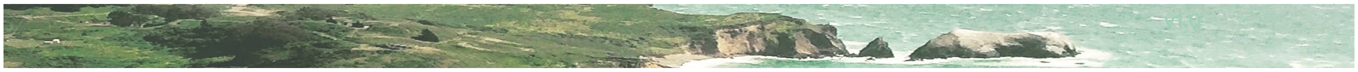

SOLIVITA RECREATIONAL AMENITY ASSET VALUATION STUDY

Prepared for

Poinciana CDD Board of Supervisors
Poinciana West CDD Board of Supervisors

September 2016

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List of Abbreviations

$M	Millions of US dollars
AV	Avatar Properties, Inc.
BCI	Building Cost Index published by Engineering News Record, McGraw Hill
CIP	Capital Improvement Plan
CDD	Community Development District
CPI	Consumer Price Index
EFG	Environmental Financial Group, Inc.
ENR	Engineering News Record, McGraw Hill Inc.
ERC	Estimated Replacement Cost
ERUL	Estimated Remaining Useful Life
EUL	Estimated Useful Life
ELM	Evergreen Lifestyles Management
I	Annual Bond Interest Payment
IRR	Financial Internal Rate of Return
NPV	Net present value
O&M	Operations and Maintenance
P	Annual Bond Principal Payment
R&R	Renewal and Replacement
US	United States
USD	United States Dollars
V, v	Version

0 Executive Summary

The Poinciana Community Development District ("Poinciana CDD") and the Poinciana West Community Development District ("Poinciana West CDD") are contemplating the acquisition of certain recreational amenity assets from Avatar Properties, Inc., ("AV") the developer of the Solivita active adult residential complex. The assets were built between 2000 and 2005 around the time that the Solivita residential development complex was constructed.

The Board of Supervisors of the Poinciana CDD and the Board of Supervisors of the Poinciana West CDD (collectively, the "Boards") engaged the services of Environmental Financial Group, Inc., Mill Valley, California, to conduct an asset valuation study upon which to base an indicated maximum acquisition value.

Amenity Asset Acquisition

TABLE 1 below presents our recommended asset valuations. The first of these valuations was reported in the July 28, 2016 presentation to the Boards. Adjusting asset values to reflect updated replacement cost and useful life information provided by AV and Evergreen Lifestyles Management ("ELM"), as reported in the referenced reserve studies, lead to a maximum asset value of $70,203,470 if the Boards decide to collect four percent tax collection fees *in addition to* the existing 2016 Club Fee. If the Boards opt to deduct four percent in tax collection fees from existing 2016 Club Fee revenues with no fee increase, then the maximum asset value is $66,635,444.

Valuation Concept

EFG was instructed by the Boards to utilize income-based valuation methods to capitalize net available 2016 Club Fee Revenue into an acquisition value. Available revenue is defined as the net free cash flows from 2016 Club Fee revenues after annually transferring a specified, levelized amount into a capital reserve fund. Funds would be withdrawn from this fund only to pay for the eventual replacement of the assets being acquired plus $11.2 million in new, requested amenities. The levelized annual transfer is based on the long-term replacement of the assets being acquired. The available income after such capital reserve transfers would be used to pay level debt service on a Special Assessment Bond issued to purchase the recreational amenity assets from AV.

TABLE 1 :: Amenity Asset Value

	Tax Collection Fees Charged in Addition to Club Fees	Tax Collection Fees Deducted from Club Fees[1]
Preliminary Indicated Amenity Asset Value (July Presentation)[2]	$ 58,665,187	$ 55,236,981
Preliminary Value less 20% Cost Contingency and Capitalized Interest[3]	$ 64,020,537	$ 61,052,512
Preliminary Value less 20% Cost Contingency and Capitalized Interest, and with revised Replacement Costs and Useful Life[4]	$ 70,203,470	$ 66,635,444

1 – Assumes that 2016 Club Fee revenue available to acquire the assets is net of expected four percent tax collection fees to be levied in accordance with Florida assessment bond requirements.

2 – Based on asset replacement costs and useful lives as reported in the "Property Condition Assessment", Delta Engineering & Inspection, Inc., Orlando, Florida, July 18, 2016 (Delta Report). This valuation estimate was reported to the Boards on July 28, 2016.

3 – Certain adjustments to cost contingency assumptions and bond financing, but otherwise based on asset replacement costs and useful lives as reported in the Delta report

4 - Adjustments to cost contingency and bond financing assumptions coupled with revised asset replacement costs and useful lives as reported in the "Reserve Management Plan - Type I Reserve Study", Facilities Advisors International LLC, Ventura, California, 8/22/2016 revised August 25, 2016, ("FAI Report") and 2) "Do It Yourself Reserve Study", Association Reserves, Miami, Florida, August 25, 2016 ("AR Report").

The residents' willingness to pay a fixed capital fee each year over a thirty-year bond term defines the maximum affordable asset acquisition value. This is an income-based approach using the leverage created by a fixed and dedicated revenue stream, thus creating a practical indicator of asset value. It could be argued that current Club Fees are being used to finance and replace existing recreational amenity assets. This valuation concept extends this by transferring ownership to Solivita residents as represented by the Poinciana CDD and Poinciana West CDD.

Further, this valuation concept reflects the following:

- The asset value is intrinsically linked to Solivita residential housing market values.
- The assets serve as a community extension of Solivita residents' homes, making them personalized assets of special value.
- Such specialized values cannot be defined by original or replacement cost.
- The value is unique to Solivita and is not reflective of what might be available or replicable on the open market.

Source of Income

The availability of dedicated capital funds defines a fixed upper limit of bonding capacity that can potentially be used for capital purposes, both to purchase the assets and to replace them at the end of their life cycles. For this analysis, capital funds available to purchase the assets and finance their replacement are defined as the annual revenue generated by 5,590 planned and developed housing units paying existing 2016 Club Fees. The 2016 Club Fees are $85 per unit per month for most residents, with a smaller number of older homes paying between $65 and $75 per unit per month. These fees generate $5,437,212 in annual revenue. A portion of this revenue could be used to replace the assets at times over the next 30 years and a portion could be used to acquire them. In Florida, CDD assessment bonds are typically repaid over a thirty-year period. It is appropriate that CDD reserves for asset replacement be analyzed over the term of the financing and asset values calculated over this same time horizon.

The valuation method set forth in this report is predicated on the assumption that fixed 2016 Club Fee revenue is the only source of income designated by the Boards for purposes of both replacing the assets and acquiring them from AV. Operations and Maintenance ("O&M") fees, on the other hand, are assumed to be used to pay operating expenses including utilities, chemicals, routine maintenance, and administration. It is assumed that only Club Fee revenue is pledged to repay the assessment bonds or to pay for asset replacement. However, it should be noted that, at the discretion of the Boards, other revenues could be used to defray such expenses if the situation warranted.

Asset Replacement Needs

The acquired assets will require replacement when they reach the end of their useful lives. For purposes of this Study, asset replacement was forecasted for each major structural, mechanical and electrical system. It was assumed that the assets would exhibit no functional obsolescence but would retain their value to Solivita residents performing their existing functions.

EFG relied on replacement cost, useful life and remaining use life estimates developed by others. A preliminary valuation was presented to the Boards on July 28, 2016 using replacement cost and useful life information set forth in: *Property Condition Assessment*, Delta Engineering & Inspection, Inc., Orlando, Florida, July 18, 2016 (Delta Report).

At the July 28, 2016 Boards meeting, the Boards directed EFG to work with Hopping, Green & Sams PA and AV to negotiate an acquisition purchase price using the means, methods, parameters and assumptions as presented in this report. As negotiations proceeded, AV authorized two reserve studies: 1) *Reserve Management Plan - Type I Reserve Study*, Facilities Advisors International LLC, Ventura, California, 8/22/2016 revised August 25, 2016 (FAI Study), and 2) *"Do It Yourself" Reserve Study*, Association Reserves, Miami, Florida, August 25, 2016 (AR Study). It is our understanding that these studies sought to clarify certain details as to replacement costs, expected useful life, and transfers to a capital reserve fund. EFG considers the cost and useful life information in these new studies to be very useful in determining long-term asset replacement needs and has incorporated much of this information in the analysis set forth in this report.

It should be noted that the methods used to conduct a standard asset reserve study are similar to the valuation methods utilized in this Study, but differ in a few important respects. Asset reserve methods typically derive a steadily increasing annual transfer amount (or contribution) to meet future asset replacement needs. However, when such transfers are required to help define the ability to borrow funds for asset acquisition using a capped revenue source, they must be expressed on a levelized basis over the financing term. As such, the analysis described in this Study is distinctly different from that undertaken for a reserve study. Further, the analysis undertaken for this Study and described in this report includes three additional components: 1) the replacement needs for those new facilities requested by AV to be constructed shortly after acquisition, 2) multiple replacements of short-lived assets, and 3) level cash transfers throughout the entire thirty-year financing period to ensure that adequate reserve balances are available in the thirty-first year.

Assessment Bond

To finance the acquisition of the recreational amenity assets, it is assumed that the Poinciana CDD will issue an assessment bond sometime in 2017 backed by annual assessments levied to benefiting properties within the Solivita development. Such annual assessments would, in actuality, comport with that portion of the 2016 Club Fee revenue.

Assuming a $70.2 million asset acquisition purchase price, the assessment bond is estimated to be $86.3 million. In addition to the asset acquisition, bond proceeds would be used for $11.2 million in requested new facilities, $2.4 million to fund a debt service reserve fund (typically a requirement of bond investors), $1.3 million in bond underwriting fees, and $1.2 million in other project costs. The maximum affordable asset purchase price and other key aspects of this Study are very sensitive to bond market conditions. For purposes of this Study, it is assumed that the assessment bond will be issued at a 3.75 percent average bond rate with maturities extending to thirty years.

1 Introduction

This report sets forth recommended recreational amenity asset valuations for the Poinciana CDD and Poinciana West CDD using a capital fee income approach. The report includes a goals and objectives, valuation methods, calculations and supporting data.

Goals and Objectives

The goals of this study are as follows:

- Determine the capital fee revenue available to acquire and accumulate funds.
- Estimate asset replacement needs.
- Calculate asset valuations.

1. Report Organization

The Executive Summary provides summary conclusions and analysis summary.

Section 1 provides an introduction to the study and sets forth its goals and objectives.

Section 2 describes the valuation concept.

Section 3 provides estimates of available income.

Section 4 sets forth asset replacement needs over a thirty-year financing term.

Section 5 sets forth recommended asset acquisition values.

Section 6 describes an assumed 2017 assessment bond to finance the acquisition.

Appendices include detailed asset replacement and cash transfer schedules.

2. Authorization

This study was conducted by Environmental Financial Group, Inc. (EFG) in consultation with Poinciana CDD legal advisors, AV, and ELM. EFG conducted this analysis under the terms and conditions of the professional services agreement between EFG and Poinciana CDD dated April 22, 2016.

EFG provides its professional services to Poinciana CDD as business management consultants and does not provide legal, accounting or investment banking services.

2 Valuation Concept

The valuation concept utilized in this Study is a standard method to convert a stream of annual income into an amount of money that can be borrowed upfront and paid back over a defined term.

Capitalized Income

A standard asset valuation concept was utilized for this Study that capitalized net available capital fee income into a purchase price. Capital fee income was defined as the net free cash flows from 2016 Club Fee revenues after transferring a specified, levelized amount into capital reserves for future use to replace the assets being acquired. This stream of level free cash flows was used to pay level debt service on a Special Assessment Bond to be issued to purchase the amenities from AV.

TABLE 2 :: Valuation Concept Summary

Step	Requirements	Selected Source
1. Source of revenue	• Level, constant • Predictable	2016 Club Fee Revenues
2. Means to finance the acquisition	• Long-term • Low-interest • Legally achievable	30-year Tax-Exempt Special Assessment Bonds
3. Estimate required uses of the revenue over the financing term	• Asset replacement	Inspection Report Other Reserve Studies
4. Determine the net revenue available for annual principal and interest	• Existing Asset Replacement • New Asset Replacement	

The residents' willingness to pay a fixed capital fee each year over a thirty-year bond term defines the maximum affordable acquisition value for the assets. This is an income-based approach using the leverage created by a fixed and dedicated revenue stream, thus creating a practical indicator of asset value. It could be argued that current Club Fees are being used to finance and replace existing recreational amenity assets. This valuation concept perpetuates this by transferring such ownership to Solivita residents as represented by the Poinciana CDD and Poinciana West CDD.

Further, this valuation concept reflects the following:

- The asset value is intrinsically linked to Solivita residential housing market values.
- The assets serve as a community extension of Solivita residents homes, making them personalized assets of special value.
- Such specialized values cannot be defined by original or replacement cost.
- The value is unique to Solivita and is not reflective of what might be available or replicable on the open market.

3 Available Income

Defining a specific revenue source to form the basis of the available annual income is critical to deriving an appropriate asset value.

EFG was instructed by the Boards to utilize a valuation concept that capitalized net available capital fee income into a purchase price. Capital fee income is defined as the net free cash flows from 2016 Club Fee revenues after transferring a specified, levelized amount into capital reserves for future use to replace the assets being acquired. This stream of level free cash flows will be used to pay level debt service on a Special Assessment Bond to be issued to purchase the amenities from AV.

Club Fee Revenues

TABLE 3 below is a schedule of 2016 Club Fees and associated number of units in each development and phase that pay them. Club Fees would be held constant at this level through 2046 to pay the principal and interest on an assessment bond issued to fund the acquisition of the recreational amenity assets. For reference, TABLE 4 is a schedule of 2017 Club Fees to be charged in accordance with the club plan.

The availability of capital funds defines the fixed upper limit of bonding capacity that can potentially be used for capital purposes, both to acquire the assets and to finance their replacement over their life cycle. For this analysis, capital Funds available to purchase the assets are defined as the annual revenue generated by 5,590 planned and developed housing units paying existing 2016 Club Fees. The 2016 Club Fees are $85 per unit per month for most residents, with a smaller number of older homes paying between $65 and $75 per unit per month. These fees generate $5,437,212 in annual revenue. A portion of this revenue could be used to replace the assets at times over the next thirty years and a portion could be used to purchase them. In Florida, CDD assessment bonds are typically repaid over a thirty-year period. It is appropriate that reserves for asset replacement be analyzed over this financing term.

The valuation method set forth in this report is predicated on the assumption that fixed 2016 Club Fee revenue is the only source of income designated by the Boards for purposes of both caring for the acquired assets and acquiring them from AV. Operating fees, on the other hand, are assumed to be used to finance operating expenses, including utilities, chemicals, routine maintenance, and administration. It is assumed that no other revenue is pledged to repay the assessment bonds or to pay for asset replacement. However, it should be noted that, at the discretion of the Boards, other revenues could be used to defray such expenses if the situation warranted.

TABLE 3 :: 2016 Club Fees and Revenue

Development	Phase	Planned Units	2016 Club Membership Fee	Total Revenue Available for Capital
SOLIVITA CDD				
Rainbow Lakes	1B	401	$65.00	$312,780
Treviso	1C	36	$85.00	$36,720
Bella Vista	1D	65	$74.00	$57,720
Lago Vista	1E	84	$74.00	$74,592
Treviso	1F	171	$85.00	$174,420
Lago Vista	1G-TH	32	$85.00	$32,640
Lago Vista	1H (40'-45')	23	$85.00	$23,460
Lago Vista	1H (50'-65')	16	$85.00	$16,320
Candlewood	2A, 2B	271	$65.00	$211,380
Terra Vista	2C, 2D	422	$75.00	$379,800
Venezia	3A, 3B	507	$85.00	$517,140
Portofino	4A	92	$75.00	$82,800
Capri	4B	166	$75.00	$149,400
Flora Vista	4C	370	$85.00	$377,400
Flora Vista	4D	70	$85.00	$71,400
N/A	5A, 5B W/5D	251	$85.00	$256,020
N/A	5C	233	$85.00	$237,660
N/A	5E (S)	63	$85.00	$64,260
N/A	5E (W)	68	$85.00	$69,360
Courtyards of Montelena	5F	170	$84.00	$171,360
N/A	5H	177	$85.00	$180,540
Portofino	5I, 5J	30	$85.00	$30,600
Bella Viana	6 (55', 65')	120	$85.00	$122,400
Bella Viana	6 (80')	102	$85.00	$104,040
		3,940		$3,754,212
SOLIVITA WEST CDD				
Valencia	7A	259	$85.00	$264,180
Vizcaya	7B	446	$85.00	$454,920
Portofino	7C	202	$85.00	$206,040
Mira Vista	7D	203	$85.00	$207,060
Alta Vista	7E	165	$85.00	$168,300
Vestrella	7F	92	$85.00	$93,840
Volare	7G1	102	$85.00	$104,040
Verona	7G2 (55', 65')	181	$85.00	$184,620
		1,650		$1,683,000
TOTALS		5,590		**$5,437,212**

TABLE 4 :: 2017 Club Fee Revenue

Development	Phase	Planned Units	2016 Club Membership Fee	Total Revenue Available for Capital
SOLIVITA CDD				
Rainbow Lakes	1B	401	$66.00	$317,592
Treviso	1C	36	$86.00	$37,152
Bella Vista	1D	65	$75.00	$58,500
Lago Vista	1E	84	$75.00	$75,600
Treviso	1F	171	$86.00	$176,472
Lago Vista	1G-TH	32	$86.00	$33,024
Lago Vista	1H (40'-45')	23	$86.00	$23,736
Lago Vista	1H (50'-65')	16	$86.00	$16,512
Candlewood	2A, 2B	271	$66.00	$214,632
Terra Vista	2C, 2D	422	$76.00	$384,864
Venezia	3A, 3B	507	$86.00	$523,224
Portofino	4A	92	$76.00	$83,904
Capri	4B	166	$76.00	$151,392
Flora Vista	4C	370	$86.00	$381,840
Flora Vista	4D	70	$86.00	$72,240
N/A	5A, 5B W/5D	251	$86.00	$259,032
N/A	5C	233	$86.00	$240,456
N/A	5E (S)	63	$86.00	$65,016
N/A	5E (W)	68	$86.00	$70,176
Courtyards of Montelena	5F	170	$85.00	$173,400
N/A	5H	177	$86.00	$182,664
Portofino	5I, 5J	30	$86.00	$30,960
Bella Viana	6 (55', 65')	120	$86.00	$123,840
Bella Viana	6 (80')	102	$86.00	$105,264
		3,940		$3,801,492
SOLIVITA WEST CDD				
Valencia	7A	259	$86.00	$267,288
Vizcaya	7B	446	$86.00	$460,272
Portofino	7C	202	$86.00	$208,464
Mira Vista	7D	203	$86.00	$209,496
Alta Vista	7E	165	$86.00	$170,280
Vestrella	7F	92	$86.00	$94,944
Volare	7G1	102	$86.00	$105,264
Verona	7G2 (55', 65')	181	$86.00	$186,792
		1,650		$1,702,800
TOTALS		5,590		**$5,504,292**

4 Asset Replacement Needs

The acquired assets will require replacement when they reach the end of their useful lives. For purposes of this Study, asset replacement was forecasted for their major structural, mechanical and electrical systems.

EFG relied on replacement cost, useful life and remaining use life estimates developed by others. A preliminary valuation was presented to the Boards on July 28, 2016 using replacement cost and useful life information set forth in: Property Condition Assessment, Delta Engineering & Inspection, Inc., Orlando, Florida, July 18, 2016.

At the July 28, 2016 Boards meeting, the Boards directed EFG to work with Hopping, Green & Sams and AV to negotiate an acquisition purchase price using the means, methods, parameters and assumptions as presented. Subsequently, AV authorized two reserve studies: 1) Reserve Management Plan - Type I Reserve Study, Facilities Advisors International LLC, Ventura, California, 8/22/2016 revised August 25, 2016, ("FAI") and 2) "Do It Yourself" Reserve Study, Association Reserves, Miami, Florida, August 25, 2016 ("AR"). It is our understanding that these studies sought to clarify certain details as to replacement costs, expected useful life, and transfers to a capital reserve fund.

Key Assumptions

The conclusions and recommendations of this Study are highly sensitive to the timing and magnitude of future asset replacement costs. Key assumptions affecting future asset replacement needs are as follows.

- *Annual building construction inflation rate*—It is assumed that the annual building construction inflation rate will be 2.5 percent per year for each year from 2016 through 2046. Estimated asset replacement costs are given in 2016 dollars and these estimates have been escalated to the year of expenditure at this rate.

- *Remaining Useful Life*—It is assumed that the remaining useful life of each asset is as estimated in the Delta, FAI and AR reports. EFG has relied on these values to derive a levelized annual capital reserve transfer amount.

- *Total Useful Life*—It is further assumed that the total useful life for various structural, mechanical and electrical systems are as given in the Delta, FAI and AR reports. Accelerated deterioration and failure would result in higher than estimated asset replacement needs.

- *Functional Obsolescence*—For purposes of this Study, it is assumed that the assets maintain full functional utility through a thirty-year financing period.

TABLE 5 below sets forth 2017 – 2021 replacement needs in the amount of $1,237,600. This estimate reflects 2.5 per annum building inflation. Each replacement is scheduled in the year after it attains its full useful life. Note that the new auditorium and amenity complex facilities are included in the accounting but it is not anticipated that any replacements will be required in the five years.

Scope and Limitations

The long-term replacement needs of the recreational amenity assets contemplated for acquisition are very sensitive to future building and construction costs, regional economic conditions, future regulations, code requirements, and other factors beyond the scope of this study.

TABLE 5 :: Five-Year Replacement Needs Summary

	2017	2018	2019	2020	2021
	1	2	3	4	5
Riviera Spa and Fitness Center	49,000	56,300	50,600	8,300	215,300
Waterfront Café	11,300	-	20,500	-	13,600
Arts and Craft Facility	16,100	-	37,700	-	-
Mosaics Restaurant	10,700	-	19,400	-	13,600
Starlight Ballroom	81,700	-	31,200	-	76,000
Bell Tower	-	-	9,700	-	4,500
Freedom Park	-	-	8,800	263,900	7,400
Palms Amenity Complex	-	22,500	41,500	58,000	-
Rainbow Lake Amenity #1	1,600	3,100	-	-	1,200
Rainbow Lake Amenity #2	4,700	3,100	-	-	1,200
Candlewood Amenity	-	1,700	-	-	3,000
Capri Amenity	1,600	1,200	-	-	1,200
Terra Vista Amenity #1	-	1,700	-	-	1,200
Terra Vista Amenity #2	-	1,700	-	-	1,200
Flora Vista Amenity #1	1,300	1,700	-	-	1,200
Flora Vista Amenity #2	1,300	1,700	-	-	1,200
Lago Vista Amenity	-	-	16,200	-	7,400
Venezia Amenity	-	10,200	-	11,500	7,400
Bella Viana Amenity	-	10,200	-	11,500	7,800
New Auditorium	-	-	-	-	-
New Amenity Complex	-	-	-	-	-
ESTIMATED R&R	$ 179,300	$ 115,100	$ 235,600	$ 353,200	$ 364,400

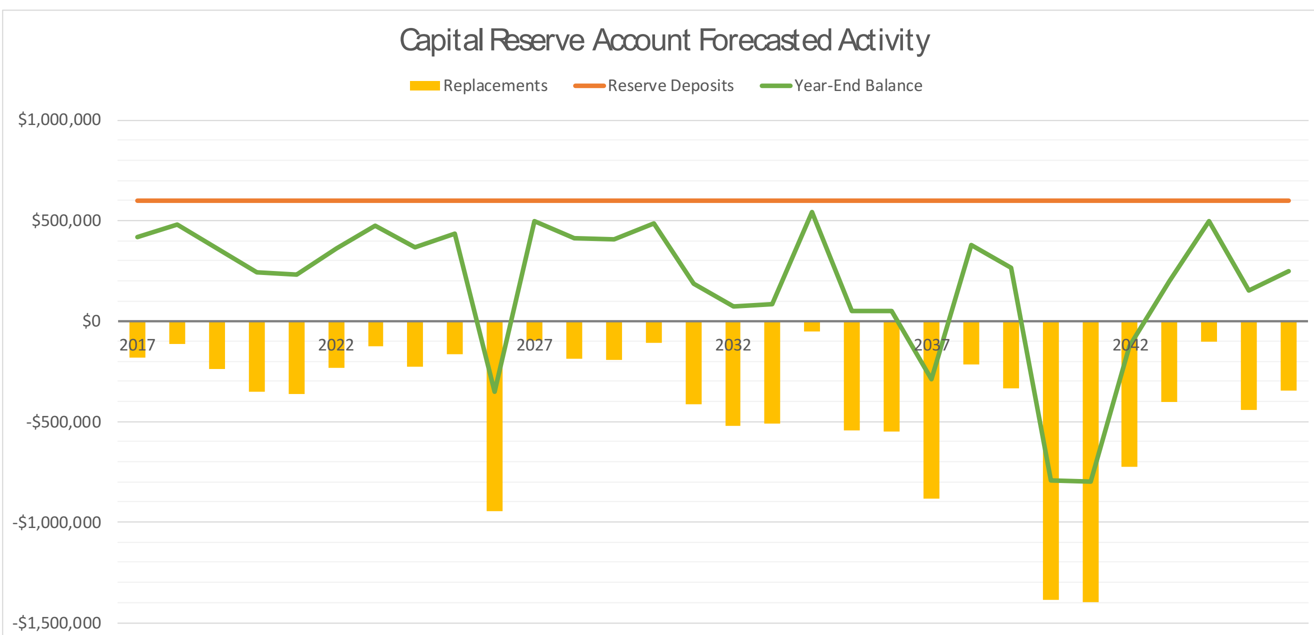
TABLE 6 below is a summary comparison of reserve fund accrual methods.

TABLE 6 :: Comparison of Reserve Fund Methods

Analysis	Traditional Reserve Study	Asset Valuation Study
Total reserve fund contribution	Steadily increasing, perhaps including inflation adjustments	Levelized
Future Replacement Costs	Adjusted for inflation	Adjusted for inflation
Annual reserve requirement for each asset	Levelized	Levelized
Remaining useful life	Engineering and/or inspection information	Engineering and/or inspection information
Total useful life	Engineering information	Engineering information

FIGURE 1 below is a graphical display of forecasted capital reserve account activity. Levelized reserve deposits are defined to provide an ongoing, sustainable source of financing of recreational asset replacements over a thirty-year period including reserves building up to finance replacements expected to occur beyond the 30 year period. Note that in some years, it is forecasted that reserve balances may be insufficient to provide all replacement needs. It is assumed that in such cases, short-term credit arrangements will provide a bridge during such times.

FIGURE 1 :: Forecasted Reserve Account Activity



5 Asset Acquisition Value

Combining the results reported in Sections 2 – 4, a maximum asset acquisition value was derived. As summarized in TABLE 7 below, the Total Revenue Available for Capitalization is $96,941,386 was derived by capitalizing $5,437,212 annual Club Fee revenue into a thirty-year bond issued at an average bond rate of 3.75 percent. From $5,437,212 annual revenue available is deducted $627,371 in payments for new, requested amenities, $596,634 in annual, levelized transfers to a capital reserve account, and $275,662 for payments related to underwriting fees and other project costs. This leaves a net $3,937,546 available each year to finance the acquisition of the assets from AV. Capitalizing this into a thirty-year bond issued at an average bond rate of 3.75 percent results in a maximum asset acquisition value of $70,203,470.

TABLE 8 below presents our recommended asset valuations. These valuations begin with the July 28, 2016 presentation to the Boards. Adjusting asset values to reflect updated replacement cost and useful life information provided by AV and Evergreen Lifestyle Management (as reported in the reserve studies referenced above) leads to a maximum asset value of $70,203,470 if the Boards decide to collect tax collection fees *in addition to* the existing 2016 Club Fee. If the Boards decide to deduct such tax collection fees from existing 2016 Club Fee revenues with no fee increase, then the maximum asset value is $66,635,444.

Key Assumptions

The conclusions and recommendations of this Study are highly sensitive to the timing and magnitude of future asset replacement costs. Key assumptions affecting the asset acquisition value are as follows.

- *Bond interest rate*—It is assumed that the average bond rate is 3.75 percent. This is based on present bond market information as provided by MBS Capital.
- *Bond Term*—It is assumed that assessment bond term is thirty years. This is based on present bond market information as provided by MBS Capital and represents typical a bond structure for Florida CDDs.
- *New Requested Amenities Costs*—The cost of new amenities requested by AV were provided to EFG by AV.

TABLE 7 :: Amenity Valuation Calculation

	Financing	Annual, $	Total, $
Total Annual Revenue Available for Capital		5,437,212	96,941,386
New Amenities	Bonded	(627,371)	(11,185,543)
Provision for Future R&R Needs			
Existing Amenities		(500,606)	
AV Requested New Amenities		(96,027)	
Total R&R Needs	Cash Transfers	(596,634)	(10,637,526)
Other Issuance and Financing Costs	Bonded	(275,662)	(4,914,847)
Acquisition Purchase Price	Bonded	3,937,546	70,203,470

1 – Assumes a 30-year bond term and 3.75 average bond interest rate.

2 – Taken from TABLE 1.

3 – In addition to the purchase of the recreational amenity assets, it is anticipated that the 2017 Assessment Bond will also finance several improvements requested by AV and needed to serve future residents.

TABLE 8 :: Amenity Asset Value

	Tax Collection Fees Charged in Addition to Available Income	Tax Collection Fees Deducted from Available Income[1]
Preliminary Indicated Amenity Asset Value (July Presentation)[2]	$ 58,665,187	$ 55,236,981
Preliminary Value less 20% Cost Contingency and Capitalized Interest[3]	$ 64,020,537	$ 61,052,512
Preliminary Value Adjusted for updated Replacement Costs and Useful Life[4]	$ 70,203,470	$ 66,635,444

1 – Assumes that available income from 2016 Club Fee revenues is net of expected tax collection fees to be levied in accordance with Florida assessment bond requirements.

2 – Based on asset replacement costs and useful lives as reported in the Atkins report.

3 – Certain adjustments to cost contingency assumptions and bond financing, but otherwise based on asset replacement costs and useful lives as reported in the Atkins report

4 - Adjustments to cost contingency assumptions and bond financing coupled with asset replacement costs and useful lives as reported in the Association Reserves study.

6 2017 Assessment Bond

It is anticipated that the acquisition of the Solivita recreational amenity assets will be financed by a special assessment bond to be issued by the Poinciana CDD. TABLE 9 below sets forth planned sources and uses of funds of such an assessment bond.

Key Assumptions

The conclusions and recommendations of this Study are highly sensitive to the timing and magnitude of future asset replacement costs. Key assumptions affecting future asset replacement needs are as follows.

- *Bond interest rate*—It is assumed that the average bond rate is 3.75 percent. This is based on present bond market information as provided by MBS Capital.
- *Bond Term*—It is assumed that assessment bond term is thirty years. This is based on present bond market information as provided by MBS Capital and represents typical a bond structure for Florida CDDs.
- *Underwriting Fees and Other Project Costs*—These items were provided to EFG by MBS Capital, AV, Hopping, Green and Sams PA, and others.

The bond proceeds, estimated at $86,303,860, would be used to finance the asset purchase, finance the near-term capital improvements that are presented in TABLE 10 below, fund a debt service reserve account, and pay certain other underwriting and issuance costs.

Scope and Limitations

The terms and conditions of a proposed 2017 Special Assessment Bond issuance are very sensitive to capital market conditions, including interest rate, debt repayment structure, market timing, and other factors. The sample schedule and assumptions reported herein are based on information as of the date of publication. Actual investment requirements as of the issuance date may vary.

A sample schedule of annual principal and interest payments are given in TABLE C-1 in Appendix C.

TABLE 9 :: 2017 Assessment Bond Sources and Uses of Funds

			Amount
Sources of Funds			
Assessment Bond Net Proceeds		$	86,303,860
Uses of Funds			
Asset Purchase		$	70,203,470
Near-Term Capital Improvement Plan		$	11,185,543
Debt Service Reserve Fund (50% of MDS)		$	2,420,289
Capitalized Interest (12 months)		$	-
Underwriting Fees	1.5%	$	1,294,558
Other Issuance Costs		$	1,200,000
Total Uses		$	86,303,860

1 – Assumes a 30-year bond term and 3.75 average bond interest rate.

2 – Taken from TABLE 1.

3 – In addition to the purchase of the recreational amenity assets, it is anticipated that the 2017 Assessment Bond will also finance several improvements requested by AV and needed to serve future residents.

4 - Based on information provided by MBS Capital as to the pre-funding of a debt service reserve fund.

5 – Assumes that no capitalized interest is required to initiate the payment of annual principal and interest payments.

6 – Estimated at 1.5%.

7 – Includes surveying, inspection, engineering, valuation services and other issuance costs.

TABLE 10 :: New Amenity Improvements

	Project	Estimated Cost
1	Waterfront Café and Arts & Crafts	$508,628
2	Bell Tower Remodel	$147,850
3	Mosaics Restaurant and Starlight Ballroom	$1,191,338
4	Performing Arts Building	$4,359,870
5	Health & Fitness Center	$3,113,600
SUBTOTAL		$9,321,286
	20 % Contingency	$1,864,257
TOTAL		$11,185,543

Subject to change by the CDD.

Appendix A :: Document Revision History

Version	Date	Description
1.0	26 September	Submitted to Boards

Appendix B :: Detailed Asset Reserve Requirements

This appendix includes detailed asset replacement and reserve fund transfer schedules for 2017 through

Table B-1 presents estimated replacement costs and timing for existing Solivita recreational amenity assets.

Table B-2 presents estimated replacement costs and timing for Solivita recreational amenity assets requested to be constructed within the next few years as requested by AV.

Table B-3 presents estimated annual transfers to a capital reserve fund to provide adequate reserves to finance each asset replacement as presented in Table B-1.

Table B-4 presents estimated annual transfers to a capital reserve fund to provide adequate reserves to finance each asset replacement as presented in Table B-2.

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Riviera Spa and Fitness Center																		
Roofing Systems																		
Sloped (Clay Tile)	$ 144,000	25	9	-	-	-	-	-	-	-	-	-	184,300	-	-	-	-	-
Flat (Modified Bitumen)	$ 157,200	15	4	-	-	-	-	177,900	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 47,000	7	2	-	-	50,600	-	-	-	-	-	-	60,200	-	-	-	-	-
Fire Protection Systems																		
Fire Alarm Panel	$ 12,000	20	4	-	-	-	-	13,600	-	-	-	-	-	-	-	-	-	-
Sprinkler System	$ 80,275	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Systems																		
RTU-1 (25 Ton)	$ 32,500	15	9	-	-	-	-	-	-	-	-	-	41,600	-	-	-	-	-
HU-1 (100 Ton)	$ 68,083	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	98,600
HCU-1	$ 68,083	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	98,600
RTU-2 (8 Ton)	$ 10,400	15	0	10,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RTU-3 (7 Ton)	$ 9,100	15	9	-	-	-	-	-	-	-	-	-	11,600	-	-	-	-	-
RTU-4 (7 Ton)	$ 9,100	15	13	-	-	-	-	-	-	-	-	-	-	-	-	-	12,900	-
CU-1 (14 Ton)	$ 14,700	15	0	15,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AH-1 (14 Ton)	$ 14,700	15	0	15,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CU-2 (7 Ton)	$ 4,662	15	0	4,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AH-2 (7 Ton)	$ 3,213	15	0	3,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 32,110	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Boiler #1 (225,000 BTU)	$ 5,900	15	13	-	-	-	-	-	-	-	-	-	-	-	-	-	8,300	-
Boiler #2 (225,000 BTU)	$ 5,900	15	13	-	-	-	-	-	-	-	-	-	-	-	-	-	8,300	-
Holding Tank (120 Gallons)	$ 3,600	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,200
Electrical Systems																		
Main Distribution #1 (1,600 am	$ 13,835	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Main Distribution #2 (3,000 an	$ 16,235	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Distribution Panels	$ 14,875	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator																		
Modernization	$ 3,900	25	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cab Finishes	$ 7,400	25	9	-	-	-	-	-	-	-	-	-	9,500	-	-	-	-	-
Sidewalk																		
Concrete	$ 7,000	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Outdoor Swimming Pool																		
Shell	$ 38,500	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (7 hp)	$ 7,000	5	3	-	-	-	7,700	-	-	-	-	8,700	-	-	-	-	9,900	-
Vacuum Pump (1 hp)	$ 500	5	3	-	-	-	600	-	-	-	-	600	-	-	-	-	700	-
Filters	$ 1,700	10	9	-	-	-	-	-	-	-	-	-	2,200	-	-	-	-	-
Heaters (400,000 BTU)	$ 7,500	10	7	-	-	-	-	-	-	-	9,100	-	-	-	-	-	-	-
Outdoor Spa Pool																		
Shell	$ 5,300	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (1 hp)	$ 500	5	1	-	500	-	-	-	-	600	-	-	-	-	700	-	-	-
Jet Pump (3 hp)	$ 1,100	5	1	-	1,200	-	-	-	-	1,300	-	-	-	-	1,500	-	-	-
Filters	$ 1,100	10	9	-	-	-	-	-	-	-	-	-	1,400	-	-	-	-	-
Heaters (300,000 BTU)	$ 7,500	10	7	-	-	-	-	-	-	-	9,100	-	-	-	-	-	-	-
Indoor Swimming Pool																		
Shell	$ 45,000	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (15 hp)	$ 12,500	5	1	-	13,100	-	-	-	-	14,900	-	-	-	-	16,800	-	-	-
Filters	$ 5,500	10	1	-	5,800	-	-	-	-	-	-	-	-	-	7,400	-	-	-
Heaters (300,000 BTU)	$ 7,500	10	8	-	-	-	-	-	-	-	-	9,400	-	-	-	-	-	-
Swimming Pools and Spas Decking																		
Outdoor Deck (Concrete)	$ 33,500	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Outdoor Deck Painting	$ 15,500	10	10	-	-	-	-	-	-	-	-	-	-	20,300	-	-	-	-
Outdoor Deck Trellis	$ 34,000	10	1	-	35,700	-	-	-	-	-	-	-	-	-	45,700	-	-	-
Indoor Deck Tile	$ 21,000	20	4	-	-	-	-	23,800	-	-	-	-	-	-	-	-	-	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Waterfront Café																		
Roofing Systems																		
Sloped (Clay Tile)	$ 37,200	25	9	-	-	-	-	-	-	-	-	-	47,600	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 19,000	7	2	-	-	20,500	-	-	-	-	-	-	24,300	-	-	-	-	-
Fire Protection Systems																		
Fire Alarm Panel	$ 12,000	20	4	-	-	-	-	13,600	-	-	-	-	-	-	-	-	-	-
Sprinkler System	$ 30,600	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Systems																		
AHU-1 (3 Ton)	$ 1,761	15	0	1,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-2 (1 Ton)	$ 1,545	15	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-3 (1 Ton)	$ 1,545	15	0	1,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-4 (7 Ton)	$ 3,213	15	0	3,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-5 (1 Ton)	$ 1,545	15	0	1,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-6 (1 Ton)	$ 1,545	15	0	1,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 24,240	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (80 Gallon)	$ 4,005	15	7	-	-	-	-	-	-	-	4,900	-	-	-	-	-	-	-
WH-2 (30 Gallon)	$ 1,400	15	0	1,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-3 (30 Gallon)	$ 1,400	15	9	-	-	-	-	-	-	-	-	-	1,800	-	-	-	-	-
WH-4 (30 Gallon)	$ 1,400	15	9	-	-	-	-	-	-	-	-	-	1,800	-	-	-	-	-
Electrical Systems																		
Main Distribution #1 (1,000 am	$ 9,675	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Distribution Panels	$ 14,875	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator																		
Modernization	$ 3,900	25	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cab Finishes	$ 7,400	25	9	-	-	-	-	-	-	-	-	-	9,500	-	-	-	-	-
Sidewalk																		
Concrete	$ 7,000	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kitchen																		
Equipment	$ 35,000	20	5	-	-	-	-	-	40,600	-	-	-	-	-	-	-	-	-
Arts and Craft Facility																		
Roofing Systems																		
Sloped (Clay Tile)	$ 68,400	25	9	-	-	-	-	-	-	-	-	-	87,600	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 35,000	7	2	-	-	37,700	-	-	-	-	-	-	44,800	-	-	-	-	-
Fire Protection Systems																		
Fire Alarm Panel																		
Sprinkler System	$ 24,783	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Systems																		
AHU-1 (3 Ton)	$ 1,761	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,600
AHU-2 (3 Ton)	$ 1,761	15	0	1,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-3 (3 Ton)	$ 1,761	15	0	1,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-4 (5 Ton)	$ 2,295	15	0	2,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-5 (5 Ton)	$ 2,295	15	9	-	-	-	-	-	-	-	-	-	2,900	-	-	-	-	-
AHU-6 (.5 Ton)	$ 1,545	15	0	1,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-7 (5 Ton)	$ 2,295	15	0	2,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-8 (7 Ton)	$ 3,213	15	0	3,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping																		
WH-1 (30 Gallon)	$ 1,400	15	0	1,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-2 (30 Gallon)	$ 1,400	15	0	1,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Main Distribution #1 (1,000 amp)																		
Distribution Panels	$ 8,925	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk																		

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Concrete	$ 9,100	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mosaics Restaurant																		
Roofing Systems																		
Sloped (Clay Tile)	$ 45,600	25	9	-	-	-	-	-	-	-	-	-	58,400	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 18,000	7	2	-	-	19,400	-	-	-	-	-	-	23,000	-	-	-	-	-
Fire Protection Systems																		
Fire Alarm Panel	$ 12,000	20	4	-	-	-	-	13,600	-	-	-	-	-	-	-	-	-	-
Sprinkler System	$ 22,230	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Systems																		
AHU-1 (8 Ton)	$ 10,400	15	0	10,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-2 (8 Ton)	$ 10,400	15	10	-	-	-	-	-	-	-	-	-	-	13,600	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 29,016	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B-1 (225,000 BTU)	$ 5,900	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,500
H-1 (120 Gallon)	$ 3,600	15	12	-	-	-	-	-	-	-	-	-	-	-	-	5,000	-	-
Electrical Systems																		
Main Distribution #1																		
Distribution Panels	$ 8,925	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk																		
Concrete	$ 5,900	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Kitchen																		
Equipment	$ 130,000	20	5	-	-	-	-	-	150,800	-	-	-	-	-	-	-	-	-
Starlight Ballroom																		
Roofing Systems																		
Sloped (Clay Tile)	$ 100,800	25	9	-	-	-	-	-	-	-	-	-	129,000	-	-	-	-	-
Flat (Modified Bitumen)	$ 67,200	15	4	-	-	-	-	76,000	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 29,000	7	2	-	-	31,200	-	-	-	-	-	-	37,100	-	-	-	-	-
Fire Protection Systems																		
Fire Alarm Panel																		
Sprinkler System	$ 28,080	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Systems																		
NRTU-1 (3 Ton)	$ 3,900	15	0	4,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-2	$ 2,600	15	0	2,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-3 (5 Ton)	$ 6,500	15	0	6,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-5	$ 6,500	15	0	6,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-7 (8 Ton)	$ 10,400	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	15,100
NRTU-9 (8 Ton)	$ 10,400	15	0	10,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-10 (24 Ton)	$ 31,200	15	9	-	-	-	-	-	-	-	-	-	39,900	-	-	-	-	-
NRTU-11 (14 Ton)	$ 18,200	15	0	18,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRTU-1 (8 Ton)	$ 10,400	15	0	10,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRTU-2 (8 Ton)	$ 10,400	15	0	10,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRTU-3 (4 Ton)	$ 5,200	15	0	5,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-1	$ 1,545	15	0	1,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CU-1 (1 Ton)	$ 2,196	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,200
AHU-2	$ 1,545	15	0	1,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CU-2 (1.5 Ton)	$ 2,196	15	0	2,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping																		
B-1 (225,000 BTU)																		
H-1 (120 Gallon)																		
Electrical Systems																		
Main Distribution (1,600 amp)	$ 16,235	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Distribution Panels	$ 8,925	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Bell Tower																		
Roofing Systems																		
Sloped (Clay Tile)	$ 7,000	25	9	-	-	-	-	-	-	-	-	-	9,000	-	-	-	-	-
Flat (Modified Bitumen)	$ 4,000	15	4	-	-	-	-	4,500	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 9,000	7	2	-	-	9,700	-	-	-	-	-	-	11,500	-	-	-	-	-
Electrical Systems																		
Distribution Panels	$ 2,975	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Freedom Park																		
Tennis Courts																		
Playing Surface (Laser Grading	$ 21,000	30	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	30,400
Lighting	$ 27,000	30	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39,100
Fencing	$ 24,200	30	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35,000
Sidewalks	$ 2,700	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pickle Board Courts																		
*Playing Surface	$ 45,500	30	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	$ 27,000	30	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	39,100
Fencing	$ 27,500	30	16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalks	$ 4,100	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shuffle Board Courts																		
Playing Surface	$ 12,500	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shade Structures	$ 14,900	20	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalks	$ 2,000	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Horseshoe Pits																		
Playing Surface	$ 6,000	40	37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shade Structures	$ 8,000	20	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalks	$ 1,500	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bocci Ball Courts																		
Playing Surface (Laser Grading	$ 10,000	30	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shade Structures	$ 22,600	20	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalks	$ 8,600	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Ball Field																		
Playing Surface	$ 6,500	8	4	-	-	-	-	7,400	-	-	-	-	-	-	-	9,000	-	-
Fencing	$ 18,000	30	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shade Structures																		
Concrete Tile	$ 37,800	25	9	-	-	-	-	-	-	-	-	-	48,400	-	-	-	-	-
Exterior Paint and Sealants	$ 8,200	7	2	-	-	8,800	-	-	-	-	-	-	10,500	-	-	-	-	-
Electrical Systems																		
Distribution Panels	$ 2,975	40	24	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Areas																		
*Asphalt (Mill and Overlay)	$ 239,106	20	3	-	-	-	263,900	-	-	-	-	-	-	-	-	-	-	-
*Striping	$ -	5	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Palms Amenity Complex																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 156,600	25	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flat (Modified Bitumen)	$ 22,500	15	8	-	-	-	-	-	-	-	-	28,100	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 38,500	7	2	-	-	41,500	-	-	-	-	-	-	49,300	-	-	-	-	-
Fire Protection Systems																		
Fire Alarm Panel	$ 12,000	20	13	-	-	-	-	-	-	-	-	-	-	-	-	-	17,000	-
Sprinkler System	$ 50,000	40	33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Systems																		
AHU-1 (15 Ton)	$ 15,750	15	7	-	-	-	-	-	-	-	19,200	-	-	-	-	-	-	-
CU-1 (15 Ton)	$ 15,750	15	7	-	-	-	-	-	-	-	19,200	-	-	-	-	-	-	-

TABLE B-1 :: Asset Replacements - Existing

		2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
AHU-2 (8.5 Ton)	$	8,925	15	7	-	-	-	-	-	-	-	10,900	-	-	-	-	-	-	-
CU-2 (8.5 Ton)	$	8,925	15	7	-	-	-	-	-	-	-	10,900	-	-	-	-	-	-	-
AHU-3 (15 Ton)	$	15,750	15	7	-	-	-	-	-	-	-	19,200	-	-	-	-	-	-	-
CU-3 (15 Ton)	$	15,750	15	7	-	-	-	-	-	-	-	19,200	-	-	-	-	-	-	-
AHU-4 (15 Ton)	$	15,750	15	7	-	-	-	-	-	-	-	19,200	-	-	-	-	-	-	-
CU-4 (15 Ton)	$	15,750	15	7	-	-	-	-	-	-	-	19,200	-	-	-	-	-	-	-
Plumbing Systems																			
Potable & Sanitary Piping	$	20,000	40	33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (40 Gallon)	$	1,580	15	7	-	-	-	-	-	-	-	1,900	-	-	-	-	-	-	-
WH-2 (119 Gallon)	$	5,318	15	7	-	-	-	-	-	-	-	6,500	-	-	-	-	-	-	-
WH-3 (40 Gallon)	$	1,580	15	7	-	-	-	-	-	-	-	1,900	-	-	-	-	-	-	-
Electrical Systems																			
Main Distribution #1 (1,000 am	$	9,675	40	33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Distribution Panels	$	14,875	40	33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tennis Courts																			
Playing Surface (Laser Gradin	$	16,000	30	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	$	20,000	30	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing	$	9,460	30	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pickle Board Courts																			
*Playing Surface	$	14,000	30	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	$	27,000	30	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing	$	8,800	30	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bocci Ball Courts																			
Playing Surface	$	4,500	30	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trellis	$	-	10	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																			
Shell	$	84,000	40	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (10 hp)	$	10,000	5	1	-	10,500	-	-	-	-	11,900	-	-	-	-	13,400	-	-	-
Return Pump (7.5 hp)	$	7,000	5	1	-	7,400	-	-	-	-	8,300	-	-	-	-	9,400	-	-	-
Filters	$	5,000	10	5	-	-	-	-	-	5,800	-	-	-	-	-	-	-	-	-
Heaters (400,000 BTU)	$	11,250	10	6	-	-	-	-	-	-	13,400	-	-	-	-	-	-	-	-
Spa																			
Shell	$	4,500	40	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (3 hp)	$	2,200	5	1	-	2,300	-	-	-	-	2,600	-	-	-	-	3,000	-	-	-
Jet Pump (3 hp)	$	2,200	5	1	-	2,300	-	-	-	-	2,600	-	-	-	-	3,000	-	-	-
Filters	$	1,200	10	5	-	-	-	-	-	1,400	-	-	-	-	-	-	-	-	-
Heaters (400,000 BTU)	$	7,500	10	6	-	-	-	-	-	-	8,900	-	-	-	-	-	-	-	-
Swimming Pool and Spas Decking																			
Concrete Pavers	$	32,400	30	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Concrete	$	6,700	40	33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Areas																			
Asphalt (Sectional Mill and Ov	$	52,572	20	3	-	-	-	58,000	-	-	-	-	-	-	-	-	-	-	-
Striping	$	-	5	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rainbow Lake Amenity #1																			
Roofing Systems																			
Sloped (Concrete Tile)	$	5,400	25	10	-	-	-	-	-	-	-	-	-	-	7,100	-	-	-	-
Structure / Exterior Finishes																			
Exterior Paint and Sealants	$	1,100	7	4	-	-	-	-	1,200	-	-	-	-	-	-	1,500	-	-	-
Plumbing Systems																			
Potable & Sanitary Piping	$	3,000	40	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (40 Gallon)	$	1,580	15	0	1,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Systems																			
Distribution Panels (200 Amp)	$	2,975	40	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																			
Shell	$	14,100	40	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (3 hp)	$	1,100	5	1	-	1,200	-	-	-	-	1,300	-	-	-	-	1,500	-	-	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Vacuum Pump (3/4 hp)	$ 500	5	1	-	500	-	-	-	-	600	-	-	-	-	700	-	-	-
Filters	$ 1,300	10	1	-	1,400	-	-	-	-	-	-	-	-	-	1,700	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-
Swimming Pool Decking																		
Concrete	$ 6,700	40	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting	$ 3,000	10	7	-	-	-	-	-	-	-	3,700	-	-	-	-	-	-	-
Rainbow Lake Amenity #2																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	10	-	-	-	-	-	-	-	-	-	-	7,100	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	-	1,200	-	-	-	-	-	-	1,500	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (40 Gallon)	$ 1,580	15	0	1,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 14,100	40	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,200	-	-	-	-	1,300	-	-	-	-	1,500	-	-	-
Vacuum Pump (3/4 hp)	$ 500	5	1	-	500	-	-	-	-	600	-	-	-	-	700	-	-	-
Filters	$ 1,300	10	1	-	1,400	-	-	-	-	-	-	-	-	-	1,700	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-
Swimming Pool Decking																		
Concrete	$ 6,700	40	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting	$ 3,000	10	0	3,100	-	-	-	-	-	-	-	-	-	3,900	-	-	-	-
Candlewood Amenity																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	-	1,200	-	-	-	-	-	-	1,500	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (40 Gallon)	$ 1,580	15	4	-	-	-	-	1,800	-	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 14,100	40	27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,200	-	-	-	-	1,300	-	-	-	-	1,500	-	-	-
Vacuum Pump (3/4 hp)	$ 500	5	1	-	500	-	-	-	-	600	-	-	-	-	700	-	-	-
Filters	$ 1,300	10	5	-	-	-	-	-	1,500	-	-	-	-	-	-	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-
Swimming Pool Decking																		
Concrete	$ 6,700	40	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting	$ 3,000	10	7	-	-	-	-	-	-	-	3,700	-	-	-	-	-	-	-
Capri Amenity																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	13	-	-	-	-	-	-	-	-	-	-	-	-	-	7,600	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	-	1,200	-	-	-	-	-	-	1,500	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (40 Gallon)	$ 1,580	15	0	1,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Swimming Pool																		
Shell	$ 14,100	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,200	-	-	-	-	1,300	-	-	-	-	1,500	-	-	-
Vacuum Pump (3/4 hp)	$ 500	5	5	-	-	-	-	-	600	-	-	-	-	700	-	-	-	-
Filters	$ 1,300	10	8	-	-	-	-	-	-	-	-	1,600	-	-	-	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-
Swimming Pool Decking																		
Concrete	$ 6,700	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting	$ 3,000	10	7	-	-	-	-	-	-	-	3,700	-	-	-	-	-	-	-
Terra Vista Amenity #1																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	13	-	-	-	-	-	-	-	-	-	-	-	-	-	7,600	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	-	1,200	-	-	-	-	-	-	1,500	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (40 Gallon)	$ 1,580	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,300
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 14,100	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,200	-	-	-	-	1,300	-	-	-	-	1,500	-	-	-
Vacuum Pump (3/4 hp)	$ 500	5	1	-	500	-	-	-	-	600	-	-	-	-	700	-	-	-
Filters	$ 1,300	10	5	-	-	-	-	-	1,500	-	-	-	-	-	-	-	-	-
Heat Pump	$ 8,000	10	6	-	-	-	-	-	-	9,500	-	-	-	-	-	-	-	-
Swimming Pool Decking																		
Concrete	$ 6,700	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting	$ 3,000	10	7	-	-	-	-	-	-	-	3,700	-	-	-	-	-	-	-
Terra Vista Amenity #2																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	13	-	-	-	-	-	-	-	-	-	-	-	-	-	7,600	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	-	1,200	-	-	-	-	-	-	1,500	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (40 Gallon)	$ 1,580	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,300
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 14,100	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,200	-	-	-	-	1,300	-	-	-	-	1,500	-	-	-
Vacuum Pump (3/4 hp)	$ 500	5	1	-	500	-	-	-	-	600	-	-	-	-	700	-	-	-
Filters	$ 1,300	10	5	-	-	-	-	-	1,500	-	-	-	-	-	-	-	-	-
Heat Pump	$ 8,000	10	6	-	-	-	-	-	-	9,500	-	-	-	-	-	-	-	-
Swimming Pool Decking																		
Concrete	$ 6,700	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting	$ 3,000	10	7	-	-	-	-	-	-	-	3,700	-	-	-	-	-	-	-
Flora Vista Amenity #1																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	-	1,200	-	-	-	-	-	-	1,500	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
WH-1 (40 Gallon)	$ 1,580	15	5	-	-	-	-	-	1,800	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 14,100	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,200	-	-	-	-	1,300	-	-	-	-	1,500	-	-	-
Vacuum Pump (3/4 hp)	$ 500	5	1	-	500	-	-	-	-	600	-	-	-	-	700	-	-	-
Filters	$ 1,300	10	0	1,300	-	-	-	-	-	-	-	-	-	1,700	-	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-
Swimming Pool Decking																		
Concrete	$ 6,700	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting	$ 3,000	10	7	-	-	-	-	-	-	-	3,700	-	-	-	-	-	-	-
Flora Vista Amenity #2																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	-	1,200	-	-	-	-	-	-	1,500	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (40 Gallon)	$ 1,580	15	5	-	-	-	-	-	1,800	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 14,100	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,200	-	-	-	-	1,300	-	-	-	-	1,500	-	-	-
Vacuum Pump (3/4 hp)	$ 500	5	1	-	500	-	-	-	-	600	-	-	-	-	700	-	-	-
Filters	$ 1,300	10	0	1,300	-	-	-	-	-	-	-	-	-	1,700	-	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-
Swimming Pool Decking																		
Pavers	$ 8,100	30	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lago Vista Amenity																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 22,800	25	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	33,000
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 6,500	7	4	-	-	-	-	7,400	-	-	-	-	-	-	8,700	-	-	-
Fire Protection Systems																		
Fire Alarm Panel	$ 12,000	20	12	-	-	-	-	-	-	-	-	-	-	-	-	16,500	-	-
HVAC Systems																		
AHU-1 (4 Ton)	$ 2,093	15	7	-	-	-	-	-	-	-	2,600	-	-	-	-	-	-	-
CU-1 (4 Ton)	$ 3,232	15	7	-	-	-	-	-	-	-	3,900	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 6,200	40	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (20 Gallon)	$ 1,520	15	7	-	-	-	-	-	-	-	1,900	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 23,500	15	7	-	-	-	-	-	-	-	28,600	-	-	-	-	-	-	-
Circulation Pump (5 hp)	$ 4,000	40	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Filters	$ 7,500	10	2	-	-	8,100	-	-	-	-	-	-	-	-	-	10,300	-	-
Heaters (400,000 BTU)	$ 7,500	10	2	-	-	8,100	-	-	-	-	-	-	-	-	-	10,300	-	-
Heat Pump	$ 8,000	10	8	-	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-
Swimming Pool Decking																		
Pavers	$ 16,200	30	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Area																		
Pavers	$ 2,025	30	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Venezia Amenity																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 34,200	25	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 6,500	7	4	-	-	-	-	7,400	-	-	-	-	-	-	8,700	-	-	-
HVAC Systems																		
AHU-1 (5 Ton)	$ 2,295	15	5	-	-	-	-	-	2,700	-	-	-	-	-	-	-	-	-
CU-1 (5 Ton)	$ 3,328	15	5	-	-	-	-	-	3,900	-	-	-	-	-	-	-	-	-
AHU-2 (3 Ton)	$ 1,761	15	5	-	-	-	-	-	2,000	-	-	-	-	-	-	-	-	-
CU-2 (3 Ton)	$ 2,656	15	5	-	-	-	-	-	3,100	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 7,750	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (30 Gallon)	$ 1,400	15	5	-	-	-	-	-	1,600	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (400 Amp)	$ 8,345	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 30,000	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (7.5 hp)	$ 7,000	5	3	-	-	-	7,700	-	-	-	-	8,700	-	-	-	-	9,900	-
Vacuum Pump (3/4 hp)	$ 500	5	3	-	-	-	600	-	-	-	-	600	-	-	-	-	700	-
Filters	$ 7,500	10	1	-	7,900	-	-	-	-	-	-	-	-	-	10,100	-	-	-
Heaters (400,000 BTU)	$ 7,500	10	6	-	-	-	-	-	-	8,900	-	-	-	-	-	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-
Spa																		
Shell	$ 5,300	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (1.5 hp)	$ 750	5	3	-	-	-	800	-	-	-	-	900	-	-	-	-	1,100	-
Jet Pump (3 hp)	$ 2,200	5	3	-	-	-	2,400	-	-	-	-	2,700	-	-	-	-	3,100	-
Filters	$ 2,200	10	1	-	2,300	-	-	-	-	-	-	-	-	-	3,000	-	-	-
Heaters (250,000 BTU)	$ 3,750	10	6	-	-	-	-	-	-	4,500	-	-	-	-	-	-	-	-
Swimming Pool Decking																		
Pavers	$ 16,200	30	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Area																		
Pavers	$ 32,400	30	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tennis Courts																		
*Playing Surface	$ 12,000	30	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	$ 19,500	30	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing	$ 9,900	30	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bella Viana Amenity																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 34,200	25	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 6,850	7	4	-	-	-	-	7,800	-	-	-	-	-	-	9,200	-	-	-
HVAC Systems																		
AHU-1 (3 Ton)	$ 1,761	15	5	-	-	-	-	-	2,000	-	-	-	-	-	-	-	-	-
CU-1 (3 Ton)	$ 2,656	15	5	-	-	-	-	-	3,100	-	-	-	-	-	-	-	-	-
AHU-2 (5 Ton)	$ 2,295	15	5	-	-	-	-	-	2,700	-	-	-	-	-	-	-	-	-
CU-2 (5 Ton)	$ 3,328	15	5	-	-	-	-	-	3,900	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 7,750	40	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (30 Gallon)	$ 1,400	15	5	-	-	-	-	-	1,600	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (400 Amp)	$ 8,345	40	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 30,000	40	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (7.5 hp)	$ 7,000	5	3	-	-	-	7,700	-	-	-	-	8,700	-	-	-	-	9,900	-
Vacuum Pump (3/4 hp)	$ 500	5	3	-	-	-	600	-	-	-	-	600	-	-	-	-	700	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Filters	$ 7,500	10	1	-	7,900	-	-	-	-	-	-	-	-	-	10,100	-	-	-
Heaters (400,000 BTU)	$ 7,500	10	6	-	-	-	-	-	-	8,900	-	-	-	-	-	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	-	-	-	-	-	10,000	-	-	-	-	-	-
Spa																		
Shell	$ 5,300	40	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (1.5 hp)	$ 750	5	3	-	-	-	800	-	-	-	-	900	-	-	-	-	1,100	-
Jet Pump (3 hp)	$ 2,200	5	3	-	-	-	2,400	-	-	-	-	2,700	-	-	-	-	3,100	-
Filters	$ 2,200	10	1	-	2,300	-	-	-	-	-	-	-	-	-	3,000	-	-	-
Heaters (250,000 BTU)	$ 3,750	10	6	-	-	-	-	-	-	4,500	-	-	-	-	-	-	-	-
Swimming Pool Decking																		
Pavers	$ 16,200	30	21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	4,371,368			179,300	115,100	235,600	353,200	364,400	233,900	124,900	229,600	164,200	947,200	56,100	186,000	51,100	109,500	413,000

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Riviera Spa and Fitness Center																		
Roofing Systems																		
Sloped (Clay Tile)	$ 144,000	25	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flat (Modified Bitumen)	$ 157,200	15	4	-	-	-	-	257,600	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 47,000	7	2	-	71,500	-	-	-	-	-	-	85,000	-	-	-	-	-	-
Fire Protection Systems																		
Fire Alarm Panel	$ 12,000	20	4	-	-	-	-	-	-	-	-	-	22,200	-	-	-	-	-
Sprinkler System	$ 80,275	40	24	-	-	-	-	-	-	-	-	-	148,800	-	-	-	-	-
HVAC Systems																		
RTU-1 (25 Ton)	$ 32,500	15	9	-	-	-	-	-	-	-	-	-	60,300	-	-	-	-	-
HU-1 (100 Ton)	$ 68,083	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	142,800
HCU-1	$ 68,083	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	142,800
RTU-2 (8 Ton)	$ 10,400	15	0	15,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RTU-3 (7 Ton)	$ 9,100	15	9	-	-	-	-	-	-	-	-	-	16,900	-	-	-	-	-
RTU-4 (7 Ton)	$ 9,100	15	13	-	-	-	-	-	-	-	-	-	-	-	-	-	18,600	-
CU-1 (14 Ton)	$ 14,700	15	0	21,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AH-1 (14 Ton)	$ 14,700	15	0	21,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CU-2 (7 Ton)	$ 4,662	15	0	6,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AH-2 (7 Ton)	$ 3,213	15	0	4,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 32,110	40	24	-	-	-	-	-	-	-	-	-	59,500	-	-	-	-	-
Boiler #1 (225,000 BTU)	$ 5,900	15	13	-	-	-	-	-	-	-	-	-	-	-	-	-	12,100	-
Boiler #2 (225,000 BTU)	$ 5,900	15	13	-	-	-	-	-	-	-	-	-	-	-	-	-	12,100	-
Holding Tank (120 Gallons)	$ 3,600	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7,600
Electrical Systems																		
Main Distribution #1 (1,600 am|	$ 13,835	40	24	-	-	-	-	-	-	-	-	-	25,600	-	-	-	-	-
Main Distribution #2 (3,000 an	$ 16,235	40	24	-	-	-	-	-	-	-	-	-	30,100	-	-	-	-	-
Distribution Panels	$ 14,875	40	24	-	-	-	-	-	-	-	-	-	27,600	-	-	-	-	-
Elevator																		
Modernization	$ 3,900	25	15	5,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cab Finishes	$ 7,400	25	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk																		
Concrete	$ 7,000	40	24	-	-	-	-	-	-	-	-	-	13,000	-	-	-	-	-
Outdoor Swimming Pool																		
Shell	$ 38,500	40	24	-	-	-	-	-	-	-	-	-	71,400	-	-	-	-	-
Circulation Pump (7 hp)	$ 7,000	5	3	-	-	-	11,200	-	-	-	-	12,700	-	-	-	-	14,300	-
Vacuum Pump (1 hp)	$ 500	5	3	-	-	-	800	-	-	-	-	900	-	-	-	-	1,000	-
Filters	$ 1,700	10	9	-	-	-	-	2,800	-	-	-	-	-	-	-	-	-	3,600
Heaters (400,000 BTU)	$ 7,500	10	7	-	-	11,700	-	-	-	-	-	-	-	-	-	15,000	-	-
Outdoor Spa Pool																		
Shell	$ 5,300	40	24	-	-	-	-	-	-	-	-	-	9,800	-	-	-	-	-
Circulation Pump (1 hp)	$ 500	5	1	-	800	-	-	-	-	900	-	-	-	-	1,000	-	-	-
Jet Pump (3 hp)	$ 1,100	5	1	-	1,700	-	-	-	-	1,900	-	-	-	-	2,100	-	-	-
Filters	$ 1,100	10	9	-	-	-	-	1,800	-	-	-	-	-	-	-	-	-	2,300
Heaters (300,000 BTU)	$ 7,500	10	7	-	-	11,700	-	-	-	-	-	-	-	-	-	15,000	-	-
Indoor Swimming Pool																		
Shell	$ 45,000	40	24	-	-	-	-	-	-	-	-	-	83,400	-	-	-	-	-
Circulation Pump (15 hp)	$ 12,500	5	1	-	19,000	-	-	-	-	21,500	-	-	-	-	24,300	-	-	-
Filters	$ 5,500	10	1	-	-	-	-	-	-	9,500	-	-	-	-	-	-	-	-
Heaters (300,000 BTU)	$ 7,500	10	8	-	-	-	12,000	-	-	-	-	-	-	-	-	-	15,300	-
Swimming Pools and Spas Decking																		
Outdoor Deck (Concrete)	$ 33,500	40	24	-	-	-	-	-	-	-	-	-	62,100	-	-	-	-	-
Outdoor Deck Painting	$ 15,500	10	10	-	-	-	-	-	26,000	-	-	-	-	-	-	-	-	-
Outdoor Deck Trellis	$ 34,000	10	1	-	-	-	-	-	-	58,500	-	-	-	-	-	-	-	-
Indoor Deck Tile	$ 21,000	20	4	-	-	-	-	-	-	-	-	-	38,900	-	-	-	-	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Waterfront Café																		
Roofing Systems																		
Sloped (Clay Tile)	$ 37,200	25	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 19,000	7	2	-	28,900	-	-	-	-	-	-	34,400	-	-	-	-	-	-
Fire Protection Systems																		
Fire Alarm Panel	$ 12,000	20	4	-	-	-	-	-	-	-	-	-	22,200	-	-	-	-	-
Sprinkler System	$ 30,600	40	24	-	-	-	-	-	-	-	-	-	56,700	-	-	-	-	-
HVAC Systems																		
AHU-1 (3 Ton)	$ 1,761	15	0	2,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-2 (1 Ton)	$ 1,545	15	15	2,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-3 (1 Ton)	$ 1,545	15	0	2,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-4 (7 Ton)	$ 3,213	15	0	4,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-5 (1 Ton)	$ 1,545	15	0	2,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-6 (1 Ton)	$ 1,545	15	0	2,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 24,240	40	24	-	-	-	-	-	-	-	-	-	44,900	-	-	-	-	-
WH-1 (80 Gallon)	$ 4,005	15	7	-	-	-	-	-	-	-	7,100	-	-	-	-	-	-	-
WH-2 (30 Gallon)	$ 1,400	15	0	2,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-3 (30 Gallon)	$ 1,400	15	9	-	-	-	-	-	-	-	-	-	2,600	-	-	-	-	-
WH-4 (30 Gallon)	$ 1,400	15	9	-	-	-	-	-	-	-	-	-	2,600	-	-	-	-	-
Electrical Systems																		
Main Distribution #1 (1,000 am	$ 9,675	40	24	-	-	-	-	-	-	-	-	-	17,900	-	-	-	-	-
Distribution Panels	$ 14,875	40	24	-	-	-	-	-	-	-	-	-	27,600	-	-	-	-	-
Elevator																		
Modernization	$ 3,900	25	15	5,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Cab Finishes	$ 7,400	25	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalk																		
Concrete	$ 7,000	40	24	-	-	-	-	-	-	-	-	-	13,000	-	-	-	-	-
Kitchen																		
Equipment	$ 35,000	20	5	-	-	-	-	-	-	-	-	-	-	66,500	-	-	-	-
Arts and Craft Facility																		
Roofing Systems																		
Sloped (Clay Tile)	$ 68,400	25	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 35,000	7	2	-	53,300	-	-	-	-	-	-	63,300	-	-	-	-	-	-
Fire Protection Systems																		
Fire Alarm Panel																		
Sprinkler System	$ 24,783	40	24	-	-	-	-	-	-	-	-	-	45,900	-	-	-	-	-
HVAC Systems																		
AHU-1 (3 Ton)	$ 1,761	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,700
AHU-2 (3 Ton)	$ 1,761	15	0	2,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-3 (3 Ton)	$ 1,761	15	0	2,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-4 (5 Ton)	$ 2,295	15	0	3,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-5 (5 Ton)	$ 2,295	15	9	-	-	-	-	-	-	-	-	-	4,300	-	-	-	-	-
AHU-6 (.5 Ton)	$ 1,545	15	0	2,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-7 (5 Ton)	$ 2,295	15	0	3,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-8 (7 Ton)	$ 3,213	15	0	4,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping																		
WH-1 (30 Gallon)	$ 1,400	15	0	2,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-2 (30 Gallon)	$ 1,400	15	0	2,100	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Main Distribution #1 (1,000 amp)																		
Distribution Panels	$ 8,925	40	24	-	-	-	-	-	-	-	-	-	16,500	-	-	-	-	-
Sidewalk																		

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Concrete	$ 9,100	40	24	-	-	-	-	-	-	-	-	-	16,900	-	-	-	-	-
Mosaics Restaurant																		
Roofing Systems																		
Sloped (Clay Tile)	$ 45,600	25	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 18,000	7	2	-	27,400	-	-	-	-	-	-	32,600	-	-	-	-	-	-
Fire Protection Systems																		
Fire Alarm Panel	$ 12,000	20	4	-	-	-	-	-	-	-	-	-	22,200	-	-	-	-	-
Sprinkler System	$ 22,230	40	24	-	-	-	-	-	-	-	-	-	41,200	-	-	-	-	-
HVAC Systems																		
AHU-1 (8 Ton)	$ 10,400	15	0	15,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-2 (8 Ton)	$ 10,400	15	10	-	-	-	-	-	-	-	-	-	-	19,800	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 29,016	40	24	-	-	-	-	-	-	-	-	-	53,800	-	-	-	-	-
B-1 (225,000 BTU)	$ 5,900	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,400
H-1 (120 Gallon)	$ 3,600	15	12	-	-	-	-	-	-	-	-	-	-	-	-	7,200	-	-
Electrical Systems																		
Main Distribution #1																		
Distribution Panels	$ 8,925	40	24	-	-	-	-	-	-	-	-	-	16,500	-	-	-	-	-
Sidewalk																		
Concrete	$ 5,900	40	24	-	-	-	-	-	-	-	-	-	10,900	-	-	-	-	-
Kitchen																		
Equipment	$ 130,000	20	5	-	-	-	-	-	-	-	-	-	-	247,000	-	-	-	-
Starlight Ballroom																		
Roofing Systems																		
Sloped (Clay Tile)	$ 100,800	25	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flat (Modified Bitumen)	$ 67,200	15	4	-	-	-	-	110,100	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 29,000	7	2	-	44,100	-	-	-	-	-	-	52,500	-	-	-	-	-	-
Fire Protection Systems																		
Fire Alarm Panel																		
Sprinkler System	$ 28,080	40	24	-	-	-	-	-	-	-	-	-	52,100	-	-	-	-	-
HVAC Systems																		
NRTU-1 (3 Ton)	$ 3,900	15	0	5,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-2	$ 2,600	15	0	3,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-3 (5 Ton)	$ 6,500	15	0	9,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-5	$ 6,500	15	0	9,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-7 (8 Ton)	$ 10,400	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	21,800
NRTU-9 (8 Ton)	$ 10,400	15	0	15,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-10 (24 Ton)	$ 31,200	15	9	-	-	-	-	-	-	-	-	-	57,800	-	-	-	-	-
NRTU-11 (14 Ton)	$ 18,200	15	0	27,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRTU-1 (8 Ton)	$ 10,400	15	0	15,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRTU-2 (8 Ton)	$ 10,400	15	0	15,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRTU-3 (4 Ton)	$ 5,200	15	0	7,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-1	$ 1,545	15	0	2,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CU-1 (1 Ton)	$ 2,196	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4,600
AHU-2	$ 1,545	15	0	2,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CU-2 (1.5 Ton)	$ 2,196	15	0	3,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping																		
B-1 (225,000 BTU)																		
H-1 (120 Gallon)																		
Electrical Systems																		
Main Distribution (1,600 amp)	$ 16,235	40	24	-	-	-	-	-	-	-	-	-	30,100	-	-	-	-	-
Distribution Panels	$ 8,925	40	24	-	-	-	-	-	-	-	-	-	16,500	-	-	-	-	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Bell Tower																		
Roofing Systems																		
Sloped (Clay Tile)	$ 7,000	25	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flat (Modified Bitumen)	$ 4,000	15	4	-	-	-	-	6,600	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 9,000	7	2	-	13,700	-	-	-	-	-	-	16,300	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels	$ 2,975	40	24	-	-	-	-	-	-	-	-	-	5,500	-	-	-	-	-
Freedom Park																		
Tennis Courts																		
Playing Surface (Laser Gradin	$ 21,000	30	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	$ 27,000	30	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing	$ 24,200	30	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalks	$ 2,700	40	24	-	-	-	-	-	-	-	-	-	5,000	-	-	-	-	-
Pickle Board Courts																		
*Playing Surface	$ 45,500	30	24	-	-	-	-	-	-	-	-	-	84,400	-	-	-	-	-
Lighting	$ 27,000	30	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing	$ 27,500	30	16	-	41,800	-	-	-	-	-	-	-	-	-	-	-	-	-
Sidewalks	$ 4,100	40	24	-	-	-	-	-	-	-	-	-	7,600	-	-	-	-	-
Shuffle Board Courts																		
Playing Surface	$ 12,500	40	24	-	-	-	-	-	-	-	-	-	23,200	-	-	-	-	-
Shade Structures	$ 14,900	20	18	-	-	-	23,800	-	-	-	-	-	-	-	-	-	-	-
Sidewalks	$ 2,000	40	24	-	-	-	-	-	-	-	-	-	3,700	-	-	-	-	-
Horseshoe Pits																		
Playing Surface	$ 6,000	40	37	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shade Structures	$ 8,000	20	18	-	-	-	12,800	-	-	-	-	-	-	-	-	-	-	-
Sidewalks	$ 1,500	40	24	-	-	-	-	-	-	-	-	-	2,800	-	-	-	-	-
Bocci Ball Courts																		
Playing Surface (Laser Gradin	$ 10,000	30	15	14,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shade Structures	$ 22,600	20	18	-	-	-	36,100	-	-	-	-	-	-	-	-	-	-	-
Sidewalks	$ 8,600	40	24	-	-	-	-	-	-	-	-	-	15,900	-	-	-	-	-
Ball Field																		
Playing Surface	$ 6,500	8	4	-	-	-	-	-	10,900	-	-	-	-	-	-	-	13,300	-
Fencing	$ 18,000	30	15	26,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Shade Structures																		
Concrete Tile	$ 37,800	25	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Exterior Paint and Sealants	$ 8,200	7	2	-	12,500	-	-	-	-	-	-	14,800	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels	$ 2,975	40	24	-	-	-	-	-	-	-	-	-	5,500	-	-	-	-	-
Parking Areas																		
*Asphalt (Mill and Overlay)	$ 239,106	20	3	-	-	-	-	-	-	-	-	432,500	-	-	-	-	-	-
*Striping	$ -	5	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Palms Amenity Complex																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 156,600	25	18	-	-	-	250,300	-	-	-	-	-	-	-	-	-	-	-
Flat (Modified Bitumen)	$ 22,500	15	8	-	-	-	-	-	-	-	-	40,700	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 38,500	7	2	-	58,600	-	-	-	-	-	-	69,600	-	-	-	-	-	-
Fire Protection Systems																		
Fire Alarm Panel	$ 12,000	20	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sprinkler System	$ 50,000	40	33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Systems																		
AHU-1 (15 Ton)	$ 15,750	15	7	-	-	-	-	-	-	-	27,800	-	-	-	-	-	-	-
CU-1 (15 Ton)	$ 15,750	15	7	-	-	-	-	-	-	-	27,800	-	-	-	-	-	-	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
AHU-2 (8.5 Ton)	$ 8,925	15	7	-	-	-	-	-	-	-	15,700	-	-	-	-	-	-	-
CU-2 (8.5 Ton)	$ 8,925	15	7	-	-	-	-	-	-	-	15,700	-	-	-	-	-	-	-
AHU-3 (15 Ton)	$ 15,750	15	7	-	-	-	-	-	-	-	27,800	-	-	-	-	-	-	-
CU-3 (15 Ton)	$ 15,750	15	7	-	-	-	-	-	-	-	27,800	-	-	-	-	-	-	-
AHU-4 (15 Ton)	$ 15,750	15	7	-	-	-	-	-	-	-	27,800	-	-	-	-	-	-	-
CU-4 (15 Ton)	$ 15,750	15	7	-	-	-	-	-	-	-	27,800	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 20,000	40	33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (40 Gallon)	$ 1,580	15	7	-	-	-	-	-	-	-	2,800	-	-	-	-	-	-	-
WH-2 (119 Gallon)	$ 5,318	15	7	-	-	-	-	-	-	-	9,400	-	-	-	-	-	-	-
WH-3 (40 Gallon)	$ 1,580	15	7	-	-	-	-	-	-	-	2,800	-	-	-	-	-	-	-
Electrical Systems																		
Main Distribution #1 (1,000 am	$ 9,675	40	33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Distribution Panels	$ 14,875	40	33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tennis Courts																		
Playing Surface (Laser Gradin	$ 16,000	30	23	-	-	-	-	-	-	-	-	28,900	-	-	-	-	-	-
Lighting	$ 20,000	30	23	-	-	-	-	-	-	-	-	36,200	-	-	-	-	-	-
Fencing	$ 9,460	30	23	-	-	-	-	-	-	-	-	17,100	-	-	-	-	-	-
Pickle Board Courts																		
*Playing Surface	$ 14,000	30	23	-	-	-	-	-	-	-	-	25,300	-	-	-	-	-	-
Lighting	$ 27,000	30	23	-	-	-	-	-	-	-	-	48,800	-	-	-	-	-	-
Fencing	$ 8,800	30	23	-	-	-	-	-	-	-	-	15,900	-	-	-	-	-	-
Bocci Ball Courts																		
Playing Surface	$ 4,500	30	23	-	-	-	-	-	-	-	-	8,100	-	-	-	-	-	-
Trellis	$ -	10	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 84,000	40	23	-	-	-	-	-	-	-	-	151,900	-	-	-	-	-	-
Circulation Pump (10 hp)	$ 10,000	5	1	-	15,200	-	-	-	-	17,200	-	-	-	-	19,500	-	-	-
Return Pump (7.5 hp)	$ 7,000	5	1	-	10,700	-	-	-	-	12,100	-	-	-	-	13,600	-	-	-
Filters	$ 5,000	10	5	7,400	-	-	-	-	-	-	-	-	-	9,500	-	-	-	-
Heaters (400,000 BTU)	$ 11,250	10	6	-	17,100	-	-	-	-	-	-	-	-	-	21,900	-	-	-
Spa																		
Shell	$ 4,500	40	23	-	-	-	-	-	-	-	-	8,100	-	-	-	-	-	-
Circulation Pump (3 hp)	$ 2,200	5	1	-	3,300	-	-	-	-	3,800	-	-	-	-	4,300	-	-	-
Jet Pump (3 hp)	$ 2,200	5	1	-	3,300	-	-	-	-	3,800	-	-	-	-	4,300	-	-	-
Filters	$ 1,200	10	5	1,800	-	-	-	-	-	-	-	-	-	2,300	-	-	-	-
Heaters (400,000 BTU)	$ 7,500	10	6	-	11,400	-	-	-	-	-	-	-	-	-	14,600	-	-	-
Swimming Pool and Spas Decking																		
Concrete Pavers	$ 32,400	30	23	-	-	-	-	-	-	-	-	58,600	-	-	-	-	-	-
Concrete	$ 6,700	40	33	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Areas																		
Asphalt (Sectional Mill and Ov	$ 52,572	20	3	-	-	-	-	-	-	-	-	95,100	-	-	-	-	-	-
Striping	$ -	5	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rainbow Lake Amenity #1																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	1,800	-	-	-	-	-	-	2,100	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	25	-	-	-	-	-	-	-	-	-	-	5,700	-	-	-	-
WH-1 (40 Gallon)	$ 1,580	15	0	2,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	25	-	-	-	-	-	-	-	-	-	-	5,700	-	-	-	-
Swimming Pool																		
Shell	$ 14,100	40	25	-	-	-	-	-	-	-	-	-	-	26,800	-	-	-	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,700	-	-	-	-	1,900	-	-	-	-	2,100	-	-	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Vacuum Pump (3/4 hp)	$ 500	5	1	-	800	-	-	-	-	900	-	-	-	-	1,000	-	-	-
Filters	$ 1,300	10	1	-	-	-	-	-	-	2,200	-	-	-	-	-	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	12,800	-	-	-	-	-	-	-	-	-	16,400	-
Swimming Pool Decking																		
Concrete	$ 6,700	40	25	-	-	-	-	-	-	-	-	-	-	12,700	-	-	-	-
Painting	$ 3,000	10	7	-	-	4,700	-	-	-	-	-	-	-	-	-	6,000	-	-
Rainbow Lake Amenity #2																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	1,800	-	-	-	-	-	-	2,100	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	25	-	-	-	-	-	-	-	-	-	-	5,700	-	-	-	-
WH-1 (40 Gallon)	$ 1,580	15	0	2,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	25	-	-	-	-	-	-	-	-	-	-	5,700	-	-	-	-
Swimming Pool																		
Shell	$ 14,100	40	25	-	-	-	-	-	-	-	-	-	-	26,800	-	-	-	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,700	-	-	-	-	1,900	-	-	-	-	2,100	-	-	-
Vacuum Pump (3/4 hp)	$ 500	5	1	-	800	-	-	-	-	900	-	-	-	-	1,000	-	-	-
Filters	$ 1,300	10	1	-	-	-	-	-	-	2,200	-	-	-	-	-	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	12,800	-	-	-	-	-	-	-	-	-	16,400	-
Swimming Pool Decking																		
Concrete	$ 6,700	40	25	-	-	-	-	-	-	-	-	-	-	12,700	-	-	-	-
Painting	$ 3,000	10	0	-	-	-	-	-	5,000	-	-	-	-	-	-	-	-	-
Candlewood Amenity																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	20	-	-	-	-	-	9,100	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	1,800	-	-	-	-	-	-	2,100	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (40 Gallon)	$ 1,580	15	4	-	-	-	-	2,600	-	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 14,100	40	27	-	-	-	-	-	-	-	-	-	-	-	-	28,200	-	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,700	-	-	-	-	1,900	-	-	-	-	2,100	-	-	-
Vacuum Pump (3/4 hp)	$ 500	5	1	-	800	-	-	-	-	900	-	-	-	-	1,000	-	-	-
Filters	$ 1,300	10	5	1,900	-	-	-	-	-	-	-	-	-	2,500	-	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	12,800	-	-	-	-	-	-	-	-	-	16,400	-
Swimming Pool Decking																		
Concrete	$ 6,700	40	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting	$ 3,000	10	7	-	-	4,700	-	-	-	-	-	-	-	-	-	6,000	-	-
Capri Amenity																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	1,800	-	-	-	-	-	-	2,100	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	6,100	-
WH-1 (40 Gallon)	$ 1,580	15	0	2,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	6,100	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Swimming Pool																		
Shell	$ 14,100	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	28,900	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,700	-	-	-	-	1,900	-	-	-	-	2,100	-	-	-
Vacuum Pump (3/4 hp)	$ 500	5	5	700	-	-	-	-	800	-	-	-	-	1,000	-	-	-	-
Filters	$ 1,300	10	8	-	-	-	2,100	-	-	-	-	-	-	-	-	-	2,700	-
Heat Pump	$ 8,000	10	8	-	-	-	12,800	-	-	-	-	-	-	-	-	-	16,400	-
Swimming Pool Decking																		
Concrete	$ 6,700	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	13,700	-
Painting	$ 3,000	10	7	-	-	4,700	-	-	-	-	-	-	-	-	-	6,000	-	-
Terra Vista Amenity #1																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	1,800	-	-	-	-	-	-	2,100	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	6,100	-
WH-1 (40 Gallon)	$ 1,580	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,300
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	6,100	-
Swimming Pool																		
Shell	$ 14,100	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	28,900	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,700	-	-	-	-	1,900	-	-	-	-	2,100	-	-	-
Vacuum Pump (3/4 hp)	$ 500	5	1	-	800	-	-	-	-	900	-	-	-	-	1,000	-	-	-
Filters	$ 1,300	10	5	1,900	-	-	-	-	-	-	-	-	-	2,500	-	-	-	-
Heat Pump	$ 8,000	10	6	-	12,200	-	-	-	-	-	-	-	-	-	15,600	-	-	-
Swimming Pool Decking																		
Concrete	$ 6,700	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	13,700	-
Painting	$ 3,000	10	7	-	-	4,700	-	-	-	-	-	-	-	-	-	6,000	-	-
Terra Vista Amenity #2																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	1,800	-	-	-	-	-	-	2,100	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	6,100	-
WH-1 (40 Gallon)	$ 1,580	15	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,300
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	6,100	-
Swimming Pool																		
Shell	$ 14,100	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	28,900	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,700	-	-	-	-	1,900	-	-	-	-	2,100	-	-	-
Vacuum Pump (3/4 hp)	$ 500	5	1	-	800	-	-	-	-	900	-	-	-	-	1,000	-	-	-
Filters	$ 1,300	10	5	1,900	-	-	-	-	-	-	-	-	-	2,500	-	-	-	-
Heat Pump	$ 8,000	10	6	-	12,200	-	-	-	-	-	-	-	-	-	15,600	-	-	-
Swimming Pool Decking																		
Concrete	$ 6,700	40	28	-	-	-	-	-	-	-	-	-	-	-	-	-	13,700	-
Painting	$ 3,000	10	7	-	-	4,700	-	-	-	-	-	-	-	-	-	6,000	-	-
Flora Vista Amenity #1																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	15	8,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	1,800	-	-	-	-	-	-	2,100	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
WH-1 (40 Gallon)	$ 1,580	15	5	-	-	-	-	-	2,700	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 14,100	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,700	-	-	-	-	1,900	-	-	-	-	2,100	-	-	-
Vacuum Pump (3/4 hp)	$ 500	5	1	-	800	-	-	-	-	900	-	-	-	-	1,000	-	-	-
Filters	$ 1,300	10	0	-	-	-	-	-	2,200	-	-	-	-	-	-	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	12,800	-	-	-	-	-	-	-	-	-	16,400	-
Swimming Pool Decking																		
Concrete	$ 6,700	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Painting	$ 3,000	10	7	-	-	4,700	-	-	-	-	-	-	-	-	-	6,000	-	-
Flora Vista Amenity #2																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 5,400	25	15	8,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 1,100	7	4	-	-	-	1,800	-	-	-	-	-	-	2,100	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 3,000	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (40 Gallon)	$ 1,580	15	5	-	-	-	-	-	2,700	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 14,100	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (3 hp)	$ 1,100	5	1	-	1,700	-	-	-	-	1,900	-	-	-	-	2,100	-	-	-
Vacuum Pump (3/4 hp)	$ 500	5	1	-	800	-	-	-	-	900	-	-	-	-	1,000	-	-	-
Filters	$ 1,300	10	0	-	-	-	-	-	2,200	-	-	-	-	-	-	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	12,800	-	-	-	-	-	-	-	-	-	16,400	-
Swimming Pool Decking																		
Pavers	$ 8,100	30	20	-	-	-	-	-	13,600	-	-	-	-	-	-	-	-	-
Lago Vista Amenity																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 22,800	25	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 6,500	7	4	-	-	-	10,400	-	-	-	-	-	-	12,400	-	-	-	-
Fire Protection Systems																		
Fire Alarm Panel	$ 12,000	20	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Systems																		
AHU-1 (4 Ton)	$ 2,093	15	7	-	-	-	-	-	-	-	3,700	-	-	-	-	-	-	-
CU-1 (4 Ton)	$ 3,232	15	7	-	-	-	-	-	-	-	5,700	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 6,200	40	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (20 Gallon)	$ 1,520	15	7	-	-	-	-	-	-	-	2,700	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (200 Amp)	$ 2,975	40	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 23,500	15	7	-	-	-	-	-	-	-	41,500	-	-	-	-	-	-	-
Circulation Pump (5 hp)	$ 4,000	40	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Filters	$ 7,500	10	2	-	-	-	-	-	-	-	13,200	-	-	-	-	-	-	-
Heaters (400,000 BTU)	$ 7,500	10	2	-	-	-	-	-	-	-	13,200	-	-	-	-	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	12,800	-	-	-	-	-	-	-	-	-	16,400	-
Swimming Pool Decking																		
Pavers	$ 16,200	30	22	-	-	-	-	-	-	-	28,600	-	-	-	-	-	-	-
Parking Area																		
Pavers	$ 2,025	30	22	-	-	-	-	-	-	-	3,600	-	-	-	-	-	-	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Venezia Amenity																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 34,200	25	15	50,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 6,500	7	4	-	-	-	10,400	-	-	-	-	-	-	12,400	-	-	-	-
HVAC Systems																		
AHU-1 (5 Ton)	$ 2,295	15	5	-	-	-	-	-	3,900	-	-	-	-	-	-	-	-	-
CU-1 (5 Ton)	$ 3,328	15	5	-	-	-	-	-	5,600	-	-	-	-	-	-	-	-	-
AHU-2 (3 Ton)	$ 1,761	15	5	-	-	-	-	-	3,000	-	-	-	-	-	-	-	-	-
CU-2 (3 Ton)	$ 2,656	15	5	-	-	-	-	-	4,500	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 7,750	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (30 Gallon)	$ 1,400	15	5	-	-	-	-	-	2,400	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (400 Amp)	$ 8,345	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 30,000	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (7.5 hp)	$ 7,000	5	3	-	-	-	11,200	-	-	-	-	12,700	-	-	-	-	14,300	-
Vacuum Pump (3/4 hp)	$ 500	5	3	-	-	-	800	-	-	-	-	900	-	-	-	-	1,000	-
Filters	$ 7,500	10	1	-	-	-	-	-	-	12,900	-	-	-	-	-	-	-	-
Heaters (400,000 BTU)	$ 7,500	10	6	-	11,400	-	-	-	-	-	-	-	-	-	14,600	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	12,800	-	-	-	-	-	-	-	-	-	16,400	-
Spa																		
Shell	$ 5,300	40	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (1.5 hp)	$ 750	5	3	-	-	-	1,200	-	-	-	-	1,400	-	-	-	-	1,500	-
Jet Pump (3 hp)	$ 2,200	5	3	-	-	-	3,500	-	-	-	-	4,000	-	-	-	-	4,500	-
Filters	$ 2,200	10	1	-	-	-	-	-	-	3,800	-	-	-	-	-	-	-	-
Heaters (250,000 BTU)	$ 3,750	10	6	-	5,700	-	-	-	-	-	-	-	-	-	7,300	-	-	-
Swimming Pool Decking																		
Pavers	$ 16,200	30	20	-	-	-	-	-	27,200	-	-	-	-	-	-	-	-	-
Parking Area																		
Pavers	$ 32,400	30	20	-	-	-	-	-	54,400	-	-	-	-	-	-	-	-	-
Tennis Courts																		
*Playing Surface	$ 12,000	30	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	$ 19,500	30	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing	$ 9,900	30	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bella Viana Amenity																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 34,200	25	15	50,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 6,850	7	4	-	-	-	11,000	-	-	-	-	-	-	13,000	-	-	-	-
HVAC Systems																		
AHU-1 (3 Ton)	$ 1,761	15	5	-	-	-	-	-	3,000	-	-	-	-	-	-	-	-	-
CU-1 (3 Ton)	$ 2,656	15	5	-	-	-	-	-	4,500	-	-	-	-	-	-	-	-	-
AHU-2 (5 Ton)	$ 2,295	15	5	-	-	-	-	-	3,900	-	-	-	-	-	-	-	-	-
CU-2 (5 Ton)	$ 3,328	15	5	-	-	-	-	-	5,600	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 7,750	40	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (30 Gallon)	$ 1,400	15	5	-	-	-	-	-	2,400	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Distribution Panels (400 Amp)	$ 8,345	40	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 30,000	40	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (7.5 hp)	$ 7,000	5	3	-	-	-	11,200	-	-	-	-	12,700	-	-	-	-	14,300	-
Vacuum Pump (3/4 hp)	$ 500	5	3	-	-	-	800	-	-	-	-	900	-	-	-	-	1,000	-

TABLE B-1 :: Asset Replacements - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Filters	$ 7,500	10	1	-	-	-	-	-	-	12,900	-	-	-	-	-	-	-	-
Heaters (400,000 BTU)	$ 7,500	10	6	-	11,400	-	-	-	-	-	-	-	-	-	14,600	-	-	-
Heat Pump	$ 8,000	10	8	-	-	-	12,800	-	-	-	-	-	-	-	-	-	16,400	-
Spa																		
Shell	$ 5,300	40	31	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (1.5 hp)	$ 750	5	3	-	-	-	1,200	-	-	-	-	1,400	-	-	-	-	1,500	-
Jet Pump (3 hp)	$ 2,200	5	3	-	-	-	3,500	-	-	-	-	4,000	-	-	-	-	4,500	-
Filters	$ 2,200	10	1	-	-	-	-	-	-	3,800	-	-	-	-	-	-	-	-
Heaters (250,000 BTU)	$ 3,750	10	6	-	5,700	-	-	-	-	-	-	-	-	-	7,300	-	-	-
Swimming Pool Decking																		
Pavers	$ 16,200	30	21	-	-	-	-	-	-	27,900	-	-	-	-	-	-	-	-
	4,371,368			439,000	512,100	51,600	543,900	381,500	195,600	216,400	332,500	1,387,300	1,395,400	510,000	204,400	101,400	444,000	348,200

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Riviera Spa and Fitness Center																		
Roofing Systems																		
Sloped (Clay Tile)	$ 144,000	25	9	19,982	19,982	19,982	19,982	19,982	19,982	19,982	19,982	19,982	10,679	10,679	10,679	10,679	10,679	10,679
Flat (Modified Bitumen)	$ 157,200	15	4	43,380	43,380	43,380	43,380	15,178	15,178	15,178	15,178	15,178	15,178	15,178	15,178	15,178	15,178	15,178
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 105,000	7	2	55,158	55,158	17,830	17,830	17,830	17,830	17,830	17,830	17,830	21,195	21,195	21,195	21,195	21,195	21,195
Fire Protection Systems	$ -																	
Fire Alarm Panel	$ 12,000	20	4	3,311	3,311	3,311	3,311	983	983	983	983	983	983	983	983	983	983	983
Sprinkler System	$ 80,275	40	24	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050
HVAC Systems	$ -																	
RTU-1 (25 Ton)	$ 32,500	15	9	4,510	4,510	4,510	4,510	4,510	4,510	4,510	4,510	4,510	3,138	3,138	3,138	3,138	3,138	3,138
HU-1 (100 Ton)	$ 68,083	15	14	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,574
HCU-1	$ 68,083	15	14	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,871	6,574
RTU-2 (8 Ton)	$ 10,400	15	0	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004
RTU-3 (7 Ton)	$ 9,100	15	9	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263	879	879	879	879	879	879
RTU-4 (7 Ton)	$ 9,100	15	13	965	965	965	965	965	965	965	965	965	965	965	965	965	879	879
CU-1 (14 Ton)	$ 14,700	15	0	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419
AH-1 (14 Ton)	$ 14,700	15	0	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419
CU-2 (7 Ton)	$ 4,662	15	0	450	450	450	450	450	450	450	450	450	450	450	450	450	450	450
AH-2 (7 Ton)	$ 3,213	15	0	310	310	310	310	310	310	310	310	310	310	310	310	310	310	310
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 32,110	40	24	2,420	2,420	2,420	2,420	2,420	2,420	2,420	2,420	2,420	2,420	2,420	2,420	2,420	2,420	2,420
Boiler #1 (225,000 BTU)	$ 5,900	15	13	626	626	626	626	626	626	626	626	626	626	626	626	626	570	570
Boiler #2 (225,000 BTU)	$ 5,900	15	13	626	626	626	626	626	626	626	626	626	626	626	626	626	570	570
Holding Tank (120 Gallons)	$ 3,600	15	14	363	363	363	363	363	363	363	363	363	363	363	363	363	363	348
Electrical Systems	$ -																	
Main Distribution #1 (1,600 am	$ 13,835	40	24	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043
Main Distribution #2 (3,000 an	$ 16,235	40	24	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224
Distribution Panels	$ 14,875	40	24	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121
Elevator	$ -																	
Modernization	$ 3,900	25	15	377	377	377	377	377	377	377	377	377	377	377	377	377	377	377
Cab Finishes	$ 7,400	25	9	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	549	549	549	549	549	549
Sidewalk	$ -																	
Concrete	$ 7,000	40	24	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528
Outdoor Swimming Pool	$ -																	
Shell	$ 38,500	40	24	2,901	2,901	2,901	2,901	2,901	2,901	2,901	2,901	2,901	2,901	2,901	2,901	2,901	2,901	2,901
Circulation Pump (7 hp)	$ 7,000	5	3	2,513	2,513	2,513	1,584	1,584	1,584	1,584	1,584	1,792	1,792	1,792	1,792	1,792	2,028	2,028
Vacuum Pump (1 hp)	$ 500	5	3	179	179	179	113	113	113	113	113	128	128	128	128	128	145	145
Filters	$ 1,700	10	9	236	236	236	236	236	236	236	236	236	218	218	218	218	218	218
Heaters (400,000 BTU)	$ 7,500	10	7	1,274	1,274	1,274	1,274	1,274	1,274	1,274	960	960	960	960	960	960	960	960
Outdoor Spa Pool	$ -																	
Shell	$ 5,300	40	24	399	399	399	399	399	399	399	399	399	399	399	399	399	399	399
Circulation Pump (1 hp)	$ 500	5	1	513	113	113	113	113	113	128	128	128	128	128	145	145	145	145
Jet Pump (3 hp)	$ 1,100	5	1	1,128	249	249	249	249	249	282	282	282	282	282	319	319	319	319
Filters	$ 1,100	10	9	153	153	153	153	153	153	153	153	153	141	141	141	141	141	141
Heaters (300,000 BTU)	$ 7,500	10	7	1,274	1,274	1,274	1,274	1,274	1,274	1,274	960	960	960	960	960	960	960	960
Indoor Swimming Pool	$ -																	
Shell	$ 45,000	40	24	3,391	3,391	3,391	3,391	3,391	3,391	3,391	3,391	3,391	3,391	3,391	3,391	3,391	3,391	3,391
Circulation Pump (15 hp)	$ 12,500	5	1	12,813	2,829	2,829	2,829	2,829	2,829	3,200	3,200	3,200	3,200	3,200	3,621	3,621	3,621	3,621
Filters	$ 5,500	10	1	5,638	704	704	704	704	704	704	704	704	704	704	901	901	901	901
Heaters (300,000 BTU)	$ 7,500	10	8	1,142	1,142	1,142	1,142	1,142	1,142	1,142	1,142	960	960	960	960	960	960	960
Swimming Pools and Spas Decking	$ -																	
Outdoor Deck (Concrete)	$ 33,500	40	24	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525
Outdoor Deck Painting	$ 15,500	10	10	1,984	1,984	1,984	1,984	1,984	1,984	1,984	1,984	1,984	1,984	1,984	1,984	1,984	1,984	1,984
Outdoor Deck Trellis	$ 34,000	10	1	34,850	4,352	4,352	4,352	4,352	4,352	4,352	4,352	4,352	4,352	4,352	5,571	5,571	5,571	5,571
Indoor Deck Tile	$ 21,000	20	4	5,795	5,795	5,795	5,795	1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721
	$ -																	
Waterfront Café	$ -																	

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Roofing Systems	$ -																	
Sloped (Clay Tile)	$ 37,200	25	9	5,162	5,162	5,162	5,162	5,162	5,162	5,162	5,162	5,162	2,759	2,759	2,759	2,759	2,759	2,759
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 19,000	7	2	9,981	9,981	3,226	3,226	3,226	3,226	3,226	3,226	3,226	3,835	3,835	3,835	3,835	3,835	3,835
Fire Protection Systems	$ -																	
Fire Alarm Panel	$ 12,000	20	4	3,311	3,311	3,311	3,311	983	983	983	983	983	983	983	983	983	983	983
Sprinkler System	$ 30,600	40	24	2,306	2,306	2,306	2,306	2,306	2,306	2,306	2,306	2,306	2,306	2,306	2,306	2,306	2,306	2,306
HVAC Systems	$ -																	
AHU-1 (3 Ton)	$ 1,761	10	0	225	225	225	225	225	225	225	225	225	225	289	289	289	289	289
AHU-2 (1 Ton)	$ 1,545	10	0	198	198	198	198	198	198	198	198	198	198	253	253	253	253	253
AHU-3 (1 Ton)	$ 1,545	10	0	198	198	198	198	198	198	198	198	198	198	253	253	253	253	253
AHU-4 (7 Ton)	$ 3,213	10	0	411	411	411	411	411	411	411	411	411	411	526	526	526	526	526
AHU-5 (1 Ton)	$ 1,545	10	0	198	198	198	198	198	198	198	198	198	198	253	253	253	253	253
AHU-6 (1 Ton)	$ 1,545	10	0	198	198	198	198	198	198	198	198	198	198	253	253	253	253	253
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 24,240	40	24	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827
WH-1 (80 Gallon)	$ 4,005	15	7	680	680	680	680	680	680	680	387	387	387	387	387	387	387	387
WH-2 (30 Gallon)	$ 1,400	15	0	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135
WH-3 (30 Gallon)	$ 1,400	15	9	194	194	194	194	194	194	194	194	194	135	135	135	135	135	135
WH-4 (30 Gallon)	$ 1,400	15	9	194	194	194	194	194	194	194	194	194	135	135	135	135	135	135
Electrical Systems	$ -																	
Main Distribution #1 (1,000 am	$ 9,675	40	24	729	729	729	729	729	729	729	729	729	729	729	729	729	729	729
Distribution Panels	$ 14,875	40	24	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121
Elevator	$ -																	
Modernization	$ 3,900	25	15	377	377	377	377	377	377	377	377	377	377	377	377	377	377	377
Cab Finishes	$ 7,400	25	9	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	549	549	549	549	549	549
Sidewalk	$ -																	
Concrete	$ 7,000	40	24	528	528	528	528	528	528	528	528	528	528	528	528	528	528	528
Kitchen	$ -																	
Equipment	$ 35,000	20	5	7,920	7,920	7,920	7,920	7,920	2,868	2,868	2,868	2,868	2,868	2,868	2,868	2,868	2,868	2,868
	$ -																	
Arts and Craft Facility	$ -																	
Roofing Systems	$ -																	
Sloped (Clay Tile)	$ 68,400	25	9	9,491	9,491	9,491	9,491	9,491	9,491	9,491	9,491	9,491	5,072	5,072	5,072	5,072	5,072	5,072
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 35,000	7	2	18,386	18,386	5,943	5,943	5,943	5,943	5,943	5,943	5,943	7,065	7,065	7,065	7,065	7,065	7,065
Fire Protection Systems	$ -																	
Fire Alarm Panel	$ -																	
Sprinkler System	$ 24,783	40	24	1,868	1,868	1,868	1,868	1,868	1,868	1,868	1,868	1,868	1,868	1,868	1,868	1,868	1,868	1,868
HVAC Systems	$ -																	
AHU-1 (3 Ton)	$ 1,761	15	14	178	178	178	178	178	178	178	178	178	178	178	178	178	178	170
AHU-2 (3 Ton)	$ 1,761	15	0	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170
AHU-3 (3 Ton)	$ 1,761	15	0	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170
AHU-4 (5 Ton)	$ 2,295	15	0	222	222	222	222	222	222	222	222	222	222	222	222	222	222	222
AHU-5 (5 Ton)	$ 2,295	15	9	318	318	318	318	318	318	318	318	318	222	222	222	222	222	222
AHU-6 (.5 Ton)	$ 1,545	15	0	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149
AHU-7 (5 Ton)	$ 2,295	15	0	222	222	222	222	222	222	222	222	222	222	222	222	222	222	222
AHU-8 (7 Ton)	$ 3,213	15	0	310	310	310	310	310	310	310	310	310	310	310	310	310	310	310
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ -																	
WH-1 (30 Gallon)	$ 1,400	15	0	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135
WH-2 (30 Gallon)	$ 1,400	15	0	135	135	135	135	135	135	135	135	135	135	135	135	135	135	135
Electrical Systems	$ -																	
Main Distribution #1 (1,000 am	$ -																	
Distribution Panels	$ 8,925	40	24	673	673	673	673	673	673	673	673	673	673	673	673	673	673	673
Sidewalk	$ -																	
Concrete	$ 9,100	40	24	686	686	686	686	686	686	686	686	686	686	686	686	686	686	686
	$ -																	

TABLE B-2 :: Asset Cash Transfers - Existing

		2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Mosaics Restaurant	$	-																	
Roofing Systems	$	-																	
Sloped (Clay Tile)	$	45,600	25	9	6,328	6,328	6,328	6,328	6,328	6,328	6,328	6,328	6,328	3,382	3,382	3,382	3,382	3,382	3,382
Structure / Exterior Finishes	$	-																	
Exterior Paint and Sealants	$	18,000	7	2	9,456	9,456	3,057	3,057	3,057	3,057	3,057	3,057	3,057	3,633	3,633	3,633	3,633	3,633	3,633
Fire Protection Systems	$	-																	
Fire Alarm Panel	$	12,000	20	4	3,311	3,311	3,311	3,311	983	983	983	983	983	983	983	983	983	983	983
Sprinkler System	$	22,230	40	24	1,675	1,675	1,675	1,675	1,675	1,675	1,675	1,675	1,675	1,675	1,675	1,675	1,675	1,675	1,675
HVAC Systems	$	-																	
AHU-1 (8 Ton)	$	10,400	15	0	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004
AHU-2 (8 Ton)	$	10,400	15	10	1,331	1,331	1,331	1,331	1,331	1,331	1,331	1,331	1,331	1,331	1,004	1,004	1,004	1,004	1,004
Plumbing Systems	$	-																	
Potable & Sanitary Piping	$	29,016	40	24	2,187	2,187	2,187	2,187	2,187	2,187	2,187	2,187	2,187	2,187	2,187	2,187	2,187	2,187	2,187
B-1 (225,000 BTU)	$	5,900	15	14	595	595	595	595	595	595	595	595	595	595	595	595	595	595	570
H-1 (120 Gallon)	$	3,600	15	12	403	403	403	403	403	403	403	403	403	403	403	403	348	348	348
Electrical Systems	$	-																	
Main Distribution #1	$	-																	
Distribution Panels	$	8,925	40	24	673	673	673	673	673	673	673	673	673	673	673	673	673	673	673
Sidewalk	$	-																	
Concrete	$	5,900	40	24	445	445	445	445	445	445	445	445	445	445	445	445	445	445	445
Kitchen	$	-																	
Equipment	$	130,000	20	5	29,417	29,417	29,417	29,417	29,417	10,651	10,651	10,651	10,651	10,651	10,651	10,651	10,651	10,651	10,651
	$	-																	
Starlight Ballroom	$	-																	
Roofing Systems	$	-																	
Sloped (Clay Tile)	$	100,800	25	9	13,987	13,987	13,987	13,987	13,987	13,987	13,987	13,987	13,987	7,475	7,475	7,475	7,475	7,475	7,475
Flat (Modified Bitumen)	$	67,200	15	4	18,544	18,544	18,544	18,544	6,488	6,488	6,488	6,488	6,488	6,488	6,488	6,488	6,488	6,488	6,488
Structure / Exterior Finishes	$	-																	
Exterior Paint and Sealants	$	29,000	7	2	15,234	15,234	4,925	4,925	4,925	4,925	4,925	4,925	4,925	5,854	5,854	5,854	5,854	5,854	5,854
Fire Protection Systems	$	-																	
Fire Alarm Panel	$	-																	
Sprinkler System	$	28,080	40	24	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116
HVAC Systems	$	-																	
NRTU-1 (3 Ton)	$	3,900	15	0	377	377	377	377	377	377	377	377	377	377	377	377	377	377	377
NRTU-2	$	2,600	15	0	251	251	251	251	251	251	251	251	251	251	251	251	251	251	251
NRTU-3 (5 Ton)	$	6,500	15	0	628	628	628	628	628	628	628	628	628	628	628	628	628	628	628
NRTU-5	$	6,500	15	0	628	628	628	628	628	628	628	628	628	628	628	628	628	628	628
NRTU-7 (8 Ton)	$	10,400	15	14	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,050	1,004
NRTU-9 (8 Ton)	$	10,400	15	0	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004
NRTU-10 (24 Ton)	$	31,200	15	9	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	4,329	3,012	3,012	3,012	3,012	3,012	3,012
NRTU-11 (14 Ton)	$	18,200	15	0	1,757	1,757	1,757	1,757	1,757	1,757	1,757	1,757	1,757	1,757	1,757	1,757	1,757	1,757	1,757
SRTU-1 (8 Ton)	$	10,400	15	0	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004
SRTU-2 (8 Ton)	$	10,400	15	0	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004
SRTU-3 (4 Ton)	$	5,200	15	0	502	502	502	502	502	502	502	502	502	502	502	502	502	502	502
AHU-1	$	1,545	15	0	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149
CU-1 (1 Ton)	$	2,196	15	14	222	222	222	222	222	222	222	222	222	222	222	222	222	222	212
AHU-2	$	1,545	15	0	149	149	149	149	149	149	149	149	149	149	149	149	149	149	149
CU-2 (1.5 Ton)	$	2,196	15	0	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Plumbing Systems	$	-																	
Potable & Sanitary Piping	$	-																	
B-1 (225,000 BTU)	$	-																	
H-1 (120 Gallon)	$	-																	
Electrical Systems	$	-																	
Main Distribution (1,600 amp)	$	16,235	40	24	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224
Distribution Panels	$	8,925	40	24	673	673	673	673	673	673	673	673	673	673	673	673	673	673	673
	$	-																	
Bell Tower	$	-																	
Roofing Systems	$	-																	

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Sloped (Clay Tile)	$ 7,000	25	9	971	971	971	971	971	971	971	971	971	519	519	519	519	519	519
Flat (Modified Bitumen)	$ 4,000	15	4	1,104	1,104	1,104	1,104	386	386	386	386	386	386	386	386	386	386	386
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 9,000	7	2	4,728	4,728	1,528	1,528	1,528	1,528	1,528	1,528	1,528	1,817	1,817	1,817	1,817	1,817	1,817
Electrical Systems	$ -																	
Distribution Panels	$ 2,975	40	24	224	224	224	224	224	224	224	224	224	224	224	224	224	224	224
	$ -																	
Freedom Park	$ -																	
Tennis Courts	$ -																	
Playing Surface (Laser Grading	$ 21,000	30	14	2,119	2,119	2,119	2,119	2,119	2,119	2,119	2,119	2,119	2,119	2,119	2,119	2,119	2,119	1,468
Lighting	$ 27,000	30	14	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	1,888
Fencing	$ 24,200	30	14	2,442	2,442	2,442	2,442	2,442	2,442	2,442	2,442	2,442	2,442	2,442	2,442	2,442	2,442	1,692
Sidewalks	$ 2,700	40	24	203	203	203	203	203	203	203	203	203	203	203	203	203	203	203
Pickle Board Courts	$ -																	
*Playing Surface	$ 45,500	30	24	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,429
Lighting	$ 27,000	30	14	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	2,725	1,888
Fencing	$ 27,500	30	16	2,551	2,551	2,551	2,551	2,551	2,551	2,551	2,551	2,551	2,551	2,551	2,551	2,551	2,551	2,551
Sidewalks	$ 4,100	40	24	309	309	309	309	309	309	309	309	309	309	309	309	309	309	309
Shuffle Board Courts	$ -																	
Playing Surface	$ 12,500	40	24	942	942	942	942	942	942	942	942	942	942	942	942	942	942	942
Shade Structures	$ 14,900	20	18	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291	1,291
Sidewalks	$ 2,000	40	24	151	151	151	151	151	151	151	151	151	151	151	151	151	151	151
Horseshoe Pits	$ -																	
Playing Surface	$ 6,000	40	37	404	404	404	404	404	404	404	404	404	404	404	404	404	404	404
Shade Structures	$ 8,000	20	18	693	693	693	693	693	693	693	693	693	693	693	693	693	693	693
Sidewalks	$ 1,500	40	24	113	113	113	113	113	113	113	113	113	113	113	113	113	113	113
Bocci Ball Courts	$ -																	
Playing Surface (Laser Grading	$ 10,000	30	15	966	966	966	966	966	966	966	966	966	966	966	966	966	966	966
Shade Structures	$ 22,600	20	18	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958	1,958
Sidewalks	$ 8,600	40	24	648	648	648	648	648	648	648	648	648	648	648	648	648	648	648
Ball Field	$ -																	
Playing Surface	$ 6,500	8	4	1,794	1,794	1,794	1,794	990	990	990	990	990	990	990	990	1,206	1,206	1,206
Fencing	$ 18,000	30	15	1,738	1,738	1,738	1,738	1,738	1,738	1,738	1,738	1,738	1,738	1,738	1,738	1,738	1,738	1,738
Shade Structures	$ -																	
Concrete Tile	$ 37,800	25	9	5,245	5,245	5,245	5,245	5,245	5,245	5,245	5,245	5,245	2,803	2,803	2,803	2,803	2,803	2,803
Exterior Paint and Sealants	$ 8,200	7	2	4,308	4,308	1,392	1,392	1,392	1,392	1,392	1,392	1,392	1,655	1,655	1,655	1,655	1,655	1,655
Electrical Systems	$ -																	
Distribution Panels	$ 2,975	40	24	224	224	224	224	224	224	224	224	224	224	224	224	224	224	224
Parking Areas	$ -																	
*Asphalt (Mill and Overlay)	$ 239,106	20	3	85,830	85,830	85,830	19,590	19,590	19,590	19,590	19,590	19,590	19,590	19,590	19,590	19,590	19,590	19,590
*Striping	$ -	5	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	$ -																	
Palms Amenity Complex	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 156,600	25	18	13,569	13,569	13,569	13,569	13,569	13,569	13,569	13,569	13,569	13,569	13,569	13,569	13,569	13,569	13,569
Flat (Modified Bitumen)	$ 22,500	15	8	3,427	3,427	3,427	3,427	3,427	3,427	3,427	3,427	2,172	2,172	2,172	2,172	2,172	2,172	2,172
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 38,500	7	2	20,225	20,225	6,538	6,538	6,538	6,538	6,538	6,538	6,538	7,771	7,771	7,771	7,771	7,771	7,771
Fire Protection Systems	$ -																	
Fire Alarm Panel	$ 12,000	20	13	1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272	1,272	983	983
Sprinkler System	$ 50,000	40	33	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423
HVAC Systems	$ -																	
AHU-1 (15 Ton)	$ 15,750	15	7	2,675	2,675	2,675	2,675	2,675	2,675	2,675	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521
CU-1 (15 Ton)	$ 15,750	15	7	2,675	2,675	2,675	2,675	2,675	2,675	2,675	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521
AHU-2 (8.5 Ton)	$ 8,925	15	7	1,516	1,516	1,516	1,516	1,516	1,516	1,516	862	862	862	862	862	862	862	862
CU-2 (8.5 Ton)	$ 8,925	15	7	1,516	1,516	1,516	1,516	1,516	1,516	1,516	862	862	862	862	862	862	862	862
AHU-3 (15 Ton)	$ 15,750	15	7	2,675	2,675	2,675	2,675	2,675	2,675	2,675	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521
CU-3 (15 Ton)	$ 15,750	15	7	2,675	2,675	2,675	2,675	2,675	2,675	2,675	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
AHU-4 (15 Ton)	$ 15,750	15	7	2,675	2,675	2,675	2,675	2,675	2,675	2,675	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521
CU-4 (15 Ton)	$ 15,750	15	7	2,675	2,675	2,675	2,675	2,675	2,675	2,675	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 20,000	40	33	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369
WH-1 (40 Gallon)	$ 1,580	15	7	268	268	268	268	268	268	268	153	153	153	153	153	153	153	153
WH-2 (119 Gallon)	$ 5,318	15	7	903	903	903	903	903	903	903	513	513	513	513	513	513	513	513
WH-3 (40 Gallon)	$ 1,580	15	7	268	268	268	268	268	268	268	153	153	153	153	153	153	153	153
Electrical Systems	$ -																	
Main Distribution #1 (1,000 am|	$ 9,675	40	33	662	662	662	662	662	662	662	662	662	662	662	662	662	662	662
Distribution Panels	$ 14,875	40	33	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018
Tennis Courts	$ -																	
Playing Surface (Laser Gradin	$ 16,000	30	23	1,228	1,228	1,228	1,228	1,228	1,228	1,228	1,228	1,228	1,228	1,228	1,228	1,228	1,228	1,228
Lighting	$ 20,000	30	23	1,534	1,534	1,534	1,534	1,534	1,534	1,534	1,534	1,534	1,534	1,534	1,534	1,534	1,534	1,534
Fencing	$ 9,460	30	23	726	726	726	726	726	726	726	726	726	726	726	726	726	726	726
Pickle Board Courts	$ -																	
*Playing Surface	$ 14,000	30	23	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074
Lighting	$ 27,000	30	23	2,071	2,071	2,071	2,071	2,071	2,071	2,071	2,071	2,071	2,071	2,071	2,071	2,071	2,071	2,071
Fencing	$ 8,800	30	23	675	675	675	675	675	675	675	675	675	675	675	675	675	675	675
Bocci Ball Courts	$ -																	
Playing Surface	$ 4,500	30	23	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345
Trellis	$ -	10	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool	$ -																	
Shell	$ 84,000	40	23	6,445	6,445	6,445	6,445	6,445	6,445	6,445	6,445	6,445	6,445	6,445	6,445	6,445	6,445	6,445
Circulation Pump (10 hp)	$ 10,000	5	1	10,250	2,263	2,263	2,263	2,263	2,263	2,560	2,560	2,560	2,560	2,560	2,897	2,897	2,897	2,897
Return Pump (7.5 hp)	$ 7,000	5	1	7,175	1,584	1,584	1,584	1,584	1,584	1,792	1,792	1,792	1,792	1,792	2,028	2,028	2,028	2,028
Filters	$ 5,000	10	5	1,131	1,131	1,131	1,131	1,131	640	640	640	640	640	640	640	640	640	640
Heaters (400,000 BTU)	$ 11,250	10	6	2,174	2,174	2,174	2,174	2,174	2,174	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440
Spa	$ -																	
Shell	$ 4,500	40	23	345	345	345	345	345	345	345	345	345	345	345	345	345	345	345
Circulation Pump (3 hp)	$ 2,200	5	1	2,255	498	498	498	498	498	563	563	563	563	563	637	637	637	637
Jet Pump (3 hp)	$ 2,200	5	1	2,255	498	498	498	498	498	563	563	563	563	563	637	637	637	637
Filters	$ 1,200	10	5	272	272	272	272	272	154	154	154	154	154	154	154	154	154	154
Heaters (400,000 BTU)	$ 7,500	10	6	1,450	1,450	1,450	1,450	1,450	1,450	960	960	960	960	960	960	960	960	960
Swimming Pool and Spas Decking	$ -																	
Concrete Pavers	$ 32,400	30	23	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486
Concrete	$ 6,700	40	33	459	459	459	459	459	459	459	459	459	459	459	459	459	459	459
Parking Areas	$ -																	
Asphalt (Sectional Mill and Ov	$ 52,572	20	3	18,871	18,871	18,871	4,307	4,307	4,307	4,307	4,307	4,307	4,307	4,307	4,307	4,307	4,307	4,307
Striping	$ -	5	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	$ -																	
Rainbow Lake Amenity #1	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 5,400	25	10	691	691	691	691	691	691	691	691	691	691	400	400	400	400	400
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 1,100	7	4	304	304	304	304	187	187	187	187	187	187	187	222	222	222	222
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 3,000	40	25	222	222	222	222	222	222	222	222	222	222	222	222	222	222	222
WH-1 (40 Gallon)	$ 1,580	15	0	153	153	153	153	153	153	153	153	153	153	153	153	153	153	153
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	25	221	221	221	221	221	221	221	221	221	221	221	221	221	221	221
Swimming Pool	$ -																	
Shell	$ 14,100	40	25	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046
Circulation Pump (3 hp)	$ 1,100	5	1	1,128	249	249	249	249	249	282	282	282	282	282	319	319	319	319
Vacuum Pump (3/4 hp)	$ 500	5	1	513	113	113	113	113	113	128	128	128	128	128	145	145	145	145
Filters	$ 1,300	10	1	1,333	166	166	166	166	166	166	166	166	166	166	213	213	213	213
Heat Pump	$ 8,000	10	8	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,024	1,024	1,024	1,024	1,024	1,024	1,024
Swimming Pool Decking	$ -																	
Concrete	$ 6,700	40	25	497	497	497	497	497	497	497	497	497	497	497	497	497	497	497

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Painting	$ 3,000	10	7	509	509	509	509	509	509	509	384	384	384	384	384	384	384	384
	$ -																	
Rainbow Lake Amenity #2	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 5,400	25	10	691	691	691	691	691	691	691	691	691	691	400	400	400	400	400
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 1,100	7	4	304	304	304	304	187	187	187	187	187	187	187	222	222	222	222
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 3,000	40	25	222	222	222	222	222	222	222	222	222	222	222	222	222	222	222
WH-1 (40 Gallon)	$ 1,580	15	0	153	153	153	153	153	153	153	153	153	153	153	153	153	153	153
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	25	221	221	221	221	221	221	221	221	221	221	221	221	221	221	221
Swimming Pool	$ -																	
Shell	$ 14,100	40	25	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046
Circulation Pump (3 hp)	$ 1,100	5	1	1,128	249	249	249	249	249	282	282	282	282	282	319	319	319	319
Vacuum Pump (3/4 hp)	$ 500	5	1	513	113	113	113	113	113	128	128	128	128	128	145	145	145	145
Filters	$ 1,300	10	1	1,333	166	166	166	166	166	166	166	166	166	166	213	213	213	213
Heat Pump	$ 8,000	10	8	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,024	1,024	1,024	1,024	1,024	1,024	1,024
Swimming Pool Decking	$ -																	
Concrete	$ 6,700	40	25	497	497	497	497	497	497	497	497	497	497	497	497	497	497	497
Painting	$ 3,000	10	0	384	384	384	384	384	384	384	384	384	384	492	492	492	492	492
	$ -																	
Candlewood Amenity	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 5,400	25	20	442	442	442	442	442	442	442	442	442	442	442	442	442	442	442
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 1,100	7	4	304	304	304	304	187	187	187	187	187	187	187	222	222	222	222
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 3,000	40	35	203	203	203	203	203	203	203	203	203	203	203	203	203	203	203
WH-1 (40 Gallon)	$ 1,580	15	4	436	436	436	436	153	153	153	153	153	153	153	153	153	153	153
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	35	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202
Swimming Pool	$ -																	
Shell	$ 14,100	40	27	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017
Circulation Pump (3 hp)	$ 1,100	5	1	1,128	249	249	249	249	249	282	282	282	282	282	319	319	319	319
Vacuum Pump (3/4 hp)	$ 500	5	1	513	113	113	113	113	113	128	128	128	128	128	145	145	145	145
Filters	$ 1,300	10	5	294	294	294	294	294	166	166	166	166	166	166	166	166	166	166
Heat Pump	$ 8,000	10	8	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,024	1,024	1,024	1,024	1,024	1,024	1,024
Swimming Pool Decking	$ -																	
Concrete	$ 6,700	40	35	454	454	454	454	454	454	454	454	454	454	454	454	454	454	454
Painting	$ 3,000	10	7	509	509	509	509	509	509	509	384	384	384	384	384	384	384	384
	$ -																	
Capri Amenity	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 5,400	25	13	573	573	573	573	573	573	573	573	573	573	573	573	573	400	400
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 1,100	7	4	304	304	304	304	187	187	187	187	187	187	187	222	222	222	222
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 3,000	40	28	214	214	214	214	214	214	214	214	214	214	214	214	214	214	214
WH-1 (40 Gallon)	$ 1,580	15	0	153	153	153	153	153	153	153	153	153	153	153	153	153	153	153
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	28	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Swimming Pool	$ -																	
Shell	$ 14,100	40	28	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005
Circulation Pump (3 hp)	$ 1,100	5	1	1,128	249	249	249	249	249	282	282	282	282	282	319	319	319	319
Vacuum Pump (3/4 hp)	$ 500	5	5	113	113	113	113	113	113	113	113	113	113	128	128	128	128	128
Filters	$ 1,300	10	8	198	198	198	198	198	198	198	198	166	166	166	166	166	166	166
Heat Pump	$ 8,000	10	8	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,024	1,024	1,024	1,024	1,024	1,024	1,024

TABLE B-2 :: Asset Cash Transfers - Existing

		2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Swimming Pool Decking	$	-																	
Concrete	$	6,700	40	28	478	478	478	478	478	478	478	478	478	478	478	478	478	478	478
Painting	$	3,000	10	7	509	509	509	509	509	509	509	384	384	384	384	384	384	384	384
	$	-																	
Terra Vista Amenity #1	$	-																	
Roofing Systems	$	-																	
Sloped (Concrete Tile)	$	5,400	25	13	573	573	573	573	573	573	573	573	573	573	573	573	573	400	400
Structure / Exterior Finishes	$	-																	
Exterior Paint and Sealants	$	1,100	7	4	304	304	304	304	187	187	187	187	187	187	187	222	222	222	222
Plumbing Systems	$	-																	
Potable & Sanitary Piping	$	3,000	40	28	214	214	214	214	214	214	214	214	214	214	214	214	214	214	214
WH-1 (40 Gallon)	$	1,580	15	14	159	159	159	159	159	159	159	159	159	159	159	159	159	159	153
Electrical Systems	$	-																	
Distribution Panels (200 Amp)	$	2,975	40	28	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Swimming Pool	$	-																	
Shell	$	14,100	40	28	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005
Circulation Pump (3 hp)	$	1,100	5	1	1,128	249	249	249	249	249	282	282	282	282	282	319	319	319	319
Vacuum Pump (3/4 hp)	$	500	5	1	513	113	113	113	113	113	128	128	128	128	128	145	145	145	145
Filters	$	1,300	10	5	294	294	294	294	294	166	166	166	166	166	166	166	166	166	166
Heat Pump	$	8,000	10	6	1,546	1,546	1,546	1,546	1,546	1,546	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024
Swimming Pool Decking	$	-																	
Concrete	$	6,700	40	28	478	478	478	478	478	478	478	478	478	478	478	478	478	478	478
Painting	$	3,000	10	7	509	509	509	509	509	509	509	384	384	384	384	384	384	384	384
	$	-																	
Terra Vista Amenity #2	$	-																	
Roofing Systems	$	-																	
Sloped (Concrete Tile)	$	5,400	25	13	573	573	573	573	573	573	573	573	573	573	573	573	573	400	400
Structure / Exterior Finishes	$	-																	
Exterior Paint and Sealants	$	1,100	7	4	304	304	304	304	187	187	187	187	187	187	187	222	222	222	222
Plumbing Systems	$	-																	
Potable & Sanitary Piping	$	3,000	40	28	214	214	214	214	214	214	214	214	214	214	214	214	214	214	214
WH-1 (40 Gallon)	$	1,580	15	14	159	159	159	159	159	159	159	159	159	159	159	159	159	159	153
Electrical Systems	$	-																	
Distribution Panels (200 Amp)	$	2,975	40	28	212	212	212	212	212	212	212	212	212	212	212	212	212	212	212
Swimming Pool	$	-																	
Shell	$	14,100	40	28	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005
Circulation Pump (3 hp)	$	1,100	5	1	1,128	249	249	249	249	249	282	282	282	282	282	319	319	319	319
Vacuum Pump (3/4 hp)	$	500	5	1	513	113	113	113	113	113	128	128	128	128	128	145	145	145	145
Filters	$	1,300	10	5	294	294	294	294	294	166	166	166	166	166	166	166	166	166	166
Heat Pump	$	8,000	10	6	1,546	1,546	1,546	1,546	1,546	1,546	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024
Swimming Pool Decking	$	-																	
Concrete	$	6,700	40	28	478	478	478	478	478	478	478	478	478	478	478	478	478	478	478
Painting	$	3,000	10	7	509	509	509	509	509	509	509	384	384	384	384	384	384	384	384
	$	-																	
Flora Vista Amenity #1	$	-																	
Roofing Systems	$	-																	
Sloped (Concrete Tile)	$	5,400	25	15	521	521	521	521	521	521	521	521	521	521	521	521	521	521	521
Structure / Exterior Finishes	$	-																	
Exterior Paint and Sealants	$	1,100	7	4	304	304	304	304	187	187	187	187	187	187	187	222	222	222	222
Plumbing Systems	$	-																	
Potable & Sanitary Piping	$	3,000	40	30	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210
WH-1 (40 Gallon)	$	1,580	15	5	358	358	358	358	358	153	153	153	153	153	153	153	153	153	153
Electrical Systems	$	-																	
Distribution Panels (200 Amp)	$	2,975	40	30	208	208	208	208	208	208	208	208	208	208	208	208	208	208	208
Swimming Pool	$	-																	
Shell	$	14,100	40	30	986	986	986	986	986	986	986	986	986	986	986	986	986	986	986
Circulation Pump (3 hp)	$	1,100	5	1	1,128	249	249	249	249	249	282	282	282	282	282	319	319	319	319
Vacuum Pump (3/4 hp)	$	500	5	1	513	113	113	113	113	113	128	128	128	128	128	145	145	145	145

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Filters	$ 1,300	10	0	166	166	166	166	166	166	166	166	166	166	213	213	213	213	213
Heat Pump	$ 8,000	10	8	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,024	1,024	1,024	1,024	1,024	1,024	1,024
Swimming Pool Decking	$ -																	
Concrete	$ 6,700	40	30	468	468	468	468	468	468	468	468	468	468	468	468	468	468	468
Painting	$ 3,000	10	7	509	509	509	509	509	509	509	384	384	384	384	384	384	384	384
	$ -																	
Flora Vista Amenity #2	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 5,400	25	15	521	521	521	521	521	521	521	521	521	521	521	521	521	521	521
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 1,100	7	4	304	304	304	304	187	187	187	187	187	187	187	222	222	222	222
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 3,000	40	30	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210
WH-1 (40 Gallon)	$ 1,580	15	5	358	358	358	358	358	153	153	153	153	153	153	153	153	153	153
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	30	208	208	208	208	208	208	208	208	208	208	208	208	208	208	208
Swimming Pool	$ -																	
Shell	$ 14,100	40	30	986	986	986	986	986	986	986	986	986	986	986	986	986	986	986
Circulation Pump (3 hp)	$ 1,100	5	1	1,128	249	249	249	249	249	282	282	282	282	282	319	319	319	319
Vacuum Pump (3/4 hp)	$ 500	5	1	513	113	113	113	113	113	128	128	128	128	128	145	145	145	145
Filters	$ 1,300	10	0	166	166	166	166	166	166	166	166	166	166	213	213	213	213	213
Heat Pump	$ 8,000	10	8	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,024	1,024	1,024	1,024	1,024	1,024	1,024
Swimming Pool Decking	$ -																	
Pavers	$ 8,100	30	20	664	664	664	664	664	664	664	664	664	664	664	664	664	664	664
	$ -																	
Lago Vista Amenity	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 22,800	25	14	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	2,301	1,691
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 6,500	7	4	1,794	1,794	1,794	1,794	1,104	1,104	1,104	1,104	1,104	1,104	1,104	1,312	1,312	1,312	1,312
Fire Protection Systems	$ -																	
Fire Alarm Panel	$ 12,000	20	12	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	1,345	983	983	983
HVAC Systems	$ -																	
AHU-1 (4 Ton)	$ 2,093	15	7	355	355	355	355	355	355	355	202	202	202	202	202	202	202	202
CU-1 (4 Ton)	$ 3,232	15	7	549	549	549	549	549	549	549	312	312	312	312	312	312	312	312
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 6,200	40	32	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427
WH-1 (20 Gallon)	$ 1,520	15	7	258	258	258	258	258	258	258	147	147	147	147	147	147	147	147
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	32	205	205	205	205	205	205	205	205	205	205	205	205	205	205	205
Swimming Pool	$ -																	
Shell	$ 23,500	15	7	3,991	3,991	3,991	3,991	3,991	3,991	3,991	2,269	2,269	2,269	2,269	2,269	2,269	2,269	2,269
Circulation Pump (5 hp)	$ 4,000	40	32	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275
Filters	$ 7,500	10	2	3,940	3,940	960	960	960	960	960	960	960	960	960	960	1,229	1,229	1,229
Heaters (400,000 BTU)	$ 7,500	10	2	3,940	3,940	960	960	960	960	960	960	960	960	960	960	1,229	1,229	1,229
Heat Pump	$ 8,000	10	8	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,024	1,024	1,024	1,024	1,024	1,024	1,024
Swimming Pool Decking	$ -																	
Pavers	$ 16,200	30	22	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,268
Parking Area	$ -																	
Pavers	$ 2,025	30	22	158	158	158	158	158	158	158	158	158	158	158	158	158	158	158
	$ -																	
Venezia Amenity	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 34,200	25	15	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 6,500	7	4	1,794	1,794	1,794	1,794	1,104	1,104	1,104	1,104	1,104	1,104	1,104	1,312	1,312	1,312	1,312
HVAC Systems	$ -																	
AHU-1 (5 Ton)	$ 2,295	15	5	519	519	519	519	519	222	222	222	222	222	222	222	222	222	222

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
CU-1 (5 Ton)	$ 3,328	15	5	753	753	753	753	753	321	321	321	321	321	321	321	321	321	321
AHU-2 (3 Ton)	$ 1,761	15	5	398	398	398	398	398	170	170	170	170	170	170	170	170	170	170
CU-2 (3 Ton)	$ 2,656	15	5	601	601	601	601	601	256	256	256	256	256	256	256	256	256	256
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 7,750	40	30	542	542	542	542	542	542	542	542	542	542	542	542	542	542	542
WH-1 (30 Gallon)	$ 1,400	15	5	317	317	317	317	317	135	135	135	135	135	135	135	135	135	135
Electrical Systems	$ -																	
Distribution Panels (400 Amp)	$ 8,345	40	30	583	583	583	583	583	583	583	583	583	583	583	583	583	583	583
Swimming Pool	$ -																	
Shell	$ 30,000	40	30	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098
Circulation Pump (7.5 hp)	$ 7,000	5	3	2,513	2,513	2,513	1,584	1,584	1,584	1,584	1,584	1,792	1,792	1,792	1,792	1,792	2,028	2,028
Vacuum Pump (3/4 hp)	$ 500	5	3	179	179	179	113	113	113	113	113	128	128	128	128	128	145	145
Filters	$ 7,500	10	1	7,688	960	960	960	960	960	960	960	960	960	960	1,229	1,229	1,229	1,229
Heaters (400,000 BTU)	$ 7,500	10	6	1,450	1,450	1,450	1,450	1,450	1,450	960	960	960	960	960	960	960	960	960
Heat Pump	$ 8,000	10	8	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,024	1,024	1,024	1,024	1,024	1,024	1,024
Spa	$ -																	
Shell	$ 5,300	40	30	371	371	371	371	371	371	371	371	371	371	371	371	371	371	371
Circulation Pump (1.5 hp)	$ 750	5	3	269	269	269	170	170	170	170	170	192	192	192	192	192	217	217
Jet Pump (3 hp)	$ 2,200	5	3	790	790	790	498	498	498	498	498	563	563	563	563	563	637	637
Filters	$ 2,200	10	1	2,255	282	282	282	282	282	282	282	282	282	282	360	360	360	360
Heaters (250,000 BTU)	$ 3,750	10	6	725	725	725	725	725	725	480	480	480	480	480	480	480	480	480
Swimming Pool Decking	$ -																	
Pavers	$ 16,200	30	20	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327	1,327
Parking Area	$ -																	
Pavers	$ 32,400	30	20	2,655	2,655	2,655	2,655	2,655	2,655	2,655	2,655	2,655	2,655	2,655	2,655	2,655	2,655	2,655
Tennis Courts	$ -																	
*Playing Surface	$ 12,000	30	30	839	839	839	839	839	839	839	839	839	839	839	839	839	839	839
Lighting	$ 19,500	30	30	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363
Fencing	$ 9,900	30	30	692	692	692	692	692	692	692	692	692	692	692	692	692	692	692
	$ -																	
Bella Viana Amenity	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 34,200	25	15	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302	3,302
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 6,850	7	4	1,890	1,890	1,890	1,890	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,383	1,383	1,383	1,383
HVAC Systems	$ -																	
AHU-1 (3 Ton)	$ 1,761	15	5	398	398	398	398	398	170	170	170	170	170	170	170	170	170	170
CU-1 (3 Ton)	$ 2,656	15	5	601	601	601	601	601	256	256	256	256	256	256	256	256	256	256
AHU-2 (5 Ton)	$ 2,295	15	5	519	519	519	519	519	222	222	222	222	222	222	222	222	222	222
CU-2 (5 Ton)	$ 3,328	15	5	753	753	753	753	753	321	321	321	321	321	321	321	321	321	321
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 7,750	40	31	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538
WH-1 (30 Gallon)	$ 1,400	15	5	317	317	317	317	317	135	135	135	135	135	135	135	135	135	135
Electrical Systems	$ -																	
Distribution Panels (400 Amp)	$ 8,345	40	31	579	579	579	579	579	579	579	579	579	579	579	579	579	579	579
Swimming Pool	$ -																	
Shell	$ 30,000	40	31	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081
Circulation Pump (7.5 hp)	$ 7,000	5	3	2,513	2,513	2,513	1,584	1,584	1,584	1,584	1,584	1,792	1,792	1,792	1,792	1,792	2,028	2,028
Vacuum Pump (3/4 hp)	$ 500	5	3	179	179	179	113	113	113	113	113	128	128	128	128	128	145	145
Filters	$ 7,500	10	1	7,688	960	960	960	960	960	960	960	960	960	960	1,229	1,229	1,229	1,229
Heaters (400,000 BTU)	$ 7,500	10	6	1,450	1,450	1,450	1,450	1,450	1,450	960	960	960	960	960	960	960	960	960
Heat Pump	$ 8,000	10	8	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,218	1,024	1,024	1,024	1,024	1,024	1,024	1,024
Spa	$ -																	
Shell	$ 5,300	40	31	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368
Circulation Pump (1.5 hp)	$ 750	5	3	269	269	269	170	170	170	170	170	192	192	192	192	192	217	217
Jet Pump (3 hp)	$ 2,200	5	3	790	790	790	498	498	498	498	498	563	563	563	563	563	637	637
Filters	$ 2,200	10	1	2,255	282	282	282	282	282	282	282	282	282	282	360	360	360	360
Heaters (250,000 BTU)	$ 3,750	10	6	725	725	725	725	725	725	480	480	480	480	480	480	480	480	480

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Swimming Pool Decking	$ -																	
Pavers	$ 16,200	30	21	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296	1,296
	$ 4,429,368																	
Required Cash Deposits				833,557	740,214	641,220	556,647	500,485	472,296	469,981	457,233	454,860	430,493	430,200	434,931	435,268	435,219	430,819
Required Asset Replacements				179,300	115,100	235,600	353,200	364,400	233,900	124,900	229,600	164,200	947,200	56,100	186,000	51,100	109,500	413,000
Total Required Cash Deposits	15,018,190																	
Levelized Required Annual Transfer	500,606																	

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Riviera Spa and Fitness Center																		
Roofing Systems																		
Sloped (Clay Tile)	$ 144,000	25	9	10,679	10,679	10,679	10,679	10,679	10,679	10,679	10,679	10,679	10,679	10,679	10,679	10,679	10,679	10,679
Flat (Modified Bitumen)	$ 157,200	15	4	15,178	15,178	15,178	15,178	21,983	21,983	21,983	21,983	21,983	21,983	21,983	21,983	21,983	21,983	21,983
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 105,000	7	2	21,195	25,194	25,194	25,194	25,194	25,194	25,194	25,194	29,947	29,947	29,947	29,947	29,947	29,947	29,947
Fire Protection Systems	$ -																	
Fire Alarm Panel	$ 12,000	20	4	983	983	983	983	983	983	983	983	983	1,611	1,611	1,611	1,611	1,611	1,611
Sprinkler System	$ 80,275	40	24	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050	5,389	5,389	5,389	5,389	5,389	5,389
HVAC Systems	$ -																	
RTU-1 (25 Ton)	$ 32,500	15	9	3,138	3,138	3,138	3,138	3,138	3,138	3,138	3,138	3,138	4,545	4,545	4,545	4,545	4,545	4,545
HU-1 (100 Ton)	$ 68,083	15	14	6,574	6,574	6,574	6,574	6,574	6,574	6,574	6,574	6,574	6,574	6,574	6,574	6,574	6,574	9,521
HCU-1	$ 68,083	15	14	6,574	6,574	6,574	6,574	6,574	6,574	6,574	6,574	6,574	6,574	6,574	6,574	6,574	6,574	9,521
RTU-2 (8 Ton)	$ 10,400	15	0	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454
RTU-3 (7 Ton)	$ 9,100	15	9	879	879	879	879	879	879	879	879	879	1,273	1,273	1,273	1,273	1,273	1,273
RTU-4 (7 Ton)	$ 9,100	15	13	879	879	879	879	879	879	879	879	879	879	879	879	879	1,273	1,273
CU-1 (14 Ton)	$ 14,700	15	0	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056
AH-1 (14 Ton)	$ 14,700	15	0	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056	2,056
CU-2 (7 Ton)	$ 4,662	15	0	652	652	652	652	652	652	652	652	652	652	652	652	652	652	652
AH-2 (7 Ton)	$ 3,213	15	0	449	449	449	449	449	449	449	449	449	449	449	449	449	449	449
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 32,110	40	24	2,420	2,420	2,420	2,420	2,420	2,420	2,420	2,420	2,420	2,155	2,155	2,155	2,155	2,155	2,155
Boiler #1 (225,000 BTU)	$ 5,900	15	13	570	570	570	570	570	570	570	570	570	570	570	570	570	825	825
Boiler #2 (225,000 BTU)	$ 5,900	15	13	570	570	570	570	570	570	570	570	570	570	570	570	570	825	825
Holding Tank (120 Gallons)	$ 3,600	15	14	348	348	348	348	348	348	348	348	348	348	348	348	348	348	503
Electrical Systems	$ -																	
Main Distribution #1 (1,600 am	$ 13,835	40	24	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	1,043	929	929	929	929	929	929
Main Distribution #2 (3,000 an	$ 16,235	40	24	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,090	1,090	1,090	1,090	1,090	1,090
Distribution Panels	$ 14,875	40	24	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	999	999	999	999	999	999
Elevator	$ -																	
Modernization	$ 3,900	25	15	289	289	289	289	289	289	289	289	289	289	289	289	289	289	289
Cab Finishes	$ 7,400	25	9	549	549	549	549	549	549	549	549	549	549	549	549	549	549	549
Sidewalk	$ -																	
Concrete	$ 7,000	40	24	528	528	528	528	528	528	528	528	528	470	470	470	470	470	470
Outdoor Swimming Pool	$ -																	
Shell	$ 38,500	40	24	2,901	2,901	2,901	2,901	2,901	2,901	2,901	2,901	2,901	2,584	2,584	2,584	2,584	2,584	2,584
Circulation Pump (7 hp)	$ 7,000	5	3	2,028	2,028	2,028	2,294	2,294	2,294	2,294	2,294	2,596	2,596	2,596	2,596	2,596	2,937	2,937
Vacuum Pump (1 hp)	$ 500	5	3	145	145	145	164	164	164	164	164	185	185	185	185	185	210	210
Filters	$ 1,700	10	9	218	218	218	218	279	279	279	279	279	279	279	279	279	279	357
Heaters (400,000 BTU)	$ 7,500	10	7	960	960	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,573	1,573	1,573
Outdoor Spa Pool	$ -																	
Shell	$ 5,300	40	24	399	399	399	399	399	399	399	399	399	356	356	356	356	356	356
Circulation Pump (1 hp)	$ 500	5	1	145	164	164	164	164	164	185	185	185	185	185	210	210	210	210
Jet Pump (3 hp)	$ 1,100	5	1	319	360	360	360	360	360	408	408	408	408	408	461	461	461	461
Filters	$ 1,100	10	9	141	141	141	141	180	180	180	180	180	180	180	180	180	180	231
Heaters (300,000 BTU)	$ 7,500	10	7	960	960	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,573	1,573	1,573
Indoor Swimming Pool	$ -																	
Shell	$ 45,000	40	24	3,391	3,391	3,391	3,391	3,391	3,391	3,391	3,391	3,391	3,021	3,021	3,021	3,021	3,021	3,021
Circulation Pump (15 hp)	$ 12,500	5	1	3,621	4,097	4,097	4,097	4,097	4,097	4,635	4,635	4,635	4,635	4,635	5,244	5,244	5,244	5,244
Filters	$ 5,500	10	1	901	901	901	901	901	901	1,154	1,154	1,154	1,154	1,154	1,154	1,154	1,154	1,154
Heaters (300,000 BTU)	$ 7,500	10	8	960	960	960	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,573	1,573
Swimming Pools and Spas Decking	$ -																	
Outdoor Deck (Concrete)	$ 33,500	40	24	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,525	2,249	2,249	2,249	2,249	2,249	2,249
Outdoor Deck Painting	$ 15,500	10	10	1,984	1,984	1,984	1,984	1,984	2,540	2,540	2,540	2,540	2,540	2,540	2,540	2,540	2,540	2,540
Outdoor Deck Trellis	$ 34,000	10	1	5,571	5,571	5,571	5,571	5,571	5,571	7,132	7,132	7,132	7,132	7,132	7,132	7,132	7,132	7,132
Indoor Deck Tile	$ 21,000	20	4	1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721	1,721	2,819	2,819	2,819	2,819	2,819	2,819
	$ -																	
Waterfront Café	$ -																	

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Roofing Systems	$ -																	
Sloped (Clay Tile)	$ 37,200	25	9	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759	2,759
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 19,000	7	2	3,835	4,559	4,559	4,559	4,559	4,559	4,559	4,559	5,419	5,419	5,419	5,419	5,419	5,419	5,419
Fire Protection Systems	$ -																	
Fire Alarm Panel	$ 12,000	20	4	983	983	983	983	983	983	983	983	983	1,611	1,611	1,611	1,611	1,611	1,611
Sprinkler System	$ 30,600	40	24	2,306	2,306	2,306	2,306	2,306	2,306	2,306	2,306	2,306	2,054	2,054	2,054	2,054	2,054	2,054
HVAC Systems	$ -																	
AHU-1 (3 Ton)	$ 1,761	10	0	289	289	289	289	289	369	369	369	369	369	369	369	369	369	369
AHU-2 (1 Ton)	$ 1,545	10	0	253	253	253	253	253	324	324	324	324	324	324	324	324	324	324
AHU-3 (1 Ton)	$ 1,545	10	0	253	253	253	253	253	324	324	324	324	324	324	324	324	324	324
AHU-4 (7 Ton)	$ 3,213	10	0	526	526	526	526	526	674	674	674	674	674	674	674	674	674	674
AHU-5 (1 Ton)	$ 1,545	10	0	253	253	253	253	253	324	324	324	324	324	324	324	324	324	324
AHU-6 (1 Ton)	$ 1,545	10	0	253	253	253	253	253	324	324	324	324	324	324	324	324	324	324
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 24,240	40	24	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,827	1,627	1,627	1,627	1,627	1,627	1,627
WH-1 (80 Gallon)	$ 4,005	15	7	387	387	387	387	387	387	387	560	560	560	560	560	560	560	560
WH-2 (30 Gallon)	$ 1,400	15	0	196	196	196	196	196	196	196	196	196	196	196	196	196	196	196
WH-3 (30 Gallon)	$ 1,400	15	9	135	135	135	135	135	135	135	135	135	196	196	196	196	196	196
WH-4 (30 Gallon)	$ 1,400	15	9	135	135	135	135	135	135	135	135	135	196	196	196	196	196	196
Electrical Systems	$ -																	
Main Distribution #1 (1,000 am	$ 9,675	40	24	729	729	729	729	729	729	729	729	729	649	649	649	649	649	649
Distribution Panels	$ 14,875	40	24	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	1,121	999	999	999	999	999	999
Elevator	$ -																	
Modernization	$ 3,900	25	15	289	289	289	289	289	289	289	289	289	289	289	289	289	289	289
Cab Finishes	$ 7,400	25	9	549	549	549	549	549	549	549	549	549	549	549	549	549	549	549
Sidewalk	$ -																	
Concrete	$ 7,000	40	24	528	528	528	528	528	528	528	528	528	470	470	470	470	470	470
Kitchen	$ -																	
Equipment	$ 35,000	20	5	2,868	2,868	2,868	2,868	2,868	2,868	2,868	2,868	2,868	2,868	4,699	4,699	4,699	4,699	4,699
	$ -																	
Arts and Craft Facility	$ -																	
Roofing Systems	$ -																	
Sloped (Clay Tile)	$ 68,400	25	9	5,072	5,072	5,072	5,072	5,072	5,072	5,072	5,072	5,072	5,072	5,072	5,072	5,072	5,072	5,072
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 35,000	7	2	7,065	8,398	8,398	8,398	8,398	8,398	8,398	8,398	9,982	9,982	9,982	9,982	9,982	9,982	9,982
Fire Protection Systems	$ -																	
Fire Alarm Panel	$ -																	
Sprinkler System	$ 24,783	40	24	1,868	1,868	1,868	1,868	1,868	1,868	1,868	1,868	1,868	1,664	1,664	1,664	1,664	1,664	1,664
HVAC Systems	$ -																	
AHU-1 (3 Ton)	$ 1,761	15	14	170	170	170	170	170	170	170	170	170	170	170	170	170	170	246
AHU-2 (3 Ton)	$ 1,761	15	0	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246
AHU-3 (3 Ton)	$ 1,761	15	0	246	246	246	246	246	246	246	246	246	246	246	246	246	246	246
AHU-4 (5 Ton)	$ 2,295	15	0	321	321	321	321	321	321	321	321	321	321	321	321	321	321	321
AHU-5 (5 Ton)	$ 2,295	15	9	222	222	222	222	222	222	222	222	222	321	321	321	321	321	321
AHU-6 (.5 Ton)	$ 1,545	15	0	216	216	216	216	216	216	216	216	216	216	216	216	216	216	216
AHU-7 (5 Ton)	$ 2,295	15	0	321	321	321	321	321	321	321	321	321	321	321	321	321	321	321
AHU-8 (7 Ton)	$ 3,213	15	0	449	449	449	449	449	449	449	449	449	449	449	449	449	449	449
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ -																	
WH-1 (30 Gallon)	$ 1,400	15	0	196	196	196	196	196	196	196	196	196	196	196	196	196	196	196
WH-2 (30 Gallon)	$ 1,400	15	0	196	196	196	196	196	196	196	196	196	196	196	196	196	196	196
Electrical Systems	$ -																	
Main Distribution #1 (1,000 am	$ -																	
Distribution Panels	$ 8,925	40	24	673	673	673	673	673	673	673	673	673	599	599	599	599	599	599
Sidewalk	$ -																	
Concrete	$ 9,100	40	24	686	686	686	686	686	686	686	686	686	611	611	611	611	611	611
	$ -																	

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Mosaics Restaurant	$ -																	
Roofing Systems	$ -																	
Sloped (Clay Tile)	$ 45,600	25	9	3,382	3,382	3,382	3,382	3,382	3,382	3,382	3,382	3,382	3,382	3,382	3,382	3,382	3,382	3,382
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 18,000	7	2	3,633	4,319	4,319	4,319	4,319	4,319	4,319	4,319	5,134	5,134	5,134	5,134	5,134	5,134	5,134
Fire Protection Systems	$ -																	
Fire Alarm Panel	$ 12,000	20	4	983	983	983	983	983	983	983	983	983	1,611	1,611	1,611	1,611	1,611	1,611
Sprinkler System	$ 22,230	40	24	1,675	1,675	1,675	1,675	1,675	1,675	1,675	1,675	1,675	1,492	1,492	1,492	1,492	1,492	1,492
HVAC Systems	$ -																	
AHU-1 (8 Ton)	$ 10,400	15	0	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454
AHU-2 (8 Ton)	$ 10,400	15	10	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,454	1,454	1,454	1,454	1,454
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 29,016	40	24	2,187	2,187	2,187	2,187	2,187	2,187	2,187	2,187	2,187	1,948	1,948	1,948	1,948	1,948	1,948
B-1 (225,000 BTU)	$ 5,900	15	14	570	570	570	570	570	570	570	570	570	570	570	570	570	570	825
H-1 (120 Gallon)	$ 3,600	15	12	348	348	348	348	348	348	348	348	348	348	348	348	503	503	503
Electrical Systems	$ -																	
Main Distribution #1	$ -																	
Distribution Panels	$ 8,925	40	24	673	673	673	673	673	673	673	673	673	599	599	599	599	599	599
Sidewalk	$ -																	
Concrete	$ 5,900	40	24	445	445	445	445	445	445	445	445	445	396	396	396	396	396	396
Kitchen	$ -																	
Equipment	$ 130,000	20	5	10,651	10,651	10,651	10,651	10,651	10,651	10,651	10,651	10,651	10,651	17,453	17,453	17,453	17,453	17,453
	$ -																	
Starlight Ballroom	$ -																	
Roofing Systems	$ -																	
Sloped (Clay Tile)	$ 100,800	25	9	7,475	7,475	7,475	7,475	7,475	7,475	7,475	7,475	7,475	7,475	7,475	7,475	7,475	7,475	7,475
Flat (Modified Bitumen)	$ 67,200	15	4	6,488	6,488	6,488	6,488	9,397	9,397	9,397	9,397	9,397	9,397	9,397	9,397	9,397	9,397	9,397
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 29,000	7	2	5,854	6,958	6,958	6,958	6,958	6,958	6,958	6,958	8,271	8,271	8,271	8,271	8,271	8,271	8,271
Fire Protection Systems	$ -																	
Fire Alarm Panel	$ -																	
Sprinkler System	$ 28,080	40	24	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	2,116	1,885	1,885	1,885	1,885	1,885	1,885
HVAC Systems	$ -																	
NRTU-1 (3 Ton)	$ 3,900	15	0	545	545	545	545	545	545	545	545	545	545	545	545	545	545	545
NRTU-2	$ 2,600	15	0	364	364	364	364	364	364	364	364	364	364	364	364	364	364	364
NRTU-3 (5 Ton)	$ 6,500	15	0	909	909	909	909	909	909	909	909	909	909	909	909	909	909	909
NRTU-5	$ 6,500	15	0	909	909	909	909	909	909	909	909	909	909	909	909	909	909	909
NRTU-7 (8 Ton)	$ 10,400	15	14	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,454
NRTU-9 (8 Ton)	$ 10,400	15	0	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454
NRTU-10 (24 Ton)	$ 31,200	15	9	3,012	3,012	3,012	3,012	3,012	3,012	3,012	3,012	3,012	4,363	4,363	4,363	4,363	4,363	4,363
NRTU-11 (14 Ton)	$ 18,200	15	0	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545	2,545
SRTU-1 (8 Ton)	$ 10,400	15	0	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454
SRTU-2 (8 Ton)	$ 10,400	15	0	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454	1,454
SRTU-3 (4 Ton)	$ 5,200	15	0	727	727	727	727	727	727	727	727	727	727	727	727	727	727	727
AHU-1	$ 1,545	15	0	216	216	216	216	216	216	216	216	216	216	216	216	216	216	216
CU-1 (1 Ton)	$ 2,196	15	14	212	212	212	212	212	212	212	212	212	212	212	212	212	212	307
AHU-2	$ 1,545	15	0	216	216	216	216	216	216	216	216	216	216	216	216	216	216	216
CU-2 (1.5 Ton)	$ 2,196	15	0	307	307	307	307	307	307	307	307	307	307	307	307	307	307	307
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ -																	
B-1 (225,000 BTU)	$ -																	
H-1 (120 Gallon)	$ -																	
Electrical Systems	$ -																	
Main Distribution (1,600 amp)	$ 16,235	40	24	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,224	1,090	1,090	1,090	1,090	1,090	1,090
Distribution Panels	$ 8,925	40	24	673	673	673	673	673	673	673	673	673	599	599	599	599	599	599
	$ -																	
Bell Tower	$ -																	
Roofing Systems	$ -																	

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Sloped (Clay Tile)	$ 7,000	25	9	519	519	519	519	519	519	519	519	519	519	519	519	519	519	519
Flat (Modified Bitumen)	$ 4,000	15	4	386	386	386	386	559	559	559	559	559	559	559	559	559	559	559
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 9,000	7	2	1,817	2,159	2,159	2,159	2,159	2,159	2,159	2,159	2,567	2,567	2,567	2,567	2,567	2,567	2,567
Electrical Systems	$ -																	
Distribution Panels	$ 2,975	40	24	224	224	224	224	224	224	224	224	224	200	200	200	200	200	200
	$ -																	
Freedom Park	$ -																	
Tennis Courts	$ -																	
Playing Surface (Laser Grading	$ 21,000	30	14	1,468	1,468	1,468	1,468	1,468	1,468	1,468	1,468	1,468	1,468	1,468	1,468	1,468	1,468	1,468
Lighting	$ 27,000	30	14	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888
Fencing	$ 24,200	30	14	1,692	1,692	1,692	1,692	1,692	1,692	1,692	1,692	1,692	1,692	1,692	1,692	1,692	1,692	1,692
Sidewalks	$ 2,700	40	24	203	203	203	203	203	203	203	203	203	181	181	181	181	181	181
Pickle Board Courts	$ -																	
*Playing Surface	$ 45,500	30	24	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,429	3,181	3,181	3,181	3,181	3,181	3,181
Lighting	$ 27,000	30	14	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888	1,888
Fencing	$ 27,500	30	16	2,551	1,923	1,923	1,923	1,923	1,923	1,923	1,923	1,923	1,923	1,923	1,923	1,923	1,923	1,923
Sidewalks	$ 4,100	40	24	309	309	309	309	309	309	309	309	309	275	275	275	275	275	275
Shuffle Board Courts	$ -																	
Playing Surface	$ 12,500	40	24	942	942	942	942	942	942	942	942	942	839	839	839	839	839	839
Shade Structures	$ 14,900	20	18	1,291	1,291	1,291	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221
Sidewalks	$ 2,000	40	24	151	151	151	151	151	151	151	151	151	134	134	134	134	134	134
Horseshoe Pits	$ -																	
Playing Surface	$ 6,000	40	37	404	404	404	404	404	404	404	404	404	404	404	404	404	404	404
Shade Structures	$ 8,000	20	18	693	693	693	655	655	655	655	655	655	655	655	655	655	655	655
Sidewalks	$ 1,500	40	24	113	113	113	113	113	113	113	113	113	101	101	101	101	101	101
Bocci Ball Courts	$ -																	
Playing Surface (Laser Grading	$ 10,000	30	15	699	699	699	699	699	699	699	699	699	699	699	699	699	699	699
Shade Structures	$ 22,600	20	18	1,958	1,958	1,958	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852
Sidewalks	$ 8,600	40	24	648	648	648	648	648	648	648	648	648	577	577	577	577	577	577
Ball Field	$ -																	
Playing Surface	$ 6,500	8	4	1,206	1,206	1,206	1,206	1,206	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,470	1,791	1,791
Fencing	$ 18,000	30	15	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259	1,259
Shade Structures	$ -																	
Concrete Tile	$ 37,800	25	9	2,803	2,803	2,803	2,803	2,803	2,803	2,803	2,803	2,803	2,803	2,803	2,803	2,803	2,803	2,803
Exterior Paint and Sealants	$ 8,200	7	2	1,655	1,968	1,968	1,968	1,968	1,968	1,968	1,968	2,339	2,339	2,339	2,339	2,339	2,339	2,339
Electrical Systems	$ -																	
Distribution Panels	$ 2,975	40	24	224	224	224	224	224	224	224	224	224	200	200	200	200	200	200
Parking Areas	$ -																	
*Asphalt (Mill and Overlay)	$ 239,106	20	3	19,590	19,590	19,590	19,590	19,590	19,590	19,590	19,590	32,101	32,101	32,101	32,101	32,101	32,101	32,101
*Striping	$ -	5	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	$ -																	
Palms Amenity Complex	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 156,600	25	18	13,569	13,569	13,569	11,613	11,613	11,613	11,613	11,613	11,613	11,613	11,613	11,613	11,613	11,613	11,613
Flat (Modified Bitumen)	$ 22,500	15	8	2,172	2,172	2,172	2,172	2,172	2,172	2,172	2,172	3,146	3,146	3,146	3,146	3,146	3,146	3,146
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 38,500	7	2	7,771	9,238	9,238	9,238	9,238	9,238	9,238	9,238	10,981	10,981	10,981	10,981	10,981	10,981	10,981
Fire Protection Systems	$ -																	
Fire Alarm Panel	$ 12,000	20	13	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983
Sprinkler System	$ 50,000	40	33	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423	3,423
HVAC Systems	$ -																	
AHU-1 (15 Ton)	$ 15,750	15	7	1,521	1,521	1,521	1,521	1,521	1,521	1,521	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
CU-1 (15 Ton)	$ 15,750	15	7	1,521	1,521	1,521	1,521	1,521	1,521	1,521	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
AHU-2 (8.5 Ton)	$ 8,925	15	7	862	862	862	862	862	862	862	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248
CU-2 (8.5 Ton)	$ 8,925	15	7	862	862	862	862	862	862	862	1,248	1,248	1,248	1,248	1,248	1,248	1,248	1,248
AHU-3 (15 Ton)	$ 15,750	15	7	1,521	1,521	1,521	1,521	1,521	1,521	1,521	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
CU-3 (15 Ton)	$ 15,750	15	7	1,521	1,521	1,521	1,521	1,521	1,521	1,521	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
AHU-4 (15 Ton)	$ 15,750	15	7	1,521	1,521	1,521	1,521	1,521	1,521	1,521	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
CU-4 (15 Ton)	$ 15,750	15	7	1,521	1,521	1,521	1,521	1,521	1,521	1,521	2,202	2,202	2,202	2,202	2,202	2,202	2,202	2,202
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 20,000	40	33	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369	1,369
WH-1 (40 Gallon)	$ 1,580	15	7	153	153	153	153	153	153	153	221	221	221	221	221	221	221	221
WH-2 (119 Gallon)	$ 5,318	15	7	513	513	513	513	513	513	513	744	744	744	744	744	744	744	744
WH-3 (40 Gallon)	$ 1,580	15	7	153	153	153	153	153	153	153	221	221	221	221	221	221	221	221
Electrical Systems	$ -																	
Main Distribution #1 (1,000 am	$ 9,675	40	33	662	662	662	662	662	662	662	662	662	662	662	662	662	662	662
Distribution Panels	$ 14,875	40	33	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018	1,018
Tennis Courts	$ -																	
Playing Surface (Laser Grading	$ 16,000	30	23	1,228	1,228	1,228	1,228	1,228	1,228	1,228	1,228	1,119	1,119	1,119	1,119	1,119	1,119	1,119
Lighting	$ 20,000	30	23	1,534	1,534	1,534	1,534	1,534	1,534	1,534	1,534	1,398	1,398	1,398	1,398	1,398	1,398	1,398
Fencing	$ 9,460	30	23	726	726	726	726	726	726	726	726	661	661	661	661	661	661	661
Pickle Board Courts	$ -																	
*Playing Surface	$ 14,000	30	23	1,074	1,074	1,074	1,074	1,074	1,074	1,074	1,074	979	979	979	979	979	979	979
Lighting	$ 27,000	30	23	2,071	2,071	2,071	2,071	2,071	2,071	2,071	2,071	1,888	1,888	1,888	1,888	1,888	1,888	1,888
Fencing	$ 8,800	30	23	675	675	675	675	675	675	675	675	615	615	615	615	615	615	615
Bocci Ball Courts	$ -																	
Playing Surface	$ 4,500	30	23	345	345	345	345	345	345	345	345	315	315	315	315	315	315	315
Trellis	$ -	10	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool	$ -																	
Shell	$ 84,000	40	23	6,445	6,445	6,445	6,445	6,445	6,445	6,445	6,445	5,639	5,639	5,639	5,639	5,639	5,639	5,639
Circulation Pump (10 hp)	$ 10,000	5	1	2,897	3,277	3,277	3,277	3,277	3,277	3,708	3,708	3,708	3,708	3,708	4,195	4,195	4,195	4,195
Return Pump (7.5 hp)	$ 7,000	5	1	2,028	2,294	2,294	2,294	2,294	2,294	2,596	2,596	2,596	2,596	2,596	2,937	2,937	2,937	2,937
Filters	$ 5,000	10	5	819	819	819	819	819	819	819	819	819	819	1,049	1,049	1,049	1,049	1,049
Heaters (400,000 BTU)	$ 11,250	10	6	1,440	1,843	1,843	1,843	1,843	1,843	1,843	1,843	1,843	1,843	1,843	2,360	2,360	2,360	2,360
Spa	$ -																	
Shell	$ 4,500	40	23	345	345	345	345	345	345	345	345	302	302	302	302	302	302	302
Circulation Pump (3 hp)	$ 2,200	5	1	637	721	721	721	721	721	816	816	816	816	816	923	923	923	923
Jet Pump (3 hp)	$ 2,200	5	1	637	721	721	721	721	721	816	816	816	816	816	923	923	923	923
Filters	$ 1,200	10	5	197	197	197	197	197	197	197	197	197	197	252	252	252	252	252
Heaters (400,000 BTU)	$ 7,500	10	6	960	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,573	1,573	1,573	1,573
Swimming Pool and Spas Decking	$ -																	
Concrete Pavers	$ 32,400	30	23	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,486	2,265	2,265	2,265	2,265	2,265	2,265	2,265
Concrete	$ 6,700	40	33	459	459	459	459	459	459	459	459	459	459	459	459	459	459	459
Parking Areas	$ -																	
Asphalt (Sectional Mill and Ov	$ 52,572	20	3	4,307	4,307	4,307	4,307	4,307	4,307	4,307	4,307	7,058	7,058	7,058	7,058	7,058	7,058	7,058
Striping	$ -	5	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	$ -																	
Rainbow Lake Amenity #1	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 5,400	25	10	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 1,100	7	4	222	222	222	264	264	264	264	264	264	264	314	314	314	314	314
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 3,000	40	25	222	222	222	222	222	222	222	222	222	222	201	201	201	201	201
WH-1 (40 Gallon)	$ 1,580	15	0	221	221	221	221	221	221	221	221	221	221	221	221	221	221	221
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	25	221	221	221	221	221	221	221	221	221	221	200	200	200	200	200
Swimming Pool	$ -																	
Shell	$ 14,100	40	25	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	946	946	946	946	946
Circulation Pump (3 hp)	$ 1,100	5	1	319	360	360	360	360	360	408	408	408	408	408	461	461	461	461
Vacuum Pump (3/4 hp)	$ 500	5	1	145	164	164	164	164	164	185	185	185	185	185	210	210	210	210
Filters	$ 1,300	10	1	213	213	213	213	213	213	273	273	273	273	273	273	273	273	273
Heat Pump	$ 8,000	10	8	1,024	1,024	1,024	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,678	1,678
Swimming Pool Decking	$ -																	
Concrete	$ 6,700	40	25	497	497	497	497	497	497	497	497	497	497	450	450	450	450	450

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Painting	$ 3,000	10	7	384	384	492	492	492	492	492	492	492	492	492	492	629	629	629
	$ -																	
Rainbow Lake Amenity #2	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 5,400	25	10	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 1,100	7	4	222	222	222	264	264	264	264	264	264	264	314	314	314	314	314
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 3,000	40	25	222	222	222	222	222	222	222	222	222	222	201	201	201	201	201
WH-1 (40 Gallon)	$ 1,580	15	0	221	221	221	221	221	221	221	221	221	221	221	221	221	221	221
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	25	221	221	221	221	221	221	221	221	221	221	200	200	200	200	200
Swimming Pool	$ -																	
Shell	$ 14,100	40	25	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	1,046	946	946	946	946	946
Circulation Pump (3 hp)	$ 1,100	5	1	319	360	360	360	360	360	408	408	408	408	408	461	461	461	461
Vacuum Pump (3/4 hp)	$ 500	5	1	145	164	164	164	164	164	185	185	185	185	185	210	210	210	210
Filters	$ 1,300	10	1	213	213	213	213	213	213	273	273	273	273	273	273	273	273	273
Heat Pump	$ 8,000	10	8	1,024	1,024	1,024	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,678	1,678
Swimming Pool Decking	$ -																	
Concrete	$ 6,700	40	25	497	497	497	497	497	497	497	497	497	497	450	450	450	450	450
Painting	$ 3,000	10	0	492	492	492	492	492	629	629	629	629	629	629	629	629	629	629
	$ -																	
Candlewood Amenity	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 5,400	25	20	442	442	442	442	442	400	400	400	400	400	400	400	400	400	400
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 1,100	7	4	222	222	222	264	264	264	264	264	264	264	314	314	314	314	314
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 3,000	40	35	203	203	203	203	203	203	203	203	203	203	203	203	203	203	203
WH-1 (40 Gallon)	$ 1,580	15	4	153	153	153	153	221	221	221	221	221	221	221	221	221	221	221
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	35	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202
Swimming Pool	$ -																	
Shell	$ 14,100	40	27	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	1,017	946	946	946
Circulation Pump (3 hp)	$ 1,100	5	1	319	360	360	360	360	360	408	408	408	408	408	461	461	461	461
Vacuum Pump (3/4 hp)	$ 500	5	1	145	164	164	164	164	164	185	185	185	185	185	210	210	210	210
Filters	$ 1,300	10	5	213	213	213	213	213	213	213	213	213	213	273	273	273	273	273
Heat Pump	$ 8,000	10	8	1,024	1,024	1,024	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,678	1,678
Swimming Pool Decking	$ -																	
Concrete	$ 6,700	40	35	454	454	454	454	454	454	454	454	454	454	454	454	454	454	454
Painting	$ 3,000	10	7	384	384	492	492	492	492	492	492	492	492	492	492	629	629	629
	$ -																	
Capri Amenity	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 5,400	25	13	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 1,100	7	4	222	222	222	264	264	264	264	264	264	264	314	314	314	314	314
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 3,000	40	28	214	214	214	214	214	214	214	214	214	214	214	214	214	201	201
WH-1 (40 Gallon)	$ 1,580	15	0	221	221	221	221	221	221	221	221	221	221	221	221	221	221	221
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	28	212	212	212	212	212	212	212	212	212	212	212	212	212	200	200
Swimming Pool	$ -																	
Shell	$ 14,100	40	28	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	946	946
Circulation Pump (3 hp)	$ 1,100	5	1	319	360	360	360	360	360	408	408	408	408	408	461	461	461	461
Vacuum Pump (3/4 hp)	$ 500	5	5	145	145	145	145	145	164	164	164	164	164	185	185	185	185	185
Filters	$ 1,300	10	8	166	166	166	213	213	213	213	213	213	213	213	213	213	273	273
Heat Pump	$ 8,000	10	8	1,024	1,024	1,024	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,678	1,678

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Swimming Pool Decking	$ -																	
Concrete	$ 6,700	40	28	478	478	478	478	478	478	478	478	478	478	478	478	478	450	450
Painting	$ 3,000	10	7	384	384	492	492	492	492	492	492	492	492	492	492	629	629	629
	$ -																	
Terra Vista Amenity #1	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 5,400	25	13	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 1,100	7	4	222	222	222	264	264	264	264	264	264	264	314	314	314	314	314
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 3,000	40	28	214	214	214	214	214	214	214	214	214	214	214	214	214	201	201
WH-1 (40 Gallon)	$ 1,580	15	14	153	153	153	153	153	153	153	153	153	153	153	153	153	153	221
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	28	212	212	212	212	212	212	212	212	212	212	212	212	212	200	200
Swimming Pool	$ -																	
Shell	$ 14,100	40	28	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	946	946
Circulation Pump (3 hp)	$ 1,100	5	1	319	360	360	360	360	360	408	408	408	408	408	461	461	461	461
Vacuum Pump (3/4 hp)	$ 500	5	1	145	164	164	164	164	164	185	185	185	185	185	210	210	210	210
Filters	$ 1,300	10	5	213	213	213	213	213	213	213	213	213	213	273	273	273	273	273
Heat Pump	$ 8,000	10	6	1,024	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,678	1,678	1,678	1,678
Swimming Pool Decking	$ -																	
Concrete	$ 6,700	40	28	478	478	478	478	478	478	478	478	478	478	478	478	478	450	450
Painting	$ 3,000	10	7	384	384	492	492	492	492	492	492	492	492	492	492	629	629	629
	$ -																	
Terra Vista Amenity #2	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 5,400	25	13	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 1,100	7	4	222	222	222	264	264	264	264	264	264	264	314	314	314	314	314
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 3,000	40	28	214	214	214	214	214	214	214	214	214	214	214	214	214	201	201
WH-1 (40 Gallon)	$ 1,580	15	14	153	153	153	153	153	153	153	153	153	153	153	153	153	153	221
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	28	212	212	212	212	212	212	212	212	212	212	212	212	212	200	200
Swimming Pool	$ -																	
Shell	$ 14,100	40	28	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	1,005	946	946
Circulation Pump (3 hp)	$ 1,100	5	1	319	360	360	360	360	360	408	408	408	408	408	461	461	461	461
Vacuum Pump (3/4 hp)	$ 500	5	1	145	164	164	164	164	164	185	185	185	185	185	210	210	210	210
Filters	$ 1,300	10	5	213	213	213	213	213	213	213	213	213	213	273	273	273	273	273
Heat Pump	$ 8,000	10	6	1,024	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,678	1,678	1,678	1,678
Swimming Pool Decking	$ -																	
Concrete	$ 6,700	40	28	478	478	478	478	478	478	478	478	478	478	478	478	478	450	450
Painting	$ 3,000	10	7	384	384	492	492	492	492	492	492	492	492	492	492	629	629	629
	$ -																	
Flora Vista Amenity #1	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 5,400	25	15	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 1,100	7	4	222	222	222	264	264	264	264	264	264	264	314	314	314	314	314
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 3,000	40	30	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210
WH-1 (40 Gallon)	$ 1,580	15	5	153	153	153	153	153	221	221	221	221	221	221	221	221	221	221
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	30	208	208	208	208	208	208	208	208	208	208	208	208	208	208	208
Swimming Pool	$ -																	
Shell	$ 14,100	40	30	986	986	986	986	986	986	986	986	986	986	986	986	986	986	986
Circulation Pump (3 hp)	$ 1,100	5	1	319	360	360	360	360	360	408	408	408	408	408	461	461	461	461
Vacuum Pump (3/4 hp)	$ 500	5	1	145	164	164	164	164	164	185	185	185	185	185	210	210	210	210

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Filters	$ 1,300	10	0	213	213	213	213	213	273	273	273	273	273	273	273	273	273	273
Heat Pump	$ 8,000	10	8	1,024	1,024	1,024	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,678	1,678
Swimming Pool Decking	$ -																	
Concrete	$ 6,700	40	30	468	468	468	468	468	468	468	468	468	468	468	468	468	468	468
Painting	$ 3,000	10	7	384	384	492	492	492	492	492	492	492	492	492	492	629	629	629
	$ -																	
Flora Vista Amenity #2	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 5,400	25	15	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 1,100	7	4	222	222	222	264	264	264	264	264	264	264	314	314	314	314	314
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 3,000	40	30	210	210	210	210	210	210	210	210	210	210	210	210	210	210	210
WH-1 (40 Gallon)	$ 1,580	15	5	153	153	153	153	153	221	221	221	221	221	221	221	221	221	221
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	30	208	208	208	208	208	208	208	208	208	208	208	208	208	208	208
Swimming Pool	$ -																	
Shell	$ 14,100	40	30	986	986	986	986	986	986	986	986	986	986	986	986	986	986	986
Circulation Pump (3 hp)	$ 1,100	5	1	319	360	360	360	360	360	408	408	408	408	408	461	461	461	461
Vacuum Pump (3/4 hp)	$ 500	5	1	145	164	164	164	164	164	185	185	185	185	185	210	210	210	210
Filters	$ 1,300	10	0	213	213	213	213	213	273	273	273	273	273	273	273	273	273	273
Heat Pump	$ 8,000	10	8	1,024	1,024	1,024	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,678	1,678
Swimming Pool Decking	$ -																	
Pavers	$ 8,100	30	20	664	664	664	664	664	566	566	566	566	566	566	566	566	566	566
	$ -																	
Lago Vista Amenity	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 22,800	25	14	1,691	1,691	1,691	1,691	1,691	1,691	1,691	1,691	1,691	1,691	1,691	1,691	1,691	1,691	1,691
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 6,500	7	4	1,312	1,312	1,312	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,854	1,854	1,854	1,854	1,854
Fire Protection Systems	$ -																	
Fire Alarm Panel	$ 12,000	20	12	983	983	983	983	983	983	983	983	983	983	983	983	983	983	983
HVAC Systems	$ -																	
AHU-1 (4 Ton)	$ 2,093	15	7	202	202	202	202	202	202	202	293	293	293	293	293	293	293	293
CU-1 (4 Ton)	$ 3,232	15	7	312	312	312	312	312	312	312	452	452	452	452	452	452	452	452
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 6,200	40	32	427	427	427	427	427	427	427	427	427	427	427	427	427	427	427
WH-1 (20 Gallon)	$ 1,520	15	7	147	147	147	147	147	147	147	213	213	213	213	213	213	213	213
Electrical Systems	$ -																	
Distribution Panels (200 Amp)	$ 2,975	40	32	205	205	205	205	205	205	205	205	205	205	205	205	205	205	205
Swimming Pool	$ -																	
Shell	$ 23,500	15	7	2,269	2,269	2,269	2,269	2,269	2,269	2,269	3,286	3,286	3,286	3,286	3,286	3,286	3,286	3,286
Circulation Pump (5 hp)	$ 4,000	40	32	275	275	275	275	275	275	275	275	275	275	275	275	275	275	275
Filters	$ 7,500	10	2	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573
Heaters (400,000 BTU)	$ 7,500	10	2	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573
Heat Pump	$ 8,000	10	8	1,024	1,024	1,024	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,678	1,678
Swimming Pool Decking	$ -																	
Pavers	$ 16,200	30	22	1,268	1,268	1,268	1,268	1,268	1,268	1,268	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133
Parking Area	$ -																	
Pavers	$ 2,025	30	22	158	158	158	158	158	158	158	142	142	142	142	142	142	142	142
	$ -																	
Venezia Amenity	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 34,200	25	15	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 6,500	7	4	1,312	1,312	1,312	1,560	1,560	1,560	1,560	1,560	1,560	1,560	1,854	1,854	1,854	1,854	1,854
HVAC Systems	$ -																	
AHU-1 (5 Ton)	$ 2,295	15	5	222	222	222	222	222	321	321	321	321	321	321	321	321	321	321

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
CU-1 (5 Ton)	$ 3,328	15	5	321	321	321	321	321	465	465	465	465	465	465	465	465	465	465
AHU-2 (3 Ton)	$ 1,761	15	5	170	170	170	170	170	246	246	246	246	246	246	246	246	246	246
CU-2 (3 Ton)	$ 2,656	15	5	256	256	256	256	256	371	371	371	371	371	371	371	371	371	371
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 7,750	40	30	542	542	542	542	542	542	542	542	542	542	542	542	542	542	542
WH-1 (30 Gallon)	$ 1,400	15	5	135	135	135	135	135	196	196	196	196	196	196	196	196	196	196
Electrical Systems	$ -																	
Distribution Panels (400 Amp)	$ 8,345	40	30	583	583	583	583	583	583	583	583	583	583	583	583	583	583	583
Swimming Pool	$ -																	
Shell	$ 30,000	40	30	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098	2,098
Circulation Pump (7.5 hp)	$ 7,000	5	3	2,028	2,028	2,028	2,294	2,294	2,294	2,294	2,294	2,596	2,596	2,596	2,596	2,596	2,937	2,937
Vacuum Pump (3/4 hp)	$ 500	5	3	145	145	145	164	164	164	164	164	185	185	185	185	185	210	210
Filters	$ 7,500	10	1	1,229	1,229	1,229	1,229	1,229	1,229	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573
Heaters (400,000 BTU)	$ 7,500	10	6	960	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,573	1,573	1,573	1,573
Heat Pump	$ 8,000	10	8	1,024	1,024	1,024	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,678	1,678
Spa	$ -																	
Shell	$ 5,300	40	30	371	371	371	371	371	371	371	371	371	371	371	371	371	371	371
Circulation Pump (1.5 hp)	$ 750	5	3	217	217	217	246	246	246	246	246	278	278	278	278	278	315	315
Jet Pump (3 hp)	$ 2,200	5	3	637	637	637	721	721	721	721	721	816	816	816	816	816	923	923
Filters	$ 2,200	10	1	360	360	360	360	360	360	461	461	461	461	461	461	461	461	461
Heaters (250,000 BTU)	$ 3,750	10	6	480	614	614	614	614	614	614	614	614	614	614	787	787	787	787
Swimming Pool Decking	$ -																	
Pavers	$ 16,200	30	20	1,327	1,327	1,327	1,327	1,327	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133
Parking Area	$ -																	
Pavers	$ 32,400	30	20	2,655	2,655	2,655	2,655	2,655	2,265	2,265	2,265	2,265	2,265	2,265	2,265	2,265	2,265	2,265
Tennis Courts	$ -																	
*Playing Surface	$ 12,000	30	30	839	839	839	839	839	839	839	839	839	839	839	839	839	839	839
Lighting	$ 19,500	30	30	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363	1,363
Fencing	$ 9,900	30	30	692	692	692	692	692	692	692	692	692	692	692	692	692	692	692
	$ -																	
Bella Viana Amenity	$ -																	
Roofing Systems	$ -																	
Sloped (Concrete Tile)	$ 34,200	25	15	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536	2,536
Structure / Exterior Finishes	$ -																	
Exterior Paint and Sealants	$ 6,850	7	4	1,383	1,383	1,383	1,644	1,644	1,644	1,644	1,644	1,644	1,644	1,954	1,954	1,954	1,954	1,954
HVAC Systems	$ -																	
AHU-1 (3 Ton)	$ 1,761	15	5	170	170	170	170	170	246	246	246	246	246	246	246	246	246	246
CU-1 (3 Ton)	$ 2,656	15	5	256	256	256	256	256	371	371	371	371	371	371	371	371	371	371
AHU-2 (5 Ton)	$ 2,295	15	5	222	222	222	222	222	321	321	321	321	321	321	321	321	321	321
CU-2 (5 Ton)	$ 3,328	15	5	321	321	321	321	321	465	465	465	465	465	465	465	465	465	465
Plumbing Systems	$ -																	
Potable & Sanitary Piping	$ 7,750	40	31	538	538	538	538	538	538	538	538	538	538	538	538	538	538	538
WH-1 (30 Gallon)	$ 1,400	15	5	135	135	135	135	135	196	196	196	196	196	196	196	196	196	196
Electrical Systems	$ -																	
Distribution Panels (400 Amp)	$ 8,345	40	31	579	579	579	579	579	579	579	579	579	579	579	579	579	579	579
Swimming Pool	$ -																	
Shell	$ 30,000	40	31	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081	2,081
Circulation Pump (7.5 hp)	$ 7,000	5	3	2,028	2,028	2,028	2,294	2,294	2,294	2,294	2,294	2,596	2,596	2,596	2,596	2,596	2,937	2,937
Vacuum Pump (3/4 hp)	$ 500	5	3	145	145	145	164	164	164	164	164	185	185	185	185	185	210	210
Filters	$ 7,500	10	1	1,229	1,229	1,229	1,229	1,229	1,229	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573	1,573
Heaters (400,000 BTU)	$ 7,500	10	6	960	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,229	1,573	1,573	1,573	1,573
Heat Pump	$ 8,000	10	8	1,024	1,024	1,024	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,311	1,678	1,678
Spa	$ -																	
Shell	$ 5,300	40	31	368	368	368	368	368	368	368	368	368	368	368	368	368	368	368
Circulation Pump (1.5 hp)	$ 750	5	3	217	217	217	246	246	246	246	246	278	278	278	278	278	315	315
Jet Pump (3 hp)	$ 2,200	5	3	637	637	637	721	721	721	721	721	816	816	816	816	816	923	923
Filters	$ 2,200	10	1	360	360	360	360	360	360	461	461	461	461	461	461	461	461	461
Heaters (250,000 BTU)	$ 3,750	10	6	480	614	614	614	614	614	614	614	614	614	614	787	787	787	787

TABLE B-2 :: Asset Cash Transfers - Existing

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Swimming Pool Decking	$ -																	
Pavers	$ 16,200	30	21	1,296	1,296	1,296	1,296	1,296	1,296	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133	1,133
	$ 4,429,368																	
Required Cash Deposits				435,398	448,609	449,792	452,690	462,745	464,757	469,475	476,728	504,286	505,677	516,166	521,122	522,722	528,704	535,896
Required Asset Replacements				439,000	512,100	51,600	543,900	381,500	195,600	216,400	332,500	1,387,300	1,395,400	510,000	204,400	101,400	444,000	348,200
Total Required Cash Deposits	15,018,190																	
Levelized Required Annual Transfer	500,606																	

TABLE B-3 :: Asset Replacements - New

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
New Auditorium																		
Roofing Systems																		
Sloped (Clay Tile)	$ 100,800	25	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flat (Modified Bitumen)	$ 75,000	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 41,000	7	12	-	-	-	-	-	-	-	-	-	-	-	-	56,500	-	-
Fire Protection Systems																		
Fire Alarm Panel																		
Sprinkler System	$ 52,000	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Systems																		
NRTU-1 (3 Ton)	$ 6,000	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-2	$ 6,000	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-3 (5 Ton)	$ 8,000	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-5	$ 8,000	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-7 (8 Ton)	$ 12,500	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-9 (8 Ton)	$ 12,500	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-10 (24 Ton)	$ 37,000	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NRTU-11 (14 Ton)	$ 24,000	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRTU-1 (8 Ton)	$ 12,500	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRTU-2 (8 Ton)	$ 12,500	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SRTU-3 (4 Ton)	$ 7,000	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-1	$ 2,200	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CU-1 (1 Ton)	$ 2,200	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-2	$ 3,200	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CU-2 (1.5 Ton)	$ 3,200	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping																		
B-1 (225,000 BTU)																		
H-1 (120 Gallon)																		
Electrical Systems																		
Main Distribution (1,600 amp)	$ 10,750	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Distribution Panels	$ 13,000	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Amenity Complex																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 175,000	25	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flat (Modified Bitumen)	$ 25,000	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 60,000	7	12	-	-	-	-	-	-	-	-	-	-	-	-	82,700	-	-
Fire Protection Systems																		
Fire Alarm Panel	$ 13,000	20	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sprinkler System	$ 91,000	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Systems																		
AHU-1 (15 Ton)	$ 15,800	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CU-1 (15 Ton)	$ 15,800	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-2 (8.5 Ton)	$ 9,000	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CU-2 (8.5 Ton)	$ 9,000	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-3 (15 Ton)	$ 15,800	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CU-3 (15 Ton)	$ 15,800	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
AHU-4 (15 Ton)	$ 15,800	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CU-4 (15 Ton)	$ 15,800	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 44,000	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (40 Gallon)	$ 1,200	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-2 (119 Gallon)	$ 6,000	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-3 (40 Gallon)	$ 1,200	15	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Main Distribution #1 (1,000 am	$ 4,400	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

TABLE B-3 :: Asset Replacements - New

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Distribution Panels	$ 21,000	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tennis Courts																		
Playing Surface (Laser Gradin	$ 23,000	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	$ 20,000	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing	$ 12,500	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pickle Board Courts																		
*Playing Surface	$ 14,000	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	$ 27,000	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing	$ 11,500	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bocci Ball Courts																		
Playing Surface	$ 4,500	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trellis	$ 3,500	10	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 84,000	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (10 hp)	$ 16,500	5	10	-	-	-	-	-	-	-	-	-	-	21,600	-	-	-	-
Return Pump (7.5 hp)	$ 10,500	5	10	-	-	-	-	-	-	-	-	-	-	13,800	-	-	-	-
Filters	$ 5,000	10	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heaters (400,000 BTU)	$ 7,900	10	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Spa																		
Shell	$ 4,500	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (3 hp)	$ 2,600	5	10	-	-	-	-	-	-	-	-	-	-	3,400	-	-	-	-
Jet Pump (3 hp)	$ 2,600	5	10	-	-	-	-	-	-	-	-	-	-	3,400	-	-	-	-
Filters	$ 1,200	10	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Heaters (400,000 BTU)	$ 5,400	10	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool and Spas Decking																		
Concrete Pavers	$ 68,000	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Concrete	$ 6,700	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Areas																		
Asphalt (Sectional Mill and Ov	$ 43,000	20	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Striping	$ 1,000	5	10	-	-	-	-	-	-	-	-	-	-	1,300	-	-	-	-
	1,378,850			-	-	-	-	-	-	-	-	-	-	43,500	-	139,200	-	-

TABLE B-3 :: Asset Replacements - New

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
New Auditorium																		
Roofing Systems																		
Sloped (Clay Tile)	$ 100,800	25	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flat (Modified Bitumen)	$ 75,000	15	20	-	-	-	-	-	126,000	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 41,000	7	12	-	-	-	-	67,200	-	-	-	-	-	-	79,900	-	-	-
Fire Protection Systems																		
Fire Alarm Panel																		
Sprinkler System	$ 52,000	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Systems																		
NRTU-1 (3 Ton)	$ 6,000	15	20	-	-	-	-	-	10,100	-	-	-	-	-	-	-	-	-
NRTU-2	$ 6,000	15	20	-	-	-	-	-	10,100	-	-	-	-	-	-	-	-	-
NRTU-3 (5 Ton)	$ 8,000	15	20	-	-	-	-	-	13,400	-	-	-	-	-	-	-	-	-
NRTU-5	$ 8,000	15	20	-	-	-	-	-	13,400	-	-	-	-	-	-	-	-	-
NRTU-7 (8 Ton)	$ 12,500	15	20	-	-	-	-	-	21,000	-	-	-	-	-	-	-	-	-
NRTU-9 (8 Ton)	$ 12,500	15	20	-	-	-	-	-	21,000	-	-	-	-	-	-	-	-	-
NRTU-10 (24 Ton)	$ 37,000	15	20	-	-	-	-	-	62,100	-	-	-	-	-	-	-	-	-
NRTU-11 (14 Ton)	$ 24,000	15	20	-	-	-	-	-	40,300	-	-	-	-	-	-	-	-	-
SRTU-1 (8 Ton)	$ 12,500	15	20	-	-	-	-	-	21,000	-	-	-	-	-	-	-	-	-
SRTU-2 (8 Ton)	$ 12,500	15	20	-	-	-	-	-	21,000	-	-	-	-	-	-	-	-	-
SRTU-3 (4 Ton)	$ 7,000	15	20	-	-	-	-	-	11,800	-	-	-	-	-	-	-	-	-
AHU-1	$ 2,200	15	20	-	-	-	-	-	3,700	-	-	-	-	-	-	-	-	-
CU-1 (1 Ton)	$ 2,200	15	20	-	-	-	-	-	3,700	-	-	-	-	-	-	-	-	-
AHU-2	$ 3,200	15	20	-	-	-	-	-	5,400	-	-	-	-	-	-	-	-	-
CU-2 (1.5 Ton)	$ 3,200	15	20	-	-	-	-	-	5,400	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping																		
B-1 (225,000 BTU)																		
H-1 (120 Gallon)																		
Electrical Systems																		
Main Distribution (1,600 amp)	$ 10,750	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Distribution Panels	$ 13,000	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Amenity Complex																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 175,000	25	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Flat (Modified Bitumen)	$ 25,000	15	20	-	-	-	-	-	42,000	-	-	-	-	-	-	-	-	-
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 60,000	7	12	-	-	-	-	98,300	-	-	-	-	-	-	116,900	-	-	-
Fire Protection Systems																		
Fire Alarm Panel	$ 13,000	20	25	-	-	-	-	-	-	-	-	-	-	24,700	-	-	-	-
Sprinkler System	$ 91,000	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Systems																		
AHU-1 (15 Ton)	$ 15,800	15	20	-	-	-	-	-	26,500	-	-	-	-	-	-	-	-	-
CU-1 (15 Ton)	$ 15,800	15	20	-	-	-	-	-	26,500	-	-	-	-	-	-	-	-	-
AHU-2 (8.5 Ton)	$ 9,000	15	20	-	-	-	-	-	15,100	-	-	-	-	-	-	-	-	-
CU-2 (8.5 Ton)	$ 9,000	15	20	-	-	-	-	-	15,100	-	-	-	-	-	-	-	-	-
AHU-3 (15 Ton)	$ 15,800	15	20	-	-	-	-	-	26,500	-	-	-	-	-	-	-	-	-
CU-3 (15 Ton)	$ 15,800	15	20	-	-	-	-	-	26,500	-	-	-	-	-	-	-	-	-
AHU-4 (15 Ton)	$ 15,800	15	20	-	-	-	-	-	26,500	-	-	-	-	-	-	-	-	-
CU-4 (15 Ton)	$ 15,800	15	20	-	-	-	-	-	26,500	-	-	-	-	-	-	-	-	-
Plumbing Systems																		
Potable & Sanitary Piping	$ 44,000	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-1 (40 Gallon)	$ 1,200	15	20	-	-	-	-	-	2,000	-	-	-	-	-	-	-	-	-
WH-2 (119 Gallon)	$ 6,000	15	20	-	-	-	-	-	10,100	-	-	-	-	-	-	-	-	-
WH-3 (40 Gallon)	$ 1,200	15	20	-	-	-	-	-	2,000	-	-	-	-	-	-	-	-	-
Electrical Systems																		
Main Distribution #1 (1,000 am	$ 4,400	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

TABLE B-3 :: Asset Replacements - New

		2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
					16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Distribution Panels	$	21,000	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tennis Courts																			
Playing Surface (Laser Gradin	$	23,000	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	$	20,000	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing	$	12,500	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pickle Board Courts																			
*Playing Surface	$	14,000	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lighting	$	27,000	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fencing	$	11,500	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bocci Ball Courts																			
Playing Surface	$	4,500	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Trellis	$	3,500	10	15	5,200	-	-	-	-	-	-	-	-	-	6,700	-	-	-	-
Swimming Pool																			
Shell	$	84,000	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (10 hp)	$	16,500	5	10	24,500	-	-	-	-	27,700	-	-	-	-	31,400	-	-	-	-
Return Pump (7.5 hp)	$	10,500	5	10	15,600	-	-	-	-	17,600	-	-	-	-	20,000	-	-	-	-
Filters	$	5,000	10	15	7,400	-	-	-	-	-	-	-	-	-	9,500	-	-	-	-
Heaters (400,000 BTU)	$	7,900	10	15	11,700	-	-	-	-	-	-	-	-	-	15,000	-	-	-	-
Spa																			
Shell	$	4,500	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Circulation Pump (3 hp)	$	2,600	5	10	3,900	-	-	-	-	4,400	-	-	-	-	4,900	-	-	-	-
Jet Pump (3 hp)	$	2,600	5	10	3,900	-	-	-	-	4,400	-	-	-	-	4,900	-	-	-	-
Filters	$	1,200	10	15	1,800	-	-	-	-	-	-	-	-	-	2,300	-	-	-	-
Heaters (400,000 BTU)	$	5,400	10	15	8,000	-	-	-	-	-	-	-	-	-	10,300	-	-	-	-
Swimming Pool and Spas Decking																			
Concrete Pavers	$	68,000	30	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Concrete	$	6,700	40	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parking Areas																			
Asphalt (Sectional Mill and Ov	$	43,000	20	25	-	-	-	-	-	-	-	-	-	-	81,700	-	-	-	-
Striping	$	1,000	5	10	1,500	-	-	-	-	1,700	-	-	-	-	1,900	-	-	-	-
		1,378,850			83,500	-	-	-	165,500	690,500	-	-	-	-	213,300	196,800	-	-	-

TABLE B-4 :: Asset Cash Transfers - New

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
New Auditorium																		
Roofing Systems																		
Sloped (Clay Tile)	$ 100,800	25	30	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048
Flat (Modified Bitumen)	$ 67,200	15	20	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506	5,506
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 29,000	7	12	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250	4,925	4,925	4,925
Fire Protection Systems																		
Fire Alarm Panel																		
Sprinkler System	$ 28,080	40	45	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896
HVAC Systems																		
NRTU-1 (3 Ton)	$ 3,900	15	20	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320
NRTU-2	$ 2,600	15	20	213	213	213	213	213	213	213	213	213	213	213	213	213	213	213
NRTU-3 (5 Ton)	$ 6,500	15	20	533	533	533	533	533	533	533	533	533	533	533	533	533	533	533
NRTU-5	$ 6,500	15	20	533	533	533	533	533	533	533	533	533	533	533	533	533	533	533
NRTU-7 (8 Ton)	$ 10,400	15	20	852	852	852	852	852	852	852	852	852	852	852	852	852	852	852
NRTU-9 (8 Ton)	$ 10,400	15	20	852	852	852	852	852	852	852	852	852	852	852	852	852	852	852
NRTU-10 (24 Ton)	$ 31,200	15	20	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556	2,556
NRTU-11 (14 Ton)	$ 18,200	15	20	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491	1,491
SRTU-1 (8 Ton)	$ 10,400	15	20	852	852	852	852	852	852	852	852	852	852	852	852	852	852	852
SRTU-2 (8 Ton)	$ 10,400	15	20	852	852	852	852	852	852	852	852	852	852	852	852	852	852	852
SRTU-3 (4 Ton)	$ 5,200	15	20	426	426	426	426	426	426	426	426	426	426	426	426	426	426	426
AHU-1	$ 1,545	15	20	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127
CU-1 (1 Ton)	$ 2,196	15	20	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180
AHU-2	$ 1,545	15	20	127	127	127	127	127	127	127	127	127	127	127	127	127	127	127
CU-2 (1.5 Ton)	$ 2,196	15	20	180	180	180	180	180	180	180	180	180	180	180	180	180	180	180
Plumbing Systems																		
Potable & Sanitary Piping																		
B-1 (225,000 BTU)																		
H-1 (120 Gallon)																		
Electrical Systems																		
Main Distribution (1,600 amp)	$ 16,235	40	45	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096
Distribution Panels	$ 8,925	40	45	603	603	603	603	603	603	603	603	603	603	603	603	603	603	603
New Amenity Complex																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 156,600	25	30	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949
Flat (Modified Bitumen)	$ 22,500	15	20	1,843	1,843	1,843	1,843	1,843	1,843	1,843	1,843	1,843	1,843	1,843	1,843	1,843	1,843	1,843
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 38,500	7	12	4,315	4,315	4,315	4,315	4,315	4,315	4,315	4,315	4,315	4,315	4,315	4,315	6,538	6,538	6,538
Fire Protection Systems																		
Fire Alarm Panel	$ 12,000	20	25	890	890	890	890	890	890	890	890	890	890	890	890	890	890	890
Sprinkler System	$ 50,000	40	45	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375
HVAC Systems																		
AHU-1 (15 Ton)	$ 15,750	15	20	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290
CU-1 (15 Ton)	$ 15,750	15	20	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290
AHU-2 (8.5 Ton)	$ 8,925	15	20	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731
CU-2 (8.5 Ton)	$ 8,925	15	20	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731
AHU-3 (15 Ton)	$ 15,750	15	20	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290
CU-3 (15 Ton)	$ 15,750	15	20	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290
AHU-4 (15 Ton)	$ 15,750	15	20	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290
CU-4 (15 Ton)	$ 15,750	15	20	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290	1,290
Plumbing Systems																		
Potable & Sanitary Piping	$ 20,000	40	45	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350
WH-1 (40 Gallon)	$ 1,580	15	20	129	129	129	129	129	129	129	129	129	129	129	129	129	129	129
WH-2 (119 Gallon)	$ 5,318	15	20	436	436	436	436	436	436	436	436	436	436	436	436	436	436	436
WH-3 (40 Gallon)	$ 1,580	15	20	129	129	129	129	129	129	129	129	129	129	129	129	129	129	129

TABLE B-4 :: Asset Cash Transfers - New

	2016 Repl Cost	EUL	ERUL	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Electrical Systems																		
Main Distribution #1 (1,000 am	$ 9,675	40	45	653	653	653	653	653	653	653	653	653	653	653	653	653	653	653
Distribution Panels	$ 14,875	40	45	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004
Tennis Courts																		
Playing Surface (Laser Gradin	$ 16,000	30	35	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085
Lighting	$ 20,000	30	35	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356
Fencing	$ 9,460	30	35	641	641	641	641	641	641	641	641	641	641	641	641	641	641	641
Pickle Board Courts																		
*Playing Surface	$ 14,000	30	35	949	949	949	949	949	949	949	949	949	949	949	949	949	949	949
Lighting	$ 27,000	30	35	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831
Fencing	$ 8,800	30	35	597	597	597	597	597	597	597	597	597	597	597	597	597	597	597
Bocci Ball Courts																		
Playing Surface	$ 4,500	30	35	305	305	305	305	305	305	305	305	305	305	305	305	305	305	305
Trellis	$ -	10	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																		
Shell	$ 84,000	40	45	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671
Circulation Pump (10 hp)	$ 10,000	5	10	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	1,280	2,263	2,263	2,263	2,263	2,263
Return Pump (7.5 hp)	$ 7,000	5	10	896	896	896	896	896	896	896	896	896	896	1,584	1,584	1,584	1,584	1,584
Filters	$ 5,000	10	15	483	483	483	483	483	483	483	483	483	483	483	483	483	483	483
Heaters (400,000 BTU)	$ 11,250	10	15	1,086	1,086	1,086	1,086	1,086	1,086	1,086	1,086	1,086	1,086	1,086	1,086	1,086	1,086	1,086
Spa																		
Shell	$ 4,500	40	45	304	304	304	304	304	304	304	304	304	304	304	304	304	304	304
Circulation Pump (3 hp)	$ 2,200	5	10	282	282	282	282	282	282	282	282	282	282	498	498	498	498	498
Jet Pump (3 hp)	$ 2,200	5	10	282	282	282	282	282	282	282	282	282	282	498	498	498	498	498
Filters	$ 1,200	10	15	116	116	116	116	116	116	116	116	116	116	116	116	116	116	116
Heaters (400,000 BTU)	$ 7,500	10	15	724	724	724	724	724	724	724	724	724	724	724	724	724	724	724
Swimming Pool and Spas Decking																		
Concrete Pavers	$ 32,400	30	35	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197
Concrete	$ 6,700	40	45	452	452	452	452	452	452	452	452	452	452	452	452	452	452	452
Parking Areas																		
Asphalt (Sectional Mill and Ov	$ 52,572	20	25	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899
Striping	$ -	5	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	$ 1,144,682																	
Required Cash Deposits				88,205	88,205	88,205	88,205	88,205	88,205	88,205	88,205	88,205	88,205	90,308	90,308	94,206	94,206	94,206
Required Asset Replacements				-	-	-	-	-	-	-	-	-	-	43,500	-	139,200	-	-
Total Required Cash Deposits				2,880,817														
Levelized Required Annual Transfer to Capital Reserve Account				96,027														

TABLE B-4 :: Asset Cash Transfers - New

	2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
				16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
New Auditorium																		
Roofing Systems																		
Sloped (Clay Tile)	$ 100,800	25	30	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048	7,048
Flat (Modified Bitumen)	$ 67,200	15	20	5,506	5,506	5,506	5,506	5,506	6,488	6,488	6,488	6,488	6,488	6,488	6,488	6,488	6,488	6,488
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 29,000	7	12	4,925	4,925	4,925	4,925	5,854	5,854	5,854	5,854	5,854	5,854	5,854	6,958	6,958	6,958	6,958
Fire Protection Systems																		
Fire Alarm Panel																		
Sprinkler System	$ 28,080	40	45	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896	1,896
HVAC Systems																		
NRTU-1 (3 Ton)	$ 3,900	15	20	320	320	320	320	320	377	377	377	377	377	377	377	377	377	377
NRTU-2	$ 2,600	15	20	213	213	213	213	213	251	251	251	251	251	251	251	251	251	251
NRTU-3 (5 Ton)	$ 6,500	15	20	533	533	533	533	533	628	628	628	628	628	628	628	628	628	628
NRTU-5	$ 6,500	15	20	533	533	533	533	533	628	628	628	628	628	628	628	628	628	628
NRTU-7 (8 Ton)	$ 10,400	15	20	852	852	852	852	852	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004
NRTU-9 (8 Ton)	$ 10,400	15	20	852	852	852	852	852	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004
NRTU-10 (24 Ton)	$ 31,200	15	20	2,556	2,556	2,556	2,556	2,556	3,012	3,012	3,012	3,012	3,012	3,012	3,012	3,012	3,012	3,012
NRTU-11 (14 Ton)	$ 18,200	15	20	1,491	1,491	1,491	1,491	1,491	1,757	1,757	1,757	1,757	1,757	1,757	1,757	1,757	1,757	1,757
SRTU-1 (8 Ton)	$ 10,400	15	20	852	852	852	852	852	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004
SRTU-2 (8 Ton)	$ 10,400	15	20	852	852	852	852	852	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004
SRTU-3 (4 Ton)	$ 5,200	15	20	426	426	426	426	426	502	502	502	502	502	502	502	502	502	502
AHU-1	$ 1,545	15	20	127	127	127	127	127	149	149	149	149	149	149	149	149	149	149
CU-1 (1 Ton)	$ 2,196	15	20	180	180	180	180	180	212	212	212	212	212	212	212	212	212	212
AHU-2	$ 1,545	15	20	127	127	127	127	127	149	149	149	149	149	149	149	149	149	149
CU-2 (1.5 Ton)	$ 2,196	15	20	180	180	180	180	180	212	212	212	212	212	212	212	212	212	212
Plumbing Systems																		
Potable & Sanitary Piping																		
B-1 (225,000 BTU)																		
H-1 (120 Gallon)																		
Electrical Systems																		
Main Distribution (1,600 amp)	$ 16,235	40	45	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096	1,096
Distribution Panels	$ 8,925	40	45	603	603	603	603	603	603	603	603	603	603	603	603	603	603	603
New Amenity Complex																		
Roofing Systems																		
Sloped (Concrete Tile)	$ 156,600	25	30	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949	10,949
Flat (Modified Bitumen)	$ 22,500	15	20	1,843	1,843	1,843	1,843	1,843	2,172	2,172	2,172	2,172	2,172	2,172	2,172	2,172	2,172	2,172
Structure / Exterior Finishes																		
Exterior Paint and Sealants	$ 38,500	7	12	6,538	6,538	6,538	6,538	7,771	7,771	7,771	7,771	7,771	7,771	7,771	9,238	9,238	9,238	9,238
Fire Protection Systems																		
Fire Alarm Panel	$ 12,000	20	25	890	890	890	890	890	890	890	890	890	890	983	983	983	983	983
Sprinkler System	$ 50,000	40	45	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375	3,375
HVAC Systems																		
AHU-1 (15 Ton)	$ 15,750	15	20	1,290	1,290	1,290	1,290	1,290	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521
CU-1 (15 Ton)	$ 15,750	15	20	1,290	1,290	1,290	1,290	1,290	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521
AHU-2 (8.5 Ton)	$ 8,925	15	20	731	731	731	731	731	862	862	862	862	862	862	862	862	862	862
CU-2 (8.5 Ton)	$ 8,925	15	20	731	731	731	731	731	862	862	862	862	862	862	862	862	862	862
AHU-3 (15 Ton)	$ 15,750	15	20	1,290	1,290	1,290	1,290	1,290	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521
CU-3 (15 Ton)	$ 15,750	15	20	1,290	1,290	1,290	1,290	1,290	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521
AHU-4 (15 Ton)	$ 15,750	15	20	1,290	1,290	1,290	1,290	1,290	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521
CU-4 (15 Ton)	$ 15,750	15	20	1,290	1,290	1,290	1,290	1,290	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521	1,521
Plumbing Systems																		
Potable & Sanitary Piping	$ 20,000	40	45	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350
WH-1 (40 Gallon)	$ 1,580	15	20	129	129	129	129	129	153	153	153	153	153	153	153	153	153	153
WH-2 (119 Gallon)	$ 5,318	15	20	436	436	436	436	436	513	513	513	513	513	513	513	513	513	513
WH-3 (40 Gallon)	$ 1,580	15	20	129	129	129	129	129	153	153	153	153	153	153	153	153	153	153

TABLE B-4 :: Asset Cash Transfers - New

		2016 Repl Cost	EUL	ERUL	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
					16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Electrical Systems																			
Main Distribution #1 (1,000 am	$	9,675	40	45	653	653	653	653	653	653	653	653	653	653	653	653	653	653	653
Distribution Panels	$	14,875	40	45	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004	1,004
Tennis Courts																			
Playing Surface (Laser Gradin	$	16,000	30	35	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085	1,085
Lighting	$	20,000	30	35	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356	1,356
Fencing	$	9,460	30	35	641	641	641	641	641	641	641	641	641	641	641	641	641	641	641
Pickle Board Courts																			
*Playing Surface	$	14,000	30	35	949	949	949	949	949	949	949	949	949	949	949	949	949	949	949
Lighting	$	27,000	30	35	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831	1,831
Fencing	$	8,800	30	35	597	597	597	597	597	597	597	597	597	597	597	597	597	597	597
Bocci Ball Courts																			
Playing Surface	$	4,500	30	35	305	305	305	305	305	305	305	305	305	305	305	305	305	305	305
Trellis	$	-	10	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Swimming Pool																			
Shell	$	84,000	40	45	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671	5,671
Circulation Pump (10 hp)	$	10,000	5	10	2,560	2,560	2,560	2,560	2,560	2,897	2,897	2,897	2,897	2,897	3,277	3,277	3,277	3,277	3,277
Return Pump (7.5 hp)	$	7,000	5	10	1,792	1,792	1,792	1,792	1,792	2,028	2,028	2,028	2,028	2,028	2,294	2,294	2,294	2,294	2,294
Filters	$	5,000	10	15	640	640	640	640	640	640	640	640	640	640	819	819	819	819	819
Heaters (400,000 BTU)	$	11,250	10	15	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,843	1,843	1,843	1,843	1,843
Spa																			
Shell	$	4,500	40	45	304	304	304	304	304	304	304	304	304	304	304	304	304	304	304
Circulation Pump (3 hp)	$	2,200	5	10	563	563	563	563	563	637	637	637	637	637	721	721	721	721	721
Jet Pump (3 hp)	$	2,200	5	10	563	563	563	563	563	637	637	637	637	637	721	721	721	721	721
Filters	$	1,200	10	15	154	154	154	154	154	154	154	154	154	154	197	197	197	197	197
Heaters (400,000 BTU)	$	7,500	10	15	960	960	960	960	960	960	960	960	960	960	1,229	1,229	1,229	1,229	1,229
Swimming Pool and Spas Decking																			
Concrete Pavers	$	32,400	30	35	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197	2,197
Concrete	$	6,700	40	45	452	452	452	452	452	452	452	452	452	452	452	452	452	452	452
Parking Areas																			
Asphalt (Sectional Mill and Ov	$	52,572	20	25	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	3,899	4,307	4,307	4,307	4,307	4,307
Striping	$	-	5	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	$	1,144,682																	
Required Cash Deposits					95,627	95,627	95,627	95,627	97,790	103,389	103,389	103,389	103,389	103,389	105,600	108,171	108,171	108,171	108,171
Required Asset Replacements					83,500	-	-	-	165,500	690,500	-	-	-	-	213,300	196,800	-	-	-

Total Required Cash Deposits

Levelized Required Annual Transfer to Capital Reserve Account

Appendix C :: 2017 Assessment Bond Debt Service

This appendix includes detailed asset replacement and reserve fund transfer schedules for 2017 through

TABLE C-1 :: 2017 Assessment Bond Debt Service Schedule - Specimen

	Year	Principal	Interest	Total
1	2017	$1,604,183.71	$3,236,394.74	$4,840,578.45
2	2018	$1,664,340.60	$3,176,237.85	$4,840,578.45
3	2019	$1,726,753.37	$3,113,825.08	$4,840,578.45
4	2020	$1,791,506.62	$3,049,071.83	$4,840,578.45
5	2021	$1,858,688.12	$2,981,890.33	$4,840,578.45
6	2022	$1,928,388.93	$2,912,189.53	$4,840,578.45
7	2023	$2,000,703.51	$2,839,874.94	$4,840,578.45
8	2024	$2,075,729.89	$2,764,848.56	$4,840,578.45
9	2025	$2,153,569.76	$2,687,008.69	$4,840,578.45
10	2026	$2,234,328.63	$2,606,249.82	$4,840,578.45
11	2027	$2,318,115.95	$2,522,462.50	$4,840,578.45
12	2028	$2,405,045.30	$2,435,533.15	$4,840,578.45
13	2029	$2,495,234.50	$2,345,343.95	$4,840,578.45
14	2030	$2,588,805.79	$2,251,772.66	$4,840,578.45
15	2031	$2,685,886.01	$2,154,692.44	$4,840,578.45
16	2032	$2,786,606.74	$2,053,971.72	$4,840,578.45
17	2033	$2,891,104.49	$1,949,473.97	$4,840,578.45
18	2034	$2,999,520.91	$1,841,057.55	$4,840,578.45
19	2035	$3,112,002.94	$1,728,575.51	$4,840,578.45
20	2036	$3,228,703.05	$1,611,875.40	$4,840,578.45
21	2037	$3,349,779.42	$1,490,799.04	$4,840,578.45
22	2038	$3,475,396.14	$1,365,182.31	$4,840,578.45
23	2039	$3,605,723.50	$1,234,854.95	$4,840,578.45
24	2040	$3,740,938.13	$1,099,640.32	$4,840,578.45
25	2041	$3,881,223.31	$959,355.14	$4,840,578.45
26	2042	$4,026,769.18	$813,809.27	$4,840,578.45
27	2043	$4,177,773.03	$662,805.42	$4,840,578.45
28	2044	$4,334,439.52	$506,138.94	$4,840,578.45
29	2045	$4,496,981.00	$343,597.45	$4,840,578.45
30	2046	$4,665,617.79	$174,960.67	$4,840,578.45
		$86,303,859.84	$58,913,493.77	$145,217,353.61

Bond Principal	$86,303,860
Average Bond Rate	3.75%
Bond Term	30