

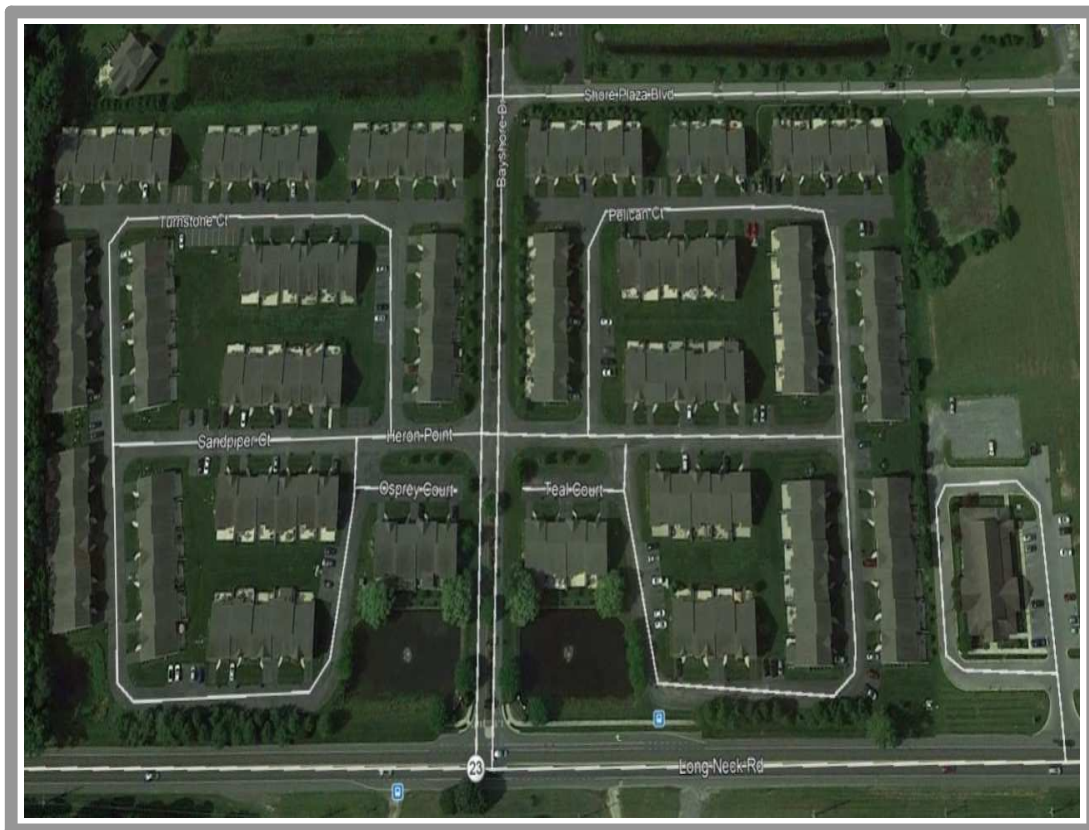


Reserve Study

For

Townhomes of Bayshore Condominiums

September 06, 2023



Reserve Study Prepared
By
The Whayland Group, LLC
123 Lake Drive
Laurel, Delaware 19956

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Townhomes of Bayshore Condominiums

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Part I General Information – This section will provide background information on reserve studies in general and the reserve study process. Not all information contained herein will have direct application to your study.

INTRODUCTION

Preparing the annual budget and overseeing finances are among the most important responsibilities of the Association and its management team. The annual operating and reserve budgets reflect the planning and goals of the Association and set the level and quality of service for all of the Association activities. The use of the reserve study as a planning tool is key to maintaining the value of individual units as well as the value of the community as a whole.

IMPORTANT INFORMATION

This document has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties (unit owners are not considered “third parties”) without the expressed written permission of The Whayland Group. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the client, its contractors, assorted vendors, specialist and independent contractors, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer’s specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the client. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve study be updated on an annual basis (2 or 3 years for studies of limited scope) due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our observation and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

The Whayland Group would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it

will, in fact, occur as described.

DISCLOSURES

This reserve study is based on information furnished to the preparer and is compiled for the use of the Association and not for the purposes of auditing, forensic investigation, quality determination, historical verification, or any other purpose.

All information furnished by the Association including but not limited to site plans indicating the location of lots, roads, and other improvements, building plans, and certain financial and historical information, is held to be reliable by the reserve study preparer.

On-site observations conducted by the reserve study preparer shall not be considered to be engineering or quality inspections, or quantity or capacity audits.

Unless stated elsewhere in the reserve study, the physical analysis was developed from on-site field observations; quantity surveying was performed on-line via GIS, by drawing-take-off, or by field measurement where GIS and drawing information were not available. On-site surface visual observation was used to determine the condition and/or remaining life of the components. No invasive, chemical, destructive, or other tests were performed.

The reserve balance, actual or projected, contained in the reserve study is based on information provided and was not audited by the reserve study preparer.

The reserve study preparer is not aware of any material issues, which if not disclosed, would result in a distortion of the Association's situation.

The reserve study preparer is not aware of any other business dealings or relationships with the Association or its individual members that could constitute an actual or perceived conflict of interest.

RESERVE STUDY PREPARER'S QUALIFICATIONS

Robert C. Wheatley has a Bachelor of Science degree in Business Administration and 42 years' experience in commercial and condominium/apartment construction and property management.

He has met all the criteria for and is designated by the Community Associations Institute (CAI) as Reserve Specialist #309.

He is a licensed real estate broker in Delaware and a licensee in Maryland, an outside Director of the Bank of Delmarva, Chairman of the Sussex County Planning and Zoning Commission, and the Governor's Sussex County Appointed Member of the Delaware Association Professional Engineers.

FUNDING OPTIONS

When a major repair or replacement is required, there are essentially three options available to address the expenditure:

The first, and only logical means to ensure its ability to maintain the assets for which it is obligated, is by **setting aside an adequate level reserves** as part of the regular annual budget process. The association is not only comprised of present members, but also future members. Any decision to adopt a calculation method or funding plan, which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the trustees are responsible to the association as a whole.

The second option is for the client to **acquire a loan** from a lending institution in order to affect the required repairs. In some cases, banks will lend to a client using “future collections” as collateral for the loan. More often than not, the bank will require real estate collateral or personal guarantees. Regardless, the current trustees are pledging the future assets of the association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a \$150,000 roofing replacement, the client may be required to pay back the loan over a three to five year period, with interest.

The third option, too often used, is simply to **defer the required repair or replacement**. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the client’s financial inability to keep pace with the normal aging process of the common area components.

Ad hoc or special assessments are not considered an appropriate means of funding replacements. The Delaware Uniform Common Interest Ownership Act (DUCIOA) and Maryland HB 107 legislation enacted in recent years to deter special assessments and provide some measure of long term predictability to the funding common element replacement through the reserve study process.

TYPES OF RESERVE STUDIES

Most reserve studies fit into one of three categories:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

In a **Full Reserve Study**, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a “fund status” and “funding plan”.

In an **Update with site inspection**, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the “fund status and “funding plan.”

In an **Update without site inspection**, the reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

PHYSICAL AND FINANCIAL ANALYSIS

There are two components of a reserve study: a physical analysis and a financial analysis.

Physical Analysis

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the client's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

Developing a Component List

The budget process begins with full inventory of all the major components for which the client is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the client, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

Operational Expenses

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of *operational expenses* include:

Utilities:	Bank Service Charges	Accounting
Electricity	Dues & Publications	Reserve Study
Gas	Licenses, Permits & Fees	Repair Expenses:
Water	Insurance(s)	Tile Roof Repairs
Telephone	Services:	Equipment Repairs
Cable TV	Landscaping	Minor Concrete Repairs
Administrative:	Pool Maintenance	Operating Contingency
Supplies	Street Sweeping	

Reserve Expenses

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

Roof Replacements	Park/Play Equipment
Painting	Pool/Spa Re-plastering
Deck Resurfacing	Pool Equipment Replacement
Fencing Replacement	Pool Furniture Replacement
Asphalt Seal Coating	Tennis Court Resurfacing
Asphalt Repairs	Lighting Replacement
Asphalt Overlays	Insurance(s)
Equipment Replacement	Reserve Study
Interior Furnishings	

Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in a client's governing documents or policies. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

Financial Analysis

The financial analysis assesses the client's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the client should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The client can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

FUNDING METHODS

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The Wayland Group Threshold and The Wayland Group Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the client will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The Wayland

Group Component Funding model is based upon the component methodology.

FUNDING STRATEGIES

Once a client has established its funding goals, the client can select an appropriate funding plan. There are four basic strategies from which most clients select. It is recommended that clients consult professionals to determine the best strategy or combination of plans that best suit the client's need. Additionally, clients should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Clients will have to update their reserve studies more or less frequently depending on the funding strategy they select.

Full Funding--Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If a client has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of a client's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = **Age divided by Useful Life the results multiplied by Current Replacement Cost**

When a client's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

The Whayland Group **Threshold Funding Model**. This method is based upon the cash flow funding concept. The goal of this funding method is to keep the reserve cash balance above a certain dollar level. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below a certain level during the projected period. Cash flow funding can result in a more efficient application of funds and is widely used in the industry.

The Whayland Group **Current Assessment Funding Model**. This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the client's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current level of funding over time.

The Whayland Group **Component Funding Model**. This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position; however, it can result in a reserve balance in excess of what is needed to adequately fund replacements on an ongoing basis.

USERS' GUIDE TO YOUR RESERVE ANALYSIS STUDY

Part II of your Whayland Group Report contains the reserve analysis study for your client. There are

seven types of reports in the study as described below.

Report Summaries

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

Index Reports

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the client as well as the actual reserves available. This information is valid only for the “Component Funding Model” calculation.

The **Component Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

Detail Reports

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The Whayland Group Detail Index is an alphabetical listing of all assets, together with the page number of the asset’s detail report, the projected replacement year, and the asset number.

Projections

Thirty-year projections add to the usefulness of your reserve analysis study.

DEFINITIONS

Report I.D.

Includes the Report Date (example: November 15, 2012), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

Budget Year Beginning/Ending

The budgetary year for which the report is prepared. For clients with fiscal years ending December 31st, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

Number of Units and/or Phases

If applicable, the number of units and/or phases included in this version of the report.

Inflation

This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase

This represents the percentage rate at which the client will increase its assessment to reserves at the end of each year. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year

until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation.

Investment Yield Before Taxes

The average interest rate anticipated by the client based upon its current investment practices.

Taxes on Interest Yield

The estimated percentage of interest income that will be set aside to pay income taxes on the interest earned.

Projected Reserve Balance

The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

Percent Fully Funded

The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age

Comments regarding aging of the components on the basis of construction date or date of acceptance by the client.

Monthly (or Quarterly or Annually) Assessment

The assessment to reserves required by the client each month (or quarter or year).

Interest Contribution (After Taxes)

The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

Total Monthly (or Quarterly or Annual) Allocation

Sum of the monthly (or quarterly or annually assessment / interest contribution figures.

Group and Category

The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs

In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

Placed-In-Service Date

The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Estimated Useful Life

The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, client standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

Adjustment to Useful Life

Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Estimated Remaining Life

This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

Replacement Year

The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

Annual Fixed Reserves

An optional figure which, if used, will override the normal process of allocating reserves to each asset.

Fixed Assessment

An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value

The salvage value of the asset at the time of replacement, if applicable.

One-Time Replacement

Notation if the asset is to be replaced on a one-time basis.

Current Replacement Cost

The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

Future Replacement Cost

The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

Component Inventory

The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of client design and organizational documents, a review of established client precedents, and discussion with appropriate client representative(s).

A MULTI-PURPOSE TOOL

Your Whayland Group Report is an important part of your client's budgetary process. Following its recommendations should ensure the client's smooth budgetary transitions from one fiscal year to the next.

In addition, your Whayland Group reserve study serves a variety of useful purposes:

- A reserve analysis study may be required by your accountant during the preparation of the client's annual audit.
- The Whayland Group reserve study is sometimes requested by lending institutions during the process of loan applications.
- Your Whayland Group Report is also a detailed inventory of the client's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your Whayland Group Report is a tool that can assist the client in fulfilling its legal and fiduciary obligations for maintaining the facility in a state of good repair.
- Since the Whayland Group reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used as a guide to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- Your Whayland Group Report provides a record of the time, cost, and quantities of past reserve replacements. At times the client's management personnel are transitory which may result in the loss of these important records.

Executive Summary

Townhomes at Bayshore Condominiums is a 146-unit condominium development situated on Long Neck Road near Millsboro, Delaware. The development was constructed in 2005. The Whayland Group, LLC prepared this reserve study update in 2023 from reserve studies prepared by Miller Dodson Associates, Inc. in 2015 and 2017, and Whayland update in 2019 and 2021. Whayland relied on the component inventory and quantities contained in those studies.

This study was prepared by Robert C. Wheatley, Reserve Specialist #309 as designated by the Community Association Institute. Mr. Wheatley has 44 years' experience in the construction and real estate industries on the Delmarva Peninsula, is Chairman of the Sussex County Planning and Zoning Commission, and an outside director of Bank of Delmarva. He has been engaged in the preparation of reserve studies since 2009.

The study is a reserve study update including a review of the documents furnished by the Association and on-site observation of the components included in the study. The last field visit was on July 27, 2023. The component list was further developed from our review of the documents, site visits, and conversations with Association representatives.

Based on guidance from the Association representatives, exterior door and windows, privacy fencing, and fascia and soffit were added to the component list in 2019. The segmental retaining wall and irrigation items were removed in 2019. Several components were programmed to be done in five phases over a five-year period to lessen the impact on the development.

The paving overlay and sealcoating of the Overflow Parking have been removed from this study because the Association determined that they are the responsibility of the POA. Metal Roof Replacement is unfunded at this time because its remaining life exceeds 30 years.

The in-service date for each component is the year in which that component was last replaced if known or the date of construction of the development. The components were assigned useful lives and values in accordance with industry standards and our findings. Remaining lives were calculated based on the in-service date with certain adjustments indicated by our site visits.

The study includes two financial models:

Threshold Funding Model (TFM) is a cash flow model commonly used in the industry. It calculates the minimum annual contributions required for the Association to be adequately funded at all times.

Component Funding Model (CFM) is a conservative funding approach based on the concept of 100% fully funding rather than cash flow requirement funding. 100% fully funding means that at any given time, 100% of the funds needed for the replacement of each individual item are available in proportion to the remaining useful life of that item, which generally results in higher contribution requirements and higher account balances.

Both models are based on the following assumptions:

Reserve Study Assumptions

Effective Date of Study	January 1, 2024
Length of Study	30 years with 20 additional years*
Number of Units	146
Annual Interest Rate Earned on Reserves	2.0%
Tax Rate on Reserve Interest Income	15.00% as directed by the Association
Annual Inflation Rate	3.00%
Beginning Reserve Account Balance	\$660,000.00
Minimum Account Balance	\$5,000.00
Annual Increase in Reserve Requirement	3.00%

*Additional years should be calculated for any cash flow model to account for the fact that there is not an actual end date to the requirement for replacements. Otherwise the model would assume no requirement to accumulate funds beyond 30 years.

SUMMARY OF FINDINGS

Study Year 2024	Threshold Funding Model (cash flow)	Component Funding Model
Total Current Cost of Replacements	\$5,144,120.00	\$5,144,120.00
Annual Contribution Requirement for 2024	\$170,519.00	\$519,174.00
Annual Contribution Requirement Per Unit	\$1,167.94	\$3,555.98
3-year Average Annual Contribution Requirement	\$175,686.00	N/A
Three-year Average Annual Contrib. Req. per unit	\$1,203.33	N/A

Summary of Findings Notes:

1. **Figures are for 2024. Full 30-year projections can be found on page 2-2 for Threshold Funding Model and page 2-5 for Component Funding Model.**
2. **Some Associations prefer a level payment for a period of years instead of an annual increase. A 3-year average contribution is an acceptable alternative and is statistically insignificant for the Threshold Funding Model.**
3. **The 3-year averaging is not recommended for the Component Funding Model since the contribution requirement does not fluctuate in a linear fashion.**

The reserve study should be updated every third year for work completed, remaining lives, and budget pricing to recalculate the contribution requirement. **It is important to note that the models do not assume any delinquency. Contributions must be made on time in full.**

The Association also must bear in mind that the reserve fund is for regular, expected repairs and replacements only. It is not intended to fund unexpected, accidental, or catastrophic losses. The Association must be diligent in insuring itself against acts of God, accidents, and other insurable events.

We urge you to consult an insurance specialist in this regard.

Townhomes at Bayshore Condominiums appears to be well-managed community. The Association representatives appear engaged and sincerely interested in preserving and enhancing unit owners' investment in the community. We thank you for the privilege of serving you and look forward to a long association with Townhomes at Bayshore Condominiums.

Submitted by: Robert C. Wheatley CAI RS #309
Robert C. Wheatley

Date: September 6, 2023

Townhomes of Bayshore Condominiums
Millsboro, Delaware
Threshold Funding Model Summary

Report Date	September 6, 2023
Account Number	2023
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	146

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	2.00%
Tax Rate on Interest	15.00%
2024 Beginning Balance	\$660,000

Threshold Funding Model Summary of Calculations

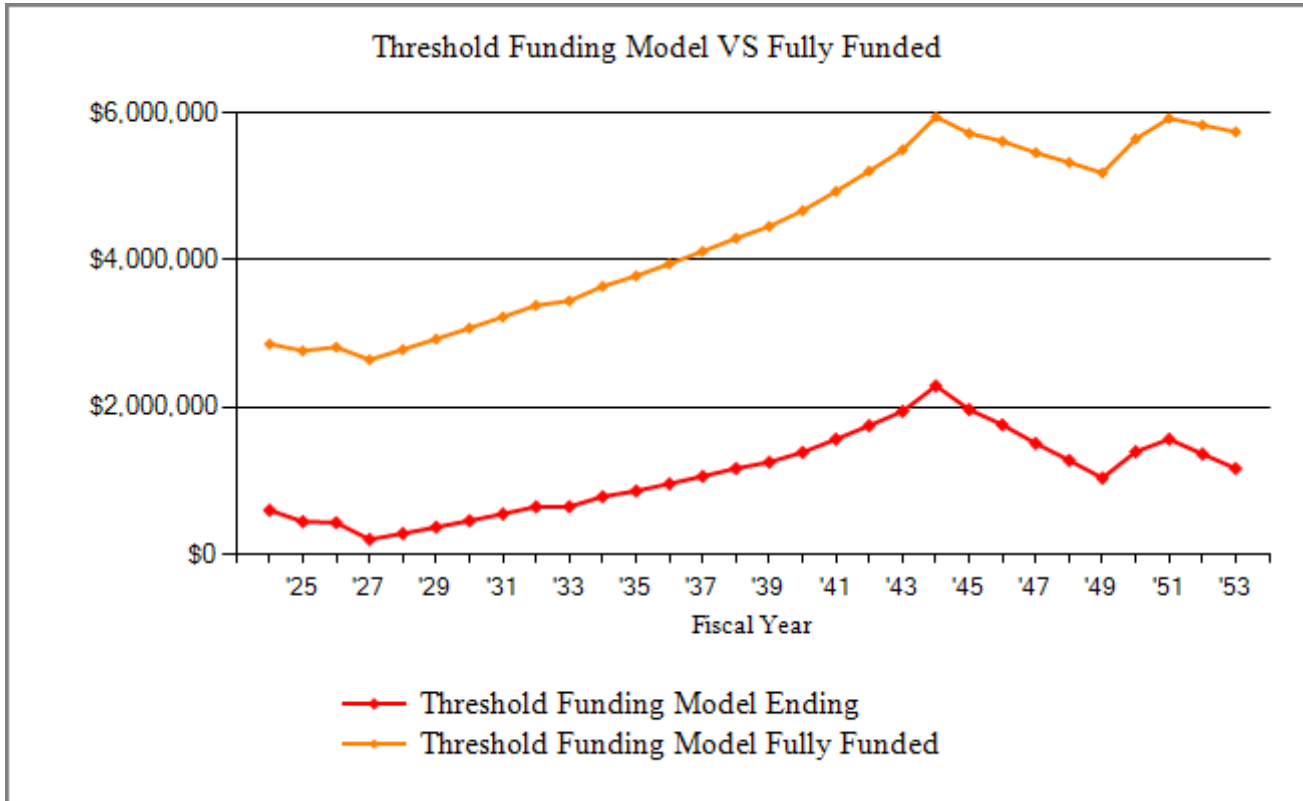
Required Annual Contribution	\$170,518.54
<i>\$1,167.94 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$10,059.30</u>
Total Annual Allocation to Reserves	\$180,577.84
<i>\$1,236.83 per unit annually</i>	

**Townhomes of Bayshore Condominiums
Threshold Funding Model Projection**

Beginning Balance: \$660,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	5,144,120	170,519	10,059	238,795	601,783	2,859,104	21%
2025	5,298,444	175,634	7,444	339,540	445,320	2,767,326	16%
2026	5,432,115	180,903	7,216	201,726	431,714	2,816,788	15%
2027	5,569,038	186,330	3,399	418,106	203,338	2,644,978	8%
2028	5,709,287	191,920	4,756	115,506	284,507	2,784,244	10%
2029	5,852,939	197,678	6,175	118,972	369,388	2,927,516	13%
2030	6,000,072	203,608	7,658	122,541	458,113	3,075,059	15%
2031	6,150,765	209,716	9,207	126,217	550,820	3,227,148	17%
2032	6,305,099	216,008	10,826	130,003	647,650	3,384,062	19%
2033	6,463,158	222,488	10,861	231,240	649,759	3,445,834	19%
2034	6,625,026	229,163	13,141	105,894	786,170	3,643,568	22%
2035	6,823,777	236,038	14,418	174,116	862,509	3,783,918	23%
2036	7,028,490	243,119	16,048	161,646	960,030	3,947,814	24%
2037	7,239,345	250,412	17,747	166,495	1,061,694	4,118,495	26%
2038	7,456,525	257,925	19,518	171,490	1,167,647	4,296,399	27%
2039	7,680,221	265,662	20,966	200,004	1,254,271	4,457,913	28%
2040	7,910,628	273,632	23,196	163,423	1,387,676	4,671,798	30%
2041	8,147,947	281,841	26,168	130,236	1,565,449	4,934,482	32%
2042	8,392,385	290,296	29,267	134,143	1,750,870	5,209,594	34%
2043	8,644,157	299,005	32,499	138,168	1,944,207	5,497,771	35%
2044	8,903,481	307,975	38,287		2,290,469	5,945,131	39%
2045	9,170,586	317,215	32,900	672,385	1,968,199	5,721,828	34%
2046	9,445,703	326,731	29,439	563,219	1,761,150	5,613,348	31%
2047	9,729,074	336,533	25,211	614,693	1,508,200	5,458,305	28%
2048	10,020,947	346,629	21,374	597,519	1,278,684	5,326,665	24%
2049	10,321,575	357,028	17,345	615,445	1,037,612	5,183,654	20%
2050	10,631,222	367,739	23,341	32,349	1,396,343	5,646,875	25%
2051	10,950,159	378,771	26,178	235,235	1,566,057	5,925,252	26%
2052	11,278,664	390,134	22,820	613,851	1,365,160	5,832,543	23%
2053	11,617,024	401,838	19,511	619,305	1,167,204	5,742,288	20%

**Townhomes of Bayshore Condominiums
Threshold Funding Model & Fully Funded Comparison Chart**



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below \$0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Threshold Funding Model** allows the client to choose the level of conservative funding they desire by choosing the threshold dollar amount.

Townhomes of Bayshore Condominiums
Millsboro, Delaware
Component Funding Model Summary

Report Date	September 6, 2023
Account Number	2023
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	146

<i>Report Parameters</i>	
Inflation	3.00%
Interest Rate on Reserve Deposit	2.00%
Tax Rate on Interest	15.00%
2024 Beginning Balance	\$660,000

Component Funding Model Summary of Calculations

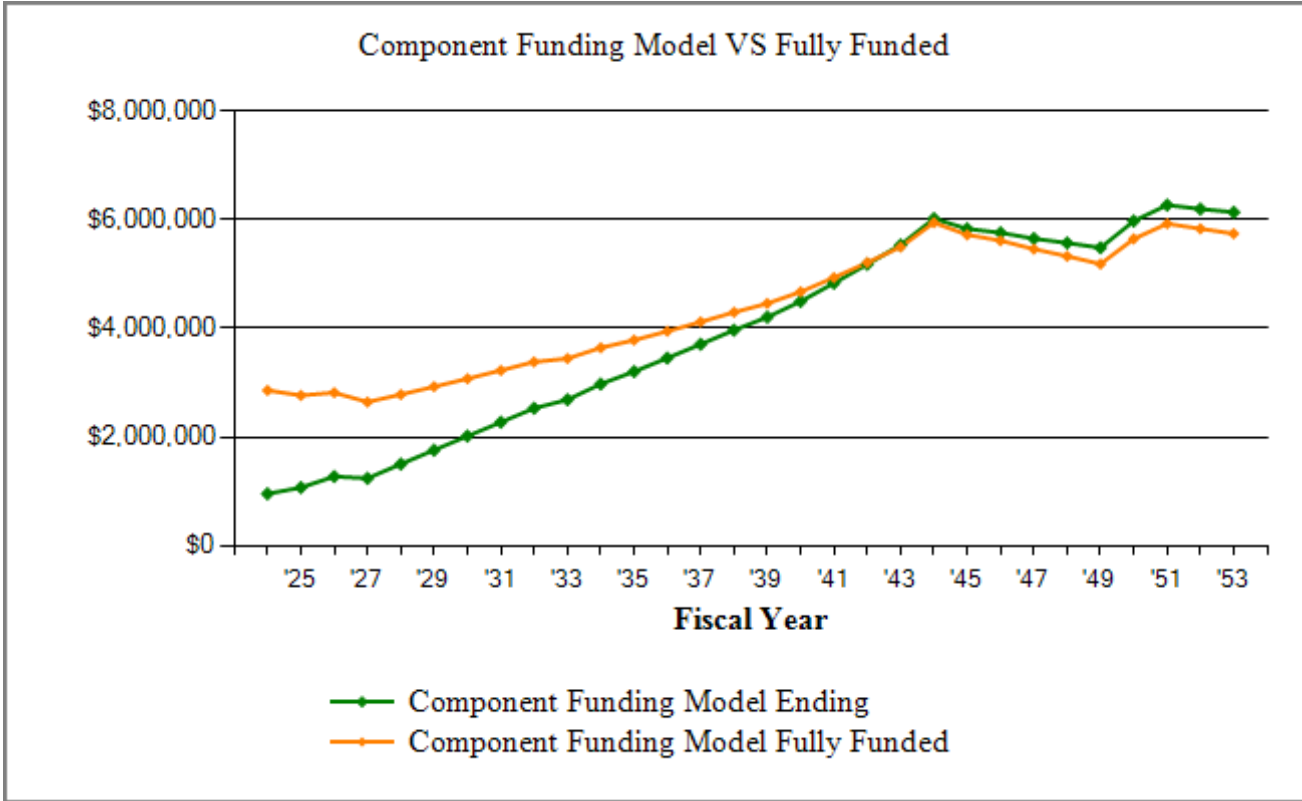
Required Annual Contribution	\$519,173.57
<i>\$3,555.98 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$15,986.44</u>
Total Annual Allocation to Reserves	\$535,160.01
<i>\$3,665.48 per unit annually</i>	

**Townhomes of Bayshore Condominiums
Component Funding Model Projection**

Beginning Balance: \$660,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	5,144,120	519,174	15,986	238,795	956,365	2,859,104	33%
2025	5,298,444	436,330	17,904	339,540	1,071,058	2,766,694	39%
2026	5,432,115	383,580	21,300	201,726	1,274,212	2,816,137	45%
2027	5,569,038	364,446	20,749	418,106	1,241,301	2,644,308	47%
2028	5,709,287	352,276	25,127	115,506	1,503,198	2,783,553	54%
2029	5,852,939	347,188	29,434	118,972	1,760,849	2,926,804	60%
2030	6,000,072	345,608	33,727	122,541	2,017,643	3,074,327	66%
2031	6,150,765	344,433	38,010	126,217	2,273,868	3,226,393	70%
2032	6,305,099	343,641	42,288	130,003	2,529,793	3,383,284	75%
2033	6,463,158	343,722	44,919	231,240	2,687,194	3,445,033	78%
2034	6,625,026	345,304	49,752	105,894	2,976,356	3,643,568	82%
2035	6,823,777	349,062	53,572	174,116	3,204,875	3,783,918	85%
2036	7,028,490	353,270	57,740	161,646	3,454,239	3,947,814	87%
2037	7,239,345	358,182	61,981	166,495	3,707,907	4,118,495	90%
2038	7,456,525	363,731	66,303	171,490	3,966,451	4,296,399	92%
2039	7,680,221	369,840	70,317	200,004	4,206,604	4,457,913	94%
2040	7,910,628	377,938	75,159	163,423	4,496,278	4,671,798	96%
2041	8,147,947	385,306	80,773	130,236	4,832,121	4,934,482	98%
2042	8,392,385	393,400	86,553	134,143	5,177,932	5,209,594	99%
2043	8,644,157	402,175	92,513	138,168	5,534,452	5,497,771	101%
2044	8,903,481	382,880	100,595		6,017,927	5,945,131	101%
2045	9,170,586	388,211	97,474	672,385	5,831,228	5,721,828	102%
2046	9,445,703	394,558	96,264	563,219	5,758,830	5,613,348	103%
2047	9,729,074	412,057	94,455	614,693	5,650,649	5,458,305	104%
2048	10,020,947	424,129	93,113	597,519	5,570,372	5,326,665	105%
2049	10,321,575	435,737	91,641	615,445	5,482,305	5,183,654	106%
2050	10,631,222	424,861	99,872	32,349	5,974,690	5,646,875	106%
2051	10,950,159	424,508	104,787	235,235	6,268,750	5,925,252	106%
2052	11,278,664	438,041	103,580	613,851	6,196,520	5,832,543	106%
2053	11,617,024	455,904	102,563	619,305	6,135,682	5,742,288	107%

**Townhomes of Bayshore Condominiums
Component Funding Model & Fully Funded Comparison Chart**



The **Component Funding Model's** long-term objective is to provide a plan to a fully funded reserve position over the longest period of time practical. This is the most conservative funding model.

Townhomes of Bayshore Condominiums
Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Building Components							
Brick Repointing	2025	15	5	1	5,525	5,249	5,249
Exterior Doors - Replacement - Door	2024	40	0	0	26,000	26,000	26,000
Exterior Doors - Replacement - Door - Phas..	2065	40	2	41	14,665	0	349
Exterior Doors - Replacement - Door - Phas..	2066	40	3	42	14,665	0	341
Exterior Doors - Replacement - Door - Phas..	2067	40	4	43	14,665	0	333
Exterior Doors - Replacement - Door - Phas..	2068	40	5	44	14,665	0	326
Exterior Doors - Replacement - Door - Phas..	2069	40	6	45	14,665	0	319
Exterior Doors - Replacement - Door - Phas..	2070	40	7	46	14,665	0	312
Exterior Doors - Replacement - Door - Phas..	2071	40	8	47	14,665	0	306
Exterior Doors - Replacement - Door - Phas..	2072	40	9	48	14,665	0	299
Exterior Doors - Replacement - Door - Phas..	2073	40	10	49	14,665	0	293
Exterior Doors - Replacement 2021	2061	40	0	37	32,800	0	2,460
Exterior Doors - Replacement 2022	2062	40	0	38	28,000	0	1,400
Exterior Doors - Replacement 2023	2063	40	0	39	24,800	0	620
Exterior Doors - Replacement Full - Phase1	2025	40	-20	1	23,831	22,639	22,639
Exterior Doors - Replacement Full - Phase2	2026	40	-19	2	23,831	21,561	21,561
Exterior Doors - Replacement Full - Phase3	2027	40	-18	3	23,831	0	20,581
Exterior Doors - Replacement Full - Phase4	2028	40	-17	4	23,831	0	19,686
Exterior Doors - Replacement Full - Phase5	2029	40	-16	5	23,831	0	18,866
Exterior Doors - Replacement Full - Phase6	2030	40	-15	6	23,831	0	18,112
Exterior Doors - Replacement Full - Phase7	2031	40	-14	7	23,831	0	17,415
Exterior Doors - Replacement Full - Phase8	2032	40	-13	8	23,831	0	16,770
Exterior Doors - Replacement Full - Phase9	2033	40	-12	9	23,831	0	16,171
Exterior Windows - Replacement - Phase1	2024	30	-11	0	78,795	78,795	78,795
Exterior Windows - Replacement - Phase2	2025	30	-10	1	78,795	74,855	74,855
Exterior Windows - Replacement - Phase3	2026	30	-9	2	78,795	6,061	71,291
Exterior Windows - Replacement - Phase4	2027	30	-8	3	78,795	0	68,050
Exterior Windows - Replacement - Phase5	2028	30	-7	4	78,795	0	65,092
Exterior Windows - Replacement - Phase6	2029	30	-6	5	78,795	0	62,379
Exterior Windows - Replacement - Phase7	2030	30	-5	6	78,795	0	59,884
Exterior Windows - Replacement - Phase8	2031	30	-4	7	78,795	0	57,581
Exterior Windows - Replacement - Phase9	2032	30	-3	8	78,795	0	55,448
Exterior Windows - Replacement - Phase10	2033	30	-2	9	78,795	0	53,468
Exterior Windows - Replacement - Phase11	2034	30	-1	10	78,795	0	51,624
Exterior Windows - Replacement - Phase12	2035	30	0	11	78,795	0	49,903
Exterior Windows - Replacement - Phase13	2036	30	1	12	78,795	0	48,294
Exterior Windows - Replacement - Phase14	2037	30	2	13	78,795	0	46,785
Exterior Windows - Replacement - Phase15	2038	30	3	14	78,795	0	45,367
Exterior Windows - Replacement - Phase16	2039	30	4	15	78,795	0	44,032
Exterior Windows - Replacement - Phase17	2040	30	5	16	78,795	0	42,774
Exterior Windows - Replacement - Phase18	2041	30	6	17	78,795	0	41,586
Exterior Windows - Replacement - Phase19	2042	30	7	18	78,795	0	40,462
Exterior Windows - Replacement - Phase20	2043	30	8	19	78,795	0	39,397
Exterior Windows - Replacement 2021	2051	30	0	27	63,900	0	6,390

**Townhomes of Bayshore Condominiums
Component Funding Model Assessment & Category Summary**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<i>Building Components continued...</i>							
Exterior Windows - Replacement 2022	2052	30	0	28	41,400	0	2,760
Exterior Windows - Replacement 2023	2053	30	0	29	73,800	0	2,460
Fascia and Soffit - Replacement - Phase1	2045	40	0	21	37,800	0	17,955
Fascia and Soffit - Replacement - Phase2	2046	40	1	22	37,800	0	17,517
Fascia and Soffit - Replacement - Phase3	2047	40	2	23	37,800	0	17,100
Fascia and Soffit - Replacement - Phase4	2048	40	3	24	37,800	0	16,702
Fascia and Soffit - Replacement - Phase5	2049	40	4	25	37,800	0	16,323
Gutter and Downspout - Replacement - Phas..	2045	40	0	21	24,480	0	11,628
Gutter and Downspout - Replacement - Phas..	2046	40	1	22	24,480	0	11,344
Gutter and Downspout - Replacement - Phas..	2047	40	2	23	24,480	0	11,074
Gutter and Downspout - Replacement - Phas..	2048	40	3	24	24,480	0	10,817
Gutter and Downspout - Replacement - Phas..	2049	40	4	25	24,480	0	10,571
Metal Roof - Replacement - Phase1							<i>Unfunded</i>
Metal Roof - Replacement - Phase2							<i>Unfunded</i>
Metal Roof - Replacement - Phase3							<i>Unfunded</i>
Metal Roof - Replacement - Phase4							<i>Unfunded</i>
Metal Roof - Replacement - Phase5							<i>Unfunded</i>
Overhead Doors - Replacement - Phase1	2035	30	0	11	34,580	0	21,901
Overhead Doors - Replacement - Phase2	2036	30	1	12	34,580	0	21,194
Overhead Doors - Replacement - Phase3	2037	30	2	13	34,580	0	20,532
Overhead Doors - Replacement - Phase4	2038	30	3	14	34,580	0	19,910
Overhead Doors - Replacement - Phase5	2039	30	4	15	34,580	0	19,324
Overhead Doors - Replacement 2022	2052	30	0	28	16,900	0	1,127
Roof Shingles 25841-25835T 4-Unit Building	2026	30	0	2	28,000	26,133	26,133
Roof Shingles 25849-25859H 6-Unit Buildi..	2027	30	0	3	42,000	0	37,800
Roof Shingles 25850-25858H 5-Unit Buildi..	2024	30	0	0	35,000	35,000	35,000
Roof Shingles 25854-25848O 4-Unit Buildi..	2027	30	0	3	28,000	0	25,200
Roof Shingles 25860-25870S 6-Unit Building	2053	30	0	29	42,000	0	1,400
Roof Shingles 25861-25871S 6-Unit Building	2024	30	0	0	42,000	42,000	42,000
Roof Shingles 32215-32225P 6-Unit Building	2052	30	0	28	42,000	0	2,800
Roof Shingles 32227-32237P 6-Unit Building	2026	30	0	2	42,000	39,200	39,200
Roof Shingles 32240-32230P 6-Unit Building	2027	30	0	3	42,000	0	37,800
Roof Shingles 32241-32247P 4-Unit Building	2053	30	0	29	28,000	0	933
Roof Shingles 32246-32266P 6-Unit Building	2024	30	0	0	42,000	42,000	42,000
Roof Shingles 32251-32261P 6-Unit Building	2052	30	0	28	42,000	0	2,800
Roof Shingles 32263-32273P 6-Unit Building	2052	30	0	28	42,000	0	2,800
Roof Shingles 32270-32280P 6-Unit Building	2052	30	0	28	42,000	0	2,800
Roof Shingles 32275-32285P 6-Unit Building	2052	30	0	28	42,000	0	2,800
Roof Shingles 32276-32286T 6-Unit Building	2027	30	0	3	42,000	0	37,800
Roof Shingles 32282-32288P 4-Unit Building	2025	30	0	1	28,000	27,067	27,067
Roof Shingles 32288-32298T 6-Unit Building	2027	30	0	3	42,000	0	37,800
Roof Shingles 32288-32298T 6-Unit Building	2053	30	0	29	42,000	0	1,400
Roof Shingles 32295-32305T 6-Unit Building	2051	30	0	27	42,000	0	4,200
Roof Shingles 32300-32310T 6-Unit Building	2027	30	0	3	42,000	0	37,800

Townhomes of Bayshore Condominiums
Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<i>Building Components continued...</i>							
Roof Shingles 32312-32322T 6-Unit Building	2027	30	0	3	42,000	0	37,800
Roof Shingles 32315-32325T 6-Unit Building	2025	30	0	1	42,000	40,600	40,600
Roof Shingles 32324-32334T 6-Unit Building	2053	30	0	29	42,000	0	1,400
Roof Shingles 32331-32341T 6-Unit Building	2025	30	0	1	42,000	40,600	40,600
Roof Shingles 32338-32348T 6-Unit Building	2025	30	0	1	42,000	40,600	40,600
Roof Shingles 32345-32353T 5-Unit Building	2053	30	0	29	35,000	0	1,167
Vinyl Siding and Trim - Replacement - Phas..	2045	40	0	21	231,660	0	110,038
Vinyl Siding and Trim - Replacement - Phas..	2046	40	1	22	231,660	0	107,355
Vinyl Siding and Trim - Replacement - Phas..	2047	40	2	23	231,660	0	104,799
Vinyl Siding and Trim - Replacement - Phas..	2048	40	3	24	231,660	0	102,361
Vinyl Siding and Trim - Replacement - Phas..	2049	40	4	25	231,660	0	100,035
Building Components - Total					<u>\$4,942,090</u>	<u>\$568,361</u>	<u>\$2,698,395</u>
Grounds Components							
Asphalt Paving - Driveways - Overlay	2033	28	0	9	8,000	0	5,429
Asphalt Paving - Driveways - Overlay	2033	28	0	9	66,600	0	45,193
Asphalt Paving - Driveways - Overlay 2020	2050	30	0	26	15,000	0	2,000
Asphalt Paving - Driveways - Sealcoat	2026	7	0	2	17,520	12,514	12,514
Contingency Allowance	2024	15	0	0	15,000	15,000	15,000
Pedestal Mount Mailboxes	2035	30	0	11	12,410	0	7,860
Privacy Fences	2025	20	0	1	67,500	64,125	64,125
Grounds Components - Total					<u>\$202,030</u>	<u>\$91,639</u>	<u>\$152,120</u>
Total Asset Summary					<u>\$5,144,120</u>	<u>\$660,000</u>	<u>\$2,850,516</u>

Percent Fully Funded	23%
Current Average Liability per Unit (Total Units: 146)	-\$15,004

**Townhomes of Bayshore Condominiums
Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Contingency Allowance	0	2024	15,000	15,000
Exterior Doors - Replacement - Door	0	2024	26,000	26,000
Roof Shingles 25850-25858H 5-Unit Building	0	2024	35,000	35,000
Roof Shingles 25861-25871S 6-Unit Building	0	2024	42,000	42,000
Roof Shingles 32246-32266P 6-Unit Building	0	2024	42,000	42,000
Exterior Windows - Replacement - Phase1	0	2024	78,795	78,795
Brick Repointing	1	2025	5,249	5,249
Exterior Doors - Replacement Full - Phase1	1	2025	22,639	22,639
Roof Shingles 32282-32288P 4-Unit Building	1	2025	27,067	27,067
Roof Shingles 32315-32325T 6-Unit Building	1	2025	40,600	40,600
Roof Shingles 32331-32341T 6-Unit Building	1	2025	40,600	40,600
Roof Shingles 32338-32348T 6-Unit Building	1	2025	40,600	40,600
Privacy Fences	1	2025	64,125	64,125
Exterior Windows - Replacement - Phase2	1	2025	74,855	74,855
Asphalt Paving - Driveways - Sealcoat	2	2026	12,514	12,514
Exterior Doors - Replacement Full - Phase2	2	2026	21,561	21,561
Roof Shingles 25841-25835T 4-Unit Building	2	2026	26,133	26,133
Roof Shingles 32227-32237P 6-Unit Building	2	2026	39,200	39,200
Exterior Windows - Replacement - Phase3	2	2026	* 6,061	71,291
Exterior Doors - Replacement Full - Phase3	3	2027		20,581
Roof Shingles 25854-25848O 4-Unit Building	3	2027		25,200
Roof Shingles 25849-25859H 6-Unit Building	3	2027		37,800
Roof Shingles 32240-32230P 6-Unit Building	3	2027		37,800
Roof Shingles 32276-32286T 6-Unit Building	3	2027		37,800
Roof Shingles 32288-32298T 6-Unit Building	3	2027		37,800
Roof Shingles 32300-32310T 6-Unit Building	3	2027		37,800
Roof Shingles 32312-32322T 6-Unit Building	3	2027		37,800
Exterior Windows - Replacement - Phase4	3	2027		68,050
Exterior Doors - Replacement Full - Phase4	4	2028		19,686
Exterior Windows - Replacement - Phase5	4	2028		65,092
Exterior Doors - Replacement Full - Phase5	5	2029		18,866
Exterior Windows - Replacement - Phase6	5	2029		62,379
Exterior Doors - Replacement Full - Phase6	6	2030		18,112
Exterior Windows - Replacement - Phase7	6	2030		59,884
Exterior Doors - Replacement Full - Phase7	7	2031		17,415
Exterior Windows - Replacement - Phase8	7	2031		57,581
Exterior Doors - Replacement Full - Phase8	8	2032		16,770
Exterior Windows - Replacement - Phase9	8	2032		55,448
Asphalt Paving - Driveways - Overlay	9	2033		5,429
Exterior Doors - Replacement Full - Phase9	9	2033		16,171

Townhomes of Bayshore Condominiums
Distribution of Accumulated Reserves

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Asphalt Paving - Driveways - Overlay	9	2033		45,193
Exterior Windows - Replacement - Phase10	9	2033		53,468
Exterior Windows - Replacement - Phase11	10	2034		51,624
Pedestal Mount Mailboxes	11	2035		7,860
Overhead Doors - Replacement - Phase1	11	2035		21,901
Exterior Windows - Replacement - Phase12	11	2035		49,903
Overhead Doors - Replacement - Phase2	12	2036		21,194
Exterior Windows - Replacement - Phase13	12	2036		48,294
Overhead Doors - Replacement - Phase3	13	2037		20,532
Exterior Windows - Replacement - Phase14	13	2037		46,785
Overhead Doors - Replacement - Phase4	14	2038		19,910
Exterior Windows - Replacement - Phase15	14	2038		45,367
Overhead Doors - Replacement - Phase5	15	2039		19,324
Exterior Windows - Replacement - Phase16	15	2039		44,032
Exterior Windows - Replacement - Phase17	16	2040		42,774
Exterior Windows - Replacement - Phase18	17	2041		41,586
Exterior Windows - Replacement - Phase19	18	2042		40,462
Exterior Windows - Replacement - Phase20	19	2043		39,397
Gutter and Downspout - Replacement - Phas..	21	2045		11,628
Fascia and Soffit - Replacement - Phase1	21	2045		17,955
Vinyl Siding and Trim - Replacement - Phase1	21	2045		110,038
Gutter and Downspout - Replacement - Phas..	22	2046		11,344
Fascia and Soffit - Replacement - Phase2	22	2046		17,517
Vinyl Siding and Trim - Replacement - Phase2	22	2046		107,355
Gutter and Downspout - Replacement - Phas..	23	2047		11,074
Fascia and Soffit - Replacement - Phase3	23	2047		17,100
Vinyl Siding and Trim - Replacement - Phase3	23	2047		104,799
Gutter and Downspout - Replacement - Phas..	24	2048		10,817
Fascia and Soffit - Replacement - Phase4	24	2048		16,702
Vinyl Siding and Trim - Replacement - Phase4	24	2048		102,361
Gutter and Downspout - Replacement - Phas..	25	2049		10,571
Fascia and Soffit - Replacement - Phase5	25	2049		16,323
Vinyl Siding and Trim - Replacement - Phase5	25	2049		100,035
Asphalt Paving - Driveways - Overlay 2020	26	2050		2,000
Roof Shingles 32295-32305T 6-Unit Building	27	2051		4,200
Exterior Windows - Replacement 2021	27	2051		6,390
Overhead Doors - Replacement 2022	28	2052		1,127
Exterior Windows - Replacement 2022	28	2052		2,760
Roof Shingles 32215-32225P 6-Unit Building	28	2052		2,800
Roof Shingles 32251-32261P 6-Unit Building	28	2052		2,800

**Townhomes of Bayshore Condominiums
Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Roof Shingles 32263-32273P 6-Unit Building	28	2052		2,800
Roof Shingles 32270-32280P 6-Unit Building	28	2052		2,800
Roof Shingles 32275-32285P 6-Unit Building	28	2052		2,800
Roof Shingles 32241-32247P 4-Unit Building	29	2053		933
Roof Shingles 32345-32353T 5-Unit Building	29	2053		1,167
Roof Shingles 25860-25870S 6-Unit Building	29	2053		1,400
Roof Shingles 32288-32298T 6-Unit Building	29	2053		1,400
Roof Shingles 32324-32334T 6-Unit Building	29	2053		1,400
Exterior Windows - Replacement 2023	29	2053		2,460
Exterior Doors - Replacement 2021	37	2061		2,460
Exterior Doors - Replacement 2022	38	2062		1,400
Exterior Doors - Replacement 2023	39	2063		620
Exterior Doors - Replacement - Door - Phas..	41	2065		349
Exterior Doors - Replacement - Door - Phas..	42	2066		341
Exterior Doors - Replacement - Door - Phas..	43	2067		333
Exterior Doors - Replacement - Door - Phas..	44	2068		326
Exterior Doors - Replacement - Door - Phas..	45	2069		319
Exterior Doors - Replacement - Door - Phas..	46	2070		312
Exterior Doors - Replacement - Door - Phas..	47	2071		306
Exterior Doors - Replacement - Door - Phas..	48	2072		299
Exterior Doors - Replacement - Door - Phas..	49	2073		293
Metal Roof - Replacement - Phase1		Unfunded		
Metal Roof - Replacement - Phase2		Unfunded		
Metal Roof - Replacement - Phase3		Unfunded		
Metal Roof - Replacement - Phase4		Unfunded		
Metal Roof - Replacement - Phase5		Unfunded		
Total Asset Summary			<u>\$660,000</u>	<u>\$2,850,516</u>

Percent Fully Funded	23%
Current Average Liability per Unit (Total Units: 146)	-\$15,004

'' Indicates Partially Funded*

**Townhomes of Bayshore Condominiums
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2024	
Building Components	
Exterior Doors - Replacement - Door	26,000
Exterior Windows - Replacement - Phase1	78,795
Roof Shingles 25850-25858H 5-Unit Building	35,000
Roof Shingles 25861-25871S 6-Unit Building	42,000
Roof Shingles 32246-32266P 6-Unit Building	42,000
Grounds Components	
Contingency Allowance	15,000
Total for 2024	<u>\$238,795</u>
 Replacement Year 2025	
Building Components	
Brick Repointing	5,691
Exterior Doors - Replacement Full - Phase1	24,546
Exterior Windows - Replacement - Phase2	81,159
Roof Shingles 32282-32288P 4-Unit Building	28,840
Roof Shingles 32315-32325T 6-Unit Building	43,260
Roof Shingles 32331-32341T 6-Unit Building	43,260
Roof Shingles 32338-32348T 6-Unit Building	43,260
Grounds Components	
Privacy Fences	69,525
Total for 2025	<u>\$339,540</u>
 Replacement Year 2026	
Building Components	
Exterior Doors - Replacement Full - Phase2	25,282
Exterior Windows - Replacement - Phase3	83,594
Roof Shingles 25841-25835T 4-Unit Building	29,705
Roof Shingles 32227-32237P 6-Unit Building	44,558
Grounds Components	
Asphalt Paving - Driveways - Sealcoat	18,587
Total for 2026	<u>\$201,726</u>
 Replacement Year 2027	
Building Components	
Exterior Doors - Replacement Full - Phase3	26,041

**Townhomes of Bayshore Condominiums
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2027 continued...</i>	
Exterior Windows - Replacement - Phase4	86,101
Roof Shingles 25849-25859H 6-Unit Building	45,895
Roof Shingles 25854-25848O 4-Unit Building	30,596
Roof Shingles 32240-32230P 6-Unit Building	45,895
Roof Shingles 32276-32286T 6-Unit Building	45,895
Roof Shingles 32288-32298T 6-Unit Building	45,895
Roof Shingles 32300-32310T 6-Unit Building	45,895
Roof Shingles 32312-32322T 6-Unit Building	45,895
Total for 2027	\$418,106
 Replacement Year 2028	
Building Components	
Exterior Doors - Replacement Full - Phase4	26,822
Exterior Windows - Replacement - Phase5	88,684
Total for 2028	\$115,506
 Replacement Year 2029	
Building Components	
Exterior Doors - Replacement Full - Phase5	27,627
Exterior Windows - Replacement - Phase6	91,345
Total for 2029	\$118,972
 Replacement Year 2030	
Building Components	
Exterior Doors - Replacement Full - Phase6	28,455
Exterior Windows - Replacement - Phase7	94,085
Total for 2030	\$122,541
 Replacement Year 2031	
Building Components	
Exterior Doors - Replacement Full - Phase7	29,309
Exterior Windows - Replacement - Phase8	96,908
Total for 2031	\$126,217

**Townhomes of Bayshore Condominiums
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2032	
Building Components	
Exterior Doors - Replacement Full - Phase8	30,188
Exterior Windows - Replacement - Phase9	99,815
Total for 2032	\$130,003
Replacement Year 2033	
Building Components	
Exterior Doors - Replacement Full - Phase9	31,094
Exterior Windows - Replacement - Phase10	102,810
Grounds Components	
Asphalt Paving - Driveways - Overlay	10,438
Asphalt Paving - Driveways - Overlay	86,898
Total for 2033	\$231,240
Replacement Year 2034	
Building Components	
Exterior Windows - Replacement - Phase11	105,894
Total for 2034	\$105,894
Replacement Year 2035	
Building Components	
Exterior Windows - Replacement - Phase12	109,071
Overhead Doors - Replacement - Phase1	47,867
Grounds Components	
Pedestal Mount Mailboxes	17,178
Total for 2035	\$174,116
Replacement Year 2036	
Building Components	
Exterior Windows - Replacement - Phase13	112,343
Overhead Doors - Replacement - Phase2	49,303
Total for 2036	\$161,646
Replacement Year 2037	
Building Components	
Exterior Windows - Replacement - Phase14	115,713

**Townhomes of Bayshore Condominiums
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2037 continued...</i>	
Overhead Doors - Replacement - Phase3	50,782
Total for 2037	<u>\$166,495</u>
 Replacement Year 2038	
Building Components	
Exterior Windows - Replacement - Phase15	119,185
Overhead Doors - Replacement - Phase4	52,305
Total for 2038	<u>\$171,490</u>
 Replacement Year 2039	
Building Components	
Exterior Windows - Replacement - Phase16	122,760
Overhead Doors - Replacement - Phase5	53,875
Grounds Components	
Contingency Allowance	23,370
Total for 2039	<u>\$200,004</u>
 Replacement Year 2040	
Building Components	
Brick Repointing	8,866
Exterior Windows - Replacement - Phase17	126,443
Grounds Components	
Asphalt Paving - Driveways - Sealcoat	28,114
Total for 2040	<u>\$163,423</u>
 Replacement Year 2041	
Building Components	
Exterior Windows - Replacement - Phase18	130,236
Total for 2041	<u>\$130,236</u>
 Replacement Year 2042	
Building Components	
Exterior Windows - Replacement - Phase19	134,143
Total for 2042	<u>\$134,143</u>

**Townhomes of Bayshore Condominiums
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 2043	
Building Components	
Exterior Windows - Replacement - Phase20	138,168
Total for 2043	<u>\$138,168</u>
<i>No Replacement in 2044</i>	
Replacement Year 2045	
Building Components	
Fascia and Soffit - Replacement - Phase1	70,319
Gutter and Downspout - Replacement - Phase1	45,540
Vinyl Siding and Trim - Replacement - Phase1	430,956
Grounds Components	
Privacy Fences	125,570
Total for 2045	<u>\$672,385</u>
Replacement Year 2046	
Building Components	
Fascia and Soffit - Replacement - Phase2	72,429
Gutter and Downspout - Replacement - Phase2	46,906
Vinyl Siding and Trim - Replacement - Phase2	443,885
Total for 2046	<u>\$563,219</u>
Replacement Year 2047	
Building Components	
Fascia and Soffit - Replacement - Phase3	74,602
Gutter and Downspout - Replacement - Phase3	48,313
Vinyl Siding and Trim - Replacement - Phase3	457,201
Grounds Components	
Asphalt Paving - Driveways - Sealcoat	34,577
Total for 2047	<u>\$614,693</u>
Replacement Year 2048	
Building Components	
Fascia and Soffit - Replacement - Phase4	76,840

**Townhomes of Bayshore Condominiums
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2048 continued...</i>	
Gutter and Downspout - Replacement - Phase4	49,763
Vinyl Siding and Trim - Replacement - Phase4	470,917
Total for 2048	\$597,519
 Replacement Year 2049	
Building Components	
Fascia and Soffit - Replacement - Phase5	79,145
Gutter and Downspout - Replacement - Phase5	51,256
Vinyl Siding and Trim - Replacement - Phase5	485,045
Total for 2049	\$615,445
 Replacement Year 2050	
Grounds Components	
Asphalt Paving - Driveways - Overlay 2020	32,349
Total for 2050	\$32,349
 Replacement Year 2051	
Building Components	
Exterior Windows - Replacement 2021	141,940
Roof Shingles 32295-32305T 6-Unit Building	93,294
Total for 2051	\$235,235
 Replacement Year 2052	
Building Components	
Exterior Windows - Replacement 2022	94,720
Overhead Doors - Replacement 2022	38,666
Roof Shingles 32215-32225P 6-Unit Building	96,093
Roof Shingles 32251-32261P 6-Unit Building	96,093
Roof Shingles 32263-32273P 6-Unit Building	96,093
Roof Shingles 32270-32280P 6-Unit Building	96,093
Roof Shingles 32275-32285P 6-Unit Building	96,093
Total for 2052	\$613,851
 Replacement Year 2053	
Building Components	
Exterior Windows - Replacement 2023	173,915

**Townhomes of Bayshore Condominiums
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2053 continued...</i>	
Roof Shingles 25860-25870S 6-Unit Building	98,976
Roof Shingles 32241-32247P 4-Unit Building	65,984
Roof Shingles 32288-32298T 6-Unit Building	98,976
Roof Shingles 32324-32334T 6-Unit Building	98,976
Roof Shingles 32345-32353T 5-Unit Building	82,480
Total for 2053	<u>\$619,305</u>

**Townhomes of Bayshore Condominiums
Asset Summary Report**

Description	Asset ID	Next Replacement	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Building Components									
Brick Repointing	1010	2025	5,525	15	5	1	5,691	1105 @	5.00
Exterior Doors - Replacement - Door	1062	2024	26,000	40	0	0	26,000	20 @	1,300.00
Exterior Doors - Replacement - Door..	1059	2065	14,665	40	2	41	49,274	165 @	800.00
Exterior Doors - Replacement - Door..	1059	2066	14,665	40	3	42	50,752	165 @	800.00
Exterior Doors - Replacement - Door..	1059	2067	14,665	40	4	43	52,274	165 @	800.00
Exterior Doors - Replacement - Door..	1059	2068	14,665	40	5	44	53,843	165 @	800.00
Exterior Doors - Replacement - Door..	1059	2069	14,665	40	6	45	55,458	165 @	800.00
Exterior Doors - Replacement - Door..	1059	2070	14,665	40	7	46	57,122	165 @	800.00
Exterior Doors - Replacement - Door..	1059	2071	14,665	40	8	47	58,835	165 @	800.00
Exterior Doors - Replacement - Door..	1059	2072	14,665	40	9	48	60,600	165 @	800.00
Exterior Doors - Replacement - Door..	1059	2073	14,665	40	10	49	62,418	165 @	800.00
Exterior Doors - Replacement 2021	1026	2061	32,800	40	0	37	97,915	41 @	800.00
Exterior Doors - Replacement 2022	1027	2062	28,000	40	0	38	86,094	35 @	800.00
Exterior Doors - Replacement 2023	1058	2063	24,800	40	0	39	78,542	31 @	800.00
Exterior Doors - Replacement Full - ..	1011	2025	23,831	40	-20	1	24,546	165 @	1,300.00
Exterior Doors - Replacement Full - ..	1011	2026	23,831	40	-19	2	25,282	165 @	1,300.00
Exterior Doors - Replacement Full - ..	1011	2027	23,831	40	-18	3	26,041	165 @	1,300.00
Exterior Doors - Replacement Full - ..	1011	2028	23,831	40	-17	4	26,822	165 @	1,300.00
Exterior Doors - Replacement Full - ..	1011	2029	23,831	40	-16	5	27,627	165 @	1,300.00
Exterior Doors - Replacement Full - ..	1011	2030	23,831	40	-15	6	28,455	165 @	1,300.00
Exterior Doors - Replacement Full - ..	1011	2031	23,831	40	-14	7	29,309	165 @	1,300.00
Exterior Doors - Replacement Full - ..	1011	2032	23,831	40	-13	8	30,188	165 @	1,300.00
Exterior Doors - Replacement Full - ..	1011	2033	23,831	40	-12	9	31,094	165 @	1,300.00
Exterior Windows - Replacement - P..	1012	2024	78,795	30	-11	0	78,795	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2025	78,795	30	-10	1	81,159	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2026	78,795	30	-9	2	83,594	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2027	78,795	30	-8	3	86,101	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2028	78,795	30	-7	4	88,684	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2029	78,795	30	-6	5	91,345	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2030	78,795	30	-5	6	94,085	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2031	78,795	30	-4	7	96,908	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2032	78,795	30	-3	8	99,815	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2033	78,795	30	-2	9	102,810	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2034	78,795	30	-1	10	105,894	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2035	78,795	30	0	11	109,071	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2036	78,795	30	1	12	112,343	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2037	78,795	30	2	13	115,713	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2038	78,795	30	3	14	119,185	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2039	78,795	30	4	15	122,760	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2040	78,795	30	5	16	126,443	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2041	78,795	30	6	17	130,236	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2042	78,795	30	7	18	134,143	1751 @	900.00
Exterior Windows - Replacement - P..	1012	2043	78,795	30	8	19	138,168	1751 @	900.00

**Townhomes of Bayshore Condominiums
Asset Summary Report**

Description	Asset ID	Next Replacement	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
<i>Building Components continued...</i>									
Exterior Windows - Replacement 20..	1028	2051	63,900	30	0	27	141,940	71 @	900.00
Exterior Windows - Replacement 20..	1029	2052	41,400	30	0	28	94,720	46 @	900.00
Exterior Windows - Replacement 20..	1060	2053	73,800	30	0	29	173,915	82 @	900.00
Fascia and Soffit - Replacement - Ph..	1008	2045	37,800	40	0	21	70,319	21600 @	8.75
Fascia and Soffit - Replacement - Ph..	1008	2046	37,800	40	1	22	72,429	21600 @	8.75
Fascia and Soffit - Replacement - Ph..	1008	2047	37,800	40	2	23	74,602	21600 @	8.75
Fascia and Soffit - Replacement - Ph..	1008	2048	37,800	40	3	24	76,840	21600 @	8.75
Fascia and Soffit - Replacement - Ph..	1008	2049	37,800	40	4	25	79,145	21600 @	8.75
Gutter and Downspout - Replacemen..	1007	2045	24,480	40	0	21	45,540	14400 @	8.50
Gutter and Downspout - Replacemen..	1007	2046	24,480	40	1	22	46,906	14400 @	8.50
Gutter and Downspout - Replacemen..	1007	2047	24,480	40	2	23	48,313	14400 @	8.50
Gutter and Downspout - Replacemen..	1007	2048	24,480	40	3	24	49,763	14400 @	8.50
Gutter and Downspout - Replacemen..	1007	2049	24,480	40	4	25	51,256	14400 @	8.50
Metal Roof - Replacement - Phase1	1006	<i>Unfunded</i>							
Metal Roof - Replacement - Phase2	1006	<i>Unfunded</i>							
Metal Roof - Replacement - Phase3	1006	<i>Unfunded</i>							
Metal Roof - Replacement - Phase4	1006	<i>Unfunded</i>							
Metal Roof - Replacement - Phase5	1006	<i>Unfunded</i>							
Overhead Doors - Replacement - Pha..	1016	2035	34,580	30	0	11	47,867	133 @	1,300.00
Overhead Doors - Replacement - Pha..	1016	2036	34,580	30	1	12	49,303	133 @	1,300.00
Overhead Doors - Replacement - Pha..	1016	2037	34,580	30	2	13	50,782	133 @	1,300.00
Overhead Doors - Replacement - Pha..	1016	2038	34,580	30	3	14	52,305	133 @	1,300.00
Overhead Doors - Replacement - Pha..	1016	2039	34,580	30	4	15	53,875	133 @	1,300.00
Overhead Doors - Replacement 2022	1030	2052	16,900	30	0	28	38,666	13 @	1,300.00
Roof Shingles 25841-25835T 4-Unit ..	1032	2026	28,000	30	0	2	29,705	1 @	28,000.00
Roof Shingles 25849-25859H 6-Unit ..	1053	2027	42,000	30	0	3	45,895	1 @	42,000.00
Roof Shingles 25850-25858H 5-Unit ..	1036	2024	35,000	30	0	0	35,000	1 @	35,000.00
Roof Shingles 25854-25848O 4-Unit ..	1033	2027	28,000	30	0	3	30,596	1 @	28,000.00
Roof Shingles 25860-25870S 6-Unit B..	1043	2053	42,000	30	0	29	98,976	1 @	42,000.00
Roof Shingles 25861-25871S 6-Unit B..	1046	2024	42,000	30	0	0	42,000	1 @	42,000.00
Roof Shingles 32215-32225P 6-Unit ..	1040	2052	42,000	30	0	28	96,093	1 @	42,000.00
Roof Shingles 32227-32237P 6-Unit ..	1051	2026	42,000	30	0	2	44,558	1 @	42,000.00
Roof Shingles 32240-32230P 6-Unit ..	1052	2027	42,000	30	0	3	45,895	1 @	42,000.00
Roof Shingles 32241-32247P 4-Unit ..	1031	2053	28,000	30	0	29	65,984	1 @	28,000.00
Roof Shingles 32246-32266P 6-Unit ..	1047	2024	42,000	30	0	0	42,000	1 @	42,000.00
Roof Shingles 32251-32261P 6-Unit ..	1038	2052	42,000	30	0	28	96,093	1 @	42,000.00
Roof Shingles 32263-32273P 6-Unit ..	1041	2052	42,000	30	0	28	96,093	1 @	42,000.00
Roof Shingles 32270-32280P 6-Unit ..	1039	2052	42,000	30	0	28	96,093	1 @	42,000.00
Roof Shingles 32275-32285P 6-Unit ..	1042	2052	42,000	30	0	28	96,093	1 @	42,000.00
Roof Shingles 32276-32286T 6-Unit ..	1054	2027	42,000	30	0	3	45,895	1 @	42,000.00
Roof Shingles 32282-32288P 4-Unit ..	1034	2025	28,000	30	0	1	28,840	1 @	28,000.00
Roof Shingles 32288-32298T 6-Unit ..	1055	2027	42,000	30	0	3	45,895	1 @	42,000.00
Roof Shingles 32288-32298T 6-Unit ..	1045	2053	42,000	30	0	29	98,976	1 @	42,000.00

**Townhomes of Bayshore Condominiums
Asset Summary Report**

Description	Asset ID	Next Replacement	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
<i>Building Components continued...</i>									
Roof Shingles 32295-32305T 6-Unit ..	1037	2051	42,000	30	0	27	93,294	1 @	42,000.00
Roof Shingles 32300-32310T 6-Unit ..	1056	2027	42,000	30	0	3	45,895	1 @	42,000.00
Roof Shingles 32312-32322T 6-Unit ..	1057	2027	42,000	30	0	3	45,895	1 @	42,000.00
Roof Shingles 32315-32325T 6-Unit ..	1050	2025	42,000	30	0	1	43,260	1 @	42,000.00
Roof Shingles 32324-32334T 6-Unit ..	1044	2053	42,000	30	0	29	98,976	1 @	42,000.00
Roof Shingles 32331-32341T 6-Unit ..	1049	2025	42,000	30	0	1	43,260	1 @	42,000.00
Roof Shingles 32338-32348T 6-Unit ..	1048	2025	42,000	30	0	1	43,260	1 @	42,000.00
Roof Shingles 32345-32353T 5-Unit ..	1035	2053	35,000	30	0	29	82,480	1 @	35,000.00
Vinyl Siding and Trim - Replacemen..	1009	2045	231,660	40	0	21	430,956	128700 @	9.00
Vinyl Siding and Trim - Replacemen..	1009	2046	231,660	40	1	22	443,885	128700 @	9.00
Vinyl Siding and Trim - Replacemen..	1009	2047	231,660	40	2	23	457,201	128700 @	9.00
Vinyl Siding and Trim - Replacemen..	1009	2048	231,660	40	3	24	470,917	128700 @	9.00
Vinyl Siding and Trim - Replacemen..	1009	2049	231,660	40	4	25	485,045	128700 @	9.00
Grounds Components									
Asphalt Paving - Driveways - Overlay	1061	2033	8,000	28	0	9	10,438	10 @	800.00
Asphalt Paving - Driveways - Overlay	1001	2033	66,600	28	0	9	86,898	111 @	600.00
Asphalt Paving - Driveways - Overla..	1017	2050	15,000	30	0	26	32,349	25 @	600.00
Asphalt Paving - Driveways - Sealcoat	1002	2026	17,520	7	0	2	18,587	146 @	120.00
Contingency Allowance	1013	2024	15,000	15	0	0	15,000	1 @	15,000.00
Pedestal Mount Mailboxes	1004	2035	12,410	30	0	11	17,178	146 @	85.00
Privacy Fences	1003	2025	67,500	20	0	1	69,525	1500 @	45.00

Townhomes of Bayshore Condominiums
Detail Report by Category

Brick Repointing - 2025

		1,105 square feet	@ \$5.00
Asset ID	1010	Asset Actual Cost	\$5,525.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$5,690.75
Placed in Service	January 2005	Assigned Reserves	\$5,248.75
Useful Life	15		
Adjustment	5	Annual Assessment	\$100.52
Replacement Year	2025	Interest Contribution	<u>\$95.13</u>
Remaining Life	1	Reserve Allocation	\$195.65

Exterior Doors - Replacement - Door - 2024

		20 each	@ \$1,300.00
Asset ID	1062	Asset Actual Cost	\$26,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$26,000.00
Placed in Service	January 1984	Assigned Reserves	\$26,000.00
Useful Life	40		
Replacement Year	2024	Annual Assessment	\$426.80
Remaining Life	0	Interest Contribution	<u>\$25.04</u>
		Reserve Allocation	\$451.84

Door leaf and hardware replacement only, +/- 20 units per year beginning in 2065

Exterior Doors - Replacement - Door - Phase 1 - 2065

		165 each	@ \$800.00
Asset ID	1059	Asset Actual Cost	\$14,665.20
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$49,273.59
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	2	Annual Assessment	\$239.65
Replacement Year	2065	Interest Contribution	<u>\$14.06</u>
Remaining Life	41	Reserve Allocation	\$253.71

Door leaf and hardware replacement only, +/- 20 units per year beginning in 2065

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Exterior Doors - Replacement - Door - Phase2 - 2066

		165 each	@ \$800.00
Asset ID	1059	Asset Actual Cost	\$14,665.20
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$50,751.79
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	3	Annual Assessment	\$238.71
Replacement Year	2066	Interest Contribution	<u>\$14.00</u>
Remaining Life	42	Reserve Allocation	\$252.71

Door leaf and hardware replacement only, +/- 20 units per year beginning in 2065

Exterior Doors - Replacement - Door - Phase3 - 2067

		165 each	@ \$800.00
Asset ID	1059	Asset Actual Cost	\$14,665.20
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$52,274.35
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	4	Annual Assessment	\$237.90
Replacement Year	2067	Interest Contribution	<u>\$13.96</u>
Remaining Life	43	Reserve Allocation	\$251.85

Door leaf and hardware replacement only, +/- 20 units per year beginning in 2065

Exterior Doors - Replacement - Door - Phase4 - 2068

		165 each	@ \$800.00
Asset ID	1059	Asset Actual Cost	\$14,665.20
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$53,842.58
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	5	Annual Assessment	\$237.21
Replacement Year	2068	Interest Contribution	<u>\$13.92</u>
Remaining Life	44	Reserve Allocation	\$251.13

Door leaf and hardware replacement only, +/- 20 units per year beginning in 2065

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Exterior Doors - Replacement - Door - Phase5 - 2069

		165 each	@ \$800.00
Asset ID	1059	Asset Actual Cost	\$14,665.20
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$55,457.85
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	6	Annual Assessment	\$236.65
Replacement Year	2069	Interest Contribution	<u>\$13.88</u>
Remaining Life	45	Reserve Allocation	\$250.53

Door leaf and hardware replacement only, +/- 20 units per year beginning in 2065

Exterior Doors - Replacement - Door - Phase6 - 2070

		165 each	@ \$800.00
Asset ID	1059	Asset Actual Cost	\$14,665.20
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$57,121.59
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	7	Annual Assessment	\$236.20
Replacement Year	2070	Interest Contribution	<u>\$13.86</u>
Remaining Life	46	Reserve Allocation	<u>\$250.05</u>

Door leaf and hardware replacement only, +/- 20 units per year beginning in 2065

Exterior Doors - Replacement - Door - Phase7 - 2071

		165 each	@ \$800.00
Asset ID	1059	Asset Actual Cost	\$14,665.20
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$58,835.24
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	8	Annual Assessment	\$235.85
Replacement Year	2071	Interest Contribution	<u>\$13.84</u>
Remaining Life	47	Reserve Allocation	\$249.68

Door leaf and hardware replacement only, +/- 20 units per year beginning in 2065

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Exterior Doors - Replacement - Door - Phase8 - 2072

		165 each	@ \$800.00
Asset ID	1059	Asset Actual Cost	\$14,665.20
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$60,600.29
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	9	Annual Assessment	\$235.61
Replacement Year	2072	Interest Contribution	<u>\$13.82</u>
Remaining Life	48	Reserve Allocation	\$249.43

Door leaf and hardware replacement only, +/- 20 units per year beginning in 2065

Exterior Doors - Replacement - Door - Phase9 - 2073

		165 each	@ \$800.00
Asset ID	1059	Asset Actual Cost	\$14,665.20
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$62,418.30
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	10	Annual Assessment	\$235.46
Replacement Year	2073	Interest Contribution	<u>\$13.81</u>
Remaining Life	49	Reserve Allocation	\$249.27

Door leaf and hardware replacement only, +/- 20 units per year beginning in 2065

Exterior Doors - Replacement 2021 - 2061

		41 each	@ \$800.00
Asset ID	1026	Asset Actual Cost	\$32,800.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$97,915.43
Placed in Service	January 2021	Assigned Reserves	<i>none</i>
Useful Life	40		
Replacement Year	2061	Annual Assessment	\$547.81
Remaining Life	37	Interest Contribution	<u>\$32.14</u>
		Reserve Allocation	\$579.95

Next replacement is door leaf and hardware only

Townhomes of Bayshore Condominiums
Detail Report by Category

Exterior Doors - Replacement 2022 - 2062

		35 each	@ \$800.00
Asset ID	1027	Asset Actual Cost	\$28,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$86,093.93
Placed in Service	January 2022	Assigned Reserves	<i>none</i>
Useful Life	40		
Replacement Year	2062	Annual Assessment	\$464.65
Remaining Life	38	Interest Contribution	<u>\$27.26</u>
		Reserve Allocation	\$491.91

Next replacement is door leaf and hardware only

Exterior Doors - Replacement 2023 - 2063

		31 each	@ \$800.00
Asset ID	1058	Asset Actual Cost	\$24,800.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$78,542.27
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	40		
Replacement Year	2063	Annual Assessment	\$409.19
Remaining Life	39	Interest Contribution	<u>\$24.00</u>
		Reserve Allocation	\$433.19

Next replacement is door leaf and hardware only

Exterior Doors - Replacement Full - Phase1 - 2025

		165 each	@ \$1,300.00
Asset ID	1011	Asset Actual Cost	\$23,830.95
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$24,545.88
Placed in Service	January 2005	Assigned Reserves	\$22,639.40
Useful Life	40		
Adjustment	-20	Annual Assessment	\$433.59
Replacement Year	2025	Interest Contribution	<u>\$410.30</u>
Remaining Life	1	Reserve Allocation	\$843.89

Full door replacement +/- 20 units per year beginning in 2025

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Exterior Doors - Replacement Full - Phase2 - 2026

		165 each	@ \$1,300.00
Asset ID	1011	Asset Actual Cost	\$23,830.95
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$25,282.25
Placed in Service	January 2005	Assigned Reserves	\$21,561.34
Useful Life	40		
Adjustment	-19	Annual Assessment	\$421.23
Replacement Year	2026	Interest Contribution	<u>\$391.25</u>
Remaining Life	2	Reserve Allocation	\$812.48

Full door replacement +/- 20 units per year beginning in 2025

Exterior Doors - Replacement Full - Phase3 - 2027

		165 each	@ \$1,300.00
Asset ID	1011	Asset Actual Cost	\$23,830.95
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$26,040.72
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	-18	Annual Assessment	\$2,431.88
Replacement Year	2027	Interest Contribution	<u>\$142.66</u>
Remaining Life	3	Reserve Allocation	\$2,574.54

Full door replacement +/- 20 units per year beginning in 2025

Exterior Doors - Replacement Full - Phase4 - 2028

		165 each	@ \$1,300.00
Asset ID	1011	Asset Actual Cost	\$23,830.95
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$26,821.94
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	-17	Annual Assessment	\$1,862.71
Replacement Year	2028	Interest Contribution	<u>\$109.27</u>
Remaining Life	4	Reserve Allocation	\$1,971.98

Full door replacement +/- 20 units per year beginning in 2025

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Exterior Doors - Replacement Full - Phase5 - 2029

		165 each	@ \$1,300.00
Asset ID	1011	Asset Actual Cost	\$23,830.95
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$27,626.60
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	-16	Annual Assessment	\$1,521.83
Replacement Year	2029	Interest Contribution	<u>\$89.27</u>
Remaining Life	5	Reserve Allocation	\$1,611.10

Full door replacement +/- 20 units per year beginning in 2025

Exterior Doors - Replacement Full - Phase6 - 2030

		165 each	@ \$1,300.00
Asset ID	1011	Asset Actual Cost	\$23,830.95
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$28,455.40
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	-15	Annual Assessment	\$1,295.10
Replacement Year	2030	Interest Contribution	<u>\$75.97</u>
Remaining Life	6	Reserve Allocation	\$1,371.07

Full door replacement +/- 20 units per year beginning in 2025

Exterior Doors - Replacement Full - Phase7 - 2031

		165 each	@ \$1,300.00
Asset ID	1011	Asset Actual Cost	\$23,830.95
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$29,309.06
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	-14	Annual Assessment	\$1,133.62
Replacement Year	2031	Interest Contribution	<u>\$66.50</u>
Remaining Life	7	Reserve Allocation	\$1,200.12

Full door replacement +/- 20 units per year beginning in 2025

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Exterior Doors - Replacement Full - Phase8 - 2032

		165 each	@ \$1,300.00
Asset ID	1011	Asset Actual Cost	\$23,830.95
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$30,188.33
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	-13	Annual Assessment	\$1,012.92
Replacement Year	2032	Interest Contribution	<u>\$59.42</u>
Remaining Life	8	Reserve Allocation	\$1,072.34

Full door replacement +/- 20 units per year beginning in 2025

Exterior Doors - Replacement Full - Phase9 - 2033

		165 each	@ \$1,300.00
Asset ID	1011	Asset Actual Cost	\$23,830.95
		Percent Replacement	11.11%
Category	Building Components	Future Cost	\$31,093.98
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	-12	Annual Assessment	\$919.41
Replacement Year	2033	Interest Contribution	<u>\$53.93</u>
Remaining Life	9	Reserve Allocation	\$973.35

Full door replacement +/- 20 units per year beginning in 2025

Exterior Windows - Replacement - Phase1 - 2024

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$78,795.00
Placed in Service	January 2005	Assigned Reserves	\$78,795.00
Useful Life	30		
Adjustment	-11	Annual Assessment	\$1,407.67
Replacement Year	2024	Interest Contribution	<u>\$82.58</u>
Remaining Life	0	Reserve Allocation	\$1,490.24

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Exterior Windows - Replacement - Phase2 - 2025

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$81,158.85
Placed in Service	January 2005	Assigned Reserves	\$74,855.25
Useful Life	30		
Adjustment	-10	Annual Assessment	\$1,433.61
Replacement Year	2025	Interest Contribution	<u>\$1,356.64</u>
Remaining Life	1	Reserve Allocation	\$2,790.25

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

Exterior Windows - Replacement - Phase3 - 2026

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$83,593.62
Placed in Service	January 2005	Assigned Reserves	\$6,060.98
Useful Life	30		
Adjustment	-9	Annual Assessment	\$10,924.10
Replacement Year	2026	Interest Contribution	<u>\$743.86</u>
Remaining Life	2	Reserve Allocation	\$11,667.96

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

Exterior Windows - Replacement - Phase4 - 2027

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$86,101.42
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	-8	Annual Assessment	\$8,040.81
Replacement Year	2027	Interest Contribution	<u>\$471.69</u>
Remaining Life	3	Reserve Allocation	\$8,512.49

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Exterior Windows - Replacement - Phase5 - 2028

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$88,684.47
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	-7	Annual Assessment	\$6,158.88
Replacement Year	2028	Interest Contribution	<u>\$361.29</u>
Remaining Life	4	Reserve Allocation	\$6,520.17

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

Exterior Windows - Replacement - Phase6 - 2029

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$91,345.00
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	-6	Annual Assessment	\$5,031.78
Replacement Year	2029	Interest Contribution	<u>\$295.17</u>
Remaining Life	5	Reserve Allocation	\$5,326.96

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

Exterior Windows - Replacement - Phase7 - 2030

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$94,085.35
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	-5	Annual Assessment	\$4,282.14
Replacement Year	2030	Interest Contribution	<u>\$251.20</u>
Remaining Life	6	Reserve Allocation	\$4,533.34

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Exterior Windows - Replacement - Phase8 - 2031

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$96,907.91
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	-4	Annual Assessment	\$3,748.21
Replacement Year	2031	Interest Contribution	<u>\$219.88</u>
Remaining Life	7	Reserve Allocation	\$3,968.09

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

Exterior Windows - Replacement - Phase9 - 2032

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$99,815.15
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	-3	Annual Assessment	\$3,349.13
Replacement Year	2032	Interest Contribution	<u>\$196.47</u>
Remaining Life	8	Reserve Allocation	\$3,545.59

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

Exterior Windows - Replacement - Phase10 - 2033

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$102,809.60
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	-2	Annual Assessment	\$3,039.97
Replacement Year	2033	Interest Contribution	<u>\$178.33</u>
Remaining Life	9	Reserve Allocation	\$3,218.30

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Exterior Windows - Replacement - Phase11 - 2034

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$105,893.89
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	-1	Annual Assessment	\$2,793.77
Replacement Year	2034	Interest Contribution	<u>\$163.89</u>
Remaining Life	10	Reserve Allocation	\$2,957.65

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

Exterior Windows - Replacement - Phase12 - 2035

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$109,070.71
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2035	Annual Assessment	\$2,593.38
Remaining Life	11	Interest Contribution	<u>\$152.13</u>
		Reserve Allocation	\$2,745.51

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

Exterior Windows - Replacement - Phase13 - 2036

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$112,342.83
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	1	Annual Assessment	\$2,427.37
Replacement Year	2036	Interest Contribution	<u>\$142.39</u>
Remaining Life	12	Reserve Allocation	\$2,569.77

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Exterior Windows - Replacement - Phase14 - 2037

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$115,713.11
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	2	Annual Assessment	\$2,287.82
Replacement Year	2037	Interest Contribution	<u>\$134.21</u>
Remaining Life	13	Reserve Allocation	\$2,422.03

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

Exterior Windows - Replacement - Phase15 - 2038

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$119,184.51
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	3	Annual Assessment	\$2,169.08
Replacement Year	2038	Interest Contribution	<u>\$127.24</u>
Remaining Life	14	Reserve Allocation	\$2,296.32

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

Exterior Windows - Replacement - Phase16 - 2039

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$122,760.04
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	4	Annual Assessment	\$2,067.00
Replacement Year	2039	Interest Contribution	<u>\$121.25</u>
Remaining Life	15	Reserve Allocation	\$2,188.25

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Exterior Windows - Replacement - Phase17 - 2040

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$126,442.84
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	5	Annual Assessment	\$1,978.47
Replacement Year	2040	Interest Contribution	<u>\$116.06</u>
Remaining Life	16	Reserve Allocation	\$2,094.53

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

Exterior Windows - Replacement - Phase18 - 2041

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$130,236.13
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	6	Annual Assessment	\$1,901.11
Replacement Year	2041	Interest Contribution	<u>\$111.52</u>
Remaining Life	17	Reserve Allocation	\$2,012.63

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

Exterior Windows - Replacement - Phase19 - 2042

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$134,143.21
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	7	Annual Assessment	\$1,833.08
Replacement Year	2042	Interest Contribution	<u>\$107.53</u>
Remaining Life	18	Reserve Allocation	\$1,940.61

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Exterior Windows - Replacement - Phase20 - 2043

		1,751 each	@ \$900.00
Asset ID	1012	Asset Actual Cost	\$78,795.00
		Percent Replacement	5%
Category	Building Components	Future Cost	\$138,167.51
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	8	Annual Assessment	\$1,772.91
Replacement Year	2043	Interest Contribution	<u>\$104.00</u>
Remaining Life	19	Reserve Allocation	\$1,876.91

Windows to be replaced over a 20-year period beginning in 2024, approx. 85-90 units per year.

Exterior Windows - Replacement 2021 - 2051

		71 each	@ \$900.00
Asset ID	1028	Asset Actual Cost	\$63,900.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$141,940.37
Placed in Service	January 2021	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2051	Annual Assessment	\$1,192.90
Remaining Life	27	Interest Contribution	<u>\$69.98</u>
		Reserve Allocation	\$1,262.88

Exterior Windows - Replacement 2022 - 2052

		46 each	@ \$900.00
Asset ID	1029	Asset Actual Cost	\$41,400.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$94,720.20
Placed in Service	January 2022	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2052	Annual Assessment	\$760.69
Remaining Life	28	Interest Contribution	<u>\$44.62</u>
		Reserve Allocation	\$805.31

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Exterior Windows - Replacement 2023 - 2053

		82 each	@ \$900.00
Asset ID	1060	Asset Actual Cost	\$73,800.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$173,914.53
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2053	Annual Assessment	\$1,336.31
Remaining Life	29	Interest Contribution	<u>\$78.39</u>
		Reserve Allocation	\$1,414.70

Fascia and Soffit - Replacement - Phase1 - 2045

		21,600 lineal feet	@ \$8.75
Asset ID	1008	Asset Actual Cost	\$37,800.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$70,319.13
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Replacement Year	2045	Annual Assessment	\$801.97
Remaining Life	21	Interest Contribution	<u>\$47.04</u>
		Reserve Allocation	\$849.01

Fascia and Soffit - Replacement - Phase2 - 2046

		21,600 lineal feet	@ \$8.75
Asset ID	1008	Asset Actual Cost	\$37,800.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$72,428.71
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	1	Annual Assessment	\$781.47
Replacement Year	2046	Interest Contribution	<u>\$45.84</u>
Remaining Life	22	Reserve Allocation	\$827.31

Townhomes of Bayshore Condominiums
Detail Report by Category

Fascia and Soffit - Replacement - Phase3 - 2047

		21,600 lineal feet	@ \$8.75
Asset ID	1008	Asset Actual Cost	\$37,800.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$74,601.57
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40	Annual Assessment	\$763.05
Adjustment	2	Interest Contribution	<u>\$44.76</u>
Replacement Year	2047	Reserve Allocation	\$807.81
Remaining Life	23		

Fascia and Soffit - Replacement - Phase4 - 2048

		21,600 lineal feet	@ \$8.75
Asset ID	1008	Asset Actual Cost	\$37,800.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$76,839.62
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40	Annual Assessment	\$746.45
Adjustment	3	Interest Contribution	<u>\$43.79</u>
Replacement Year	2048	Reserve Allocation	\$790.24
Remaining Life	24		

Fascia and Soffit - Replacement - Phase5 - 2049

		21,600 lineal feet	@ \$8.75
Asset ID	1008	Asset Actual Cost	\$37,800.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$79,144.80
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40	Annual Assessment	\$731.48
Adjustment	4	Interest Contribution	<u>\$42.91</u>
Replacement Year	2049	Reserve Allocation	\$774.38
Remaining Life	25		

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Gutter and Downspout - Replacement - Phase1 - 2045

Asset ID	1007	14,400 lineal feet	@ \$8.50
		Asset Actual Cost	\$24,480.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$45,540.01
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Replacement Year	2045	Annual Assessment	\$519.37
Remaining Life	21	Interest Contribution	<u>\$30.47</u>
		Reserve Allocation	\$549.84

Gutter and Downspout - Replacement - Phase2 - 2046

Asset ID	1007	14,400 lineal feet	@ \$8.50
		Asset Actual Cost	\$24,480.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$46,906.21
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	1	Annual Assessment	\$506.09
Replacement Year	2046	Interest Contribution	<u>\$29.69</u>
Remaining Life	22	Reserve Allocation	\$535.78

Gutter and Downspout - Replacement - Phase3 - 2047

Asset ID	1007	14,400 lineal feet	@ \$8.50
		Asset Actual Cost	\$24,480.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$48,313.40
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	2	Annual Assessment	\$494.16
Replacement Year	2047	Interest Contribution	<u>\$28.99</u>
Remaining Life	23	Reserve Allocation	\$523.15

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Gutter and Downspout - Replacement - Phase4 - 2048

Asset ID	1007	14,400 lineal feet	@ \$8.50
		Asset Actual Cost	\$24,480.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$49,762.80
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	3	Annual Assessment	\$483.42
Replacement Year	2048	Interest Contribution	<u>\$28.36</u>
Remaining Life	24	Reserve Allocation	\$511.78

Gutter and Downspout - Replacement - Phase5 - 2049

Asset ID	1007	14,400 lineal feet	@ \$8.50
		Asset Actual Cost	\$24,480.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$51,255.68
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	4	Annual Assessment	\$473.72
Replacement Year	2049	Interest Contribution	<u>\$27.79</u>
Remaining Life	25	Reserve Allocation	\$501.51

Metal Roof - Replacement - Phase1

Asset ID	1006	5,100 square feet	@ \$20.00
		Asset Actual Cost	\$20,400.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$51,001.64
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	50		
Replacement Year	2055	<i>No Future Assessments</i>	
Remaining Life	31		

Remove existing and replace with new.

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Metal Roof - Replacement - Phase2		5,100 square feet	@ \$20.00
Asset ID	1006	Asset Actual Cost	\$20,400.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$52,531.69
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	50		
Adjustment	1	<i>No Future Assessments</i>	
Replacement Year	2056		
Remaining Life	32		

Remove existing and replace with new.

Metal Roof - Replacement - Phase3		5,100 square feet	@ \$20.00
Asset ID	1006	Asset Actual Cost	\$20,400.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$54,107.64
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	50		
Adjustment	2	<i>No Future Assessments</i>	
Replacement Year	2057		
Remaining Life	33		

Remove existing and replace with new.

Metal Roof - Replacement - Phase4		5,100 square feet	@ \$20.00
Asset ID	1006	Asset Actual Cost	\$20,400.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$55,730.87
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	50		
Adjustment	3	<i>No Future Assessments</i>	
Replacement Year	2058		
Remaining Life	34		

Remove existing and replace with new.

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Metal Roof - Replacement - Phase5			
		5,100 square feet	@ \$20.00
Asset ID	1006	Asset Actual Cost	\$20,400.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$57,402.79
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	50		
Adjustment	4	<i>No Future Assessments</i>	
Replacement Year	2059		
Remaining Life	35		

Remove existing and replace with new.

Overhead Doors - Replacement - Phase1 - 2035			
		133 each	@ \$1,300.00
Asset ID	1016	Asset Actual Cost	\$34,580.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$47,866.81
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2035	Annual Assessment	\$1,138.13
Remaining Life	11	Interest Contribution	<u>\$66.76</u>
		Reserve Allocation	\$1,204.90

Door only. Operators are the responsibility of the unit owner per Association representatives.

Overhead Doors - Replacement - Phase2 - 2036			
		133 each	@ \$1,300.00
Asset ID	1016	Asset Actual Cost	\$34,580.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$49,302.81
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	1	Annual Assessment	\$1,065.28
Replacement Year	2036	Interest Contribution	<u>\$62.49</u>
Remaining Life	12	Reserve Allocation	\$1,127.77

Door only. Operators are the responsibility of the unit owner per Association representatives.

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Overhead Doors - Replacement - Phase3 - 2037

		133 each	@ \$1,300.00
Asset ID	1016	Asset Actual Cost	\$34,580.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$50,781.90
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	2	Annual Assessment	\$1,004.04
Replacement Year	2037	Interest Contribution	<u>\$58.90</u>
Remaining Life	13	Reserve Allocation	\$1,062.93

Door only. Operators are the responsibility of the unit owner per Association representatives.

Overhead Doors - Replacement - Phase4 - 2038

		133 each	@ \$1,300.00
Asset ID	1016	Asset Actual Cost	\$34,580.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$52,305.35
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	3	Annual Assessment	\$951.92
Replacement Year	2038	Interest Contribution	<u>\$55.84</u>
Remaining Life	14	Reserve Allocation	\$1,007.77

Door only. Operators are the responsibility of the unit owner per Association representatives.

Overhead Doors - Replacement - Phase5 - 2039

		133 each	@ \$1,300.00
Asset ID	1016	Asset Actual Cost	\$34,580.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$53,874.51
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	4	Annual Assessment	\$907.12
Replacement Year	2039	Interest Contribution	<u>\$53.21</u>
Remaining Life	15	Reserve Allocation	\$960.34

Door only. Operators are the responsibility of the unit owner per Association representatives.

Townhomes of Bayshore Condominiums
Detail Report by Category

Overhead Doors - Replacement 2022 - 2052

Asset ID	1030	13 each	@ \$1,300.00
		Asset Actual Cost	\$16,900.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$38,665.98
Placed in Service	January 2022	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2052	Annual Assessment	\$310.52
Remaining Life	28	Interest Contribution	<u>\$18.22</u>
		Reserve Allocation	\$328.74

Door only. Operators are the responsibility of the unit owner per Association representatives.

Roof Shingles 25841-25835T 4-Unit Building - 2026

Asset ID	1032	1 each	@ \$28,000.00
		Asset Actual Cost	\$28,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$29,705.20
Placed in Service	January 1996	Assigned Reserves	\$26,133.33
Useful Life	30		
Replacement Year	2026	Annual Assessment	\$378.02
Remaining Life	2	Interest Contribution	<u>\$466.44</u>
		Reserve Allocation	\$844.46

Roof Shingles 25849-25859H 6-Unit Building - 2027

Asset ID	1053	1 each	@ \$42,000.00
		Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$45,894.53
Placed in Service	January 1997	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2027	Annual Assessment	\$4,285.98
Remaining Life	3	Interest Contribution	<u>\$251.42</u>
		Reserve Allocation	\$4,537.40

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Roof Shingles 25850-25858H 5-Unit Building - 2024

Asset ID	1036	1 each	@ \$35,000.00
		Asset Actual Cost	\$35,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$35,000.00
Placed in Service	January 1994	Assigned Reserves	\$35,000.00
Useful Life	30		
Replacement Year	2024	Annual Assessment	\$625.27
Remaining Life	0	Interest Contribution	<u>\$36.68</u>
		Reserve Allocation	\$661.95

Roof Shingles 25854-25848O 4-Unit Building - 2027

Asset ID	1033	1 each	@ \$28,000.00
		Asset Actual Cost	\$28,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$30,596.36
Placed in Service	January 1997	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2027	Annual Assessment	\$2,857.32
Remaining Life	3	Interest Contribution	<u>\$167.62</u>
		Reserve Allocation	\$3,024.94

Roof Shingles 25860-25870S 6-Unit Building - 2053

Asset ID	1043	1 each	@ \$42,000.00
		Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$98,975.75
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2053	Annual Assessment	\$760.50
Remaining Life	29	Interest Contribution	<u>\$44.61</u>
		Reserve Allocation	\$805.11

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Roof Shingles 25861-25871S 6-Unit Building - 2024

		1 each	@ \$42,000.00
Asset ID	1046	Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$42,000.00
Placed in Service	January 1994	Assigned Reserves	\$42,000.00
Useful Life	30		
Replacement Year	2024	Annual Assessment	\$750.33
Remaining Life	0	Interest Contribution	<u>\$44.02</u>
		Reserve Allocation	\$794.34

Roof Shingles 32215-32225P 6-Unit Building - 2052

		1 each	@ \$42,000.00
Asset ID	1040	Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$96,092.96
Placed in Service	January 2022	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2052	Annual Assessment	\$771.71
Remaining Life	28	Interest Contribution	<u>\$45.27</u>
		Reserve Allocation	\$816.98

Roof Shingles 32227-32237P 6-Unit Building - 2026

		1 each	@ \$42,000.00
Asset ID	1051	Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$44,557.80
Placed in Service	January 1996	Assigned Reserves	\$39,200.00
Useful Life	30		
Replacement Year	2026	Annual Assessment	\$567.03
Remaining Life	2	Interest Contribution	<u>\$699.66</u>
		Reserve Allocation	\$1,266.70

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Roof Shingles 32240-32230P 6-Unit Building - 2027

		1 each	@ \$42,000.00
Asset ID	1052	Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$45,894.53
Placed in Service	January 1997	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2027	Annual Assessment	\$4,285.98
Remaining Life	3	Interest Contribution	<u>\$251.42</u>
		Reserve Allocation	\$4,537.40

Roof Shingles 32241-32247P 4-Unit Building - 2053

		1 each	@ \$28,000.00
Asset ID	1031	Asset Actual Cost	\$28,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$65,983.83
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2053	Annual Assessment	\$507.00
Remaining Life	29	Interest Contribution	<u>\$29.74</u>
		Reserve Allocation	\$536.74

Roof Shingles 32246-32266P 6-Unit Building - 2024

		1 each	@ \$42,000.00
Asset ID	1047	Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$42,000.00
Placed in Service	January 1994	Assigned Reserves	\$42,000.00
Useful Life	30		
Replacement Year	2024	Annual Assessment	\$750.33
Remaining Life	0	Interest Contribution	<u>\$44.02</u>
		Reserve Allocation	\$794.34

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Roof Shingles 32251-32261P 6-Unit Building - 2052

		1 each	@ \$42,000.00
Asset ID	1038	Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$96,092.96
Placed in Service	January 2022	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2052	Annual Assessment	\$771.71
Remaining Life	28	Interest Contribution	<u>\$45.27</u>
		Reserve Allocation	\$816.98

Roof Shingles 32263-32273P 6-Unit Building - 2052

		1 each	@ \$42,000.00
Asset ID	1041	Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$96,092.96
Placed in Service	January 2022	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2052	Annual Assessment	\$771.71
Remaining Life	28	Interest Contribution	<u>\$45.27</u>
		Reserve Allocation	\$816.98

Roof Shingles 32270-32280P 6-Unit Building - 2052

		1 each	@ \$42,000.00
Asset ID	1039	Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$96,092.96
Placed in Service	January 2022	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2052	Annual Assessment	\$771.71
Remaining Life	28	Interest Contribution	<u>\$45.27</u>
		Reserve Allocation	\$816.98

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Roof Shingles 32275-32285P 6-Unit Building - 2052

		1 each	@ \$42,000.00
Asset ID	1042	Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$96,092.96
Placed in Service	January 2022	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2052	Annual Assessment	\$771.71
Remaining Life	28	Interest Contribution	<u>\$45.27</u>
		Reserve Allocation	\$816.98

Roof Shingles 32276-32286T 6-Unit Building - 2027

		1 each	@ \$42,000.00
Asset ID	1054	Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$45,894.53
Placed in Service	January 1997	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2027	Annual Assessment	\$4,285.98
Remaining Life	3	Interest Contribution	<u>\$251.42</u>
		Reserve Allocation	\$4,537.40

Roof Shingles 32282-32288P 4-Unit Building - 2025

		1 each	@ \$28,000.00
Asset ID	1034	Asset Actual Cost	\$28,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$28,840.00
Placed in Service	January 1995	Assigned Reserves	\$27,066.67
Useful Life	30		
Replacement Year	2025	Annual Assessment	\$374.20
Remaining Life	1	Interest Contribution	<u>\$482.08</u>
		Reserve Allocation	\$856.28

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Roof Shingles 32288-32298T 6-Unit Building - 2027

Asset ID	1055	1 each	@ \$42,000.00
		Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$45,894.53
Placed in Service	January 1997	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2027	Annual Assessment	\$4,285.98
Remaining Life	3	Interest Contribution	<u>\$251.42</u>
		Reserve Allocation	\$4,537.40

Roof Shingles 32288-32298T 6-Unit Building - 2053

Asset ID	1045	1 each	@ \$42,000.00
		Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$98,975.75
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2053	Annual Assessment	\$760.50
Remaining Life	29	Interest Contribution	<u>\$44.61</u>
		Reserve Allocation	\$805.11

Roof Shingles 32295-32305T 6-Unit Building - 2051

Asset ID	1037	1 each	@ \$42,000.00
		Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$93,294.14
Placed in Service	January 2021	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2051	Annual Assessment	\$784.07
Remaining Life	27	Interest Contribution	<u>\$45.99</u>
		Reserve Allocation	\$830.06

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Roof Shingles 32300-32310T 6-Unit Building - 2027

Asset ID	1056	1 each	@ \$42,000.00
		Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$45,894.53
Placed in Service	January 1997	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2027	Annual Assessment	\$4,285.98
Remaining Life	3	Interest Contribution	<u>\$251.42</u>
		Reserve Allocation	\$4,537.40

Roof Shingles 32312-32322T 6-Unit Building - 2027

Asset ID	1057	1 each	@ \$42,000.00
		Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$45,894.53
Placed in Service	January 1997	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2027	Annual Assessment	\$4,285.98
Remaining Life	3	Interest Contribution	<u>\$251.42</u>
		Reserve Allocation	\$4,537.40

Roof Shingles 32315-32325T 6-Unit Building - 2025

Asset ID	1050	1 each	@ \$42,000.00
		Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$43,260.00
Placed in Service	January 1995	Assigned Reserves	\$40,600.00
Useful Life	30		
Replacement Year	2025	Annual Assessment	\$561.30
Remaining Life	1	Interest Contribution	<u>\$723.13</u>
		Reserve Allocation	\$1,284.43

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Roof Shingles 32324-32334T 6-Unit Building - 2053

Asset ID	1044	1 each	@ \$42,000.00
		Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$98,975.75
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2053	Annual Assessment	\$760.50
Remaining Life	29	Interest Contribution	<u>\$44.61</u>
		Reserve Allocation	\$805.11

Roof Shingles 32331-32341T 6-Unit Building - 2025

Asset ID	1049	1 each	@ \$42,000.00
		Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$43,260.00
Placed in Service	January 1995	Assigned Reserves	\$40,600.00
Useful Life	30		
Replacement Year	2025	Annual Assessment	\$561.30
Remaining Life	1	Interest Contribution	<u>\$723.13</u>
		Reserve Allocation	\$1,284.43

Roof Shingles 32338-32348T 6-Unit Building - 2025

Asset ID	1048	1 each	@ \$42,000.00
		Asset Actual Cost	\$42,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$43,260.00
Placed in Service	January 1995	Assigned Reserves	\$40,600.00
Useful Life	30		
Replacement Year	2025	Annual Assessment	\$561.30
Remaining Life	1	Interest Contribution	<u>\$723.13</u>
		Reserve Allocation	\$1,284.43

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Roof Shingles 32345-32353T 5-Unit Building - 2053

		1 each	@ \$35,000.00
Asset ID	1035	Asset Actual Cost	\$35,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$82,479.79
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2053	Annual Assessment	\$633.75
Remaining Life	29	Interest Contribution	<u>\$37.18</u>
		Reserve Allocation	\$670.93

Vinyl Siding and Trim - Replacement - Phase1 - 2045

		128,700 square feet	@ \$9.00
Asset ID	1009	Asset Actual Cost	\$231,660.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$430,955.84
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Replacement Year	2045	Annual Assessment	\$4,914.92
Remaining Life	21	Interest Contribution	<u>\$288.32</u>
		Reserve Allocation	\$5,203.24

Vinyl Siding and Trim - Replacement - Phase2 - 2046

		128,700 square feet	@ \$9.00
Asset ID	1009	Asset Actual Cost	\$231,660.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$443,884.51
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	1	Annual Assessment	\$4,789.27
Replacement Year	2046	Interest Contribution	<u>\$280.95</u>
Remaining Life	22	Reserve Allocation	\$5,070.21

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Vinyl Siding and Trim - Replacement - Phase3 - 2047

		128,700 square feet	@ \$9.00
Asset ID	1009	Asset Actual Cost	\$231,660.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$457,201.05
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	2	Annual Assessment	\$4,676.38
Replacement Year	2047	Interest Contribution	<u>\$274.32</u>
Remaining Life	23	Reserve Allocation	\$4,950.71

Vinyl Siding and Trim - Replacement - Phase4 - 2048

		128,700 square feet	@ \$9.00
Asset ID	1009	Asset Actual Cost	\$231,660.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$470,917.08
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	3	Annual Assessment	\$4,574.70
Replacement Year	2048	Interest Contribution	<u>\$268.36</u>
Remaining Life	24	Reserve Allocation	\$4,843.05

Vinyl Siding and Trim - Replacement - Phase5 - 2049

		128,700 square feet	@ \$9.00
Asset ID	1009	Asset Actual Cost	\$231,660.00
		Percent Replacement	20%
Category	Building Components	Future Cost	\$485,044.59
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	40		
Adjustment	4	Annual Assessment	\$4,482.90
Replacement Year	2049	Interest Contribution	<u>\$262.97</u>
Remaining Life	25	Reserve Allocation	\$4,745.87

Building Components - Total Current Cost	\$4,942,090
Assigned Reserves	\$568,361
Fully Funded Reserves	\$2,698,395

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Asphalt Paving - Driveways - Overlay - 2033

		10 each	@ \$800.00
Asset ID	1061	Asset Actual Cost	\$8,000.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$10,438.19
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	28		
Replacement Year	2033	Annual Assessment	\$308.65
Remaining Life	9	Interest Contribution	<u>\$18.11</u>
		Reserve Allocation	\$326.75

Actual current pricing furnished by the Association. Repave over a 3-year period beginning in 2025.

Asphalt Paving - Driveways - Overlay - 2033

		111 each	@ \$600.00
Asset ID	1001	Asset Actual Cost	\$66,600.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$86,897.89
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	28		
Replacement Year	2033	Annual Assessment	\$2,569.47
Remaining Life	9	Interest Contribution	<u>\$150.73</u>
		Reserve Allocation	\$2,720.20

Actual current pricing furnished by the Association. Repave over a 3-year period beginning in 2025.

Asphalt Paving - Driveways - Overlay 2020 - 2050

		25 each	@ \$600.00
Asset ID	1017	Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$32,348.87
Placed in Service	January 2020	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2050	Annual Assessment	\$284.89
Remaining Life	26	Interest Contribution	<u>\$16.71</u>
		Reserve Allocation	\$301.60

This component reflects how the work will be done--by number of driveways, not square footage, and with actual 2020 pricing adjusted for inflation.

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Asphalt Paving - Driveways - Sealcoat - 2026

Asset ID	1002	146 each	@ \$120.00
		Asset Actual Cost	\$17,520.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$18,586.97
Placed in Service	January 2019	Assigned Reserves	\$12,514.29
Useful Life	7		
Replacement Year	2026	Annual Assessment	\$797.30
Remaining Life	2	Interest Contribution	<u>\$259.51</u>
		Reserve Allocation	\$1,056.81

Driveways scheduled to be repaved do not need to be sealcoated if the sealcoat schedule falls 2 years before, 2 years after, or the year of repaving.

Contingency Allowance - 2024

Asset ID	1013	1 lot	@ \$15,000.00
		Asset Actual Cost	\$15,000.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$15,000.00
Placed in Service	January 2005	Assigned Reserves	\$15,000.00
Useful Life	15		
Replacement Year	2024	Annual Assessment	\$393.49
Remaining Life	0	Interest Contribution	<u>\$23.08</u>
		Reserve Allocation	\$416.57

Pedestal Mount Mailboxes - 2035

Asset ID	1004	146 each	@ \$85.00
		Asset Actual Cost	\$12,410.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$17,178.34
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2035	Annual Assessment	\$408.45
Remaining Life	11	Interest Contribution	<u>\$23.96</u>
		Reserve Allocation	\$432.41

**Townhomes of Bayshore Condominiums
Detail Report by Category**

Privacy Fences - 2025

		1,500 lineal feet	@ \$45.00
Asset ID	1003	Asset Actual Cost	\$67,500.00
		Percent Replacement	100%
Category	Grounds Components	Future Cost	\$69,525.00
Placed in Service	January 2005	Assigned Reserves	\$64,125.00
Useful Life	20		
Replacement Year	2025	Annual Assessment	\$1,228.11
Remaining Life	1	Interest Contribution	<u>\$1,162.17</u>
		Reserve Allocation	\$2,390.28

Grounds Components - Total Current Cost	\$202,030
Assigned Reserves	\$91,639
Fully Funded Reserves	\$152,120

Townhomes of Bayshore Condominiums
Category Detail Index

Asset ID	Description	Replacement	Page
Building Components			
1010	Brick Repointing	2025	2-23
1062	Exterior Doors - Replacement - Door	2024	2-23
1059	Exterior Doors - Replacement - Door - Phase1	2065	2-23
1059	Exterior Doors - Replacement - Door - Phase2	2066	2-24
1059	Exterior Doors - Replacement - Door - Phase3	2067	2-24
1059	Exterior Doors - Replacement - Door - Phase4	2068	2-24
1059	Exterior Doors - Replacement - Door - Phase5	2069	2-25
1059	Exterior Doors - Replacement - Door - Phase6	2070	2-25
1059	Exterior Doors - Replacement - Door - Phase7	2071	2-25
1059	Exterior Doors - Replacement - Door - Phase8	2072	2-26
1059	Exterior Doors - Replacement - Door - Phase9	2073	2-26
1026	Exterior Doors - Replacement 2021	2061	2-26
1027	Exterior Doors - Replacement 2022	2062	2-27
1058	Exterior Doors - Replacement 2023	2063	2-27
1011	Exterior Doors - Replacement Full - Phase1	2025	2-27
1011	Exterior Doors - Replacement Full - Phase2	2026	2-28
1011	Exterior Doors - Replacement Full - Phase3	2027	2-28
1011	Exterior Doors - Replacement Full - Phase4	2028	2-28
1011	Exterior Doors - Replacement Full - Phase5	2029	2-29
1011	Exterior Doors - Replacement Full - Phase6	2030	2-29
1011	Exterior Doors - Replacement Full - Phase7	2031	2-29
1011	Exterior Doors - Replacement Full - Phase8	2032	2-30
1011	Exterior Doors - Replacement Full - Phase9	2033	2-30
1012	Exterior Windows - Replacement - Phase1	2024	2-30
1012	Exterior Windows - Replacement - Phase2	2025	2-31
1012	Exterior Windows - Replacement - Phase3	2026	2-31
1012	Exterior Windows - Replacement - Phase4	2027	2-31
1012	Exterior Windows - Replacement - Phase5	2028	2-32
1012	Exterior Windows - Replacement - Phase6	2029	2-32
1012	Exterior Windows - Replacement - Phase7	2030	2-32
1012	Exterior Windows - Replacement - Phase8	2031	2-33
1012	Exterior Windows - Replacement - Phase9	2032	2-33
1012	Exterior Windows - Replacement - Phase10	2033	2-33
1012	Exterior Windows - Replacement - Phase11	2034	2-34
1012	Exterior Windows - Replacement - Phase12	2035	2-34
1012	Exterior Windows - Replacement - Phase13	2036	2-34
1012	Exterior Windows - Replacement - Phase14	2037	2-35

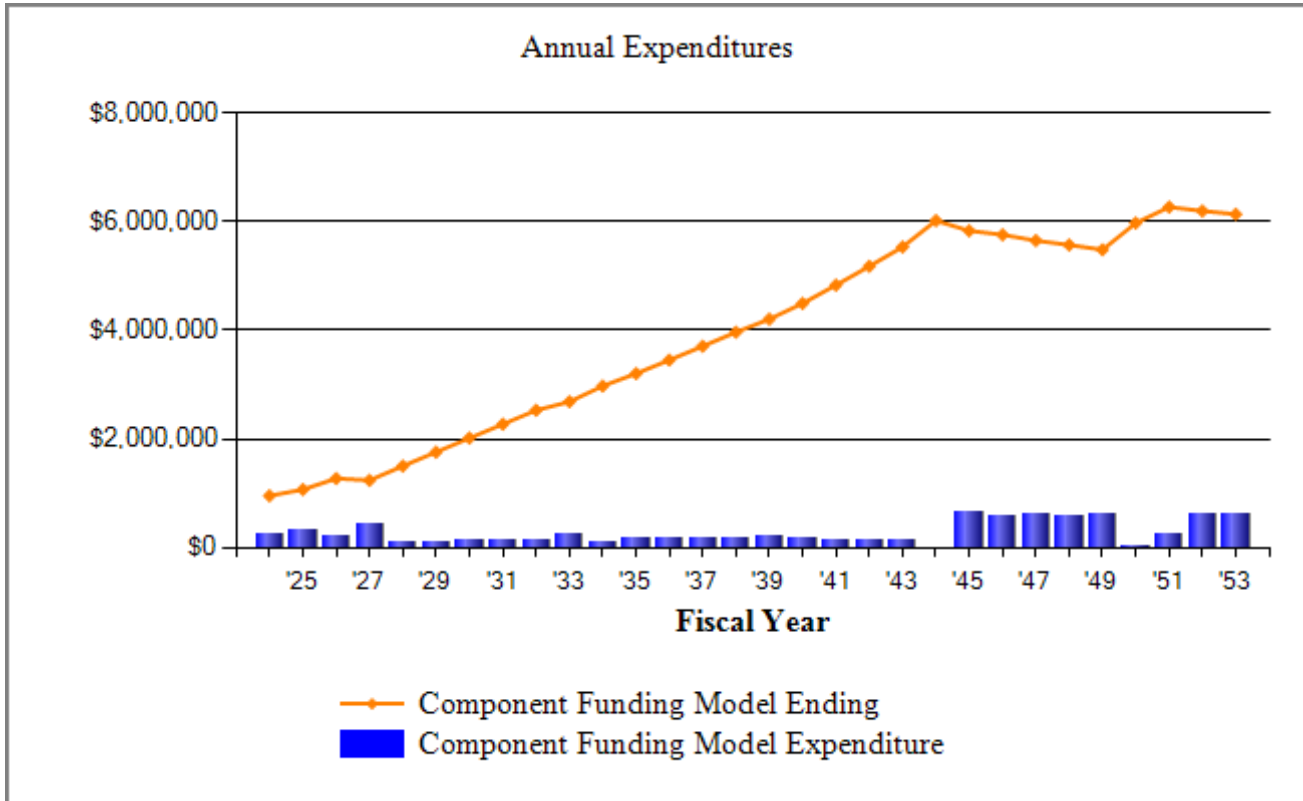
Townhomes of Bayshore Condominiums
Category Detail Index

Asset ID	Description	Replacement	Page
<i>Building Components Continued...</i>			
1012	Exterior Windows - Replacement - Phase15	2038	2-35
1012	Exterior Windows - Replacement - Phase16	2039	2-35
1012	Exterior Windows - Replacement - Phase17	2040	2-36
1012	Exterior Windows - Replacement - Phase18	2041	2-36
1012	Exterior Windows - Replacement - Phase19	2042	2-36
1012	Exterior Windows - Replacement - Phase20	2043	2-37
1028	Exterior Windows - Replacement 2021	2051	2-37
1029	Exterior Windows - Replacement 2022	2052	2-37
1060	Exterior Windows - Replacement 2023	2053	2-38
1008	Fascia and Soffit - Replacement - Phase1	2045	2-38
1008	Fascia and Soffit - Replacement - Phase2	2046	2-38
1008	Fascia and Soffit - Replacement - Phase3	2047	2-39
1008	Fascia and Soffit - Replacement - Phase4	2048	2-39
1008	Fascia and Soffit - Replacement - Phase5	2049	2-39
1007	Gutter and Downspout - Replacement - Phase1	2045	2-40
1007	Gutter and Downspout - Replacement - Phase2	2046	2-40
1007	Gutter and Downspout - Replacement - Phase3	2047	2-40
1007	Gutter and Downspout - Replacement - Phase4	2048	2-41
1007	Gutter and Downspout - Replacement - Phase5	2049	2-41
1006	Metal Roof - Replacement - Phase1	2055	2-41
1006	Metal Roof - Replacement - Phase2	2056	2-42
1006	Metal Roof - Replacement - Phase3	2057	2-42
1006	Metal Roof - Replacement - Phase4	2058	2-42
1006	Metal Roof - Replacement - Phase5	2059	2-43
1016	Overhead Doors - Replacement - Phase1	2035	2-43
1016	Overhead Doors - Replacement - Phase2	2036	2-43
1016	Overhead Doors - Replacement - Phase3	2037	2-44
1016	Overhead Doors - Replacement - Phase4	2038	2-44
1016	Overhead Doors - Replacement - Phase5	2039	2-44
1030	Overhead Doors - Replacement 2022	2052	2-45
1032	Roof Shingles 25841-25835T 4-Unit Building	2026	2-45
1053	Roof Shingles 25849-25859H 6-Unit Building	2027	2-45
1036	Roof Shingles 25850-25858H 5-Unit Building	2024	2-46
1033	Roof Shingles 25854-25848O 4-Unit Building	2027	2-46
1043	Roof Shingles 25860-25870S 6-Unit Building	2053	2-46
1046	Roof Shingles 25861-25871S 6-Unit Building	2024	2-47
1040	Roof Shingles 32215-32225P 6-Unit Building	2052	2-47

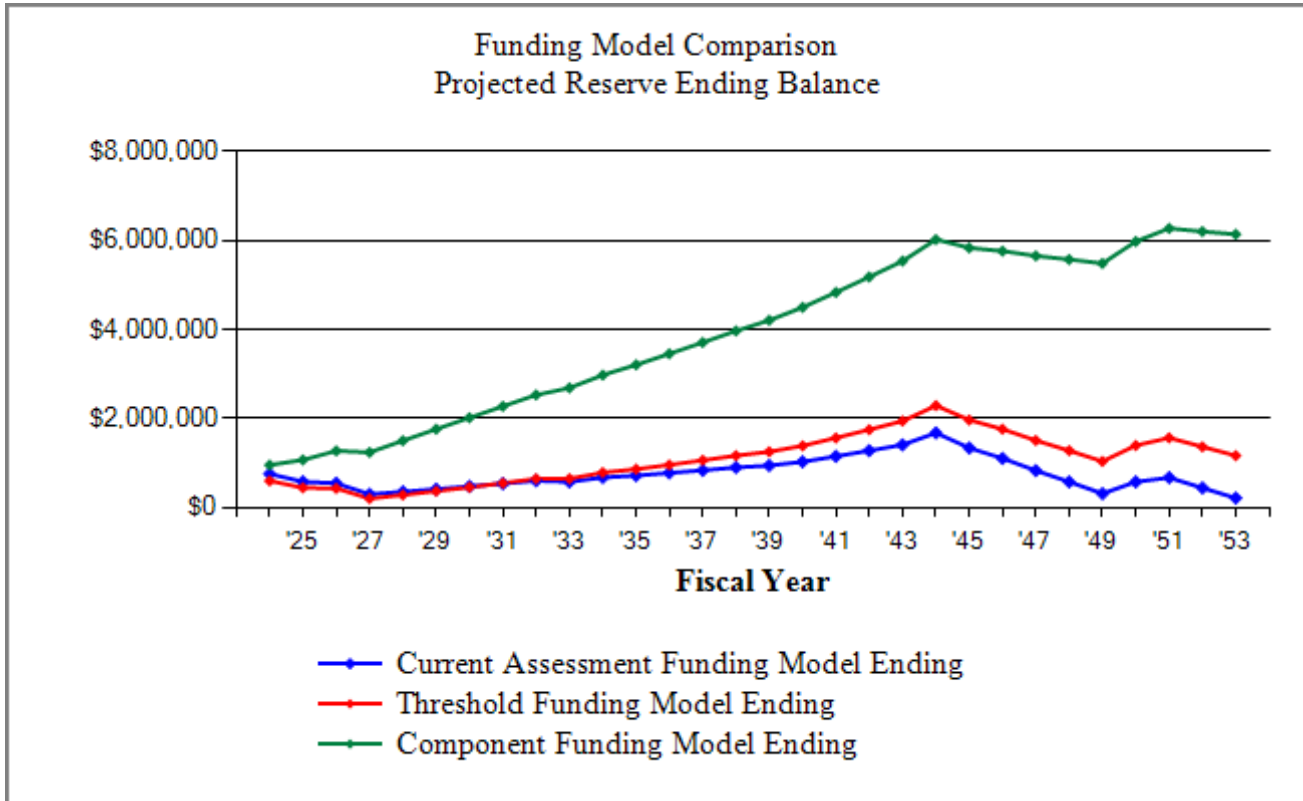
**Townhomes of Bayshore Condominiums
Category Detail Index**

Asset ID	Description	Replacement	Page
<i>Building Components Continued...</i>			
1051	Roof Shingles 32227-32237P 6-Unit Building	2026	2-47
1052	Roof Shingles 32240-32230P 6-Unit Building	2027	2-48
1031	Roof Shingles 32241-32247P 4-Unit Building	2053	2-48
1047	Roof Shingles 32246-32266P 6-Unit Building	2024	2-48
1038	Roof Shingles 32251-32261P 6-Unit Building	2052	2-49
1041	Roof Shingles 32263-32273P 6-Unit Building	2052	2-49
1039	Roof Shingles 32270-32280P 6-Unit Building	2052	2-49
1042	Roof Shingles 32275-32285P 6-Unit Building	2052	2-50
1054	Roof Shingles 32276-32286T 6-Unit Building	2027	2-50
1034	Roof Shingles 32282-32288P 4-Unit Building	2025	2-50
1055	Roof Shingles 32288-32298T 6-Unit Building	2027	2-51
1045	Roof Shingles 32288-32298T 6-Unit Building	2053	2-51
1037	Roof Shingles 32295-32305T 6-Unit Building	2051	2-51
1056	Roof Shingles 32300-32310T 6-Unit Building	2027	2-52
1057	Roof Shingles 32312-32322T 6-Unit Building	2027	2-52
1050	Roof Shingles 32315-32325T 6-Unit Building	2025	2-52
1044	Roof Shingles 32324-32334T 6-Unit Building	2053	2-53
1049	Roof Shingles 32331-32341T 6-Unit Building	2025	2-53
1048	Roof Shingles 32338-32348T 6-Unit Building	2025	2-53
1035	Roof Shingles 32345-32353T 5-Unit Building	2053	2-54
1009	Vinyl Siding and Trim - Replacement - Phase1	2045	2-54
1009	Vinyl Siding and Trim - Replacement - Phase2	2046	2-54
1009	Vinyl Siding and Trim - Replacement - Phase3	2047	2-55
1009	Vinyl Siding and Trim - Replacement - Phase4	2048	2-55
1009	Vinyl Siding and Trim - Replacement - Phase5	2049	2-55
Grounds Components			
1061	Asphalt Paving - Driveways - Overlay	2033	2-56
1001	Asphalt Paving - Driveways - Overlay	2033	2-56
1017	Asphalt Paving - Driveways - Overlay 2020	2050	2-56
1002	Asphalt Paving - Driveways - Sealcoat	2026	2-57
1013	Contingency Allowance	2024	2-57
1004	Pedestal Mount Mailboxes	2035	2-57
1003	Privacy Fences	2025	2-58
	Total Funded Assets	101	
	Total Unfunded Assets	<u>5</u>	
	Total Assets	106	

**Townhomes of Bayshore Condominiums
Annual Asset Expenditure Charts**

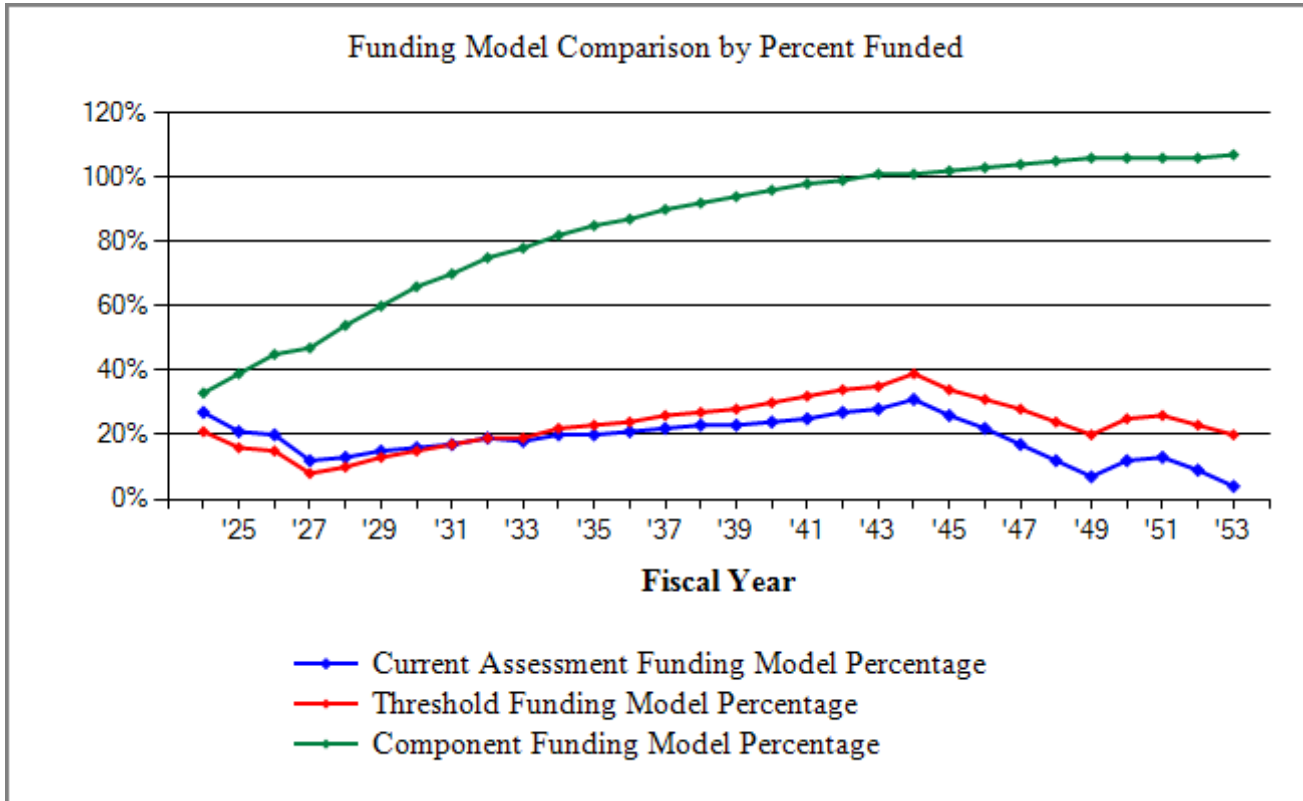


**Townhomes of Bayshore Condominiums
Funding Model Reserve Ending Balance Comparison Chart**



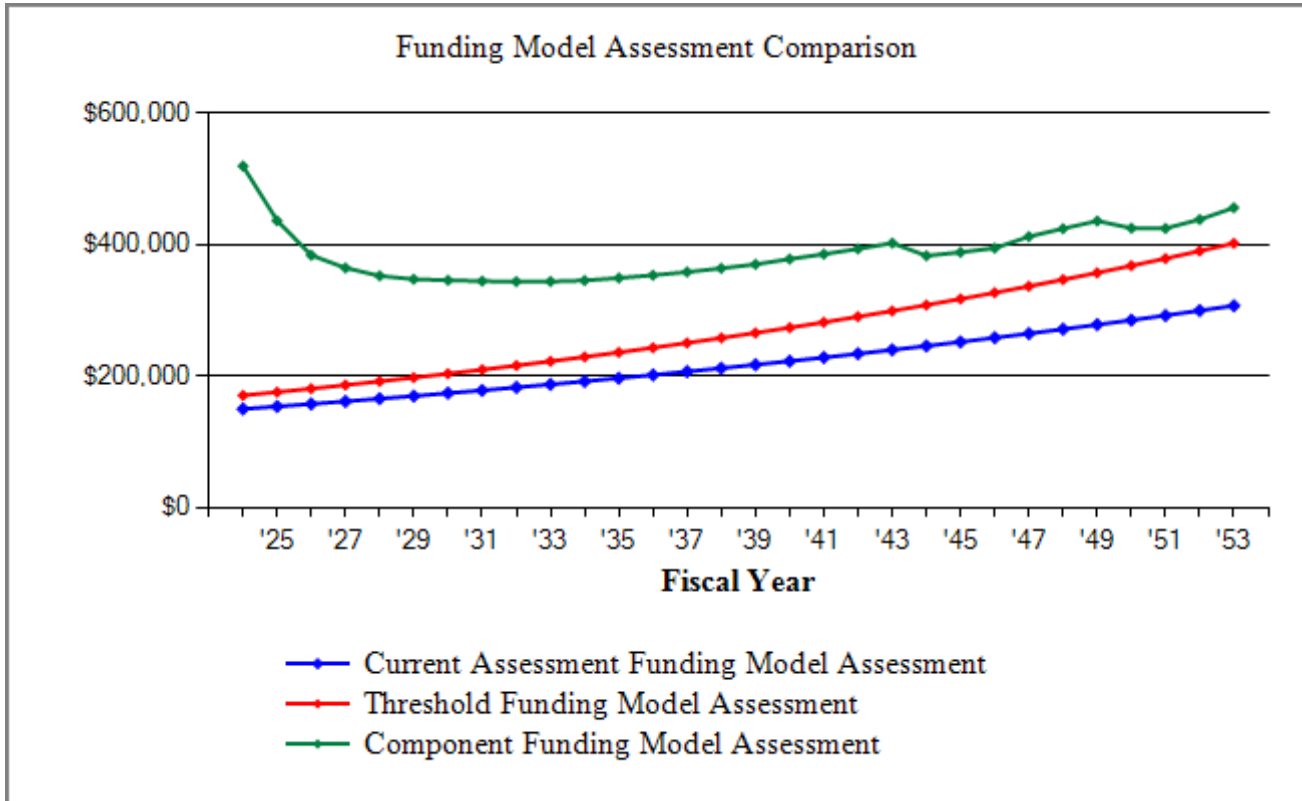
The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

**Townhomes of Bayshore Condominiums
Funding Model Comparison By Percent Funded Chart**



The chart above compares the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community’s needs.

**Townhomes of Bayshore Condominiums
Funding Model Annual Assessment Comparison Chart**



The chart above compares the annual assessment of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

**Townhomes of Bayshore Condominiums
Spread Sheet**

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Contingency Allowance	15,000									
Exterior Doors - Replacement - Door	26,000									
Exterior Windows - Replacement - Phase1	78,795									
Roof Shingles 25850-25858H 5-Unit Building	35,000									
Roof Shingles 25861-25871S 6-Unit Building	42,000									
Roof Shingles 32246-32266P 6-Unit Building	42,000									
Brick Repointing		5,691								
Exterior Doors - Replacement Full - Phase1		24,546								
Exterior Windows - Replacement - Phase2		81,159								
Privacy Fences		69,525								
Roof Shingles 32282-32288P 4-Unit Building		28,840								
Roof Shingles 32315-32325T 6-Unit Building		43,260								
Roof Shingles 32331-32341T 6-Unit Building		43,260								
Roof Shingles 32338-32348T 6-Unit Building		43,260								
Asphalt Paving - Driveways - Sealcoat			18,587							
Exterior Doors - Replacement Full - Phase2			25,282							
Exterior Windows - Replacement - Phase3			83,594							
Roof Shingles 25841-25835T 4-Unit Building			29,705							
Roof Shingles 32227-32237P 6-Unit Building			44,558							
Exterior Doors - Replacement Full - Phase3				26,041						
Exterior Windows - Replacement - Phase4				86,101						
Roof Shingles 25849-25859H 6-Unit Building				45,895						
Roof Shingles 25854-25848O 4-Unit Building				30,596						
Roof Shingles 32240-32230P 6-Unit Building				45,895						
Roof Shingles 32276-32286T 6-Unit Building				45,895						
Roof Shingles 32288-32298T 6-Unit Building				45,895						
Roof Shingles 32300-32310T 6-Unit Building				45,895						
Roof Shingles 32312-32322T 6-Unit Building				45,895						
Exterior Doors - Replacement Full - Phase4					26,822					
Exterior Windows - Replacement - Phase5					88,684					
Exterior Doors - Replacement Full - Phase5						27,627				
Exterior Windows - Replacement - Phase6						91,345				
Exterior Doors - Replacement Full - Phase6							28,455			
Exterior Windows - Replacement - Phase7							94,085			

**Townhomes of Bayshore Condominiums
Spread Sheet**

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Exterior Doors - Replacement Full - Phase7								29,309		
Exterior Windows - Replacement - Phase8								96,908		
Exterior Doors - Replacement Full - Phase8									30,188	
Exterior Windows - Replacement - Phase9									99,815	
Asphalt Paving - Driveways - Overlay										10,438
Asphalt Paving - Driveways - Overlay										86,898
Exterior Doors - Replacement Full - Phase9										31,094
Exterior Windows - Replacement - Phase10										102,810
Exterior Windows - Replacement - Phase11										
Exterior Windows - Replacement - Phase12										
Overhead Doors - Replacement - Phase1										
Pedestal Mount Mailboxes										
Exterior Windows - Replacement - Phase13										
Overhead Doors - Replacement - Phase2										
Exterior Windows - Replacement - Phase14										
Overhead Doors - Replacement - Phase3										
Exterior Windows - Replacement - Phase15										
Overhead Doors - Replacement - Phase4										
Exterior Windows - Replacement - Phase16										
Overhead Doors - Replacement - Phase5										
Exterior Windows - Replacement - Phase17										
Exterior Windows - Replacement - Phase18										
Exterior Windows - Replacement - Phase19										
Exterior Windows - Replacement - Phase20										
Fascia and Soffit - Replacement - Phase1										
Gutter and Downspout - Replacement - Phase1										
Vinyl Siding and Trim - Replacement - Phase1										
Fascia and Soffit - Replacement - Phase2										
Gutter and Downspout - Replacement - Phase2										
Vinyl Siding and Trim - Replacement - Phase2										
Fascia and Soffit - Replacement - Phase3										
Gutter and Downspout - Replacement - Phase3										
Vinyl Siding and Trim - Replacement - Phase3										
Fascia and Soffit - Replacement - Phase4										

**Townhomes of Bayshore Condominiums
Spread Sheet**

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Gutter and Downspout - Replacement - Phase4										
Vinyl Siding and Trim - Replacement - Phase4										
Fascia and Soffit - Replacement - Phase5										
Gutter and Downspout - Replacement - Phase5										
Vinyl Siding and Trim - Replacement - Phase5										
Asphalt Paving - Driveways - Overlay 2020										
Exterior Windows - Replacement 2021										
Roof Shingles 32295-32305T 6-Unit Building										
Exterior Windows - Replacement 2022										
Overhead Doors - Replacement 2022										
Roof Shingles 32215-32225P 6-Unit Building										
Roof Shingles 32251-32261P 6-Unit Building										
Roof Shingles 32263-32273P 6-Unit Building										
Roof Shingles 32270-32280P 6-Unit Building										
Roof Shingles 32275-32285P 6-Unit Building										
Exterior Windows - Replacement 2023										
Roof Shingles 25860-25870S 6-Unit Building										
Roof Shingles 32241-32247P 4-Unit Building										
Roof Shingles 32288-32298T 6-Unit Building										
Roof Shingles 32324-32334T 6-Unit Building										
Roof Shingles 32345-32353T 5-Unit Building										
Exterior Doors - Replacement 2021										
Exterior Doors - Replacement 2022										
Exterior Doors - Replacement 2023										
Exterior Doors - Replacement - Door - Phase1										
Exterior Doors - Replacement - Door - Phase2										
Exterior Doors - Replacement - Door - Phase3										
Exterior Doors - Replacement - Door - Phase4										
Exterior Doors - Replacement - Door - Phase5										
Exterior Doors - Replacement - Door - Phase6										
Exterior Doors - Replacement - Door - Phase7										
Exterior Doors - Replacement - Door - Phase8										
Exterior Doors - Replacement - Door - Phase9										
Metal Roof - Replacement - Phase1										<i>Unfunded</i>

**Townhomes of Bayshore Condominiums
Spread Sheet**

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Metal Roof - Replacement - Phase2	<i>Unfunded</i>									
Metal Roof - Replacement - Phase3	<i>Unfunded</i>									
Metal Roof - Replacement - Phase4	<i>Unfunded</i>									
Metal Roof - Replacement - Phase5	<i>Unfunded</i>									
Year Total:	238,795	339,540	201,726	418,106	115,506	118,972	122,541	126,217	130,003	231,240

**Townhomes of Bayshore Condominiums
Spread Sheet**

Description	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Contingency Allowance						23,370				
Exterior Doors - Replacement - Door										
Exterior Windows - Replacement - Phase1										
Roof Shingles 25850-25858H 5-Unit Building										
Roof Shingles 25861-25871S 6-Unit Building										
Roof Shingles 32246-32266P 6-Unit Building										
Brick Repointing							8,866			
Exterior Doors - Replacement Full - Phase1										
Exterior Windows - Replacement - Phase2										
Privacy Fences										
Roof Shingles 32282-32288P 4-Unit Building										
Roof Shingles 32315-32325T 6-Unit Building										
Roof Shingles 32331-32341T 6-Unit Building										
Roof Shingles 32338-32348T 6-Unit Building										
Asphalt Paving - Driveways - Sealcoat							28,114			
Exterior Doors - Replacement Full - Phase2										
Exterior Windows - Replacement - Phase3										
Roof Shingles 25841-25835T 4-Unit Building										
Roof Shingles 32227-32237P 6-Unit Building										
Exterior Doors - Replacement Full - Phase3										
Exterior Windows - Replacement - Phase4										
Roof Shingles 25849-25859H 6-Unit Building										
Roof Shingles 25854-25848O 4-Unit Building										
Roof Shingles 32240-32230P 6-Unit Building										
Roof Shingles 32276-32286T 6-Unit Building										
Roof Shingles 32288-32298T 6-Unit Building										
Roof Shingles 32300-32310T 6-Unit Building										
Roof Shingles 32312-32322T 6-Unit Building										
Exterior Doors - Replacement Full - Phase4										
Exterior Windows - Replacement - Phase5										
Exterior Doors - Replacement Full - Phase5										
Exterior Windows - Replacement - Phase6										
Exterior Doors - Replacement Full - Phase6										
Exterior Windows - Replacement - Phase7										

**Townhomes of Bayshore Condominiums
Spread Sheet**

Description	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Exterior Doors - Replacement Full - Phase7										
Exterior Windows - Replacement - Phase8										
Exterior Doors - Replacement Full - Phase8										
Exterior Windows - Replacement - Phase9										
Asphalt Paving - Driveways - Overlay										
Asphalt Paving - Driveways - Overlay										
Exterior Doors - Replacement Full - Phase9										
Exterior Windows - Replacement - Phase10										
Exterior Windows - Replacement - Phase11	105,894									
Exterior Windows - Replacement - Phase12		109,071								
Overhead Doors - Replacement - Phase1		47,867								
Pedestal Mount Mailboxes		17,178								
Exterior Windows - Replacement - Phase13			112,343							
Overhead Doors - Replacement - Phase2			49,303							
Exterior Windows - Replacement - Phase14				115,713						
Overhead Doors - Replacement - Phase3				50,782						
Exterior Windows - Replacement - Phase15					119,185					
Overhead Doors - Replacement - Phase4					52,305					
Exterior Windows - Replacement - Phase16						122,760				
Overhead Doors - Replacement - Phase5						53,875				
Exterior Windows - Replacement - Phase17							126,443			
Exterior Windows - Replacement - Phase18								130,236		
Exterior Windows - Replacement - Phase19									134,143	
Exterior Windows - Replacement - Phase20										138,168
Fascia and Soffit - Replacement - Phase1										
Gutter and Downspout - Replacement - Phase1										
Vinyl Siding and Trim - Replacement - Phase1										
Fascia and Soffit - Replacement - Phase2										
Gutter and Downspout - Replacement - Phase2										
Vinyl Siding and Trim - Replacement - Phase2										
Fascia and Soffit - Replacement - Phase3										
Gutter and Downspout - Replacement - Phase3										
Vinyl Siding and Trim - Replacement - Phase3										
Fascia and Soffit - Replacement - Phase4										

**Townhomes of Bayshore Condominiums
Spread Sheet**

Description	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Gutter and Downspout - Replacement - Phase4										
Vinyl Siding and Trim - Replacement - Phase4										
Fascia and Soffit - Replacement - Phase5										
Gutter and Downspout - Replacement - Phase5										
Vinyl Siding and Trim - Replacement - Phase5										
Asphalt Paving - Driveways - Overlay 2020										
Exterior Windows - Replacement 2021										
Roof Shingles 32295-32305T 6-Unit Building										
Exterior Windows - Replacement 2022										
Overhead Doors - Replacement 2022										
Roof Shingles 32215-32225P 6-Unit Building										
Roof Shingles 32251-32261P 6-Unit Building										
Roof Shingles 32263-32273P 6-Unit Building										
Roof Shingles 32270-32280P 6-Unit Building										
Roof Shingles 32275-32285P 6-Unit Building										
Exterior Windows - Replacement 2023										
Roof Shingles 25860-25870S 6-Unit Building										
Roof Shingles 32241-32247P 4-Unit Building										
Roof Shingles 32288-32298T 6-Unit Building										
Roof Shingles 32324-32334T 6-Unit Building										
Roof Shingles 32345-32353T 5-Unit Building										
Exterior Doors - Replacement 2021										
Exterior Doors - Replacement 2022										
Exterior Doors - Replacement 2023										
Exterior Doors - Replacement - Door - Phase1										
Exterior Doors - Replacement - Door - Phase2										
Exterior Doors - Replacement - Door - Phase3										
Exterior Doors - Replacement - Door - Phase4										
Exterior Doors - Replacement - Door - Phase5										
Exterior Doors - Replacement - Door - Phase6										
Exterior Doors - Replacement - Door - Phase7										
Exterior Doors - Replacement - Door - Phase8										
Exterior Doors - Replacement - Door - Phase9										
Metal Roof - Replacement - Phase1										<i>Unfunded</i>

**Townhomes of Bayshore Condominiums
Spread Sheet**

Description	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Metal Roof - Replacement - Phase2	<i>Unfunded</i>									
Metal Roof - Replacement - Phase3	<i>Unfunded</i>									
Metal Roof - Replacement - Phase4	<i>Unfunded</i>									
Metal Roof - Replacement - Phase5	<i>Unfunded</i>									
Year Total:	105,894	174,116	161,646	166,495	171,490	200,004	163,423	130,236	134,143	138,168

**Townhomes of Bayshore Condominiums
Spread Sheet**

Description	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Contingency Allowance										
Exterior Doors - Replacement - Door										
Exterior Windows - Replacement - Phase1										
Roof Shingles 25850-25858H 5-Unit Building										
Roof Shingles 25861-25871S 6-Unit Building										
Roof Shingles 32246-32266P 6-Unit Building										
Brick Repointing										
Exterior Doors - Replacement Full - Phase1										
Exterior Windows - Replacement - Phase2										
Privacy Fences		125,570								
Roof Shingles 32282-32288P 4-Unit Building										
Roof Shingles 32315-32325T 6-Unit Building										
Roof Shingles 32331-32341T 6-Unit Building										
Roof Shingles 32338-32348T 6-Unit Building										
Asphalt Paving - Driveways - Sealcoat				34,577						
Exterior Doors - Replacement Full - Phase2										
Exterior Windows - Replacement - Phase3										
Roof Shingles 25841-25835T 4-Unit Building										
Roof Shingles 32227-32237P 6-Unit Building										
Exterior Doors - Replacement Full - Phase3										
Exterior Windows - Replacement - Phase4										
Roof Shingles 25849-25859H 6-Unit Building										
Roof Shingles 25854-25848O 4-Unit Building										
Roof Shingles 32240-32230P 6-Unit Building										
Roof Shingles 32276-32286T 6-Unit Building										
Roof Shingles 32288-32298T 6-Unit Building										
Roof Shingles 32300-32310T 6-Unit Building										
Roof Shingles 32312-32322T 6-Unit Building										
Exterior Doors - Replacement Full - Phase4										
Exterior Windows - Replacement - Phase5										
Exterior Doors - Replacement Full - Phase5										
Exterior Windows - Replacement - Phase6										
Exterior Doors - Replacement Full - Phase6										
Exterior Windows - Replacement - Phase7										

**Townhomes of Bayshore Condominiums
Spread Sheet**

Description	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Exterior Doors - Replacement Full - Phase7										
Exterior Windows - Replacement - Phase8										
Exterior Doors - Replacement Full - Phase8										
Exterior Windows - Replacement - Phase9										
Asphalt Paving - Driveways - Overlay										
Asphalt Paving - Driveways - Overlay										
Exterior Doors - Replacement Full - Phase9										
Exterior Windows - Replacement - Phase10										
Exterior Windows - Replacement - Phase11										
Exterior Windows - Replacement - Phase12										
Overhead Doors - Replacement - Phase1										
Pedestal Mount Mailboxes										
Exterior Windows - Replacement - Phase13										
Overhead Doors - Replacement - Phase2										
Exterior Windows - Replacement - Phase14										
Overhead Doors - Replacement - Phase3										
Exterior Windows - Replacement - Phase15										
Overhead Doors - Replacement - Phase4										
Exterior Windows - Replacement - Phase16										
Overhead Doors - Replacement - Phase5										
Exterior Windows - Replacement - Phase17										
Exterior Windows - Replacement - Phase18										
Exterior Windows - Replacement - Phase19										
Exterior Windows - Replacement - Phase20										
Fascia and Soffit - Replacement - Phase1		70,319								
Gutter and Downspout - Replacement - Phase1		45,540								
Vinyl Siding and Trim - Replacement - Phase1		430,956								
Fascia and Soffit - Replacement - Phase2			72,429							
Gutter and Downspout - Replacement - Phase2			46,906							
Vinyl Siding and Trim - Replacement - Phase2			443,885							
Fascia and Soffit - Replacement - Phase3				74,602						
Gutter and Downspout - Replacement - Phase3				48,313						
Vinyl Siding and Trim - Replacement - Phase3				457,201						
Fascia and Soffit - Replacement - Phase4					76,840					

**Townhomes of Bayshore Condominiums
Spread Sheet**

Description	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Gutter and Downspout - Replacement - Phase4					49,763					
Vinyl Siding and Trim - Replacement - Phase4					470,917					
Fascia and Soffit - Replacement - Phase5						79,145				
Gutter and Downspout - Replacement - Phase5						51,256				
Vinyl Siding and Trim - Replacement - Phase5						485,045				
Asphalt Paving - Driveways - Overlay 2020							32,349			
Exterior Windows - Replacement 2021								141,940		
Roof Shingles 32295-32305T 6-Unit Building								93,294		
Exterior Windows - Replacement 2022									94,720	
Overhead Doors - Replacement 2022									38,666	
Roof Shingles 32215-32225P 6-Unit Building									96,093	
Roof Shingles 32251-32261P 6-Unit Building									96,093	
Roof Shingles 32263-32273P 6-Unit Building									96,093	
Roof Shingles 32270-32280P 6-Unit Building									96,093	
Roof Shingles 32275-32285P 6-Unit Building									96,093	
Exterior Windows - Replacement 2023										173,915
Roof Shingles 25860-25870S 6-Unit Building										98,976
Roof Shingles 32241-32247P 4-Unit Building										65,984
Roof Shingles 32288-32298T 6-Unit Building										98,976
Roof Shingles 32324-32334T 6-Unit Building										98,976
Roof Shingles 32345-32353T 5-Unit Building										82,480
Exterior Doors - Replacement 2021										
Exterior Doors - Replacement 2022										
Exterior Doors - Replacement 2023										
Exterior Doors - Replacement - Door - Phase1										
Exterior Doors - Replacement - Door - Phase2										
Exterior Doors - Replacement - Door - Phase3										
Exterior Doors - Replacement - Door - Phase4										
Exterior Doors - Replacement - Door - Phase5										
Exterior Doors - Replacement - Door - Phase6										
Exterior Doors - Replacement - Door - Phase7										
Exterior Doors - Replacement - Door - Phase8										
Exterior Doors - Replacement - Door - Phase9										
Metal Roof - Replacement - Phase1										<i>Unfunded</i>

**Townhomes of Bayshore Condominiums
Spread Sheet**

Description	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Metal Roof - Replacement - Phase2	<i>Unfunded</i>									
Metal Roof - Replacement - Phase3	<i>Unfunded</i>									
Metal Roof - Replacement - Phase4	<i>Unfunded</i>									
Metal Roof - Replacement - Phase5	<i>Unfunded</i>									
Year Total:	672,385	563,219	614,693	597,519	615,445	32,349	235,235	613,851	619,305	619,305

Townhomes of Bayshore Condominiums
Asset Current Cost by Category

