SOCOTEC

Report of Structural Integrity Reserve Study

ANGLERS COVE CONDOMINIUMS

999 Anglers Cove
Marco Island, Collier County, FL 34145
SOCOTEC Project Number 1384-004.01
February 2024

February 21, 2024

Attn: Bill Himaras - Community Association Manager
C/o: Gayle Collins – Board President
ANGLERS COVE CONDOMINIUM ASSOCIATION
999 Anglers Cove
Marco Island, Florida 34145
Telephone: 239-642-3299
Email: bhimaras@resortgroupinc.com & gaylecollins2010@outlook.com

Subject: Report of Engineering Consulting Services
STRUCTURAL INTEGRITY RESERVE STUDY (SIRS)
Anglers Cove Condominiums
999 Anglers Cove
Marco Island, Collier County, Florida 34145
SOCOTEC Project Number 1384-004.01

Socotec Consulting, Inc. (SOCOTEC) is pleased to present this Structural Integrity Reserve Study (SIRS) completed for the subject buildings located at 999 Anglers Cove in Marco Island, Collier County, Florida. Our services were completed in general accordance with our proposal dated December 8, 2022, and authorized by Mrs. Gayle Collins, on January 5, 2023.

This study is presented to help you comply with the requirements of the recently amended Florida Statute 718. The amendment to Statute 718 states "Associations existing on or before July 1, 2022, which are controlled by unit owners other than the developer, must have a structural integrity reserve study completed by December 31, 2024, for each building on the condominium property that is three stories or higher in height. An association that is required to complete a milestone inspection in accordance with s. 553.899 on or before December 31, 2026, may complete the structural integrity reserve study simultaneously with the milestone inspection. In no event may the structural integrity reserve study be completed after December 31, 2026."

This Structural Integrity Reserve Study (SIRS) identifies the common areas that were visually inspected by a licensed engineer and presents the typical useful life, estimated remaining useful life, and the estimated replacement cost or deferred maintenance expense of the common area components. It also provides a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense for each common area component by the end of the estimated remaining useful life of each component.

The components mandated by the recent amendment that are to be visually inspected by a licensed engineer or architect are as follows:

- Roof(s)
- Load bearing walls/primary structural members
- Floors
- Foundations
- Fireproofing and fire protection systems
- Plumbing
- Electrical systems
- Waterproofing and exterior painting
- Windows
- Other building component elements >$10,000 that negatively affect the above elements.

SOCOTEC has endeavored to conduct the services identified herein in a manner consistent with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality and under similar conditions as this project. No other representation, express or implied, is included or intended in this document. We used routine and repeatable visual and engineering methodologies to evaluate the structural condition of the subject building to form our professional engineering opinions. This report identifies each component observed, the estimated useful life, remaining life, and opinion of the current cost to replace/refurbish these items.

Our opinions of the replacement or deferred maintenance costs for each line item are based on our experience with similar projects, known construction industry averages, historical cost data, or simple verbal estimates obtained from suppliers of different components. Opinions of cost information are inclusive of labor, material, appropriate overhead, general conditions, and profit. The costs presented are opinions, actual costs may vary significantly based the cost of materials, the labor market, and geographical demands for construction services at the time of actual contracting of the work. This report is classified as a Structural Integrity Reserve Study as outlined in Florida Statute 718. SOCOTEC has no relationship with the subject Association that would result in actual or perceived conflicts of interest.

This report contains our opinion of the conditions observed at the time of our site inspections. The actual useful life of the components may or may not be as long as estimated due to a variety of controllable and uncontrollable factors, such as weather, maintenance schedule, physical abuse, or abnormal wear. If such case occurs, SOCOTEC should be contacted to provide additional review and revise this study, if appropriate.

This SIRS is intended to provide guidance for the Association to plan their set aside structural integrity reserves. The actual structural integrity reserve set aside by the Association is mandated by law. This report should not be used for performing an audit, forensic analyses, or background checks of historical records.

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A SOCOTEC licensed professional engineer completed an on-site inspection of the subject property on March 21, 22, & 23, 2023, to evaluate the in-place condition of common area components as identified herein. Information provided by the official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by SOCOTEC for this study and is assumed to be complete and correct.

Sincerely,
SOCOTEC CONSULTING, INC.

Brandon Ozdemir
Brandon Ozdemir, E.I.
Staff Engineer

Felix M. Anton, P.E., S.I.
Senior Engineer
Florida Registration No. 77755

Felix M. Anton, P.E. , S.I., License No 77755 State of Florida

Digitally signed by Felix M. Anton, P.E. , S.I., License No 77755 State of Florida
Date: 2024.02.22 07:58:17 -05'00'

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PROJECT INFORMATION

Anglers Cove Condominiums consists of (12) 5-story multi-family residential buildings that contain a total of 320 individual units, as well as various site amenities such as pools, tennis courts, boat docks, etc. The condominium complex is located along the North-Eastern corner of the intersection of N. Barfield Drive and Bald Eagle Drive in Marco Island, Collier County, Florida. The following building components were reviewed during our site inspections:

- Roofs
- Primary structural members
- Floor/deck assemblies
- Foundation
- Fireproofing and fire protection systems
- Plumbing systems
- Electrical systems
- Waterproofing and exterior painting
- Doors & Windows
- Other appurtenant components.

The subject buildings were originally developed circa 1982. The subject buildings are cast-in-place concrete framed structures supported by deep foundation systems. The typical ground floor concrete slab-on-grade ranges from 4 to 6-inches thick, placed over compacted fill. The typical elevated floor slab consists of a composite metal deck system and ranges from 6 to 8-inches thick. The exterior walls of each building are in-filled masonry concrete block with a stucco covered finish. The roofs are covered with a low-sloped TPO roofing system.

A licensed professional engineer completed physical site observations of the subject property on March 21, 22, and 23, 2023. Our services did not include uncovering building materials or performing invasive testing for the purposes of verifying in-place or constructed work.

Appendix A illustrates the subject site location with respect to the local vicinity, whereas Appendix B shows an aerial photograph of the subject site. Limited photographs collected during the time of our site visit are represented in Appendix C. Appendix D includes the Pooled Funding Analysis reserve data sheet/s produced to determine the recommended annual SIRS allocation and projected SIRS budget for the subject property.

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FUNDING ANALYSIS

The **Cash Flow (Pooled) Funding Analysis** method consists of calculating structural integrity reserve contributions where the contributions are designed to offset the variable annual expenditures from the structural integrity reserve fund. Interest income is considered attributable to structural integrity reserve accounts over the period of the analysis. The beginning balances are pooled together, and a yearly contribution rate is calculated to arrive at a positive cash flow and structural integrity reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

The Cash Flow Analysis method was approved for calculating structural integrity reserve funding by a 2002 amendment to the Florida Administrative Code. The fund requirement estimated by the Cash Flow Analysis method can now be provided to the membership, on an annual basis as a fully funded figure. The analysis is to be completed as a portion of the Association's annual budget, include the total estimated useful lives, estimated remaining useful lives, and estimated replacement cost/deferred maintenance expenses of all assets in the structural integrity reserve budget (minimum roofing, painting, paving, and any other item with a replacement/repair cost over $10,000), and the estimated fund balance of the pooled Structural Integrity Reserve account as of the beginning of the period for which the budget will be in effect.

SOCOTEC has assumed an interest rate of 1.0% and an annual 3.0% inflation rate for the purpose of this study. The Association's estimated Structural Integrity Reserve fund balance for the end of the current fiscal period is based on information provided to us. The reserve data spreadsheet completed for the Association depicting the Structural Integrity Reserve Study (SIRS) results are located within Appendix "D" (Pooled Analysis) at the end of this report.

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SUMMARY

SITE DATA

Property Name:	Anglers Cove Condominiums
Property Address:	999 Anglers Cove, Marco Island, FL 34145
Total Structure(s)/Units:	(12) 5-Story Residential Structures with 320 units in total.
Year of Site Development:	Circa 1982
Budget Year Start:	January 1, 2024
Budget Year End:	December 31, 2024

ANALYSIS

Total number of elements scheduled for SIRS funding	101
Beginning of Year Balance (2024)	$50,000
Recommended Pooled Funding Contributions for 2024	**$290,000**

(Required for Structural Integrity Reserves to be 100% funded.)

Therefore, we recommend the Association utilize an annual reserve assessment of $290,000 (increasing by 2% annually, starting in 2024) in order to fully fund the required Structural Integrity Reserve Study components based on the Pooled funding method and maintain a minimum reserve balance of $100,000.

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BUILDING COMPONENTS

The building component categories included in this study are summarized and described below. We have included only those common area components required under Florida Statute 718 guidelines for Structural Integrity Reserve Studies. The age of each of the statutorily required components, their remaining useful life, and other specifics are listed on the Pooled Funding Analysis in Appendix D at the end of this report. The Typical Service Life provided in Appendix D is based on routine maintenance being conducted to the component throughout its' service life. We use the following verbiage to outline the condition of the building components outlined below.

"Poor" = an item is failing and in need of immediate repairs
"Fair to Poor" = an item requires major repairs or replacement in the near future
"Fair" = an item requires repair in the near future
"Good to Fair" = an item requires minor repairs or routine maintenance
"Good" = an item has been maintained and only routine maintenance is required
The table does not include items that were considered normal routine maintenance items.

Roofing

Thermoplastic Polyolefin Flat (TPO) Roofs – Each of the twelve residential building roofs consist of a Thermoplastic Polyolefin (TPO) roofing system. We understand the roofs pertaining to buildings A, B, C, & D were replaced in 2016, buildings E, F, & G were replaced in 2015, buildings H, J, & K were replaced in 2017, and buildings M & N were replaced in 2012. This type of roofing system typically has a useful life of 25 years under normal operating conditions with routine yearly maintenance. Overall, the roof systems were observed to be in good condition at the time of our inspection. We have included a reserve item for the repair and/or replacement of each building's roof.

Primary Structural Members (Includes Floor/Deck & Foundation Assemblies)

Concrete Restoration Budget – The load bearing structural members include cast-in-place concrete elements with reinforced concrete structural decks supported by concrete shear walls and columns over a deep foundation system. Deep foundation elements typically are concealed by the ground surface and do not require replacement or repair due to deferred maintenance during their useful life. Only those portions of foundations that are exposed to the elements may require partial replacement and/or repairs during their useful life. The exterior walls of each building consist of stucco covered concrete masonry unit (CMU) block in-fill. These types of primary structural members typically have a useful life of 100 or more years when properly maintained. However, during the life of this type of structure it is common for periodic maintenance to be required to correct localized deterioration. At the time of our visit, the primary structural members mentioned above were observed to be in good condition. We have included a reserve item for completing required periodic maintenance to the cast-in-place concrete structural elements.

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Fireproofing and Fire Protection Systems

Fireproofing – Fireproofing in each of the residential buildings is accomplished by fire-rated assemblies constructed/installed during original construction of the structure as well as fire-sealing around penetrations through all fire-rated assemblies (i.e. walls, floors, and roof). During the life of a building, alterations typically require penetrations through or modifications to fire-rated assemblies. Penetrations or modifications to fire assemblies/sealants should be properly repaired/replaced during these types of projects. Most if not all local municipalities require multi-family residential structures to be inspected by the local fire department having jurisdiction over them periodically and specifically for all permitted modifications to the structure. It is not common for buildings to require top-to-bottom replacement of fire assemblies and sealants during their life cycle. All replacement, repairs, and deferred maintenance to the fireproofing, not associated with a permitted modification to the structure, should be completed on a yearly basis as required by the local Fire Marshall following their inspection of the building. Therefore, we have not included any reserves for fireproofing.

Fire Pump & Equipment – We assume that the Association is responsible for the maintenance and replacement of the fire pumps serving each of the buildings' fire sprinkler systems. It is our understanding that the fire pumps for all twelve of the residential buildings were recently replaced in 2023. Typically, fire pumps and related equipment of this type have a useful life of approximately 30 years. At the time of our visit, the subject fire pumps and related equipment were observed to be in good condition. We have included a reserve for the repair and/or replacement of each of the residential buildings fire pumps and related equipment.

Fire Modernization (Visual, Audio, Etc.) Deferred Maintenance - The fire protection systems within each building include a fire alarm control panel (FACP), numerous audio and visual alarms, standpipe fire sprinkler system, and fire alarm pull switches. We understand that the FACP, audio/visual alarms and other related equipment for all twelve residential buildings were recently replaced in 2023. Typically, these systems have a typical useful life of 25 years before requiring a replacement or updated system. At the time of our visit, the subject fire protection systems and related equipment were observed to be in good condition. A reserve has been included for the repair/replacement of each of the residential building's FACPs and all related equipment as needed.

Plumbing Systems

Potable & Sanitary Lines Deferred Maintenance – Our experience indicates that sanitary stacks (vertical laundry, kitchen, and sewer pipes) occasionally build up with debris and require servicing. Sanitary stacks can also deteriorate to the point where replacement is warranted. On the other hand, main potable water lines are generally replaced on an as needed basis. Typically, these types of sanitary stacks and potable water lines can last up to 40 years with routine maintenance and/or cleaning. Both the lateral sanitary and potable water plumbing lines are typically unit owner owned/responsibility components and are typically replaced by the unit owner during permitted renovations. At the time of our visit, the subject potable and sanitary plumbing systems were observed to be in good condition. We have included a reserve to address periodic inspections, cleaning, repairs, and/or replacement of each buildings' Potable and Sanitary water lines as needed.

Electrical Systems

Electrical System Deferred Maintenance – Currently there are no indications of any deterioration or issues with the electrical systems in any of the subject buildings. The electrical panels and meter enclosures are located in the meter rooms and are in good condition. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations as required to accommodate the renovation. At the time of our visit, the subject electrical systems were observed to be in good condition. A reserve has been included for periodic repairs and/or replacement of each buildings' electrical system components as needed.

Waterproofing and Exterior Painting

Paint & Seal - We understand that all twelve of the residential buildings were recently re-painted and re-sealed 2023. For buildings located in the Southwest Florida region, we typically recommend the exteriors be recoated 5 years after initial construction and then on a 7-year basis, this is of course dependent on the quality of workmanship and overall product utilized. At the time of our visit, each of the subject buildings' exterior paint systems were observed to be in good condition. A reserve has been included for periodic recoating of the buildings' exterior on a 7-year cycle.

Walkway Coating – The elevated walkways surfaces are coated with an unknown waterproofing system. Typically, elevated surface waterproofing systems have a useful life of 9 years, depending on exposure, site conditions, product quality, etc. At the time of our visit, the subject walkway coating systems were observed to be in fair condition. A reserve has been included for the periodic repair/replacement of the walkway coating systems as needed.

Doors and Windows

Deferred Maintenance for Service Doors – We understand that the unit windows and doors are individually owned by the residents. However, all common area windows and service doors are typically the responsibility of the association. At the time of our visit, the subject common area service doors were observed to be in good condition. We have included a reserve for the periodic repair and/or replacement of common area service doors for each building.

Other Items

Other items include those building components that have a deferred maintenance expense or replacement cost that exceeds $10,000 and failure to replace or maintain such item may negatively affect a component of the previously listed statutorily mandated nine components. No additional items were included within this structural integrity reserve study outside of the mandated component categories.

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APPENDIX A: SITE VICINITY AERIAL

Image from Google Earth Pro.

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APPENDIX B: SITE AERIAL

Image from Collier County Property Appraiser.

Report of Structural Integrity Reserve Study

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Naples, Collier County, Florida 34145

SOCOTEC Project Number 1384-004.01

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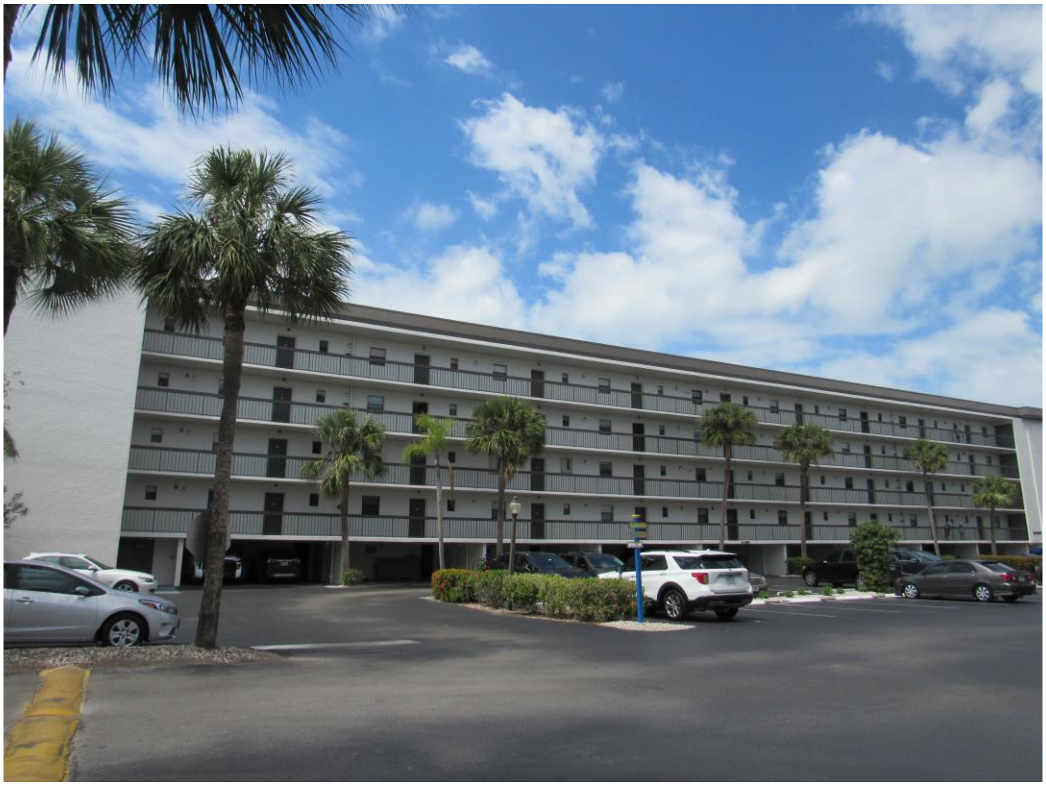
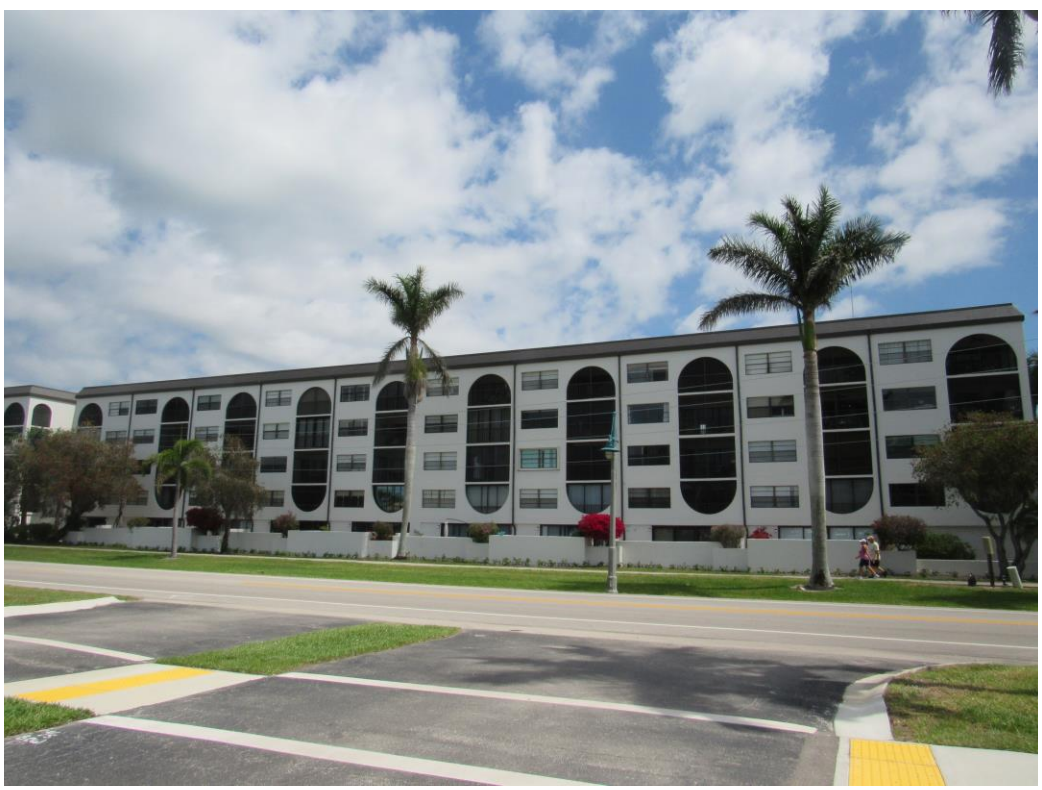
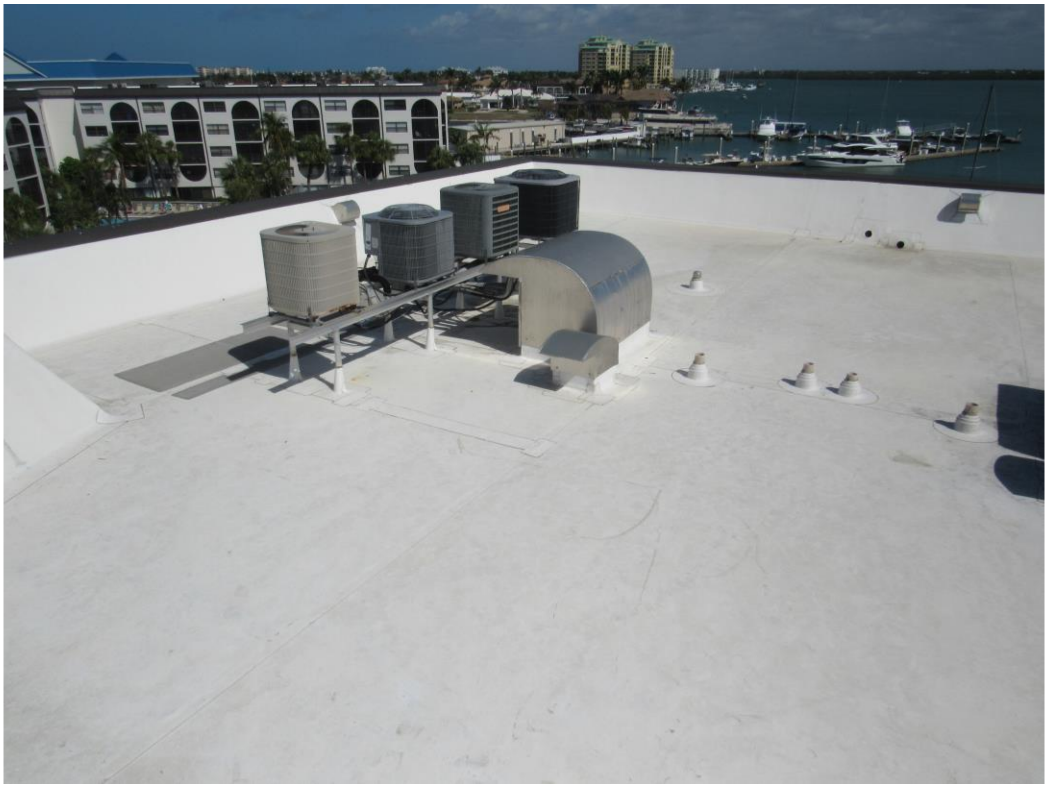


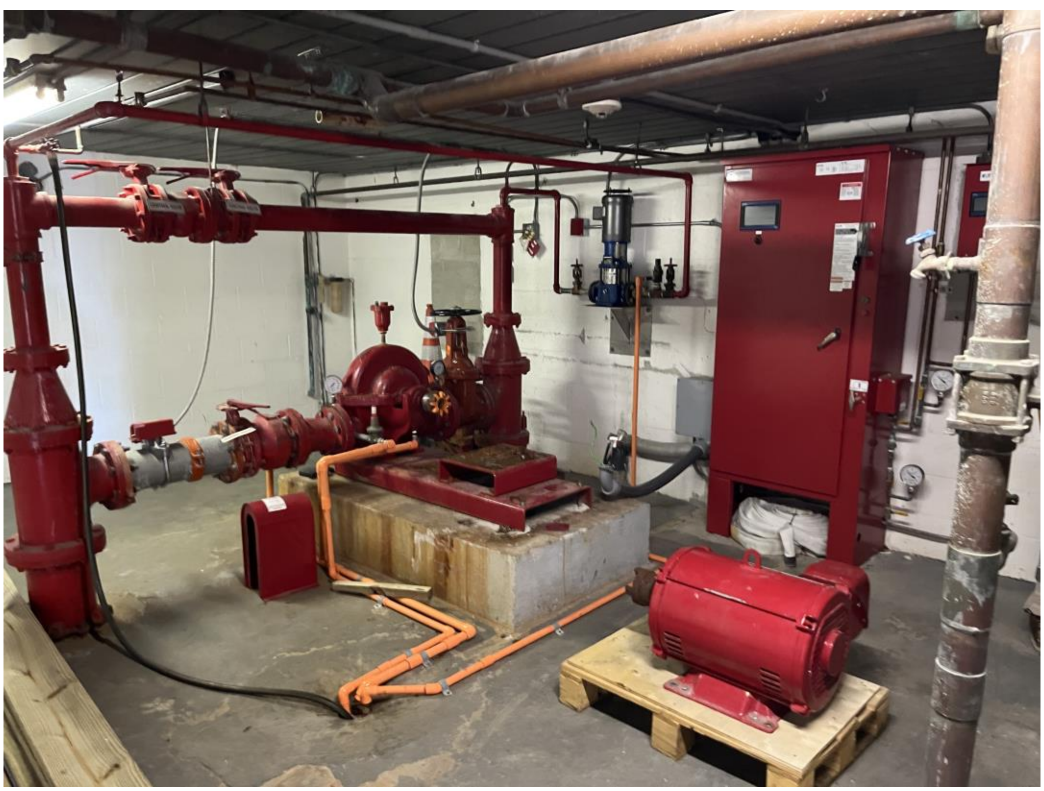
Overview of typical 5-story residential building at subject site.



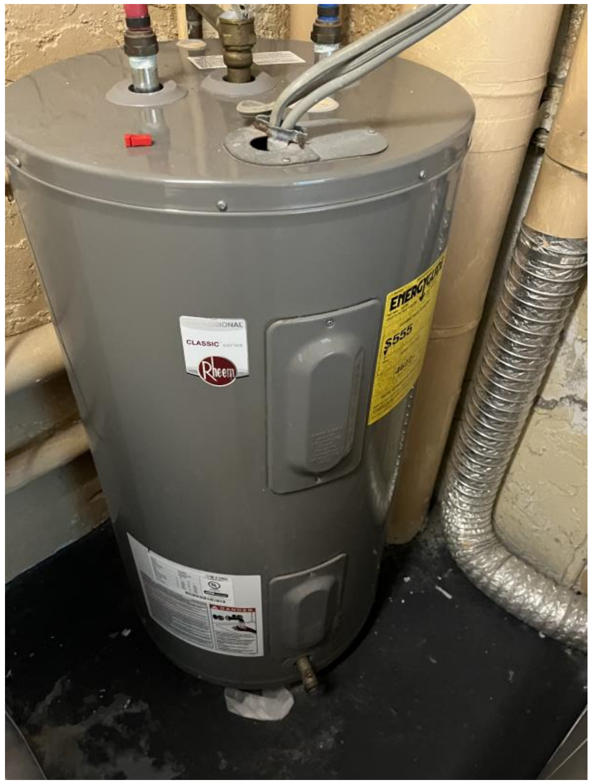
Overview of typical 5-story residential building at subject site.



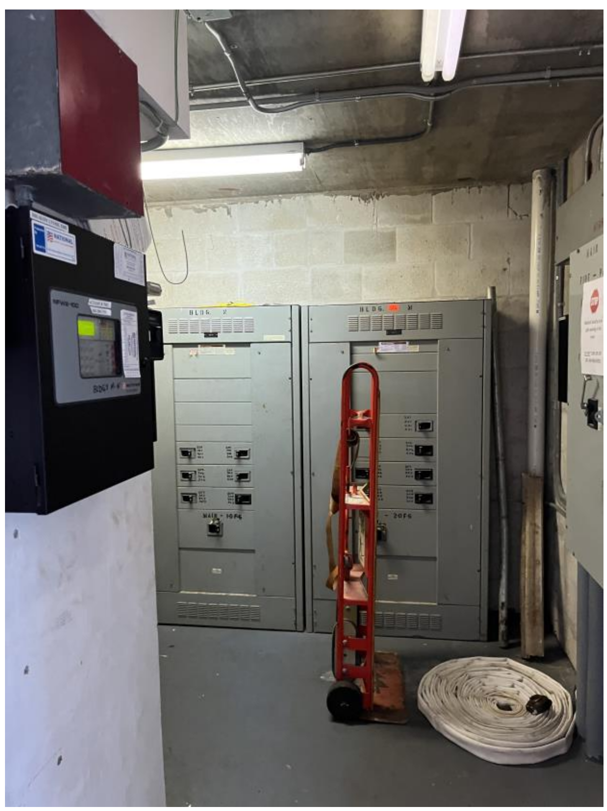
Overview of typical TPO roofing system at subject site.



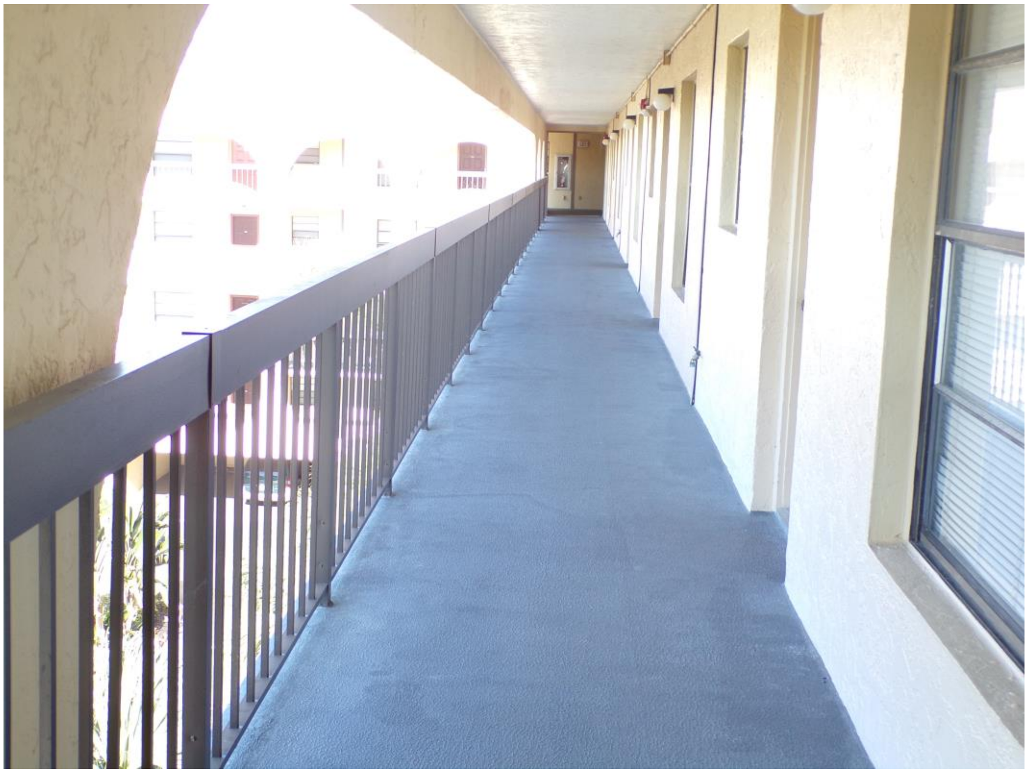
View of typical fire pump and related fire system equipment at subject site.



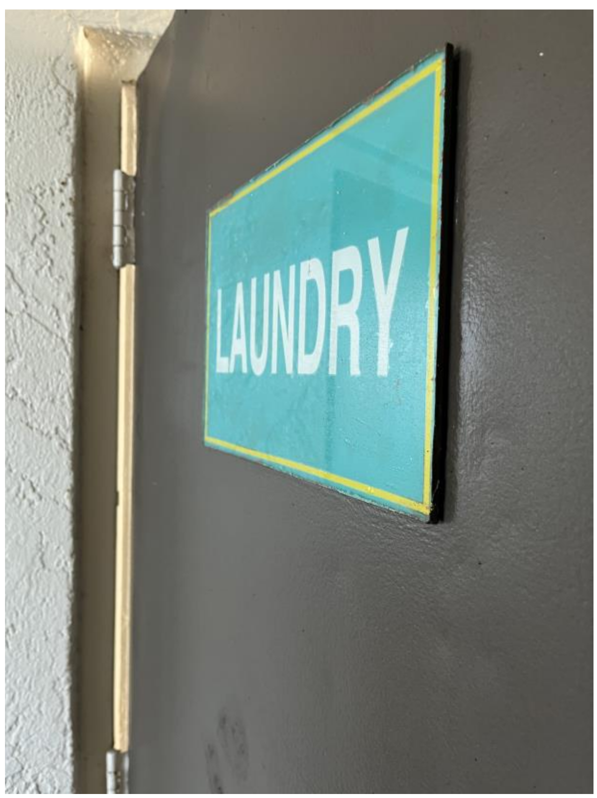
View of typical potable system components at subject site.



View of typical electrical equipment at subject site.



View of typical coated elevated walkway at subject site.



View of typical common area service door at subject site.

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2024 YEAR	2025 YEAR	2026 YEAR	2027 YEAR	2028 YEAR
ROOFS									1	2	3	4	5
FLAT ROOF TPO - BUILDING A	2016	25	2041	18	5700	sq. ft.	$25	$142,500					
FLAT ROOF TPO - BUILDING B	2016	25	2041	18	5700	sq. ft.	$25	$142,500					
FLAT ROOF TPO - BUILDING C	2016	25	2041	18	9900	sq. ft.	$25	$247,500					
FLAT ROOF TPO - BUILDING D	2016	25	2041	18	9900	sq. ft.	$25	$247,500					
FLAT ROOF TPO - BUILDING E	2015	25	2040	17	5400	sq. ft.	$25	$135,000					
FLAT ROOF TPO - BUILDING F	2015	25	2040	17	4250	sq. ft.	$25	$106,250					
FLAT ROOF TPO - BUILDING G	2015	25	2040	17	5400	sq. ft.	$25	$135,000					
FLAT ROOF TPO - BUILDING H	2017	25	2042	19	4500	sq. ft.	$25	$112,500					
FLAT ROOF TPO - BUILDING J	2017	25	2042	19	5500	sq. ft.	$25	$137,500					
FLAT ROOF TPO - BUILDING K	2017	25	2042	19	8000	sq. ft.	$25	$200,000					
FLAT ROOF TPO - BUILDING M	2012	25	2037	14	8250	sq. ft.	$25	$206,250					
FLAT ROOF TPO - BUILDING N	2012	25	2037	14	7150	sq. ft.	$25	$178,750					
ROOFS - TOTAL REPLACEMENT COST								**$1,991,250**					
LOADBEARING WALLS/STRUCTURAL MEMBERS									1	2	3	4	5
CONCRETE RESTORATION BUDGET - BUILDING A	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING B	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING C	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING D	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING E	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING F	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING G	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING H	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING J	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING K	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING M	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING N	2023	7	2030	7	1	lump sum	$10,000	$10,000					
LOADBEARING WALLS/STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST								**$120,000**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2024 YEAR	2025 YEAR	2026 YEAR	2027 YEAR	2028 YEAR
FIRE PROOFING & FIRE PROTECTION									1	2	3	4	5
FIRE PUMP/EQUIPMENT - BUILDING A & B (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - BUILDING C & D (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - E, F, & G (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - H, J, & K (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - M & N (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING A	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING B	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING C	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING D	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING E	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING F	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING G	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING H	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING J	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING K	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING M	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING N	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIREPROOFING & FIRE PROTECTION - TOTAL REPLACEMENT COST								**$390,000**					
PLUMBING SYSTEM									1	2	3	4	5
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING A	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING B	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING C	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING D	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING E	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING F	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING G	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING H	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING J	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING K	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING M	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING N	1993	40	2033	10	1	lump sum	$10,000	$10,000					
PLUMBING SYSTEM - TOTAL REPLACEMENT COST								**$120,000**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2024 YEAR	2025 YEAR	2026 YEAR	2027 YEAR	2028 YEAR
ELECTRICAL SYSTEM									1	2	3	4	5
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING A	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING B	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING C	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING D	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING E	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING F	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING G	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING H	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING J	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING K	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING M	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING N	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM - TOTAL REPLACEMENT COSTS								**$120,000**					
WATERPROOFING & EXTERIOR PAINTING									1	2	3	4	5
PAINT & SEAL - BUILDING A	2023	7	2030	7	1	lump sum	$32,500	$32,500					
PAINT & SEAL - BUILDING B	2023	7	2030	7	1	lump sum	$32,500	$32,500					
PAINT & SEAL - BUILDING C	2023	7	2030	7	1	lump sum	$56,000	$56,000					
PAINT & SEAL - BUILDING D	2023	7	2030	7	1	lump sum	$56,000	$56,000					
PAINT & SEAL - BUILDING E	2023	7	2030	7	1	lump sum	$30,500	$30,500					
PAINT & SEAL - BUILDING F	2023	7	2030	7	1	lump sum	$24,000	$24,000					
PAINT & SEAL - BUILDING G	2023	7	2030	7	1	lump sum	$30,500	$30,500					
PAINT & SEAL - BUILDING H	2023	7	2030	7	1	lump sum	$25,500	$25,500					
PAINT & SEAL - BUILDING J	2023	7	2030	7	1	lump sum	$31,000	$31,000					
PAINT & SEAL - BUILDING K	2023	7	2030	7	1	lump sum	$45,500	$45,500					
PAINT & SEAL - BUILDING M	2023	7	2030	7	1	lump sum	$47,000	$47,000					
PAINT & SEAL - BUILDING N	2023	7	2030	7	1	lump sum	$40,500	$40,500					
WALKWAY COATING - BUILDING A	2023	9	2032	9	1	lump sum	$14,900	$14,900			$4,967		
WALKWAY COATING - BUILDING B	2023	9	2032	9	1	lump sum	$14,900	$14,900			$4,967		
WALKWAY COATING - BUILDING C	2023	9	2032	9	1	lump sum	$25,900	$25,900			$8,633		
WALKWAY COATING - BUILDING D	2023	9	2032	9	1	lump sum	$25,900	$25,900			$8,633		
WALKWAY COATING - BUILDING E	2023	9	2032	9	1	lump sum	$14,400	$14,400			$4,800		
WALKWAY COATING - BUILDING F	2023	9	2032	9	1	lump sum	$11,400	$11,400			$3,800		
WALKWAY COATING - BUILDING G	2023	9	2032	9	1	lump sum	$14,400	$14,400			$4,800		
WALKWAY COATING - BUILDING H	2023	9	2032	9	1	lump sum	$11,900	$11,900			$3,967		
WALKWAY COATING - BUILDING J	2023	9	2032	9	1	lump sum	$14,400	$14,400			$4,800		
WALKWAY COATING - BUILDING K	2023	9	2032	9	1	lump sum	$20,900	$20,900			$6,967		
WALKWAY COATING - BUILDING M	2023	9	2032	9	1	lump sum	$21,900	$21,900			$7,300		
WALKWAY COATING - BUILDING N	2023	9	2032	9	1	lump sum	$21,900	$21,900			$7,300		
WATERPROOFING & EXTERIOR PAINTING - TOTAL REPLACEMENT COST								**$451,500**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

									RESERVE YEARS				
BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	2024 YEAR	2025 YEAR	2026 YEAR	2027 YEAR	2028 YEAR
ASSOCIATION EXTERIOR DOORS/WINDOWS									1	2	3	4	5
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING A	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING B	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING C	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING D	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING E	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING F	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING G	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING H	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING J	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING K	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING M	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING N	2024	14	2038	15	1	lump sum	$10,000	$10,000					
ASSOCIATION EXTERIOR DOORS/WINDOWS - TOTAL REPLACEMENT COST								**$120,000**					
								YEAR:	**2024**	**2025**	**2026**	**2027**	**2028**
								YEARLY TOTAL:	**$0**	**$0**	**$70,933**	**$0**	**$0**
								YEARLY TOTAL WITH 3% INFLATION:	**$0**	**$0**	**$77,511**	**$0**	**$0**
								PROJECTED BEGINNING OF YEAR BALANCE:	$0	$50,000	$340,500	$562,194	$869,532
								INTEREST (1.0%):	$0	$500	$3,405	$5,622	$8,695
								YEARLY ASSESSMENT (Increasing 2% Annually):	**$0**	**$290,000**	**$295,800**	**$301,716**	**$307,750**
								RESERVE CASH OUTFLOW:	$0	$0	$77,511	$0	$0
								END OF YEAR BALANCE:	**$0**	**$340,500**	**$562,194**	**$869,532**	**$1,185,978**

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2029 YEAR	2030 YEAR	2031 YEAR	2032 YEAR	2033 YEAR
ROOFS									6	7	8	9	10
FLAT ROOF TPO - BUILDING A	2016	25	2041	18	5700	sq. ft.	$25	$142,500					
FLAT ROOF TPO - BUILDING B	2016	25	2041	18	5700	sq. ft.	$25	$142,500					
FLAT ROOF TPO - BUILDING C	2016	25	2041	18	9900	sq. ft.	$25	$247,500					
FLAT ROOF TPO - BUILDING D	2016	25	2041	18	9900	sq. ft.	$25	$247,500					
FLAT ROOF TPO - BUILDING E	2015	25	2040	17	5400	sq. ft.	$25	$135,000					
FLAT ROOF TPO - BUILDING F	2015	25	2040	17	4250	sq. ft.	$25	$106,250					
FLAT ROOF TPO - BUILDING G	2015	25	2040	17	5400	sq. ft.	$25	$135,000					
FLAT ROOF TPO - BUILDING H	2017	25	2042	19	4500	sq. ft.	$25	$112,500					
FLAT ROOF TPO - BUILDING J	2017	25	2042	19	5500	sq. ft.	$25	$137,500					
FLAT ROOF TPO - BUILDING K	2017	25	2042	19	8000	sq. ft.	$25	$200,000					
FLAT ROOF TPO - BUILDING M	2012	25	2037	14	8250	sq. ft.	$25	$206,250					
FLAT ROOF TPO - BUILDING N	2012	25	2037	14	7150	sq. ft.	$25	$178,750					
ROOFS - TOTAL REPLACEMENT COST								**$1,991,250**					
LOADBEARING WALLS/STRUCTURAL MEMBERS									6	7	8	9	10
CONCRETE RESTORATION BUDGET - BUILDING A	2023	7	2030	7	1	lump sum	$10,000	$10,000		$10,000			
CONCRETE RESTORATION BUDGET - BUILDING B	2023	7	2030	7	1	lump sum	$10,000	$10,000		$10,000			
CONCRETE RESTORATION BUDGET - BUILDING C	2023	7	2030	7	1	lump sum	$10,000	$10,000		$10,000			
CONCRETE RESTORATION BUDGET - BUILDING D	2023	7	2030	7	1	lump sum	$10,000	$10,000		$10,000			
CONCRETE RESTORATION BUDGET - BUILDING E	2023	7	2030	7	1	lump sum	$10,000	$10,000		$10,000			
CONCRETE RESTORATION BUDGET - BUILDING F	2023	7	2030	7	1	lump sum	$10,000	$10,000		$10,000			
CONCRETE RESTORATION BUDGET - BUILDING G	2023	7	2030	7	1	lump sum	$10,000	$10,000		$10,000			
CONCRETE RESTORATION BUDGET - BUILDING H	2023	7	2030	7	1	lump sum	$10,000	$10,000		$10,000			
CONCRETE RESTORATION BUDGET - BUILDING J	2023	7	2030	7	1	lump sum	$10,000	$10,000		$10,000			
CONCRETE RESTORATION BUDGET - BUILDING K	2023	7	2030	7	1	lump sum	$10,000	$10,000		$10,000			
CONCRETE RESTORATION BUDGET - BUILDING M	2023	7	2030	7	1	lump sum	$10,000	$10,000		$10,000			
CONCRETE RESTORATION BUDGET - BUILDING N	2023	7	2030	7	1	lump sum	$10,000	$10,000		$10,000			
LOADBEARING WALLS/STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST								**$120,000**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2029 YEAR	2030 YEAR	2031 YEAR	2032 YEAR	2033 YEAR
FIRE PROOFING & FIRE PROTECTION									**6**	**7**	**8**	**9**	**10**
~~FIRE PUMP/EQUIPMENT - BUILDING A & B (SHARED)~~	~~2023~~	~~30~~	~~2053~~	~~30~~	~~1~~	~~lump sum~~	~~$30,000~~	~~$30,000~~					
FIRE PUMP/EQUIPMENT - BUILDING C & D (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - E, F, & G (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - H, J, & K (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - M & N (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING A	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING B	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING C	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING D	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING E	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING F	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING G	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING H	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING J	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING K	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING M	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING N	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIREPROOFING & FIRE PROTECTION - TOTAL REPLACEMENT COST								**$390,000**					
PLUMBING SYSTEM									**6**	**7**	**8**	**9**	**10**
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING A	1993	40	2033	10	1	lump sum	$10,000	$10,000					$10,000
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING B	1993	40	2033	10	1	lump sum	$10,000	$10,000					$10,000
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING C	1993	40	2033	10	1	lump sum	$10,000	$10,000					$10,000
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING D	1993	40	2033	10	1	lump sum	$10,000	$10,000					$10,000
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING E	1993	40	2033	10	1	lump sum	$10,000	$10,000					$10,000
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING F	1993	40	2033	10	1	lump sum	$10,000	$10,000					$10,000
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING G	1993	40	2033	10	1	lump sum	$10,000	$10,000					$10,000
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING H	1993	40	2033	10	1	lump sum	$10,000	$10,000					$10,000
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING J	1993	40	2033	10	1	lump sum	$10,000	$10,000					$10,000
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING K	1993	40	2033	10	1	lump sum	$10,000	$10,000					$10,000
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING M	1993	40	2033	10	1	lump sum	$10,000	$10,000					$10,000
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING N	1993	40	2033	10	1	lump sum	$10,000	$10,000					$10,000
PLUMBING SYSTEM - TOTAL REPLACEMENT COST								**$120,000**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2029 YEAR	2030 YEAR	2031 YEAR	2032 YEAR	2033 YEAR
ELECTRICAL SYSTEM									**6**	**7**	**8**	**9**	**10**
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING A	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING B	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING C	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING D	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING E	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING F	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING G	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING H	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING J	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING K	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING M	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING N	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM - TOTAL REPLACEMENT COSTS								**$120,000**					
WATERPROOFING & EXTERIOR PAINTING									**6**	**7**	**8**	**9**	**10**
PAINT & SEAL - BUILDING A	2023	7	2030	7	1	lump sum	$32,500	$32,500		$32,500			
PAINT & SEAL - BUILDING B	2023	7	2030	7	1	lump sum	$32,500	$32,500		$32,500			
PAINT & SEAL - BUILDING C	2023	7	2030	7	1	lump sum	$56,000	$56,000		$56,000			
PAINT & SEAL - BUILDING D	2023	7	2030	7	1	lump sum	$56,000	$56,000		$56,000			
PAINT & SEAL - BUILDING E	2023	7	2030	7	1	lump sum	$30,500	$30,500		$30,500			
PAINT & SEAL - BUILDING F	2023	7	2030	7	1	lump sum	$24,000	$24,000		$24,000			
PAINT & SEAL - BUILDING G	2023	7	2030	7	1	lump sum	$30,500	$30,500		$30,500			
PAINT & SEAL - BUILDING H	2023	7	2030	7	1	lump sum	$25,500	$25,500		$25,500			
PAINT & SEAL - BUILDING J	2023	7	2030	7	1	lump sum	$31,000	$31,000		$31,000			
PAINT & SEAL - BUILDING K	2023	7	2030	7	1	lump sum	$45,500	$45,500		$45,500			
PAINT & SEAL - BUILDING M	2023	7	2030	7	1	lump sum	$47,000	$47,000		$47,000			
PAINT & SEAL - BUILDING N	2023	7	2030	7	1	lump sum	$40,500	$40,500		$40,500			
WALKWAY COATING - BUILDING A	2023	9	2032	9	1	lump sum	$14,900	$14,900	$4,967			$4,967	
WALKWAY COATING - BUILDING B	2023	9	2032	9	1	lump sum	$14,900	$14,900	$4,967			$4,967	
WALKWAY COATING - BUILDING C	2023	9	2032	9	1	lump sum	$25,900	$25,900	$8,633			$8,633	
WALKWAY COATING - BUILDING D	2023	9	2032	9	1	lump sum	$25,900	$25,900	$8,633			$8,633	
WALKWAY COATING - BUILDING E	2023	9	2032	9	1	lump sum	$14,400	$14,400	$4,800			$4,800	
WALKWAY COATING - BUILDING F	2023	9	2032	9	1	lump sum	$11,400	$11,400	$3,800			$3,800	
WALKWAY COATING - BUILDING G	2023	9	2032	9	1	lump sum	$14,400	$14,400	$4,800			$4,800	
WALKWAY COATING - BUILDING H	2023	9	2032	9	1	lump sum	$11,900	$11,900	$3,967			$3,967	
WALKWAY COATING - BUILDING J	2023	9	2032	9	1	lump sum	$14,400	$14,400	$4,800			$4,800	
WALKWAY COATING - BUILDING K	2023	9	2032	9	1	lump sum	$20,900	$20,900	$6,967			$6,967	
WALKWAY COATING - BUILDING M	2023	9	2032	9	1	lump sum	$21,900	$21,900	$7,300			$7,300	
WALKWAY COATING - BUILDING N	2023	9	2032	9	1	lump sum	$21,900	$21,900	$7,300			$7,300	
WATERPROOFING & EXTERIOR PAINTING - TOTAL REPLACEMENT COST								**$451,500**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING / COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2029 YEAR	2030 YEAR	2031 YEAR	2032 YEAR	2033 YEAR
ASSOCIATION EXTERIOR DOORS/WINDOWS									6	7	8	9	10
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING A	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING B	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING C	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING D	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING E	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING F	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING G	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING H	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING J	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING K	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING M	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING N	2024	14	2038	15	1	lump sum	$10,000	$10,000					
ASSOCIATION EXTERIOR DOORS/WINDOWS - TOTAL REPLACEMENT COST								**$120,000**					
								YEAR:	**2029**	**2030**	**2031**	**2032**	**2033**
								YEARLY TOTAL:	**$70,933**	**$571,500**	**$0**	**$70,933**	**$120,000**
								YEARLY TOTAL WITH 3% INFLATION:	**$84,698**	**$702,873**	**$0**	**$92,552**	**$161,270**
								PROJECTED BEGINNING OF YEAR BALANCE:	$1,185,978	$1,427,045	$1,058,626	$1,395,799	$1,650,324
								INTEREST (1.0%):	$11,860	$14,270	$10,586	$13,958	$16,503
								YEARLY ASSESSMENT (Increasing 2% Annually):	**$313,905**	**$320,183**	**$326,587**	**$333,119**	**$339,781**
								RESERVE CASH OUTFLOW:	$84,698	$702,873	$0	$92,552	$161,270
								END OF YEAR BALANCE:	**$1,427,045**	**$1,058,626**	**$1,395,799**	**$1,650,324**	**$1,845,339**

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	2034 YEAR	2035 YEAR	2036 YEAR	2037 YEAR	2038 YEAR
									RESERVE YEARS				
ROOFS									11	12	13	14	15
FLAT ROOF TPO - BUILDING A	2016	25	2041	18	5700	sq. ft.	$25	$142,500					
FLAT ROOF TPO - BUILDING B	2016	25	2041	18	5700	sq. ft.	$25	$142,500					
FLAT ROOF TPO - BUILDING C	2016	25	2041	18	9900	sq. ft.	$25	$247,500					
FLAT ROOF TPO - BUILDING D	2016	25	2041	18	9900	sq. ft.	$25	$247,500					
FLAT ROOF TPO - BUILDING E	2015	25	2040	17	5400	sq. ft.	$25	$135,000					
FLAT ROOF TPO - BUILDING F	2015	25	2040	17	4250	sq. ft.	$25	$106,250					
FLAT ROOF TPO - BUILDING G	2015	25	2040	17	5400	sq. ft.	$25	$135,000					
FLAT ROOF TPO - BUILDING H	2017	25	2042	19	4500	sq. ft.	$25	$112,500					
FLAT ROOF TPO - BUILDING J	2017	25	2042	19	5500	sq. ft.	$25	$137,500					
FLAT ROOF TPO - BUILDING K	2017	25	2042	19	8000	sq. ft.	$25	$200,000					
FLAT ROOF TPO - BUILDING M	2012	25	2037	14	8250	sq. ft.	$25	$206,250				$206,250	
FLAT ROOF TPO - BUILDING N	2012	25	2037	14	7150	sq. ft.	$25	$178,750				$178,750	
ROOFS - TOTAL REPLACEMENT COST								**$1,991,250**					
LOADBEARING WALLS/STRUCTURAL MEMBERS									11	12	13	14	15
CONCRETE RESTORATION BUDGET - BUILDING A	2023	7	2030	7	1	lump sum	$10,000	$10,000				$10,000	
CONCRETE RESTORATION BUDGET - BUILDING B	2023	7	2030	7	1	lump sum	$10,000	$10,000				$10,000	
CONCRETE RESTORATION BUDGET - BUILDING C	2023	7	2030	7	1	lump sum	$10,000	$10,000				$10,000	
CONCRETE RESTORATION BUDGET - BUILDING D	2023	7	2030	7	1	lump sum	$10,000	$10,000				$10,000	
CONCRETE RESTORATION BUDGET - BUILDING E	2023	7	2030	7	1	lump sum	$10,000	$10,000				$10,000	
CONCRETE RESTORATION BUDGET - BUILDING F	2023	7	2030	7	1	lump sum	$10,000	$10,000				$10,000	
CONCRETE RESTORATION BUDGET - BUILDING G	2023	7	2030	7	1	lump sum	$10,000	$10,000				$10,000	
CONCRETE RESTORATION BUDGET - BUILDING H	2023	7	2030	7	1	lump sum	$10,000	$10,000				$10,000	
CONCRETE RESTORATION BUDGET - BUILDING J	2023	7	2030	7	1	lump sum	$10,000	$10,000				$10,000	
CONCRETE RESTORATION BUDGET - BUILDING K	2023	7	2030	7	1	lump sum	$10,000	$10,000				$10,000	
CONCRETE RESTORATION BUDGET - BUILDING M	2023	7	2030	7	1	lump sum	$10,000	$10,000				$10,000	
CONCRETE RESTORATION BUDGET - BUILDING N	2023	7	2030	7	1	lump sum	$10,000	$10,000				$10,000	
LOADBEARING WALLS/STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST								**$120,000**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

									RESERVE YEARS				
BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	2034 YEAR	2035 YEAR	2036 YEAR	2037 YEAR	2038 YEAR
FIRE PROOFING & FIRE PROTECTION									**11**	**12**	**13**	**14**	**15**
~~FIRE PUMP/EQUIPMENT - BUILDING A & B (SHARED)~~	~~2023~~	~~30~~	~~2053~~	~~30~~	~~1~~	~~lump sum~~	~~$30,000~~	~~$30,000~~					
FIRE PUMP/EQUIPMENT - BUILDING C & D (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - E, F, & G (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - H, J, & K (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - M & N (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING A	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING B	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING C	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING D	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING E	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING F	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING G	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING H	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING J	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING K	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING M	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING N	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIREPROOFING & FIRE PROTECTION - TOTAL REPLACEMENT COST								**$390,000**					
PLUMBING SYSTEM									**11**	**12**	**13**	**14**	**15**
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING A	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING B	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING C	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING D	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING E	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING F	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING G	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING H	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING J	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING K	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING M	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING N	1993	40	2033	10	1	lump sum	$10,000	$10,000					
PLUMBING SYSTEM - TOTAL REPLACEMENT COST								**$120,000**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2034 YEAR	2035 YEAR	2036 YEAR	2037 YEAR	2038 YEAR
ELECTRICAL SYSTEM									**11**	**12**	**13**	**14**	**15**
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING A	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING B	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING C	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING D	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING E	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING F	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING G	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING H	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING J	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING K	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING M	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING N	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM - TOTAL REPLACEMENT COSTS								**$120,000**					
WATERPROOFING & EXTERIOR PAINTING									**11**	**12**	**13**	**14**	**15**
PAINT & SEAL - BUILDING A	2023	7	2030	7	1	lump sum	$32,500	$32,500				$32,500	
PAINT & SEAL - BUILDING B	2023	7	2030	7	1	lump sum	$32,500	$32,500				$32,500	
PAINT & SEAL - BUILDING C	2023	7	2030	7	1	lump sum	$56,000	$56,000				$56,000	
PAINT & SEAL - BUILDING D	2023	7	2030	7	1	lump sum	$56,000	$56,000				$56,000	
PAINT & SEAL - BUILDING E	2023	7	2030	7	1	lump sum	$30,500	$30,500				$30,500	
PAINT & SEAL - BUILDING F	2023	7	2030	7	1	lump sum	$24,000	$24,000				$24,000	
PAINT & SEAL - BUILDING G	2023	7	2030	7	1	lump sum	$30,500	$30,500				$30,500	
PAINT & SEAL - BUILDING H	2023	7	2030	7	1	lump sum	$25,500	$25,500				$25,500	
PAINT & SEAL - BUILDING J	2023	7	2030	7	1	lump sum	$31,000	$31,000				$31,000	
PAINT & SEAL - BUILDING K	2023	7	2030	7	1	lump sum	$45,500	$45,500				$45,500	
PAINT & SEAL - BUILDING M	2023	7	2030	7	1	lump sum	$47,000	$47,000				$47,000	
PAINT & SEAL - BUILDING N	2023	7	2030	7	1	lump sum	$40,500	$40,500				$40,500	
WALKWAY COATING - BUILDING A	2023	9	2032	9	1	lump sum	$14,900	$14,900		$4,967			$4,967
WALKWAY COATING - BUILDING B	2023	9	2032	9	1	lump sum	$14,900	$14,900		$4,967			$4,967
WALKWAY COATING - BUILDING C	2023	9	2032	9	1	lump sum	$25,900	$25,900		$8,633			$8,633
WALKWAY COATING - BUILDING D	2023	9	2032	9	1	lump sum	$25,900	$25,900		$8,633			$8,633
WALKWAY COATING - BUILDING E	2023	9	2032	9	1	lump sum	$14,400	$14,400		$4,800			$4,800
WALKWAY COATING - BUILDING F	2023	9	2032	9	1	lump sum	$11,400	$11,400		$3,800			$3,800
WALKWAY COATING - BUILDING G	2023	9	2032	9	1	lump sum	$14,400	$14,400		$4,800			$4,800
WALKWAY COATING - BUILDING H	2023	9	2032	9	1	lump sum	$11,900	$11,900		$3,967			$3,967
WALKWAY COATING - BUILDING J	2023	9	2032	9	1	lump sum	$14,400	$14,400		$4,800			$4,800
WALKWAY COATING - BUILDING K	2023	9	2032	9	1	lump sum	$20,900	$20,900		$6,967			$6,967
WALKWAY COATING - BUILDING M	2023	9	2032	9	1	lump sum	$21,900	$21,900		$7,300			$7,300
WALKWAY COATING - BUILDING N	2023	9	2032	9	1	lump sum	$21,900	$21,900		$7,300			$7,300
WATERPROOFING & EXTERIOR PAINTING - TOTAL REPLACEMENT COST								**$451,500**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING / COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2034 YEAR	2035 YEAR	2036 YEAR	2037 YEAR	2038 YEAR
ASSOCIATION EXTERIOR DOORS/WINDOWS									11	12	13	14	15
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING A	2024	14	2038	15	1	lump sum	$10,000	$10,000					$10,000
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING B	2024	14	2038	15	1	lump sum	$10,000	$10,000					$10,000
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING C	2024	14	2038	15	1	lump sum	$10,000	$10,000					$10,000
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING D	2024	14	2038	15	1	lump sum	$10,000	$10,000					$10,000
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING E	2024	14	2038	15	1	lump sum	$10,000	$10,000					$10,000
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING F	2024	14	2038	15	1	lump sum	$10,000	$10,000					$10,000
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING G	2024	14	2038	15	1	lump sum	$10,000	$10,000					$10,000
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING H	2024	14	2038	15	1	lump sum	$10,000	$10,000					$10,000
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING J	2024	14	2038	15	1	lump sum	$10,000	$10,000					$10,000
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING K	2024	14	2038	15	1	lump sum	$10,000	$10,000					$10,000
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING M	2024	14	2038	15	1	lump sum	$10,000	$10,000					$10,000
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING N	2024	14	2038	15	1	lump sum	$10,000	$10,000					$10,000
ASSOCIATION EXTERIOR DOORS/WINDOWS - TOTAL REPLACEMENT COST								**$120,000**					
								YEAR:	**2034**	**2035**	**2036**	**2037**	**2038**
								YEARLY TOTAL:	**$0**	**$70,933**	**$0**	**$956,500**	**$190,933**
								YEARLY TOTAL WITH 3% INFLATION:	**$0**	**$101,134**	**$0**	**$1,446,792**	**$297,468**
								PROJECTED BEGINNING OF YEAR BALANCE:	$1,845,339	$2,210,369	$2,484,847	$2,870,274	$1,819,975
								INTEREST (1.0%):	$18,453	$22,104	$24,848	$28,703	$18,200
								YEARLY ASSESSMENT (Increasing 2% Annually):	**$346,577**	**$353,508**	**$360,579**	**$367,790**	**$375,146**
								RESERVE CASH OUTFLOW:	$0	$101,134	$0	$1,446,792	$297,468
								END OF YEAR BALANCE:	**$2,210,369**	**$2,484,847**	**$2,870,274**	**$1,819,975**	**$1,915,852**

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2039 YEAR	2040 YEAR	2041 YEAR	2042 YEAR	2043 YEAR
ROOFS									16	17	18	19	20
FLAT ROOF TPO - BUILDING A	2016	25	2041	18	5700	sq. ft.	$25	$142,500			$142,500		
FLAT ROOF TPO - BUILDING B	2016	25	2041	18	5700	sq. ft.	$25	$142,500			$142,500		
FLAT ROOF TPO - BUILDING C	2016	25	2041	18	9900	sq. ft.	$25	$247,500			$247,500		
FLAT ROOF TPO - BUILDING D	2016	25	2041	18	9900	sq. ft.	$25	$247,500			$247,500		
FLAT ROOF TPO - BUILDING E	2015	25	2040	17	5400	sq. ft.	$25	$135,000		$135,000			
FLAT ROOF TPO - BUILDING F	2015	25	2040	17	4250	sq. ft.	$25	$106,250		$106,250			
FLAT ROOF TPO - BUILDING G	2015	25	2040	17	5400	sq. ft.	$25	$135,000		$135,000			
FLAT ROOF TPO - BUILDING H	2017	25	2042	19	4500	sq. ft.	$25	$112,500				$112,500	
FLAT ROOF TPO - BUILDING J	2017	25	2042	19	5500	sq. ft.	$25	$137,500				$137,500	
FLAT ROOF TPO - BUILDING K	2017	25	2042	19	8000	sq. ft.	$25	$200,000				$200,000	
FLAT ROOF TPO - BUILDING M	2012	25	2037	14	8250	sq. ft.	$25	$206,250					
FLAT ROOF TPO - BUILDING N	2012	25	2037	14	7150	sq. ft.	$25	$178,750					
ROOFS - TOTAL REPLACEMENT COST								**$1,991,250**					
LOADBEARING WALLS/STRUCTURAL MEMBERS									16	17	18	19	20
CONCRETE RESTORATION BUDGET - BUILDING A	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING B	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING C	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING D	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING E	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING F	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING G	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING H	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING J	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING K	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING M	2023	7	2030	7	1	lump sum	$10,000	$10,000					
CONCRETE RESTORATION BUDGET - BUILDING N	2023	7	2030	7	1	lump sum	$10,000	$10,000					
LOADBEARING WALLS/STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST								**$120,000**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2039 YEAR	2040 YEAR	2041 YEAR	2042 YEAR	2043 YEAR
FIRE PROOFING & FIRE PROTECTION									**16**	**17**	**18**	**19**	**20**
~~FIRE PUMP/EQUIPMENT - BUILDING A & B (SHARED)~~	~~2023~~	~~30~~	~~2053~~	~~30~~	~~1~~	~~lump sum~~	~~$30,000~~	~~$30,000~~					
FIRE PUMP/EQUIPMENT - BUILDING C & D (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - E, F, & G (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - H, J, & K (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - M & N (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING A	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING B	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING C	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING D	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING E	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING F	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING G	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING H	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING J	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING K	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING M	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING N	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIREPROOFING & FIRE PROTECTION - TOTAL REPLACEMENT COST								**$390,000**					
PLUMBING SYSTEM									**16**	**17**	**18**	**19**	**20**
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING A	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING B	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING C	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING D	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING E	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING F	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING G	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING H	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING J	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING K	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING M	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING N	1993	40	2033	10	1	lump sum	$10,000	$10,000					
PLUMBING SYSTEM - TOTAL REPLACEMENT COST								**$120,000**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING / COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2039 YEAR	2040 YEAR	2041 YEAR	2042 YEAR	2043 YEAR
ELECTRICAL SYSTEM									**16**	**17**	**18**	**19**	**20**
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING A	1993	50	2043	20	1	lump sum	$10,000	$10,000					$10,000
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING B	1993	50	2043	20	1	lump sum	$10,000	$10,000					$10,000
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING C	1993	50	2043	20	1	lump sum	$10,000	$10,000					$10,000
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING D	1993	50	2043	20	1	lump sum	$10,000	$10,000					$10,000
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING E	1993	50	2043	20	1	lump sum	$10,000	$10,000					$10,000
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING F	1993	50	2043	20	1	lump sum	$10,000	$10,000					$10,000
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING G	1993	50	2043	20	1	lump sum	$10,000	$10,000					$10,000
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING H	1993	50	2043	20	1	lump sum	$10,000	$10,000					$10,000
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING J	1993	50	2043	20	1	lump sum	$10,000	$10,000					$10,000
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING K	1993	50	2043	20	1	lump sum	$10,000	$10,000					$10,000
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING M	1993	50	2043	20	1	lump sum	$10,000	$10,000					$10,000
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING N	1993	50	2043	20	1	lump sum	$10,000	$10,000					$10,000
ELECTRICAL SYSTEM - TOTAL REPLACEMENT COSTS								**$120,000**					
WATERPROOFING & EXTERIOR PAINTING									**16**	**17**	**18**	**19**	**20**
PAINT & SEAL - BUILDING A	2023	7	2030	7	1	lump sum	$32,500	$32,500					
PAINT & SEAL - BUILDING B	2023	7	2030	7	1	lump sum	$32,500	$32,500					
PAINT & SEAL - BUILDING C	2023	7	2030	7	1	lump sum	$56,000	$56,000					
PAINT & SEAL - BUILDING D	2023	7	2030	7	1	lump sum	$56,000	$56,000					
PAINT & SEAL - BUILDING E	2023	7	2030	7	1	lump sum	$30,500	$30,500					
PAINT & SEAL - BUILDING F	2023	7	2030	7	1	lump sum	$24,000	$24,000					
PAINT & SEAL - BUILDING G	2023	7	2030	7	1	lump sum	$30,500	$30,500					
PAINT & SEAL - BUILDING H	2023	7	2030	7	1	lump sum	$25,500	$25,500					
PAINT & SEAL - BUILDING J	2023	7	2030	7	1	lump sum	$31,000	$31,000					
PAINT & SEAL - BUILDING K	2023	7	2030	7	1	lump sum	$45,500	$45,500					
PAINT & SEAL - BUILDING M	2023	7	2030	7	1	lump sum	$47,000	$47,000					
PAINT & SEAL - BUILDING N	2023	7	2030	7	1	lump sum	$40,500	$40,500					
WALKWAY COATING - BUILDING A	2023	9	2032	9	1	lump sum	$14,900	$14,900			$4,967		
WALKWAY COATING - BUILDING B	2023	9	2032	9	1	lump sum	$14,900	$14,900			$4,967		
WALKWAY COATING - BUILDING C	2023	9	2032	9	1	lump sum	$25,900	$25,900			$8,633		
WALKWAY COATING - BUILDING D	2023	9	2032	9	1	lump sum	$25,900	$25,900			$8,633		
WALKWAY COATING - BUILDING E	2023	9	2032	9	1	lump sum	$14,400	$14,400			$4,800		
WALKWAY COATING - BUILDING F	2023	9	2032	9	1	lump sum	$11,400	$11,400			$3,800		
WALKWAY COATING - BUILDING G	2023	9	2032	9	1	lump sum	$14,400	$14,400			$4,800		
WALKWAY COATING - BUILDING H	2023	9	2032	9	1	lump sum	$11,900	$11,900			$3,967		
WALKWAY COATING - BUILDING J	2023	9	2032	9	1	lump sum	$14,400	$14,400			$4,800		
WALKWAY COATING - BUILDING K	2023	9	2032	9	1	lump sum	$20,900	$20,900			$6,967		
WALKWAY COATING - BUILDING M	2023	9	2032	9	1	lump sum	$21,900	$21,900			$7,300		
WALKWAY COATING - BUILDING N	2023	9	2032	9	1	lump sum	$21,900	$21,900			$7,300		
WATERPROOFING & EXTERIOR PAINTING - TOTAL REPLACEMENT COST								**$451,500**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING / COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2039 YEAR	2040 YEAR	2041 YEAR	2042 YEAR	2043 YEAR
ASSOCIATION EXTERIOR DOORS/WINDOWS									16	17	18	19	20
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING A	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING B	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING C	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING D	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING E	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING F	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING G	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING H	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING J	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING K	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING M	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING N	2024	14	2038	15	1	lump sum	$10,000	$10,000					
ASSOCIATION EXTERIOR DOORS/WINDOWS - TOTAL REPLACEMENT COST								**$120,000**					
								YEAR:	**2039**	**2040**	**2041**	**2042**	**2043**
								YEARLY TOTAL:	**$0**	**$376,250**	**$850,933**	**$450,000**	**$120,000**
								YEARLY TOTAL WITH 3% INFLATION:	**$0**	**$621,884**	**$1,448,657**	**$789,078**	**$216,733**
								PROJECTED BEGINNING OF YEAR BALANCE:	$1,915,852	$2,317,660	$2,109,254	$1,079,798	$707,588
								INTEREST (1.0%):	$19,159	$23,177	$21,093	$10,798	$7,076
								YEARLY ASSESSMENT (Increasing 2% Annually):	**$382,649**	**$390,302**	**$398,108**	**$406,070**	**$414,191**
								RESERVE CASH OUTFLOW:	$0	$621,884	$1,448,657	$789,078	$216,733
								END OF YEAR BALANCE:	**$2,317,660**	**$2,109,254**	**$1,079,798**	**$707,588**	**$912,122**

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2044 YEAR	2045 YEAR	2046 YEAR	2047 YEAR	2048 YEAR
ROOFS									**21**	**22**	**23**	**24**	**25**
FLAT ROOF TPO - BUILDING A	2016	25	2041	18	5700	sq. ft.	$25	$142,500					
FLAT ROOF TPO - BUILDING B	2016	25	2041	18	5700	sq. ft.	$25	$142,500					
FLAT ROOF TPO - BUILDING C	2016	25	2041	18	9900	sq. ft.	$25	$247,500					
FLAT ROOF TPO - BUILDING D	2016	25	2041	18	9900	sq. ft.	$25	$247,500					
FLAT ROOF TPO - BUILDING E	2015	25	2040	17	5400	sq. ft.	$25	$135,000					
FLAT ROOF TPO - BUILDING F	2015	25	2040	17	4250	sq. ft.	$25	$106,250					
FLAT ROOF TPO - BUILDING G	2015	25	2040	17	5400	sq. ft.	$25	$135,000					
FLAT ROOF TPO - BUILDING H	2017	25	2042	19	4500	sq. ft.	$25	$112,500					
FLAT ROOF TPO - BUILDING J	2017	25	2042	19	5500	sq. ft.	$25	$137,500					
FLAT ROOF TPO - BUILDING K	2017	25	2042	19	8000	sq. ft.	$25	$200,000					
FLAT ROOF TPO - BUILDING M	2012	25	2037	14	8250	sq. ft.	$25	$206,250					
FLAT ROOF TPO - BUILDING N	2012	25	2037	14	7150	sq. ft.	$25	$178,750					
ROOFS - TOTAL REPLACEMENT COST								**$1,991,250**					
LOADBEARING WALLS/STRUCTURAL MEMBERS									**21**	**22**	**23**	**24**	**25**
CONCRETE RESTORATION BUDGET - BUILDING A	2023	7	2030	7	1	lump sum	$10,000	$10,000	$10,000				
CONCRETE RESTORATION BUDGET - BUILDING B	2023	7	2030	7	1	lump sum	$10,000	$10,000	$10,000				
CONCRETE RESTORATION BUDGET - BUILDING C	2023	7	2030	7	1	lump sum	$10,000	$10,000	$10,000				
CONCRETE RESTORATION BUDGET - BUILDING D	2023	7	2030	7	1	lump sum	$10,000	$10,000	$10,000				
CONCRETE RESTORATION BUDGET - BUILDING E	2023	7	2030	7	1	lump sum	$10,000	$10,000	$10,000				
CONCRETE RESTORATION BUDGET - BUILDING F	2023	7	2030	7	1	lump sum	$10,000	$10,000	$10,000				
CONCRETE RESTORATION BUDGET - BUILDING G	2023	7	2030	7	1	lump sum	$10,000	$10,000	$10,000				
CONCRETE RESTORATION BUDGET - BUILDING H	2023	7	2030	7	1	lump sum	$10,000	$10,000	$10,000				
CONCRETE RESTORATION BUDGET - BUILDING J	2023	7	2030	7	1	lump sum	$10,000	$10,000	$10,000				
CONCRETE RESTORATION BUDGET - BUILDING K	2023	7	2030	7	1	lump sum	$10,000	$10,000	$10,000				
CONCRETE RESTORATION BUDGET - BUILDING M	2023	7	2030	7	1	lump sum	$10,000	$10,000	$10,000				
CONCRETE RESTORATION BUDGET - BUILDING N	2023	7	2030	7	1	lump sum	$10,000	$10,000	$10,000				
LOADBEARING WALLS/STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST								**$120,000**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING / COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2044 YEAR	2045 YEAR	2046 YEAR	2047 YEAR	2048 YEAR
FIRE PROOFING & FIRE PROTECTION									**21**	**22**	**23**	**24**	**25**
~~FIRE PUMP/EQUIPMENT - BUILDING A & B (SHARED)~~	~~2023~~	~~30~~	~~2053~~	~~30~~	~~1~~	~~lump sum~~	~~$30,000~~	~~$30,000~~					
FIRE PUMP/EQUIPMENT - BUILDING C & D (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - E, F, & G (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - H, J, & K (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE PUMP/EQUIPMENT - M & N (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING A	2023	25	2048	25	1	lump sum	$20,000	$20,000					$20,000
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING B	2023	25	2048	25	1	lump sum	$20,000	$20,000					$20,000
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING C	2023	25	2048	25	1	lump sum	$20,000	$20,000					$20,000
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING D	2023	25	2048	25	1	lump sum	$20,000	$20,000					$20,000
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING E	2023	25	2048	25	1	lump sum	$20,000	$20,000					$20,000
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING F	2023	25	2048	25	1	lump sum	$20,000	$20,000					$20,000
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING G	2023	25	2048	25	1	lump sum	$20,000	$20,000					$20,000
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING H	2023	25	2048	25	1	lump sum	$20,000	$20,000					$20,000
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING J	2023	25	2048	25	1	lump sum	$20,000	$20,000					$20,000
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING K	2023	25	2048	25	1	lump sum	$20,000	$20,000					$20,000
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING M	2023	25	2048	25	1	lump sum	$20,000	$20,000					$20,000
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING N	2023	25	2048	25	1	lump sum	$20,000	$20,000					$20,000
FIREPROOFING & FIRE PROTECTION - TOTAL REPLACEMENT COST								**$390,000**					
PLUMBING SYSTEM									**21**	**22**	**23**	**24**	**25**
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING A	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING B	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING C	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING D	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING E	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING F	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING G	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING H	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING J	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING K	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING M	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING N	1993	40	2033	10	1	lump sum	$10,000	$10,000					
PLUMBING SYSTEM - TOTAL REPLACEMENT COST								**$120,000**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

									RESERVE YEARS				
BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	2044 YEAR	2045 YEAR	2046 YEAR	2047 YEAR	2048 YEAR
ELECTRICAL SYSTEM									21	22	23	24	25
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING A	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING B	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING C	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING D	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING E	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING F	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING G	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING H	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING J	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING K	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING M	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING N	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM - TOTAL REPLACEMENT COSTS								**$120,000**					
WATERPROOFING & EXTERIOR PAINTING									21	22	23	24	25
PAINT & SEAL - BUILDING A	2023	7	2030	7	1	lump sum	$32,500	$32,500	$32,500				
PAINT & SEAL - BUILDING B	2023	7	2030	7	1	lump sum	$32,500	$32,500	$32,500				
PAINT & SEAL - BUILDING C	2023	7	2030	7	1	lump sum	$56,000	$56,000	$56,000				
PAINT & SEAL - BUILDING D	2023	7	2030	7	1	lump sum	$56,000	$56,000	$56,000				
PAINT & SEAL - BUILDING E	2023	7	2030	7	1	lump sum	$30,500	$30,500	$30,500				
PAINT & SEAL - BUILDING F	2023	7	2030	7	1	lump sum	$24,000	$24,000	$24,000				
PAINT & SEAL - BUILDING G	2023	7	2030	7	1	lump sum	$30,500	$30,500	$30,500				
PAINT & SEAL - BUILDING H	2023	7	2030	7	1	lump sum	$25,500	$25,500	$25,500				
PAINT & SEAL - BUILDING J	2023	7	2030	7	1	lump sum	$31,000	$31,000	$31,000				
PAINT & SEAL - BUILDING K	2023	7	2030	7	1	lump sum	$45,500	$45,500	$45,500				
PAINT & SEAL - BUILDING M	2023	7	2030	7	1	lump sum	$47,000	$47,000	$47,000				
PAINT & SEAL - BUILDING N	2023	7	2030	7	1	lump sum	$40,500	$40,500	$40,500				
WALKWAY COATING - BUILDING A	2023	9	2032	9	1	lump sum	$14,900	$14,900	$4,967			$4,967	
WALKWAY COATING - BUILDING B	2023	9	2032	9	1	lump sum	$14,900	$14,900	$4,967			$4,967	
WALKWAY COATING - BUILDING C	2023	9	2032	9	1	lump sum	$25,900	$25,900	$8,633			$8,633	
WALKWAY COATING - BUILDING D	2023	9	2032	9	1	lump sum	$25,900	$25,900	$8,633			$8,633	
WALKWAY COATING - BUILDING E	2023	9	2032	9	1	lump sum	$14,400	$14,400	$4,800			$4,800	
WALKWAY COATING - BUILDING F	2023	9	2032	9	1	lump sum	$11,400	$11,400	$3,800			$3,800	
WALKWAY COATING - BUILDING G	2023	9	2032	9	1	lump sum	$14,400	$14,400	$4,800			$4,800	
WALKWAY COATING - BUILDING H	2023	9	2032	9	1	lump sum	$11,900	$11,900	$3,967			$3,967	
WALKWAY COATING - BUILDING J	2023	9	2032	9	1	lump sum	$14,400	$14,400	$4,800			$4,800	
WALKWAY COATING - BUILDING K	2023	9	2032	9	1	lump sum	$20,900	$20,900	$6,967			$6,967	
WALKWAY COATING - BUILDING M	2023	9	2032	9	1	lump sum	$21,900	$21,900	$7,300			$7,300	
WALKWAY COATING - BUILDING N	2023	9	2032	9	1	lump sum	$21,900	$21,900	$7,300			$7,300	
WATERPROOFING & EXTERIOR PAINTING - TOTAL REPLACEMENT COST								**$451,500**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING / COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2044 YEAR	2045 YEAR	2046 YEAR	2047 YEAR	2048 YEAR
ASSOCIATION EXTERIOR DOORS/WINDOWS									21	22	23	24	25
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING A	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING B	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING C	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING D	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING E	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING F	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING G	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING H	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING J	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING K	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING M	2024	14	2038	15	1	lump sum	$10,000	$10,000					
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING N	2024	14	2038	15	1	lump sum	$10,000	$10,000					
ASSOCIATION EXTERIOR DOORS/WINDOWS - TOTAL REPLACEMENT COST								**$120,000**					
								YEAR:	**2044**	**2045**	**2046**	**2047**	**2048**
								YEARLY TOTAL:	**$642,433**	**$0**	**$0**	**$70,933**	**$240,000**
								YEARLY TOTAL WITH 3% INFLATION:	**$1,195,115**	**$0**	**$0**	**$144,193**	**$502,507**
								PROJECTED BEGINNING OF YEAR BALANCE:	$912,122	$148,603	$581,014	$1,026,367	$1,340,772
								INTEREST (1.0%):	$9,121	$1,486	$5,810	$10,264	$13,408
								YEARLY ASSESSMENT (Increasing 2% Annually):	**$422,475**	**$430,925**	**$439,543**	**$448,334**	**$457,301**
								RESERVE CASH OUTFLOW:	$1,195,115	$0	$0	$144,193	$502,507
								END OF YEAR BALANCE:	**$148,603**	**$581,014**	**$1,026,367**	**$1,340,772**	**$1,308,974**

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2049 YEAR	2050 YEAR	2051 YEAR	2052 YEAR	2053 YEAR
ROOFS									**26**	**27**	**28**	**29**	**30**
FLAT ROOF TPO - BUILDING A	2016	25	2041	18	5700	sq. ft.	$25	$142,500					
FLAT ROOF TPO - BUILDING B	2016	25	2041	18	5700	sq. ft.	$25	$142,500					
FLAT ROOF TPO - BUILDING C	2016	25	2041	18	9900	sq. ft.	$25	$247,500					
FLAT ROOF TPO - BUILDING D	2016	25	2041	18	9900	sq. ft.	$25	$247,500					
FLAT ROOF TPO - BUILDING E	2015	25	2040	17	5400	sq. ft.	$25	$135,000					
FLAT ROOF TPO - BUILDING F	2015	25	2040	17	4250	sq. ft.	$25	$106,250					
FLAT ROOF TPO - BUILDING G	2015	25	2040	17	5400	sq. ft.	$25	$135,000					
FLAT ROOF TPO - BUILDING H	2017	25	2042	19	4500	sq. ft.	$25	$112,500					
FLAT ROOF TPO - BUILDING J	2017	25	2042	19	5500	sq. ft.	$25	$137,500					
FLAT ROOF TPO - BUILDING K	2017	25	2042	19	8000	sq. ft.	$25	$200,000					
FLAT ROOF TPO - BUILDING M	2012	25	2037	14	8250	sq. ft.	$25	$206,250					
FLAT ROOF TPO - BUILDING N	2012	25	2037	14	7150	sq. ft.	$25	$178,750					
ROOFS - TOTAL REPLACEMENT COST								**$1,991,250**					
LOADBEARING WALLS/STRUCTURAL MEMBERS									**26**	**27**	**28**	**29**	**30**
CONCRETE RESTORATION BUDGET - BUILDING A	2023	7	2030	7	1	lump sum	$10,000	$10,000			$10,000		
CONCRETE RESTORATION BUDGET - BUILDING B	2023	7	2030	7	1	lump sum	$10,000	$10,000			$10,000		
CONCRETE RESTORATION BUDGET - BUILDING C	2023	7	2030	7	1	lump sum	$10,000	$10,000			$10,000		
CONCRETE RESTORATION BUDGET - BUILDING D	2023	7	2030	7	1	lump sum	$10,000	$10,000			$10,000		
CONCRETE RESTORATION BUDGET - BUILDING E	2023	7	2030	7	1	lump sum	$10,000	$10,000			$10,000		
CONCRETE RESTORATION BUDGET - BUILDING F	2023	7	2030	7	1	lump sum	$10,000	$10,000			$10,000		
CONCRETE RESTORATION BUDGET - BUILDING G	2023	7	2030	7	1	lump sum	$10,000	$10,000			$10,000		
CONCRETE RESTORATION BUDGET - BUILDING H	2023	7	2030	7	1	lump sum	$10,000	$10,000			$10,000		
CONCRETE RESTORATION BUDGET - BUILDING J	2023	7	2030	7	1	lump sum	$10,000	$10,000			$10,000		
CONCRETE RESTORATION BUDGET - BUILDING K	2023	7	2030	7	1	lump sum	$10,000	$10,000			$10,000		
CONCRETE RESTORATION BUDGET - BUILDING M	2023	7	2030	7	1	lump sum	$10,000	$10,000			$10,000		
CONCRETE RESTORATION BUDGET - BUILDING N	2023	7	2030	7	1	lump sum	$10,000	$10,000			$10,000		
LOADBEARING WALLS/STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST								**$120,000**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2049 YEAR	2050 YEAR	2051 YEAR	2052 YEAR	2053 YEAR
FIRE PROOFING & FIRE PROTECTION									**26**	**27**	**28**	**29**	**30**
~~FIRE PUMP/EQUIPMENT - BUILDING A & B (SHARED)~~	~~2023~~	~~30~~	~~2053~~	~~30~~	~~1~~	~~lump sum~~	~~$30,000~~	~~$30,000~~					$30,000
FIRE PUMP/EQUIPMENT - BUILDING C & D (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					$30,000
FIRE PUMP/EQUIPMENT - E, F, & G (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					$30,000
FIRE PUMP/EQUIPMENT - H, J, & K (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					$30,000
FIRE PUMP/EQUIPMENT - M & N (SHARED)	2023	30	2053	30	1	lump sum	$30,000	$30,000					$30,000
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING A	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING B	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING C	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING D	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING E	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING F	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING G	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING H	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING J	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING K	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING M	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIRE MODERNIZATION (VISUAL, AUDIO) DEF. MAINTENANCE - BUILDING N	2023	25	2048	25	1	lump sum	$20,000	$20,000					
FIREPROOFING & FIRE PROTECTION - TOTAL REPLACEMENT COST								**$390,000**					
PLUMBING SYSTEM									**26**	**27**	**28**	**29**	**30**
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING A	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING B	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING C	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING D	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING E	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING F	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING G	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING H	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING J	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING K	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING M	1993	40	2033	10	1	lump sum	$10,000	$10,000					
POTABLE & SANITARY LINES DEFFERED MAINTENANCE - BUILDING N	1993	40	2033	10	1	lump sum	$10,000	$10,000					
PLUMBING SYSTEM - TOTAL REPLACEMENT COST								**$120,000**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

									RESERVE YEARS				
BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	2049 YEAR	2050 YEAR	2051 YEAR	2052 YEAR	2053 YEAR
ELECTRICAL SYSTEM									**26**	**27**	**28**	**29**	**30**
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING A	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING B	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING C	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING D	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING E	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING F	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING G	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING H	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING J	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING K	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING M	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM DEFFERED MAINTENANCE - BUILDING N	1993	50	2043	20	1	lump sum	$10,000	$10,000					
ELECTRICAL SYSTEM - TOTAL REPLACEMENT COSTS								**$120,000**					
WATERPROOFING & EXTERIOR PAINTING									**26**	**27**	**28**	**29**	**30**
PAINT & SEAL - BUILDING A	2023	7	2030	7	1	lump sum	$32,500	$32,500			$32,500		
PAINT & SEAL - BUILDING B	2023	7	2030	7	1	lump sum	$32,500	$32,500			$32,500		
PAINT & SEAL - BUILDING C	2023	7	2030	7	1	lump sum	$56,000	$56,000			$56,000		
PAINT & SEAL - BUILDING D	2023	7	2030	7	1	lump sum	$56,000	$56,000			$56,000		
PAINT & SEAL - BUILDING E	2023	7	2030	7	1	lump sum	$30,500	$30,500			$30,500		
PAINT & SEAL - BUILDING F	2023	7	2030	7	1	lump sum	$24,000	$24,000			$24,000		
PAINT & SEAL - BUILDING G	2023	7	2030	7	1	lump sum	$30,500	$30,500			$30,500		
PAINT & SEAL - BUILDING H	2023	7	2030	7	1	lump sum	$25,500	$25,500			$25,500		
PAINT & SEAL - BUILDING J	2023	7	2030	7	1	lump sum	$31,000	$31,000			$31,000		
PAINT & SEAL - BUILDING K	2023	7	2030	7	1	lump sum	$45,500	$45,500			$45,500		
PAINT & SEAL - BUILDING M	2023	7	2030	7	1	lump sum	$47,000	$47,000			$47,000		
PAINT & SEAL - BUILDING N	2023	7	2030	7	1	lump sum	$40,500	$40,500			$40,500		
WALKWAY COATING - BUILDING A	2023	9	2032	9	1	lump sum	$14,900	$14,900		$4,967			$4,967
WALKWAY COATING - BUILDING B	2023	9	2032	9	1	lump sum	$14,900	$14,900		$4,967			$4,967
WALKWAY COATING - BUILDING C	2023	9	2032	9	1	lump sum	$25,900	$25,900		$8,633			$8,633
WALKWAY COATING - BUILDING D	2023	9	2032	9	1	lump sum	$25,900	$25,900		$8,633			$8,633
WALKWAY COATING - BUILDING E	2023	9	2032	9	1	lump sum	$14,400	$14,400		$4,800			$4,800
WALKWAY COATING - BUILDING F	2023	9	2032	9	1	lump sum	$11,400	$11,400		$3,800			$3,800
WALKWAY COATING - BUILDING G	2023	9	2032	9	1	lump sum	$14,400	$14,400		$4,800			$4,800
WALKWAY COATING - BUILDING H	2023	9	2032	9	1	lump sum	$11,900	$11,900		$3,967			$3,967
WALKWAY COATING - BUILDING J	2023	9	2032	9	1	lump sum	$14,400	$14,400		$4,800			$4,800
WALKWAY COATING - BUILDING K	2023	9	2032	9	1	lump sum	$20,900	$20,900		$6,967			$6,967
WALKWAY COATING - BUILDING M	2023	9	2032	9	1	lump sum	$21,900	$21,900		$7,300			$7,300
WALKWAY COATING - BUILDING N	2023	9	2032	9	1	lump sum	$21,900	$21,900		$7,300			$7,300
WATERPROOFING & EXTERIOR PAINTING - TOTAL REPLACEMENT COST								**$451,500**					

ANGLER'S COVE 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING / COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS ($)	REPLACEMENT COST	RESERVE YEARS 2049 YEAR	2050 YEAR	2051 YEAR	2052 YEAR	2053 YEAR
ASSOCIATION EXTERIOR DOORS/WINDOWS									26	27	28	29	30
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING A	2024	14	2038	15	1	lump sum	$10,000	$10,000			$0		
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING B	2024	14	2038	15	1	lump sum	$10,000	$10,000			$0		
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING C	2024	14	2038	15	1	lump sum	$10,000	$10,000			$0		
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING D	2024	14	2038	15	1	lump sum	$10,000	$10,000			$0		
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING E	2024	14	2038	15	1	lump sum	$10,000	$10,000			$0		
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING F	2024	14	2038	15	1	lump sum	$10,000	$10,000			$0		
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING G	2024	14	2038	15	1	lump sum	$10,000	$10,000			$0		
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING H	2024	14	2038	15	1	lump sum	$10,000	$10,000			$0		
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING J	2024	14	2038	15	1	lump sum	$10,000	$10,000			$0		
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING K	2024	14	2038	15	1	lump sum	$10,000	$10,000			$0		
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING M	2024	14	2038	15	1	lump sum	$10,000	$10,000			$0		
DEFERRED MAINTENANCE FOR SERVICE DOORS - BUILDING N	2024	14	2038	15	1	lump sum	$10,000	$10,000			$0		
ASSOCIATION EXTERIOR DOORS/WINDOWS - TOTAL REPLACEMENT COST								**$120,000**					
								YEAR:	**2049**	**2050**	**2051**	**2052**	**2053**
								YEARLY TOTAL:	**$0**	**$70,933**	**$571,500**	**$0**	**$220,933**
								YEARLY TOTAL WITH 3% INFLATION:	**$0**	**$157,563**	**$1,307,551**	**$0**	**$536,263**
								PROJECTED BEGINNING OF YEAR BALANCE:	$1,308,974	$1,788,511	$2,124,608	$1,323,595	$1,831,828
								INTEREST (1.0%):	$13,090	$17,885	$21,246	$13,236	$18,318
								YEARLY ASSESSMENT (Increasing 2% Annually):	**$466,447**	**$475,776**	**$485,291**	**$494,997**	**$504,897**
								RESERVE CASH OUTFLOW:	$0	$157,563	$1,307,551	$0	$536,263
								END OF YEAR BALANCE:	**$1,788,511**	**$2,124,608**	**$1,323,595**	**$1,831,828**	**$1,818,780**