

# 2021 Reserve Study



## **Bayshore Club Management Association, Inc.** 925 North Halifax Avenue Daytona Beach, Florida 32118

Report No: 7249 Version 2

January 1, 2021 - December 31, 2021

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## **Section 3**

# **Schedule**

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This section of the report utilizes straight line accounting formulas. Straight line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Straight line accounting takes each individual line item component listed in the reserve schedule breakdown and computes its annual contribution amount by taking its unfunded balance (current replacement cost minus projected year end reserve balance) and divides it by the component's remaining life. This is the amount that should normally be contributed into the reserve accounts over the component's remaining life.

## Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	12/31/2020 Balance	Unfunded Balance	2021 Contribution
Roofs	655,538	20-25	11-17	169,613	485,925	42,000
Painting & Waterproofing	966,078	5-20	3-5	81,122	884,956	176,992
Paving	124,704	4-30	3-30	111,626	13,078	734
Decorating	611,113	8-30	2-25	213,080	398,033	61,349
Tennis & Shuffleboard Courts	27,847	6-22	6-22	265	27,582	1,567
Heating & A/C	116,518	9-18	1-16	21,339	95,179	15,678
Pool	191,877	8-30	4-23	26,021	165,856	15,972
Pumps & Plumbing	452,658	4-50	2-22	124,374	328,284	51,424
Common Area Glass & Door	316,748	2-35	1-30	58,817	257,931	70,102
Elevators	1,100,000	15-30	1-23	233,803	866,197	387,936
Safety & Security	1,328,928	5-40	1-30	77,655	1,251,273	241,907
Equipment	70,392	8-18	1-10	56,202	14,190	1,677
Structural Repairs	1,375,574	7-50	5-30	157,665	1,217,909	95,477
Landscaping	50,000	10	6	1,232	48,768	8,128
Gen Deferred Maint & Cap	532,200	10-40	1-5	9,210	522,990	181,257
Garage Renovation	495,243	6-40	3-30	60,273	434,970	14,869
Other	344,672	12-50	1-26	16,462	328,210	41,172
Office Relocation/Renovation	65,000	12-30	3	0	65,000	21,667
<b>Grand Total</b>	<b>8,825,090</b>			<b>1,418,759</b>	<b>7,406,331</b>	<b>1,429,908</b>

## Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/20 Balance	Unfunded Balance	2021 Contribution
<b>Roofs</b>									
Roof, A/C Condensing Unit Stand - North & South	1	Total	104,000.00	104,000	20	11	46,815	57,185	5,199
Roof, Modified Bitumen - North	124	Squares	2,200.00	272,800	20	12	0	272,800	22,733
Roof, Modified Bitumen - Pool Bldg	3	Squares	1,102.00	3,306	20	12	0	3,306	276
Roof, Modified Bitumen - South	124	Squares	2,200.00	272,800	20	11	122,798	150,002	13,637
Roof, Skylight - North & South	2	Each	1,316.00	2,632	25	17	0	2,632	155
<b>Roofs Total</b>	<b>5</b>	<b>Components</b>		<b>655,538</b>	<b>20-25</b>	<b>11-17</b>	<b>169,613</b>	<b>485,925</b>	<b>42,000</b>
<b>Painting &amp; Waterproofing</b>									
Paint Exterior and Waterproof	1	Total	290,000.00	290,000	7	5	7,892	282,108	56,422
Waterproof Base Coat - Plaza Deck incl Tennis	38,732	Sq Ft	11.12	430,700	20	5	11,721	418,979	83,796
Waterproof Top Coat - Balconies	11,550	Sq Ft	4.88	56,365	5	3	56,365	0	0
Waterproof Top Coat - Plaza Deck incl Tennis	38,732	Sq Ft	4.88	189,013	5	5	5,144	183,869	36,774
<b>Painting &amp; Waterproofing Total</b>	<b>4</b>	<b>Components</b>		<b>966,078</b>	<b>5-20</b>	<b>3-5</b>	<b>81,122</b>	<b>884,956</b>	<b>176,992</b>
<b>Paving</b>									
Asphalt Capital Repair Allowance	1	Total	4,000.00	4,000	4	4	3,647	353	88
Asphalt Overlay, 1.5"	7,037	Sq Yds	13.84	97,393	24	3	97,393	0	0
Asphalt Sealcoat & Restripe	7,037	Sq Yds	1.65	11,612	4	4	10,586	1,026	256
Pavers - Entry	514	Sq Ft	22.76	11,699	30	30	0	11,699	390
<b>Paving Total</b>	<b>4</b>	<b>Components</b>		<b>124,704</b>	<b>4-30</b>	<b>3-30</b>	<b>111,626</b>	<b>13,078</b>	<b>734</b>
<b>Decorating</b>									
Finish, Carpet - Billiard Room	106	Sq Yds	44.28	4,694	10	2	3,799	895	448
Finish, Carpet - Card Room	76	Sq Yds	44.28	3,366	10	2	2,724	642	321
Finish, Carpet - Game Room	116	Sq Yds	44.28	5,137	10	2	4,158	979	490
Finish, Carpet - Library	74	Sq Yds	44.28	3,277	10	4	0	3,277	819
Finish, Carpet - Lobby Level 2-10 N & S Towers	1,561	Sq Yds	44.28	69,122	10	2	55,943	13,179	6,590
Finish, Carpet - Party Room	342	Sq Yds	46.61	15,941	8	6	0	15,941	2,657
Finish, Clg, 2x2 SAT - Party Room	3,372	Sq Ft	6.53	22,020	24	14	0	22,020	1,573
Finish, Clg, 2x4 SAT - B Level Hallways	3,383	Sq Ft	6.53	22,091	24	14	0	22,091	1,578
Finish, Clg, 2x4 SAT - Billiard Room	953	Sq Ft	6.53	6,224	24	14	0	6,224	445
Finish, Clg, 2x4 SAT - Card Room	677	Sq Ft	6.53	4,421	24	14	0	4,421	316
Finish, Clg, 2x4 SAT - Game Room	1,044	Sq Ft	6.53	6,818	24	14	0	6,818	487
Finish, Clg, 2x4 SAT - Library	659	Sq Ft	6.53	4,304	24	18	0	4,304	239
Finish, Clg, 2x4 SAT - Weight Rm	1,137	Sq Ft	6.53	7,425	24	19	0	7,425	391
Finish, Rubber Floor - Weight Rm	1,137	Sq Ft	10.27	11,677	12	7	0	11,677	1,668

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/20 Balance	Unfunded Balance	2021 Contribution
Finish, Tile Floor - Garage A Lobby N & S Towers	791	Sq Ft	14.00	11,074	24	14	0	11,074	791
Finish, Tile Floor - Level 11 N & S Towers	1,645	Sq Ft	14.00	23,030	24	17	0	23,030	1,355
Finish, Tile Floor - Lobby Level 2-10 N & S Towers	771	Sq Ft	21.00	16,191	24	2	13,104	3,087	1,544
Finish, Tile Floor - Main Lobby N & S Towers	3,222	Sq Ft	14.00	45,108	24	14	0	45,108	3,222
Finish, Tile Floor - Restrooms	281	Sq Ft	14.00	3,934	24	14	0	3,934	281
Finish, Tile Floor - Shower/Gym	255	Sq Ft	14.00	3,570	24	4	0	3,570	892
Finish, Tile Walls - Shower/Gym	622	Sq Ft	14.00	8,708	24	4	0	8,708	2,177
Finish, Vinyl Tile - B Level Hallways	3,383	Sq Ft	6.09	20,603	20	16	0	20,603	1,288
Finish, Vinyl Tile - Laundry Rooms	1,386	Sq Ft	6.09	8,441	24	2	6,832	1,609	804
Finish, Vinyl Tile - Party Room Kitchen	663	Sq Ft	6.09	4,038	20	10	0	4,038	404
Finish, Wall Covering - Lobby/Hallways N & S	11,303	Sq Ft	5.57	62,958	10	2	50,955	12,003	6,002
Finish, Wood Floor - Party Room	303	Sq Ft	15.96	4,836	20	10	0	4,836	484
Furnishings/Decorating Allowance - B Level Commons	1	Total	10,000.00	10,000	12	2	8,094	1,906	953
Furnishings/Decorating Allowance - Hallways N & S	1	Total	25,000.00	25,000	12	2	20,234	4,766	2,383
Furnishings/Decorating Allowance - Lobbies N & S	1	Total	10,000.00	10,000	12	2	8,094	1,906	953
Furnishings/Decorating Allowance - Party Room	1	Total	20,000.00	20,000	12	10	0	20,000	2,000
Paint Interior - A Level Commons	1	Total	1,617.00	1,617	8	3	0	1,617	539
Paint Interior - B Level Commons	1	Total	6,451.00	6,451	8	2	5,221	1,230	615
Paint Interior - B Level Lobby/Hallways	1	Total	7,000.00	7,000	8	4	0	7,000	1,750
Paint Interior - Lobby/Hallways N & S	1	Total	41,913.00	41,913	10	2	33,922	7,991	3,996
Paint Interior - Party Room	1	Total	2,836.00	2,836	8	6	0	2,836	473
Paint Interior - Stairwells	54	Floors	364.00	19,656	14	7	0	19,656	2,808
Renovation Allowance - Party Room Bar	1	Total	7,150.00	7,150	24	14	0	7,150	511
Renovation Allowance - Party Room Kitchen	1	Total	9,582.00	9,582	24	14	0	9,582	684
Renovation Allowance - Saunas	2	Each	8,300.00	16,600	25	25	0	16,600	664
Renovation Allowance - Showers	1	Total	4,100.00	4,100	24	4	0	4,100	1,025
Renovation Allowance - Steam Rms	2	Each	10,000.00	20,000	30	5	0	20,000	4,000
Restroom Renovation Allowance	1	Total	10,200.00	10,200	24	14	0	10,200	729
<b>Decorating Total</b>	<b>42</b>	<b>Components</b>		<b>611,113</b>	<b>8-30</b>	<b>2-25</b>	<b>213,080</b>	<b>398,033</b>	<b>61,349</b>

**Tennis & Shuffleboard Courts**

Shuffleboard Court Refinish	3	Each	950.00	2,850	6	6	265	2,585	431
Tennis Court Fence, VC Chain Link, 10'	680	Ln Ft	36.76	24,997	22	22	0	24,997	1,136
<b>Tennis &amp; Shuffleboard Courts Total</b>	<b>2</b>	<b>Components</b>		<b>27,847</b>	<b>6-22</b>	<b>6-22</b>	<b>265</b>	<b>27,582</b>	<b>1,567</b>

**Heating & A/C**

A/C Mini Split System - North Elev Equip Rm	1	Each	3,250.00	3,250	9	2	1,789	1,461	730
A/C Mini Split System - South Elev Equip Rm	1	Each	3,250.00	3,250	9	2	1,788	1,462	731
A/C Split System, 2 Ton - #2 Billiards Room	1	Each	5,452.00	5,452	12	10	0	5,452	545
A/C Split System, 2 Ton - #3 Game Rm	1	Each	5,452.00	5,452	12	10	0	5,452	545

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/20 Balance	Unfunded Balance	2021 Contribution
A/C Split System, 2 Ton - #4 Library	1	Each	5,452.00	5,452	12	7	0	5,452	779
A/C Split System, 2 Ton - #5 Card Rm	1	Each	5,452.00	5,452	12	10	0	5,452	545
A/C Split System, 2 Ton - Mgrs Apt	1	Each	5,452.00	5,452	12	1	5,452	0	0
A/C Split System, 2 Ton - N Lobby B Level	1	Each	5,452.00	5,452	12	1	5,452	0	0
A/C Split System, 2 Ton - N Lobby Plaza Deck	1	Each	5,452.00	5,452	12	6	0	5,452	909
A/C Split System, 2 Ton - S Hallways	1	Each	5,452.00	5,452	12	6	0	5,452	909
A/C Split System, 2 Ton - S Lobby B Level	1	Each	5,452.00	5,452	12	6	0	5,452	909
A/C Split System, 2 Ton - S Lobby Plaza Deck	1	Each	5,452.00	5,452	12	6	0	5,452	909
A/C Split System, 2.5 Ton - B Level Commons	1	Each	5,911.00	5,911	12	12	0	5,911	493
A/C Split System, 3.5 Ton - B Level Commons	1	Each	6,858.00	6,858	12	3	0	6,858	2,286
A/C Split System, 3.5 Ton - S Hallways	1	Each	6,858.00	6,858	12	6	0	6,858	1,143
A/C Split System, 3.5 Ton - Weight/Cardio Rm	1	Each	6,858.00	6,858	12	1	6,858	0	0
A/C Split System, 5 Ton - N Hallways	1	Each	7,404.00	7,404	12	6	0	7,404	1,234
A/C Split System, 7.5 Ton - Party Room	1	Each	11,847.00	11,847	12	8	0	11,847	1,481
Exhaust Fan - Parking Garage	2	Each	2,453.00	4,906	18	4	0	4,906	1,226
Exhaust Fan - Parking Garage	2	Each	2,428.00	4,856	18	16	0	4,856	304
<b>Heating &amp; A/C Total</b>	<b>20</b>	<b>Components</b>		<b>116,518</b>	<b>9-18</b>	<b>1-16</b>	<b>21,339</b>	<b>95,179</b>	<b>15,678</b>

**Pool**

Pool Deck Pavers	12,683	Sq Ft	7.15	90,684	30	23	0	90,684	3,943
Pool Equipment, Filtration System	1	Total	21,000.00	21,000	22	12	0	21,000	1,750
Pool Equipment, Heater, Gas	3	Each	5,070.00	15,210	8	8	0	15,210	1,901
Pool Finish, Exposed Aggregate & Tile Trim	1	Total	52,270.00	52,270	12	4	26,021	26,249	6,562
Pool Furniture	1	Total	12,713.00	12,713	8	7	0	12,713	1,816
<b>Pool Total</b>	<b>5</b>	<b>Components</b>		<b>191,877</b>	<b>8-30</b>	<b>4-23</b>	<b>26,021</b>	<b>165,856</b>	<b>15,972</b>

**Pumps & Plumbing**

Domestic Water Pump System Control Panel	1	Each	25,000.00	25,000	24	14	0	25,000	1,786
Domestic Water Pump/Motor, 20 Hp	1	Each	10,472.00	10,472	8	6	2,025	8,447	1,408
Domestic Water Pump/Motor, 20 Hp	1	Each	10,472.00	10,472	8	2	10,472	0	0
Plumbing Capital Allowance	212	Units	1,500.00	318,000	50	6	61,477	256,523	42,754
Plumbing, Backflow Preventer - Potable/Domestic	1	Each	5,000.00	5,000	30	22	0	5,000	227
Stormwater Drainage Control Structure Allowance	1	Total	25,000.00	25,000	25	6	4,833	20,167	3,361
Sump/Stormwater Water Pump/Motor Allowance	1	Each	40,000.00	40,000	4	2	40,000	0	0
Transfer Pump/Motor - Holding Tanks to River	1	Each	7,277.00	7,277	8	6	1,407	5,870	978
Transfer Pump/Motor - Holding Tanks to River	1	Each	7,277.00	7,277	8	8	0	7,277	910
Water Heater, Electric, 80 Gallon - Laundry	4	Each	1,040.00	4,160	12	2	4,160	0	0
<b>Pumps &amp; Plumbing Total</b>	<b>10</b>	<b>Components</b>		<b>452,658</b>	<b>4-50</b>	<b>2-22</b>	<b>124,374</b>	<b>328,284</b>	<b>51,424</b>

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/20 Balance	Unfunded Balance	2021 Contribution
<b>Common Area Glass &amp; Door</b>									
Door & Frame Replacement Allowance - Commons	1	Each	2,500.00	2,500	2	1	1,782	718	718
Door, Metal Roll Up, 8x8 - Trash Rms	2	Each	2,129.00	4,258	24	3	0	4,258	1,419
Window & Doors - 2018 B Level (Prorate \$/33yr RL)	500	Sq Ft	74.55	37,276	35	30	0	37,276	1,243
Window & Doors - 2019 Party Rm (Prorate \$/34yr RL)	1	Total	45,003.00	45,003	35	30	0	45,003	1,500
Window & Doors - 2020 Card/Rec/Mail (Prorate \$/35yr RL)	1	Total	67,711.00	67,711	35	30	0	67,711	2,257
Window & Doors - 2021 A Level Main Entry, Common Areas	1	Total	80,000.00	80,000	35	1	57,035	22,965	22,965
Window & Doors - 2022 B Level Storage Locations	1	Total	80,000.00	80,000	35	2	0	80,000	40,000
<b>Common Area Glass &amp; Door Total</b>	<b>7</b>	<b>Components</b>		<b>316,748</b>	<b>2-35</b>	<b>1-30</b>	<b>58,817</b>	<b>257,931</b>	<b>70,102</b>

**Elevators**

Elevator Cab Refurbishment Allowance - North	2	Each	25,000.00	50,000	15	1	19,484	30,516	30,516
Elevator Cab Refurbishment Allowance - South	2	Each	25,000.00	50,000	15	1	19,484	30,516	30,516
Elevator Modernization, 13 Stop/2500# Traction - North	2	Each	250,000.00	500,000	30	23	0	500,000	21,739
Elevator Modernization, 13 Stop/2500# Traction - South	2	Each	250,000.00	500,000	30	1	194,835	305,165	305,165
<b>Elevators Total</b>	<b>4</b>	<b>Components</b>		<b>1,100,000</b>	<b>15-30</b>	<b>1-23</b>	<b>233,803</b>	<b>866,197</b>	<b>387,936</b>

**Safety & Security**

Access Control, Camera System	22	Each	1,678.00	36,916	8	3	31,314	5,602	1,867
Access Control, DVR	3	Each	2,500.00	7,500	8	8	0	7,500	938
Access Control, Enterphone	3	Each	3,471.00	10,413	12	2	10,413	0	0
Access Control, FOB Reader System	10	Each	1,727.00	17,270	8	2	17,270	0	0
Access Control, Monitor/Splitter	1	Each	1,954.00	1,954	8	3	1,658	296	99
ELSS Capital Allowance - 1x Expense	1	Total	500,000.00	500,000	40	4	0	500,000	125,000
Fire Alarm System	212	Units	1,625.00	344,500	22	4	0	344,500	86,125
Fire Jockey Pump/Motor	1	Each	4,985.00	4,985	9	7	0	4,985	712
Fire Protection Capital Allowance	1	Each	8,500.00	8,500	5	1	8,500	0	0
Fire Pump, Electric, 75Hp - Prorate \$/38yr RL	1	Each	80,706.00	80,706	40	30	0	80,706	2,690
Fire Sprinkler System Allowance	1	Total	100,000.00	100,000	20	7	0	100,000	14,286
Generator, Deferred Maint Allowance - North	1	Each	17,000.00	17,000	9	9	0	17,000	1,889
Generator, Deferred Maint Allowance - South	1	Each	8,500.00	8,500	9	1	8,500	0	0
Generator, Diesel, 150 kW w/ATS - South	1	Each	74,647.00	74,647	36	23	0	74,647	3,246
Generator, Diesel, 250 kW w/ATS - North	1	Each	111,037.00	111,037	36	23	0	111,037	4,828
Plumbing, Backflow Preventer - Fire	1	Each	5,000.00	5,000	30	22	0	5,000	227
<b>Safety &amp; Security Total</b>	<b>16</b>	<b>Components</b>		<b>1,328,928</b>	<b>5-40</b>	<b>1-30</b>	<b>77,655</b>	<b>1,251,273</b>	<b>241,907</b>

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/20 Balance	Unfunded Balance	2021 Contribution
<b>Equipment</b>									
Appliance Allowance - Party Room Kitchen	1	Each	11,367.00	11,367	12	2	11,367	0	0
Appliance, Ice Machine - Party Room Kitchen	1	Each	1,788.00	1,788	12	10	0	1,788	179
Fitness, Cardio, Elliptical Cross-Trainer	2	Each	4,969.00	9,938	10	8	4,657	5,281	660
Fitness, Cardio, Recumbent Bike	2	Each	3,760.00	7,520	8	6	7,520	0	0
Fitness, Cardio, Rower	1	Each	1,411.00	1,411	12	7	1,411	0	0
Fitness, Cardio, Spin Bike	1	Each	1,001.00	1,001	10	8	469	532	66
Fitness, Cardio, Stationary Bike	1	Each	3,467.00	3,467	8	3	3,467	0	0
Fitness, Cardio, Stationary Bike, Airdyne	1	Each	1,534.00	1,534	8	3	1,534	0	0
Fitness, Cardio, Treadmill	2	Each	5,486.00	10,972	8	2	10,972	0	0
Fitness, Cardio, Treadmill	1	Each	5,486.00	5,486	9	7	5,486	0	0
Fitness, Weight Machine, Chest/Leg	1	Each	3,139.00	3,139	18	1	3,139	0	0
Fitness, Weight Machine, Multi-Station	1	Each	8,537.00	8,537	18	8	4,001	4,536	567
Maintenance, Carpet Extractor	1	Each	2,053.00	2,053	10	10	0	2,053	205
Maintenance, Mower, John Deere	1	Each	2,179.00	2,179	8	6	2,179	0	0
<b>Equipment Total</b>	<b>14</b>	<b>Components</b>		<b>70,392</b>	<b>8-18</b>	<b>1-10</b>	<b>56,202</b>	<b>14,190</b>	<b>1,677</b>

**Structural Repairs**

Concrete Restoration Allowance	1	Total	70,000.00	70,000	7	5	70,000	0	0
Railing, Alum Picket - Penthouse S Tower	200	Ln Ft	88.00	17,600	35	26	0	17,600	677
Railing, Conc Balustrades - Balconies (prorate \$/35yr RL)	5,012	Ln Ft	138.86	695,967	36	30	0	695,967	23,199
Seawall, Concrete Cap	645	Ln Ft	146.00	94,170	25	7	14,285	79,885	11,412
Seawall, Concrete Wall Panel	645	Ln Ft	750.00	483,750	50	7	73,380	410,370	58,624
Seawall, Deferred Maint Allowance	645	Ln Ft	21.84	14,087	10	9	0	14,087	1,565
<b>Structural Repairs Total</b>	<b>6</b>	<b>Components</b>		<b>1,375,574</b>	<b>7-50</b>	<b>5-30</b>	<b>157,665</b>	<b>1,217,909</b>	<b>95,477</b>

**Landscaping**

Landscape Allowance	1	Total	50,000.00	50,000	10	6	1,232	48,768	8,128
<b>Landscaping Total</b>	<b>1</b>	<b>Components</b>		<b>50,000</b>	<b>10</b>	<b>6</b>	<b>1,232</b>	<b>48,768</b>	<b>8,128</b>

**Gen Deferred Maint & Cap**

Electrical Capital Allowance	212	Units	2,350.00	498,200	40	3	0	498,200	166,067
Pool Bldg Capital Repair Allowance	1	Total	10,000.00	10,000	16	1	4,186	5,814	5,814
Stair Allowance - North Elev Equip Rm	1	Total	12,000.00	12,000	10	1	5,024	6,976	6,976
Stair Allowance - South Elev Equip Rm	1	Total	12,000.00	12,000	10	5	0	12,000	2,400
<b>Gen Deferred Maint &amp; Cap Total</b>	<b>4</b>	<b>Components</b>		<b>532,200</b>	<b>10-40</b>	<b>1-5</b>	<b>9,210</b>	<b>522,990</b>	<b>181,257</b>



Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/20 Balance	Unfunded Balance	2021 Contribution
<b>Garage Renovation</b>									
Gate, Metal Roll Up, 22 x 7 - Garage Access	1	Each	12,375.00	12,375	16	11	5,955	6,420	584
Gate, Metal Roll Up, 22 x 7 - Garage Access	2	Each	12,375.00	24,750	16	3	24,750	0	0
Gate, Overhead Operator - Garage Access	2	Each	2,990.00	5,980	8	8	5,980	0	0
Gate, Overhead Operator - Garage Access	1	Each	2,990.00	2,990	8	3	2,990	0	0
Paint Interior & Restripe - Garage A & B	1	Total	20,598.00	20,598	6	4	20,598	0	0
Structural Repair Allowance - Garage (Prorate \$/35yr RL)	1	Total	428,550.00	428,550	40	30	0	428,550	14,285
<b>Garage Renovation Total</b>	<b>6</b>	<b>Components</b>		<b>495,243</b>	<b>6-40</b>	<b>3-30</b>	<b>60,273</b>	<b>434,970</b>	<b>14,869</b>

**Other**

Dock, Decking, Composite Material	1,740	Sq Ft	24.83	43,205	14	4	0	43,205	10,801
Dock, PT Wood Framing & Pilings	1,740	Sq Ft	39.82	69,287	28	18	0	69,287	3,849
Entry Sign Allowance	1	Total	8,000.00	8,000	12	2	6,704	1,296	648
Entry Site Wall, Block & Stone	368	Sq Ft	39.98	14,713	45	11	0	14,713	1,338
Fence, Alum Picket, 8' - S Property Line	67	Ln Ft	64.16	4,299	26	26	0	4,299	165
Fence, VC Chain Link, 7' - Property Line (alum picket upgrade)	140	Ln Ft	64.16	8,983	26	2	7,528	1,455	728
Flag Pole, Tap Brushed Alum	1	Each	2,786.00	2,786	26	16	0	2,786	174
Irrigation System Allowance	1	Total	25,000.00	25,000	15	13	0	25,000	1,923
Light Pole & Fixture - Parking Lot & Rec Deck	18	Each	1,600.00	28,800	26	16	0	28,800	1,800
Light Pole & Fixture, Globe - Riverfront	22	Each	560.00	12,320	26	11	0	12,320	1,120
Mail Cluster Box Units	1	Total	29,106.00	29,106	30	19	0	29,106	1,532
Steam Bath Generator	1	Each	8,105.00	8,105	12	3	0	8,105	2,702
Trash Chute Gullotine - North	1	Each	2,230.00	2,230	20	1	2,230	0	0
Trash Chute Gullotine - South	1	Each	2,230.00	2,230	20	18	0	2,230	124
Trash Chute Intake Door/Throat Plate	24	Each	3,567.00	85,608	50	6	0	85,608	14,268
<b>Other Total</b>	<b>15</b>	<b>Components</b>		<b>344,672</b>	<b>12-50</b>	<b>1-26</b>	<b>16,462</b>	<b>328,210</b>	<b>41,172</b>

**Office Relocation/Renovation**

A/C Split System - Mgmt Office	1	Each	7,000.00	7,000	12	3	0	7,000	2,333
Build-Out, Elect, Misc Allowance - Mgmt Office (1x)	1	Total	39,000.00	39,000	30	3	0	39,000	13,000
Finish, Ceiling Allowance - Mgmt Office	1	Total	6,000.00	6,000	24	3	0	6,000	2,000
Finish, Flooring Allowance - Mgmt Office	1	Total	8,000.00	8,000	20	3	0	8,000	2,667
Furnishings Allowance	1	Total	5,000.00	5,000	15	3	0	5,000	1,667
<b>Office Relocation/Renovation Total</b>	<b>5</b>	<b>Components</b>		<b>65,000</b>	<b>12-30</b>	<b>3</b>	<b>0</b>	<b>65,000</b>	<b>21,667</b>

<b>Grand Total</b>	<b>170</b>	<b>Components</b>		<b>8,825,090</b>			<b>1,418,759</b>	<b>7,406,331</b>	<b>1,429,908</b>
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