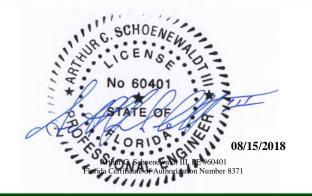


2017 Fiesta Drive Sarasota FL 34231 941.927.8525 Fax 941.927.8075 Toll Free 866.927.8525 www.keg-engineering.com

CAPITAL RESERVE STUDY

KEG File: 18RS-0562 June 27, 2018

Cape Haze Resort Community Association, Inc. 8401 Placida Road Cape Haze, FL 33946





St. Petersburg

For:

Sarasota - Main Office

Ft. Lauderdale

Naples / Ft. Myers



2017 Fiesta Drive Sarasota, FL 34231 (866) 927-8525 (941) 927-8525 Fax (941) 927-8075 AS@keg-engineering.com

July 9, 2018

Ms. Bridget Spence, Manager Casey Condominium Management 4370 Tamiami Trail, Suite 102 Sarasota, FL 34231

Via Email: <u>bspence@caseymanagement.com</u>

Re: Cape Haze Resort Community Association, Inc. KEG Project No. 18RS-0562 Professional Engineering Services – Capital Reserve Study

Dear Ms. Spence and Board of Directors:

As requested, **Karins Engineering Group, Inc. (KEG)** visited **Cape Haze Resort Community Association, Inc. (Cape Haze Resort),** and reviewed the provided documentation in order to issue a capital reserve study report in compliance of Florida Statute Chapter 718.112(2)(f)[2]. We appreciate the opportunity to be of service and look forward to continued participation in the management of your valuable assets.

Our visits were completed during July 2018. Our findings were as follows:

EXECUTIVE SUMMARY

Cape Haze Resort is condominium community with common elements consisting of, but not limited to the items listed below.

Roofing	Parking, Roadways, and Carports
Clubhouse and Related Interior and Exterior Elements	Storm Drainage/Ponds
Tennis Courts (4)	Security Gate
Pool, Spa, and Related Elements	Signage
Irrigation	Electrical
Painting	Common Assets with a Replacement Value Greater than \$10,000.00 in Today's Dollars

Cape Haze Resort is a well-maintained complex with overall conditions as typically expected for a property of its vintage and type.

PRELIMINARY MATTERS

Our observations were limited to visible surfaces of accessible exterior components and included visual observations of accessible components referenced specifically herein. Our observations were of a general nature intended to identify required maintenance, expected useful life, and replacement costs that are related to the elements and are visible at the time of our observations. Neither our observations nor this report is intended to cover hidden defects, mechanical, electrical, architectural features, code compliance or other areas of the building not specifically mentioned.

Florida Certification of Authorization #008371

Cape Haze Resort KEG File No.18RS-0562 Capital Reserve Study Pg. 2 of 9

KEG's review of design documents was not to be exhaustive or intended to detect all design deficiencies, omissions or conflicts. We did not attempt to verify the adequacy of the original structural design or to supplant the responsibilities of the original Architect / Engineer of Record.

Cost information herein is not a construction estimate or contract value, but our professional opinion based on historical data on similar, though not identical, buildings and projects. Actual bid costs may vary materially based on project specific considerations, market conditions or other unforeseen items.

Due to the limited scope of this investigation, we cannot attest to the elements compliance with building codes or accepted construction techniques, except as noted herein.

Along with interviews with management and staff, the following documentation was reviewed in the preparation of this report.

- The Declaration of Management Covenants for Cape Haze Resort dated 12/28/2006
- 2017 Cape Haze Resort Community Association Year End Financial Statement

Florida Statute 718.112(f) [2] requires condominium associations to fund a reserve account for certain capital expenditures and deferred maintenance. The statute requires the accounts shall 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 for any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000. The amount to be reserved shall be computed by means of a formula which is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item.

LINE ITEM COMMENTARY AND ASSUMPTIONS

ROOFING

The roofing systems at the club house as well as the guardhouse both appear to be comprised of a standingseam metal roof. The existing roofs appear to be in above average condition. The roofs should be kept clean and free of debris with routine inspections, and foot traffic should be kept to a minimum.

The expected useful life for the 9,300 total square foot standing-seam metal roofs is 40 years Assuming the roof was installed when the association was developed, the expected remaining useful life is 29 years.

The estimated replacement cost is anticipated in 2047 for \$220,000.07.

Reference Figures (2): 1, & 2

CLUBHOUSE AND RELATED INTERIOR AND EXTERIOR ELEMENTS

The clubhouse consists of a wide variety of elements, all of which seem to appear in above average condition. Routine maintenance, and periodic inspections are recommended to achieve the maximum useful life for each component.

CLUBHOUSE FURNITURE

The clubhouse consists of various pieces of furniture that makes up its interior and all is in good condition. There are many different factors that contribute to the useful life of the furniture. Periodic inspections and addressing deficiencies will prolong the useful life of the furniture.

The expected useful life for various piece of wicker furniture along with the bar furniture is 20 years.

The estimated replacement cost is anticipated in 2027 for \$33,548.77.

Cape Haze Resort KEG File No.18RS-0562 Capital Reserve Study Pg. 3 of 9

Reference Figures (2): 3, & 4

EXERCISE EQUIPMENT

The 9 pieces of exercise equipment are in average condition and has a projected useful life of 7 to12 years. Equipment that gets excessive use or isn't properly maintained will fall on the low end of the range. Equipment that is used sparingly and gets regular maintenance may last well beyond its projected lifespan which appears to be the case at Cape Haze Resort, therefore piecewise replacement is recommended. KEG was informed that one of the pieces of the equipment was replaced within the last year, and Cape Haze Resort suggested piecewise replacement of the machines rather than wholesale replacement.

The expected useful life for the 7 pieces of exercise equipment is 12 years The expected remaining useful life is 9 years. The estimated replacement cost is anticipated \$28,000 in today's dollars.

Reference Figures (2): 5, & 6

HVAC EQUIPMENT

The HVAC systems should last ten years with service recommend every six months to extend the expected useful life. The Association has four AC systems for the common areas. Two systems were recently replaced, one located on the office side of the clubhouse along with one on the function hall side.

The expected useful life for the four systems is 10 years. The expected remaining useful life for the units; 10 years for Office A/C System #1 0 years for Office A/C System #2 10 years for Function Hall A/C System #3 0 years for Function Hall A/C System #4 The estimated replacement cost is \$6,600 in today's dollars each.

Reference Figures (2): 7, & 8

FIRE PROTECTION

The fire protection system appears to be in good working condition and are required to have scheduled inspections and testing as required by the State. A service contract with routine maintenance should be in place.

The expected useful life for the fire alarm panel is 20 years. The expected remaining useful life is 9 years. The estimated replacement cost is \$10,000 in today's dollars.

The expected useful life for the fire alarm pull stations is 25 years. The expected remaining useful life is 14 years. The estimated replacement cost is \$1,400 in today's dollars.

The expected useful life for the fire alarm strobes is 25 years. The expected remaining useful life is 14 years. The estimated replacement cost is \$3,080 in today's dollars. Cape Haze Resort KEG File No.18RS-0562 Capital Reserve Study Pg. 4 of 9

The expected useful life for the fire extinguishers is 15 years. The expected remaining useful life is 4 years. The estimated replacement cost is \$375 in today's dollars.

The expected useful life for the sprinkler lines is 75 years. The expected remaining useful life is 64 years and out of the scope of this report. The estimated replacement cost is \$10,000 in today's dollars.

Reference Figures (3): 9, 10, & 11

RESTROOMS

Two restrooms located in the office portion of the clubhouse, along with two restrooms in the function hall are utilized by workers, residents, and guests are in good condition. The restrooms are assumed to be original in 2007 including new fixtures and finishes.

The expected useful life for the 4 total restrooms is 20 years The expected remaining useful life is 9 years. The estimated remodeling cost is anticipated in 2027 for \$31,312.18.

Reference Figures (2): 12, & 13

FLOOR COVERINGS (WHICH INCLUDES WOOD, TILE AND CARPET)

The floor coverings located within the clubhouse includes wood, ceramic tile, and carpet finishes. All the finishes appear to be in like new condition. Each finish has its own useful life.

The expected useful life for the 2,250 total square foot of wood flooring is 30 years. The expected remaining useful life is 19 years. The estimated replacement cost is anticipated in 2037 for \$18,518.32.

The expected useful life for the 1,230 total square foot of ceramic tile is 50 years. The expected remaining useful life is 39 years which is out of the scope of this report. The estimated replacement cost is \$12,300 in today's dollars.

The expected useful life for the 170 total square yard of carpet is 14 years due to lack of heavy foot traffic. The expected remaining useful life is 7 years The estimated replacement cost is anticipated in 2025 for \$8,159.56.

Reference Figures (3): 14, 15 & 16

WINDOWS AND DOORS

The fixed windows, and storefront and service doors located at the clubhouse along with the gatehouse appear to be in like new condition. Each component has its own unique useful life while assuming the window and doors were originally set in 2007 when the association project was constructed.

The expected useful life for the 205-total fixed windows is 30 years. The expected remaining useful life is 19 years. The estimated replacement cost is anticipated in 2037 for \$428,295.40. Cape Haze Resort KEG File No.18RS-0562 Capital Reserve Study Pg. 5 of 9

The expected useful life for the 13-total storefront doors is 30 years. The expected remaining useful life is 19 years. The estimated replacement cost is anticipated in 2037 for \$36,213.59.

The expected useful life for the 4-total number of service doors 25 years. The expected remaining useful life is 14 years. The estimated replacement cost is anticipated in 2032 for \$51,049.06.

Reference Figures (3): 17, 18, & 19

TENNIS COURT (1) plus PICKLEBALL COURTS (4)

TENNIS COURTS (1) plus PICKLEBALL COURTS (4)

The Har-Tru tennis court and four pickleball courts are in very good condition and were resurfaced and reconditioned in 2017. Both tennis courts and pickleball courts are enclosed by a chain link fence and is also in very good condition.

The expected useful life for the tennis and pickleball court surfaces is 12 years. The expected remaining useful life is 11 years. The estimated resurfacing cost is anticipated in 2029 for \$22,928.48.

The expected useful life for the chain link fencing is 40 years. The expected remaining useful life is 29 years. The estimated replacement cost is anticipated in 2047 for \$25,748.95.

Reference Figure (1): 20 (pickleball courts)

POOL, SPA, AND RELATED ELEMENTS

The pool and equipment should be serviced and inspected as required by the Florida Building Code. The pool, spa, and related elements appear to be in like new conditions with little signs of wear aside from the pool finish which appears to be reaching the end its useful life.

The expected useful life for the 2770 square feet of the exposed aggregate pool and spa finish is 12 years. The expected remaining useful life is 1 years. The estimated refinishing cost is anticipated in 2019 at a cost of \$18,230.06.

The expected useful life for the heat pump #1 is 10 years. The expected remaining useful life is 7 years. The estimated replacement cost is \$6,000 in today's dollars.

The expected useful life for the heat pump #2 is 10 years. The expected remaining useful life is 0 years. The estimated replacement cost is \$6,000 in today's dollars.

The expected useful life for the heat pump #3 is 10 years. The expected remaining useful life is 0 years. The estimated replacement cost is \$6,000 in today's dollars. Cape Haze Resort KEG File No.18RS-0562 Capital Reserve Study Pg. 6 of 9

The expected useful life for the heat pump #4 is 10 years. The expected remaining useful life is 0 years. The estimated replacement cost is \$6,000 in today's dollars.

The expected useful life for the heat pump #5 is 10 years. The expected remaining useful life is 0 years. The estimated replacement cost is \$6,000 in today's dollars.

The expected useful life for the 128 linear feet of pergola is 15 years. The expected remaining useful life is 4 years. The estimated replacement cost is \$6,800 in today's dollars.

The expected useful life for the 12,880 square feet of pool deck/clubhouse walkway pavers is 40 years. The expected remaining useful life is 29 years. The estimated replacement cost is \$76,653.00 in today's dollars.

The expected useful life for the pool furniture is 5 years. The expected remaining useful life is 4 years. The estimated replacement cost is \$44,000 in today's dollars.

The expected useful life for the 750 linear feet aluminum railing at all areas of the clubhouse is 20 years. The expected remaining useful life is 9 years. The estimated replacement cost is \$46,875 in today's dollars.

Reference Figures (15): 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, & 35

IRRIGATION

The accessible irrigation components to be in good condition. KEG recommends an irrigation pump replacement project be planned for. In addition, KEG recommends heads and low volume components be replaced as needed, as part of a maintenance schedule, during the life of the pumps.

The expected useful life for the irrigation system is 15 years. The expected remaining useful life is 4 years. The estimated replacement cost is anticipated in 2022 for \$21,018.19.

Reference Figures (2): 36, & 37

PAINTING

A premium coating system should last ten years with cleaning and inspection at every 5 years. A mid-grade paint system should last 7 years with cleanings and inspections every three and a half years. KEG noted no chalking and the paint should perform as expected.

The expected useful life for the coating system for the gatehouse and clubhouse is 7 years. The expected remaining useful life is 5 years. The estimated replacement cost is anticipated in 2022 for \$9,195.77. Cape Haze Resort KEG File No.18RS-0562 Capital Reserve Study Pg. 7 of 9

Reference Figure (1): 38

PARKING, ROADWAYS, CARPORTS

The asphalt should last twenty years with sealcoating applied every five years. Once the surface becomes too deteriorated, an overlay with milling should be performed. The slab on grade paving appears to be in good condition at the developed portion of Cape Haze Resort. The brick pavers should last thirty to forty years with regular cleaning and the replacement of cracked bricks as necessary. The pavers appear to be in good condition and may last longer than the planned replacement.

PAVERS (VEHICULAR)

The expected useful life for the 9,018 square feet of vehicular pavers is 40 years. The expected remaining useful life is 29 years. The estimated replacement cost is anticipated in 2047 for \$109,896.81.

Reference Figures (2): 39, & 40

ASPHALT

The expected useful life for the developed portion of 11,360 square yard asphalt 1-1/2-inch overlay is 20 years. The expected remaining useful life is 9 years.

The estimated replacement cost is \$154,382.40 in today's dollars.

The Association has budgeted for sealcoat application and restriping every 5 years with the next application due in 2022 at an estimated cost of \$11,246.40 in today's dollars.

Reference Figures (2): 41, & 42

CARPORTS

The expected useful life for the "Duraport" Carport Systems is 20 years. The expected remaining useful life is 9 years. The estimated replacement cost is \$60,000 in today's dollars.

Reference Figure (1): 43

SIDEWALKS

The expected useful life for the 4925 linear feet of sidewalk is 50 years. The expected remaining useful life is 39 years. The estimated replacement cost is \$71,412.50 in today's dollars.

Reference Figure (1): 44

STORM DRAINAGE/PONDS

The drainage system at Cape Haze combines over land sheet flow, drainage inlets, underground piping network and a flow-controlled pond. Elements available for observation appeared to be in good working condition. Drainage structures and underground piping have an estimated useful life is 50 years. The estimated remaining life is 40 years with replacement anticipated in 2058 and is beyond the scope of this report.

Cape Haze Resort KEG File No.18RS-0562 Capital Reserve Study Pg. 8 of 9

The two pond systems appear to be functioning as intended. The littoral shelf has aquatic plant growth, no significant erosion was observed, and the outlet structure appears to be in serviceable condition. The estimated useful life is 100 years. The estimated remaining life is 88 years and is also beyond the scope of this report.

Periodic inspections should occur annually and after significant storm events. Monitor sediment accumulation and remove when required under maintenance funds.

STORM PIPE NETWORK AND STRUCTURES

The expected useful life for the storm pipe network and related structures is 50 years. The expected remaining useful life is 39 years and is out of the scope of this report. The estimated replacement cost is \$150,000 in today's dollars.

Reference Figures (3): 45, 46, & 47

PONDS

The expected useful life for the two pond systems is 100 years. The expected remaining useful life is 89 years and out of the scope of this report. The estimated replacement cost is \$20,000 in today's dollars.

Reference Figures (2): 48, & 49

SECURITY GATE

The front entry gate to Cape Haze Resort consists 5 total lift arm security gates. The all appear to be in good working condition. It is recommended that a servicing contract be in place to extend the equipment's useful life.

The expected useful life for the 5 lift arm security gates is 21 years assuming early 2019 replacement. The expected remaining useful life is 21 years assuming early 2019 replacement. The estimated replacement cost is \$17,750 in today's dollars.

Reference Figures (2): 50, & 51

SIGNAGE

The Entry Sign and CMU Perimeter Columns are in excellent condition with no visual signs of wear. Entry signs and perimeter columns have an estimated useful life of 50 years.

ENTRY SIGN AND CMU PERIMETER COLUMNS

The expected useful life for the entry sign and perimeter columns is 50 years. The expected remaining useful life is 39 years and out of the scope of this report. The estimated replacement cost is \$11,700 in today's dollars.

Reference Figures (2): 52, & 53

ELECTRICAL

The main electrical system appears to be in good condition. The site lighting appears in good working condition. The generators should last thirty-five years. The exterior lighting at Cape Haze Resort consists of several old town outdoor post mount lantern style lighting poles along with timed tennis court lighting poles. Other illumination is in place that highlights the amenities of the association such as the landscaping and front



Cape Haze Resort KEG File No.18RS-0562 Capital Reserve Study Pg. 9 of 9

entrance and are in satisfactory form. The generator appears to be the original and should be regularly maintained and a service contract in place.

GENERAL ELECTRICAL SYSTEM

The expected useful life for the general electrical system is over 50 years. The expected remaining useful life is 39 years which is out of the scope of this report. The estimated replacement cost is budgeted at \$50,000 in today's dollars.

SITE LIGHTING

The expected useful life for the site lighting is 25 years. The expected remaining useful life is 14 years. The estimated replacement cost is \$43,400 in today's dollars.

Reference Figures (2): 54, & 55

CONCLUSIONS

Reserve studies generally account for any item for which the deferred maintenance expense or replacement cost exceeds \$10,000. Florida statute requires reserves for roofs, painting and pavement regardless of the value.

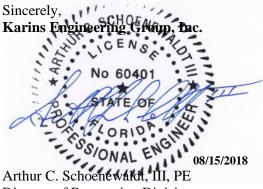
Items of less value than those reserved may be budgeted by expense classifications such as maintenance and covered under the "day to day" operating expense budget.

KEG recommends that this report is reviewed and adjusted annually with on-site condition observations performed approximately every three years. If elements or quantities need to be verified a full study may be necessary.

Costs reported in written commentary are current dollars. Cost reference data was researched using data from similar projects and the RS Means Building Construction Cost Data 2012 (adjusted).

This report is prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Karins Engineering Group, Inc. We trust this information is helpful. Should questions arise, please do not hesitate to call.

Thank you for the opportunity to assist you with your project.



Director of Restoration Division

Attachments:	Photo Exhibit	twenty-eight (28) pages
	Reserve Analysis	one (1) page
	Reserve Spreadsheet	three (3) pages

Cape Haze Resort Community Association, Inc. KEG File No. 18RS-0562 Professional Engineering Services – Capital Reserve Study Photo Exhibit



Figure 1 - Clubhouse Roofing Finish



Figure 2 - Guardhouse Roofing Finish



Figure 3 - Function Hall Furniture



Figure 4 - Function Hall Furniture



Figure 5 - Exercise Room Equipment



Figure 6 - Exercise Room Equipment



Figure 7 - Function Hall Side A/C Condensers



Figure 8 - Office Side A/C Condensers



Figure 9 - Fire Alarm Control Panel



Figure 10 - Fire Alarm Strobe



Figure 11 - Fire Pull Station & Fire Extinguisher



Figure 12 - Restroom Fixtures



Figure 13 - Additional Restroom Fixtures



Figure 14 - Clubhouse Flooring Finish

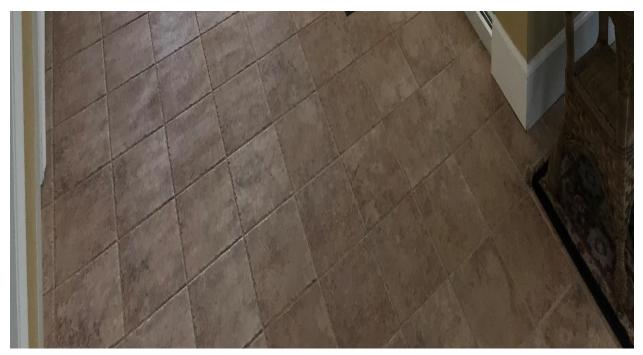


Figure 15 - Clubhouse Flooring Finish - Tile



Figure 16 - Clubhouse Flooring Finish - Carpet



Figure 17 – Clubhouse Storefront Windows (Typical)



Figure 18 - Storefront Doors



Figure 19 - Service Door



Figure20 - Pickleball Courts



Figure 21 - Swimming Pool Interior Finish



Figure 22 - Spa Interior Finish



Figure 23 - Pool Equipment



Figure 24 - Pool Equipment



Figure 25 - Pool Equipment



Figure 26 - Pool/Spa Heaters



Figure 27 - Pergola (Typical)



Figure 28 - Pergola Fastener Condition (Typical)



Figure 29 - Pool Patio Pavers



Figure 30 - Pool Patio Pavers



Figure 31 - Pool Patio Furniture



Figure 32 - Pool Patio Furniture



Figure 33 - Pool Patio Furniture



Figure 34 - Pool-side Railing



Figure 35 - Alternate View of Pool-side Railing



Figure 36 - Irrigation System Components



Figure 37 - Irrigation System Components



Figure 38 - Clubhouse Exterior Painting



Figure 39 - Clubhouse Entrance Pavers



Figure 40 - Cape Haze Resort Entryway Pavers



Figure 41 - Developed Portion Paving



Figure 42 - Developed Portion Paving



Figure 43 - Carports within Cape Haze Resort (Typical)



Figure 44 - Section of Walkway



Figure 45 - Storm Drainage Components



Figure 46 - Strom Drainage Inlet



Figure 47 - Storm Drainage Inlet



Figure 48 - View of East Side Pond



Figure 49 - View of West Side Pond



Figure 50 - Security Gates



Figure 51 - Lift Arm Security Gate



Figure 52 - Cape Haze Resort Entry Signage



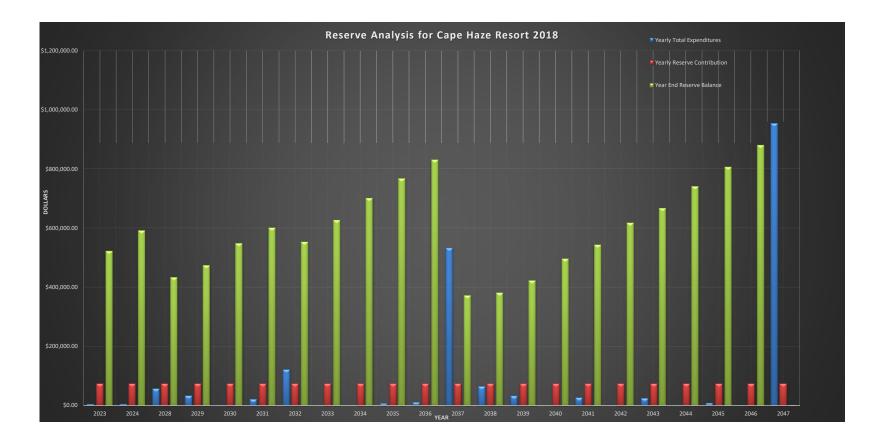
Figure 53 -CMU Perimeter Columns



Figure 54 - Site Lighting



Figure 55 - Site Lighting



				-								
Cape Haze Resort Community Association, Inc. Capital Reserve Study - Pooled 18RS-0562			<u>}</u>		÷							
Capual Reserve Study - roolea		·····										
1083-0302 Date: 07/17/2018		÷	}		h			}				
Date: 07/17/2018										••••••		
Reserve Completed	Jul-18	******			·							
Reserve Completed Community Type	Condominium							•••••				
Number of Buildings	6				******							
Number of Units per Building	24		· · · · · · · · · · · · · · · · · · ·		!			(
Total Number of Living Units	144	;	; ;									~~~~~~
	:	:		:		:			;		:	
*Contributions shown represent a 100% fully funded reserve.												
		DATE										
Starting Reserve Balance:	207,000 74,700	Jul-18			<u>.</u>							
Average Annual Contribution:	74,700											
Total Expenditures: Total Contributions:	2,520,950											
Total Contributions: Ending Balance:	2,241,000 -72,950	E-12047	20 1/									
Inflation Rate:	-72,930	End 2047	30 Tears	2018	2018	2018						
initation Rate.	1.23%	4	Commonant	2018 Festimated	2018 Estimated	Fotimated	Initial	Second	Third	••••••	••••••	
Common Element		••••••	Component Useful	Estimated Remaining	Unit	Estimated Replacement	Replacement	Replacement	Replacement			~~~~~
Reserve Component Inventory	Quantity	Units	Life	Life	Cost	Cost	Year	Year	Year	2018	2019	2020
Roofing	2											
Roofing Standing Seam Metal Roof	9,300	SF	40	29	\$16.50	\$153,450.00	2047	2087	2116	\$0.00	\$0.00	\$0.00
Clubhouse and Related Interior and Exterior Elements	7,000		. 40	. 27			2047	2007	2110		0.00	
Clubhouse Furniture	1	LS	20	9	\$30,000.00	\$30,000.00	2027	2047	2067	\$0.00	\$0.00	\$0.00
Exercise Equipment	1	LS LS	20 20	9	\$30,000.00 \$36,000.00	\$30,000.00 \$36,000.00	2027 2027	2047 2047	2067 2067	\$0.00 \$0.00	\$0.00 \$4,500.00	\$0.00 \$4,500.00
HVAC Equipment:												
Office A/C System #1 (Mfr. 03/2018)	1	EA EA EA	10	10	\$6,600.00	\$6,600.00	2028	2038	2048	\$0.00	\$0.00	\$0.00
Office A/C System #2 (Mfr. 10/2006)	1	EA	10 10	0	\$6,600.00	\$6,600.00	2018	2028 2028 2038 2028	2038 2048 2048 2038	\$6,600.00 \$0,00 \$6,600.00	\$0.00	\$0.00 \$0.00
Function Hall A/C System #3 (Mfr. 06/2018)	1	EA	10 10	10 0	\$6,600.00	\$6,600.00	2028 2018	2038	2048	\$0.00	\$0.00 \$0.00	\$0.00
Function Hall A/C System #4 (Mfr. 02/2007)	1	EA	10	0	\$6,600.00	\$6,600.00	2018	2028	2038	\$6,600.00	\$0.00	\$0.00
Fire Protection:				•								
Fire Alarm Pane	1	EA EA	20	9	\$10,000.00	\$10,000.00	2027	2047 2057	2067 2082 2082	\$0.00 \$0.00	\$0.00	\$0.00
Pull Stations	?	EA EA EA LS EA	25	14	\$200.00 \$280.00	\$1,400.00 \$3,080.00	2032 2032	2057 2057	2082	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Strobe: Fire Extinguishers	····· ¹¹	EA	25		\$280.00		2032	2057 2037	2082	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00
File Exanguishers Socialdae Lines		LA LS	10	4		\$10,000.00	2022 2082	2057		\$0.00	\$0.00	\$0.00
Sprinkler Lines Restroams (Remodel)	······	EA	20	64 9	\$7,000.00	\$28,000.00	2032	2047	2232 2067	\$0.00 \$0.00	\$0.00	\$0.00
Floor Coverings			. 20			920,000.00	2027	2041	2007	30.00	30.00	
Floor Coverings: Wood	2.250	•SF	- 30	19	\$6.50	\$14,625.00	2037	2067	2097	\$0.00	\$0.00	\$0.00
Tile	2,250 1,230	SF	30 50	19 39	\$6.50 \$10.00	\$12,300.00	2037 2057	2067 2107	2097 2157 2053	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Carpe	170	SY	14	7	\$44.00	\$7,480.00	2025	2039	2053	\$0.00	\$0.00	\$0.00
Windows and Doors (Including Guardhouse):				•								
Fixed Windows	205	EA EA	30	19	\$1,650.00 \$2,200.00	\$338,250.00 \$28,600.00	2037 2037 2032	2067 2067	2097 2097	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00
Storefront Doors	13	EA	30	19	\$2,200.00	\$28,600.00	2037	2067	2097	\$0.00	\$0.00	\$0.00
Service Doors	26	EA	25	14	\$1,650.00	\$42,900.00	2032	2057	2082	\$0.00	\$0.00	\$0.00
Tennis Court (1) plus Pickleball Courts (4)												
Court Resurface	5	EA LF	12 40	11 29	\$10,000.00	\$50,000.00	2029 2047	2041 2087	2053 2127	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Court Fencing	654	LF	40	29	\$27.50	\$17,985.00	2047	2087	2127	\$0.00	\$0.00	\$0.00
Pool, Spa, and Related Elements Pool/Spa Interior Coating (Exposed Aggregate)												
Pool/Spa Interior Coating (Exposed Aggregate)	2,770	SF	12	1	\$6.50	\$18,005.00	2019	2031	2043	\$0.00	\$18,230.06	\$0.00
Pool/Spa Pumps and Heaters:												
Heater #1	······	EA EA	10		\$6,000.00	\$6,000.00	2025		2045 2038 2038	\$0.00	\$0.00	\$0.00
Heater #2	¹	EA	10	0	\$6,000.00	\$6,000.00	2018	2028	2038	\$6,000.00 \$6,000.00	\$0.00	\$0.00
Titeater #3		EA	10		\$6,000.00	\$6,000.00 \$6,000.00	2018 2018	2028	2038	\$6,000.00	\$0.00 \$0.00	\$0.00
Heater #4 Heater #4		EA EA	10	0	\$6,000.00 \$6,000.00	56,000,00 \$6,000,00	2018	2028	2038 2038	\$6,000.00	\$0.00	\$0.00 \$0.00
Pervola	1.28	LF	10	4	\$53.13	\$6,000.00 \$6,800.00	2018 2022	2028	2058	30,000.00 \$0.00	30.00 \$0.00	\$0.00
Payers (Walkway)	12 880	SF	40	29			2022 2047	2097	2038 2052 2127	\$6,000.00 \$0.00 \$0.00	\$0.00 \$0.00	\$0.00
Pavers (Walkway) Pool Furniture (2% deferred maintenance per year) Aluminum Railing (At all areas around Clubbouse)	128 12,880 1 1 750	LS	5	4	\$6.50 \$44,000.00	\$44,000.00	2022	2087 2027 2047	2032	\$880.00	\$880.00	\$880.00
Aluminum Railing (At all areas around Clubhouse)	750	LF	20	9	\$62.50	\$46,875.00	2027	2047	2067	\$880.00 \$0.00	\$0.00	\$0.00
Irrigation												
Irrigation System	2	EA	15	4	\$10,000.00	\$20,000.00	2022	2037	2052	\$0.00	\$0.00	\$0.00
Painting (Exterior) Repainting (Including Clubhouse and Guardhouse)												
Repainting (Including Clubhouse and Guardhouse)	7,000	SF	7	5	\$1.25	\$8,750.00	2022	2029	2036	\$0.00	\$0.00	\$0.00
Parking, Roadways, Carports, Sidewalks												
Pavers (Vehicular) Reseal Developed Area	9,018 11,360 11360	SF	40	29	\$8.50	\$76,653.00	2047	2087	2127 2037 2067	\$0.00	\$0.00	\$0.00
Reseal Developed Area	11,360	SY	5	4	\$0.99	\$11,246.40	2022	2032	2037	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00
Asphalt Overlay Developed Area Carports Sidewalks	11360	SY	20		\$13.59		2027	2047				\$0.00
Carports	12 4925	EA	20 50	9	\$5,000.00 \$14.50	\$60,000.00	2027	2047 2107	2067	\$0.00 \$0.00	\$0.00	\$0.00
Sidewalks Storm Drainage/Ponds	4925	LF	50	39	\$14.50	\$71,412.50	2057	2107	2157	\$0.00	\$0.00	\$0.00
Storm Pine Natural and Structures		'EA		20	\$150,000.00	\$150,000.00	2057	3107	2147	\$0.02	\$0.00	\$0.00
Storm Pipe Network and Structures Ponds		EA EA	50 100	39 89	\$150,000.00	\$150,000.00	2057 2107	2107 2207	2157 2307	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00
Security Gate			. 100	. 89		\$20,000.00	2107	2207	2307	30.00	30.00	30.00
Lift Arm Security Gate (Assuming early 2019 replacement)	<	EA	21	21	\$3,550.00	\$17,750.00	2039	2060	2081	\$0.00	\$0.00	\$0.00
Security Gate Lift Arm Security Gate (Assuming early 2019 replacement) Signage	[. 21	. 21	40,00000		2039	2000	2081		50.00	
Signage Entry Sign and CMU Perimeter Columns	30	EA	50	39	\$300.00	\$11,700.00	2057	2107	2157	\$0.00	\$0.00	\$0.00
Flectrical	33			. 39	\$340.00		2007	2107	2101	- Charles	30.00	
General Electrical System	1	EA	50	30	\$50.000.00	\$50,000.00	2057	2107	2157	\$0.00	\$0.00	\$0.00
Site Lighting	28	EA EA	50 25	14	\$50,000.00 \$1,550.00	\$43,400.00	2057 2032	2107 2057	2082	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00
									1	1		
		:	5		;			Yea	rly Total Expenditures	\$38,080.00	\$23,610.06	\$5,380.00
	[Yearly	rly Total Expenditures Reserve Contribution	\$74,700.00	\$74,700.00	\$74,700.00
		;						Year	End Reserve Balance	\$243,620.00	\$294,709.94	
		<u></u>			<u> </u>							

								· · ·												
Cape Haze Resort Community Association, Inc. Capital Resorte Study - Pooled 18KS-0562	i	÷							.			ii				ii				
Capital Reserve Study - Foolea		.;;	· • · • · · · · · · · • . • · · ·	····•	.			· · · · • • · · • • • • • • • • • • • •					·····			· · · • · · • • • • • • • • • • • • • •		· · • · · • • • • • • • • • • • • • • •		
Date: 07/17/2018		÷			·												• • • • • • • • • • • • • • • • • • • •			
	·····	•••••••••••••••••••••••••••••••••••••••						••••••	••••••							•••••••				
Reserve Completed	ul-18	÷								· !										
Community Type	Condominium			••••••																
Number of Buildings	6																			
Number of Units per Building	24																			
Total Number of Living Units	144	<u>ii</u>							i			i							į	
*Contributions shown represent a 100% fully funded reserve.	DATE																		i	
Provide a Damara Dalamara										iii			i	i		· · · · · · · · · · · · · · · · · · ·				
Starting Reserve Balance:	207,000 Jul-18 74,700 2 520 950	·			·	}				·	····•		• • • • • • • • • • • • • • • • • • • •	·			••••••			
Average Annual Contribution: Total Expenditures:	2 520 950	•••••••••••••••••	•••••	•••••	ii	· • • • • • • • • • • • • • • • • • • •		•••••••••••••••••••••••••••••••••••••••	••••••			••••••••••••		••••••	•••••	••••••		••••••	• • • • • • • • • • • • • • • • • • • •	
Total Expenditures: Total Contributions:	2,241,000		···· • • • • • • • • • • • • • • • • •		·					· · · · · · · · · · · · · · · · · · ·	••••••		••••••				•••••			
Ending Balance:	-72,950 End 2047	1										••••••				•••••••••••••••••				
Inflation Rate:	1.25%	1	:			{											;	:		
Common Element	j.	<u>i</u>											i.							
Reserve Component Inventory	Quantity Units	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<i>Roofing</i> Standing Seam Metal Roof																				
Standing Seam Metal Roof Clubhouse and Related Interior and Exterior Elements	9,300 SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	1'1 8	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.02	\$22 \$49 77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.02	\$0.00	\$0.00	\$0.02
Clubhouse Furniture Exercise Fauinment	1.LS 1.LS	\$4.500.00	\$4 500.00	\$4 500.00	\$4 500.00	\$4 500.00	\$4.500.00	\$3,548.77 \$4.500.00	SU.UU SO.OO	50.00	\$0.00 \$0.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	\$0.00 \$0.00	50.00
HVAC Eautoment:	مىر،	\$4,300.00	J-1,200.00	sex,		J4,200.005			30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
Office A/C System #1 (Mfr. 03/2018)	1 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,472.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,461.45	\$0.00
Office A/C System #2 (Mfr. 10/2006)	1.EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,472.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,461.45	\$0.00
Function Hall A/C System #3 (Mfr. 06/2018)	I'EA I'EA I'EA I'EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00 \$0.00	\$0.00	\$7,472.99 \$7,472.99 \$7,472.99 \$7,472.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,461.45 \$8,461.45	\$0.00 \$0.00
Function Hall A/C System #4 (Mfr. 02/2007)	1 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,472.99	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,461.45	\$0.00
Fire Protection:																				
Fire Alarm Panel	1 EA 7 EA	\$0.00 \$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$11,182.92	\$0.00 \$0.00 \$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00 \$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00
Pull Stations		\$0.00	\$0.00 \$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$1,665.94	\$0.00	\$0.00	\$0.00 \$0.00 \$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00
Strobes Fire Extinguishers	11 EA 3 EA	\$0.00		\$0.00 \$0.00		\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00 \$0.00	\$3,665.06 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$474.83	\$0.00 \$0.00	\$0.00
Fire Extinguishers	39EA 1/LS	50.00	\$394.10 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$474.83	\$0.00	\$0.00
Sprinker Lines	4.EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$31,312.18	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Floor Coveringe	41.31	\$0.00	50.00	30.00	\$0.00	50.00	30.00	551,512.10	30.00	40.00	\$0.00	30.00	40.00	\$0.00	30.00	40.00	\$0.00	50.00	30.00	\$0.00
rioor Coverings: Wood	2.250 SF	\$0.00	\$0.00	\$0.00:	\$0.00:	\$0.00	\$0.00	\$0.00:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00 \$0.00	\$0.00	\$0.00	\$18,518.32	\$0.00	\$0.00
Tile	1,230,SF	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00
Carpet	170 SY	\$0.00	\$0.00	\$0.00	\$0.00	\$8,159.56	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$9,709.51
Windows and Doors (Including Guardhouse):																				
Fixed Windows	205 EA	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$428,295.40 \$36,213.59	\$0.00 \$0.00	\$0.00
Storefront Doors	13.EA					\$0.00					\$0.00		\$0.00							\$0.00
Service Doors Tennis Court (1) plus Pickleball Courts (4)	26 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51,049.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	de.	00.00	00.00	00.00	00.00	00.00		00.00	00.00 ¹		00.00	00.00	00.00		00.00 ¹	aa aa	00.00	00.00	00.00	00.00
Court Resurface	5/EA 664/LE	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$57,321.21	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00
Court Fencing Pool, Spa, and Related Elements	034113	30.00	30.00	30.00	30.00	30.005	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
Pool/Spa Interior Coating (Exposed Aggregate)	2,770 SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$21,160.63	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Pool/Spa Pumps and Heaters:	10 - 10 g																			
Heater #1	1 EA	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$6,545.10	\$0.00	\$0.00	\$0.00 \$6,793.62 \$6,793.62 \$6,793.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,410.83	\$0.00	\$0.00	\$0.00	\$0.00
Heater #2	1 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$6,793.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,692.22	\$0.00
Heater #3	1.EA	\$0.00	\$0.00	\$0.00	50.00	\$0.00	\$0.00	\$0.00	\$6,793.62	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,692.22	\$0.00
Heater #4	1 EA 1 EA 1 EA	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$6,793.62 \$6,793.62 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00	\$0.00	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$7,692.22 \$7,692.22	\$0.00
Heater #5	1 EA 128 LF	\$0.00	\$0.00 \$7,146.43	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$6,793.62	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$8,610.23	\$7,692.22 \$0.00	\$0.00
Pergola	12,880 SF		\$7,146.45	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Pool Furniture (2% deferred maintenance per year)	1 LS	\$0.00 \$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$0.00 \$880.00	\$880.00	\$880.00	\$880.00	\$880.00	\$880.00
Aluminum Railing (At all areas around Clubhouse)	750 LF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$52,419.95	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
														· · ·						
Irrigation Irrigation System	2 EA	\$0.00	\$21,018.91	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,324.19	\$0.00	\$0.00
Painting (Exterior) Repainting (Including Clubhouse and Guardhouse)																				
Repainting (Including Clubhouse and Guardhouse)	7,000 SF	\$0.00	\$9,195.77	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,031.21	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,942.55	\$0.00	\$0.00	\$0.00
Parking, Roadways, Carports, Sidewalks		1																		
Pavers (Vencular)	9,018 SF 11,360 SY	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00 \$14,240.30	\$0.00	\$0.00
Keseai Developea Area Asabali Quadan Danalanad Ana	11,360 SY 11360 SY	\$0.00	\$11,819.35 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	50.00	\$0.00 \$0.00	\$0.00	\$0.00	\$13,382.71 \$0.00	\$0.00	50.00	\$0.00 \$0.00	\$0.00 \$0.00	\$14,240.30 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00
Asphalt Overlay Developed Area Carports	11360'SY 12 EA	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$172,644.63	\$0.00 \$0.00 \$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Carports Sidewalks	4925 LF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Storm Drainage/Ponds	to an interest						+	4									******			
Storm Pipe Network and Structures	1 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Ponds	1 EA 2 EA	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Security Gate	· ·																			
Lift Arm Security Gate (Assuming early 2019 replacement)	5 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$23,040.61
Entry Sign and CMU Perimeter Columns	39 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Electrical	1																			
General Electrical System	1 EA 28 EA	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$51,644.04	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	\$0.00
Sue Lignung		· · ·		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$51,644.04	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
		\$5,380.00	\$54.954.56	\$5 380.00	\$5,380.00	\$20.084.66	\$5,380.02	\$373,585.97	\$57,946.45	\$68,232.42	\$880.00	\$22,040.63	\$122,286.80	\$880.00	\$880.00	\$8,290.83	\$11.822.55	\$532,556.86	\$65,494.68	\$33,630.12
+i		\$5,380.00	\$54,954.56 \$74,700.00	\$74,700.00	\$74,700.00	\$20,084.66 \$74,700.00	\$5,380.00	\$373,585.97 \$74,700.00	\$57,946.45	\$68,232.42	\$880.00 \$74,700.00	\$22,040.63 \$74,700.00	\$122,286.80	\$74,700.00	\$880.00	\$8,290.83 \$74,700.00	\$11,822.55	\$532,556.86 \$74,700.00	\$65,494.68 \$74,700.00	\$33,630.12
			\$74,700.00			4/4,/00.00				\$74,700.00					a/4,/00.00	\$74,700.00		374,700.00		
		\$433,349,94	\$453.095.37	\$522.415.37		\$646,350,71	\$715,670,71	\$416,784,74	\$433,538,29	\$440,005,86	\$513,825,86	\$566,485,24	\$518,898,44	\$592,718,44	\$666,538,44	\$732,947.61	\$795,825.06	\$337,968,20	\$347.173.52	\$388,243,40
		\$433,349.94	\$453,095.37	\$522,415.37	\$591,735.37	\$646,350.71	\$715,670.71	\$416,784.74	\$433,538.29	\$440,005.86	\$513,825.86	\$566,485.24	\$518,898.44	\$592,718.44	\$666,538.44	\$732,947.61	\$795,825.06	\$337,968.20	\$347,173.52	\$388,243.40

											,
	Cape Haze Resort Community Association, Inc. Capital Reserve Study - Pooled	••••••			······				·····	·····	
	18RS-0562	*****		•••••	••••••		•••••		·····	••••••	
	Date: 07/17/2018										
	Reserve Completed	Jul-18									
Not of the set of th	Community Type	Condominium									
And the part of the	Number of Unite new Puilding	24								·····	
	Number of Units per Bultang Total Number of Living Units	144									
	Total Names of Landy Cours										
	*Contributions shown represent a 100% fully funded reserve.								······		
		DATE									
	Starting Reserve Balance:	207,000 Jul-18									
	Average Annual Contribution:	74,700									
	Total Expenditures:										
	Endine Balance:		17		• • • • • • • • • • • • • • • • •	• • • • • • • • • • • • • • • • • • • •				••••••	
	Inflation Rate:	1.25%	····								
Open Open No No No No No No No No No No No No No No No No <td></td>											
	Common Element					~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~					~~~~~~
John Solution Market Solution Framework John Solution Solution Framework John Solution Solution Framework John Solution Solution Framework John Solution Framework <thjohn framework<="" solution="" th=""> John Solution</thjohn>	Reserve Component Inventory	Quantity Units	2040	2041	2042	2043	2044	2045	2046	2047	Totals
	Roofing										
	Clubhouse and Related Interior and Exterior Flements	9,300 SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$220,000.07	220,000.07
Appendix Dial Dial <thdial< th=""> Dial Dial</thdial<>	Clabbouse and Related Interior and Exterior Elements Clabbouse Furniture	111.0	60.00	\$0.00	en oo	60.00	\$0.00	so oo	\$0.00	\$42.010.22	76 220 23
Diff Arrow Diff Arrow <thdiff arrow<="" th=""> Diff Arrow Diff Arr</thdiff>	Caumouse Furniture Exercise Fauinment	11.5	\$0.00	\$0.00 \$0.00	50.00 \$0.00	\$0.00 \$0.00	\$0.00 \$0.00	50.00 \$0.00	50.00 \$0.00	\$45,010.77	45,000.00
	HVAC Equipment:		53.00		\$0.00	55.00			30.00		-2,000,00
	Office A/C System #1 (Mfr. 03/2018)	1 EA				\$0.00	\$0.00				
Base Base Constraint Base	Office A/C System #2 (Mfr. 10/2006)	1 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	22,534.43
$ \begin the set of t$	Function Hall A/C System #3 (Mfr. 06/2018)	1 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	15,934.43
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	Function Hall A/C System #4 (Mfr. 02/2007)	1 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	22,534.43
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	Fire Fronection:	1.64	eo.00	eo. 00	en on!	60.00	\$0.00	\$0.00	\$0.00	\$14 226 02	25 510 04
$ \begin{array}{c c c c c c c c c c c c c c c c c c c $	Fire Alarm Panel	1 EA 7 FA	\$0.00	50.00 \$0.00	\$0.00 \$0.00	\$0.00	50.00 \$0.00	\$0.00 \$0.00	50.00 \$0.00	\$14,336.92 \$0.00	25,519.84
Description Bit ADD Bit DD	Strobes	11 EA			\$0.00	\$0.00 \$0.00	\$0.00	\$0.00	\$0.00 \$0.00		3.665.06
Special late Sing	Fire Extinguishers	3 EA	\$0.00	\$0.00	\$0.00			\$0.00	\$0.00		868.93
Control OPA NUM	Sprinkler Lines	1 LS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
The intervent of	Restrooms (Remodel)	4 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,143.38	71,455.56
The intervent of	Floor Coverings:										
Comp (105) (106) (006)		2,250 SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	18,518.32
Index of Deer Indexing Unit Uni		1,230 ar	50.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		
Semital Deer 11-A 90.00 80.00 80.00 90.00 80.00		1/0.51	30.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	50.00	\$0.00	17,869.07
Semital Deer 11-A 90.00 80.00 80.00 90.00 80.00	Fixed Windows	205 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	428,295.40
Service of part Parkade Carer (1) par Parkade Carer (2) part Parkade Carer (2) par Parkade Carer (2) part Parkade Carer (2) par Parkade Carer (2)	Storefront Doors	13 EA	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	36,213.59
Same R markar Space	Service Doors	26 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	51,049.06
Mark Data Distance U	Tennis Court (1) plus Pickleball Courts (4)	-					-				
Mark Data Distance U	Court Resurface	5.EA	\$0.00	\$66,535.85	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	123,857.07
odd/ga. hears and Harris 2,776/SF 50,001 50,001 50,002 50,001	Court Fencing Pool Sna and Related Flements	654 LF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,784.95	25,784.95
Understand Haters None Status Status <t< td=""><td>Pool/Sna Interior Contine (Exposed Aconsocate)</td><td>2 770 SE</td><td>\$0.00</td><td>00.02</td><td>\$0.00</td><td>\$24 \$62 20</td><td>\$0.00</td><td>80.03</td><td>\$0.00</td><td>\$0.02</td><td>63 052 08</td></t<>	Pool/Sna Interior Contine (Exposed Aconsocate)	2 770 SE	\$0.00	00.02	\$0.00	\$24 \$62 20	\$0.00	80.03	\$0.00	\$0.02	63 052 08
Hear # EA S0.00 S0.00 <th< td=""><td></td><td>2,110 31</td><td>30.00</td><td>30.00</td><td>30.00</td><td>324,302.23</td><td>30.00</td><td>30.00</td><td>30.00</td><td>30.00</td><td>05,752.98</td></th<>		2,110 31	30.00	30.00	30.00	324,302.23	30.00	30.00	30.00	30.00	05,752.98
Hears F2 Hears F2 Hears F3 LPA F3 S000 F10 S000	Heater #1	1 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,391.07	\$0.00	\$0.00	22,347.00
Hear of TAX S0.00 Hear of TAX S0.00 S0.00 S0.00 S0.00 <td></td> <td>1 EA</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td></td> <td>\$0.00</td> <td>20.485.85</td>		1 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	20.485.85
Haur #d TPA \$100 <	Heater #3	1 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	20,485.85
Intern (Modewa) D28013F \$3.00	Heater #4	1 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	20,485.85
Intern (Modewa) D28013F \$3.00	Heater #5	1 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	20,485.85
Imamine Maching (A all areas around Clabbanes) 753(2) F \$30.00 \$50.00	Pergola Banage (Wallanau)	128 LF				\$0.00	\$0.00	\$0.00	\$0.00		
Imamine Maching (A all areas around Clabbanes) 753(2) F \$30.00 \$50.00	r avers (vransway) Pool Furniture (2% deferred maintenance per war)	12,000.51	\$0.00 \$880.00	\$0.00 \$880.00	50.00 \$880.00	\$0.00 \$880.00	\$0.00 \$880.00	\$0.00 \$880.00	50.00 \$880.00		
Trigation Status Stat	Aluminum Railing (At all areas around Clubhouse)	750 LF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$67,204.32	
initial (Extern)											
initial (Extern)	Irrigation System	2.EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	46,343.10
arking, Radways, Carport, Sidewills universe	Painting (Exterior)										
Internet (Medicalar) 9,01535F 50,000	Repainting (Including Clubhouse and Guardhouse)	7,000 SF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	30,169.54
sphalt Order Dreckped Area 1136(2Y) 50.00 <t< td=""><td>r arking, koaaways, Carports, Sidewalks</td><td>0.019.07</td><td></td><td>20.00</td><td>po 00</td><td>p. 0.0</td><td>20.00</td><td>po 00</td><td>00.00</td><td>£100.007 St</td><td>100 007 01</td></t<>	r arking, koaaways, Carports, Sidewalks	0.019.07		20.00	po 00	p. 0.0	20.00	po 00	00.00	£100.007 St	100 007 01
sphalt Order Dreckped Area 1136(2Y) 50.00 <t< td=""><td>Pavers (Vehicular) Pavers (Annual Annual</td><td></td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td></td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$109,896.81</td><td></td></t<>	Pavers (Vehicular) Pavers (Annual Annual		\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00	\$109,896.81	
Jappers J26A \$30,00 \$30,00 \$30,00 \$50,00 </td <td>Reseau Developea Area Avabali Overlav Davelaned Area</td> <td>11,360 SY 11360 SV</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00</td> <td>\$0.00 \$0.00</td> <td>\$0.00</td> <td></td>	Reseau Developea Area Avabali Overlav Davelaned Area	11,360 SY 11360 SV	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00 \$0.00	\$0.00	
decades 49252 JF \$30.00 \$30.	Carports					\$0.00	\$0.00 \$0.00				
Intern Defining/Plant Store Store<				\$0.00	\$0.00	\$0.00	\$0.00			\$0.00	0.00
Stand Scarping Card Assuming carly 2019 replacement SEA Stand S	Storm Drainage/Ponds										
Stand Scarping Card Assuming carly 2019 replacement SEA Stand S	Storm Pipe Network and Structures	1 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Berning CMU Security Case (Assuming out): 2019 replacement) SEA S0.00; S0.00	Ponds Founds Costs	2 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
30 ¹⁰ EA 50.00 ¹	Security Gate									40.11	
30 ¹⁰ EA 50.00 ¹	Lift Arm Security Gate (Assuming early 2019 replacement)	5 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	23,040.61
Identical Identical <t< td=""><td>Signage Entry Sian and CMII Parimeter Columns</td><td>30 F A</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>\$0.00</td><td>0.00</td></t<>	Signage Entry Sian and CMII Parimeter Columns	30 F A	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
Statum Status Status<	Electrical	33°12A	\$0.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	0.00
Statum Status Status<	General Electrical System	1 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00
\$880.00 \$67,415.85 \$880.00 \$25,442.39 \$880.00 \$92,271.07 \$880.00 \$95,271.07 \$880.00 \$95,271.00 \$74,700.00 \$74,	Site Lighting	28 EA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	51,644.04
\$74,700.000 \$74,700 \$74,700.000 \$74,700 \$74,700.000 \$74,70											
371_700_006 571_700_005											\$2,520,950.13
\$462.063.40 ¹ \$469.347.55 ¹ \$543.167.55 ¹ \$592.425.25 \$666.245.25 ¹ \$7731.674.19 ¹ \$805.404.19 ¹ -\$72,990.13 ¹			\$74,700.00	\$74,700.00		\$74,700.00	\$74,700.00				\$2,241,000.00
			\$462,063.40	\$469,347.55	\$543,167.55	\$592,425.25	\$666,245.25	\$731,674.19	\$805,494.19	-\$72,950.13	
									i i	i	