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TRADITIONAL RESERVE STUDY

The Tree at Ranger Point
4320 Tree Tops Drive
Port Charlotte, Florida 33953

Project Number 2526570

Prepared for

The Tree at Ranger Point
4320 Tree Tops Drive
Port Charlotte, Florida 33953

A handwritten signature in black ink, appearing to read 'A. Zogheib', enclosed in a thin black rectangular border.

Anthony Zogheib, Assoc. AIA
Project Evaluator

March 5, 2026

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1.0 EXECUTIVE SUMMARY

Florida Engineering (FE) Consultants performed a Traditional Reserve Study (TRS) at The Tree at Ranger Point, located at 4320 Tree Tops Drive in Port Charlotte, Florida.

This assessment was authorized and performed in general accordance with the latest applicable Florida Building Code and select applicable guidelines of *American Society for Testing and Materials (ASTM) E 2018: Baseline Property Condition Assessment Process*.

1.1 Project Identification

Property Name	The Tree at Ranger Point
Property Address	4320 Tree Tops Drive, Port Charlotte, Florida
Type of Facility	Single-family residential community
Construction Date(s)	Circa 1982
Number of Stories	One
Number of Units	67 residential homes
Building Area (SF)	2,000 (Clubhouse building)
Superstructure	Wood
Roofing System	Low-slope
Exterior Façade	Stucco
HVAC	Split system
Electrical Wiring	Copper
Fire Suppression	Fire extinguishers
Date of Site Visit	October 20, 2025
Reserve Fund Strength	700.43% – Strong
Risk of Special Assessment	Low

1.2 Property Description/Background

The Property consists of the Clubhouse facility of The Tree at Ranger Point single-family residential community and associated amenities including asphalt- and concrete-paved surface roadways and parking areas, landscaping, swimming pool, tennis court, and shuffleboard court. The subject improvements were reportedly developed circa 1982.

The subject building consists of a concrete-masonry structure with stucco perimeter walls and a combination of pitched concrete-tile and low-slope (flat) thermoplastic polyolefin (TPO) roofing systems. Heating, Ventilation, and Air-Conditioning (HVAC) systems are provided via a conventional split-system air-conditioning unit.

1.3 Property Condition Summary

Based on our site visit observations, review of documentation listed within this report, and conversations with the facility representatives, we consider this Property to be of good quality construction with average maintenance procedures in place. Generally, the Property appears to be in good physical condition. Both the exterior and interior areas appear to be generally adequately maintained, except for those items with remedial recommendations indicated in this report.

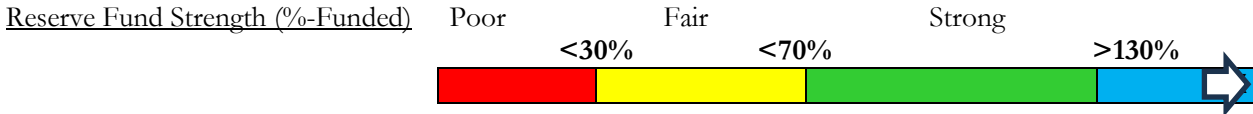
1.4 Opinion of Remaining Useful Life

Based on the scope of work and findings of this assessment, it is our opinion that the remaining useful life of the Property is at least 35 years, if the recommended repairs/replacement in this report are made, the physical improvements receive continuing maintenance, the various components are repaired or replaced on a timely basis, and no natural disaster occurs.

1.5 Reserve Study Funding Analysis

Economic Assumptions

Annual Inflation Rate ----- 3.00%



Risk of Special Assessment High Medium Low

A Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. The Physical Analysis contains the information about the current condition and repair or replacement cost of the major common area components the association is obligated to maintain. The Financial Analysis contains an evaluation of the association's Reserve balance and a recommended Funding Plan to offset the anticipated Reserve expenses.

The primary responsibility of the Board of Directors is to maintain, protect, and enhance the assets of the association. As the physical assets age and deteriorate, it is important to accumulate financial assets, keeping the two “in balance”. The Reserve Study is a document that helps keep the physical and financial assets of the association in balance. This Reserve Study is a broad and generalized budget-planning document.

The primary information you will get from this document is a list of your major Reserve components, a finding of the status (strength) of your Reserve Fund, and a recommended Funding Plan. The basic objective of the Reserve Study is to provide a plan to collect funds at a stable rate to offset the predicted irregular Reserve expenses. Setting a stable Reserve contribution rate will ensure that each owner pays their own “fair share” of the ongoing, gradual deterioration of the common areas.

Reserve expenses are the larger, infrequent expenses that require significant advance planning. Operating expenses, on the other hand, are those ongoing daily, weekly, or monthly expenses that occur and recur throughout the year. Small surprises are typically managed as maintenance contingencies, while the larger ones may be covered by insurance or require special assessments.

There are national-standard guidelines to determine which expense items should be funded through Reserves. These guidelines are provided to the client as part of a pre-survey questionnaire used to help compile the Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the limited life must be predictable (not a “surprise” which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost. This limits Reserve Components to major, predictable expenses. Most Reserve Studies do not typically Reserve for building foundations and major infrastructure elements since they do not have limited life expectancies. Light bulbs or other small items are usually not listed as Reserve Components since their individual costs are insignificant.

Finally, it is usually inappropriate to include unpredictable expenses such as damage due to fire, flood, or earthquake since these typically cannot be considered “reasonably predictable”.

There are two generally accepted means of estimating reserves, the Component Funding Analysis, and the Cash Flow Analysis methodologies:

- The Cash Flow Analysis, also known as Pooling Method, is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. This analysis recognizes interest income attributable to reserve accounts over the period of the analysis. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow and reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

- The Component Funding Analysis, known as Straight-Line Method, calculates the annual contribution amount for each individual line-item component, by dividing the component’s unfunded balance by its remaining useful life. A component’s unfunded balance is its replacement cost minus the reserve balance in the component at the beginning of the analysis period. The annual contribution rate for each individual line-item component is then added up to calculate the total annual contribution rate for this analysis.

1.6 Capital Reserve Replacement Analysis Overview

The function of a Capital Reserve Replacement Analysis is to inform and advise as to the likely capital expenditures for replacement of common areas over the time frame considered by the analysis and the annual contribution levels to the Capital Reserve Replacement Fund calculated as being sufficient to avoid having to levy special assessments or take out a loan to support the predicted capital expenditures.

All Capital Reserve Replacement Analyses therefore assume that capital expenditures are funded using regular (e.g., annual, quarterly, or monthly), budgeted contributions to an account set aside for the sole purpose of funding the replacement of a designated set of common areas (often called the “Capital Reserve Fund”). Common element replacement projects can be deferred. However, such deferrals tend to result in gradual decrease in property values as the infrastructure and appearance of the community facilities degrade over time. In addition, such deferrals often result in the final replacement costs increasing significantly due to more extensive deterioration and additional damage to other common areas resulting from the failure of the common element to be replaced.

There are several choices and options to consider during the Capital Reserve Replacement Analysis process. In addition to Component Funding Analysis and Cash Flow Analysis methodologies, one important decision to consider is the Funding Goal, although there are several other considerations, including preventative and deferred maintenance and operating budgets, budget thresholds, time window, and statutory requirements.

The funding goal helps to determine the methodology used in the Capital Reserve Replacement Analysis and is the principal reflection of the Association’s fiscal policy. Funding goals can be categorized by their fiscal aggressiveness (willingness to risk the need to levy a special assessment or take out a loan) – more aggressive funding goals tend to result in lower annual levels of contribution to the capital reserve fund, with associated higher risks of shortfalls requiring special assessments or loans. There are four basic funding goals used by communities when determining Capital Reserve Fund requirements:

- Baseline Funding is the most aggressive funding goal commonly used by associations. Baseline funding is essentially a special case of threshold funding, where the goal is to never have a negative capital reserve fund balance (in other words the threshold is zero). As this funding goal provides no margin for errors, unexpected or unforeseeable expenses, or market forces that are not in the Association’s favor.

- Threshold Funding is normally a moderate funding goal. The essential goal of threshold funding is to avoid having a capital reserve fund balance below some predetermined level (the “threshold” or “threshold balance”), which can be determined as a percentage of the total cost to replace the considered common areas, by decree as some absolute value or as some multiple of the annual contribution. The Baseline Funding is essentially a threshold funding goal where the threshold balance equals zero.
- Full funding is the most conservative reserve funding approach, designed to maintain the reserve balance at or near 100% of the accumulated depreciation of common areas. This method ensures that funds are available when major repairs or replacements are needed, minimizing the risk of unexpected shortfalls. However, if the reserve balance starts below the current depreciation level, full funding may lead to overfunding, requiring higher contributions to catch up. Conversely, if the reserve balance exceeds current depreciation, it can result in underfunding if contributions are not adjusted accordingly. To maintain accuracy, full funding must be applied strategically, with annual contributions adapting over time to account for changing conditions. Overages and shortages naturally correct as financial conditions fluctuate, leading to contribution recommendations that increase or decrease as needed. This dynamic approach ensures that reserves remain properly funded while avoiding excessive financial burdens on homeowners.
- Statutory Funding is a funding goal (and/or methodology) that the community is legally obligated to meet or exceed. Such funding goals are typically the result of state or local statutes or the result of one or more provisions in the governing documents of the Community Association. The relative aggressiveness of such funding goals will vary depending upon the statute or provision involved.

Florida Statute 718 mandates that condominium associations establish and maintain reserve accounts for capital expenditures and deferred maintenance. Similarly, Florida Statute 720.303(6) governs reserve requirements for homeowners associations (HOAs) but does not impose a mandatory obligation unless reserves were initially established by the developer or later approved by a majority vote of the membership. When reserves exist, they must be maintained for significant community assets such as private roadways, stormwater management systems, and recreational facilities, with funding calculations based on estimated useful life and projected replacement costs.

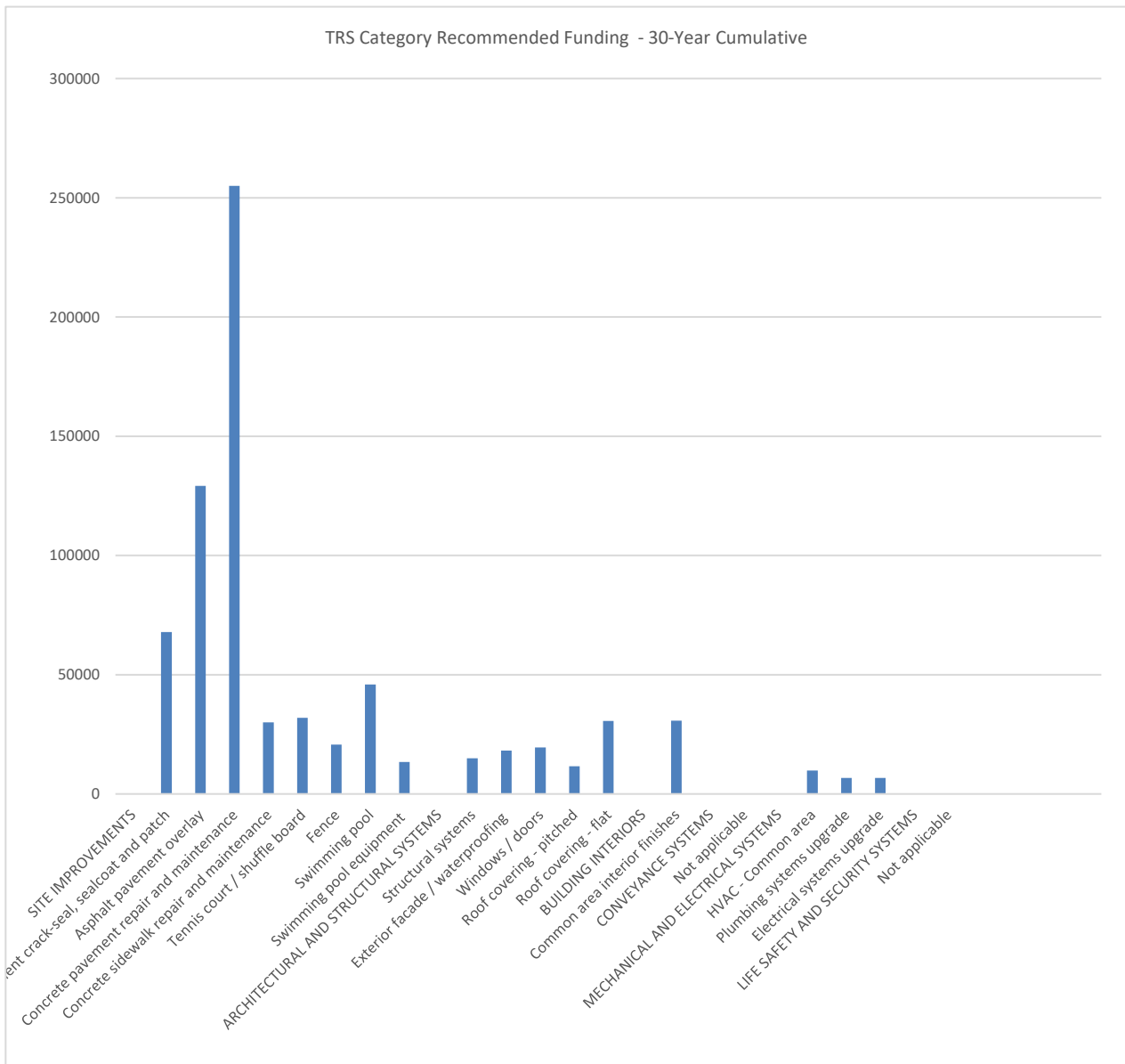
Reserve funds, along with any accrued interest, must be restricted to their designated purposes unless a majority vote of the association’s membership authorizes reallocation. Only homeowners subject to reserve assessments may vote on any reduction or waiver of reserve funding. These regulations are designed to ensure that necessary capital projects are funded in a structured manner, minimizing the financial impact on future assessments and reducing the likelihood of deferred maintenance leading to costly repairs.

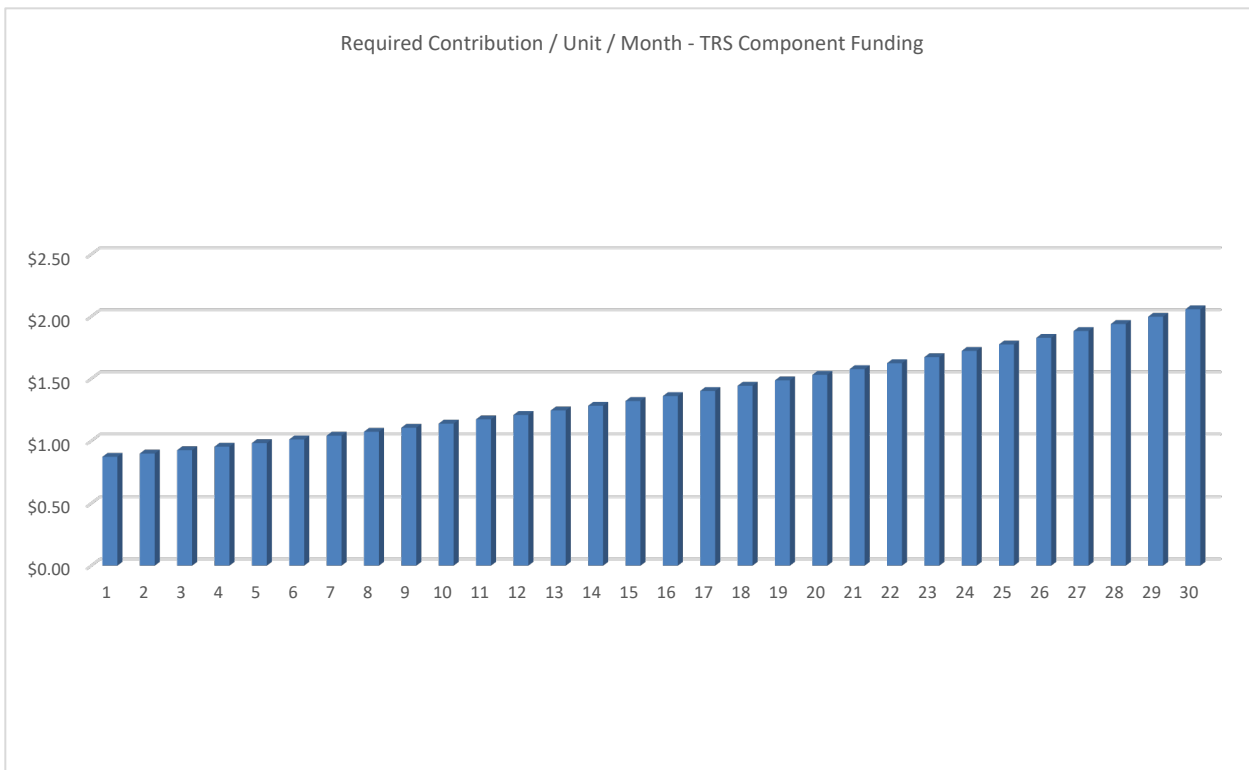
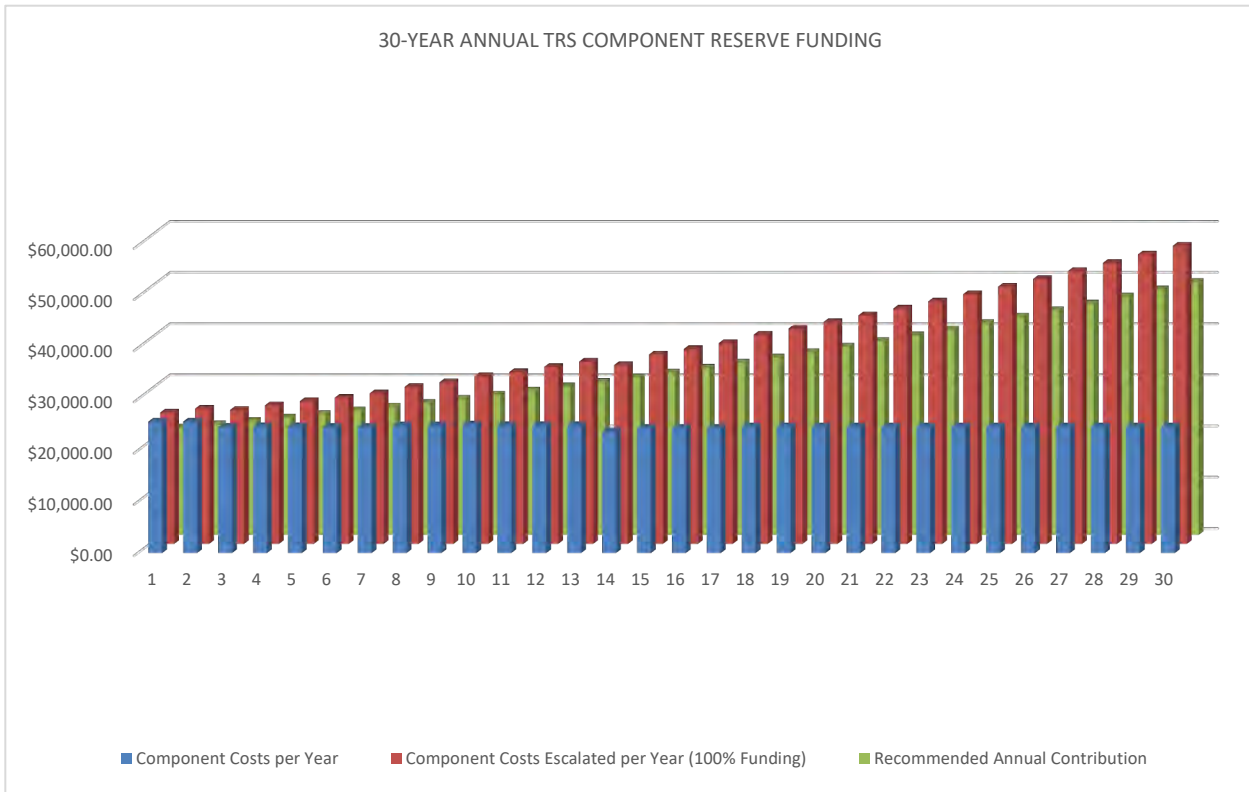
COMPONENT FUNDING ANALYSIS SUMMARY	
Current annual reserve funding contributions amount	\$136,680.00
Recommended annual reserve funding contribution amount (first fiscal budget year)	\$20,961.18
Increase (decrease) between current and recommended annual contribution amounts	(\$115,718.82)
Increase (decrease) percentage	-552.06%
Total number of components	19
Estimated contribution balance at the end of Fiscal Year (after Immediate Repairs expenditures)	\$179,570.64
Total replacement costs of all identified reserve components	\$417,125.00
Cumulative cost (current value) of all reserve components in reserve analysis – 30-year evaluation period	\$742,841.87
Total escalated cost (3%) of all reserve components in reserve analysis	\$1,176,807.42

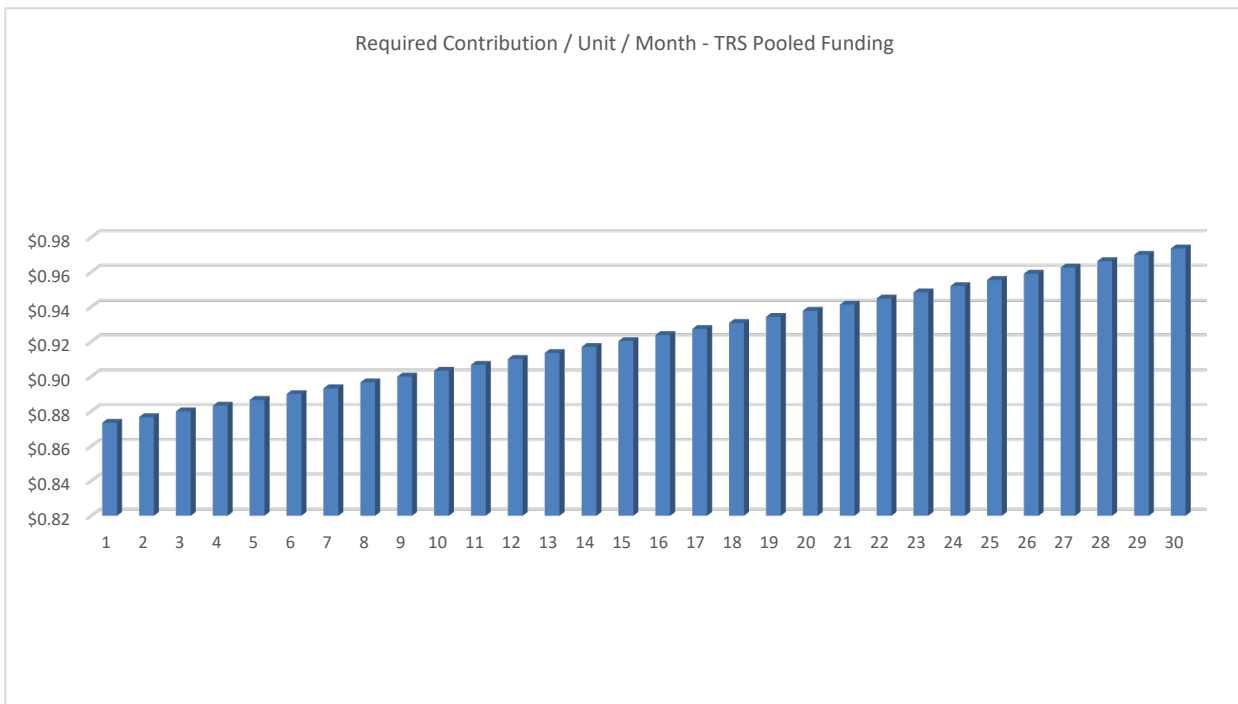
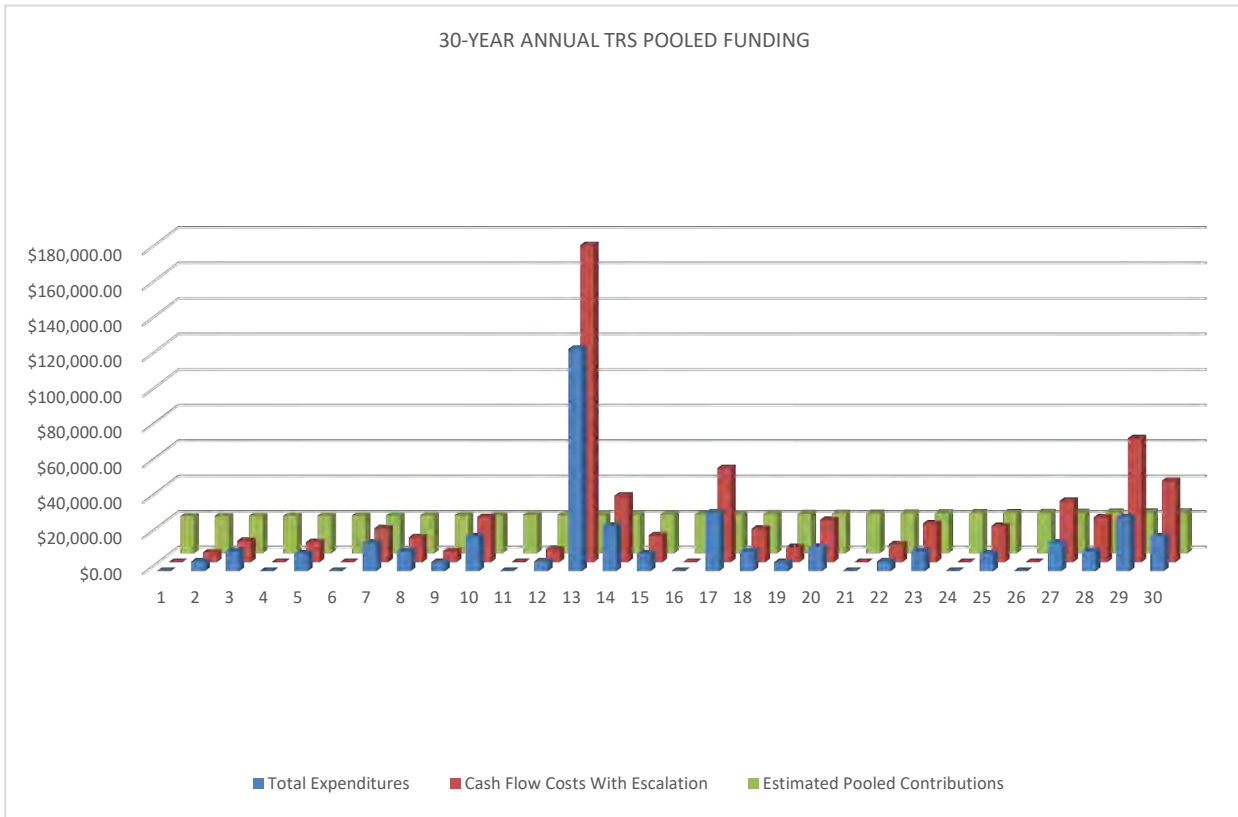
1.9 Capital Expenditure Summary

TRS elements of this report forecast and calculate expenditures looking forward to at least 30 years. However, we have no expectation that all these expenses will all be covered as anticipated. Therefore, we recommend that these studies be reviewed and updated annually, or as necessary, because we expect the timing of these expenses to shift and their size to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we can project more accurately than the more distant projections.

The projected expenses are based on statistical assumptions. In fact, actual schedules may vary from those projected by the tables, but such variances should not significantly alter the totals shown. The reserve cost estimate assumes that the Immediate Repairs items listed in this Report will be completed within the next 12 months depending on specific priority. Estimated costs assume that the repair or replacement work is contracted out by the Property management and, in most cases, do not include a general contractor’s fee. It is assumed that, given the current level of on-site staffing and in-house expertise, most of the work included in the tables would not be completed by on-site maintenance personnel. The figures below summarize the projected future expenses at your association as defined by your Reserve Component List.







Immediate Repair Work – Work that requires immediate action, typically within 90 days, based on its being (i) an existing or potentially significant unsafe condition, (ii) material physical deficiency (iii) poor or deteriorated condition of a critical element or system, (iv) significant building code violation, or (v) a condition that if left “as is,” with an extensive delay in remedying it, has the potential to result in or contribute to a critical element or system failure and will probably result in a significant escalation of its remedial costs. Opinions of probable costs for immediate repairs are provided in the following table:

Item No.	Item Description	Quantity	Unit	Cost	Totals	Starting Balance	Remaining Funds
4.00	SITE IMPROVEMENTS						
	No significant deficiencies noted				\$0.00		
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
	No significant deficiencies noted				\$0.00		
6.00	BUILDING INTERIORS						
	No significant deficiencies noted				\$0.00		
7.00	CONVEYANCE SYSTEMS						
	Not applicable				\$0.00		
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
	No significant deficiencies noted				\$0.00		
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
	No significant deficiencies noted				\$0.00		
					Subtotal	\$179,570.64	\$179,570.64
					Total Immediate Repairs	\$0.00	
					Cost Per Square Foot	\$0.00	

Replacement Reserve (Years 1 Through Assessed Term Period) – Major recurring probable expenditures, which are neither commonly classified as an operation, nor maintenance expense. Replacement reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within an estimated time period. Opinions of probable costs for Capital Reserves are provided in the Replacement Reserve Tables.

2.0 PURPOSE, SCOPE, AND LIMITATIONS

A Traditional Reserve Study (TRS) has been conducted at The Tree at Ranger Point, located at 4320 Tree Tops Drive in Port Charlotte, Florida, hereafter referred to as the "Property".

This assessment was performed using methods and procedures consistent with good commercial or customary practice design to conform to acceptable industry standards. The independent conclusions represent our best professional judgment based on information and data available to us during this assessment. Information regarding operations, conditions, and test data provided by the client or their representatives have been assumed to be correct and complete. Our evaluations, analyses and opinions are not representations regarding, design integrity, structural soundness, or actual value of the Property; nor is it the intention of this report to imply by exclusion from this report that additional work may or may not be required. The conclusions presented are based on the data provided, and observations and conditions that existed on the date of the assessment.

The purpose of this survey and related report is to assist the client in evaluation of the physical aspects of the Property and how its condition may affect the soundness of their financial decisions over time. For this assessment, representative samples of the major independent building components were observed, and the physical condition evaluated. The expected useful life was assessed and the cost for repairs and replacements of significant items was estimated. The exterior of the building, interior common areas, and a select sample of tenant spaces were visited. Property management and maintenance staff, when possible, were interviewed for specific information relating to the physical Property, available maintenance procedures, available drawings, and other documentation. All findings were noted and have been included in the narrative sections of this report.

This assessment is limited to those facilities, structures, and site improvements that are owned, operated, or maintained by the Association, as defined in the governing Declaration of Covenants and related documents. Components maintained by individual homeowners are excluded unless otherwise noted.

This Report is not intended to address the status of Americans with Disability Act Title III compliance, the presence or absence of hazardous materials or petroleum substances, asbestos, lead, PCBs or toxic soil on this Property.

All reports, both verbal and written, are for the benefit of The Tree at Ranger Point. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of Florida Engineering.

3.0 DEFINITIONS

3.1 Condition Evaluation Definitions

- Good:** Average to above-average condition for the building system or materials assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.
- Fair:** Average condition for the building system evaluated. Some work is required or recommended, primarily due to normal aging and wear of the building system, to return the system to a good condition.
- Poor:** Below average condition for the building system evaluated. Significant work should be anticipated to restore the building system or material to an acceptable condition.

3.2 Opinion of Costs

The opinion of costs presented is for the repair/replacement of readily visible materials and building system defects that might significantly affect the value of the Property during the evaluation period. These opinions are based on approximate quantities and values. They do not constitute a warranty that all items, which may require repair or replacement, are included.

Estimated cost opinions presented in this report are from a combination of sources. The primary sources are from Means Repair and Remodeling Cost Data and Means Facilities Maintenance and Repair Cost Data; past invoices or bid documents provided by site management; as well as our experience with costs for similar projects and city cost indexes. Replacement and Repair Cost estimates are based on approximate quantities. Information furnished by site personnel or the Property management, if presented, is assumed to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

Actual costs may vary depending on such matters as type and design of remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented herein should be considered “order of magnitude” and used for budgeting purposes only. Detailed design and contractor bidding are recommended to determine actual cost.

These opinions should not be interpreted as a bid or offer to perform the work. All costs are stated in present value. The recommendations and opinions of cost provided herein are based on the understanding that the facility will continue operating in its present occupancy classification and general quality level unless otherwise stated.

4.0 SITE IMPROVEMENTS

Item	Description/Observations/Comments
Landscaping	<p>Landscaping includes various mature trees, bushes, and plants. Irrigation is managed via multiple stations spread out throughout the Property.</p> <p>Landscaping appears to be in good condition, with no significant deficiencies noted. Funds for upkeep and upgrades of landscaping is considered part of routine maintenance.</p>
Sanitary Sewer	<p>The sanitary sewer system discharges into the municipal sewer system.</p> <p>Due to hidden conditions, the site sanitary sewer system could not be evaluated.</p>
Drainage Systems	<p>The site is drained via sheeting action to storm drain inlets with underground piping connected to the municipal storm drain system. Storm water drainage includes onsite retention ponds.</p> <p>Due to hidden conditions, the site storm water drainage system could not be evaluated.</p>
Domestic Water	<p>A water main located in adjacent street supplies the Property water lines.</p> <p>Due to hidden conditions, the site water distribution system could not be evaluated.</p>
Parking/Paving	<p>Paving the Property consists of an asphalt main entrance drive and cast-in-place concrete roadways and parking areas.</p> <p>The paved areas appeared to be generally in good to fair condition. Repair and sectional replacement are reportedly managed under operating budget.</p> <p>To maximize the pavement life, crack-sealing and patching, maintenance, and pavement overlay are recommended during the evaluation period. Funds have been allocated in the Replacement Reserves Cost Estimate Table.</p>
Site Lighting	<p>Site lighting is provided by pole- and building-mounted fixtures.</p> <p>Site lighting was noted to be in good condition. Repair and replacement are reportedly managed under operating budget.</p>
Swimming Pool	<p>The Property features one outdoor swimming pool, constructed of concrete, with concrete coping, and sealed concrete surrounding the pool.</p> <p>Based on the EUL of 10 years, resurfacing should be anticipated during the evaluation period. Funds have been spread throughout Replacement Reserves Cost Estimate Tables.</p>
Pool Equipment	<p>The pool equipment consists of a heater, water filter and circulating pump.</p> <p>Based on the EUL of 10 years, replacement of the swimming pool equipment should be anticipated during the evaluation period. Funds have been spread throughout Replacement Reserves Cost Estimate Tables.</p>

Item	Description/Observations/Comments
Sports Courts	<p>The Property features a tennis court and a shuffleboard court.</p> <p>The tennis court is constructed on a reinforced concrete slab and finished with a color-coated sports surfacing system consisting of distinct playing and out-of-bounds zones. The court is enclosed by chain-link fencing.</p> <p>The shuffleboard court is constructed on a concrete slab and finished with a smooth, painted acrylic or epoxy-based surface.</p> <p>The courts were noted to be in good condition. Based on the EUL of 10 years, court resurfacing should be anticipated during the evaluation period. Funds have been spread throughout Replacement Reserves Cost Estimate Tables.</p>

5.0 ARCHITECTURAL AND STRUCTURAL SYSTEMS

Item	Description/Observations/Comments
Foundation	<p>We were not able to observe the foundation structures.</p> <p>No apparent signs of significant structural distress were noted within the exposed areas observed.</p>
Superstructure	<p>The buildings consist of conventional wood framing.</p> <p>While observation of the ground floor slab, superstructure and roof framing were limited to exposed elements; no signs of excessive deflection or movement were noted.</p> <p>Based on the age of the Property, an annual budget for anticipated repairs should be allocated during the evaluation period. Funds have been allocated in the Replacement Reserves Cost Estimate Tables.</p>
Exterior Walls	<p>The exterior walls are finished primarily with painted stucco. The windows and doors at the building are typically of older installation.</p> <p>The exterior walls were noted to be in good condition. Based on the EUL of 10 years, repainting, sealing, waterproofing and periodic stucco restoration, and tuck-pointing are anticipated during the evaluation period. Funds have been allocated in the Replacement Reserves Cost Estimate Tables.</p> <p>Based on the EUL of 40 years, door and window replacement is anticipated during the evaluation period. Funds have been spread throughout the Replacement Reserves Cost Estimate Tables.</p> <p>Please note that the extent of the exterior walls' evaluation did not include sampling or testing, therefore comments made regarding the condition of the façade components are limited to visual observation. Should a more comprehensive investigation be required, further assessment that includes destructive to determine the extent of the deficiencies is recommended.</p>
Roofs	<p>The roofs are classified as pitched system covered with concrete tile and low-slope (flat) covered with TPO single-ply membrane.</p> <p>The pitch roof has an EUL of 35 years and appears to be generally in good condition. The low-slope system has an EUL of 20 years. Funds for replacement have been allocated in the Replacement Reserves Cost Estimate Tables.</p> <p>Please note that the extent of the roof evaluation did not include any sampling and/or testing involved therefore comments made regarding the condition of the roof are limited to visual observation as well as historical information provided by site contact and/or Property respondent. Should a more comprehensive investigation be required, the services of a certified roofing consultant should be considered.</p>

6.0 BUILDING INTERIORS

Item	Description/Observations/Comments
Tenant Spaces	Not applicable.
Common Areas	<p>The common finishes include generally concrete flooring, and painted gypsum-board walls and ceiling.</p> <p>The interior finishes were noted to be in good condition. Funds for periodic furniture, furnishing and equipment (FF&E) and finishes upgrade and replacement have been allocated in the Replacement Reserves Cost Estimate Tables.</p>

7.0 CONVEYANCE SYSTEMS

Item	Description/Observations/Comments
Elevator	Not applicable for this Property.
Stairs	Not applicable for this Property.

8.0 MECHANICAL AND ELECTRICAL SYSTEMS

Item	Description/Observations/Comments
HVAC	<p>Cooling and heating are supplied by an electric conventional split system with a pad-mounted air-conditioning condensing unit.</p> <p>Based on the EUL of 15 years, funds for replacement of the HVAC units have been allocated in the Replacement Reserves Cost Estimate Tables.</p>
Plumbing Systems	<p>According to available information and observations, supply piping appears to be copper. The waste piping is presumed to include polyvinyl chloride (PVC).</p> <p>The plumbing systems were reported to be in good condition.</p> <p>Plumbing components have EULs between 15 and 45 years. As such, an annual budget for component upgrades and replacements is recommended during the evaluation period. Funds have been allocated in the Replacement Reserves Cost Estimate Tables.</p>
Plumbing Fixtures	<p>The plumbing fixtures appear to be typical for this type of occupancy.</p> <p>The plumbing fixtures appeared to be generally in good condition requiring only routine maintenance over the evaluation period.</p>
Electrical Service	<p>Electrical service provides 120/240-Volt, single-phase, three-wire service. The distribution wiring was noted to be copper.</p> <p>The electrical systems appeared to be generally in good condition. Based on the age of the Property, primary common area electrical systems are anticipated during the evaluation period. Funds have been allocated in the Replacement Reserves Cost Estimate Tables.</p>

9.0 LIFE SAFETY AND SECURITY SYSTEMS

Item	Description/Observations/Comments
Fire Protection	The Property fire protection is limited to dry chemical fire extinguishers. The fire system was noted to be in good operating condition, requiring routine maintenance.

TABLES

TRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2026	2027	2028	2029	2030	2031
4.00	SITE IMPROVEMENTS						
4.01	Asphalt pavement crack-seal, sealcoat and patch	\$2,159.37	\$2,159.37	\$2,159.37	\$2,275.00	\$2,275.00	\$2,275.00
4.02	Asphalt pavement overlay	\$4,983.16	\$4,983.16	\$4,983.16	\$4,983.16	\$4,983.16	\$4,983.16
4.03	Concrete pavement repair and maintenance	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00
4.04	Concrete sidewalk repair and maintenance	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
4.05	Tennis court / shuffle board	\$793.24	\$793.24	\$793.24	\$793.24	\$793.24	\$793.24
4.06	Fence	\$569.50	\$569.50	\$569.50	\$569.50	\$569.50	\$569.50
4.07	Swimming pool	\$1,301.72	\$1,301.72	\$1,301.72	\$1,301.72	\$1,301.72	\$1,301.72
4.08	Swimming pool equipment	\$316.39	\$316.39	\$316.39	\$316.39	\$316.39	\$316.39
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
5.02	Exterior facade / waterproofing	\$1,537.66	\$1,537.66	\$540.00	\$540.00	\$540.00	\$540.00
5.03	Windows / doors	\$650.86	\$650.86	\$650.86	\$650.86	\$650.86	\$650.86
5.04	Roof covering - pitched	\$387.26	\$387.26	\$387.26	\$387.26	\$387.26	\$387.26
5.05	Roof covering - flat	\$1,110.53	\$1,110.53	\$1,110.53	\$1,110.53	\$1,110.53	\$1,110.53
6.00	BUILDING INTERIORS						
6.01	Common area interior finishes	\$1,139.01	\$1,139.01	\$1,139.01	\$1,139.01	\$1,139.01	\$1,000.00
7.00	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - Common area	\$244.07	\$244.07	\$244.07	\$244.07	\$244.07	\$244.07
8.02	Plumbing systems upgrade	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22
8.03	Electrical systems upgrade	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0.00	\$0.00						
0.00	\$0.00						
	Component Costs per Year	\$25,637.23	\$25,637.23	\$24,639.57	\$24,755.20	\$24,755.20	\$24,616.19
	Escalation Factor per year (3%)	\$0.00	\$769.12	\$1,500.55	\$2,295.48	\$3,107.00	\$3,920.72
	Component Costs Escalated per Year (100% Funding)	\$25,637.23	\$26,406.35	\$26,140.12	\$27,050.67	\$27,862.19	\$28,536.91
	Recommended Annual Contribution	\$20,961.18	\$21,590.01	\$22,237.71	\$22,904.85	\$23,591.99	\$24,299.75
	Reserve Strength Percent Funded	782.19%	744.08%	735.71%	698.99%	666.21%	637.98%
	Required Contribution / Square Foot / Month	\$0.87	\$0.90	\$0.93	\$0.95	\$0.98	\$1.01
	Beginning Balance	\$179,570.64	\$174,894.59	\$170,078.26	\$166,175.85	\$162,030.02	\$157,759.82
	Component Costs	(\$25,637.23)	(\$26,406.35)	(\$26,140.12)	(\$27,050.67)	(\$27,862.19)	(\$28,536.91)
	Annual Funding	\$20,961.18	\$21,590.01	\$22,237.71	\$22,904.85	\$23,591.99	\$24,299.75
	Ending Balance	\$174,894.59	\$170,078.26	\$166,175.85	\$162,030.02	\$157,759.82	\$153,522.66

TRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2032	2033	2034	2035	2036	2037
4.00	SITE IMPROVEMENTS						
4.01	Asphalt pavement crack-seal, sealcoat and patch	\$2,275.00	\$2,275.00	\$2,275.00	\$2,275.00	\$2,275.00	\$2,275.00
4.02	Asphalt pavement overlay	\$4,983.16	\$4,983.16	\$4,983.16	\$4,983.16	\$4,983.16	\$4,983.16
4.03	Concrete pavement repair and maintenance	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00
4.04	Concrete sidewalk repair and maintenance	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
4.05	Tennis court / shuffle board	\$793.24	\$793.24	\$793.24	\$793.24	\$793.24	\$793.24
4.06	Fence	\$569.50	\$569.50	\$569.50	\$569.50	\$569.50	\$569.50
4.07	Swimming pool	\$1,301.72	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00
4.08	Swimming pool equipment	\$316.39	\$316.39	\$316.39	\$500.00	\$500.00	\$500.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
5.02	Exterior facade / waterproofing	\$540.00	\$540.00	\$540.00	\$540.00	\$540.00	\$540.00
5.03	Windows / doors	\$650.86	\$650.86	\$650.86	\$650.86	\$650.86	\$650.86
5.04	Roof covering - pitched	\$387.26	\$387.26	\$387.26	\$387.26	\$387.26	\$387.26
5.05	Roof covering - flat	\$1,110.53	\$1,110.53	\$1,110.53	\$1,110.53	\$975.00	\$975.00
6.00	BUILDING INTERIORS						
6.01	Common area interior finishes	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
7.00	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - Common area	\$244.07	\$244.07	\$244.07	\$244.07	\$244.07	\$244.07
8.02	Plumbing systems upgrade	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22
8.03	Electrical systems upgrade	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0.00	\$0.00						
0.00	\$0.00						
	Component Costs per Year	\$24,616.19	\$24,914.47	\$24,914.47	\$25,098.08	\$24,962.54	\$24,962.54
	Escalation Factor per year (3%)	\$4,776.83	\$5,727.19	\$6,646.43	\$7,649.22	\$8,585.03	\$9,591.45
	Component Costs Escalated per Year (100% Funding)	\$29,393.02	\$30,641.65	\$31,560.90	\$32,747.30	\$33,547.57	\$34,554.00
	Recommended Annual Contribution	\$25,028.74	\$25,779.61	\$26,552.99	\$27,349.58	\$28,170.07	\$29,015.17
	Reserve Strength Percent Funded	607.46%	570.92%	541.33%	508.86%	483.08%	455.89%
	Required Contribution / Square Foot / Month	\$1.04	\$1.07	\$1.11	\$1.14	\$1.17	\$1.21
	Beginning Balance	\$153,522.66	\$149,158.38	\$144,296.33	\$139,288.43	\$133,890.71	\$128,513.21
	Component Costs	(\$29,393.02)	(\$30,641.65)	(\$31,560.90)	(\$32,747.30)	(\$33,547.57)	(\$34,554.00)
	Annual Funding	\$25,028.74	\$25,779.61	\$26,552.99	\$27,349.58	\$28,170.07	\$29,015.17
	Ending Balance	\$149,158.38	\$144,296.33	\$139,288.43	\$133,890.71	\$128,513.21	\$122,974.39

TRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2038	2039	2040	2041	2042	2043
4.00	SITE IMPROVEMENTS						
4.01	Asphalt pavement crack-seal, sealcoat and patch	\$2,275.00	\$2,275.00	\$2,275.00	\$2,275.00	\$2,275.00	\$2,275.00
4.02	Asphalt pavement overlay	\$4,983.16	\$3,791.67	\$3,791.67	\$3,791.67	\$3,791.67	\$3,791.67
4.03	Concrete pavement repair and maintenance	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00
4.04	Concrete sidewalk repair and maintenance	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
4.05	Tennis court / shuffle board	\$793.24	\$793.24	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00
4.06	Fence	\$569.50	\$569.50	\$569.50	\$569.50	\$569.50	\$850.00
4.07	Swimming pool	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00
4.08	Swimming pool equipment	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
5.02	Exterior facade / waterproofing	\$540.00	\$540.00	\$540.00	\$540.00	\$540.00	\$540.00
5.03	Windows / doors	\$650.86	\$650.86	\$650.86	\$650.86	\$650.86	\$650.86
5.04	Roof covering - pitched	\$387.26	\$387.26	\$387.26	\$387.26	\$387.26	\$387.26
5.05	Roof covering - flat	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00
6.00	BUILDING INTERIORS						
6.01	Common area interior finishes	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
7.00	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - Common area	\$244.07	\$244.07	\$400.00	\$400.00	\$400.00	\$400.00
8.02	Plumbing systems upgrade	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22
8.03	Electrical systems upgrade	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0.00	\$0.00						
0.00	\$0.00						
	Component Costs per Year	\$24,962.54	\$23,771.05	\$24,433.74	\$24,433.74	\$24,433.74	\$24,714.24
	Escalation Factor per year (3%)	\$10,628.07	\$11,137.54	\$12,524.48	\$13,633.23	\$14,775.24	\$16,134.63
	Component Costs Escalated per Year (100% Funding)	\$35,590.62	\$34,908.59	\$36,958.22	\$38,066.97	\$39,208.98	\$40,848.87
	Recommended Annual Contribution	\$29,885.63	\$30,782.20	\$31,705.66	\$32,656.83	\$33,636.54	\$34,645.63
	Reserve Strength Percent Funded	429.50%	424.11%	391.93%	369.21%	347.16%	322.05%
	Required Contribution / Square Foot / Month	\$1.25	\$1.28	\$1.32	\$1.36	\$1.40	\$1.44
	Beginning Balance	\$122,974.39	\$117,269.40	\$113,143.00	\$107,890.44	\$102,480.31	\$96,907.87
	Component Costs	(\$35,590.62)	(\$34,908.59)	(\$36,958.22)	(\$38,066.97)	(\$39,208.98)	(\$40,848.87)
	Annual Funding	\$29,885.63	\$30,782.20	\$31,705.66	\$32,656.83	\$33,636.54	\$34,645.63
	Ending Balance	\$117,269.40	\$113,143.00	\$107,890.44	\$102,480.31	\$96,907.87	\$90,704.64

TRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2044	2045	2046	2047	2048	2049
4.00	SITE IMPROVEMENTS						
4.01	Asphalt pavement crack-seal, sealcoat and patch	\$2,275.00	\$2,275.00	\$2,275.00	\$2,275.00	\$2,275.00	\$2,275.00
4.02	Asphalt pavement overlay	\$3,791.67	\$3,791.67	\$3,791.67	\$3,791.67	\$3,791.67	\$3,791.67
4.03	Concrete pavement repair and maintenance	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00
4.04	Concrete sidewalk repair and maintenance	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
4.05	Tennis court / shuffle board	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00
4.06	Fence	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00
4.07	Swimming pool	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00
4.08	Swimming pool equipment	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
5.02	Exterior facade / waterproofing	\$540.00	\$540.00	\$540.00	\$540.00	\$540.00	\$540.00
5.03	Windows / doors	\$650.86	\$650.86	\$650.86	\$650.86	\$650.86	\$650.86
5.04	Roof covering - pitched	\$387.26	\$387.26	\$388.57	\$388.57	\$388.57	\$388.57
5.05	Roof covering - flat	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00
6.00	BUILDING INTERIORS						
6.01	Common area interior finishes	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
7.00	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - Common area	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00
8.02	Plumbing systems upgrade	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22
8.03	Electrical systems upgrade	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0.00	\$0.00						
0.00	\$0.00						
	Component Costs per Year	\$24,714.24	\$24,714.24	\$24,715.54	\$24,715.54	\$24,715.54	\$24,715.54
	Escalation Factor per year (3%)	\$17,360.10	\$18,622.33	\$19,923.48	\$21,262.65	\$22,641.99	\$24,062.72
	Component Costs Escalated per Year (100% Funding)	\$42,074.33	\$43,336.56	\$44,639.02	\$45,978.19	\$47,357.54	\$48,778.26
	Recommended Annual Contribution	\$35,685.00	\$36,755.55	\$37,858.22	\$38,993.97	\$40,163.79	\$41,368.70
	Reserve Strength Percent Funded	300.40%	279.37%	258.95%	239.13%	219.89%	201.20%
	Required Contribution / Square Foot / Month	\$1.49	\$1.53	\$1.58	\$1.62	\$1.67	\$1.72
	Beginning Balance	\$90,704.64	\$84,315.31	\$77,734.30	\$70,953.50	\$63,969.27	\$56,775.52
	Component Costs	(\$42,074.33)	(\$43,336.56)	(\$44,639.02)	(\$45,978.19)	(\$47,357.54)	(\$48,778.26)
	Annual Funding	\$35,685.00	\$36,755.55	\$37,858.22	\$38,993.97	\$40,163.79	\$41,368.70
	Ending Balance	\$84,315.31	\$77,734.30	\$70,953.50	\$63,969.27	\$56,775.52	\$49,365.95

TRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2050	2051	2052	2053	2054	2055
4.00	SITE IMPROVEMENTS						
4.01	Asphalt pavement crack-seal, sealcoat and patch	\$2,275.00	\$2,275.00	\$2,275.00	\$2,275.00	\$2,275.00	\$2,275.00
4.02	Asphalt pavement overlay	\$3,791.67	\$3,791.67	\$3,791.67	\$3,791.67	\$3,791.67	\$3,791.67
4.03	Concrete pavement repair and maintenance	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00	\$8,500.00
4.04	Concrete sidewalk repair and maintenance	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
4.05	Tennis court / shuffle board	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00
4.06	Fence	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00	\$850.00
4.07	Swimming pool	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00	\$1,600.00
4.08	Swimming pool equipment	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
5.02	Exterior facade / waterproofing	\$540.00	\$540.00	\$540.00	\$540.00	\$540.00	\$540.00
5.03	Windows / doors	\$650.86	\$650.86	\$650.86	\$650.86	\$650.86	\$650.86
5.04	Roof covering - pitched	\$388.57	\$388.57	\$388.57	\$388.57	\$388.57	\$388.57
5.05	Roof covering - flat	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00	\$975.00
6.00	BUILDING INTERIORS						
6.01	Common area interior finishes	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
7.00	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - Common area	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00	\$400.00
8.02	Plumbing systems upgrade	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22
8.03	Electrical systems upgrade	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22	\$222.22
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0.00	\$0.00						
0.00	\$0.00						
	Component Costs per Year	\$24,715.54	\$24,715.54	\$24,715.54	\$24,715.54	\$24,715.54	\$24,715.54
	Escalation Factor per year (3%)	\$25,526.07	\$27,033.32	\$28,585.78	\$30,184.82	\$31,831.83	\$33,528.25
	Component Costs Escalated per Year (100% Funding)	\$50,241.61	\$51,748.86	\$53,301.33	\$54,900.37	\$56,547.38	\$58,243.80
	Recommended Annual Contribution	\$42,609.76	\$43,888.05	\$45,204.69	\$46,560.84	\$47,957.66	\$49,396.39
	Reserve Strength Percent Funded	183.07%	165.46%	148.36%	131.76%	115.65%	100.00%
	Required Contribution / Square Foot / Month	\$1.78	\$1.83	\$1.88	\$1.94	\$2.00	\$2.06
	Beginning Balance	\$49,365.95	\$41,734.10	\$33,873.29	\$25,776.66	\$17,437.13	\$8,847.41
	Component Costs	(\$50,241.61)	(\$51,748.86)	(\$53,301.33)	(\$54,900.37)	(\$56,547.38)	(\$58,243.80)
	Annual Funding	\$42,609.76	\$43,888.05	\$45,204.69	\$46,560.84	\$47,957.66	\$49,396.39
	Ending Balance	\$41,734.10	\$33,873.29	\$25,776.66	\$17,437.13	\$8,847.41	\$0.00

TRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2026	2027	2028	2029	2030	2031
4.0	SITE IMPROVEMENTS						
4.01	Asphalt pavement crack-seal, sealcoat and patch	\$0.00	\$0.00	\$11,375.00	\$0.00	\$0.00	\$0.00
4.02	Asphalt pavement overlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.03	Concrete pavement repair and maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.04	Concrete sidewalk repair and maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.05	Tennis court / shuffle board	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.06	Fence	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.07	Swimming pool	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.08	Swimming pool equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.02	Exterior facade / waterproofing	\$0.00	\$5,400.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	Windows / doors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.04	Roof covering - pitched	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.05	Roof covering - flat	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.00	BUILDING INTERIORS						
6.01	Common area interior finishes	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00	\$0.00
7.00	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - Common area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.02	Plumbing systems upgrade	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.03	Electrical systems upgrade	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0.00	\$0.00						
0.00	\$0.00						
	Total Expenditures	\$0.00	\$5,400.00	\$11,375.00	\$0.00	\$10,000.00	\$0.00
	Escalation Factor per year (3%)	\$0.00	\$162.00	\$692.74	\$0.00	\$1,255.09	\$0.00
	Cash Flow Costs With Escalation	\$0.00	\$5,562.00	\$12,067.74	\$0.00	\$11,255.09	\$0.00
	Estimated Pooled Contributions	\$20,961.18	\$21,039.78	\$21,118.68	\$21,197.88	\$21,277.37	\$21,357.16
	Required Contribution / Square Foot / Month	\$0.87	\$0.88	\$0.88	\$0.88	\$0.89	\$0.89
	Beginning Balance	\$179,570.64	\$200,531.82	\$216,009.60	\$225,060.55	\$246,258.42	\$256,280.70
	Cash Flow Costs	\$0.00	(\$5,562.00)	(\$12,067.74)	\$0.00	(\$11,255.09)	\$0.00
	Annual Funding	\$20,961.18	\$21,039.78	\$21,118.68	\$21,197.88	\$21,277.37	\$21,357.16
	Ending Balance	\$200,531.82	\$216,009.60	\$225,060.55	\$246,258.42	\$256,280.70	\$277,637.86

TRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2032	2033	2034	2035	2036	2037
4.0	SITE IMPROVEMENTS						
4.01	Asphalt pavement crack-seal, sealcoat and patch	\$0.00	\$11,375.00	\$0.00	\$0.00	\$0.00	\$0.00
4.02	Asphalt pavement overlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.03	Concrete pavement repair and maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.04	Concrete sidewalk repair and maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.05	Tennis court / shuffle board	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.06	Fence	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.07	Swimming pool	\$16,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.08	Swimming pool equipment	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$0.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.02	Exterior facade / waterproofing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,400.00
5.0	Windows / doors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.04	Roof covering - pitched	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.05	Roof covering - flat	\$0.00	\$0.00	\$0.00	\$19,500.00	\$0.00	\$0.00
6.00	BUILDING INTERIORS						
6.01	Common area interior finishes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.00	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - Common area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.02	Plumbing systems upgrade	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.03	Electrical systems upgrade	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0.00	\$0.00						
0.00	\$0.00						
	Total Expenditures	\$16,000.00	\$11,375.00	\$5,000.00	\$19,500.00	\$0.00	\$5,400.00
	Escalation Factor per year (3%)	\$3,104.84	\$2,614.82	\$1,333.85	\$5,943.08	\$0.00	\$2,074.86
	Cash Flow Costs With Escalation	\$19,104.84	\$13,989.82	\$6,333.85	\$25,443.08	\$0.00	\$7,474.86
	Estimated Pooled Contributions	\$21,437.25	\$21,517.64	\$21,598.33	\$21,679.32	\$21,760.62	\$21,842.22
	Required Contribution / Square Foot / Month	\$0.89	\$0.90	\$0.90	\$0.90	\$0.91	\$0.91
	Beginning Balance	\$277,637.86	\$279,970.28	\$287,498.10	\$302,762.58	\$298,998.82	\$320,759.44
	Cash Flow Costs	(\$19,104.84)	(\$13,989.82)	(\$6,333.85)	(\$25,443.08)	\$0.00	(\$7,474.86)
	Annual Funding	\$21,437.25	\$21,517.64	\$21,598.33	\$21,679.32	\$21,760.62	\$21,842.22
	Ending Balance	\$279,970.28	\$287,498.10	\$302,762.58	\$298,998.82	\$320,759.44	\$335,126.81

TRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2038	2039	2040	2041	2042	2043
4.0	SITE IMPROVEMENTS						
4.01	Asphalt pavement crack-seal, sealcoat and patch	\$11,375.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11,375.00
4.02	Asphalt pavement overlay	\$113,750.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.03	Concrete pavement repair and maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.04	Concrete sidewalk repair and maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.05	Tennis court / shuffle board	\$0.00	\$19,500.00	\$0.00	\$0.00	\$0.00	\$0.00
4.06	Fence	\$0.00	\$0.00	\$0.00	\$0.00	\$17,000.00	\$0.00
4.07	Swimming pool	\$0.00	\$0.00	\$0.00	\$0.00	\$16,000.00	\$0.00
4.08	Swimming pool equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.02	Exterior facade / waterproofing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	Windows / doors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.04	Roof covering - pitched	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.05	Roof covering - flat	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.00	BUILDING INTERIORS						
6.01	Common area interior finishes	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00
7.00	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - Common area	\$0.00	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00
8.02	Plumbing systems upgrade	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.03	Electrical systems upgrade	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0.00	\$0.00						
0.00	\$0.00						
	Total Expenditures	\$125,125.00	\$25,500.00	\$10,000.00	\$0.00	\$33,000.00	\$11,375.00
	Escalation Factor per year (3%)	\$53,273.33	\$11,947.61	\$5,125.90	\$0.00	\$19,955.31	\$7,426.14
	Cash Flow Costs With Escalation	\$178,398.33	\$37,447.61	\$15,125.90	\$0.00	\$52,955.31	\$18,801.14
	Estimated Pooled Contributions	\$21,924.13	\$22,006.35	\$22,088.87	\$22,171.70	\$22,254.85	\$22,338.30
	Required Contribution / Square Foot / Month	\$0.91	\$0.92	\$0.92	\$0.92	\$0.93	\$0.93
	Beginning Balance	\$335,126.81	\$178,652.61	\$163,211.34	\$170,174.32	\$192,346.02	\$161,645.56
	Cash Flow Costs	(\$178,398.33)	(\$37,447.61)	(\$15,125.90)	\$0.00	(\$52,955.31)	(\$18,801.14)
	Annual Funding	\$21,924.13	\$22,006.35	\$22,088.87	\$22,171.70	\$22,254.85	\$22,338.30
	Ending Balance	\$178,652.61	\$163,211.34	\$170,174.32	\$192,346.02	\$161,645.56	\$165,182.72

TRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2044	2045	2046	2047	2048	2049
4.0	SITE IMPROVEMENTS						
4.01	Asphalt pavement crack-seal, sealcoat and patch	\$0.00	\$0.00	\$0.00	\$0.00	\$11,375.00	\$0.00
4.02	Asphalt pavement overlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.03	Concrete pavement repair and maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.04	Concrete sidewalk repair and maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.05	Tennis court / shuffle board	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.06	Fence	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.07	Swimming pool	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.08	Swimming pool equipment	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.02	Exterior facade / waterproofing	\$0.00	\$0.00	\$0.00	\$5,400.00	\$0.00	\$0.00
5.0	Windows / doors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.04	Roof covering - pitched	\$0.00	\$13,600.00	\$0.00	\$0.00	\$0.00	\$0.00
5.05	Roof covering - flat	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.00	BUILDING INTERIORS						
6.01	Common area interior finishes	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.00	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - Common area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.02	Plumbing systems upgrade	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.03	Electrical systems upgrade	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0.00	\$0.00						
0.00	\$0.00						
	Total Expenditures	\$5,000.00	\$13,600.00	\$0.00	\$5,400.00	\$11,375.00	\$0.00
	Escalation Factor per year (3%)	\$3,512.17	\$10,247.68	\$0.00	\$4,645.59	\$10,420.68	\$0.00
	Cash Flow Costs With Escalation	\$8,512.17	\$23,847.68	\$0.00	\$10,045.59	\$21,795.68	\$0.00
	Estimated Pooled Contributions	\$22,422.07	\$22,506.15	\$22,590.55	\$22,675.27	\$22,760.30	\$22,845.65
	Required Contribution / Square Foot / Month	\$0.93	\$0.94	\$0.94	\$0.94	\$0.95	\$0.95
	Beginning Balance	\$165,182.72	\$179,092.62	\$177,751.10	\$200,341.65	\$212,971.33	\$213,935.95
	Cash Flow Costs	(\$8,512.17)	(\$23,847.68)	\$0.00	(\$10,045.59)	(\$21,795.68)	\$0.00
	Annual Funding	\$22,422.07	\$22,506.15	\$22,590.55	\$22,675.27	\$22,760.30	\$22,845.65
	Ending Balance	\$179,092.62	\$177,751.10	\$200,341.65	\$212,971.33	\$213,935.95	\$236,781.60

TRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2050	2051	2052	2053	2054	2055
4.0	SITE IMPROVEMENTS						
4.01	Asphalt pavement crack-seal, sealcoat and patch	\$0.00	\$0.00	\$0.00	\$11,375.00	\$0.00	\$0.00
4.02	Asphalt pavement overlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.03	Concrete pavement repair and maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.04	Concrete sidewalk repair and maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.05	Tennis court / shuffle board	\$0.00	\$0.00	\$0.00	\$0.00	\$19,500.00	\$0.00
4.06	Fence	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.07	Swimming pool	\$0.00	\$0.00	\$16,000.00	\$0.00	\$0.00	\$0.00
4.08	Swimming pool equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00	\$0.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.02	Exterior facade / waterproofing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	Windows / doors	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.04	Roof covering - pitched	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.05	Roof covering - flat	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,500.00
6.00	BUILDING INTERIORS						
6.01	Common area interior finishes	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.00	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - Common area	\$0.00	\$0.00	\$0.00	\$0.00	\$6,000.00	\$0.00
8.02	Plumbing systems upgrade	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.03	Electrical systems upgrade	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
0.00	\$0.00						
0.00	\$0.00						
	Total Expenditures	\$10,000.00	\$0.00	\$16,000.00	\$11,375.00	\$30,500.00	\$19,500.00
	Escalation Factor per year (3%)	\$10,327.94	\$0.00	\$18,505.46	\$13,892.16	\$39,281.79	\$26,453.03
	Cash Flow Costs With Escalation	\$20,327.94	\$0.00	\$34,505.46	\$25,267.16	\$69,781.79	\$45,953.03
	Estimated Pooled Contributions	\$22,931.32	\$23,017.31	\$23,103.63	\$23,190.27	\$23,277.23	\$23,364.52
	Required Contribution / Square Foot / Month	\$0.96	\$0.96	\$0.96	\$0.97	\$0.97	\$0.97
	Beginning Balance	\$236,781.60	\$239,384.98	\$262,402.30	\$251,000.47	\$248,923.57	\$202,419.01
	Cash Flow Costs	(\$20,327.94)	\$0.00	(\$34,505.46)	(\$25,267.16)	(\$69,781.79)	(\$45,953.03)
	Annual Funding	\$22,931.32	\$23,017.31	\$23,103.63	\$23,190.27	\$23,277.23	\$23,364.52
	Ending Balance	\$239,384.98	\$262,402.30	\$251,000.47	\$248,923.57	\$202,419.01	\$179,830.50

PHOTOGRAPHIC DOCUMENTATION

PHOTO 1

PROPERTY IDENTIFICATION



PHOTO 2

GENERAL VIEW OF PROPERTY



PHOTO 3

GENERAL VIEW OF SITE LIGHTING



PHOTO 4

VIEW OF STORM WATER INLET



PHOTO 5

GENERAL VIEW OF ASPHALT ACCESS DRIVE



PHOTO 6

VIEW OF RETENTION POND



PHOTO 7

GENERAL VIEW OF PARKING AND PAVEMENT



PHOTO 8

GENERAL VIEW OF CONCRETE PAVEMENT



PHOTO 9

VIEW OF CONCRETE PAVEMENT



PHOTO 10

GENERAL VIEW OF PEDESTRIAN WALKWAY



PHOTO 11

GENERAL VIEW OF LANDSCAPING



PHOTO 12

VIEW OF SHUFFLEBOARD COURT



PHOTO 13

GENERAL VIEW OF TENNIS COURT



PHOTO 14

GENERAL VIEW OF PERIMETER FENCE



PHOTO 15

VIEW OF POOL SIDE



PHOTO 16

VIEW OF SWIMMING POOL



PHOTO 17

GENERAL VIEW OF SWIMMING POOL



PHOTO 18

VIEW OF SWIMMING POOL EQUIPMENT



PHOTO 19

VIEW OF POOL EQUIPMENT



PHOTO 20

GENERAL VIEW OF ROOF COVERING



PHOTO 21

VIEW OF ROOF COVERING



PHOTO 22

VIEW OF BUILDING EXTERIOR FINISHES



PHOTO 23

GENERAL VIEW OF BUILDING EXTERIOR FINISHES



PHOTO 24

VIEW OF HVAC EQUIPMENT



PHOTO 25

VIEW OF HVAC EQUIPMENT



PHOTO 26

VIEW OF PLUMBING SYSTEM



PHOTO 27

VIEW OF DOMESTIC WATER HEATER



PHOTO 28

VIEW OF ELECTRICAL EQUIPMENT



PHOTO 29

GENERAL VIEW OF FIRE EXTINGUISHER



PHOTO 30

VIEW OF DAMAGED CONCRETE PAVEMENT



PHOTO 31

VIEW OF DAMAGED CONCRETE PAVEMENT



PHOTO 32

VIEW OF DAMAGED CONCRETE PAVEMENT



PHOTO 33

VIEW OF DAMAGED CONCRETE PAVEMENT



SUPPORTING DOCUMENTATION

Swimming Pool	Number 1	Heated <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Spa <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Last Resurface Date clean 2024 UP ONLY	Cost \$4000 cleanup AFTER HURRICANE 1 YEAR PUMPS, ETC ONLY	Equipment Age	Cost \$4000
Sports Courts	Type(s) TENNIS COURT ; SHUFFLE BOARD COURT		Number TENNIS 1 SHUFFLE COURT 2
Last Refinish Date 2022	Cost \$13000 TENNIS SHUFFLE COURT	Last Replacement Date 2022	Cost
Marina / Dock	Number of Slips NONE	Utility Pedestals <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Pylon Replacement/Date NONE	Cost 0	Decking Replacement Date NONE	Cost
Other Site Features	List Features CONCRETE AROUND POOL (ALPH FOUNDATION) DID MVD JACKING	Age 2024	Cost \$6000

BUILDING SYSTEMS

Foundation / Superstructure	Basement <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Crawl Space <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Repairs Last 5 Years <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Cost \$70,000 CLUBHOUSE LANAI 5	Current Issues <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Exterior Façade	Wall finishes CLUBHOUSE LANAI EXTENSION	Railing Type
Last Painting / Waterproofing Date	Cost	Last Railing Refinish Date
Exterior Doors / Windows	Garage Doors <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Garage Door Age NONE
Condominium Unit Doors Responsibility of HOA	<input checked="" type="checkbox"/> Individual Owners	<input type="checkbox"/> Association
Condominium Unit Windows Responsibility of HOA	<input checked="" type="checkbox"/> Individual Owners	<input type="checkbox"/> Association
Common Area Doors Age CLUBHOUSE ONLY	Cost UNKNOW	Common Area Windows Age UNKNOW CLUBHOUSE ONLY
Roofing Systems	Type(s)	
Roof Warranty <input type="checkbox"/> Yes, Expiration date	<input type="checkbox"/> No	Known Leaks <input type="checkbox"/> Yes <input type="checkbox"/> No
Roof Age UNKNOW CLUBHOUSE ONLY	Cost	Last Roof Coating Date
Elevators	Number NONE	Type
Modernization Date	Cost	Certificate of Operation Date
Electrical Systems	Main Service (Volts)	Main Capacity (Amps)
Known Issues <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Describe Issues	
Last Upgrade Date	Cost	Wiring Type
Unit Metering <input checked="" type="checkbox"/> Individually <input type="checkbox"/> Common Metering	Unit Service (Volts)	Unit Capacity (Amps)
Emergency Generator <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Fuel Source	Rating kW / kVA

RESERVE STUDY PRE-SURVEY QUESTIONNAIRE

Please complete this questionnaire before the Consultant's site visit. For those questions that are not applicable to the subject, please respond with an "N/A". This document must be signed on the last page by the Property representative. If you have any questions about how to answer any of the questions, please call Florida Engineering. If additional pages for response are necessary, please attach them to this form. Clearly mark all references to the appropriate question number(s). This document, and your written response to same, may become an exhibit in Florida Engineering's report.

*** For Properties With Multiple Associations, Please Complete A Separate Questionnaire For Each Association

GENERAL PROPERTY INFORMATION			
Property Name THE TREE TOPS AT RANGER POINT			
City PORT CHARLOTTE	State FL.	Zip 33953	County US
Association Entity Name			
Association / Client Address 4320 TREE TOPS DR.			
City PORT CHARLOTTE	State FL.	Zip 33953	
Property Representative LOUIS ALVAREZ	Title V.P.		
Phone Number 954 708-9337	Email LOUISALVAREZ@BELLSOUTH.NET		
Folio (Assessor Parcel) Number – Attach List If Needed			
	Total Site Area (Acres) PLEASE GOOGLE INFO	Number of Buildings 62	
Year(s) of Construction STARTED 1982	Number of Stories ALL ONE STORY	Total Building Area	
Number of Residential Units 61	Number of Commercial Units 1	Total SF of Commercial Units CLUBHOUSE APPROX 800 SQ FT	
Other Site Structures (List) POOL, TENNIS COURT, SHUFFLE BOARD COURT			
City / County Letter Received	<input type="checkbox"/> Yes - (Attach Copy of Letter)	<input type="checkbox"/> No	
Deadline by City / County to Complete Study	<input type="checkbox"/> Yes, Date ____ / ____ / 2024	<input type="checkbox"/> No	

SITE IMPROVEMENTS			
Parking & Pavement	Total Spaces Open: 5 + 06 Garage: NONE Carport: NONE		
Type of Pavement (Asphalt, Concrete, Pavers, etc.) ASPHALT			
Last Re-Seal & Re-Stripe Date	Cost	Last Overlay Date	Cost
Landscaping / Appurtenances	Irrigation <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Annual Budget For Landscaping upkeep \$ 55000	
Fence Replacement Date OCT. 2022	Cost \$17000	Gates Replacement Date NONE	Cost 0
Lighting Replacement Date UNKNOWN	Cost	Seawall Replacement Date NONE	Cost 0
Pond Pump Replacement/Date NONE	Cost 0	Last Erosion Control 2025 POND ONLY	Cost 1000 YEARLY

Mechanical Systems		HVAC Type (Split, Package, etc.) <i>CLUBHOUSE A/C UNIT ONLY</i>	
Known Issues <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Describe Issues <i>2024 NEW UNIT</i>	
Describe Major Upgrades <i>NEW A/C UNIT AND LANA EXTENSION AT CLUBHOUSE</i>		Cost <i>\$79000</i>	
Condominium Unit HVAC Responsibility of <input checked="" type="checkbox"/> Individual Owners <input checked="" type="checkbox"/> Association		<i>CLUBHOUSE ONLY</i>	
Number of Common Area HVAC Units <i>1</i>		Age of Common Area HVAC <i>LITTLE OVER 1 YEAR OLD</i>	
Cost <i>49000</i>			
Plumbing Systems		Supply Pipe Type <i>COMMON GROUNDS SEWER</i>	
Drainpipe Type			
Known Issues <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Describe Issues <i>BROKEN SEWER LINE (ONCE ONLY)</i>	
Describe Major Upgrades <i>NONE REPAIR ONLY</i>		Cost	
Condominium Units Water Heaters Responsibility of <input checked="" type="checkbox"/> Individual Owners <input checked="" type="checkbox"/> Association		<i>COMMON GROUND SEWER BREAKAGE</i>	
Number of Common Area Water Heaters <i>1 CLUBHOUSE ONLY</i>		Age of Common Area Water Heaters <i>UNKNOWN</i>	
Cost <i>\$5000</i>			
Fire / Life Safety Systems		Sprinkler System <input type="checkbox"/> Wet-Pipe <input type="checkbox"/> Dry-Pipe <input type="checkbox"/> Other <input checked="" type="checkbox"/> None	
Known Issues <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Describe Issues	
Last Upgrade Date		Cost	
Central Alarm Panel Age		Cost	
Fire Pump Age		Cost	
Fire Extinguishers Age		Cost	
Emergency Lights Age		Cost	
Exit Signs Age		Cost	
Interior Common Areas		Describe Interior Finishes	
Describe Major Upgrades <i>JUST MAJOR CLEANUP AFTER IAN YEAR 2022</i>		Cost	
Known Issues <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Describe Issues	
Number of Washers		Age	
Cost		Number of Dryers	
Age		Cost	
Fitness Equipment Age		Cost	
Clubhouse FF&E Age		Cost	
Other Features / Systems		List Features	
Age			

Financial Information		Prior Reserve Study <input type="checkbox"/> Yes - (Provide copy) <input checked="" type="checkbox"/> No	
Estimated Reserves Balance at End of Year <i>\$ NEED MORE</i>		Forecast Annual Reserve Contribution \$	

CLARIFICATION CONTACT LOUIS ALVAREZ 954 708-9337

10/17/25

Signature: *Louis Alvarez* Date: _____

Name: *LOUIS ALVAREZ V.P.* Title: *V.P. HOA*