

**RESERVE STUDY FOR**

**Bay Tree**

**Homeowners Association, Inc.**

**Jensen Beach, Florida**

**File # 47**

**FOR PERIOD: January 1, 2023 – December 31, 2023**

**PREPARED BY**

**INDEPENDENT WORKS, LLC.**

**CLEARWATER, FLORIDA 33761**

**(727) 204-6000**

November 15, 2022

Bay Tree Homeowners Association, Inc.  
Attn: Anthony Purificato, LCAM  
C/o Watson Association Management  
430 Northwest Lake Whitney Place  
Port St. Lucie, FL 34986

Dear Mr. Purificato,

On June 29th, 2022, we completed an on-site inspection of Bay Tree Homeowners Association, Inc.'s common area reserve items. We also utilized information provided by the association representatives.

The intent of this report is to show cash reserves necessary for the future repair or replacement of expendable components incorporated into the subject property. The purpose of this report is to aid Bay Tree Homeowners Association, Inc., Inc. in making a determination for cash reserves that are needed to repair or replace short-lived building and/or site components.

The report identifies each component selected, its estimated useful life, adjusted life, scheduled replacement date, and current cost to repair/replace. The useful and remaining lives of the building components in this study, as well as the current replacement costs, have been selected from market standards, cost estimating services, and consideration of actual recent costs incurred by the association for reserve upgrades. This report is classified as an update reserve study with no site visit under the guidelines of the National Reserve Study Standards of the Community Associations Institute, and conforms to the Community Associations Institute Professional Reserve Specialist Code of Ethics. The Reserve Analyst/Specialist and Independent Works, LLC. have no relationships with the association that would result in actual or perceived conflicts of interest.

This report is our opinion and based upon observed conditions and state of repair. Actual determinations of the current conditions and state of repair for certain items may be beyond the scope of this report. Items may not last as long as projected or may exceed their estimated lives, and actual costs may not correspond to our included estimates. Influences such as weather, catastrophe, improper maintenance, physical abuse, or abnormal use can affect these lives and/or replacement costs. When such occurrences happen, another inspection should be made and a new revised study prepared. While we have attempted to create a useful tool for the association to plan their needs, the actual reserves set aside are solely at the association's discretion. The findings of this study are not for use in performing an audit, quality/forensic analyses, or background checks of historical records.

In completing this report, the reserve analyst/specialist utilized information taken from the original inspection and reserve study report. Financial data, including the estimated reserve fund balances as of the analysis date, and property histories, provided by you, were utilized in the completion of this report.

This data was not audited and was assumed to be complete and correct. Unless otherwise specified, the reserve analyst/specialist estimated the repair/replacement costs and useful/remaining useful lives taking into account contingencies inherent to this type of work, and the report was prepared utilizing the information gathered in the field and the costs and useful lives estimated by the reserve analyst/specialist.

Respectfully submitted,  
Independent Works, LLC.

Margery Schultz, RS #319  
Reserve Specialist, Community Associations Institute

**Bay Tree Homeowners Association, Inc.**  
**January 1, 2023**

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## PROJECT OVERVIEW

The subject of this reserve study report is the common areas within Bay Tree Homeowner Association, Inc., a residential development located in Jensen Beach, Florida. According to the association representative, the common areas include 32 homes, a clubhouse with average quality interiors, mechanical, electrical and plumbing utilities, a pool with supporting deck, equipment, furniture and fencing and gates, a deck, preserve path, pier with supporting deck and handrails, perimeter fencing and gates, an entry/exit gate system with supporting motors and entry system, site lighting, an entry monument sign with supporting landscaping and lighting, site drainage, pavers a mailbox building with mailbox clusters, asphalt pavement and concrete flatwork, landscaping with a supporting irrigation system.

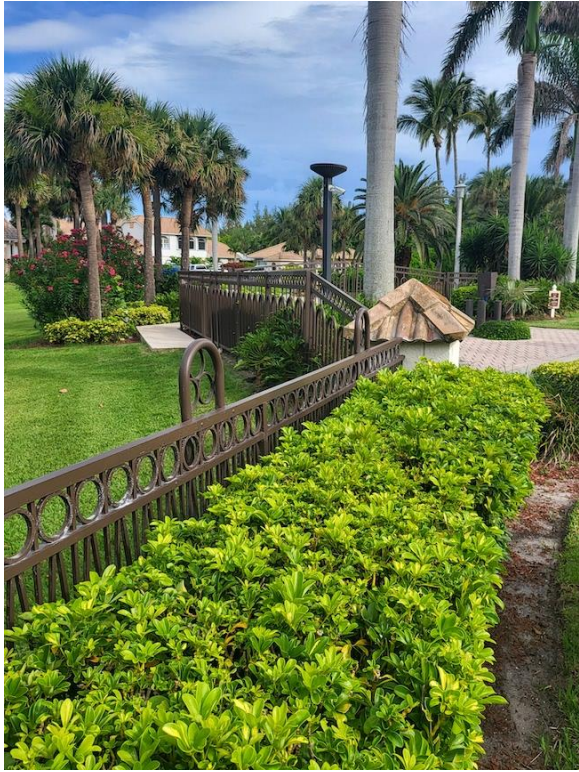
As of the date of our latest physical inspection, the common areas were observed to be in average overall condition and appear to have been well maintained. No areas of significant deferred maintenance were noted.

Reserves are only calculated for the replacement of short-lived building or site components. This includes components that require replacement prior to the overall estimated end life of the buildings or structures. This report is designed to provide reasonable, appropriate budgetary cost and useful life data based on market standards for the subject's property type and in compliance with Florida statutes. Florida Statutes require consideration for roofs, exterior paint and/or waterproofing, pavement and all items that have an estimated repair or replacement cost above \$10,000. We are unaware of any private reserve requirements.



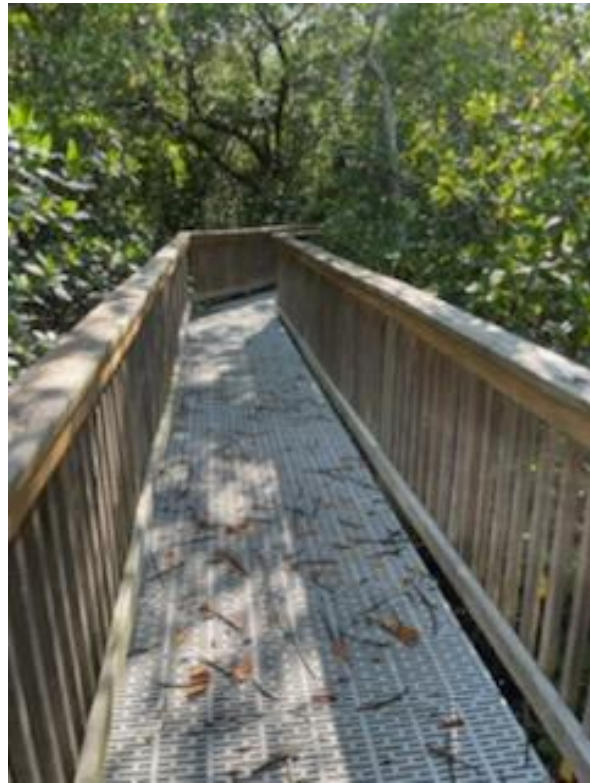


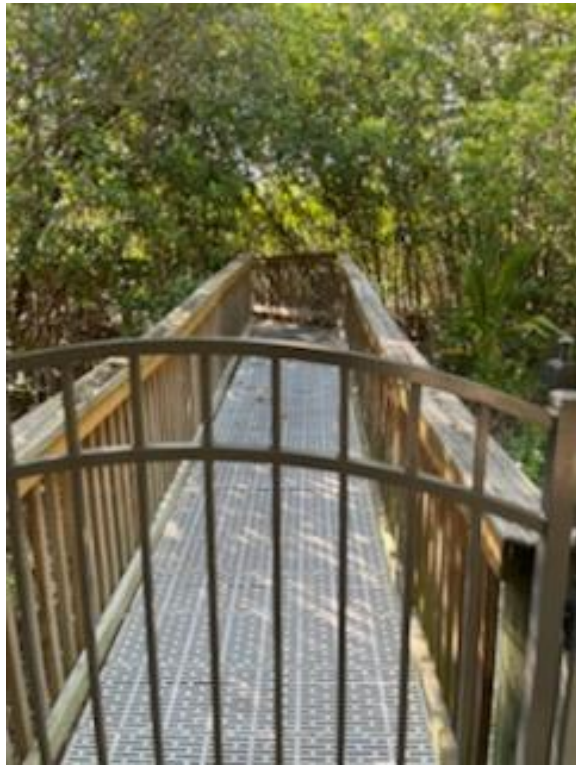
















## EXECUTIVE SUMMARY

### PROPERTY DATA

Property Name: Bay Tree Homeowners Association, Inc.  
Property Location: Jensen Beach, Florida  
Property Type: Homeowners Association  
Total Units: 32

Report Run Date: November 15, 2022  
Budget Year Begins: January 1, 2023  
Budget Year Ends: December 31, 2023

### PROJECTED COMPONENT CATEGORIES AND PARAMETERS

1. Clubhouse
2. Entry/Exit Gates
3. Painting
4. Pavement
5. Pool & Deck
6. Preserve Path
7. Roofing
8. Site Improvements
9. Walls & Fences

Total current cost of all reserve components in reserve analysis:	\$ 519,838
Estimated beginning reserve fund balance for reserve analysis:	\$ 97,480
Total number of components scheduled for replacement in the 2023 budget year:	3
Total cost of components scheduled for replacement in the 2023 budget year:	\$ 24,000

### ANALYSIS RESULTS –CASH FLOW ANALYSIS

Current annual reserve funding contribution amount (2022 Budget):	\$ 18,500
Our recommended annual reserve funding contribution amount:	\$ 51,000
Increase (decrease) between current and recommended annual contribution amounts:	\$ 32,500
Increase (decrease) between current and recommended annual contribution amounts:	175.7%

### ANALYSIS RESULTS – COMPONENT FUNDING ANALYSIS

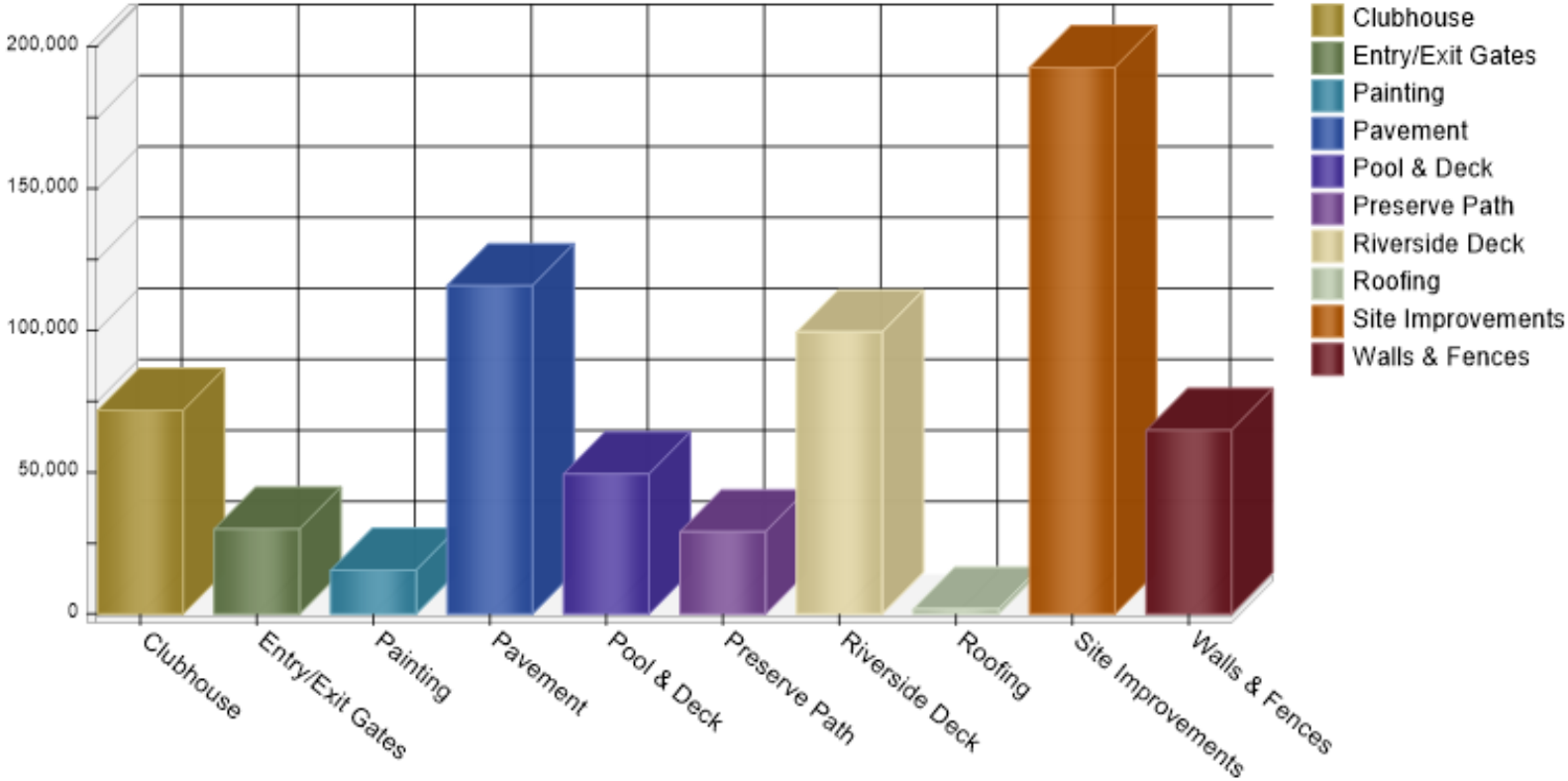
Current annual reserve funding contribution amount (2021 Budget):	\$ 18,500
Our recommended annual reserve funding contribution amount:	\$ 83,673
Increase (decrease) between current and recommended annual contribution amounts:	\$ 65,173
Increase (decrease) between current and recommended annual contribution amounts:	352.3%

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameter - Category - Chart



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Detail

Items	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
<b>Reserve Item</b>								
<b>Clubhouse</b>								
Cabinet Replacement	01/01/2031	\$ 12,500.00	1 total	\$ 12,500.00	20:00	20:00	8:00	\$ 14,666.93
Clubhouse Air Handler	01/01/2043	1,990.00	1 total	1,990.00	24:00	24:00	20:00	2,967.74
Clubhouse Condenser	01/01/2024	4,300.00	1 total	4,300.00	16:00	16:00	1:00	4,386.79
Clubhouse Furniture	01/01/2029	14,000.00	1 lp sm	14,000.00	18:00	18:00	6:00	15,783.38
Kitchen Appliances	01/01/2025	4,500.00	1 total	4,500.00	13:00	13:00	2:00	4,683.49
Restroom Renovation	01/01/2035	3,600.00	1 total	3,600.00	24:00	24:00	12:00	4,575.58
Roofing, Tile, Clubhouse	01/01/2025	900.00	20 sqs	18,000.00	30:00	30:00	2:00	18,733.97
Tile Replacement	01/01/2025	12.49	1,030 sq ft	12,864.70	30:00	30:00	2:00	13,389.27
				71,754.70				79,187.15
<b>Entry/Exit Gates</b>								
Entry Access System Upgrades	01/01/2025	\$ 4,500.00	1 lp sm	\$ 4,500.00	15:00	20:00	2:00	\$ 4,683.49
Entry/Exit Gate Motors	01/01/2028	5,500.00	1 total	5,500.00	11:00	11:00	5:00	6,077.93
Entry/Exit Gate Motors	01/01/2023	5,500.00	1 total	5,500.00	11:00	11:00	0:00	5,500.00
Phone Entry Station	01/01/2025	2,650.00	1 total	2,650.00	13:00	13:00	2:00	2,758.06
Swing Gates	01/01/2025	5,900.00	2 ea	11,800.00	30:00	30:00	2:00	12,281.16
				29,950.00				31,300.64
<b>Painting</b>								
Paint Fencing & Gates	01/01/2031	\$ 8,900.00	1 total	\$ 8,900.00	10:00	10:00	8:00	\$ 10,442.86
Paint Pool Deck	01/01/2023	3,500.00	1 total	3,500.00	2:00	2:00	0:00	3,500.00
Paint/Waterproof Clubhouse Ext.	01/01/2024	2,990.00	1 total	2,990.00	7:00	10:00	1:00	3,050.35
				15,390.00				16,993.21
<b>Pavement</b>								
Asphalt Pavement, Seal Coat (Club)	01/01/2026	\$ 2.91	280 sq yds	\$ 814.80	4:00	6:00	3:00	\$ 865.14
Asphalt, Mill & Overlay (Club)	01/01/2025	18.91	280 sq yds	5,294.80	30:00	30:00	2:00	5,510.70
Asphalt, Mill & Overlay (Main)	01/01/2030	18.91	3,220 sq yds	60,890.20	35:00	35:00	7:00	70,032.24
Catch Basins	01/01/2055	6,000.00	1 total	6,000.00	60:00	60:00	32:00	11,372.82



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Detail

Items	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
<b>Reserve Item</b>								
<b>Pavement</b>								
Curbs Allowance	01/01/2030	\$ 6,500.00	1 total	\$ 6,500.00	15:00	35:00	7:00	\$ 7,475.91
Pavers, Clubhouse & Mail	01/01/2030	11.29	220 sq ft	2,483.80	35:00	35:00	7:00	2,856.72
Pavers, Entry	01/01/2030	11.29	1,180 sq ft	13,322.20	35:00	35:00	7:00	15,322.39
Paving Surveys/Misc.	01/01/2024	15,000.00	1 total	15,000.00	12:00	12:00	1:00	15,302.77
Sidewalks	01/01/2030	5,500.00	1 total	5,500.00	12:00	35:00	7:00	6,325.77
				115,805.80				135,064.46
<b>Pool &amp; Deck</b>								
Pool Deck Furniture	01/01/2024	\$ 9,800.00	1 lp sm	\$ 9,800.00	15:00	15:00	1:00	\$ 9,997.81
Pool Equipment	01/01/2029	14,500.00	1 lp sm	14,500.00	10:00	10:00	6:00	16,347.07
Pool Interior Resurfacing	01/01/2032	14,500.00	1 total	14,500.00	12:00	12:00	9:00	17,357.05
Texture Pool Deck	01/01/2033	4.59	2,310 sq ft	10,602.90	15:00	15:00	10:00	12,948.26
				49,402.90				56,650.19
<b>Preserve Path</b>								
Preserve Path Maintenance	01/01/2025	\$ 2,500.00	1 total	\$ 2,500.00	5:00	5:00	2:00	\$ 2,601.94
Preserve Path, Framing	01/01/2036	26,500.00	1 total	26,500.00	15:00	15:00	13:00	34,361.21
				29,000.00				36,963.15
<b>Riverside Deck</b>								
Beams & Joists	01/01/2041	\$ 24,500.00	1 total	\$ 24,500.00	30:00	30:00	18:00	\$ 35,106.05
Deck & Railings	01/01/2036	29,850.00	1 total	29,850.00	25:00	25:00	13:00	38,704.99
Deck Pilings	01/01/2061	45,000.00	1 total	45,000.00	50:00	50:00	38:00	96,161.58
				99,350.00				169,972.62
<b>Roofing</b>								
Roofing, Tile, Mail	01/01/2031	\$ 1,690.00	1 total	\$ 1,690.00	35:00	35:00	8:00	\$ 1,982.97
				1,690.00				1,982.97

# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Detail

Items	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
<b>Reserve Item</b>								
<b>Site Improvements</b>								
Entry Monument	01/01/2028	\$ 4,500.00	1 lp sm	\$ 4,500.00	10:00	10:00	5:00	\$ 4,972.86
Irrigation System	01/01/2033	12,550.00	1 lp sm	12,550.00	12:00	12:00	10:00	15,326.05
Mailbox Clusters	01/01/2031	1,990.00	2 ea	3,980.00	25:00	25:00	8:00	4,669.95
Northern Drainage	01/01/2029	75,000.00	1 total	75,000.00	1:00	6:00	6:00	84,553.82
Replace South Side Concrete Drainage	01/01/2055	71.00	285 ln ft	20,235.00	60:00	60:00	32:00	38,354.85
Royal Palm Removal	01/01/2023	2,500.00	6 trees	15,000.00	1:00	1:00	0:00	15,000.00
Royal Palm Removal	01/01/2024	2,500.00	6 trees	15,000.00	1:00	1:00	1:00	15,302.77
Royal Palm Removal	01/01/2025	2,500.00	6 trees	15,000.00	1:00	2:00	2:00	15,611.64
Royal Palm Removal	01/01/2026	2,500.00	6 trees	15,000.00	1:00	3:00	3:00	15,926.75
Royal Palm Removal	01/01/2027	2,500.00	6 trees	15,000.00	1:00	4:00	4:00	16,248.22
Site Light Poles	01/01/2033	500.00	3 ea	1,500.00	25:00	25:00	10:00	1,831.80
				192,765.00				227,798.71
<b>Walls &amp; Fences</b>								
Entrance Wall Paint/Repairs	01/01/2024	\$ 1,100.00	1 total	\$ 1,100.00	10:00	10:00	1:00	\$ 1,122.20
Front Entry Metal Fence	01/01/2025	69.00	148 ln ft	10,212.00	30:00	30:00	2:00	10,628.41
Pool Fencing & Gates	01/01/2046	61.00	278 ln ft	16,958.00	30:00	30:00	23:00	26,852.44
South Perimeter Metal Fence	01/01/2043	66.00	280 ln ft	18,480.00	30:00	30:00	20:00	27,559.74
Wooden Fence	01/01/2034	29.00	620 ln ft	17,980.00	16:00	16:00	11:00	22,400.36
				64,730.00				88,563.15
				669,838.40				844,476.25

# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Asphalt Pavement, Seal Coat (Club)

<b>Item Number</b>	46	<b>Measurement Basis</b>	sq yds
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	4 Years
<b>Category</b>	Pavement	<b>Basis Cost</b>	\$ 2.91
<b>Tracking Method</b>	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0046	01/01/2020	01/01/2026	3:00	6:00	280	\$ 814.80	\$ 865.14
						814.80	865.14

### Comments

Some associations complete sealcoating/rejuvenation of their common area asphalt paving on a periodic and regular basis, to insure a high cosmetic appeal and the maximum useful life of their asphalt paving. Other associations are of the opinion that this project is strictly cosmetic, and do not. For the association's consideration, we have included this on a recurring 4 year life cycle.

The current cost estimate includes typical minor pavement repairs and re-striping.



# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

## Asphalt, Mill & Overlay (Club)

<b>Item Number</b>	2	<b>Measurement Basis</b>	sq yds
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Pavement	<b>Basis Cost</b>	\$ 18.91
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0002	01/01/1995	01/01/2025	2:00	30:00	280	\$ 5,294.80	\$ 5,510.70
						5,294.80	5,510.70

## Comments

We have observed life cycles of less than 15 years, to 25+ years, for asphalt overlay projects, assuming proper design, installation and routine maintenance.

The current unit cost estimate includes as needed milling of the asphalt paving at its junction with adjacent concrete paving, typical minor repairs to the underlying pavement subbase and drainage systems, installation of a standard overlay, and resurfacing.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Asphalt, Mill & Overlay (Main)

<b>Item Number</b>	1	<b>Measurement Basis</b>	sq yds
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	35 Years
<b>Category</b>	Pavement	<b>Basis Cost</b>	\$ 18.91
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0001	01/01/1995	01/01/2030	7:00	35:00	3,220	\$ 60,890.20	\$ 70,032.24
						60,890.20	70,032.24

### Comments

We have observed life cycles of less than 15 years, to 25+ years, for asphalt overlay projects, assuming proper design, installation and routine maintenance.

The current unit cost estimate includes as needed milling of the asphalt paving at its junction with adjacent concrete paving, typical minor repairs to the underlying pavement subbase and drainage systems, installation of a standard overlay, and resurfacing.



# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Beams & Joists

<b>Item Number</b>	36	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Riverside Deck	<b>Basis Cost</b>	\$ 24,500.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0036	01/01/2011	01/01/2041	18:00	30:00	1	\$ 24,500.00	\$ 35,106.05
						24,500.00	35,106.05

### Comments

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Cabinet Replacement

<b>Item Number</b>	21	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	\$ 12,500.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0021	01/01/2011	01/01/2031	8:00	20:00	1	\$ 12,500.00	\$ 14,666.93
						12,500.00	14,666.93

### Comments

We have observed a 20-30 year range in useful life cycles for common area kitchen renovation at similar properties. The current cost estimate is based on the existing products and our experience. This cost includes removal and disposal of the existing kitchen cabinets, flooring, lighting and appliances and replacement with like quality. This life cycle and cost estimate can vary depending on the quality of finishes, level of ongoing maintenance, and association cosmetic tastes.





# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Catch Basins

<b>Item Number</b>	39	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	60 Years
<b>Category</b>	Pavement	<b>Basis Cost</b>	\$ 6,000.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0039	01/01/1995	01/01/2055	32:00	60:00	1	\$ 6,000.00 <u>6,000.00</u>	\$ 11,372.82 <u>11,372.82</u>

### Comments

We have included an allowance for major repairs at the catch basins throughout the property. Catch basin are an integral part of a property's drainage system and periodic repairs may be necessary.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Clubhouse Air Handler

<b>Item Number</b>	24	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	24 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	\$ 1,990.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0024	01/01/2019	01/01/2043	20:00	24:00	1	\$ 1,990.00 <u>1,990.00</u>	\$ 2,967.74 <u>2,967.74</u>

### Comments

For the purposes of this analysis, we have utilized cost estimates based on the size of the condensers and air handlers in tons and our experience with HVAC equipment replacement costs. A useful life of 8-25 years can realistically be expected for the clubhouse HVAC equipment, depending on maintenance.

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Clubhouse Condenser

<b>Item Number</b>	25	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	16 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	\$ 4,300.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0025	01/01/2008	01/01/2024	1:00	16:00	1	\$ 4,300.00	\$ 4,386.79
						4,300.00	4,386.79

### Comments

For the purposes of this analysis, we have utilized cost estimates based on the size of the condensers and air handlers in tons and our experience with HVAC equipment replacement costs. A useful life of 8-25 years can realistically be expected for the clubhouse HVAC equipment, depending on maintenance.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Clubhouse Furniture

<b>Item Number</b>	20	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	18 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	\$ 14,000.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0020	01/01/2011	01/01/2029	6:00	18:00	1	\$ 14,000.00	\$ 15,783.38
						14,000.00	15,783.38

### Comments

We have included an allowance for replacement of the clubhouse furniture on a recurring 18 year life cycle. The cost includes partial replacements as well as major replacement projects.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Curbs Allowance

<b>Item Number</b>	7	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Pavement	<b>Basis Cost</b>	\$ 6,500.00
<b>Tracking Method</b>	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0007	01/01/1995	01/01/2030	7:00	35:00	1	\$ 6,500.00	\$ 7,475.91
						6,500.00	7,475.91

### Comments

Full replacement of the curbs will not be necessary at one time, but we have included an allowance for partial repairs to and replacement of the curbs on a recurring 15 year life cycle.



# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

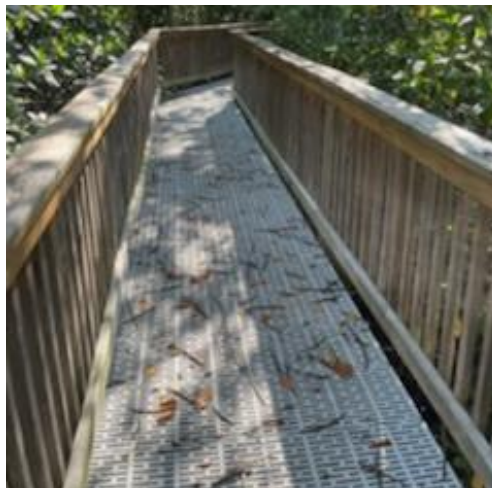
## Deck & Railings

<b>Item Number</b>	35	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Riverside Deck	<b>Basis Cost</b>	\$ 29,850.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0035	01/01/2011	01/01/2036	13:00	25:00	1	\$ 29,850.00	\$ 38,704.99
						29,850.00	38,704.99

## Comments

We have included this line item to provide monies for replacement of the deck railings in use at the subject property on a recurring 25 year life cycle.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Deck Pilings

<b>Item Number</b>	37	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	50 Years
<b>Category</b>	Riverside Deck	<b>Basis Cost</b>	\$ 45,000.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0037	01/01/2011	01/01/2061	38:00	50:00	1	\$ 45,000.00	\$ 96,161.58
						45,000.00	96,161.58

### Comments

We have included this line item to provide monies for replacement of the deck pilings in use at the subject property on a recurring 50 year life cycle.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Entrance Wall Paint/Repairs

<b>Item Number</b>	34	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Walls & Fences	<b>Basis Cost</b>	\$ 1,100.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0034	01/01/2014	01/01/2024	1:00	10:00	1	\$ 1,100.00	\$ 1,122.20
						1,100.00	1,122.20

### Comments

We have included this allowance to provide monies for partial repairs to and paint application to the perimeter wall. We have this designed on a recurring 10 year life cycle.





# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

## Entry Access System Upgrades

<b>Item Number</b>	28	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Entry/Exit Gates	<b>Basis Cost</b>	\$ 4,500.00
<b>Tracking Method</b>	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0028	01/01/2005	01/01/2025	2:00	20:00	1	\$ 4,500.00	\$ 4,683.49
						4,500.00	4,683.49

## Comments

We have included an allowance for entry access system upgrades. This cost was designed on a recurring 15 year life cycle. This includes partial repairs to and replacement of the system.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Entry Monument

<b>Item Number</b>	41	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	\$ 4,500.00
<b>Tracking Method</b>	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0041	01/01/2018	01/01/2028	5:00	10:00	1	\$ 4,500.00	\$ 4,972.86
						4,500.00	4,972.86

### Comments

This fund is designed to cover the expense of restoring the entry monument signage including associated lettering, lighting, landscaping, etc. Associations typically complete this upgrade on a 10-20 year life cycle. The total cost estimate is based on the entry signage in place and our experience with similar monument signage replacements.

The latest project date was not confirmed. We reserve the right to modify this report upon confirmation of the factual latest project date.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Entry/Exit Gate Motors

<b>Item Number</b>	26	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	11 Years
<b>Category</b>	Entry/Exit Gates	<b>Basis Cost</b>	\$ 5,500.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0026	01/01/2012	01/01/2023	0:00	11:00	1	\$ 5,500.00	\$ 5,500.00
920-001-0026	01/01/2017	01/01/2028	5:00	11:00	1	5,500.00	6,077.93
						11,000.00	11,577.93

### Comments

We have included an allowance for replacement of the entry/exit gate motors on a recurring 10 year life cycle. The cost includes partial replacements as well as major replacement projects.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Front Entry Metal Fence

<b>Item Number</b>	30	<b>Measurement Basis</b>	In ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Walls & Fences	<b>Basis Cost</b>	\$ 69.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0030	01/01/1995	01/01/2025	2:00	30:00	148	\$ 10,212.00	\$ 10,628.41
						10,212.00	10,628.41

### Comments

We have included this line item to provide monies for replacement of the front entry metal fence in use at the subject property on a recurring 30 year life cycle.

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Irrigation System

<b>Item Number</b>	38	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	\$ 12,550.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0038	01/01/2021	01/01/2033	10:00	12:00	1	\$ 12,550.00	\$ 15,326.05
						12,550.00	15,326.05

### Comments

An allowance was included for partial repairs to the irrigation system, including and not limited to, the 5 irrigation clocks and the 66 irrigation vales within the system. We have included this on a recurring 12 year life cycle.

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Kitchen Appliances

<b>Item Number</b>	23	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	13 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	\$ 4,500.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0023	01/01/2012	01/01/2025	2:00	13:00	1	\$ 4,500.00	\$ 4,683.49
						4,500.00	4,683.49

### Comments

We have included an allowance for replacement of the kitchen appliances on a recurring 13 year life cycle.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Mailbox Clusters

<b>Item Number</b>	3	<b>Measurement Basis</b>	ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	\$ 1,990.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0003	01/01/2006	01/01/2031	8:00	25:00	2	\$ 3,980.00	\$ 4,669.95
						3,980.00	4,669.95

### Comments

We have included this line item to provide monies for replacement of the mailbox clusters in use at the subject property on a recurring 25 year life cycle.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Northern Drainage

<b>Item Number</b>	45	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	1 Year
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	\$ 75,000.00
<b>Tracking Method</b>	Logistical One Time		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0045	/ /	01/01/2029	6:00	6:00	1	\$ 75,000.00	\$ 84,553.82
						75,000.00	84,553.82

### Comments

We have included an allowance for engineering fees, design fees and projects for the northern drainage that will be necessary. This cost was designed as a one-time project.





# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**  
Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

## Paint Fencing & Gates

<b>Item Number</b>	12	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Painting	<b>Basis Cost</b>	\$ 8,900.00
<b>Tracking Method</b>	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0012	01/01/2021	01/01/2031	8:00	10:00	1	\$ 8,900.00	\$ 10,442.86
						8,900.00	10,442.86

## Comments

We have included an allowance for paint preparation and application to the fencing and gates. This cost was designed on a recurring 10 year life cycle. This includes partial repairs to and replacement of the fencing and gates.



# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Paint Pool Deck

<b>Item Number</b>	13	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	2 Years
<b>Category</b>	Painting	<b>Basis Cost</b>	\$ 3,500.00
<b>Tracking Method</b>	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0013	01/01/2021	01/01/2023	0:00	2:00	1	\$ 3,500.00	\$ 3,500.00
						3,500.00	3,500.00

### Comments

This fund is designed to cover the expense of restoring the pool deck including associated surface preparation. This cost was designed on a recurring 2 year life cycle.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Paint/Waterproof Clubhouse Ext.

<b>Item Number</b>	11	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	7 Years
<b>Category</b>	Painting	<b>Basis Cost</b>	\$ 2,990.00
<b>Tracking Method</b>	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0011	01/01/2014	01/01/2024	1:00	10:00	1	\$ 2,990.00	\$ 3,050.35
						2,990.00	3,050.35

### Comments

To insure proper protection of the underlying concrete, stucco, wood and metal surfaces, the market reflects a maximum 7 year useful life for exterior painting & waterproofing (in lieu of an association purchased 10 year warranty). In keeping with the association's reserve budget we have assigned a 10 year useful life. The current total cost estimate includes typical minor concrete/stucco repairs, surface preparation, as needed window/sliding glass door caulking and painting/refinishing of all exterior concrete, stucco, wood and metal surfaces.

A determination of the condition of the exterior concrete systems is beyond the scope of this report. While it is certain that some measure of concrete restoration will be necessary in any property of the subject's design and construction with exposure to the ocean elements, it is very difficult to quantify budgetary costs and remaining useful lives. Costs can range from as low as \$5,000 to over \$60,000, and useful lives can range from as low as roughly 15 years to over 40 years. It is our market observation that very few associations establish and fund major concrete restoration reserves, given the relative uncertainty of cost and useful life; it is much more common for these upgrades to be funded (at least partially) via special assessment. No reserves for concrete restoration were included in this report. Should the association wish to include reserves for concrete restoration, a budgetary funding goal and useful life cycle would need to be provided.

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Pavers, Clubhouse & Mail

<b>Item Number</b>	6	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	35 Years
<b>Category</b>	Pavement	<b>Basis Cost</b>	\$ 11.29
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0006	01/01/1995	01/01/2030	7:00	35:00	220	\$ 2,483.80	\$ 2,856.72
						2,483.80	2,856.72

### Comments

Replacement of this type of decking is typically completed on a 20-40 year life cycle, with proper installation and maintenance. The current cost estimate includes removal and replacement of the existing brick paver decking with a similar quality and is based on the total size of brick paved decking and a market supported per square foot unit cost.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Pavers, Entry

<b>Item Number</b>	5	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	35 Years
<b>Category</b>	Pavement	<b>Basis Cost</b>	\$ 11.29
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0005	01/01/1995	01/01/2030	7:00	35:00	1,180	\$ 13,322.20	\$ 15,322.39
						13,322.20	15,322.39

### Comments

Replacement of this type of decking is typically completed on a 20-40 year life cycle, with proper installation and maintenance. The current cost estimate includes removal and replacement of the existing brick paver decking with a similar quality and is based on the total size of brick paved decking and a market supported per square foot unit cost.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Paving Surveys/Misc.

<b>Item Number</b>	10	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Pavement	<b>Basis Cost</b>	\$ 15,000.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0010	01/01/2012	01/01/2024	1:00	12:00	1	\$ 15,000.00	\$ 15,302.77
						15,000.00	15,302.77

### Comments

We have included this allowance for paving surveys that may be required per the request of the association on a recurring 12 year life cycle.



# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

## Phone Entry Station

<b>Item Number</b>	27	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	13 Years
<b>Category</b>	Entry/Exit Gates	<b>Basis Cost</b>	\$ 2,650.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0027	01/01/2012	01/01/2025	2:00	13:00	1	\$ 2,650.00	\$ 2,758.06
						2,650.00	2,758.06

## Comments

This fund is designed to cover the expense of restoring the phone entry station, including associated wiring, etc. Associations typically complete this upgrade on a 10-15 year life cycle. The total cost estimate is based on the phone entry system in place and our experience with similar replacements.



# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

## Pool Deck Furniture

<b>Item Number</b>	18	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Pool & Deck	<b>Basis Cost</b>	\$ 9,800.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0018	01/01/2009	01/01/2024	1:00	15:00	1	\$ 9,800.00	\$ 9,997.81
						9,800.00	9,997.81

## Comments

While minor additions/replacements can be expected from time to time, and assuming periodic as needed re-strapping and/or refinishing as a function of routine maintenance, most associations complete pool deck furniture inventory replacements on a 4-15 year life cycle. The current cost estimate is an average figure for the differing types (i.e. chaise lounges, tables, chairs, umbrellas, trash receptacles, etc.).



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Pool Equipment

<b>Item Number</b>	17	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Pool & Deck	<b>Basis Cost</b>	\$ 14,500.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0017	01/01/2019	01/01/2029	6:00	10:00	1	\$ 14,500.00	\$ 16,347.07
						14,500.00	16,347.07

### Comments

Under normal conditions, total replacement of pool equipment inventories (pumps, motors, chlorination systems, filters, heaters, etc.) should not be necessary at any one given time. As such, reserving for total replacement is not considered prudent or practical. This is supported by our review of reserve budgets at similar properties; while some associations establish and fund contingency reserves for as needed repair/replacement costs, others prefer to fund incidental expenses through their annual operating budgets, as a function of routine maintenance.

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Pool Fencing & Gates

<b>Item Number</b>	33	<b>Measurement Basis</b>	In ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Walls & Fences	<b>Basis Cost</b>	\$ 61.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0033	01/01/2016	01/01/2046	23:00	30:00	278	\$ 16,958.00	\$ 26,852.44
						16,958.00	26,852.44

### Comments

Barring any unforeseen storm damage, the fencing in use at the pool perimeter can expect a life cycle in the 25-30 year range. The current cost estimate, which includes removal and disposal of the existing fencing and gates and replacement with like quality, is based on known costs for this type of fencing.



# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Pool Interior Resurfacing

<b>Item Number</b>	16	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Pool & Deck	<b>Basis Cost</b>	\$ 14,500.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0016	01/01/2020	01/01/2032	9:00	12:00	1	\$ 14,500.00	\$ 17,357.05
						14,500.00	17,357.05

### Comments

Assuming proper installation, chemical balancing, and routine maintenance, interior resurfacing of standard concrete pools with marcite or aggregate interior finishes should be expected on a life cycle in the 10-12 year range. The current per square foot of surface area cost estimate includes typical minor tank/structural repairs, tile upgrades and/or replacements, and installation of new aggregate surface materials (i.e. "diamond brite", "pebble crete", etc.).



# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

## Preserve Path Maintenance

<b>Item Number</b>	44	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	5 Years
<b>Category</b>	Preserve Path	<b>Basis Cost</b>	\$ 2,500.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0044	01/01/2020	01/01/2025	2:00	5:00	1	\$ 2,500.00	\$ 2,601.94
						2,500.00	2,601.94

## Comments

We have included an allowance for preserve path maintenance on a recurring 5 year life cycle. This maintenance includes minor repairs and replacements of the walkway.

The latest project date was not confirmed. We reserve the right to modify this report upon confirmation of the factual latest project date.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Preserve Path, Framing

<b>Item Number</b>	43	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Preserve Path	<b>Basis Cost</b>	\$ 26,500.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0043	01/01/2021	01/01/2036	13:00	15:00	1	\$ 26,500.00	\$ 34,361.21
						26,500.00	34,361.21

### Comments

The preserve path framing will require ongoing repairs and replacements. This cost was designed on a recurring 15 year life cycle. These repairs may be necessary more frequently due to storm damage



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Replace South Side Concrete Drainage

<b>Item Number</b>	47	<b>Measurement Basis</b>	In ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	60 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	\$ 71.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0047	01/01/1995	01/01/2055	32:00	60:00	285	\$ 20,235.00	\$ 38,354.85
						20,235.00	38,354.85

### Comments

We have included a recurring 60 year allowance for major restoration of the south side concrete drainage.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Restroom Renovation

<b>Item Number</b>	22	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	24 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	\$ 3,600.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0022	01/01/2011	01/01/2035	12:00	24:00	1	\$ 3,600.00	\$ 4,575.58
						3,600.00	4,575.58

### Comments

This fund is designed to provide monies for major upgrades to the common area restrooms. The market suggests this type of upgrade on a 15-25 year life cycle. The current cost is based on the finishes, including and not limited to the flooring, fixtures, countertops and lighting, etc. This equates to a total cost estimate of \$3,600.



# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Roofing, Tile, Clubhouse

<b>Item Number</b>	4	<b>Measurement Basis</b>	sq
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	\$ 900.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0004	01/01/1995	01/01/2025	2:00	30:00	20	\$ 18,000.00	\$ 18,733.97
						18,000.00	18,733.97

### Comments

Life cycles of less than 20 years, to 35+ years, have been observed for replacement of pitched tile roofing; the most typical life falls in the 30 year range, assuming proper design, installation and routine maintenance. As no professional roofing studies were provided that would indicate that physical conditions exist at this roofing that would otherwise limit its remaining useful life, a 2025 replacement date was forecast. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, as needed repair/replacement of fascia, soffits and/or gutters and downspouts, and installation of like roofing.

one square = 100 square feet



# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

## Roofing, Tile, Mail

<b>Item Number</b>	15	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	35 Years
<b>Category</b>	Roofing	<b>Basis Cost</b>	\$ 1,690.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0015	01/01/1996	01/01/2031	8:00	35:00	1	\$ 1,690.00	\$ 1,982.97
						1,690.00	1,982.97

## Comments

Life cycles of less than 20 years, to 35+ years, have been observed for replacement of pitched tile roofing; the most typical life falls in the 30 year range, assuming proper design, installation and routine maintenance. As no professional roofing studies were provided that would indicate that physical conditions exist at this roofing that would otherwise limit its remaining useful life, a 2031 replacement date was forecast. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, as needed repair/replacement of fascia, soffits and/or gutters and downspouts, and installation of like roofing.

one square = 100 square feet



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Royal Palm Removal

<b>Item Number</b>	42	<b>Measurement Basis</b>	trees
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	1 Year
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	\$ 2,500.00
<b>Tracking Method</b>	Logistical One Time		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-005-0042	//	01/01/2027	4:00	4:00	6	\$ 15,000.00	\$ 16,248.22
920-004-0042	//	01/01/2026	3:00	3:00	6	15,000.00	15,926.75
920-003-0042	//	01/01/2025	2:00	2:00	6	15,000.00	15,611.64
920-001-0042	//	01/01/2023	0:00	1:00	6	15,000.00	15,000.00
920-002-0042	//	01/01/2024	1:00	1:00	6	15,000.00	15,302.77
						75,000.00	78,089.38

### Comments

We have included an allowance for landscaping replacements and tree removal. The cost was provided by the association.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Sidewalks

<b>Item Number</b>	8	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	12 Years
<b>Category</b>	Pavement	<b>Basis Cost</b>	\$ 5,500.00
<b>Tracking Method</b>	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0008	01/01/1995	01/01/2030	7:00	35:00	1	\$ 5,500.00	\$ 6,325.77
						5,500.00	6,325.77

### Comments

We have included an allowance for partial repairs to and replacement of the sidewalks in use at the subject property on a recurring 12 year life cycle.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Site Light Poles

<b>Item Number</b>	40	<b>Measurement Basis</b>	ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	\$ 500.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0040	01/01/2008	01/01/2033	10:00	25:00	3	\$ 1,500.00	\$ 1,831.80
						1,500.00	1,831.80

### Comments

We have included this allowance to provide monies for partial repairs to and replacements of the site light poles and fixtures throughout the property. We have this designed on a recurring 25 year life cycle.

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### South Perimeter Metal Fence

<b>Item Number</b>	32	<b>Measurement Basis</b>	In ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Walls & Fences	<b>Basis Cost</b>	\$ 66.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0032	01/01/2013	01/01/2043	20:00	30:00	280	\$ 18,480.00	\$ 27,559.74
						18,480.00	27,559.74

### Comments

We have included a recurring 30 year life cycle for replacement of the south metal fencing.

# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

## Swing Gates

<b>Item Number</b>	29	<b>Measurement Basis</b>	ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Entry/Exit Gates	<b>Basis Cost</b>	\$ 5,900.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0029	01/01/1995	01/01/2025	2:00	30:00	2	\$ 11,800.00	\$ 12,281.16
						11,800.00	12,281.16

## Comments

This category refers to costs associated with replacement of the entry/exit gate. Barring unforeseen damage to the subject's gates, and assuming proper and routine maintenance, a minimum useful life of approximately 30 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component.





# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Texture Pool Deck

<b>Item Number</b>	9	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Pool & Deck	<b>Basis Cost</b>	\$ 4.59
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0009	01/01/2018	01/01/2033	10:00	15:00	2,310	\$ 10,602.90	\$ 12,948.26
						10,602.90	12,948.26

### Comments

We have included an allowance for texture replacement of the pool deck on a recurring 15 year life cycle.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Tile Replacement

<b>Item Number</b>	19	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Clubhouse	<b>Basis Cost</b>	\$ 12.49
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0019	01/01/1995	01/01/2025	2:00	30:00	1,030	\$ 12,864.70	\$ 13,389.27
						12,864.70	13,389.27

### Comments

We have included an allowance for replacement of the clubhouse tile flooring on a recurring 30 year life cycle. The cost includes partial replacements as well as major replacement projects.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023  
 Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Wooden Fence

<b>Item Number</b>	31	<b>Measurement Basis</b>	In ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	16 Years
<b>Category</b>	Walls & Fences	<b>Basis Cost</b>	\$ 29.00
<b>Tracking Method</b>	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0031	01/01/2018	01/01/2034	11:00	16:00	620	\$ 17,980.00	\$ 22,400.36
						17,980.00	22,400.36

### Comments

We have included this line item to provide monies for replacement of the wooden fence in use at the subject property on a recurring 16 year life cycle.



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Asphalt Pavement, Seal Coat (Club)				865				937		
Asphalt, Mill & Overlay (Club)			5,510							
Asphalt, Mill & Overlay (Main)								70,032		
Beams & Joists										
Cabinet Replacement									14,666	
Catch Basins										
Clubhouse Air Handler										
Clubhouse Condenser		4,386								
Clubhouse Furniture							15,783			
Curbs Allowance								7,475		
Deck & Railings										
Deck Pilings										
Entrance Wall Paint/Repairs		1,122								
Entry Access System Upgrades			4,683							
Entry Monument						4,972				
Entry/Exit Gate Motors	5,500					6,077				
Front Entry Metal Fence			10,628							
Irrigation System										
Kitchen Appliances			4,683							
Mailbox Clusters									4,669	
Northern Drainage							84,553			
Paint Fencing & Gates									10,442	
Paint Pool Deck	3,500		3,642		3,791		3,945		4,106	
Paint/Waterproof Clubhouse Ext.		3,050							3,508	
Pavers, Clubhouse & Mail								2,856		
Pavers, Entry								15,322		
Paving Surveys/Misc.		15,302								
Phone Entry Station			2,758							
Pool Deck Furniture		9,997								

## Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

### Expenditures

Reserve Item	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Pool Equipment							16,347			
Pool Fencing & Gates										
Pool Interior Resurfacing										17,357
Preserve Path Maintenance			2,601					2,875		
Preserve Path, Framing										
Replace South Side Concrete Drainage										
Restroom Renovation										
Roofing, Tile, Clubhouse			18,733							
Roofing, Tile, Mail									1,982	
Royal Palm Removal	15,000	15,302	15,611	15,926	16,248					
Sidewalks								6,325		
Site Light Poles										
South Perimeter Metal Fence										
Swing Gates			12,281							
Texture Pool Deck										
Tile Replacement			13,389							
Wooden Fence										
	<u>24,000</u>	<u>49,162</u>	<u>94,524</u>	<u>16,791</u>	<u>20,039</u>	<u>11,050</u>	<u>120,630</u>	<u>105,825</u>	<u>39,377</u>	<u>17,357</u>

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Asphalt Pavement, Seal Coat (Club)		1,015				1,099				1,191
Asphalt, Mill & Overlay (Club)										
Asphalt, Mill & Overlay (Main)										
Beams & Joists									35,106	
Cabinet Replacement										
Catch Basins										
Clubhouse Air Handler										
Clubhouse Condenser								6,039		
Clubhouse Furniture										
Curbs Allowance										
Deck & Railings				38,704						
Deck Pilings										
Entrance Wall Paint/Repairs		1,370								
Entry Access System Upgrades								6,320		
Entry Monument						6,072				
Entry/Exit Gate Motors		6,852					7,572			
Front Entry Metal Fence										
Irrigation System	15,326									
Kitchen Appliances						6,072				
Mailbox Clusters										
Northern Drainage										
Paint Fencing & Gates									12,752	
Paint Pool Deck	4,274		4,448		4,629		4,818		5,015	
Paint/Waterproof Clubhouse Ext.						4,035				
Pavers, Clubhouse & Mail										
Pavers, Entry										
Paving Surveys/Misc.				19,449						
Phone Entry Station						3,576				
Pool Deck Furniture							13,492			

## Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

### Expenditures

Reserve Item	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Pool Equipment							19,963			
Pool Fencing & Gates										
Pool Interior Resurfacing										
Preserve Path Maintenance			3,177					3,511		
Preserve Path, Framing				34,361						
Replace South Side Concrete Drainage										
Restroom Renovation			4,575							
Roofing, Tile, Clubhouse										
Roofing, Tile, Mail										
Royal Palm Removal										
Sidewalks										8,040
Site Light Poles	1,831									
South Perimeter Metal Fence										
Swing Gates										
Texture Pool Deck	12,948									
Tile Replacement										
Wooden Fence		22,400								
	<u>34,380</u>	<u>31,638</u>	<u>12,201</u>	<u>92,515</u>	<u>4,629</u>	<u>20,856</u>	<u>45,846</u>	<u>15,871</u>	<u>52,874</u>	<u>9,231</u>

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Asphalt Pavement, Seal Coat (Club)				1,290				1,397		
Asphalt, Mill & Overlay (Club)										
Asphalt, Mill & Overlay (Main)										
Beams & Joists										
Cabinet Replacement									21,873	
Catch Basins										
Clubhouse Air Handler	2,967									
Clubhouse Condenser										
Clubhouse Furniture					22,616					
Curbs Allowance			10,088							
Deck & Railings										
Deck Pilings										
Entrance Wall Paint/Repairs		1,673								
Entry Access System Upgrades										
Entry Monument						7,416				
Entry/Exit Gate Motors			8,536					9,433		
Front Entry Metal Fence										
Irrigation System			19,479							
Kitchen Appliances									7,874	
Mailbox Clusters										
Northern Drainage										
Paint Fencing & Gates									15,573	
Paint Pool Deck	5,219		5,432		5,654		5,884		6,124	
Paint/Waterproof Clubhouse Ext.			4,640							5,337
Pavers, Clubhouse & Mail										
Pavers, Entry										
Paving Surveys/Misc.						24,720				
Phone Entry Station									4,637	
Pool Deck Furniture										



## Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

### Expenditures

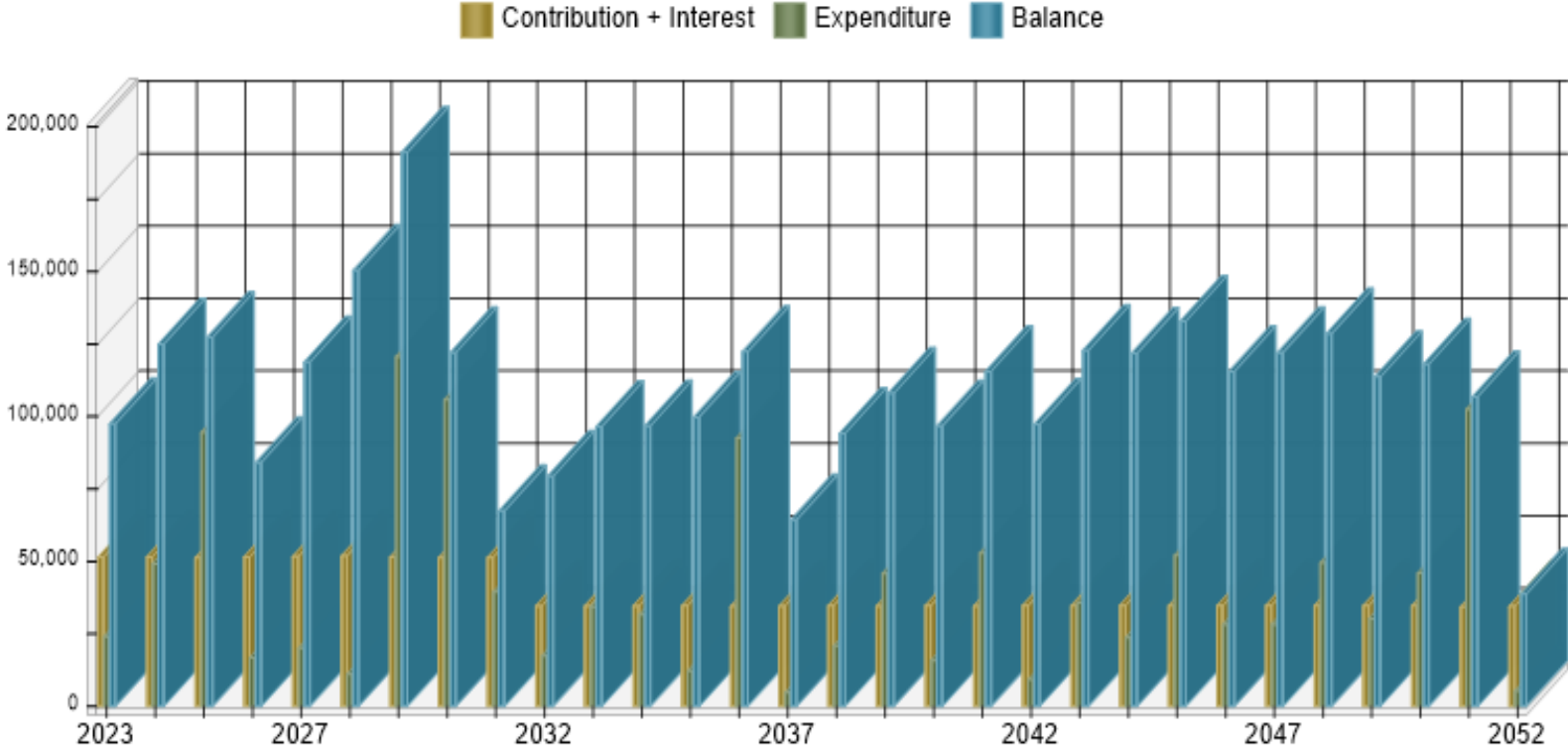
Reserve Item	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
Pool Equipment							24,378			
Pool Fencing & Gates				26,852						
Pool Interior Resurfacing		22,060								
Preserve Path Maintenance			3,880					4,288		
Preserve Path, Framing									46,371	
Replace South Side Concrete Drainage										
Restroom Renovation										
Roofing, Tile, Clubhouse										
Roofing, Tile, Mail										
Royal Palm Removal										
Sidewalks										
Site Light Poles										
South Perimeter Metal Fence	27,559									
Swing Gates										
Texture Pool Deck						17,473				
Tile Replacement										
Wooden Fence								30,839		
	<u>35,747</u>	<u>23,734</u>	<u>52,058</u>	<u>28,142</u>	<u>28,270</u>	<u>49,610</u>	<u>30,263</u>	<u>45,959</u>	<u>102,454</u>	<u>5,337</u>

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Chart



# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/23 - 12/23	\$ 97,480.00	\$ 51,000.00	\$ 500.96	\$ 24,000.00	\$ 124,980.96
01/24 - 12/24	124,980.96	51,000.00	517.95	49,162.69	127,336.22
01/25 - 12/25	127,336.22	51,000.00	311.91	94,524.85	84,123.28
01/26 - 12/26	84,123.28	51,000.00	468.62	16,791.89	118,800.01
01/27 - 12/27	118,800.01	51,000.00	626.82	20,039.47	150,387.36
01/28 - 12/28	150,387.36	51,000.00	828.28	11,050.79	191,164.85
01/29 - 12/29	191,164.85	51,000.00	506.41	120,630.11	122,041.15
01/30 - 12/30	122,041.15	51,000.00	231.10	105,825.51	67,446.74
01/31 - 12/31	67,446.74	51,000.00	276.58	39,377.78	79,345.54
01/32 - 12/32	79,345.54	34,200.00	399.90	17,357.05	96,588.39
	<u>97,480.00</u>	<u>493,200.00</u>	<u>4,668.53</u>	<u>498,760.14</u>	<u>96,588.39</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/33 - 12/33	\$ 96,588.39	\$ 34,200.00	\$ 404.57	\$ 34,380.31	\$ 96,812.65
01/34 - 12/34	96,812.65	34,200.00	418.86	31,638.08	99,793.43
01/35 - 12/35	99,793.43	34,200.00	527.14	12,201.55	122,319.02
01/36 - 12/36	122,319.02	34,200.00	254.34	92,515.94	64,257.42
01/37 - 12/37	64,257.42	34,200.00	385.42	4,629.88	94,212.96
01/38 - 12/38	94,212.96	34,200.00	457.60	20,856.59	108,013.97
01/39 - 12/39	108,013.97	34,200.00	406.78	45,846.14	96,774.61
01/40 - 12/40	96,774.61	34,200.00	494.39	15,871.43	115,597.57
01/41 - 12/41	115,597.57	34,200.00	411.02	52,874.01	97,334.58
01/42 - 12/42	97,334.58	34,200.00	529.09	9,231.11	122,832.56
	<u>96,588.39</u>	<u>342,000.00</u>	<u>4,289.21</u>	<u>320,045.04</u>	<u>122,832.56</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/43 - 12/43	\$ 122,832.56	\$ 34,200.00	\$ 529.54	\$ 35,747.13	\$ 121,814.97
01/44 - 12/44	121,814.97	34,200.00	582.12	23,734.30	132,862.79
01/45 - 12/45	132,862.79	34,200.00	501.46	52,058.73	115,505.52
01/46 - 12/46	115,505.52	34,200.00	529.33	28,142.65	122,092.20
01/47 - 12/47	122,092.20	34,200.00	561.73	28,270.00	128,583.93
01/48 - 12/48	128,583.93	34,200.00	491.78	49,610.64	113,665.07
01/49 - 12/49	113,665.07	34,200.00	509.93	30,263.40	118,111.60
01/50 - 12/50	118,111.60	34,200.00	456.83	45,959.40	106,809.03
01/51 - 12/51	106,809.03	34,200.00	128.88	102,454.10	38,683.81
01/52 - 12/52	38,683.81	34,200.00	253.86	5,337.68	67,799.99
	<u>122,832.56</u>	<u>342,000.00</u>	<u>4,545.46</u>	<u>401,578.03</u>	<u>67,799.99</u>

# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

<b>2023</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 97,480.00	\$ 4,250.00	\$ 36.50	\$ 24,000.00	\$ 77,766.50
February	77,766.50	4,250.00	33.29	0.00	82,049.79
March	82,049.79	4,250.00	35.07	0.00	86,334.86
April	86,334.86	4,250.00	36.86	0.00	90,621.72
May	90,621.72	4,250.00	38.64	0.00	94,910.36
June	94,910.36	4,250.00	40.43	0.00	99,200.79
July	99,200.79	4,250.00	42.22	0.00	103,493.01
August	103,493.01	4,250.00	44.01	0.00	107,787.02
September	107,787.02	4,250.00	45.80	0.00	112,082.82
October	112,082.82	4,250.00	47.59	0.00	116,380.41
November	116,380.41	4,250.00	49.38	0.00	120,679.79
December	120,679.79	4,250.00	51.17	0.00	124,980.96
	<u>97,480.00</u>	<u>51,000.00</u>	<u>500.96</u>	<u>24,000.00</u>	<u>124,980.96</u>

<b>2024</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 124,980.96	\$ 4,250.00	\$ 42.72	\$ 49,162.69	\$ 80,110.99
February	80,110.99	4,250.00	34.26	0.00	84,395.25
March	84,395.25	4,250.00	36.05	0.00	88,681.30
April	88,681.30	4,250.00	37.84	0.00	92,969.14
May	92,969.14	4,250.00	39.62	0.00	97,258.76
June	97,258.76	4,250.00	41.41	0.00	101,550.17
July	101,550.17	4,250.00	43.20	0.00	105,843.37
August	105,843.37	4,250.00	44.99	0.00	110,138.36
September	110,138.36	4,250.00	46.78	0.00	114,435.14
October	114,435.14	4,250.00	48.57	0.00	118,733.71
November	118,733.71	4,250.00	50.36	0.00	123,034.07
December	123,034.07	4,250.00	52.15	0.00	127,336.22
	<u>124,980.96</u>	<u>51,000.00</u>	<u>517.95</u>	<u>49,162.69</u>	<u>127,336.22</u>

<b>2025</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 127,336.22	\$ 4,250.00	\$ 34.25	\$ 94,524.85	\$ 37,095.62
February	37,095.62	4,250.00	16.34	0.00	41,361.96
March	41,361.96	4,250.00	18.12	0.00	45,630.08
April	45,630.08	4,250.00	19.90	0.00	49,899.98
May	49,899.98	4,250.00	21.68	0.00	54,171.66
June	54,171.66	4,250.00	23.46	0.00	58,445.12
July	58,445.12	4,250.00	25.24	0.00	62,720.36
August	62,720.36	4,250.00	27.02	0.00	66,997.38
September	66,997.38	4,250.00	28.80	0.00	71,276.18
October	71,276.18	4,250.00	30.58	0.00	75,556.76
November	75,556.76	4,250.00	32.37	0.00	79,839.13
December	79,839.13	4,250.00	34.15	0.00	84,123.28
	<u>127,336.22</u>	<u>51,000.00</u>	<u>311.91</u>	<u>94,524.85</u>	<u>84,123.28</u>

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

<b>2026</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 84,123.28	\$ 4,250.00	\$ 32.44	\$ 16,791.89	\$ 71,613.83
February	71,613.83	4,250.00	30.72	0.00	75,894.55
March	75,894.55	4,250.00	32.51	0.00	80,177.06
April	80,177.06	4,250.00	34.29	0.00	84,461.35
May	84,461.35	4,250.00	36.08	0.00	88,747.43
June	88,747.43	4,250.00	37.86	0.00	93,035.29
July	93,035.29	4,250.00	39.65	0.00	97,324.94
August	97,324.94	4,250.00	41.44	0.00	101,616.38
September	101,616.38	4,250.00	43.23	0.00	105,909.61
October	105,909.61	4,250.00	45.01	0.00	110,204.62
November	110,204.62	4,250.00	46.80	0.00	114,501.42
December	114,501.42	4,250.00	48.59	0.00	118,800.01
	<u>84,123.28</u>	<u>51,000.00</u>	<u>468.62</u>	<u>16,791.89</u>	<u>118,800.01</u>

<b>2027</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 118,800.01	\$ 4,250.00	\$ 46.21	\$ 20,039.47	\$ 103,056.75
February	103,056.75	4,250.00	43.83	0.00	107,350.58
March	107,350.58	4,250.00	45.61	0.00	111,646.19
April	111,646.19	4,250.00	47.40	0.00	115,943.59
May	115,943.59	4,250.00	49.20	0.00	120,242.79
June	120,242.79	4,250.00	50.99	0.00	124,543.78
July	124,543.78	4,250.00	52.78	0.00	128,846.56
August	128,846.56	4,250.00	54.57	0.00	133,151.13
September	133,151.13	4,250.00	56.37	0.00	137,457.50
October	137,457.50	4,250.00	58.16	0.00	141,765.66
November	141,765.66	4,250.00	59.95	0.00	146,075.61
December	146,075.61	4,250.00	61.75	0.00	150,387.36
	<u>118,800.01</u>	<u>51,000.00</u>	<u>626.82</u>	<u>20,039.47</u>	<u>150,387.36</u>

<b>2028</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 150,387.36	\$ 4,250.00	\$ 61.24	\$ 11,050.79	\$ 143,647.81
February	143,647.81	4,250.00	60.74	0.00	147,958.55
March	147,958.55	4,250.00	62.53	0.00	152,271.08
April	152,271.08	4,250.00	64.33	0.00	156,585.41
May	156,585.41	4,250.00	66.13	0.00	160,901.54
June	160,901.54	4,250.00	67.93	0.00	165,219.47
July	165,219.47	4,250.00	69.73	0.00	169,539.20
August	169,539.20	4,250.00	71.53	0.00	173,860.73
September	173,860.73	4,250.00	73.33	0.00	178,184.06
October	178,184.06	4,250.00	75.13	0.00	182,509.19
November	182,509.19	4,250.00	76.93	0.00	186,836.12
December	186,836.12	4,250.00	78.73	0.00	191,164.85
	<u>150,387.36</u>	<u>51,000.00</u>	<u>828.28</u>	<u>11,050.79</u>	<u>191,164.85</u>

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

<b>2029</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 191,164.85	\$ 4,250.00	\$ 55.41	\$ 120,630.11	\$ 74,840.15
February	74,840.15	4,250.00	32.07	0.00	79,122.22
March	79,122.22	4,250.00	33.85	0.00	83,406.07
April	83,406.07	4,250.00	35.64	0.00	87,691.71
May	87,691.71	4,250.00	37.42	0.00	91,979.13
June	91,979.13	4,250.00	39.21	0.00	96,268.34
July	96,268.34	4,250.00	41.00	0.00	100,559.34
August	100,559.34	4,250.00	42.79	0.00	104,852.13
September	104,852.13	4,250.00	44.57	0.00	109,146.70
October	109,146.70	4,250.00	46.36	0.00	113,443.06
November	113,443.06	4,250.00	48.15	0.00	117,741.21
December	117,741.21	4,250.00	49.94	0.00	122,041.15
	<u>191,164.85</u>	<u>51,000.00</u>	<u>506.41</u>	<u>120,630.11</u>	<u>122,041.15</u>

<b>2030</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 122,041.15	\$ 4,250.00	\$ 29.69	\$ 105,825.51	\$ 20,495.33
February	20,495.33	4,250.00	9.43	0.00	24,754.76
March	24,754.76	4,250.00	11.20	0.00	29,015.96
April	29,015.96	4,250.00	12.98	0.00	33,278.94
May	33,278.94	4,250.00	14.75	0.00	37,543.69
June	37,543.69	4,250.00	16.53	0.00	41,810.22
July	41,810.22	4,250.00	18.31	0.00	46,078.53
August	46,078.53	4,250.00	20.08	0.00	50,348.61
September	50,348.61	4,250.00	21.86	0.00	54,620.47
October	54,620.47	4,250.00	23.64	0.00	58,894.11
November	58,894.11	4,250.00	25.42	0.00	63,169.53
December	63,169.53	4,250.00	27.21	0.00	67,446.74
	<u>122,041.15</u>	<u>51,000.00</u>	<u>231.10</u>	<u>105,825.51</u>	<u>67,446.74</u>

<b>2031</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 67,446.74	\$ 4,250.00	\$ 20.78	\$ 39,377.78	\$ 32,339.74
February	32,339.74	4,250.00	14.36	0.00	36,604.10
March	36,604.10	4,250.00	16.14	0.00	40,870.24
April	40,870.24	4,250.00	17.91	0.00	45,138.15
May	45,138.15	4,250.00	19.69	0.00	49,407.84
June	49,407.84	4,250.00	21.47	0.00	53,679.31
July	53,679.31	4,250.00	23.25	0.00	57,952.56
August	57,952.56	4,250.00	25.03	0.00	62,227.59
September	62,227.59	4,250.00	26.81	0.00	66,504.40
October	66,504.40	4,250.00	28.60	0.00	70,783.00
November	70,783.00	4,250.00	30.38	0.00	75,063.38
December	75,063.38	4,250.00	32.16	0.00	79,345.54
	<u>67,446.74</u>	<u>51,000.00</u>	<u>276.58</u>	<u>39,377.78</u>	<u>79,345.54</u>

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2032	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 79,345.54	\$ 2,850.00	\$ 30.04	\$ 17,357.05	\$ 64,868.53
February	64,868.53	2,850.00	27.62	0.00	67,746.15
March	67,746.15	2,850.00	28.82	0.00	70,624.97
April	70,624.97	2,850.00	30.02	0.00	73,504.99
May	73,504.99	2,850.00	31.22	0.00	76,386.21
June	76,386.21	2,850.00	32.42	0.00	79,268.63
July	79,268.63	2,850.00	33.62	0.00	82,152.25
August	82,152.25	2,850.00	34.82	0.00	85,037.07
September	85,037.07	2,850.00	36.03	0.00	87,923.10
October	87,923.10	2,850.00	37.23	0.00	90,810.33
November	90,810.33	2,850.00	38.43	0.00	93,698.76
December	93,698.76	2,850.00	39.63	0.00	96,588.39
	<u>79,345.54</u>	<u>34,200.00</u>	<u>399.90</u>	<u>17,357.05</u>	<u>96,588.39</u>

2033	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 96,588.39	\$ 2,850.00	\$ 33.68	\$ 34,380.31	\$ 65,091.76
February	65,091.76	2,850.00	27.72	0.00	67,969.48
March	67,969.48	2,850.00	28.91	0.00	70,848.39
April	70,848.39	2,850.00	30.11	0.00	73,728.50
May	73,728.50	2,850.00	31.31	0.00	76,609.81
June	76,609.81	2,850.00	32.51	0.00	79,492.32
July	79,492.32	2,850.00	33.72	0.00	82,376.04
August	82,376.04	2,850.00	34.92	0.00	85,260.96
September	85,260.96	2,850.00	36.12	0.00	88,147.08
October	88,147.08	2,850.00	37.32	0.00	91,034.40
November	91,034.40	2,850.00	38.52	0.00	93,922.92
December	93,922.92	2,850.00	39.73	0.00	96,812.65
	<u>96,588.39</u>	<u>34,200.00</u>	<u>404.57</u>	<u>34,380.31</u>	<u>96,812.65</u>

2034	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 96,812.65	\$ 2,850.00	\$ 34.34	\$ 31,638.08	\$ 68,058.91
February	68,058.91	2,850.00	28.95	0.00	70,937.86
March	70,937.86	2,850.00	30.15	0.00	73,818.01
April	73,818.01	2,850.00	31.35	0.00	76,699.36
May	76,699.36	2,850.00	32.55	0.00	79,581.91
June	79,581.91	2,850.00	33.75	0.00	82,465.66
July	82,465.66	2,850.00	34.95	0.00	85,350.61
August	85,350.61	2,850.00	36.16	0.00	88,236.77
September	88,236.77	2,850.00	37.36	0.00	91,124.13
October	91,124.13	2,850.00	38.56	0.00	94,012.69
November	94,012.69	2,850.00	39.77	0.00	96,902.46
December	96,902.46	2,850.00	40.97	0.00	99,793.43
	<u>96,812.65</u>	<u>34,200.00</u>	<u>418.86</u>	<u>31,638.08</u>	<u>99,793.43</u>

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

<b>2035</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 99,793.43	\$ 2,850.00	\$ 39.63	\$ 12,201.55	\$ 90,481.51
February	90,481.51	2,850.00	38.29	0.00	93,369.80
March	93,369.80	2,850.00	39.50	0.00	96,259.30
April	96,259.30	2,850.00	40.70	0.00	99,150.00
May	99,150.00	2,850.00	41.91	0.00	102,041.91
June	102,041.91	2,850.00	43.11	0.00	104,935.02
July	104,935.02	2,850.00	44.32	0.00	107,829.34
August	107,829.34	2,850.00	45.52	0.00	110,724.86
September	110,724.86	2,850.00	46.73	0.00	113,621.59
October	113,621.59	2,850.00	47.94	0.00	116,519.53
November	116,519.53	2,850.00	49.14	0.00	119,418.67
December	119,418.67	2,850.00	50.35	0.00	122,319.02
	<u>99,793.43</u>	<u>34,200.00</u>	<u>527.14</u>	<u>12,201.55</u>	<u>122,319.02</u>

<b>2036</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 122,319.02	\$ 2,850.00	\$ 32.29	\$ 92,515.94	\$ 32,685.37
February	32,685.37	2,850.00	14.21	0.00	35,549.58
March	35,549.58	2,850.00	15.41	0.00	38,414.99
April	38,414.99	2,850.00	16.60	0.00	41,281.59
May	41,281.59	2,850.00	17.79	0.00	44,149.38
June	44,149.38	2,850.00	18.99	0.00	47,018.37
July	47,018.37	2,850.00	20.18	0.00	49,888.55
August	49,888.55	2,850.00	21.38	0.00	52,759.93
September	52,759.93	2,850.00	22.58	0.00	55,632.51
October	55,632.51	2,850.00	23.77	0.00	58,506.28
November	58,506.28	2,850.00	24.97	0.00	61,381.25
December	61,381.25	2,850.00	26.17	0.00	64,257.42
	<u>122,319.02</u>	<u>34,200.00</u>	<u>254.34</u>	<u>92,515.94</u>	<u>64,257.42</u>

<b>2037</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 64,257.42	\$ 2,850.00	\$ 26.40	\$ 4,629.88	\$ 62,503.94
February	62,503.94	2,850.00	26.64	0.00	65,380.58
March	65,380.58	2,850.00	27.84	0.00	68,258.42
April	68,258.42	2,850.00	29.03	0.00	71,137.45
May	71,137.45	2,850.00	30.23	0.00	74,017.68
June	74,017.68	2,850.00	31.43	0.00	76,899.11
July	76,899.11	2,850.00	32.64	0.00	79,781.75
August	79,781.75	2,850.00	33.84	0.00	82,665.59
September	82,665.59	2,850.00	35.04	0.00	85,550.63
October	85,550.63	2,850.00	36.24	0.00	88,436.87
November	88,436.87	2,850.00	37.44	0.00	91,324.31
December	91,324.31	2,850.00	38.65	0.00	94,212.96
	<u>64,257.42</u>	<u>34,200.00</u>	<u>385.42</u>	<u>4,629.88</u>	<u>94,212.96</u>



# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

<b>2038</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 94,212.96	\$ 2,850.00	\$ 35.50	\$ 20,856.59	\$ 76,241.87
February	76,241.87	2,850.00	32.36	0.00	79,124.23
March	79,124.23	2,850.00	33.56	0.00	82,007.79
April	82,007.79	2,850.00	34.76	0.00	84,892.55
May	84,892.55	2,850.00	35.97	0.00	87,778.52
June	87,778.52	2,850.00	37.17	0.00	90,665.69
July	90,665.69	2,850.00	38.37	0.00	93,554.06
August	93,554.06	2,850.00	39.57	0.00	96,443.63
September	96,443.63	2,850.00	40.78	0.00	99,334.41
October	99,334.41	2,850.00	41.98	0.00	102,226.39
November	102,226.39	2,850.00	43.19	0.00	105,119.58
December	105,119.58	2,850.00	44.39	0.00	108,013.97
	<u>94,212.96</u>	<u>34,200.00</u>	<u>457.60</u>	<u>20,856.59</u>	<u>108,013.97</u>

<b>2039</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 108,013.97	\$ 2,850.00	\$ 36.05	\$ 45,846.14	\$ 65,053.88
February	65,053.88	2,850.00	27.70	0.00	67,931.58
March	67,931.58	2,850.00	28.90	0.00	70,810.48
April	70,810.48	2,850.00	30.10	0.00	73,690.58
May	73,690.58	2,850.00	31.30	0.00	76,571.88
June	76,571.88	2,850.00	32.50	0.00	79,454.38
July	79,454.38	2,850.00	33.70	0.00	82,338.08
August	82,338.08	2,850.00	34.90	0.00	85,222.98
September	85,222.98	2,850.00	36.10	0.00	88,109.08
October	88,109.08	2,850.00	37.31	0.00	90,996.39
November	90,996.39	2,850.00	38.51	0.00	93,884.90
December	93,884.90	2,850.00	39.71	0.00	96,774.61
	<u>108,013.97</u>	<u>34,200.00</u>	<u>406.78</u>	<u>45,846.14</u>	<u>96,774.61</u>

<b>2040</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 96,774.61	\$ 2,850.00	\$ 37.61	\$ 15,871.43	\$ 83,790.79
February	83,790.79	2,850.00	35.51	0.00	86,676.30
March	86,676.30	2,850.00	36.71	0.00	89,563.01
April	89,563.01	2,850.00	37.91	0.00	92,450.92
May	92,450.92	2,850.00	39.11	0.00	95,340.03
June	95,340.03	2,850.00	40.32	0.00	98,230.35
July	98,230.35	2,850.00	41.52	0.00	101,121.87
August	101,121.87	2,850.00	42.73	0.00	104,014.60
September	104,014.60	2,850.00	43.93	0.00	106,908.53
October	106,908.53	2,850.00	45.14	0.00	109,803.67
November	109,803.67	2,850.00	46.35	0.00	112,700.02
December	112,700.02	2,850.00	47.55	0.00	115,597.57
	<u>96,774.61</u>	<u>34,200.00</u>	<u>494.39</u>	<u>15,871.43</u>	<u>115,597.57</u>

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

<b>2041</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 115,597.57	\$ 2,850.00	\$ 37.74	\$ 52,874.01	\$ 65,611.30
February	65,611.30	2,850.00	27.93	0.00	68,489.23
March	68,489.23	2,850.00	29.13	0.00	71,368.36
April	71,368.36	2,850.00	30.33	0.00	74,248.69
May	74,248.69	2,850.00	31.53	0.00	77,130.22
June	77,130.22	2,850.00	32.73	0.00	80,012.95
July	80,012.95	2,850.00	33.93	0.00	82,896.88
August	82,896.88	2,850.00	35.13	0.00	85,782.01
September	85,782.01	2,850.00	36.34	0.00	88,668.35
October	88,668.35	2,850.00	37.54	0.00	91,555.89
November	91,555.89	2,850.00	38.74	0.00	94,444.63
December	94,444.63	2,850.00	39.95	0.00	97,334.58
	<u>115,597.57</u>	<u>34,200.00</u>	<u>411.02</u>	<u>52,874.01</u>	<u>97,334.58</u>

<b>2042</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 97,334.58	\$ 2,850.00	\$ 39.23	\$ 9,231.11	\$ 90,992.70
February	90,992.70	2,850.00	38.51	0.00	93,881.21
March	93,881.21	2,850.00	39.71	0.00	96,770.92
April	96,770.92	2,850.00	40.91	0.00	99,661.83
May	99,661.83	2,850.00	42.12	0.00	102,553.95
June	102,553.95	2,850.00	43.32	0.00	105,447.27
July	105,447.27	2,850.00	44.53	0.00	108,341.80
August	108,341.80	2,850.00	45.74	0.00	111,237.54
September	111,237.54	2,850.00	46.94	0.00	114,134.48
October	114,134.48	2,850.00	48.15	0.00	117,032.63
November	117,032.63	2,850.00	49.36	0.00	119,931.99
December	119,931.99	2,850.00	50.57	0.00	122,832.56
	<u>97,334.58</u>	<u>34,200.00</u>	<u>529.09</u>	<u>9,231.11</u>	<u>122,832.56</u>

<b>2043</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 122,832.56	\$ 2,850.00	\$ 44.33	\$ 35,747.13	\$ 89,979.76
February	89,979.76	2,850.00	38.09	0.00	92,867.85
March	92,867.85	2,850.00	39.29	0.00	95,757.14
April	95,757.14	2,850.00	40.49	0.00	98,647.63
May	98,647.63	2,850.00	41.70	0.00	101,539.33
June	101,539.33	2,850.00	42.90	0.00	104,432.23
July	104,432.23	2,850.00	44.11	0.00	107,326.34
August	107,326.34	2,850.00	45.31	0.00	110,221.65
September	110,221.65	2,850.00	46.52	0.00	113,118.17
October	113,118.17	2,850.00	47.73	0.00	116,015.90
November	116,015.90	2,850.00	48.93	0.00	118,914.83
December	118,914.83	2,850.00	50.14	0.00	121,814.97
	<u>122,832.56</u>	<u>34,200.00</u>	<u>529.54</u>	<u>35,747.13</u>	<u>121,814.97</u>

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

<b>2044</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 121,814.97	\$ 2,850.00	\$ 46.41	\$ 23,734.30	\$ 100,977.08
February	100,977.08	2,850.00	42.67	0.00	103,869.75
March	103,869.75	2,850.00	43.87	0.00	106,763.62
April	106,763.62	2,850.00	45.08	0.00	109,658.70
May	109,658.70	2,850.00	46.28	0.00	112,554.98
June	112,554.98	2,850.00	47.49	0.00	115,452.47
July	115,452.47	2,850.00	48.70	0.00	118,351.17
August	118,351.17	2,850.00	49.91	0.00	121,251.08
September	121,251.08	2,850.00	51.12	0.00	124,152.20
October	124,152.20	2,850.00	52.32	0.00	127,054.52
November	127,054.52	2,850.00	53.53	0.00	129,958.05
December	129,958.05	2,850.00	54.74	0.00	132,862.79
	<u>121,814.97</u>	<u>34,200.00</u>	<u>582.12</u>	<u>23,734.30</u>	<u>132,862.79</u>

<b>2045</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 132,862.79	\$ 2,850.00	\$ 45.11	\$ 52,058.73	\$ 83,699.17
February	83,699.17	2,850.00	35.47	0.00	86,584.64
March	86,584.64	2,850.00	36.67	0.00	89,471.31
April	89,471.31	2,850.00	37.87	0.00	92,359.18
May	92,359.18	2,850.00	39.08	0.00	95,248.26
June	95,248.26	2,850.00	40.28	0.00	98,138.54
July	98,138.54	2,850.00	41.48	0.00	101,030.02
August	101,030.02	2,850.00	42.69	0.00	103,922.71
September	103,922.71	2,850.00	43.89	0.00	106,816.60
October	106,816.60	2,850.00	45.10	0.00	109,711.70
November	109,711.70	2,850.00	46.31	0.00	112,608.01
December	112,608.01	2,850.00	47.51	0.00	115,505.52
	<u>132,862.79</u>	<u>34,200.00</u>	<u>501.46</u>	<u>52,058.73</u>	<u>115,505.52</u>

<b>2046</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 115,505.52	\$ 2,850.00	\$ 42.86	\$ 28,142.65	\$ 90,255.73
February	90,255.73	2,850.00	38.20	0.00	93,143.93
March	93,143.93	2,850.00	39.40	0.00	96,033.33
April	96,033.33	2,850.00	40.61	0.00	98,923.94
May	98,923.94	2,850.00	41.81	0.00	101,815.75
June	101,815.75	2,850.00	43.02	0.00	104,708.77
July	104,708.77	2,850.00	44.22	0.00	107,602.99
August	107,602.99	2,850.00	45.43	0.00	110,498.42
September	110,498.42	2,850.00	46.63	0.00	113,395.05
October	113,395.05	2,850.00	47.84	0.00	116,292.89
November	116,292.89	2,850.00	49.05	0.00	119,191.94
December	119,191.94	2,850.00	50.26	0.00	122,092.20
	<u>115,505.52</u>	<u>34,200.00</u>	<u>529.33</u>	<u>28,142.65</u>	<u>122,092.20</u>

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

<b>2047</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 122,092.20	\$ 2,850.00	\$ 45.58	\$ 28,270.00	\$ 96,717.78
February	96,717.78	2,850.00	40.89	0.00	99,608.67
March	99,608.67	2,850.00	42.10	0.00	102,500.77
April	102,500.77	2,850.00	43.30	0.00	105,394.07
May	105,394.07	2,850.00	44.51	0.00	108,288.58
June	108,288.58	2,850.00	45.71	0.00	111,184.29
July	111,184.29	2,850.00	46.92	0.00	114,081.21
August	114,081.21	2,850.00	48.13	0.00	116,979.34
September	116,979.34	2,850.00	49.34	0.00	119,878.68
October	119,878.68	2,850.00	50.54	0.00	122,779.22
November	122,779.22	2,850.00	51.75	0.00	125,680.97
December	125,680.97	2,850.00	52.96	0.00	128,583.93
	<u>122,092.20</u>	<u>34,200.00</u>	<u>561.73</u>	<u>28,270.00</u>	<u>128,583.93</u>

<b>2048</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 128,583.93	\$ 2,850.00	\$ 43.83	\$ 49,610.64	\$ 81,867.12
February	81,867.12	2,850.00	34.71	0.00	84,751.83
March	84,751.83	2,850.00	35.91	0.00	87,637.74
April	87,637.74	2,850.00	37.11	0.00	90,524.85
May	90,524.85	2,850.00	38.31	0.00	93,413.16
June	93,413.16	2,850.00	39.52	0.00	96,302.68
July	96,302.68	2,850.00	40.72	0.00	99,193.40
August	99,193.40	2,850.00	41.92	0.00	102,085.32
September	102,085.32	2,850.00	43.13	0.00	104,978.45
October	104,978.45	2,850.00	44.33	0.00	107,872.78
November	107,872.78	2,850.00	45.54	0.00	110,768.32
December	110,768.32	2,850.00	46.75	0.00	113,665.07
	<u>128,583.93</u>	<u>34,200.00</u>	<u>491.78</u>	<u>49,610.64</u>	<u>113,665.07</u>

<b>2049</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 113,665.07	\$ 2,850.00	\$ 41.65	\$ 30,263.40	\$ 86,293.32
February	86,293.32	2,850.00	36.55	0.00	89,179.87
March	89,179.87	2,850.00	37.75	0.00	92,067.62
April	92,067.62	2,850.00	38.96	0.00	94,956.58
May	94,956.58	2,850.00	40.16	0.00	97,846.74
June	97,846.74	2,850.00	41.36	0.00	100,738.10
July	100,738.10	2,850.00	42.57	0.00	103,630.67
August	103,630.67	2,850.00	43.77	0.00	106,524.44
September	106,524.44	2,850.00	44.98	0.00	109,419.42
October	109,419.42	2,850.00	46.19	0.00	112,315.61
November	112,315.61	2,850.00	47.39	0.00	115,213.00
December	115,213.00	2,850.00	48.60	0.00	118,111.60
	<u>113,665.07</u>	<u>34,200.00</u>	<u>509.93</u>	<u>30,263.40</u>	<u>118,111.60</u>

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

<b>2050</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 118,111.60	\$ 2,850.00	\$ 40.23	\$ 45,959.40	\$ 75,042.43
February	75,042.43	2,850.00	31.86	0.00	77,924.29
March	77,924.29	2,850.00	33.06	0.00	80,807.35
April	80,807.35	2,850.00	34.26	0.00	83,691.61
May	83,691.61	2,850.00	35.47	0.00	86,577.08
June	86,577.08	2,850.00	36.67	0.00	89,463.75
July	89,463.75	2,850.00	37.87	0.00	92,351.62
August	92,351.62	2,850.00	39.07	0.00	95,240.69
September	95,240.69	2,850.00	40.28	0.00	98,130.97
October	98,130.97	2,850.00	41.48	0.00	101,022.45
November	101,022.45	2,850.00	42.69	0.00	103,915.14
December	103,915.14	2,850.00	43.89	0.00	106,809.03
	<u>118,111.60</u>	<u>34,200.00</u>	<u>456.83</u>	<u>45,959.40</u>	<u>106,809.03</u>

<b>2051</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 106,809.03	\$ 2,850.00	\$ 23.75	\$ 102,454.10	\$ 7,228.68
February	7,228.68	2,850.00	3.61	0.00	10,082.29
March	10,082.29	2,850.00	4.79	0.00	12,937.08
April	12,937.08	2,850.00	5.98	0.00	15,793.06
May	15,793.06	2,850.00	7.17	0.00	18,650.23
June	18,650.23	2,850.00	8.36	0.00	21,508.59
July	21,508.59	2,850.00	9.56	0.00	24,368.15
August	24,368.15	2,850.00	10.75	0.00	27,228.90
September	27,228.90	2,850.00	11.94	0.00	30,090.84
October	30,090.84	2,850.00	13.13	0.00	32,953.97
November	32,953.97	2,850.00	14.32	0.00	35,818.29
December	35,818.29	2,850.00	15.52	0.00	38,683.81
	<u>106,809.03</u>	<u>34,200.00</u>	<u>128.88</u>	<u>102,454.10</u>	<u>38,683.81</u>

<b>2052</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
January	\$ 38,683.81	\$ 2,850.00	\$ 15.60	\$ 5,337.68	\$ 36,211.73
February	36,211.73	2,850.00	15.68	0.00	39,077.41
March	39,077.41	2,850.00	16.88	0.00	41,944.29
April	41,944.29	2,850.00	18.07	0.00	44,812.36
May	44,812.36	2,850.00	19.27	0.00	47,681.63
June	47,681.63	2,850.00	20.46	0.00	50,552.09
July	50,552.09	2,850.00	21.66	0.00	53,423.75
August	53,423.75	2,850.00	22.85	0.00	56,296.60
September	56,296.60	2,850.00	24.05	0.00	59,170.65
October	59,170.65	2,850.00	25.25	0.00	62,045.90
November	62,045.90	2,850.00	26.45	0.00	64,922.35
December	64,922.35	2,850.00	27.64	0.00	67,799.99
	<u>38,683.81</u>	<u>34,200.00</u>	<u>253.86</u>	<u>5,337.68</u>	<u>67,799.99</u>

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Supplementary Information

### on Future Major Repairs and Replacements

	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2023 Funding Requirement	Components of Fund Balance at 12/31/2022
<b>Clubhouse</b>				
Cabinet Replacement	8:00	\$ 12,500	\$ 1,224	\$ 2,368
Clubhouse Air Handler	20:00	1,990	162	105
Clubhouse Condenser	1:00	4,300	526	1,273
Clubhouse Furniture	6:00	14,000	1,524	2,947
Kitchen Appliances	2:00	4,500	678	1,202
Restroom Renovation	12:00	3,600	294	568
Roofing, Tile, Clubhouse	2:00	18,000	1,175	5,304
Tile Replacement	2:00	12,865	840	3,791
		71,755	6,423	17,558
<b>Entry/Exit Gates</b>				
Entry Access System Upgrades	2:00	\$ 4,500	\$ 441	\$ 1,279
Entry/Exit Gate Motors	0:00 - 5:00	11,000	1,959	6,447
Phone Entry Station	2:00	2,650	399	708
Swing Gates	2:00	11,800	771	3,477
		29,950	3,570	11,911
<b>Painting</b>				
Paint Fencing & Gates	8:00	\$ 8,900	\$ 1,744	\$ 562
Paint Pool Deck	0:00	3,500	3,428	3,500
Paint/Waterproof Clubhouse Ext.	1:00	2,990	586	850
		15,390	5,758	4,912

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Supplementary Information

### on Future Major Repairs and Replacements

	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2023 Funding Requirement	Components of Fund Balance at 12/31/2022
<b>Pavement</b>				
Asphalt Pavement, Seal Coat (Club)	3:00	\$ 815	\$ 266	\$ 129
Asphalt, Mill & Overlay (Club)	2:00	5,295	346	1,560
Asphalt, Mill & Overlay (Main)	7:00	60,890	3,408	15,379
Catch Basins	32:00	6,000	196	884
Curbs Allowance	7:00	6,500	364	1,642
Pavers, Clubhouse & Mail	7:00	2,484	139	627
Pavers, Entry	7:00	13,322	746	3,365
Paving Surveys/Misc.	1:00	15,000	2,449	4,341
Sidewalks	7:00	5,500	308	1,389
		115,806	8,222	29,316
<b>Pool &amp; Deck</b>				
Pool Deck Furniture	1:00	\$ 9,800	\$ 1,280	\$ 2,888
Pool Equipment	6:00	14,500	2,841	1,831
Pool Interior Resurfacing	9:00	14,500	2,367	1,144
Texture Pool Deck	10:00	10,603	1,385	1,116
		49,403	7,873	6,979
<b>Preserve Path</b>				
Preserve Path Maintenance	2:00	\$ 2,500	\$ 980	\$ 474
Preserve Path, Framing	13:00	26,500	3,461	1,115
		29,000	4,441	1,589

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Supplementary Information

### on Future Major Repairs and Replacements

	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2023 Funding Requirement	Components of Fund Balance at 12/31/2022
<b>Riverside Deck</b>				
Beams & Joists	18:00	\$ 24,500	\$ 1,600	\$ 3,094
Deck & Railings	13:00	29,850	2,339	4,523
Deck Pilings	38:00	45,000	1,763	3,410
		99,350	5,702	11,027
<b>Roofing</b>				
Roofing, Tile, Mail	8:00	\$ 1,690	\$ 95	\$ 412
		1,690	95	412
<b>Site Improvements</b>				
Entry Monument	5:00	\$ 4,500	\$ 882	\$ 710
Irrigation System	10:00	12,550	2,049	660
Mailbox Clusters	8:00	3,980	312	854
Replace South Side Concrete Drainage	32:00	20,235	661	2,981
Site Light Poles	10:00	1,500	118	284
		42,765	4,022	5,489
<b>Walls &amp; Fences</b>				
Entrance Wall Paint/Repairs	1:00	\$ 1,100	\$ 215	\$ 313
Front Entry Metal Fence	2:00	10,212	667	3,009
Pool Fencing & Gates	23:00	16,958	1,107	1,249
South Perimeter Metal Fence	20:00	18,480	1,207	1,945
Wooden Fence	11:00	17,980	2,201	1,774
		64,730	5,397	8,290



**Bay Tree Homeowners Association, Inc.**

**Analysis Date - January 1, 2023**

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

**Supplementary Information**

**on Future Major Repairs and Replacements**

<b>Estimated Remaining Useful Lives Life YY:MM</b>	<b>Estimated Current Replacement Cost</b>	<b>2023 Funding Requirement</b>	<b>Components of Fund Balance at 12/31/2022</b>
	519,839	51,503	97,483

# Bay Tree Homeowners Association, Inc.

Analysis Date - January 1, 2023

Inflation:2.00% Investment:0.50% Contribution Factor:0.00% Calc:Future

## Component Funding Analysis

Category Reserve Item	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2023
<b>Clubhouse</b>						
Cabinet Replacement	\$ 12,500	20:00	8:00	\$ 2,368	\$ 10,132	\$ 1,267
Clubhouse Air Handler	1,990	24:00	20:00	105	1,885	94
Clubhouse Condenser	4,300	16:00	1:00	1,273	3,027	3,027
Clubhouse Furniture	14,000	18:00	6:00	2,947	11,053	1,842
Kitchen Appliances	4,500	13:00	2:00	1,202	3,298	1,649
Restroom Renovation	3,600	24:00	12:00	568	3,032	253
Roofing, Tile, Clubhouse	18,000	30:00	2:00	5,304	12,696	6,348
Tile Replacement	12,865	30:00	2:00	3,791	9,074	4,537
	71,755			17,558	54,197	19,017
<b>Entry/Exit Gates</b>						
Entry Access System Upgrades	\$ 4,500	15:00	2:00	\$ 1,279	\$ 3,221	\$ 1,611
Entry/Exit Gate Motors	11,000	11:00	0:00 - 5:00	6,447	4,553	1,411
Phone Entry Station	2,650	13:00	2:00	708	1,942	971
Swing Gates	11,800	30:00	2:00	3,477	8,323	4,162
	29,950			11,911	18,039	8,155
<b>Painting</b>						
Paint Fencing & Gates	\$ 8,900	10:00	8:00	\$ 562	\$ 8,338	\$ 1,042
Paint Pool Deck	3,500	2:00	0:00	3,500	0	1,750
Paint/Waterproof Clubhouse Ext.	2,990	7:00	1:00	850	2,140	2,140
	15,390			4,912	10,478	4,932
<b>Pavement</b>						
Asphalt Pavement, Seal Coat (Club)	\$ 815	4:00	3:00	\$ 129	\$ 686	\$ 229
Asphalt, Mill & Overlay (Club)	5,295	30:00	2:00	1,560	3,735	1,867
Asphalt, Mill & Overlay (Main)	60,890	35:00	7:00	15,379	45,511	6,502
Catch Basins	6,000	60:00	32:00	884	5,116	160
Curbs Allowance	6,500	15:00	7:00	1,642	4,858	694
Pavers, Clubhouse & Mail	2,484	35:00	7:00	627	1,857	265
Pavers, Entry	13,322	35:00	7:00	3,365	9,957	1,423

# Bay Tree Homeowners Association, Inc.

**Analysis Date - January 1, 2023**

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## Component Funding Analysis

Category Reserve Item	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2023
Paving Surveys/Misc.	15,000	12:00	1:00	4,341	10,659	10,659
Sidewalks	5,500	12:00	7:00	1,389	4,111	587
	115,806			29,316	86,490	22,386
<b>Pool &amp; Deck</b>						
Pool Deck Furniture	\$ 9,800	15:00	1:00	\$ 2,888	\$ 6,912	\$ 6,912
Pool Equipment	14,500	10:00	6:00	1,831	12,669	2,111
Pool Interior Resurfacing	14,500	12:00	9:00	1,144	13,356	1,484
Texture Pool Deck	10,603	15:00	10:00	1,116	9,487	949
	49,403			6,979	42,424	11,456
<b>Preserve Path</b>						
Preserve Path Maintenance	\$ 2,500	5:00	2:00	\$ 474	\$ 2,026	\$ 1,013
Preserve Path, Framing	26,500	15:00	13:00	1,115	25,385	1,953
	29,000			1,589	27,411	2,966
<b>Riverside Deck</b>						
Beams & Joists	\$ 24,500	30:00	18:00	\$ 3,094	\$ 21,406	\$ 1,189
Deck & Railings	29,850	25:00	13:00	4,523	25,327	1,948
Deck Pilings	45,000	50:00	38:00	3,410	41,590	1,094
	99,350			11,027	88,323	4,231
<b>Roofing</b>						
Roofing, Tile, Mail	\$ 1,690	35:00	8:00	\$ 412	\$ 1,278	\$ 160
	1,690			412	1,278	160
<b>Site Improvements</b>						
Entry Monument	\$ 4,500	10:00	5:00	\$ 710	\$ 3,790	\$ 758
Irrigation System	12,550	12:00	10:00	660	11,890	1,189
Mailbox Clusters	3,980	25:00	8:00	854	3,126	391
Replace South Side Concrete Drainage	20,235	60:00	32:00	2,981	17,254	539
Site Light Poles	1,500	25:00	10:00	284	1,216	122
	42,765			5,489	37,276	2,999

# Bay Tree Homeowners Association, Inc.

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## Component Funding Analysis

Category Reserve Item	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2023
<b>Walls &amp; Fences</b>						
Entrance Wall Paint/Repairs	\$ 1,100	10:00	1:00	\$ 313	\$ 787	\$ 787
Front Entry Metal Fence	10,212	30:00	2:00	3,009	7,203	3,601
Pool Fencing & Gates	16,958	30:00	23:00	1,249	15,709	683
South Perimeter Metal Fence	18,480	30:00	20:00	1,945	16,535	827
Wooden Fence	17,980	16:00	11:00	1,774	16,206	1,473
	64,730			8,290	56,440	7,371
	519,839			97,480	422,356	83,673