsequent increases of 2% between 2016 - 2022. The lowest reserve beginning balance under this scenario is \$34,331 in 2016.

Bluegreen Resort 66-2015

CASHFLOW SUMMARY PROJECTIONS

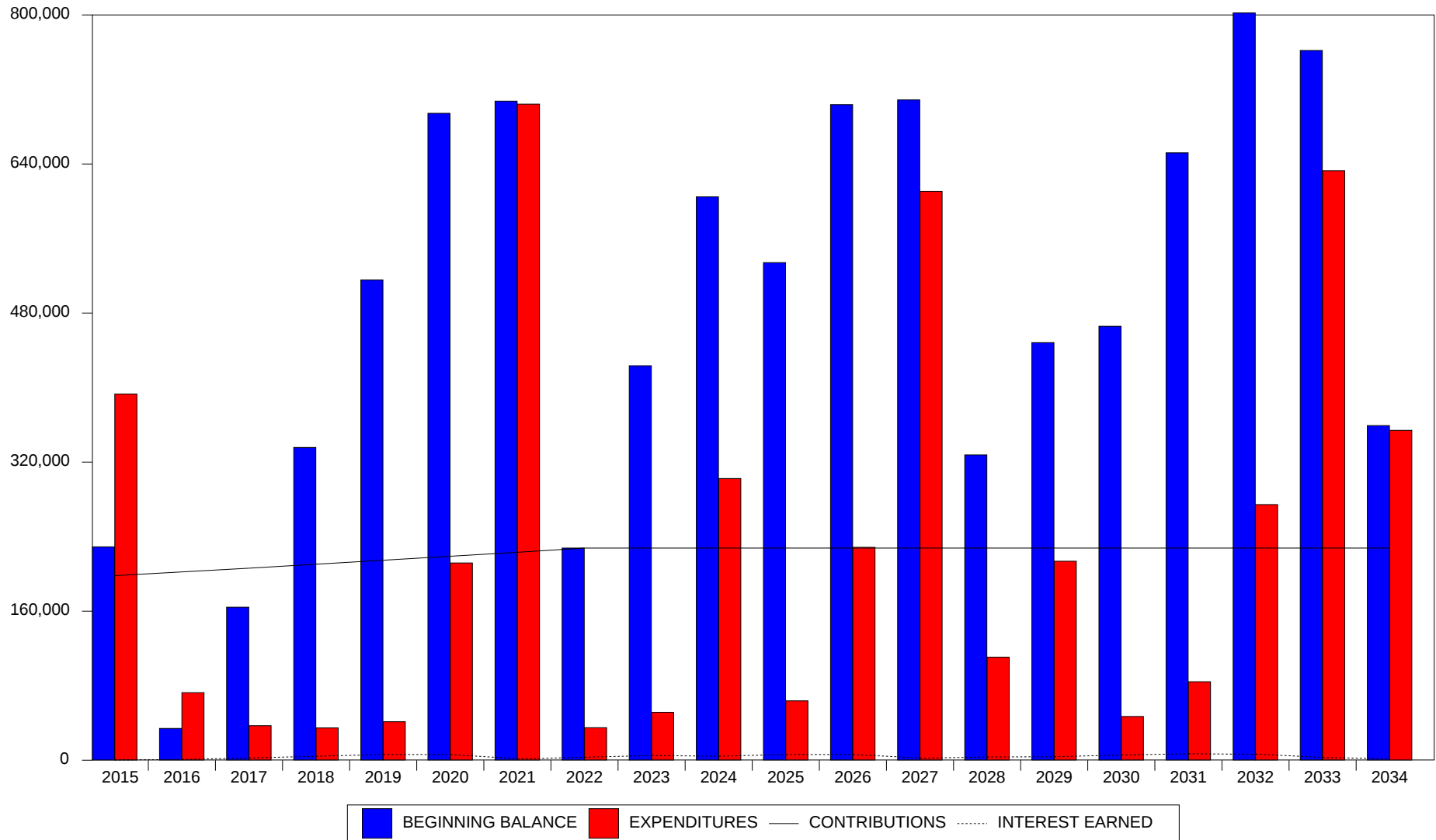
Analysis 1-2015

Year	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
2015	229,174.00	198,170.00	44.43	393,057.00	34,331.43
2016	34,331.43	202,133.40	734.28	72,730.00	164,469.11
2017	164,469.11	206,176.07	2,397.40	37,240.00	335,802.58
2018	335,802.58	210,299.59	4,165.37	34,740.00	515,527.54
2019	515,527.54	214,505.58	5,925.51	41,463.00	694,495.63
2020	694,495.63	218,795.69	6,035.84	211,764.00	707,563.16
2021	707,563.16	223,171.60	1,436.84	704,228.00	227,943.60
2022	227,943.60	227,635.03	3,172.92	35,090.00	423,661.55
2023	423,661.55	227,635.03	4,974.00	51,452.00	604,818.58
2024	604,818.58	227,635.03	4,272.36	302,480.00	534,245.97
2025	534,245.97	227,635.03	5,959.99	63,848.00	703,992.99
2026	703,992.99	227,635.03	6,008.45	228,771.00	708,865.47
2027	708,865.47	227,635.03	2,221.64	610,743.00	327,979.14
2028	327,979.14	227,635.03	3,419.00	110,621.00	448,412.17
2029	448,412.17	227,635.03	3,593.42	213,685.00	465,955.62
2030	465,955.62	227,635.03	5,443.43	46,999.00	652,035.08
2031	652,035.08	227,635.03	6,935.79	84,466.00	802,139.90
2032	802,139.90	227,635.03	6,534.67	274,514.00	761,795.60
2033	761,795.60	227,635.03	2,802.91	632,957.00	359,276.54
2034	359,276.54	227,635.03	1,286.78	354,250.00	233,948.35
Totals:		4,432,507.32	77,365.03	4,505,098.00	

Bluegreen Resort 66-2015

CASHFLOW PROJECTIONS GRAPH

Analysis 1-2015



PROJECTED EXPENDITURES BY CATEGORY

Bluegreen Resort 66-2015 - Analysis 1-2015

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
C-Building Exterior Renovation						11,448				89,476
C-Fire/Life Safety	30,800									
C-Furn./Equip.	3,815	12,709				33,485				
C-Grounds		2,245		2,382		2,527		2,682		2,845
C-HVAC	11,760	12,113	17,339	12,850	13,236	13,633	14,046	14,468	18,327	15,349
C-Interior Finishes-Common	2,841	10,217				921	1,766			
C-Lighting					4,048					
C-Maintenance	10,583	10,900	11,227	11,564	11,911	12,268	12,640	13,019	13,410	13,812
C-Mechanical						4,044			19,715	
C-Pool Area	21,337	20,426		3,573	12,268	1,895	31,660			
C-Security										28,713
I-Appliances							65,616			
I-Artwork	21,800									
I-Bedding	20,623	4,120		4,371		4,637	30,959	4,921		5,221
I-Cabinets	31,125						74,989			
I-Case Goods	99,408						8,202			
I-Countertops							21,482			
I-Doors							46,035			
I-Entertainment							43,761			
I-Flooring	12,688						130,867			
I-Lighting-Décor.							9,426			
I-Lighting-Hardwire	13,353						9,582			
I-Mirrors	3,815									
I-Paint	77,172						56,893			
I-Plumbing	17,549						17,935			
I-Upholstery							92,957			
I-Walls							18,227			
I-Window Treatments	14,388						17,185			

PROJECTED EXPENDITURES BY CATEGORY

Bluegreen Resort 66-2015 - Analysis 1-2015

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Painting						126,906				
Pavement			8,674							
Roof										147,064
Totals	393,057	72,730	37,240	34,740	41,463	211,764	704,228	35,090	51,452	302,480

PROJECTED EXPENDITURES BY CATEGORY

Bluegreen Resort 66-2015 - Analysis 1-2015

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
C-Building Exterior Renovation					130,626					139,888
C-Furn./Equip.	5,129					2,548	19,806	45,053		
C-Grounds		3,019		3,202	8,246	3,397		3,604		3,824
C-HVAC	15,809	16,283	16,772	17,275	21,883	18,327	18,877	19,443	20,027	20,627
C-Interior Finishes-Common		1,100	2,108					1,313	4,837	32,253
C-Lighting		13,961								6,309
C-Maintenance	14,227	14,653	15,093	15,546	16,012	16,493	16,987	17,497	18,022	18,563
C-Mechanical		22,639							26,495	
C-Pool Area	28,683				36,918		28,796		44,438	
C-Security										38,588
I-Appliances									93,553	
I-Artwork			31,091							
I-Bedding		5,539	48,533	36,170		6,234		6,613	44,141	7,016
I-Case Goods			104,463	38,428					11,694	
I-Countertops									25,986	
I-Entertainment			21,964						62,403	
I-Flooring			18,095						21,606	
I-Lighting-Décor.									13,439	
I-Lighting-Hardwire			19,043						8,167	
I-Mirrors			5,441							
I-Paint			110,062						81,116	
I-Plumbing			86,565							
I-Upholstery			110,994						132,532	
I-Window Treatments			20,519						24,501	
Painting		151,577						180,991		
Roof										87,182
Totals	63,848	228,771	610,743	110,621	213,685	46,999	84,466	274,514	632,957	354,250

PROJECTED EXPENDITURES
Bluegreen Resort 66-2015 - Analysis 1-2015

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
A/C AHU-HK Area-3 Ton			1,995							
A/C Cond. Unit-HK Area-3 Ton			2,868						3,425	
A/C Split System Replacement-Villas	11,760	12,113	12,476	12,850	13,236	13,633	14,046	14,468	14,902	15,349
Appliance Package-1 BR							56,242			
Appliance Package-Studio							9,374			
Armoire-MBR-1 BR	18,312									
Artwork-1 BR	19,620									
Artwork-2 BR	2,180									
Bed Package (King)-1 BR							19,216			
Bench-BR-1 BR							15,623			
Cabinets-Bathroom-1 BR	28,945									
Cabinets-Bathroom-Studio	2,180									
Cabinets-Kitchen-1 BR							62,491			
Cabinets-Kitchen-Studio							12,498			
Capital Improvements 2016		20,426								
Carpet-1 BR	12,688						15,154			
Chairs-Dining Chair Reuph.-1 BR							6,249			
Chairs-Dining Chair Reuph.-Studio							1,042			
Chairs-Dining-1 BR	13,080									
Chairs-Dining-Studio	2,180									
Check In Lobby Bath Renovation	1,363									
Computer Equipment	1,635					1,895				
Countertops-Kitchen-1 BR							19,529			
Countertops-Kitchen-Studio							1,953			
Door Replacement-Exterior										49,792
Doors-Closet-1 BR							19,789			
Doors-Closet-Studio							1,666			
Doors-Interior-1 BR							21,247			

PROJECTED EXPENDITURES
Bluegreen Resort 66-2015 - Analysis 1-2015

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Doors-Interior-Studio							3,333			
Dresser-MBR-1 BR	10,464									
Entry Door Lock System										28,713
Fire Alarm System Modernization	30,800									
Fixtures- Kitchen Sink Faucet-1 BR	5,232									
Fixtures- Kitchen Sink Faucet-Studio	872									
Fixtures- Kitchen Sink-1 BR	9,810									
Fixtures- Kitchen Sink-Studio	1,635									
Fixtures-Bath Sink Faucets-1 BR							6,510			
Fixtures-Bath Sink Faucets-Studio							1,042			
Fixtures-Bath Sinks-1 BR							8,951			
Fixtures-Bath Sinks-Studio							1,432			
Floor Lamps-1 BR							2,500			
Floor Lamps-Studio							417			
Fluorescent Light Fixtures-1 BR							2,604			
Fluorescent Light Fixtures-Studio							1,250			
Grills-Gas-Pool Area		2,245		2,382		2,527		2,682		2,845
Gutters/Downspouts-Residential Bldg.										4,375
Headboard (King)-1 BR	11,903									
Laundry Equip.-Comm. Dryer-75 Lbs.		4,210								
Laundry Equip.-Comm. Washer-35 Lbs.		8,499								
Laundry Equip.-Guest Laundry Room	2,180									
Lighting-2nd Floor Spot Lights					1,840					
Lighting-Exterior Exit/Emerg. Lighting					2,208					
Lounge Chairs-LR-Studio							2,604			
Loveseats-LR-1 BR							21,872			
Mattress (King)-1 BR							10,311			
Mattress (Queen)-Studio							1,432			

PROJECTED EXPENDITURES
Bluegreen Resort 66-2015 - Analysis 1-2015

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Mattress Liners		4,120		4,371		4,637		4,921		5,221
Mirrors-Vanity-1 BR	3,270									
Mirrors-Vanity-Studio	545									
Misc. Maintenance Items	10,583	10,900	11,227	11,564	11,911	12,268	12,640	13,019	13,410	13,812
Murphy Beds-Studio	8,720									
Office Renovations		10,217								
Paint-Ceiling/Trim/Doors-1 BR	26,422									
Paint-Ceiling/Trim/Doors-Studio	3,117									
Paint-Interior-Check In Lobby	1,478						1,766			
Paint-Interior-Guest Laundry						921				
Paint-Walls-1 BR	43,164						51,555			
Paint-Walls-Studio	4,469						5,338			
Paint/Waterproof-Exterior Corridors						11,658				
Paint/Waterproof-Pool Equipment Bldg.						10,392				
Paint/Waterproof-Residential Bldg.						104,856				
Pavement-Asphalt Overlay			8,674							
Pavers-2nd Floor Sun Deck						11,448				
Phone System									19,715	
Pool Furniture	21,337									
Pool Heater-Swimming Pool-400,000 BTU					6,134					
Pool Resurface							14,100			
Pool-ADA Lift							11,944			
Pool/Spa Filter-DE Filter				3,573						
Pool/Spa Pumps							4,180			
Roof-Membrane/Stone Ballast-Residential Bldg.										142,689
Safes-Digital-1 BR							7,030			
Safes-Digital-Studio							1,172			
Shower Surround-1 BR							15,623			

PROJECTED EXPENDITURES
Bluegreen Resort 66-2015 - Analysis 1-2015

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Shower Surround-Studio							2,604			
Shower Tower-Exterior-Pool Area						1,895				
Sofa Sleepers-LR-1 BR							39,057			
Sofa Sleepers-LR-Studio							6,510			
Spa Heater-400,000 BTU					6,134					
Spa Resurface							1,436			
Table Lamps-1 BR							6,249			
Table Lamps-Studio							260			
Tables-Cocktail-LR-1 BR	13,080									
Tables-Cocktail-LR-Studio	2,180									
Tables-Dining-1 BR	13,080									
Tables-Dining-Studio	2,180									
Tables-End Table-LR-1 BR	7,848									
Tables-End Table-LR-Studio	1,308									
Tables-Nightstand-BR-1 BR	15,696									
Telephone System/Switch (PBX)						31,590				
Television Armoire-LR-1 BR							25,367			
Televisions-LR-1 BR							15,766			
Televisions-LR-Studio							2,628			
Tile Floor-1 BR							98,424			
Tile Floor-Studio							17,289			
Vanity Light Fixtures (Bath)-1 BR	13,353									
Wall Sconce Light Fixtures-1 BR							5,728			
Water Heaters-Guest Laundry/BOH Laundry						4,044				
Window Replacement-Residential Bldg.										39,684
Window Treatments-1 BR	13,080						15,623			

PROJECTED EXPENDITURES
Bluegreen Resort 66-2015 - Analysis 1-2015

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Window Treatments-Studio	1,308						1,562			
Totals	393,057	72,730	37,240	34,740	41,463	211,764	704,228	35,090	51,452	302,480

PROJECTED EXPENDITURES
Bluegreen Resort 66-2015 - Analysis 1-2015

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
A/C Cond. Unit-HK Area-3 Ton					4,090					
A/C Split System Replacement-Villas	15,809	16,283	16,772	17,275	17,793	18,327	18,877	19,443	20,027	20,627
Appliance Package-1 BR									80,188	
Appliance Package-Studio									13,365	
Armoire-MBR-1 BR			26,116							
Artwork-1 BR			27,982							
Artwork-2 BR			3,109							
Bed Bases (King)-1 BR			3,358							
Bed Package (King)-1 BR			22,945						27,398	
Bench-BR-1 BR			18,654						22,274	
Boxspring (King)-1 BR			8,208							
Cabinets/Counters-Check In Lobby										5,162
Carpet-1 BR			18,095						21,606	
Chairs-Dining Chair Reuph.-1 BR			7,462						8,910	
Chairs-Dining Chair Reuph.-Studio			1,244						1,485	
Chairs-Dining-1 BR			18,654							
Chairs-Dining-Studio			3,109							
Check In Lobby Bath Renovation									2,320	
Computer Equipment	2,198					2,548				
Countertops-Bathroom-1 BR									22,274	
Countertops-Bathroom-Studio									3,712	
Dresser-MBR-1 BR				15,371						
Entry Door Lock System										38,588
Fixtures- Kitchen Sink Faucet-1 BR			7,462							
Fixtures- Kitchen Sink Faucet-Studio			1,244							
Fixtures- Kitchen Sink-1 BR			13,991							
Fixtures- Kitchen Sink-Studio			2,332							
Floor Lamps-1 BR									3,564	

PROJECTED EXPENDITURES
Bluegreen Resort 66-2015 - Analysis 1-2015

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Floor Lamps-Studio									594	
Flooring-Tile-Check In Lobby										6,481
Flooring-Tile-Guest Lobby										3,212
Grills-Gas-Pool Area		3,019		3,202		3,397		3,604		3,824
Headboard (King)-1 BR				17,485						
Laundry Equip.-Comm. Dryer-75 Lbs.							6,561			
Laundry Equip.-Comm. Washer-35 Lbs.							13,245			
Laundry Equip.-Guest Laundry Room	2,931									
Lighting-2nd Floor Spot Lights										2,868
Lighting-Exterior Exit/Emerg. Lighting										3,441
Lighting-Exterior Sconces		13,961								
Lounge Chairs-LR-Studio			3,109						3,712	
Loveseats-LR-1 BR			26,116						31,184	
Mattress (King)-1 BR			12,312						14,701	
Mattress (Queen)-Studio			1,710						2,042	
Mattress Liners		5,539		5,876		6,234		6,613		7,016
Mirrors-Vanity-1 BR			4,664							
Mirrors-Vanity-Studio			777							
Misc. Maintenance Items	14,227	14,653	15,093	15,546	16,012	16,493	16,987	17,497	18,022	18,563
Murphy Beds-Studio				12,809						
Office Renovations										17,398
Paint-Ceiling/Trim/Doors-1 BR			37,682							
Paint-Ceiling/Trim/Doors-Studio			4,446							
Paint-Interior-Check In Lobby			2,108						2,517	
Paint-Interior-Guest Laundry		1,100						1,313		
Paint-Walls-1 BR			61,560						73,506	
Paint-Walls-Studio			6,374						7,610	
Paint/Waterproof-Exterior Corridors		13,924						16,626		

PROJECTED EXPENDITURES
Bluegreen Resort 66-2015 - Analysis 1-2015

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Paint/Waterproof-Pool Equipment Bldg.		12,412						14,821		
Paint/Waterproof-Residential Bldg.		125,241						149,544		
Phone System									26,495	
Pool Deck-Pavers									38,869	
Pool Furniture	28,683									
Pool Heater-Swimming Pool-400,000 BTU					8,246					
Pool Re-Tile							6,255			
Pool Resurface							18,949			
Pool-ADA Lift					15,130					
Pool/Spa Filter-DE Filter									5,569	
Pool/Spa Pumps					5,296					
Railings-Exterior Corridors					130,626					
Roof-Metal Mansard-Residential Bldg.										75,711
Roof-Metal-Entry Gazebo										2,868
Roof-Metal-Pool Equipment Bldg.										8,603
Safes-Digital-1 BR									10,023	
Safes-Digital-Studio									1,671	
Siding-Fiber Cement-Pool Equipment Bldg.										9,666
Siding-Fiber Cement-Residential Bldg.										130,222
Sign Refurbishment-Entry Monument					8,246					
Sofa Sleepers-LR-1 BR			46,636						55,686	
Sofa Sleepers-LR-Studio			7,773						9,281	
Spa Heater-400,000 BTU					8,246					
Spa Re-Tile							1,662			
Spa Resurface							1,930			
Table Lamps-1 BR									8,910	
Table Lamps-Studio									371	
Tables-Cocktail-LR-1 BR			18,654							

PROJECTED EXPENDITURES
Bluegreen Resort 66-2015 - Analysis 1-2015

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Tables-Cocktail-LR-Studio			3,109							
Tables-Dining-1 BR			18,654							
Tables-Dining-Studio			3,109							
Tables-End Table-LR-1 BR			11,193							
Tables-End Table-LR-Studio			1,865							
Tables-Nightstand-BR-1 BR				23,057						
Telephone System/Switch (PBX)								45,053		
Television Armoire-LR-1 BR									36,178	
Televisions-LR-1 BR			18,826						22,479	
Televisions-LR-Studio			3,138						3,746	
Toilets-1 BR			20,015							
Toilets-Studio			3,202							
Tubs-Standard-1 BR			33,034							
Tubs-Standard-Studio			5,285							
Vanity Light Fixtures (Bath)-1 BR			19,043							
Wall Sconce Light Fixtures-1 BR									8,167	
Water Heaters-119 Gallons		22,639								
Window Treatments-1 BR			18,654						22,274	
Window Treatments-Studio			1,865						2,227	
Totals	63,848	228,771	610,743	110,621	213,685	46,999	84,466	274,514	632,957	354,250

Bluegreen Resort 66-2015

ACCOUNTANT'S REPORT

Analysis 1-2015

1/01/2015 - 12/31/2015

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2015 Contribution Requirement	2015 Assigned Interest Earned	2015 Funding Requirement
A/C AHU-HK Area-3 Ton	02/00	1,995	0	82	0	82
A/C Cond. Unit-HK Area-3 Ton	02/00	2,868	0	99	0	99
A/C Split System Replacement-Villas	00/00	11,760	6,857	4,903	0	4,903
Appliance Package-1 BR	06/00	56,242	0	1,399	2	1,401
Appliance Package-Studio	06/00	9,374	0	233	0	233
Armoire-MBR-1 BR	00/00	18,312	10,677	7,635	0	7,635
Artwork-1 BR	00/00	19,620	11,440	8,180	0	8,180
Artwork-2 BR	00/00	2,180	1,271	909	0	909
Bed Bases (King)-1 BR	12/00	3,358	0	22	0	22
Bed Package (King)-1 BR	06/00	19,216	0	222	0	222
Bench-BR-1 BR	06/00	15,623	0	180	0	180
Boxspring (King)-1 BR	12/00	8,208	0	76	0	76
Cabinets-Bathroom-1 BR	00/00	28,945	16,877	12,068	0	12,068
Cabinets-Bathroom-Studio	00/00	2,180	1,271	909	0	909
Cabinets-Kitchen-1 BR	06/00	62,491	0	1,312	2	1,314
Cabinets-Kitchen-Studio	06/00	12,498	0	262	0	262
Capital Improvements 2016	01/00	20,426	0	925	1	926
Carpet-1 BR	00/00	12,688	7,398	5,290	0	5,290
Chairs-Dining Chair Reuph.-1 BR	06/00	6,249	0	0	0	0
Chairs-Dining Chair Reuph.-Studio	06/00	1,042	0	0	0	0
Chairs-Dining-1 BR	00/00	13,080	7,626	5,454	0	5,454

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Analysis 1-2015

1/01/2015 - 12/31/2015

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2015 Contribution Requirement	2015 Assigned Interest Earned	2015 Funding Requirement
Chairs-Dining-Studio	00/00	2,180	1,271	909	0	909
Check In Lobby Bath Renovation	00/00	1,363	794	568	0	568
Computer Equipment	00/00	1,635	953	682	0	682
Countertops-Bathroom-1 BR	18/00	22,274	0	147	0	147
Countertops-Bathroom-Studio	18/00	3,712	0	25	0	25
Countertops-Kitchen-1 BR	06/00	19,529	0	410	1	411
Countertops-Kitchen-Studio	06/00	1,953	0	41	0	41
Door Replacement-Exterior	09/00	49,792	0	1,265	2	1,267
Doors-Closet-1 BR	06/00	19,789	0	748	1	749
Doors-Closet-Studio	06/00	1,666	0	63	0	63
Doors-Interior-1 BR	06/00	21,247	0	803	1	804
Doors-Interior-Studio	06/00	3,333	0	126	0	126
Dresser-MBR-1 BR	00/00	10,464	6,101	4,363	0	4,363
Entry Door Lock System	09/00	28,713	0	133	0	133
Fire Alarm System Modernization	00/00	30,800	17,958	12,842	0	12,842
Fixtures- Kitchen Sink Faucet-1 BR	00/00	5,232	3,051	2,181	0	2,181
Fixtures- Kitchen Sink Faucet-Studio	00/00	872	508	364	0	364
Fixtures- Kitchen Sink-1 BR	00/00	9,810	5,720	4,090	0	4,090
Fixtures- Kitchen Sink-Studio	00/00	1,635	953	682	0	682
Fixtures-Bath Sink Faucets-1 BR	06/00	6,510	0	195	0	195
Fixtures-Bath Sink Faucets-Studio	06/00	1,042	0	31	0	31

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1/01/2015 - 12/31/2015

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2015 Contribution Requirement	2015 Assigned Interest Earned	2015 Funding Requirement
Fixtures-Bath Sinks-1 BR	06/00	8,951	0	268	0	268
Fixtures-Bath Sinks-Studio	06/00	1,432	0	43	0	43
Floor Lamps-1 BR	06/00	2,500	0	79	0	79
Floor Lamps-Studio	06/00	417	0	13	0	13
Fluorescent Light Fixtures-1 BR	06/00	2,604	0	98	0	98
Fluorescent Light Fixtures-Studio	06/00	1,250	0	47	0	47
Grills-Gas-Pool Area	01/00	2,245	0	52	0	52
Gutters/Downspouts-Residential Bldg.	09/00	4,375	0	111	0	111
Headboard (King)-1 BR	00/00	11,903	6,940	4,963	0	4,963
Laundry Equip.-Comm. Dryer-75 Lbs.	01/00	4,210	0	183	0	183
Laundry Equip.-Comm. Washer-35 Lbs.	01/00	8,499	0	357	0	357
Laundry Equip.-Guest Laundry Room	00/00	2,180	1,271	909	0	909
Lighting-2nd Floor Spot Lights	04/00	1,840	0	62	0	62
Lighting-Exterior Exit/Emerg. Lighting	04/00	2,208	0	75	0	75
Lighting-Exterior Sconces	11/00	13,961	0	172	0	172
Lounge Chairs-LR-Studio	06/00	2,604	0	17	0	17
Loveseats-LR-1 BR	06/00	21,872	0	144	0	144
Mattress (King)-1 BR	06/00	10,311	0	159	0	159
Mattress (Queen)-Studio	06/00	1,432	0	22	0	22
Mattress Liners	01/00	4,120	0	95	0	95
Mirrors-Vanity-1 BR	00/00	3,270	1,907	1,363	0	1,363

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1/01/2015 - 12/31/2015

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2015 Contribution Requirement	2015 Assigned Interest Earned	2015 Funding Requirement
Mirrors-Vanity-Studio	00/00	545	318	227	0	227
Misc. Maintenance Items	00/00	10,583	6,170	4,412	0	4,412
Murphy Beds-Studio	00/00	8,720	5,084	3,636	0	3,636
Office Renovations	01/00	10,217	0	442	1	443
Paint-Ceiling/Trim/Doors-1 BR	00/00	26,422	15,405	11,016	0	11,016
Paint-Ceiling/Trim/Doors-Studio	00/00	3,117	1,818	1,300	0	1,300
Paint-Interior-Check In Lobby	00/00	1,478	862	616	0	616
Paint-Interior-Guest Laundry	05/00	921	0	25	0	25
Paint-Walls-1 BR	00/00	43,164	25,167	17,997	0	17,997
Paint-Walls-Studio	00/00	4,469	2,606	1,863	0	1,863
Paint/Waterproof-Exterior Corridors	05/00	11,658	0	90	0	90
Paint/Waterproof-Pool Equipment Bldg.	05/00	10,392	0	137	0	137
Paint/Waterproof-Residential Bldg.	05/00	104,856	0	807	1	808
Pavement-Asphalt Overlay	02/00	8,674	0	373	0	373
Pavers-2nd Floor Sun Deck	05/00	11,448	0	397	1	398
Phone System	08/00	19,715	0	182	0	182
Pool Deck-Pavers	18/00	38,869	0	179	0	179
Pool Furniture	00/00	21,337	12,441	8,896	0	8,896
Pool Heater-Swimming Pool-400,000 BTU	04/00	6,134	0	170	0	170
Pool Re-Tile	16/00	6,255	0	58	0	58
Pool Resurface	06/00	14,100	0	260	0	260

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1/01/2015 - 12/31/2015

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2015 Contribution Requirement	2015 Assigned Interest Earned	2015 Funding Requirement
Pool-ADA Lift	06/00	11,944	0	138	0	138
Pool/Spa Filter-DE Filter	03/00	3,573	0	132	0	132
Pool/Spa Pumps	06/00	4,180	0	48	0	48
Railings-Exterior Corridors	14/00	130,626	0	2,655	3	2,658
Roof-Membrane/Stone Ballast-Residential Bldg.	09/00	142,689	0	3,625	5	3,630
Roof-Metal Mansard-Residential Bldg.	19/00	75,711	0	1,282	2	1,284
Roof-Metal-Entry Gazebo	19/00	2,868	0	49	0	49
Roof-Metal-Pool Equipment Bldg.	19/00	8,603	0	146	0	146
Safes-Digital-1 BR	06/00	7,030	0	175	0	175
Safes-Digital-Studio	06/00	1,172	0	29	0	29
Shower Surround-1 BR	06/00	15,623	0	467	1	468
Shower Surround-Studio	06/00	2,604	0	78	0	78
Shower Tower-Exterior-Pool Area	05/00	1,895	0	58	0	58
Siding-Fiber Cement-Pool Equipment Bldg.	19/00	9,667	0	164	0	164
Siding-Fiber Cement-Residential Bldg.	19/00	130,222	0	2,206	3	2,209
Sign Refurbishment-Entry Monument	14/00	8,246	0	25	0	25
Sofa Sleepers-LR-1 BR	06/00	39,057	0	258	0	258
Sofa Sleepers-LR-Studio	06/00	6,510	0	43	0	43
Spa Heater-400,000 BTU	04/00	6,134	0	170	0	170
Spa Re-Tile	16/00	1,662	0	15	0	15
Spa Resurface	06/00	1,436	0	27	0	27

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1/01/2015 - 12/31/2015

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2015 Contribution Requirement	2015 Assigned Interest Earned	2015 Funding Requirement
Table Lamps-1 BR	06/00	6,249	0	197	0	197
Table Lamps-Studio	06/00	260	0	8	0	8
Tables-Cocktail-LR-1 BR	00/00	13,080	7,626	5,454	0	5,454
Tables-Cocktail-LR-Studio	00/00	2,180	1,271	909	0	909
Tables-Dining-1 BR	00/00	13,080	7,626	5,454	0	5,454
Tables-Dining-Studio	00/00	2,180	1,271	909	0	909
Tables-End Table-LR-1 BR	00/00	7,848	4,576	3,272	0	3,272
Tables-End Table-LR-Studio	00/00	1,308	763	545	0	545
Tables-Nightstand-BR-1 BR	00/00	15,696	9,152	6,544	0	6,544
Telephone System/Switch (PBX)	05/00	31,590	0	1,094	1	1,095
Television Armoire-LR-1 BR	06/09	25,367	0	754	1	755
Televisions-LR-1 BR	06/00	15,766	0	104	0	104
Televisions-LR-Studio	06/00	2,628	0	17	0	17
Tile Floor-1 BR	06/00	98,424	0	2,942	4	2,946
Tile Floor-Studio	06/00	17,289	0	517	1	518
Toilets-1 BR	12/00	20,015	0	442	1	443
Toilets-Studio	12/00	3,202	0	71	0	71
Tubs-Standard-1 BR	12/00	33,034	0	730	1	731
Tubs-Standard-Studio	12/00	5,285	0	117	0	117
Vanity Light Fixtures (Bath)-1 BR	00/00	13,353	7,785	5,567	0	5,567
Wall Sconce Light Fixtures-1 BR	06/00	5,728	0	181	0	181

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1/01/2015 - 12/31/2015

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2015 Contribution Requirement	2015 Assigned Interest Earned	2015 Funding Requirement
Water Heaters-119 Gallons	11/00	22,639	0	279	0	279
Water Heaters-Guest Laundry/BOH Laundry	05/00	4,044	0	125	0	125
Window Replacement-Residential Bldg.	09/00	39,684	0	1,008	1	1,009
Window Treatments-1 BR	00/00	13,080	7,626	5,454	0	5,454
Window Treatments-Studio	00/00	1,308	763	545	0	545
Totals:		2,072,933	229,174	198,172	37	198,209

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
<u>C-Building Exterior Renovation</u>							
Door Replacement-Exterior Condition: Fair - Consistent with Age	1/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	00/00	01/24	Y	38,150	49,792
Pavers-2nd Floor Sun Deck Condition: Fair - Consistent with Age	1/01/2000 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	00/00	01/20	Y	9,875	11,448
Railings-Exterior Corridors Condition: Fair - Consistent with Age	1/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	25/00	00/00	01/29	Y	86,333	130,625
Siding-Fiber Cement-Pool Equipment Bldg. Condition: Fair - Consistent with Age	1/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	30/00	00/00	01/34	Y	5,511	9,666
Siding-Fiber Cement-Residential Bldg. Condition: Fair - Consistent with Age	1/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	30/00	00/00	01/34	Y	74,242	130,222
Window Replacement-Residential Bldg. Condition: Fair - Consistent with Age	1/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	00/00	01/24	Y	30,406	39,685
Sub Total:						244,517	371,438
<u>C-Fire/Life Safety</u>							
Fire Alarm System Modernization Condition: Good - Consistent with Age	1/01/2015 Source: National Cost Data	20/00	00/00	01/15	Y	30,800	30,800
Sub Total:						30,800	30,800
<u>C-Furn./Equip.</u>							
Computer Equipment Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	01/15	Y	1,635	1,635
Laundry Equip.-Comm. Dryer-75 Lbs. Condition: Fair - Consistent with Age	1/01/1999 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	15/00	+02/00	01/16	Y	4,088	4,211
Laundry Equip.-Comm. Washer-35 Lbs. Condition: Fair - Consistent with Age	1/01/2005 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	15/00	-04/00	01/16	Y	8,251	8,499

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Laundry Equip.-Guest Laundry Room Condition: Fair - Consistent with Age	1/01/2015 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	10/00	00/00	01/15	Y	2,180	2,180
Telephone System/Switch (PBX) Condition: Fair - Consistent with Age	1/01/2000 Source: Armstrong Consulting Internal Cost Data	12/00	+08/00	01/20	Y	27,250	31,590
Sub Total:						43,404	48,115
C-Grounds							
Fencing-Vinyl-A/C Area Condition: Fair - Consistent with Age	1/01/2012 Source: National Cost Data	25/00	00/00	01/37	Y	2,518	4,828
Grills-Gas-Pool Area Condition: Fair - Consistent with Age	1/01/2014 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	02/00	00/00	01/16	Y	2,180	2,245
Sign Refurbishment-Entry Monument Condition: Fair - Consistent with Age	1/01/2014 Source: Client/Management	15/00	00/00	01/29	Y	5,450	8,246
Sub Total:						10,148	15,319
C-HVAC							
A/C AHU-HK Area-3 Ton Condition: Fair - Consistent with Age	1/01/1999 Source: National Cost Data	18/00	00/00	01/17	Y	1,880	1,994
A/C Cond. Unit-HK Area-3 Ton Condition: Fair - Consistent with Age	1/01/2009 Source: National Cost Data	06/00	+02/00	01/17	Y	2,703	2,868
A/C Split System Replacement-Villas Condition: Good - Consistent with Age	1/01/2015 Source: National Cost Data	01/00	00/00	01/15	Y	11,760	11,760
Sub Total:						16,343	16,622
C-Interior Finishes-Common							
Cabinets/Counters-Check In Lobby Condition: Poor - Consistent with Age	1/01/2016 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	18/00	00/00	01/34	Y	2,943	5,162

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Check In Lobby Bath Renovation Condition: Fair - Consistent with Age	1/01/2015 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	18/00	00/00	01/15	Y	1,363	1,363
Flooring-Tile-Check In Lobby Condition: Poor - Consistent with Age	1/01/2016 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	18/00	00/00	01/34	Y	3,695	6,481
Flooring-Tile-Guest Lobby Condition: Fair - Consistent with Age	1/01/2016 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	18/00	00/00	01/34	Y	1,831	3,212
Office Renovations Condition:	1/01/2000 Source: Client/Management	18/00	-02/00	01/16	Y	9,919	10,217
Paint-Interior-Check In Lobby Condition: Fair - Consistent with Age	1/01/2015 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	06/00	00/00	01/15	Y	1,478	1,478
Paint-Interior-Guest Laundry Condition: Fair - Consistent with Age	1/01/2008 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	06/00	+06/00	01/20	Y	794	920
Sub Total:						22,023	28,833
C-Lighting							
Lighting-2nd Floor Spot Lights Condition: Fair - Consistent with Age	1/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	15/00	00/00	01/19	Y	1,635	1,840
Lighting-Exterior Exit/Emerg. Lighting Condition: Fair - Consistent with Age	1/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	15/00	00/00	01/19	Y	1,962	2,208
Lighting-Exterior Sconces Condition: Good - Consistent with Age	1/01/2011 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	15/00	00/00	01/26	Y	10,083	13,961
Sub Total:						13,680	18,009
C-Maintenance							
Misc. Maintenance Items Condition: Good - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	01/00	00/00	01/15	Y	10,583	10,583
Sub Total:						10,583	10,583

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
C-Mechanical							
Phone System Condition:	1/01/2013	10/00	00/00	01/23	Y	15,559	19,716
Water Heaters-119 Gallons Condition: Good - Consistent with Age	1/01/2011	15/00	00/00	01/26	Y	16,350	22,639
Water Heaters-Guest Laundry/BOH Laundry Condition: Fair - Consistent with Age	1/01/2005	15/00	00/00	01/20	Y	3,488	4,044
Sub Total:						35,397	46,399
C-Pool Area							
Capital Improvements 2016 Condition:	1/01/2016	50/00	00/00	01/16	N	19,831	20,426
Pool Deck-Pavers Condition: Fair - Consistent with Age	1/01/2013	20/00	00/00	01/33	Y	22,825	38,870
Pool Furniture Condition: Fair - Consistent with Age	1/01/2005	10/00	00/00	01/15	Y	21,337	21,337
Pool Heater-Swimming Pool-400,000 BTU Condition: Fair - Consistent with Age	1/01/2009	10/00	00/00	01/19	Y	5,450	6,134
Pool Re-Tile Condition: Good - Consistent with Age	1/01/2011	20/00	00/00	01/31	Y	3,897	6,255
Pool Resurface Condition: Good - Consistent with Age	1/01/2011	10/00	00/00	01/21	Y	11,805	14,100
Pool-ADA Lift Condition: Fair - Consistent with Age	1/01/2013	08/00	00/00	01/21	Y	10,000	11,944
Pool/Spa Filter-DE Filter Condition: Fair - Consistent with Age	1/01/2003	15/00	00/00	01/18	Y	3,270	3,573

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Pool/Spa Pumps Condition: Fair - Consistent with Age	1/01/2013 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	08/00	00/00	01/21	Y	3,500	4,180
Shower Tower-Exterior-Pool Area Condition: Fair - Consistent with Age	1/01/2005 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	15/00	00/00	01/20	Y	1,635	1,895
Spa Heater-400,000 BTU Condition: Fair - Consistent with Age	1/01/2009 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	10/00	00/00	01/19	Y	5,450	6,134
Spa Re-Tile Condition: Good - Consistent with Age	1/01/2011 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/31	Y	1,036	1,663
Spa Resurface Condition: Good - Consistent with Age	1/01/2011 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/21	Y	1,202	1,436
Sub Total:						111,238	137,947
<u>C-Security</u>							
Entry Door Lock System Condition: Fair - Consistent with Age	1/01/2014 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	10/00	00/00	01/24	Y	22,000	28,714
Sub Total:						22,000	28,714
<u>I-Appliances</u>							
Appliance Package-1 BR Condition: Fair - Consistent with Age	1/01/2008 Source: Armstrong Consulting Internal Cost Data	12/00	+01/00	01/21	Y	47,088	56,242
Appliance Package-Studio Condition: Fair - Consistent with Age	1/01/2008 Source: Armstrong Consulting Internal Cost Data	12/00	+01/00	01/21	Y	7,848	9,374
Sub Total:						54,936	65,616
<u>I-Artwork</u>							
Artwork-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	19,620	19,620

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Artwork-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	2,180	2,180
Sub Total:						21,800	21,800
<u>I-Bedding</u>							
Bed Bases (King)-1 BR Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	12/00	+02/00	01/27	Y	2,354	3,357
Bed Package (King)-1 BR Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	06/00	+02/00	01/21	Y	16,088	19,216
Boxspring (King)-1 BR Condition: Fair - Consistent with Age	1/01/2012 Source: Armstrong Consulting Internal Cost Data	12/00	+03/00	01/27	Y	5,755	8,208
Headboard (King)-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	+01/00	01/15	Y	11,903	11,903
Mattress (King)-1 BR Condition: Fair - Consistent with Age	1/01/2012 Source: Armstrong Consulting Internal Cost Data	06/00	+03/00	01/21	Y	8,633	10,311
Mattress (Queen)-Studio Condition: Fair - Consistent with Age	1/01/2012 Source: Armstrong Consulting Internal Cost Data	06/00	+03/00	01/21	Y	1,199	1,432
Mattress Liners Condition: Fair - Consistent with Age	1/01/2014 Source: Client/Management	02/00	00/00	01/16	Y	4,000	4,120
Murphy Beds-Studio Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	+01/00	01/15	Y	8,720	8,720
Sub Total:						58,652	67,267
<u>I-Cabinets</u>							
Cabinets-Bathroom-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	24/00	+02/00	01/15	Y	28,945	28,945
Cabinets-Bathroom-Studio Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	24/00	+02/00	01/15	Y	2,180	2,180

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Cabinets-Kitchen-1 BR Condition: Fair - Consistent with Age	1/01/2010 Source: Armstrong Consulting Internal Cost Data	24/00	-13/00	01/21	Y	52,320	62,491
Cabinets-Kitchen-Studio Condition: Fair - Consistent with Age	1/01/2010 Source: Armstrong Consulting Internal Cost Data	24/00	-13/00	01/21	Y	10,464	12,498
Sub Total:						93,909	106,114
I-Case Goods							
Armoire-MBR-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	18,312	18,312
Chairs-Dining-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	13,080	13,080
Chairs-Dining-Studio Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	2,180	2,180
Dresser-MBR-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	+01/00	01/15	Y	10,464	10,464
Safes-Digital-1 BR Condition: Fair - Consistent with Age	1/01/2008 Source: Armstrong Consulting Internal Cost Data	12/00	+01/00	01/21	Y	5,886	7,030
Safes-Digital-Studio Condition: Fair - Consistent with Age	1/01/2008 Source: Armstrong Consulting Internal Cost Data	12/00	+01/00	01/21	Y	981	1,172
Tables-Cocktail-LR-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	13,080	13,080
Tables-Cocktail-LR-Studio Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	2,180	2,180
Tables-Dining-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	13,080	13,080
Tables-Dining-Studio Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	2,180	2,180

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Tables-End Table-LR-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	7,848	7,848
Tables-End Table-LR-Studio Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	1,308	1,308
Tables-Nightstand-BR-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	+01/00	01/15	Y	15,696	15,696
Sub Total:						106,275	107,610
<u>I-Countertops</u>							
Countertops-Bathroom-1 BR Condition: Fair - Consistent with Age	1/01/2012 Source: Armstrong Consulting Internal Cost Data	24/00	-03/00	01/33	Y	13,080	22,274
Countertops-Bathroom-Studio Condition: Fair - Consistent with Age	1/01/2012 Source: Armstrong Consulting Internal Cost Data	24/00	-03/00	01/33	Y	2,180	3,712
Countertops-Kitchen-1 BR Condition: Fair - Consistent with Age	1/01/2010 Source: Armstrong Consulting Internal Cost Data	24/00	-13/00	01/21	Y	16,350	19,529
Countertops-Kitchen-Studio Condition: Fair - Consistent with Age	1/01/2010 Source: Armstrong Consulting Internal Cost Data	24/00	-13/00	01/21	Y	1,635	1,953
Sub Total:						33,245	47,468
<u>I-Doors</u>							
Doors-Closet-1 BR Condition: Fair - Consistent with Age	1/01/1988 Source: Armstrong Consulting Internal Cost Data	30/00	+03/00	01/21	Y	16,568	19,789
Doors-Closet-Studio Condition: Fair - Consistent with Age	1/01/1988 Source: Armstrong Consulting Internal Cost Data	30/00	+03/00	01/21	Y	1,395	1,666
Doors-Interior-1 BR Condition: Fair - Consistent with Age	1/01/1988 Source: Armstrong Consulting Internal Cost Data	30/00	+03/00	01/21	Y	17,789	21,247

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Doors-Interior-Studio Condition: Fair - Consistent with Age	1/01/1988 Source: Armstrong Consulting Internal Cost Data	30/00	+03/00	01/21	Y	2,790	3,332
Sub Total:						38,542	46,034
<u>I-Entertainment</u>							
Television Armoire-LR-1 BR Condition: Fair - Consistent with Age	10/12/2002 Source: Armstrong Consulting Internal Cost Data	12/00	+07/00	10/21	Y	20,760	25,367
Televisions-LR-1 BR Condition: Fair - Consistent with Age	1/01/2014 Source: Armstrong Consulting Internal Cost Data	06/00	+01/00	01/21	Y	13,200	15,766
Televisions-LR-Studio Condition: Fair - Consistent with Age	1/01/2014 Source: Armstrong Consulting Internal Cost Data	06/00	+01/00	01/21	Y	2,200	2,628
Sub Total:						36,160	43,761
<u>I-Flooring</u>							
Carpet-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	01/15	Y	12,688	12,688
Tile Floor-1 BR Condition: Fair - Consistent with Age	1/01/2004 Source: Armstrong Consulting Internal Cost Data	18/00	-01/00	01/21	Y	82,404	98,424
Tile Floor-Studio Condition: Fair - Consistent with Age	1/01/2004 Source: Armstrong Consulting Internal Cost Data	18/00	-01/00	01/21	Y	14,475	17,289
Sub Total:						109,567	128,401
<u>I-Lighting-Décor.</u>							
Floor Lamps-1 BR Condition: Fair - Consistent with Age	1/01/2002 Source: Armstrong Consulting Internal Cost Data	12/00	+07/00	01/21	Y	2,093	2,500
Floor Lamps-Studio Condition: Fair - Consistent with Age	1/01/2002 Source: Armstrong Consulting Internal Cost Data	12/00	+07/00	01/21	Y	349	417

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Table Lamps-1 BR Condition: Fair - Consistent with Age	1/01/2002 Source: Armstrong Consulting Internal Cost Data	12/00	+07/00	01/21	Y	5,232	6,249
Table Lamps-Studio Condition: Fair - Consistent with Age	1/01/2002 Source: Armstrong Consulting Internal Cost Data	12/00	+07/00	01/21	Y	218	260
Sub Total:						7,892	9,426
<u>I-Lighting-Hardware</u>							
Fluorescent Light Fixtures-1 BR Condition: Fair - Consistent with Age	1/01/1988 Source: Armstrong Consulting Internal Cost Data	24/00	+09/00	01/21	Y	2,180	2,604
Fluorescent Light Fixtures-Studio Condition: Fair - Consistent with Age	1/01/1988 Source: Armstrong Consulting Internal Cost Data	24/00	+09/00	01/21	Y	1,046	1,249
Vanity Light Fixtures (Bath)-1 BR Condition: Fair - Consistent with Age	1/01/2002 Source: Armstrong Consulting Internal Cost Data	12/00	+01/00	01/15	Y	13,353	13,353
Wall Sconce Light Fixtures-1 BR Condition: Fair - Consistent with Age	1/01/2002 Source: Armstrong Consulting Internal Cost Data	12/00	+07/00	01/21	Y	4,796	5,728
Sub Total:						21,375	22,934
<u>I-Mirrors</u>							
Mirrors-Vanity-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	3,270	3,270
Mirrors-Vanity-Studio Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	545	545
Sub Total:						3,815	3,815
<u>I-Paint</u>							
Paint-Ceiling/Trim/Doors-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	26,422	26,422

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Paint-Ceiling/Trim/Doors-Studio Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	3,117	3,117
Paint-Walls-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	01/15	Y	43,164	43,164
Paint-Walls-Studio Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	01/15	Y	4,469	4,469
Sub Total:						77,172	77,172
<u>I-Plumbing</u>							
Fixtures- Kitchen Sink Faucet-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	5,232	5,232
Fixtures- Kitchen Sink Faucet-Studio Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	872	872
Fixtures- Kitchen Sink-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	9,810	9,810
Fixtures- Kitchen Sink-Studio Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/15	Y	1,635	1,635
Fixtures-Bath Sink Faucets-1 BR Condition: Fair - Consistent with Age	1/01/2004 Source: Armstrong Consulting Internal Cost Data	18/00	-01/00	01/21	Y	5,450	6,510
Fixtures-Bath Sink Faucets-Studio Condition: Fair - Consistent with Age	1/01/2004 Source: Armstrong Consulting Internal Cost Data	18/00	-01/00	01/21	Y	872	1,042
Fixtures-Bath Sinks-1 BR Condition: Fair - Consistent with Age	1/01/2004 Source: Armstrong Consulting Internal Cost Data	18/00	-01/00	01/21	Y	7,494	8,951
Fixtures-Bath Sinks-Studio Condition: Fair - Consistent with Age	1/01/2004 Source: Armstrong Consulting Internal Cost Data	18/00	-01/00	01/21	Y	1,199	1,432
Toilets-1 BR Condition: Fair - Consistent with Age	1/01/2004 Source: Armstrong Consulting Internal Cost Data	24/00	-01/00	01/27	Y	14,034	20,015

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Toilets-Studio Condition: Fair - Consistent with Age	1/01/2004 Source: Armstrong Consulting Internal Cost Data	24/00	-01/00	01/27	Y	2,245	3,202
Tubs-Standard-1 BR Condition: Fair - Consistent with Age	1/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	24/00	-01/00	01/27	Y	23,163	33,035
Tubs-Standard-Studio Condition: Fair - Consistent with Age	1/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	24/00	-01/00	01/27	Y	3,706	5,285
Sub Total:						75,712	97,021
<u>I-Upholstery</u>							
Bench-BR-1 BR Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	06/00	+02/00	01/21	Y	13,080	15,623
Chairs-Dining Chair Reuph.-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	01/21	Y	5,232	6,249
Chairs-Dining Chair Reuph.-Studio Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	01/21	Y	872	1,042
Lounge Chairs-LR-Studio Condition: Fair - Consistent with Age	1/01/2014 Source: Armstrong Consulting Internal Cost Data	06/00	+01/00	01/21	Y	2,180	2,604
Loveseats-LR-1 BR Condition: Fair - Consistent with Age	1/01/2014 Source: Armstrong Consulting Internal Cost Data	06/00	+01/00	01/21	Y	18,312	21,872
Sofa Sleepers-LR-1 BR Condition: Fair - Consistent with Age	1/01/2014 Source: Armstrong Consulting Internal Cost Data	06/00	+01/00	01/21	Y	32,700	39,057
Sofa Sleepers-LR-Studio Condition: Fair - Consistent with Age	1/01/2014 Source: Armstrong Consulting Internal Cost Data	06/00	+01/00	01/21	Y	5,450	6,510
Sub Total:						77,826	92,957
<u>I-Walls</u>							
Shower Surround-1 BR Condition: Fair - Consistent with Age	1/01/2004 Source: Armstrong Consulting Internal Cost Data	18/00	-01/00	01/21	Y	13,080	15,623

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Shower Surround-Studio Condition: Fair - Consistent with Age	1/01/2004 Source: Armstrong Consulting Internal Cost Data	18/00	-01/00	01/21	Y	2,180	2,604
Sub Total:						15,260	18,227
<u>I-Window Treatments</u>							
Window Treatments-1 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	01/15	Y	13,080	13,080
Window Treatments-Studio Condition: Fair - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	06/00	00/00	01/15	Y	1,308	1,308
Sub Total:						14,388	14,388
<u>Painting</u>							
Paint/Waterproof-Exterior Corridors Condition: Fair - Consistent with Age	1/01/2014 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	06/00	00/00	01/20	Y	10,056	11,658
Paint/Waterproof-Pool Equipment Bldg. Condition: Fair - Consistent with Age	1/01/2013 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	06/00	+01/00	01/20	Y	8,964	10,392
Paint/Waterproof-Residential Bldg. Condition: Fair - Consistent with Age	1/01/2014 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	06/00	00/00	01/20	Y	90,450	104,856
Sub Total:						109,470	126,906
<u>Pavement</u>							
Pavement-Asphalt Overlay Condition: Fair - Consistent with Age	1/01/1988 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	25/00	+04/00	01/17	Y	8,176	8,674
Sub Total:						8,176	8,674

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Roof							
Gutters/Downspouts-Residential Bldg. Condition: Fair - Consistent with Age	1/01/2004	20/00	00/00	01/24	Y	3,352	4,375
	Sources: National Cost Data, Armstrong Consulting Internal Cost Data						
Roof-Membrane/Stone Ballast-Residential Bldg. Condition: Fair - Consistent with Age	1/01/2004	20/00	00/00	01/24	Y	109,327	142,689
	Sources: National Cost Data, Armstrong Consulting Internal Cost Data						
Roof-Metal Mansard-Residential Bldg. Condition: Fair - Consistent with Age	1/01/2004	30/00	00/00	01/34	Y	43,164	75,711
	Sources: National Cost Data, Armstrong Consulting Internal Cost Data						
Roof-Metal-Entry Gazebo Condition: Fair - Consistent with Age	1/01/2004	30/00	00/00	01/34	Y	1,635	2,868
	Sources: National Cost Data, Armstrong Consulting Internal Cost Data						
Roof-Metal-Pool Equipment Bldg. Condition: Fair - Consistent with Age	1/01/2004	30/00	00/00	01/34	Y	4,905	8,603
	Sources: National Cost Data, Armstrong Consulting Internal Cost Data						
Sub Total:						162,383	234,246
Grand Total:						1,686,688	2,092,616