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April 30, 2021

Timbers Jupiter-A Timbers Residence Club
Eagle Tree Condominium Association, Inc.
Attn: David Kalnas, Interim General Manager
115 Eagle Tree Terrace
Jupiter, Florida 33477

Re: Eagle Tree Condominium Association Reserve Study Update Summary

Mr. Kalnas:

Attached is the 2022 reserve study update for the Eagle Tree Condominium Association project. This report considers the replacement, repair and/or refurbishment of the short-lived building and site improvements for the common elements as well as unit interior finishes, furniture and fixtures. The common elements are based on the exterior common elements of the 50 villa buildings, the interior common elements of the operations building and the concierge area. The vacation specific elements are based on the interiors and portions of the exterior of 47 of the 50 villa buildings. The total current cost of the components included in this study is \$24,143,893 and the total future cost is \$32,289,080. The largest proportion of these expenses involves the unit interior finishes.

Analysis 1 – 2022 indicates the recommended level of contributions into the Eagle Tree Condominium Association reserve funds to meet future projected reserve expenses. This analysis starts with a beginning reserve fund balance of \$6,481,877 on January 1, 2022. The budgeted 2021 annual reserve contribution of \$926,694 does not adequately fund future projected reserve expenses as reserve balances become negative in 2035. It is recommended that the annual reserve contribution be increased by 8.9% per year from 2022 to 2035 to meet future projected reserve expenditure requirements. The lowest reserve balance in this scenario is \$1,790,870 in 2036.

The contribution requirement for Analysis 1 – 2022 is calculated using the cash flow or pooled funding method. Located in the report Addendum is a straight-line funding report that calculates a 100% fully funded requirement of \$3,177,936 for the 2022 fiscal year.

The projected reserve expenses and resulting reserve funding recommendations are based in part to component adjustments that were requested by the association's Board of Directors. Several of these adjustments were considered beyond what would be deemed reasonable by Armstrong Consulting. The reserve funding recommendations are included per request by the client and

Armstrong Consulting, Inc. and its representatives are not responsible for potential special assessments that may be required as a result.

Association By-Laws or Declarations were not provided to define ownership responsibilities between the Eagle Tree Property Owners Association, the Eagle Tree Condominium Association and the Villas at Eagle Tree Condominium Association. Ownership responsibilities that determine the components to be included in this reserve study are based on discussions with the client and our experience with similar type mixed use developments.

This reserve study does not include a component for the complete replacement of the project's electrical, plumbing or storm water drainage system. A reserve study is a budget planning tool. Determining the condition for hidden or unapparent building or site components is beyond the scope of this reserve study. It is assumed in this reserve study that the project's electrical, plumbing and/or storm water drainage system will have a useful life similar to that of the overall project. Accurately predicting the premature failure or replacement cost of these components is not considered reasonable. It is recommended that an engineer or contractor perform a survey on these components to determine conditions and provide budgetary estimates for future potential repairs or replacements. A component for the replacement of the project's electrical, plumbing or storm water drainage system can be included per client request if information is available that warrants there inclusion.

Sincerely,

Robert Wilder,
Reserve Specialist

2022
RESERVE STUDY UPDATE
FOR

**Eagle Tree
Condominium Association**

April 30, 2021

Prepared by

Armstrong Consulting, Inc.

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2022
RESERVE STUDY UPDATE FOR
Eagle Tree Condominium Association, Inc.
April 30, 2021

A level three (3) study was performed according to the Community Associations Institute (CAI) Reserve Study Standards. (*See attached standards.*)

On-site visual observations of the common area elements and unit interiors [i.e., roofs, parking areas, paint, etc.] were not performed as specified for a Level 3 reserve study. Update information was provided by property management.

This report may also rely on information supplied by the property manager, Board of Directors, resident manager, contractors and published replacement guides modified for local conditions related to reconstruction.

The placement of a useful life on common elements is not an exact science. There are many variables that affect their life. For example, weather, usage, vandalism and proper maintenance. Therefore, we recommend a review of the physical analysis every three years or at any time of a major condition change [i.e., storm damage] and an update of the financial analysis every year.

Disclosure; as an impartial third party, Armstrong Consulting, Inc. also provides construction management for Association's reserve projects, by being the Association's representative.

Copyright: Armstrong Consulting, Inc. retains all rights to the use of the Reserve Study it has prepared. While limited copies may be made to assist in the analysis of the Study by Management or the Board, the work contained in the Study cannot be distributed to and/or used for any additional analysis by another person or entity without the express, prior, written consent of Armstrong Consulting, Inc.

This report was either prepared or reviewed by Robert Wilder, R.S.



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Eagle Tree Condominium Association

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Eagle Tree Condominium Association

EXECUTIVE SUMMARY REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Item	Total Current Replacement Cost on 1/01/2022	Average Estimated Useful Life on 1/01/2022	Average Remaining Useful Life on 1/01/2022	Estimated Fund Balances on 1/01/2022	2022 Proposed Reserve Funding	2022 Assigned Interest Earned	2022 Projected Expenses	Estimated Fund Balances on 12/31/2022
Building Equipment	438,057	8.72	3.28	100,213	15,825	2,196	0	118,234
Building Painting	581,417	10.50	2.00	179,172	28,296	3,926	0	211,394
Common Areas	173,429	15.75	6.94	40,789	6,442	893	0	48,124
FF&E	19,451,304	12.07	5.78	5,141,908	797,566	110,653	91,675	5,958,452
Mechanical	2,460	8.00	4.50	410	65	9	0	484
Pavement	594,044	20.00	2.50	189,923	29,993	4,161	0	224,077
Roofing	2,903,182	26.67	10.17	829,461	130,993	18,174	0	978,628
Totals:	24,143,893			6,481,876	1,009,180	140,012	91,675	7,539,393

Rounding May Cause Small Variances When Comparing Reports

Eagle Tree Condominium Association

PROJECT DEFINITION REPORT

4/30/2021

Project Information

Project:	Eagle Tree Condominium Association	Project Date:	1/01/2003
Address:	115 Eagle Tree Terrace	Number of Phases:	0
City:	Jupiter	Number of Units:	50
State:	FL	Number of Models:	0
Zip:	33477-0000		

Property Description

The subject property is defined as the Eagle Tree Condominium Association, Inc. and is located at 115 Eagle Tree Terrace in Jupiter, Florida. The subject property includes 50 single family detached villa buildings, an operations building and a concierge area at the golf clubhouse. The common elements are based on the exterior common elements of the 50 villa buildings, the interior common elements of the operations building and the concierge area. The vacation specific elements are based on the interiors and portions of the exterior of 47 of the 50 villa buildings. The 47 vacation specific units include 18 - 2 bedroom/2.5 bath and 29 - 4 bedroom/4.5 bath units.

The villa buildings are detached one and two story masonry block frame structures. Exterior walls have a painted stucco exterior finish. The roofs are pitched wood truss with wood sheathing decks and a barrel clay tile surface.

Other improvements include two detached housekeeping buildings. Each housekeeping building has 540 square feet of enclosed space and 300 square feet of covered lanai area. The operations building is a single story pre-engineered metal building.

The residential buildings were completed from late 2003 to early 2005 and the operations building was completed in 2013. The latest reserve study site review was performed on April 26, 2019.

Eagle Tree Condominium Association

ANALYSIS DEFINITION REPORT

Analysis 1 - 2022

Project Information

Project:	Eagle Tree Condominium Association	Project Date:	1/01/2003
Address:	115 Eagle Tree Terrace	Analysis Date:	1/01/2022
City:	Jupiter	Number of Phases:	0
State:	FL	Number of Units:	50
Zip:	33477-0000	Number of Models:	0

Analysis Parameters

Rate of Inflation:	3%	Deferred Expenditures:	No
Rate of Return on Investment:	2%	Contingency:	0%
Beginning Funds:	6,481,877.00	Contingency Time:	None
Loan/Special Assessment:	No		

Annual Contribution Factors

		2032:	8.9%
2023:	8.9%	2033:	8.9%
2024:	8.9%	2034:	8.9%
2025:	8.9%	2035:	8.9%
2026:	8.9%	2036:	0%
2027:	8.9%	2037:	0%
2028:	8.9%	2038:	0%
2029:	8.9%	2039:	0%
2030:	8.9%	2040:	0%
2031:	8.9%	2041:	0%

Additional Analysis Information

Analysis 1 - 2022 indicates the current budgeted level of contributions into the Eagle Tree Condominium Association reserve funds. The analysis period utilized is 20 years. The return on reserve funds invested is currently budgeted at 2%. The inflation rate estimated for reserve components is 3% per year. The beginning reserve balance projected for January 1, 2022 is \$6,481,877.

The budgeted 2021 annual reserve contribution of \$926,694 does not adequately fund future projected reserve expenses as reserve balances become negative in 2035. It is recommended that the annual reserve contribution be increased by 8.9% per year from 2022 to 2035 to meet future projected reserve expenditure requirements. The lowest reserve balance in this scenario is \$1,790,870 in 2036. The funding recommendations are based in part to component adjustments that were requested by the association's Board of Directors. This reserve funding scenario is not recommended by Armstrong Consulting, Inc. and its representatives are not responsible for potential future special assessment that may be required as a result.

Eagle Tree Condominium Association

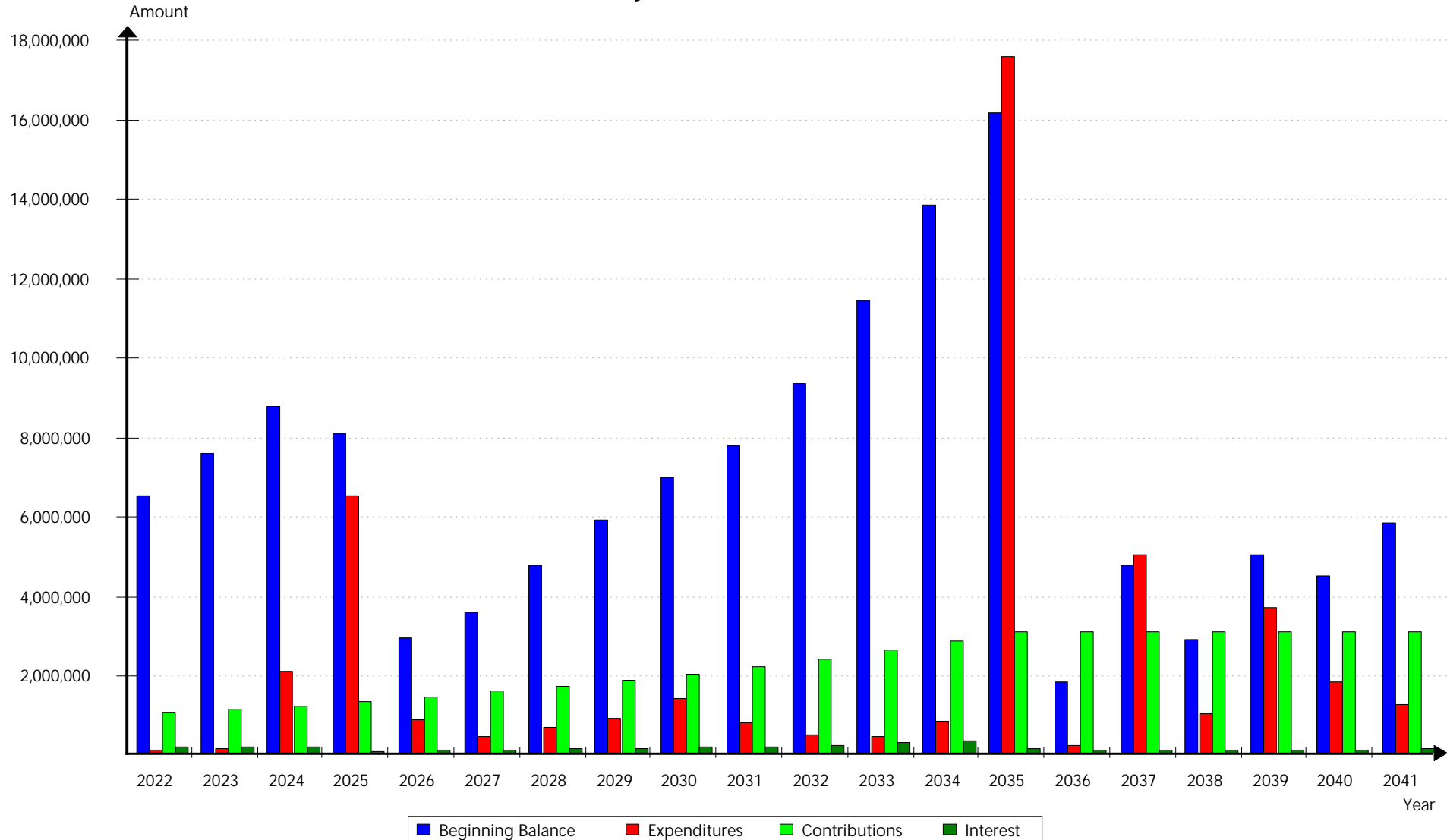
CASHFLOW SUMMARY PROJECTIONS

Analysis 1 - 2022

Year	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
2022	6,481,877.00	1,009,170.00	140,010.11	91,675.00	7,539,382.11
2023	7,539,382.11	1,098,986.13	162,799.78	98,452.00	8,702,716.02
2024	8,702,716.02	1,196,795.90	158,497.55	2,044,491.00	8,013,518.47
2025	8,013,518.47	1,303,310.74	50,818.80	6,476,223.00	2,891,425.01
2026	2,891,425.01	1,419,305.40	61,581.08	829,311.00	3,543,000.49
2027	3,543,000.49	1,545,623.58	79,568.82	436,349.00	4,731,843.89
2028	4,731,843.89	1,683,184.08	100,498.34	662,768.00	5,852,758.31
2029	5,852,758.31	1,832,987.46	120,647.63	866,517.00	6,939,876.40
2030	6,939,876.40	1,996,123.34	134,439.03	1,358,597.00	7,711,841.77
2031	7,711,841.77	2,173,778.32	165,815.87	768,843.00	9,282,592.96
2032	9,282,592.96	2,367,244.59	203,890.98	461,537.00	11,392,191.53
2033	11,392,191.53	2,577,929.36	249,474.56	427,003.00	13,792,592.45
2034	13,792,592.45	2,807,365.07	294,042.88	780,525.00	16,113,475.40
2035	16,113,475.40	3,057,220.56	107,039.32	17,486,865.00	1,790,870.28
2036	1,790,870.28	3,057,220.56	67,165.03	190,751.00	4,724,504.87
2037	4,724,504.87	3,057,220.56	72,523.13	4,999,796.00	2,854,452.56
2038	2,854,452.56	3,057,220.56	70,742.53	1,001,278.00	4,981,137.65
2039	4,981,137.65	3,057,220.56	60,255.05	3,647,442.00	4,451,171.26
2040	4,451,171.26	3,057,220.56	87,289.25	1,799,047.00	5,796,634.07
2041	5,796,634.07	3,057,220.56	128,029.92	1,235,603.00	7,746,281.55
Totals:		44,412,347.89	2,515,129.66	45,663,073.00	

Eagle Tree Condominium Association CASHFLOW PROJECTIONS GRAPH

Analysis 1 - 2022



PROJECTED EXPENDITURES BY CATEGORY
Eagle Tree Condominium Association - Analysis 1 - 2022

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Building Equipment-EDR		8,647		3,011			9,219			
Building Equipment-Fire/Safety		11,351	97,531							
Building Equipment-HK								2,407		
Building Equipment-IT			128,007					148,420		246,339
Building Painting			616,826							6,164
Common Areas-Furnishings					33,936			2,262		
Common Areas-Interior Finishes-HK			14,081							
Common Areas-Interior Finishes-Ops		19,512					21,620			
FF&E-Appliances						409,945	25,515	26,282		209,067
FF&E-Art/Accessories/Décor				714,561						
FF&E-Bedding				448,447					89,883	
FF&E-Building Exterior			338,739					155,273		
FF&E-Cabinets/Counters										281,063
FF&E-Case Goods				903,111					376,677	
FF&E-Doors					112,291					
FF&E-Electronics	17,475	58,942				20,259				
FF&E-Fixtures				303,408						26,210
FF&E-HVAC					329,022		516,339	531,873		
FF&E-Interior Finishes				1,335,712					631,127	
FF&E-Lighting				481,539					28,937	
FF&E-Patio Spa	74,200		114,759	102,198	354,062	6,145	88,606		23,502	
FF&E-Professional Services				578,334					121,376	
FF&E-Soft Goods				315,106					5,280	
FF&E-Upholster Furniture				936,282					81,815	
FF&E-Window Treatments				353,170						
Mechanical-HVAC				1,344			1,469			
Pavement			639,579							

PROJECTED EXPENDITURES BY CATEGORY
Eagle Tree Condominium Association - Analysis 1 - 2022

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Roofing			94,969							
Totals	91,675	98,452	2,044,491	6,476,223	829,311	436,349	662,768	866,517	1,358,597	768,843

PROJECTED EXPENDITURES BY CATEGORY
Eagle Tree Condominium Association - Analysis 1 - 2022

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Building Equipment-EDR		18,338				4,294				
Building Equipment-Fire/Safety		15,259								
Building Equipment-HK						3,050				
Building Equipment-IT			172,073					199,497		
Building Painting							7,582			
Common Areas-Furnishings	9,886	5,091				2,865	48,396			
Common Areas-Interior Finishes-HK					9,879					
Common Areas-Interior Finishes-Ops		128,344								
FF&E-Appliances						551,066	34,298	35,327		281,038
FF&E-Art/Accessories/Décor				242,714						
FF&E-Bedding				229,656					120,814	
FF&E-Building Exterior								2,688,947		221,436
FF&E-Cabinets/Counters				2,250,811						377,817
FF&E-Case Goods				1,299,303					506,305	
FF&E-Doors	272,080		54,733		150,946					
FF&E-Electronics	23,488					27,233				
FF&E-Fixtures				1,785,666						35,232
FF&E-HVAC							694,085	714,908		
FF&E-Interior Finishes		121,448		7,400,789			174,379		546,233	153,871
FF&E-Lighting				544,702					80,018	
FF&E-Patio Spa	156,083	136,820	516,614		28,065		42,538	8,763	278,985	164,051
FF&E-Professional Services				1,576,487					149,624	
FF&E-Soft Goods				423,542					7,098	
FF&E-Upholster Furniture				1,258,486					109,970	
FF&E-Window Treatments				474,709						
Mechanical-HVAC		1,703			1,861					2,158
Roofing			37,105			4,411,288				
Totals	461,537	427,003	780,525	17,486,865	190,751	4,999,796	1,001,278	3,647,442	1,799,047	1,235,603

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Accessories-2 BR				61,717						
Accessories-4 BR				118,856						
Air Conditioner (Housekeeping)-2017				1,344						
Air Conditioner (Housekeeping)-2020							1,469			
Air Conditioners-Guest Units-Ph 1							516,339			
Air Conditioners-Guest Units-Ph 2								531,873		
Area Rug-Living Room-2 BR				78,105						
Area Rug-Living Room-4 BR				119,212						
Art/Décor-2 BR				204,506						
Art/Décor-4 BR				329,482						
Bar Stool-2 BR				32,850						
Bar Stool-4 BR				54,141						
Bathroom Renovation (Housekeeping)			5,279							
Bed Base/Headboard (King)-MBR (Left)-2 BR				45,126						
Bed Base/Headboard (King)-MBR (Left)-4 BR				72,703						
Bed Base/Headboard (King)-MBR (Right)-2 BR				46,785						
Bed Base/Headboard (King)-MBR (Right)-4 BR				75,376						
Bed Base/Headboard (Queen)-GBR 3-4 BR				37,599						
Bed Frame (Double)-4 BR				3,920						
Bed Top Package (King)-MBR (Left)-2 BR				22,121						
Bed Top Package (King)-MBR (Left)-4 BR				35,639						
Bed Top Package (King)-MBR (Right)-2 BR				17,697						
Bed Top Package (King)-MBR (Right)-4 BR				2,851						
Bed Top Package (Queen)-GBR 3-4 BR				34,926						
Bench-GBR 3-4 BR				14,790						
Bench-MBR (Left)-2 BR				19,245						
Bench-MBR (Left)-4 BR				31,006						
Bench-MBR (Right)-2 BR				14,047						
Bench-MBR (Right)-4 BR				22,631						
Blu-ray/DVD Player-Bedroom-2 BR	4,251					4,928				

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Blu-ray/DVD Player-Bedroom-4 BR	13,224					15,331				
Book Case-GBR 3-4 BR				30,649						
Box Spring (Full)-4 BR									25,617	
Box Spring (King)-2 BR				19,780						
Box Spring (King)-4 BR				31,540						
Box Spring (Queen)-4 BR									16,955	
Brick Paver Driveways			639,579							
Buffet-Dining Room-2 BR				33,181						
Buffet-Dining Room-4 BR				53,458						
Cabinet/Counter (Housekeeping)			8,802							
Cabinets-Patio-2 BR										73,581
Cabinets-Patio-4 BR										118,547
Carpet Floor-2 BR				60,279						
Carpet Floor-4 BR				172,136						
Carpet Replace-Ops. Bldg.		5,271								
Ceiling Fans-Bedroom-2 BR				11,637						
Ceiling Fans-Bedroom-4 BR				36,205						
Ceiling Fans-Lanai-2 BR				15,869						
Ceiling Fans-Lanai-4 BR				24,685						
Chest W/Flip Down Panels (LR)-2 BR									33,596	
Chest W/Flip Down Panels (LR)-4 BR									54,128	
Chest W/Operable Drawers (LR)-2 BR									33,596	
Chest W/Operable Drawers (LR)-4 BR									54,128	
Coffee Table-Living Room-2 BR									16,670	
Coffee Table-Living Room-4 BR									26,858	
Console-Foyer-2 BR									23,466	
Console-Foyer-4 BR									37,806	
Counters-Patio-2 BR										34,060
Counters-Patio-4 BR										54,875
Crown Molding Repair/Partial Replace									224,745	

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Desk Chair-MBR (Left)-2 BR				11,834						
Desk Chair-MBR (Left)-4 BR				19,067						
Desk Chair-MBR (Right)-2 BR				11,834						
Desk Chair-MBR (Right)-4 BR				19,067						
Dining Chair Recondition-2 BR									31,358	
Dining Chair Recondition-4 BR									50,457	
Dining Chair Replace-2 BR				79,758						
Dining Chair Replace-4 BR				128,338						
Dining Table-2 BR				43,799						
Dining Table-4 BR				70,565						
Dishwasher-2 BR						14,433				
Dishwasher-4 BR						23,253				
Dryers (Clothes)-2 BR						17,601				
Dryers (Clothes)-4 BR						28,357				
EDR Kitchen-Dishwasher		6,313								
EDR Kitchen-Ice Cuber W/Bin		2,334								
EDR Kitchen-Mobile Heating Cabinet				3,011						
EDR Kitchen-Serving Counters/Cabinets							9,219			
End Table-Living Room-2 BR				10,286						
End Table-Living Room-4 BR				16,572						
Fire Alarm System Upgrade/Modernize			97,531							
Fireplace Inserts-Units					329,022					
Furniture-Ops. Bldg. Case Goods					3,449					
Furniture-Ops. Bldg. Conference Table					2,070					
Furniture-Ops. Bldg. Desks/Credenzas					28,417					
Furniture-Ops. Bldg. EDR								2,262		
Gas Barbecue Grill-Patio-2 BR										29,879
Gas Barbecue Grill-Patio-4 BR										48,138
General Carpentry/Construction-CG-2 BR				190,460						
General Carpentry/Construction-CG-4 BR				306,852						

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Grill Exhaust Hood-Patio-2 BR										50,189
Grill Exhaust Hood-Patio-4 BR										80,861
Gutters & Downspouts			94,969							
IT Desktop Computer-Dell Optiplex 7010			1,187					1,376		
IT Firewall-Cisco ASA 5505			2,207					2,559		
IT Hardware Rack Mounts			5,524					6,405		
IT Internal Hard Drive-HP146 GB 2.5"			5,631					6,529		
IT Laptop Computers			7,158					8,300		
IT Software License/Purchase			66,810					77,464		
IT Software-Server			1,640					1,902		
IT Western Digital Red HDD 3-TB 3.5"-NAS			1,050					1,217		
IT Workstation Computers			36,800					42,668		
Lamp Shade-Floor-GBR-4 BR									3,590	
Lamp Shade-Floor-LR-2 BR									1,436	
Lamp Shade-Floor-LR-4 BR									2,234	
Lamp Shade-Floor-MBR-2 BR									1,282	
Lamp Shade-Floor-MBR-4 BR									1,995	
Lamp Shades-Foyer-2 BR									503	
Lamp Shades-Foyer-4 BR									810	
Lamp Shades-Nightstand-BR-2 BR									4,474	
Lamp Shades-Nightstand-BR-4 BR									12,613	
Lamp-Floor Lamp @ GBR 4-4 BR				26,907						
Lamp-Floor Lamp @ MBR (Left)-2 BR				7,865						
Lamp-Floor Lamp @ MBR (Left)-4 BR				11,798						
Lamp-Floor Lamp @ MBR (Right)-2 BR				7,619						
Lamp-Floor Lamp @ MBR (Right)-4 BR				11,429						
Lamp-Floor Lamp @ Sectional-LR-2 BR				7,865						
Lamp-Floor Lamp @ Sectional-LR-4 BR				11,798						
Lamp-Table Lamp @ Chest-LR-2 BR				13,186						
Lamp-Table Lamp @ Chest-LR-4 BR				21,383						

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Lamp-Table Lamp @ Foyer-2 BR				9,070						
Lamp-Table Lamp @ Foyer-4 BR				14,612						
Lamp-Table Lamp @ Nightstand-GBR 3-4 BR				29,237						
Lamp-Table Lamp @ Nightstand-GBR 4-4 BR				8,019						
Lamp-Table Lamp @ Nightstand-MBR 1-2 BR				10,231						
Lamp-Table Lamp @ Nightstand-MBR 1-4 BR				16,590						
Lamp-Table Lamp @ Nightstand-MBR 2-2 BR				22,508						
Lamp-Table Lamp @ Nightstand-MBR 2-4 BR				36,500						
Lamp-Table Lamp @ Sectional-LR-2 BR				11,183						
Lamp-Table Lamp @ Sectional-LR-4 BR				16,775						
Lighting-Bath 1 Pendant-2 BR				9,765						
Lighting-Bath 1 Pendant-4 BR				15,189						
Lighting-Bath 1 Sconce-2 BR				5,163						
Lighting-Bath 1 Sconce-4 BR				8,031						
Lighting-Bath 2 Pendant-2 BR				9,765						
Lighting-Bath 2 Pendant-4 BR				15,189						
Lighting-Bath 2 Sconce-2 BR				5,163						
Lighting-Bath 2 Sconce-4 BR				8,031						
Lighting-Wall Sconces-PR-2 BR				8,530						
Lighting-Wall Sconces-PR-4 BR				13,742						
Lockset Assemblies-Doors					112,291					
Lounge Chair W/ Pillow-MBR (Left)-2 BR				22,010						
Lounge Chair W/ Pillow-MBR (Left)-4 BR				35,461						
Lounge Chair W/ Pillow-MBR (Right)-2 BR				25,660						
Lounge Chair W/ Pillow-MBR (Right)-4 BR				41,341						
Lounge Chair W/Pillow-Living Room-2 BR				37,606						
Lounge Chair W/Pillow-Living Room-4 BR				60,587						
Mattress (Full)-4 BR									28,924	
Mattress (King)-2 BR				44,561						
Mattress (King)-4 BR				71,057						

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Mattress (Queen)-4 BR									18,387	
Microwave Oven-2 BR						13,494				
Microwave Oven-4 BR						21,740				
Oven/Stove Top-2 BR						30,743				
Oven/Stove Top-4 BR						49,530				
Paint - Building Exteriors-2024			611,815							
Paint Exterior (Housekeeping)			5,011							6,164
Paint Interior-Ops. Bldg.		14,241								
Paint/Stain Interior (Ceilings)-2 BR				49,661						
Paint/Stain Interior (Ceilings)-4 BR				109,946						
Paint/Stain Interior (Walls/Trim)-2 BR				109,664					127,141	
Paint/Stain Interior (Walls/Trim)-4 BR				240,857					279,241	
Patio Chaise Lounge-2 BR				50,878						
Patio Chaise Lounge-4 BR				81,970						
Patio Dining Chair-2 BR				46,454						
Patio Dining Chair-4 BR				74,843						
Patio Dining Table-2 BR				47,449						
Patio Dining Table-4 BR				76,446						
Patio Drink Table-2 BR				15,263						
Patio Drink Table-4 BR				24,591						
Patio Furniture Cushions-2 BR									36,930	
Patio Furniture Cushions-4 BR									59,499	
Patio Lounge Chair Ottoman-2 BR				12,388						
Patio Lounge Chair Ottoman-4 BR				19,958						
Patio Lounge Chair-2 BR				66,362						
Patio Lounge Chair-4 BR				106,917						
Patio Side Table-2 BR				8,074						
Patio Side Table-4 BR				13,008						
Phone System PBX Switch (Mitel)										246,339
Prof. Services-2025 Refurbish				578,334						

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Prof. Services-2030 Refurbish									121,376	
Refrigerator-2 BR						59,609				
Refrigerator-4 BR						96,036				
Screens - Patios								155,273		
Security Camera System-Ops. Bldg.		11,351								
Shower Curtains-4 BR				4,555					5,280	
Shower Doors-2 BR				56,792						
Shower Doors-4 BR				91,498						
Shutters - 2 BR Villa			98,398							
Shutters - 4 BR Villa			240,341							
Sinks-Bath Countertop-2 BR				19,754						
Sinks-Bath Countertop-4 BR				47,738						
Sinks-Bath Pedestal-2 BR				12,234						
Sinks-Bath Pedestal-4 BR				19,710						
Sinks-Kitchen-2 BR				9,765						
Sinks-Kitchen-4 BR				15,732						
Sinks/Faucets-Patio-2 BR										10,038
Sinks/Faucets-Patio-4 BR										16,172
Sinks/Faucets-Utility-2 BR				11,560						
Sinks/Faucets-Utility-4 BR				18,625						
Sofa Sectional W/Sleeper & Pillows (LR)-2 BR				97,663						
Sofa Sectional W/Sleeper & Pillows (LR)-4 BR				157,346						
Spa Heater-Patio (2016)	74,200						88,606			
Spa Heater-Patio (2018)			19,680						23,502	
Spa Heater-Patio (2020)					29,828					
Spa Heater-Patio (2021)						6,145				
Spa Pump/Filter/Chlorinator-Patio Spa					324,234					
Spa Resurface-Patio-Ph 1			95,079							
Spa Resurface-Patio-Ph 2				102,198						
Television-Bedroom-2 BR		13,960								

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Television-Bedroom-4 BR		44,982								
Tile Repair/Partial Replace				95,857						
VCT Flooring-Ops. Bldg.							21,620			
Washer & Dryer-Ops. Bldg.								2,407		
Washers (Clothes)-2 BR						21,121				
Washers (Clothes)-4 BR						34,028				
Water Heater-2018							25,515			
Water Heater-2019								26,282		
Window Treatments-GBR 3-4 BR				59,130						
Window Treatments-GBR 4-4 BR				32,966						
Window Treatments-MBR (Left)-2 BR				50,104						
Window Treatments-MBR (Left)-4 BR				80,722						
Window Treatments-MBR (Right)-2 BR				49,882						
Window Treatments-MBR (Right)-4 BR				80,366						
Totals	91,675	98,452	2,044,491	6,476,223	829,311	436,349	662,768	866,517	1,358,597	768,843

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Accessories-2 BR				82,956						
Accessories-4 BR				159,758						
Acoustic Ceiling Tiles-Ops. Bldg.		12,748								
Air Conditioner (Housekeeping)-2017		1,703								2,158
Air Conditioner (Housekeeping)-2020					1,861					
Air Conditioners-Guest Units-Ph 1							694,085			
Air Conditioners-Guest Units-Ph 2								714,908		
Area Rug-Living Room-2 BR				104,983						
Area Rug-Living Room-4 BR				160,237						
Bar Stool-2 BR				44,154						
Bar Stool-4 BR				72,773						
Bath/Locker Room Renovations-Ops. Bldg.		79,248								
Bathtub (Spa)-2 BR				307,757						
Bathtub (Spa)-4 BR				495,832						
Bathtub (Standard)-4 BR				264,929						
Bed Frame (Double)-4 BR				5,269						
Bed Top Package (King)-MBR (Left)-2 BR				29,733						
Bed Top Package (King)-MBR (Left)-4 BR				47,903						
Bed Top Package (King)-MBR (Right)-2 BR				23,787						
Bed Top Package (King)-MBR (Right)-4 BR				3,832						
Bed Top Package (Queen)-GBR 3-4 BR				46,945						
Bench-GBR 3-4 BR				19,880						
Bench-MBR (Left)-2 BR				25,868						
Bench-MBR (Left)-4 BR				41,676						
Bench-MBR (Right)-2 BR				18,881						
Bench-MBR (Right)-4 BR				30,419						
Blu-ray/DVD Player-Bedroom-2 BR	5,713					6,624				
Blu-ray/DVD Player-Bedroom-4 BR	17,775					20,609				
Book Case-GBR 3-4 BR				41,197						
Box Spring (Full)-4 BR									34,433	

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Box Spring (King)-2 BR				26,586						
Box Spring (King)-4 BR				42,395						
Box Spring (Queen)-4 BR									22,789	
Buffet-Dining Room-2 BR				44,600						
Buffet-Dining Room-4 BR				71,855						
Cabinet Replace-Kitchen-2 BR				446,550						
Cabinet Replace-Kitchen-4 BR				719,441						
Cabinet-Bath-2 BR				136,529						
Cabinet-Bath-4 BR				409,304						
Cabinet/Counter-Ops. Bldg.-HK		4,554								
Cabinet/Counter-Ops. Bldg.-Offices		5,566								
Cabinets-Patio-2 BR										98,911
Cabinets-Patio-4 BR										159,356
Carpet Floor-2 BR				81,023						
Carpet Floor-4 BR				231,374						
Carpet Replace-Ops. Bldg.		7,085								
Ceiling Fans-Bedroom-2 BR				15,642						
Ceiling Fans-Bedroom-4 BR				48,664						
Ceiling Fans-Lanai-2 BR				21,330						
Ceiling Fans-Lanai-4 BR				33,180						
Chest W/Flip Down Panels (LR)-2 BR									45,158	
Chest W/Flip Down Panels (LR)-4 BR									72,755	
Chest W/Operable Drawers (LR)-2 BR									45,158	
Chest W/Operable Drawers (LR)-4 BR									72,755	
Coffee Table-Living Room-2 BR									22,407	
Coffee Table-Living Room-4 BR									36,100	
Console-Foyer-2 BR									31,541	
Console-Foyer-4 BR									50,817	
Counters-Bath-2 BR				54,310						
Counters-Bath-4 BR				162,847						

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Counters-Kitchen-2 BR				123,254						
Counters-Kitchen-4 BR				198,576						
Counters-Patio-2 BR										45,785
Counters-Patio-4 BR										73,765
Desk Chair-MBR (Left)-2 BR				15,907						
Desk Chair-MBR (Left)-4 BR				25,628						
Desk Chair-MBR (Right)-2 BR				15,907						
Desk Chair-MBR (Right)-4 BR				25,628						
Dining Chair Recondition-2 BR									42,149	
Dining Chair Recondition-4 BR									67,821	
Dining Chair Replace-2 BR				107,205						
Dining Chair Replace-4 BR				172,503						
Dining Table-2 BR				58,872						
Dining Table-4 BR				94,849						
Dishwasher-2 BR						19,401				
Dishwasher-4 BR						31,257				
Door Replacement Allowance			18,523							
Door-Exterior Door From Garage	136,040									
Door-Exterior Door From Kitchen	136,040									
Door-Patio Screen Door			36,210							
Dryers (Clothes)-2 BR						23,660				
Dryers (Clothes)-4 BR						38,119				
EDR Kitchen-Dishwasher		8,486								
EDR Kitchen-Ice Cuber W/Bin		3,137								
EDR Kitchen-Mobile Heating Cabinet						4,294				
EDR Kitchen-Refrigerator/Freezer-2 Door		6,715								
End Table-Living Room-2 BR				13,826						
End Table-Living Room-4 BR				22,275						
Faucet-Bath Sinks-2 BR				39,105						
Faucet-Bath Sinks-4 BR				88,204						

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Faucet-Kitchen-2 BR				8,248						
Faucet-Kitchen-4 BR				13,288						
Faucet-Tub/Shower-2 BR				102,385						
Faucet-Tub/Shower-4 BR				247,430						
Furniture-Ops. Bldg. Case Goods							4,919			
Furniture-Ops. Bldg. Conference Table							2,951			
Furniture-Ops. Bldg. Desks/Credenzas							40,526			
Furniture-Ops. Bldg. EDR						2,865				
Furniture-Ops. Bldg. File Cabinets		5,091								
Furniture-Ops. Bldg. Work Stations	9,886									
Gas Barbecue Grill-Patio-2 BR										40,165
Gas Barbecue Grill-Patio-4 BR										64,710
General Carpentry/Construction-CG-2 BR				256,003						
General Carpentry/Construction-CG-4 BR				412,450						
Grill Exhaust Hood-Patio-2 BR										67,467
Grill Exhaust Hood-Patio-4 BR										108,696
IT Desktop Computer-Dell Optiplex 7010			1,596				1,850			
IT Firewall-Cisco ASA 5505			2,967				3,440			
IT Hardware Rack Mounts			7,425				8,609			
IT Internal Hard Drive-HP146 GB 2.5"			7,570				8,776			
IT Laptop Computers			9,622				11,156			
IT Software License/Purchase			89,809				104,122			
IT Software-Server			2,205				2,557			
IT Western Digital Red HDD 3-TB 3.5"-NAS			1,411				1,636			
IT Workstation Computers			49,468				57,351			
Lamp Shade-Floor-GBR-4 BR									4,826	
Lamp Shade-Floor-LR-2 BR									1,930	
Lamp Shade-Floor-LR-4 BR									3,003	
Lamp Shade-Floor-MBR-2 BR									1,724	
Lamp Shade-Floor-MBR-4 BR									2,681	

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Lamp Shades-Foyer-2 BR									676	
Lamp Shades-Foyer-4 BR									1,088	
Lamp Shades-Nightstand-BR-2 BR									6,013	
Lamp Shades-Nightstand-BR-4 BR									16,953	
Lamp-Floor Lamp @ GBR 4-4 BR				36,167						
Lamp-Floor Lamp @ MBR (Left)-2 BR				10,572						
Lamp-Floor Lamp @ MBR (Left)-4 BR				15,858						
Lamp-Floor Lamp @ MBR (Right)-2 BR				10,241						
Lamp-Floor Lamp @ MBR (Right)-4 BR				15,362						
Lamp-Floor Lamp @ Sectional-LR-2 BR				10,572						
Lamp-Floor Lamp @ Sectional-LR-4 BR				15,858						
Lamp-Table Lamp @ Chest-LR-2 BR				17,724						
Lamp-Table Lamp @ Chest-LR-4 BR				28,742						
Lamp-Table Lamp @ Foyer-2 BR				12,191						
Lamp-Table Lamp @ Foyer-4 BR				19,641						
Lamp-Table Lamp @ Nightstand-GBR 3-4 BR				39,298						
Lamp-Table Lamp @ Nightstand-GBR 4-4 BR				10,778						
Lamp-Table Lamp @ Nightstand-MBR 1-2 BR				13,751						
Lamp-Table Lamp @ Nightstand-MBR 1-4 BR				22,300						
Lamp-Table Lamp @ Nightstand-MBR 2-2 BR				30,254						
Lamp-Table Lamp @ Nightstand-MBR 2-4 BR				49,060						
Lamp-Table Lamp @ Sectional-LR-2 BR				15,032						
Lamp-Table Lamp @ Sectional-LR-4 BR				22,548						
Lighting-Bath 1 Sconce-2 BR									8,046	
Lighting-Bath 1 Sconce-4 BR									12,516	
Lighting-Bath 2 Sconce-2 BR									8,046	
Lighting-Bath 2 Sconce-4 BR									12,516	
Lighting-Wall Sconces-PR-2 BR				11,465						
Lighting-Wall Sconces-PR-4 BR				18,472						
Lockset Assemblies-Doors						150,946				

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Lounge Chair W/ Pillow-MBR (Left)-2 BR				29,585						
Lounge Chair W/ Pillow-MBR (Left)-4 BR				47,664						
Lounge Chair W/ Pillow-MBR (Right)-2 BR				34,490						
Lounge Chair W/ Pillow-MBR (Right)-4 BR				55,568						
Lounge Chair W/Pillow-Living Room-2 BR				50,547						
Lounge Chair W/Pillow-Living Room-4 BR				81,437						
Marble Refurbish-Unit Interiors							174,379			
Mattress (Full)-4 BR									38,877	
Mattress (King)-2 BR				59,896						
Mattress (King)-4 BR				95,510						
Mattress (Queen)-4 BR									24,715	
Microwave Oven-2 BR						18,139				
Microwave Oven-4 BR						29,224				
Mirror-Full Length-MBR (Left)-2 BR				16,353						
Mirror-Full Length-MBR (Left)-4 BR				26,347						
Mirror-Full Length-MBR (Right)-2 BR				16,353						
Mirror-Full Length-MBR (Right)-4 BR				26,347						
Oven/Stove Top-2 BR						41,326				
Oven/Stove Top-4 BR						66,581				
Paint Exterior (Housekeeping)							7,582			
Paint Interior-Ops. Bldg.		19,143								
Paint/Stain Interior (Ceilings)-2 BR				66,751						
Paint/Stain Interior (Ceilings)-4 BR				147,783						
Paint/Stain Interior (Walls/Trim)-2 BR				147,403					170,895	
Paint/Stain Interior (Walls/Trim)-4 BR				323,743					375,338	
Patio Chaise Lounge-2 BR				68,387						
Patio Chaise Lounge-4 BR				110,178						
Patio Dining Chair-2 BR				62,441						
Patio Dining Chair-4 BR				100,599						
Patio Dining Table-2 BR				63,778						

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Patio Dining Table-4 BR				102,753						
Patio Drink Table-2 BR				20,516						
Patio Drink Table-4 BR				33,053						
Patio Furniture Cushions-2 BR									49,639	
Patio Furniture Cushions-4 BR									79,975	
Patio Lounge Chair Ottoman-2 BR				16,651						
Patio Lounge Chair Ottoman-4 BR				26,826						
Patio Lounge Chair-2 BR				89,199						
Patio Lounge Chair-4 BR				143,710						
Patio Side Table-2 BR				10,853						
Patio Side Table-4 BR				17,485						
Prof. Services-2035 Refurbish				1,576,487						
Prof. Services-2040 Refurbish									149,624	
Refrigerator-2 BR						80,128				
Refrigerator-4 BR						129,096				
Roof - Clay Tile						4,411,288				
Roofing-Clay Tile (Housekeeping)			37,105							
Screens - Patios										221,436
Security Camera System-Ops. Bldg.		15,259								
Shower Curtains-4 BR				6,122					7,098	
Sinks/Faucets-Patio-2 BR										13,493
Sinks/Faucets-Patio-4 BR										21,739
Sofa Sectional W/Sleeper & Pillows (LR)-2 BR				131,272						
Sofa Sectional W/Sleeper & Pillows (LR)-4 BR				211,494						
Spa Heater-Patio (2016)			105,817						126,361	
Spa Heater-Patio (2018)					28,065					
Spa Heater-Patio (2020)	35,620						42,538			
Spa Heater-Patio (2021)		7,338						8,763		
Spa Pump/Filter/Chlorinator-Patio Spa			410,797							
Spa Resurface-Patio-Ph 1	120,463								152,624	

PROJECTED EXPENDITURES

Eagle Tree Condominium Association - Analysis 1 - 2022

	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Spa Resurface-Patio-Ph 2		129,482								164,051
Tile Floor-2 BR				1,208,551						
Tile Floor-4 BR				2,127,456						
Tile Repair/Partial Replace		121,448								153,871
Tile Showers-2 BR				394,654						
Tile Showers-4 BR				635,831						
Tile Wainscots-4 BR				388,887						
Tile Walls-2 BR				374,890						
Tile Walls-4 BR				603,990						
Toilets-2 BR				59,288						
Toilets-4 BR				159,200						
VCT Flooring (Housekeeping)					9,879					
Washer & Dryer-Ops. Bldg.						3,050				
Washers (Clothes)-2 BR						28,392				
Washers (Clothes)-4 BR						45,743				
Water Heater-2018							34,298			
Water Heater-2019								35,327		
Window Replace								2,688,947		
Window Treatments-GBR 3-4 BR				79,479						
Window Treatments-GBR 4-4 BR				44,311						
Window Treatments-MBR (Left)-2 BR				67,346						
Window Treatments-MBR (Left)-4 BR				108,502						
Window Treatments-MBR (Right)-2 BR				67,048						
Window Treatments-MBR (Right)-4 BR				108,023						
Totals	461,537	427,003	780,525	17,486,865	190,751	4,999,796	1,001,278	3,647,442	1,799,047	1,235,603

Eagle Tree Condominium Association

ACCOUNTANT'S REPORT

Analysis 1 - 2022

1/01/2022 - 12/31/2022

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2022 Contribution Requirement	2022 Assigned Interest Earned	2022 Funding Requirement
Accessories-2 BR	03/00	61,717	14,658	2,315	321	2,636
Accessories-4 BR	03/00	118,856	28,229	4,458	619	5,077
Acoustic Ceiling Tiles-Ops. Bldg.	11/00	12,748	1,946	307	43	350
Air Conditioner (Housekeeping)-2017	03/00	1,344	285	45	6	51
Air Conditioner (Housekeeping)-2020	06/00	1,469	125	20	3	23
Air Conditioners-Guest Units-Ph 1	06/00	516,339	70,090	11,069	1,536	12,605
Air Conditioners-Guest Units-Ph 2	07/00	531,873	54,146	8,551	1,186	9,737
Area Rug-Living Room-2 BR	03/00	78,105	18,551	2,930	406	3,336
Area Rug-Living Room-4 BR	03/00	119,212	28,314	4,471	620	5,091
Art/Décor-2 BR	03/00	204,506	48,572	7,671	1,064	8,735
Art/Décor-4 BR	03/00	329,482	78,255	12,358	1,715	14,073
Bar Stool-2 BR	03/00	32,850	7,802	1,232	171	1,403
Bar Stool-4 BR	03/00	54,141	12,859	2,031	282	2,313
Bath/Locker Room Renovations-Ops. Bldg.	11/00	79,248	12,099	1,911	265	2,176
Bathroom Renovation (Housekeeping)	02/06	5,279	1,568	248	34	282
Bathtub (Spa)-2 BR	13/06	307,757	58,964	9,312	1,292	10,604
Bathtub (Spa)-4 BR	13/06	495,832	94,998	15,003	2,081	17,084
Bathtub (Standard)-4 BR	13/06	264,929	50,759	8,016	1,112	9,128
Bed Base/Headboard (King)-MBR (Left)-2 BR	03/00	45,126	10,718	1,693	235	1,928
Bed Base/Headboard (King)-MBR (Left)-4 BR	03/00	72,704	17,268	2,727	378	3,105
Bed Base/Headboard (King)-MBR (Right)-2 BR	03/00	46,785	11,112	1,755	243	1,998
Bed Base/Headboard (King)-MBR (Right)-4 BR	03/00	75,376	17,903	2,827	392	3,219
Bed Base/Headboard (Queen)-GBR 3-4 BR	03/00	37,599	8,930	1,410	196	1,606
Bed Frame (Double)-4 BR	03/00	3,920	931	147	20	167
Bed Top Package (King)-MBR (Left)-2 BR	03/00	22,121	5,254	830	115	945
Bed Top Package (King)-MBR (Left)-4 BR	03/00	35,639	8,465	1,337	185	1,522
Bed Top Package (King)-MBR (Right)-2 BR	03/00	17,697	4,203	664	92	756
Bed Top Package (King)-MBR (Right)-4 BR	03/00	2,851	677	107	15	122
Bed Top Package (Queen)-GBR 3-4 BR	03/00	34,926	8,295	1,310	182	1,492
Bench-GBR 3-4 BR	03/00	14,790	3,513	555	77	632
Bench-MBR (Left)-2 BR	03/00	19,245	4,571	722	100	822

Eagle Tree Condominium Association

ACCOUNTANT'S REPORT

Analysis 1 - 2022

1/01/2022 - 12/31/2022

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2022 Contribution Requirement	2022 Assigned Interest Earned	2022 Funding Requirement
Bench-MBR (Left)-4 BR	03/00	31,006	7,364	1,163	161	1,324
Bench-MBR (Right)-2 BR	03/00	14,047	3,336	527	73	600
Bench-MBR (Right)-4 BR	03/00	22,631	5,375	849	118	967
Blu-ray/DVD Player-Bedroom-2 BR	00/00	4,251	4,251	0	0	0
Blu-ray/DVD Player-Bedroom-4 BR	00/00	13,224	13,224	0	0	0
Book Case-GBR 3-4 BR	03/00	30,649	7,279	1,150	159	1,309
Box Spring (Full)-4 BR	08/00	25,617	2,897	458	63	521
Box Spring (King)-2 BR	03/00	19,780	4,698	742	103	845
Box Spring (King)-4 BR	03/00	31,540	7,491	1,183	164	1,347
Box Spring (Queen)-4 BR	08/00	16,955	1,918	303	42	345
Brick Paver Driveways	02/06	639,579	189,923	29,993	4,161	34,154
Buffet-Dining Room-2 BR	03/00	33,181	7,881	1,245	173	1,418
Buffet-Dining Room-4 BR	03/00	53,458	12,697	2,005	278	2,283
Cabinet Replace-Kitchen-2 BR	13/06	446,550	85,556	13,511	1,875	15,386
Cabinet Replace-Kitchen-4 BR	13/06	719,441	137,840	21,768	3,020	24,788
Cabinet-Bath-2 BR	13/06	136,529	26,158	4,131	573	4,704
Cabinet-Bath-4 BR	13/06	409,304	78,420	12,384	1,718	14,102
Cabinet/Counter (Housekeeping)	02/06	8,802	2,614	413	57	470
Cabinet/Counter-Ops. Bldg.-HK	11/00	4,554	695	110	15	125
Cabinet/Counter-Ops. Bldg.-Offices	11/00	5,566	850	134	19	153
Cabinets-Patio-2 BR	09/06	73,581	14,659	2,315	321	2,636
Cabinets-Patio-4 BR	09/06	118,547	23,618	3,730	517	4,247
Carpet Floor-2 BR	03/00	60,279	14,317	2,261	314	2,575
Carpet Floor-4 BR	03/00	172,136	40,884	6,457	896	7,353
Carpet Replace-Ops. Bldg.	01/00	5,271	1,610	254	35	289
Ceiling Fans-Bedroom-2 BR	03/06	11,637	3,291	520	72	592
Ceiling Fans-Bedroom-4 BR	03/06	36,205	10,239	1,617	224	1,841
Ceiling Fans-Lanai-2 BR	03/06	15,869	4,488	709	98	807
Ceiling Fans-Lanai-4 BR	03/06	24,685	6,981	1,103	153	1,256
Chest W/Flip Down Panels (LR)-2 BR	08/00	33,596	5,320	840	117	957
Chest W/Flip Down Panels (LR)-4 BR	08/00	54,128	8,571	1,354	188	1,542

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Chest W/Operable Drawers (LR)-2 BR	08/00	33,596	5,320	840	117	957
Chest W/Operable Drawers (LR)-4 BR	08/00	54,128	8,571	1,354	188	1,542
Coffee Table-Living Room-2 BR	08/00	16,670	2,640	417	58	475
Coffee Table-Living Room-4 BR	08/00	26,858	4,253	672	93	765
Console-Foyer-2 BR	08/00	23,466	3,716	587	81	668
Console-Foyer-4 BR	08/00	37,806	5,987	945	131	1,076
Counters-Bath-2 BR	13/06	54,310	10,405	1,643	228	1,871
Counters-Bath-4 BR	13/06	162,847	31,200	4,927	684	5,611
Counters-Kitchen-2 BR	13/06	123,254	23,615	3,729	517	4,246
Counters-Kitchen-4 BR	13/06	198,576	38,046	6,008	834	6,842
Counters-Patio-2 BR	09/00	34,060	1,155	182	25	207
Counters-Patio-4 BR	09/00	54,875	1,861	294	41	335
Crown Molding Repair/Partial Replace	08/00	224,745	45,755	7,226	1,003	8,229
Desk Chair-MBR (Left)-2 BR	03/00	11,834	2,811	444	62	506
Desk Chair-MBR (Left)-4 BR	03/00	19,067	4,529	715	99	814
Desk Chair-MBR (Right)-2 BR	03/00	11,834	2,811	444	62	506
Desk Chair-MBR (Right)-4 BR	03/00	19,067	4,529	715	99	814
Dining Chair Recondition-2 BR	08/00	31,358	1,182	187	26	213
Dining Chair Recondition-4 BR	08/00	50,457	1,901	300	42	342
Dining Chair Replace-2 BR	03/00	79,758	18,943	2,992	415	3,407
Dining Chair Replace-4 BR	03/00	128,338	30,481	4,814	668	5,482
Dining Table-2 BR	03/00	43,799	10,403	1,643	228	1,871
Dining Table-4 BR	03/00	70,565	16,760	2,647	367	3,014
Dishwasher-2 BR	05/00	14,433	2,449	387	54	441
Dishwasher-4 BR	05/00	23,253	3,945	623	86	709
Door Replacement Allowance	12/00	18,523	1,257	199	28	227
Door-Exterior Door From Garage	10/00	136,040	23,083	3,645	506	4,151
Door-Exterior Door From Kitchen	10/00	136,040	23,083	3,645	506	4,151
Door-Patio Screen Door	12/06	36,210	4,610	728	101	829
Dryers (Clothes)-2 BR	05/00	17,601	2,986	472	65	537
Dryers (Clothes)-4 BR	05/00	28,357	4,811	760	105	865

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EDR Kitchen-Dishwasher	01/00	6,313	1,928	304	42	346
EDR Kitchen-Ice Cuber W/Bin	01/00	2,334	713	113	16	129
EDR Kitchen-Mobile Heating Cabinet	03/00	3,011	766	121	17	138
EDR Kitchen-Refrigerator/Feezer-2 Door	11/00	6,715	190	30	4	34
EDR Kitchen-Serving Counters/Cabinets	06/00	9,219	1,877	296	41	337
End Table-Living Room-2 BR	03/00	10,286	2,443	386	54	440
End Table-Living Room-4 BR	03/00	16,572	3,936	622	86	708
Faucet-Bath Sinks-2 BR	13/06	39,105	7,492	1,183	164	1,347
Faucet-Bath Sinks-4 BR	13/06	88,204	16,899	2,669	370	3,039
Faucet-Kitchen-2 BR	13/06	8,248	1,580	250	35	285
Faucet-Kitchen-4 BR	13/06	13,288	2,546	402	56	458
Faucet-Tub/Shower-2 BR	13/06	102,385	19,616	3,098	430	3,528
Faucet-Tub/Shower-4 BR	13/06	247,430	47,406	7,487	1,039	8,526
Fire Alarm System Upgrade/Modernize	02/00	97,531	29,786	4,704	653	5,357
Fireplace Inserts-Units	04/06	329,022	88,826	14,028	1,946	15,974
Furniture-Ops. Bldg. Case Goods	04/00	3,449	810	128	18	146
Furniture-Ops. Bldg. Conference Table	04/00	2,070	486	77	11	88
Furniture-Ops. Bldg. Desks/Credenzas	04/00	28,417	6,675	1,054	146	1,200
Furniture-Ops. Bldg. EDR	07/00	2,262	96	15	2	17
Furniture-Ops. Bldg. File Cabinets	11/00	5,091	777	123	17	140
Furniture-Ops. Bldg. Work Stations	10/00	9,886	1,589	251	35	286
Gas Barbecue Grill-Patio-2 BR	09/00	29,879	1,013	160	22	182
Gas Barbecue Grill-Patio-4 BR	09/00	48,138	1,632	258	36	294
General Carpentry/Construction-CG-2 BR	03/00	190,460	45,236	7,144	991	8,135
General Carpentry/Construction-CG-4 BR	03/00	306,852	72,880	11,510	1,597	13,107
Grill Exhaust Hood-Patio-2 BR	09/00	50,189	1,702	269	37	306
Grill Exhaust Hood-Patio-4 BR	09/00	80,861	2,742	433	60	493
Gutters & Downspouts	02/06	94,969	28,201	4,454	618	5,072
IT Desktop Computer-Dell Optiplex 7010	02/00	1,187	242	38	5	43
IT Firewall-Cisco ASA 5505	02/00	2,207	450	71	10	81
IT Hardware Rack Mounts	02/00	5,524	1,125	178	25	203

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IT Internal Hard Drive-HP146 GB 2.5"	02/00	5,631	1,147	181	25	206
IT Laptop Computers	02/00	7,158	1,458	230	32	262
IT Software License/Purchase	02/00	66,810	13,607	2,149	298	2,447
IT Software-Server	02/00	1,640	334	53	7	60
IT Western Digital Red HDD 3-TB 3.5"-NAS	02/00	1,050	214	34	5	39
IT Workstation Computers	02/00	36,800	9,367	1,479	205	1,684
Lamp Shade-Floor-GBR-4 BR	08/00	3,590	731	115	16	131
Lamp Shade-Floor-LR-2 BR	08/00	1,436	292	46	6	52
Lamp Shade-Floor-LR-4 BR	08/00	2,234	455	72	10	82
Lamp Shade-Floor-MBR-2 BR	08/00	1,282	261	41	6	47
Lamp Shade-Floor-MBR-4 BR	08/00	1,995	406	64	9	73
Lamp Shades-Foyer-2 BR	08/00	503	102	16	2	18
Lamp Shades-Foyer-4 BR	08/00	810	165	26	4	30
Lamp Shades-Nightstand-BR-2 BR	08/00	4,474	911	144	20	164
Lamp Shades-Nightstand-BR-4 BR	08/00	12,613	2,568	406	56	462
Lamp-Floor Lamp @ GBR 4-4 BR	03/00	26,907	6,391	1,009	140	1,149
Lamp-Floor Lamp @ MBR (Left)-2 BR	03/00	7,865	1,868	295	41	336
Lamp-Floor Lamp @ MBR (Left)-4 BR	03/00	11,798	2,802	443	61	504
Lamp-Floor Lamp @ MBR (Right)-2 BR	03/00	7,619	1,810	286	40	326
Lamp-Floor Lamp @ MBR (Right)-4 BR	03/00	11,429	2,714	429	59	488
Lamp-Floor Lamp @ Sectional-LR-2 BR	03/00	7,865	1,868	295	41	336
Lamp-Floor Lamp @ Sectional-LR-4 BR	03/00	11,798	2,802	443	61	504
Lamp-Table Lamp @ Chest-LR-2 BR	03/00	13,186	3,132	495	69	564
Lamp-Table Lamp @ Chest-LR-4 BR	03/00	21,383	5,079	802	111	913
Lamp-Table Lamp @ Foyer-2 BR	03/00	9,070	2,154	340	47	387
Lamp-Table Lamp @ Foyer-4 BR	03/00	14,612	3,471	548	76	624
Lamp-Table Lamp @ Nightstand-GBR 3-4 BR	03/00	29,237	6,944	1,097	152	1,249
Lamp-Table Lamp @ Nightstand-GBR 4-4 BR	03/00	8,019	1,904	301	42	343
Lamp-Table Lamp @ Nightstand-MBR 1-2 BR	03/00	10,231	2,430	384	53	437
Lamp-Table Lamp @ Nightstand-MBR 1-4 BR	03/00	16,590	3,940	622	86	708
Lamp-Table Lamp @ Nightstand-MBR 2-2 BR	03/00	22,508	5,346	844	117	961

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Lamp-Table Lamp @ Nightstand-MBR 2-4 BR	03/00	36,500	8,669	1,369	190	1,559
Lamp-Table Lamp @ Sectional-LR-2 BR	03/00	11,183	2,656	419	58	477
Lamp-Table Lamp @ Sectional-LR-4 BR	03/00	16,775	3,984	629	87	716
Lighting-Bath 1 Pendant-2 BR	03/06	9,765	2,762	436	61	497
Lighting-Bath 1 Pendant-4 BR	03/06	15,189	4,296	678	94	772
Lighting-Bath 1 Sconce-2 BR	03/06	5,163	1,460	231	32	263
Lighting-Bath 1 Sconce-4 BR	03/06	8,031	2,271	359	50	409
Lighting-Bath 2 Pendant-2 BR	03/06	9,765	2,762	436	61	497
Lighting-Bath 2 Pendant-4 BR	03/06	15,189	4,296	678	94	772
Lighting-Bath 2 Sconce-2 BR	03/06	5,163	1,460	231	32	263
Lighting-Bath 2 Sconce-4 BR	03/06	8,031	2,271	359	50	409
Lighting-Wall Sconces-PR-2 BR	03/06	8,530	2,412	381	53	434
Lighting-Wall Sconces-PR-4 BR	03/06	13,742	3,887	614	85	699
Lockset Assemblies-Doors	04/06	112,291	30,315	4,788	664	5,452
Lounge Chair W/ Pillow-MBR (Left)-2 BR	03/00	22,010	5,228	826	115	941
Lounge Chair W/ Pillow-MBR (Left)-4 BR	03/00	35,461	8,422	1,330	185	1,515
Lounge Chair W/ Pillow-MBR (Right)-2 BR	03/00	25,660	6,094	962	134	1,096
Lounge Chair W/ Pillow-MBR (Right)-4 BR	03/00	41,341	9,819	1,551	215	1,766
Lounge Chair W/Pillow-Living Room-2 BR	03/00	37,606	8,932	1,411	196	1,607
Lounge Chair W/Pillow-Living Room-4 BR	03/00	60,587	14,390	2,273	315	2,588
Marble Refurbish-Unit Interiors	16/00	174,379	11,834	1,869	259	2,128
Mattress (Full)-4 BR	08/00	28,924	3,271	517	72	589
Mattress (King)-2 BR	03/00	44,561	10,584	1,671	232	1,903
Mattress (King)-4 BR	03/00	71,057	16,877	2,665	370	3,035
Mattress (Queen)-4 BR	08/00	18,387	2,080	328	46	374
Microwave Oven-2 BR	05/00	13,494	2,289	362	50	412
Microwave Oven-4 BR	05/00	21,740	3,688	582	81	663
Mirror-Full Length-MBR (Left)-2 BR	13/00	16,353	1,942	307	43	350
Mirror-Full Length-MBR (Left)-4 BR	13/00	26,347	3,129	494	69	563
Mirror-Full Length-MBR (Right)-2 BR	13/00	16,353	1,942	307	43	350
Mirror-Full Length-MBR (Right)-4 BR	13/00	26,347	3,129	494	69	563

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Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2022 Contribution Requirement	2022 Assigned Interest Earned	2022 Funding Requirement
Oven/Stove Top-2 BR	05/00	30,743	5,216	824	114	938
Oven/Stove Top-4 BR	05/00	49,530	8,403	1,327	184	1,511
Paint - Building Exteriors-2024	02/00	611,815	177,957	28,104	3,899	32,003
Paint Exterior (Housekeeping)	02/00	5,011	1,215	192	27	219
Paint Interior-Ops. Bldg.	01/00	14,241	4,349	687	95	782
Paint/Stain Interior (Ceilings)-2 BR	03/00	49,661	11,795	1,863	258	2,121
Paint/Stain Interior (Ceilings)-4 BR	03/00	109,946	26,113	4,124	572	4,696
Paint/Stain Interior (Walls/Trim)-2 BR	03/00	109,664	14,888	2,351	326	2,677
Paint/Stain Interior (Walls/Trim)-4 BR	03/00	240,857	32,699	5,164	716	5,880
Patio Chaise Lounge-2 BR	03/00	50,878	12,084	1,908	265	2,173
Patio Chaise Lounge-4 BR	03/00	81,970	19,469	3,075	427	3,502
Patio Dining Chair-2 BR	03/00	46,454	11,033	1,742	242	1,984
Patio Dining Chair-4 BR	03/00	74,843	17,776	2,807	389	3,196
Patio Dining Table-2 BR	03/00	47,449	11,270	1,780	247	2,027
Patio Dining Table-4 BR	03/00	76,446	18,157	2,867	398	3,265
Patio Drink Table-2 BR	03/00	15,263	3,625	573	79	652
Patio Drink Table-4 BR	03/00	24,591	5,841	922	128	1,050
Patio Furniture Cushions-2 BR	08/00	36,930	2,508	396	55	451
Patio Furniture Cushions-4 BR	08/00	59,499	4,040	638	89	727
Patio Lounge Chair Ottoman-2 BR	03/00	12,388	2,942	465	64	529
Patio Lounge Chair Ottoman-4 BR	03/00	19,958	4,740	749	104	853
Patio Lounge Chair-2 BR	03/00	66,362	15,762	2,489	345	2,834
Patio Lounge Chair-4 BR	03/00	106,917	25,394	4,010	556	4,566
Patio Side Table-2 BR	03/00	8,074	1,918	303	42	345
Patio Side Table-4 BR	03/00	13,008	3,090	488	68	556
Phone System PBX Switch (Mitel)	09/00	246,339	33,440	5,281	733	6,014
Prof. Services-2025 Refurbish	03/00	578,334	168,198	26,563	3,685	30,248
Prof. Services-2030 Refurbish	08/00	121,376	28,513	4,503	625	5,128
Prof. Services-2035 Refurbish	13/00	1,576,487	310,616	49,054	6,806	55,860
Prof. Services-2040 Refurbish	18/00	149,624	25,387	4,009	556	4,565
Refrigerator-2 BR	05/00	59,609	10,113	1,597	222	1,819

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Refrigerator-4 BR	05/00	96,036	16,293	2,573	357	2,930
Roof - Clay Tile	15/06	4,411,288	793,914	125,379	17,395	142,774
Roofing-Clay Tile (Housekeeping)	12/06	37,105	7,346	1,160	161	1,321
Screens - Patios	07/00	155,273	21,950	3,466	481	3,947
Security Camera System-Ops. Bldg.	01/00	11,351	3,467	547	76	623
Shower Curtains-4 BR	03/00	4,555	618	98	14	112
Shower Doors-2 BR	03/06	56,792	16,062	2,537	352	2,889
Shower Doors-4 BR	03/06	91,498	25,877	4,087	567	4,654
Shutters - 2 BR Villa	02/06	98,398	29,219	4,614	640	5,254
Shutters - 4 BR Villa	02/06	240,341	71,369	11,271	1,564	12,835
Sinks-Bath Countertop-2 BR	03/06	19,754	5,587	882	122	1,004
Sinks-Bath Countertop-4 BR	03/06	47,738	13,501	2,132	296	2,428
Sinks-Bath Pedestal-2 BR	03/06	12,234	3,460	546	76	622
Sinks-Bath Pedestal-4 BR	03/06	19,710	5,574	880	122	1,002
Sinks-Kitchen-2 BR	03/06	9,765	2,762	436	61	497
Sinks-Kitchen-4 BR	03/06	15,732	4,449	703	97	800
Sinks/Faucets-Patio-2 BR	09/00	10,038	340	54	7	61
Sinks/Faucets-Patio-4 BR	09/00	16,172	548	87	12	99
Sinks/Faucets-Utility-2 BR	03/06	11,560	3,269	516	72	588
Sinks/Faucets-Utility-4 BR	03/06	18,625	5,267	832	115	947
Sofa Sectional W/Sleeper & Pillows (LR)-2 BR	03/00	97,663	23,196	3,663	508	4,171
Sofa Sectional W/Sleeper & Pillows (LR)-4 BR	03/00	157,346	37,371	5,902	819	6,721
Spa Heater-Patio (2016)	00/00	74,200	74,200	0	0	0
Spa Heater-Patio (2018)	02/00	19,680	4,453	703	98	801
Spa Heater-Patio (2020)	04/00	29,828	3,375	533	74	607
Spa Heater-Patio (2021)	05/00	6,145	347	55	8	63
Spa Pump/Filter/Chlorinator-Patio Spa	04/00	324,234	55,008	8,687	1,205	9,892
Spa Resurface-Patio-Ph 1	02/00	95,079	24,202	3,822	530	4,352
Spa Resurface-Patio-Ph 2	03/00	102,198	21,670	3,422	475	3,897
Television-Bedroom-2 BR	01/06	13,960	4,231	668	93	761
Television-Bedroom-4 BR	01/06	44,982	13,633	2,153	299	2,452

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Tile Floor-2 BR	13/06	1,208,551	231,550	36,567	5,073	41,640
Tile Floor-4 BR	13/06	2,127,456	407,606	64,371	8,931	73,302
Tile Repair/Partial Replace	03/00	95,857	26,019	4,109	570	4,679
Tile Showers-2 BR	13/06	394,654	75,613	11,941	1,657	13,598
Tile Showers-4 BR	13/06	635,831	121,821	19,239	2,669	21,908
Tile Wainscots-4 BR	13/06	388,887	74,508	11,767	1,632	13,399
Tile Walls-2 BR	13/06	374,890	71,826	11,343	1,574	12,917
Tile Walls-4 BR	13/06	603,990	115,720	18,275	2,535	20,810
Toilets-2 BR	13/06	59,288	11,359	1,794	249	2,043
Toilets-4 BR	13/06	159,200	30,502	4,817	668	5,485
VCT Flooring (Housekeeping)	14/00	9,879	223	35	5	40
VCT Flooring-Ops. Bldg.	06/00	21,620	4,402	695	96	791
Washer & Dryer-Ops. Bldg.	07/00	2,407	102	16	2	18
Washers (Clothes)-2 BR	05/00	21,121	3,583	566	79	645
Washers (Clothes)-4 BR	05/00	34,028	5,773	912	126	1,038
Water Heater-2018	06/00	25,515	3,463	547	76	623
Water Heater-2019	07/00	26,282	2,676	423	59	482
Window Replace	17/00	2,688,947	469,256	74,107	10,281	84,388
Window Treatments-GBR 3-4 BR	03/06	59,130	16,723	2,641	366	3,007
Window Treatments-GBR 4-4 BR	03/00	32,966	8,948	1,413	196	1,609
Window Treatments-MBR (Left)-2 BR	03/00	50,104	11,900	1,879	261	2,140
Window Treatments-MBR (Left)-4 BR	03/00	80,722	19,172	3,028	420	3,448
Window Treatments-MBR (Right)-2 BR	03/00	49,882	11,847	1,871	260	2,131
Window Treatments-MBR (Right)-4 BR	03/00	80,366	19,088	3,014	418	3,432
Totals:		32,289,080	6,481,876	1,009,180	140,012	1,149,192

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
<u>Building Equipment-EDR</u>							
EDR Kitchen-Dishwasher	1/01/2013	10/00	00/00	01/23	Y	6,129	6,313
Condition: Fair - Consistent with Age	Source: National Cost Data						
EDR Kitchen-Ice Cuber W/Bin	1/01/2013	10/00	00/00	01/23	Y	2,266	2,334
Condition: Fair - Consistent with Age	Source: National Cost Data						
EDR Kitchen-Mobile Heating Cabinet	1/01/2013	12/00	00/00	01/25	Y	2,755	3,011
Condition: Fair - Consistent with Age	Source: National Cost Data						
EDR Kitchen-Refrigerator/Feezer-2 Door	1/01/2021	12/00	00/00	01/33	Y	4,850	6,715
Condition: Good - Consistent with Age	Source: Client/Management						
EDR Kitchen-Serving Counters/Cabinets	1/01/2013	15/00	00/00	01/28	Y	7,720	9,219
Condition: Fair - Consistent with Age	Source: National Cost Data						
Sub Total:						23,720	27,592
<u>Building Equipment-Fire/Safety</u>							
Fire Alarm System Upgrade/Modernize	1/01/2004	20/00	00/00	01/24	Y	91,932	97,531
Condition: Fair - Consistent with Age	Source: Armstrong Consulting Internal Cost Data						
Security Camera System-Ops. Bldg.	1/01/2013	10/00	00/00	01/23	Y	11,021	11,351
Condition: Fair - Consistent with Age	Source: National Cost Data						
Sub Total:						102,953	108,882
<u>Building Equipment-HK</u>							
Washer & Dryer-Ops. Bldg.	1/01/2021	08/00	00/00	01/29	Y	1,957	2,407
Condition: Good - Consistent with Age	Source: National Cost Data						
Sub Total:						1,957	2,407
<u>Building Equipment-IT</u>							
IT Desktop Computer-Dell Optiplex 7010	1/01/2019	05/00	00/00	01/24	Y	1,119	1,187
Condition: Good - Consistent with Age	Source: Client/Management						
IT Firewall-Cisco ASA 5505	1/01/2019	05/00	00/00	01/24	Y	2,080	2,207
Condition: Good - Consistent with Age	Source: Client/Management						
IT Hardware Rack Mounts	1/01/2019	05/00	00/00	01/24	Y	5,207	5,524
Condition: Good - Consistent with Age	Source: Client/Management						
IT Internal Hard Drive-HP146 GB 2.5"	1/01/2019	05/00	00/00	01/24	Y	5,308	5,631
Condition: Good - Consistent with Age	Source: Client/Management						

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
IT Laptop Computers Condition: Good - Consistent with Age	1/01/2019 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	01/24	Y	6,747	7,158
IT Software License/Purchase Condition: Good - Consistent with Age	1/01/2019 Sources: Vendor, Client/Management	05/00	00/00	01/24	Y	62,975	66,810
IT Software-Server Condition: Good - Consistent with Age	1/01/2019 Source: Client/Management	05/00	00/00	01/24	Y	1,546	1,640
IT Western Digital Red HDD 3-TB 3.5"-NAS Condition: Good - Consistent with Age	1/01/2019 Source: Client/Management	05/00	00/00	01/24	Y	990	1,050
IT Workstation Computers Condition: Fair - Consistent with Age	1/01/2016 Source: Armstrong Consulting Internal Cost Data	05/00	+03/00	01/24	Y	34,687	36,800
Phone System PBX Switch (Mitel) Condition: Fair - Consistent with Age	1/01/2016 Sources: Vendor, Client/Management	15/00	00/00	01/31	Y	188,768	246,339
Sub Total:						309,427	374,346
Building Painting							
Paint - Building Exteriors-2024 Condition: Fair - Consistent with Age	1/01/2010 Source: Client/Management	14/00	00/00	01/24	N	576,694	611,815
Paint Exterior (Housekeeping) Condition: Good - Consistent with Age	1/01/2017 Source: Client/Management	07/00	00/00	01/24	Y	4,723	5,011
Sub Total:						581,417	616,826
Common Areas-Furnishings							
Furniture-Ops. Bldg. Case Goods Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	12/00	+01/00	01/26	Y	3,064	3,449
Furniture-Ops. Bldg. Conference Table Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	12/00	+01/00	01/26	Y	1,839	2,070
Furniture-Ops. Bldg. Desks/Credenzas Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	12/00	+01/00	01/26	Y	25,246	28,417
Furniture-Ops. Bldg. EDR Condition: Good - Consistent with Age	1/01/2021 Source: Armstrong Consulting Internal Cost Data	08/00	00/00	01/29	Y	1,839	2,262
Furniture-Ops. Bldg. File Cabinets Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/33	Y	3,677	5,091

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Furniture-Ops. Bldg. Work Stations Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	18/00	+01/00	01/32	Y	7,355	9,886
Sub Total:						43,020	51,175
<u>Common Areas-Interior Finishes-HK</u>							
Bathroom Renovation (Housekeeping) Condition: Fair - Consistent with Age	7/01/2004 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	07/24	Y	4,903	5,279
Cabinet/Counter (Housekeeping) Condition: Fair - Consistent with Age	7/01/2004 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	07/24	Y	8,176	8,802
VCT Flooring (Housekeeping) Condition: Good - Consistent with Age	1/01/2021 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	01/36	Y	6,530	9,879
Sub Total:						19,609	23,960
<u>Common Areas-Interior Finishes-Ops</u>							
Acoustic Ceiling Tiles-Ops. Bldg. Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/33	Y	9,207	12,748
Bath/Locker Room Renovations-Ops. Bldg. Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/33	Y	57,236	79,248
Cabinet/Counter-Ops. Bldg.-HK Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/33	Y	3,289	4,554
Cabinet/Counter-Ops. Bldg.-Offices Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/33	Y	4,020	5,566
Carpet Replace-Ops. Bldg. Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/23	Y	5,117	5,271
Paint Interior-Ops. Bldg. Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/23	Y	13,826	14,241
VCT Flooring-Ops. Bldg. Condition: Fair - Consistent with Age	1/01/2013 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	01/28	Y	18,105	21,620
Sub Total:						110,800	143,248
<u>FF&E-Appliances</u>							
Dishwasher-2 BR Condition: Good - Consistent with Age	1/01/2017 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	10/00	00/00	01/27	Y	12,449	14,433

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Dishwasher-4 BR Condition: Good - Consistent with Age	1/01/2017 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/27	Y	20,056	23,253
Dryers (Clothes)-2 BR Condition: Good - Consistent with Age	1/01/2017 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/27	Y	15,182	17,601
Dryers (Clothes)-4 BR Condition: Good - Consistent with Age	1/01/2017 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/27	Y	24,459	28,357
Gas Barbecue Grill-Patio-2 BR Condition: Good - Consistent with Age	1/01/2021 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/31	Y	22,896	29,879
Gas Barbecue Grill-Patio-4 BR Condition: Good - Consistent with Age	1/01/2021 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/31	Y	36,888	48,138
Grill Exhaust Hood-Patio-2 BR Condition: Good - Consistent with Age	1/01/2021 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/31	Y	38,460	50,189
Grill Exhaust Hood-Patio-4 BR Condition: Good - Consistent with Age	1/01/2021 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/31	Y	61,963	80,861
Microwave Oven-2 BR Condition: Good - Consistent with Age	1/01/2017 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/27	Y	11,639	13,494
Microwave Oven-4 BR Condition: Good - Consistent with Age	1/01/2017 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/27	Y	18,752	21,740
Oven/Stove Top-2 BR Condition: Good - Consistent with Age	1/01/2017 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/27	Y	26,517	30,743
Oven/Stove Top-4 BR Condition: Good - Consistent with Age	1/01/2017 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/27	Y	42,722	49,530
Refrigerator-2 BR Condition: Good - Consistent with Age	1/01/2017 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/27	Y	51,415	59,609
Refrigerator-4 BR Condition: Good - Consistent with Age	1/01/2017 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/27	Y	82,835	96,036
Washers (Clothes)-2 BR Condition: Good - Consistent with Age	1/01/2017 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/27	Y	18,218	21,121
Washers (Clothes)-4 BR Condition: Good - Consistent with Age	1/01/2017 Sources: National Cost Data, Armstrong Consulting	10/00	00/00	01/27	Y	29,351	34,028
Water Heater-2018 Condition: Good - Consistent with Age	1/01/2018 Source: Client/Management	10/00	00/00	01/28	Y	21,367	25,515

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Water Heater-2019 Condition: Good - Consistent with Age	1/01/2019 Source: Client/Management	10/00	00/00	01/29	Y	21,367	26,282
Sub Total:						556,536	670,809
<u>FF&E-Art/Accessories/Décor</u>							
Accessories-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	56,475	61,717
Accessories-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	108,761	118,856
Art/Décor-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	N	187,137	204,506
Art/Décor-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	N	301,499	329,482
Sub Total:						653,872	714,561
<u>FF&E-Bedding</u>							
Bed Base/Headboard (King)-MBR (Left)-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	N	41,294	45,126
Bed Base/Headboard (King)-MBR (Left)-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	N	66,529	72,704
Bed Base/Headboard (King)-MBR (Right)-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	N	42,812	46,785
Bed Base/Headboard (King)-MBR (Right)-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	N	68,974	75,376
Bed Base/Headboard (Queen)-GBR 3-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	N	34,406	37,599
Bed Frame (Double)-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	3,587	3,920
Box Spring (Full)-4 BR Condition: Good - Consistent with Age	1/01/2018 Sources: Armstrong Consulting Internal Cost Data, Client/Management	10/00	+02/00	01/30	Y	20,219	25,617
Box Spring (King)-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	18,100	19,780
Box Spring (King)-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	28,862	31,540

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Box Spring (Queen)-4 BR Condition: Good - Consistent with Age	1/01/2018 Sources: Armstrong Consulting Internal Cost Data, Client/Management	10/00	+02/00	01/30	Y	13,382	16,955
Mattress (Full)-4 BR Condition: Good - Consistent with Age	1/01/2018 Source: Client/Management	10/00	+02/00	01/30	Y	22,829	28,924
Mattress (King)-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	40,776	44,561
Mattress (King)-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	65,022	71,057
Mattress (Queen)-4 BR Condition: Good - Consistent with Age	1/01/2018 Source: Client/Management	10/00	+02/00	01/30	Y	14,512	18,387
Sub Total:						481,304	538,331
<u>FF&E-Building Exterior</u>							
Screens - Patios Condition: Good - Consistent with Age	1/01/2017 Source: National Cost Data	12/00	00/00	01/29	Y	126,231	155,273
Shutters - 2 BR Villa Condition: Fair - Consistent with Age	7/01/2004 Source: National Cost Data	20/00	00/00	07/24	Y	91,392	98,398
Shutters - 4 BR Villa Condition: Fair - Consistent with Age	7/01/2004 Source: National Cost Data	20/00	00/00	07/24	Y	223,230	240,341
Window Replace Condition: Fair - Consistent with Age	1/01/2004 Source: Armstrong Consulting Internal Cost Data	30/00	+05/00	01/39	Y	1,626,330	2,688,947
Sub Total:						2,067,183	3,182,959
<u>FF&E-Cabinets/Counters</u>							
Cabinet Replace-Kitchen-2 BR Condition: Fair - Consistent with Age	7/01/2004 Source: Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	299,581	446,550
Cabinet Replace-Kitchen-4 BR Condition: Fair - Consistent with Age	7/01/2004 Source: Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	482,659	719,441
Cabinet-Bath-2 BR Condition: Fair - Consistent with Age	7/01/2004 Source: Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	91,595	136,529
Cabinet-Bath-4 BR Condition: Fair - Consistent with Age	7/01/2004 Source: Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	274,594	409,304
Cabinets-Patio-2 BR Condition: Fair - Consistent with Age	7/01/2008 Source: Armstrong Consulting Internal Cost Data	10/00	+13/00	07/31	Y	55,564	73,581

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Cabinets-Patio-4 BR Condition: Fair - Consistent with Age	7/01/2008 Source: Armstrong Consulting Internal Cost Data	10/00	+13/00	07/31	Y	89,520	118,547
Counters-Bath-2 BR Condition: Fair - Consistent with Age	7/01/2004 Source: Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	36,436	54,310
Counters-Bath-4 BR Condition: Fair - Consistent with Age	7/01/2004 Source: Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	109,251	162,847
Counters-Kitchen-2 BR Condition: Fair - Consistent with Age	7/01/2004 Source: Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	82,689	123,254
Counters-Kitchen-4 BR Condition: Fair - Consistent with Age	7/01/2004 Source: Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	133,220	198,576
Counters-Patio-2 BR Condition: Fair - Consistent with Age	1/01/2021 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/31	Y	26,100	34,060
Counters-Patio-4 BR Condition: Fair - Consistent with Age	1/01/2021 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/31	Y	42,050	54,875
Sub Total:						1,723,259	2,531,874
FF&E-Case Goods							
Book Case-GBR 3-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	28,046	30,649
Buffet-Dining Room-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	30,363	33,181
Buffet-Dining Room-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	48,918	53,458
Chest W/Flip Down Panels (LR)-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	+05/00	01/30	Y	26,517	33,596
Chest W/Flip Down Panels (LR)-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	+05/00	01/30	Y	42,722	54,128
Chest W/Operable Drawers (LR)-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	+05/00	01/30	Y	26,517	33,596
Chest W/Operable Drawers (LR)-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	+05/00	01/30	Y	42,722	54,128
Coffee Table-Living Room-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	+05/00	01/30	Y	13,157	16,670

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Coffee Table-Living Room-4 BR	1/01/2015	10/00	+05/00	01/30	Y	21,198	26,858
Condition: Fair - Consistent with Age	Source: Client/Management						
Console-Foyer-2 BR	1/01/2015	10/00	+05/00	01/30	Y	18,521	23,466
Condition: Fair - Consistent with Age	Source: Client/Management						
Console-Foyer-4 BR	1/01/2015	10/00	+05/00	01/30	Y	29,840	37,806
Condition: Fair - Consistent with Age	Source: Client/Management						
Dining Table-2 BR	1/01/2015	10/00	00/00	01/25	Y	40,079	43,799
Condition: Fair - Consistent with Age	Source: Client/Management						
Dining Table-4 BR	1/01/2015	10/00	00/00	01/25	Y	64,572	70,565
Condition: Fair - Consistent with Age	Source: Client/Management						
End Table-Living Room-2 BR	1/01/2015	10/00	00/00	01/25	Y	9,413	10,286
Condition: Fair - Consistent with Age	Source: Client/Management						
End Table-Living Room-4 BR	1/01/2015	10/00	00/00	01/25	Y	15,165	16,572
Condition: Fair - Consistent with Age	Source: Client/Management						
Mirror-Full Length-MBR (Left)-2 BR	1/01/2015	10/00	+10/00	01/35	Y	11,133	16,353
Condition: Fair - Consistent with Age	Source: Client/Management						
Mirror-Full Length-MBR (Left)-4 BR	1/01/2015	10/00	+10/00	01/35	Y	17,937	26,347
Condition: Fair - Consistent with Age	Source: Client/Management						
Mirror-Full Length-MBR (Right)-2 BR	1/01/2015	10/00	+10/00	01/35	Y	11,133	16,353
Condition: Fair - Consistent with Age	Source: Client/Management						
Mirror-Full Length-MBR (Right)-4 BR	1/01/2015	10/00	+10/00	01/35	Y	17,937	26,347
Condition: Fair - Consistent with Age	Source: Client/Management						
Patio Chaise Lounge-2 BR	1/01/2015	10/00	00/00	01/25	Y	46,557	50,878
Condition: Fair - Consistent with Age	Source: Client/Management						
Patio Chaise Lounge-4 BR	1/01/2015	10/00	00/00	01/25	Y	75,008	81,970
Condition: Fair - Consistent with Age	Source: Client/Management						
Patio Dining Chair-2 BR	1/01/2015	10/00	00/00	01/25	Y	42,509	46,454
Condition: Fair - Consistent with Age	Source: Client/Management						
Patio Dining Chair-4 BR	1/01/2015	10/00	00/00	01/25	Y	68,486	74,843
Condition: Fair - Consistent with Age	Source: Client/Management						
Patio Dining Table-2 BR	1/01/2015	10/00	00/00	01/25	Y	43,419	47,449
Condition: Fair - Consistent with Age	Source: Client/Management						
Patio Dining Table-4 BR	1/01/2015	10/00	00/00	01/25	Y	69,953	76,446
Condition: Fair - Consistent with Age	Source: Client/Management						

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Patio Drink Table-2 BR	1/01/2015	10/00	00/00	01/25	Y	13,967	15,263
Condition: Fair - Consistent with Age	Source: Client/Management						
Patio Drink Table-4 BR	1/01/2015	10/00	00/00	01/25	Y	22,502	24,591
Condition: Fair - Consistent with Age	Source: Client/Management						
Patio Furniture Cushions-2 BR	1/01/2020	10/00	00/00	01/30	Y	29,148	36,930
Condition: Good - Consistent with Age	Source: Client/Management						
Patio Furniture Cushions-4 BR	1/01/2020	10/00	00/00	01/30	Y	46,961	59,499
Condition: Good - Consistent with Age	Source: Client/Management						
Patio Lounge Chair Ottoman-2 BR	1/01/2015	10/00	00/00	01/25	Y	11,336	12,388
Condition: Fair - Consistent with Age	Source: Client/Management						
Patio Lounge Chair Ottoman-4 BR	1/01/2015	10/00	00/00	01/25	Y	18,263	19,958
Condition: Fair - Consistent with Age	Source: Client/Management						
Patio Lounge Chair-2 BR	1/01/2015	10/00	00/00	01/25	Y	60,726	66,362
Condition: Fair - Consistent with Age	Source: Client/Management						
Patio Lounge Chair-4 BR	1/01/2015	10/00	00/00	01/25	Y	97,836	106,917
Condition: Fair - Consistent with Age	Source: Client/Management						
Patio Side Table-2 BR	1/01/2015	10/00	00/00	01/25	Y	7,388	8,074
Condition: Fair - Consistent with Age	Source: Client/Management						
Patio Side Table-4 BR	1/01/2015	10/00	00/00	01/25	Y	11,903	13,008
Condition: Fair - Consistent with Age	Source: Client/Management						
Sub Total:						1,181,852	1,365,188
FF&E-Doors							
Door Replacement Allowance	1/01/2019	15/00	00/00	01/34	Y	12,989	18,523
Condition: Fair - Consistent with Age	Source: Armstrong Consulting Internal Cost Data						
Door-Exterior Door From Garage	1/01/2012	20/00	00/00	01/32	Y	101,210	136,040
Condition: Fair - Consistent with Age	Source: Client/Management						
Door-Exterior Door From Kitchen	1/01/2012	20/00	00/00	01/32	Y	101,210	136,040
Condition: Fair - Consistent with Age	Source: Client/Management						
Door-Patio Screen Door	7/01/2014	20/00	00/00	07/34	Y	25,022	36,210
Condition: Fair - Consistent with Age	Source: National Cost Data						

Eagle Tree Condominium Association

COMPONENT SUMMARY REPORT

Analysis 1 - 2022

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Lockset Assemblies-Doors Condition: Fair - Consistent with Age	7/01/2004 Source: Armstrong Consulting Internal Cost Data	10/00	+12/00	07/26	Y	98,309	112,291
Sub Total:						338,740	439,104
FF&E-Electronics							
Blu-ray/DVD Player-Bedroom-2 BR Condition: Fair - Consistent with Age	1/01/2017 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	01/22	Y	4,251	4,251
Blu-ray/DVD Player-Bedroom-4 BR Condition: Fair - Consistent with Age	1/01/2017 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	01/22	Y	13,224	13,224
Television-Bedroom-2 BR Condition: Fair - Consistent with Age	7/01/2009 Source: Client/Management	05/00	+09/00	07/23	N	13,356	13,960
Television-Bedroom-4 BR Condition: Fair - Consistent with Age	7/01/2009 Source: Client/Management	05/00	+09/00	07/23	N	43,036	44,982
Sub Total:						73,867	76,417
FF&E-Fixtures							
Bathtub (Spa)-2 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	206,468	307,757
Bathtub (Spa)-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	332,643	495,832
Bathtub (Standard)-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	177,736	264,929
Faucet-Bath Sinks-2 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	10/00	+21/00	07/35	Y	26,235	39,105
Faucet-Bath Sinks-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	10/00	+21/00	07/35	Y	59,175	88,204
Faucet-Kitchen-2 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	10/00	+21/00	07/35	Y	5,533	8,248
Faucet-Kitchen-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	10/00	+21/00	07/35	Y	8,915	13,288
Faucet-Tub/Shower-2 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	10/00	+21/00	07/35	Y	68,688	102,385
Faucet-Tub/Shower-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	10/00	+21/00	07/35	Y	165,996	247,430

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Shower Doors-2 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+01/00	07/25	Y	51,212	56,792
Shower Doors-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+01/00	07/25	Y	82,508	91,498
Sinks-Bath Countertop-2 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+01/00	07/25	Y	17,813	19,754
Sinks-Bath Countertop-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+01/00	07/25	Y	43,048	47,738
Sinks-Bath Pedestal-2 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+01/00	07/25	Y	11,032	12,234
Sinks-Bath Pedestal-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+01/00	07/25	Y	17,774	19,710
Sinks-Kitchen-2 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+01/00	07/25	Y	8,805	9,765
Sinks-Kitchen-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+01/00	07/25	Y	14,186	15,732
Sinks/Faucets-Patio-2 BR Condition: Good - Consistent with Age	1/01/2021 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	10/00	00/00	01/31	Y	7,692	10,038
Sinks/Faucets-Patio-4 BR Condition: Good - Consistent with Age	1/01/2021 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	10/00	00/00	01/31	Y	12,393	16,172
Sinks/Faucets-Utility-2 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+01/00	07/25	Y	10,425	11,560
Sinks/Faucets-Utility-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+01/00	07/25	Y	16,795	18,625
Toilets-2 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	39,775	59,288
Toilets-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	106,804	159,200
Sub Total:						1,491,651	2,115,284

FF&E-HVAC

Air Conditioners-Guest Units-Ph 1 Condition: Good - Consistent with Age	1/01/2018 Source: Client/Management	10/00	00/00	01/28	Y	432,391	516,339
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COMPONENT SUMMARY REPORT

Analysis 1 - 2022

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Air Conditioners-Guest Units-Ph 2 Condition: Good - Consistent with Age	1/01/2019 Source: Client/Management	10/00	00/00	01/29	Y	432,391	531,873
Fireplace Inserts-Units Condition: Fair - Consistent with Age	7/01/2004 Source: Armstrong Consulting Internal Cost Data	20/00	+02/00	07/26	Y	288,055	329,022
Sub Total:						1,152,837	1,377,234
FF&E-Interior Finishes							
Carpet Floor-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	55,159	60,279
Carpet Floor-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	157,516	172,136
Crown Molding Repair/Partial Replace Condition: Fair - Consistent with Age	1/01/2010 Source: Client/Management	18/00	+02/00	01/30	Y	177,387	224,745
General Carpentry/Construction-CG-2 BR Condition: Good - Consistent with Age	1/01/2015 Sources: Armstrong Consulting Internal Cost Data, Client/Management	10/00	00/00	01/25	Y	174,283	190,460
General Carpentry/Construction-CG-4 BR Condition: Good - Consistent with Age	1/01/2015 Sources: Armstrong Consulting Internal Cost Data, Client/Management	10/00	00/00	01/25	Y	280,790	306,852
Marble Refurbish-Unit Interiors Condition: Good - Consistent with Age	1/01/2018 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/38	Y	108,632	174,379
Paint/Stain Interior (Ceilings)-2 BR Condition: Fair - Consistent with Age	1/01/2015 Sources: Armstrong Consulting Internal Cost Data, Client/Management	10/00	00/00	01/25	Y	45,443	49,661
Paint/Stain Interior (Ceilings)-4 BR Condition: Fair - Consistent with Age	1/01/2015 Sources: Armstrong Consulting Internal Cost Data, Client/Management	10/00	00/00	01/25	Y	100,608	109,946
Paint/Stain Interior (Walls/Trim)-2 BR Condition: Good - Consistent with Age	1/01/2020 Source: Client/Management	05/00	00/00	01/25	Y	100,350	109,664
Paint/Stain Interior (Walls/Trim)-4 BR Condition: Good - Consistent with Age	1/01/2020 Source: Client/Management	05/00	00/00	01/25	Y	220,400	240,857
Tile Floor-2 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	810,792	1,208,551
Tile Floor-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	+11/00	07/35	Y	1,427,267	2,127,456
Tile Repair/Partial Replace Condition: Fair - Consistent with Age	1/01/2010 Source: Client/Management	08/00	+07/00	01/25	Y	87,715	95,857

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Tile Showers-2 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting	20/00	+11/00	07/35	Y	264,765	394,654
Tile Showers-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting	20/00	+11/00	07/35	Y	426,566	635,831
Tile Wainscots-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting	20/00	+11/00	07/35	Y	260,897	388,887
Tile Walls-2 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting	20/00	+11/00	07/35	Y	251,506	374,890
Tile Walls-4 BR Condition: Fair - Consistent with Age	7/01/2004 Sources: National Cost Data, Armstrong Consulting	20/00	+11/00	07/35	Y	405,205	603,990
Sub Total:						5,355,281	7,469,095

FF&E-Lighting

Ceiling Fans-Bedroom-2 BR Condition: Fair - Consistent with Age	7/01/2004 Source: Client/Management	10/00	+11/00	07/25	Y	10,494	11,637
Ceiling Fans-Bedroom-4 BR Condition: Fair - Consistent with Age	7/01/2004 Source: Client/Management	10/00	+11/00	07/25	Y	32,648	36,205
Ceiling Fans-Lanai-2 BR Condition: Fair - Consistent with Age	7/01/2004 Source: Client/Management	10/00	+11/00	07/25	Y	14,310	15,869
Ceiling Fans-Lanai-4 BR Condition: Fair - Consistent with Age	7/01/2004 Source: Client/Management	10/00	+11/00	07/25	Y	22,260	24,685
Lamp Shade-Floor-GBR-4 BR Condition: Fair - Consistent with Age	1/01/2010 Source: Client/Management	10/00	+10/00	01/30	Y	2,834	3,590
Lamp Shade-Floor-LR-2 BR Condition: Fair - Consistent with Age	1/01/2010 Source: Client/Management	10/00	+10/00	01/30	Y	1,133	1,436
Lamp Shade-Floor-LR-4 BR Condition: Fair - Consistent with Age	1/01/2010 Source: Client/Management	10/00	+10/00	01/30	Y	1,763	2,234
Lamp Shade-Floor-MBR-2 BR Condition: Fair - Consistent with Age	1/01/2010 Source: Client/Management	10/00	+10/00	01/30	Y	1,012	1,282
Lamp Shade-Floor-MBR-4 BR Condition: Fair - Consistent with Age	1/01/2010 Source: Client/Management	10/00	+10/00	01/30	Y	1,574	1,995
Lamp Shades-Foyer-2 BR Condition: Fair - Consistent with Age	1/01/2010 Source: Client/Management	10/00	+10/00	01/30	Y	397	503

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Lamp Shades-Foyer-4 BR	1/01/2010	10/00	+10/00	01/30	Y	639	810
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp Shades-Nightstand-BR-2 BR	1/01/2010	10/00	+10/00	01/30	Y	3,531	4,474
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp Shades-Nightstand-BR-4 BR	1/01/2010	10/00	+10/00	01/30	Y	9,955	12,613
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp-Floor Lamp @ GBR 4-4 BR	1/01/2015	10/00	00/00	01/25	Y	24,622	26,907
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp-Floor Lamp @ MBR (Left)-2 BR	1/01/2015	10/00	00/00	01/25	Y	7,197	7,865
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp-Floor Lamp @ MBR (Left)-4 BR	1/01/2015	10/00	00/00	01/25	Y	10,796	11,798
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp-Floor Lamp @ MBR (Right)-2 BR	1/01/2015	10/00	00/00	01/25	Y	6,972	7,619
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp-Floor Lamp @ MBR (Right)-4 BR	1/01/2015	10/00	00/00	01/25	Y	10,458	11,429
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp-Floor Lamp @ Sectional-LR-2 BR	1/01/2015	10/00	00/00	01/25	Y	7,197	7,865
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp-Floor Lamp @ Sectional-LR-4 BR	1/01/2015	10/00	00/00	01/25	Y	10,796	11,798
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp-Table Lamp @ Chest-LR-2 BR	1/01/2015	10/00	00/00	01/25	Y	12,066	13,186
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp-Table Lamp @ Chest-LR-4 BR	1/01/2015	10/00	00/00	01/25	Y	19,567	21,383
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp-Table Lamp @ Foyer-2 BR	1/01/2015	10/00	00/00	01/25	Y	8,299	9,070
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp-Table Lamp @ Foyer-4 BR	1/01/2015	10/00	00/00	01/25	Y	13,371	14,612
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp-Table Lamp @ Nightstand-GBR 3-4 BR	1/01/2015	10/00	00/00	01/25	Y	26,753	29,237
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp-Table Lamp @ Nightstand-GBR 4-4 BR	1/01/2015	10/00	00/00	01/25	Y	7,338	8,019
Condition: Fair - Consistent with Age	Source: Client/Management						
Lamp-Table Lamp @ Nightstand-MBR 1-2 BR	1/01/2015	10/00	00/00	01/25	Y	9,362	10,231
Condition: Fair - Consistent with Age	Source: Client/Management						

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Lamp-Table Lamp @ Nightstand-MBR 1-4 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	15,181	16,590
Lamp-Table Lamp @ Nightstand-MBR 2-2 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	20,596	22,508
Lamp-Table Lamp @ Nightstand-MBR 2-4 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	33,400	36,500
Lamp-Table Lamp @ Sectional-LR-2 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	10,233	11,183
Lamp-Table Lamp @ Sectional-LR-4 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	15,350	16,775
Lighting-Bath 1 Pendant-2 BR Condition: Fair - Consistent with Age Source: Client/Management	7/01/2004	20/00	+01/00	07/25	Y	8,805	9,765
Lighting-Bath 1 Pendant-4 BR Condition: Fair - Consistent with Age Source: Client/Management	7/01/2004	20/00	+01/00	07/25	Y	13,697	15,189
Lighting-Bath 1 Sconce-2 BR Condition: Fair - Consistent with Age Source: Client/Management	7/01/2004	15/00	+06/00	07/25	Y	4,656	5,163
Lighting-Bath 1 Sconce-4 BR Condition: Fair - Consistent with Age Source: Client/Management	7/01/2004	15/00	+06/00	07/25	Y	7,242	8,031
Lighting-Bath 2 Pendant-2 BR Condition: Fair - Consistent with Age Source: Client/Management	7/01/2004	20/00	+01/00	07/25	Y	8,805	9,765
Lighting-Bath 2 Pendant-4 BR Condition: Fair - Consistent with Age Source: Client/Management	7/01/2004	20/00	+01/00	07/25	Y	13,697	15,189
Lighting-Bath 2 Sconce-2 BR Condition: Fair - Consistent with Age Source: Client/Management	7/01/2004	15/00	+06/00	07/25	Y	4,656	5,163
Lighting-Bath 2 Sconce-4 BR Condition: Fair - Consistent with Age Source: Client/Management	7/01/2004	15/00	+06/00	07/25	Y	7,242	8,031
Lighting-Wall Sconces-PR-2 BR Condition: Fair - Consistent with Age Source: Client/Management	7/01/2004	10/00	+11/00	07/25	Y	7,692	8,530
Lighting-Wall Sconces-PR-4 BR Condition: Fair - Consistent with Age Source: Client/Management	7/01/2004	10/00	+11/00	07/25	Y	12,392	13,742
Sub Total:						460,988	510,476

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
FF&E-Patio Spa							
Spa Heater-Patio (2016) Condition: Fair - Consistent with Age	1/01/2016 Source: Client/Management	06/00	00/00	01/22	Y	74,200	74,200
Spa Heater-Patio (2018) Condition: Fair - Consistent with Age	1/01/2018 Source: Client/Management	06/00	00/00	01/24	Y	18,550	19,680
Spa Heater-Patio (2020) Condition: Good - Consistent with Age	1/01/2020 Source: Client/Management	06/00	00/00	01/26	Y	26,500	29,828
Spa Heater-Patio (2021) Condition: Good - Consistent with Age	1/01/2021 Source: Client/Management	06/00	00/00	01/27	Y	5,300	6,145
Spa Pump/Filter/Chlorinator-Patio Spa Condition: Fair - Consistent with Age	1/01/2018 Source: Client/Management	08/00	00/00	01/26	Y	288,055	324,234
Spa Resurface-Patio-Ph 1 Condition: Good - Consistent with Age	1/01/2016 Source: Client/Management	08/00	00/00	01/24	Y	89,621	95,079
Spa Resurface-Patio-Ph 2 Condition: Good - Consistent with Age	1/01/2017 Source: Client/Management	08/00	00/00	01/25	Y	93,518	102,198
Sub Total:						595,744	651,364
FF&E-Professional Services							
Prof. Services-2025 Refurbish Condition:	1/01/2004 Source: Armstrong Consulting Internal Cost Data	20/00	+01/00	01/25	N	529,215	578,334
Prof. Services-2030 Refurbish Condition:	1/01/2004 Source: Armstrong Consulting Internal Cost Data	25/00	+01/00	01/30	N	95,800	121,376
Prof. Services-2035 Refurbish Condition:	1/01/2004 Source: Armstrong Consulting Internal Cost Data	30/00	+01/00	01/35	N	1,073,250	1,576,487
Prof. Services-2040 Refurbish Condition:	1/01/2004 Source: Armstrong Consulting Internal Cost Data	36/00	00/00	01/40	N	87,860	149,624
Sub Total:						1,786,125	2,425,821
FF&E-Soft Goods							
Area Rug-Living Room-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	71,471	78,105
Area Rug-Living Room-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	109,087	119,212

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Bed Top Package (King)-MBR (Left)-2 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	20,242	22,121
Bed Top Package (King)-MBR (Left)-4 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	32,612	35,639
Bed Top Package (King)-MBR (Right)-2 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	16,194	17,697
Bed Top Package (King)-MBR (Right)-4 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	2,609	2,851
Bed Top Package (Queen)-GBR 3-4 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	31,960	34,926
Shower Curtains-4 BR Condition: Good - Consistent with Age Source: Client/Management	1/01/2020	05/00	00/00	01/25	Y	4,168	4,555
Sub Total:						288,343	315,106

FF&E-Upholster Furniture

Bar Stool-2 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	30,060	32,850
Bar Stool-4 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	49,543	54,141
Bench-GBR 3-4 BR Condition: Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	13,534	14,790
Bench-MBR (Left)-2 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	17,610	19,245
Bench-MBR (Left)-4 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	28,372	31,006
Bench-MBR (Right)-2 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	12,854	14,047
Bench-MBR (Right)-4 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	20,709	22,631
Desk Chair-MBR (Left)-2 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	10,829	11,834
Desk Chair-MBR (Left)-4 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	17,447	19,067

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Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Desk Chair-MBR (Right)-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	10,829	11,834
Desk Chair-MBR (Right)-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	17,447	19,067
Dining Chair Recondition-2 BR Condition: Good - Consistent with Age	1/01/2021 Source: Client/Management	10/00	-01/00	01/30	Y	24,750	31,358
Dining Chair Recondition-4 BR Condition: Good - Consistent with Age	1/01/2021 Source: Client/Management	10/00	-01/00	01/30	Y	39,825	50,457
Dining Chair Replace-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	72,984	79,758
Dining Chair Replace-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	117,438	128,338
Lounge Chair W/ Pillow-MBR (Left)-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	20,141	22,010
Lounge Chair W/ Pillow-MBR (Left)-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	32,449	35,461
Lounge Chair W/ Pillow-MBR (Right)-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	23,481	25,660
Lounge Chair W/ Pillow-MBR (Right)-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	37,830	41,341
Lounge Chair W/Pillow-Living Room-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	34,412	37,606
Lounge Chair W/Pillow-Living Room-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	55,441	60,587
Sofa Sectional W/Sleeper & Pillows (LR)-2 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	89,368	97,663
Sofa Sectional W/Sleeper & Pillows (LR)-4 BR Condition: Fair - Consistent with Age	1/01/2015 Source: Client/Management	10/00	00/00	01/25	Y	143,982	157,346
Sub Total:						921,335	1,018,097

FF&E-Window Treatments

Window Treatments-GBR 3-4 BR Condition: Fair - Consistent with Age	7/01/2004 Source: Armstrong Consulting Internal Cost Data	10/00	+11/00	07/25	Y	53,321	59,130
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Eagle Tree Condominium Association

COMPONENT SUMMARY REPORT

Analysis 1 - 2022

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Window Treatments-GBR 4-4 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2010	10/00	+05/00	01/25	Y	30,166	32,966
Window Treatments-MBR (Left)-2 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	45,848	50,104
Window Treatments-MBR (Left)-4 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	73,866	80,722
Window Treatments-MBR (Right)-2 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	45,646	49,882
Window Treatments-MBR (Right)-4 BR Condition: Fair - Consistent with Age Source: Client/Management	1/01/2015	10/00	00/00	01/25	Y	73,540	80,366
Sub Total:						322,387	353,170
<u>Mechanical-HVAC</u>							
Air Conditioner (Housekeeping)-2017 Condition: Fair - Consistent with Age Source: Client/Management	1/01/2017	08/00	00/00	01/25	Y	1,230	1,344
Air Conditioner (Housekeeping)-2020 Condition: Good - Consistent with Age Source: Client/Management	1/01/2020	08/00	00/00	01/28	Y	1,230	1,469
Sub Total:						2,460	2,813
<u>Pavement</u>							
Brick Paver Driveways Condition: Fair - Consistent with Age Source: Armstrong Consulting Internal Cost Data	7/01/2004	20/00	00/00	07/24	Y	594,044	639,579
Sub Total:						594,044	639,579
<u>Roofing</u>							
Gutters & Downspouts Condition: Fair - Consistent with Age Source: National Cost Data	7/01/2004	20/00	00/00	07/24	Y	88,208	94,969
Roof - Clay Tile Condition: Fair - Consistent with Age Source: Armstrong Consulting Internal Cost Data	7/01/2004	30/00	+03/00	07/37	Y	2,789,334	4,411,288
Roofing-Clay Tile (Housekeeping) Condition: Fair - Consistent with Age Source: Armstrong Consulting Internal Cost Data	7/01/2004	30/00	00/00	07/34	Y	25,640	37,105
Sub Total:						2,903,182	4,543,362

Eagle Tree Condominium Association
COMPONENT SUMMARY REPORT

Analysis 1 - 2022

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Grand Total:						24,143,893	32,289,080

Reserve Study Addendum

COMMUNITY ASSOCIATIONS INSTITUTE (CAI) RESERVE STUDY STANDARDS

What is a Reserve Study?

A Reserve Study is made up of two parts, 1) the information about the physical status and repair/replacement cost of the major common area components the association is obligated to maintain (Physical Analysis), and 2) the evaluation and analysis of the association's Reserve balance, income, and expenses (Financial Analysis). The Physical Analysis is comprised of the Component Inventory, Condition Assessment, and Life and Valuation Estimates. The Component Inventory should be relatively "stable" from year to year, while the Condition Assessment and Life and Valuation Estimates will necessarily change from year to year. The Financial Analysis is made up of a finding of the client's current Reserve Fund Status (measured in cash or as Percent Funded) and a recommendation for an appropriate Reserve contribution rate (Funding Plan).

Physical Analysis	Financial Analysis
Component Inventory Condition Assessment Life and Valuation Estimates	Fund Status Funding Plan

Reserve Study Contents

The following is a list of the minimum contents to be included in the Reserve Study.

- A summary of the association's number of units, physical description, and Reserve Fund financial condition.
- A projection of Reserve Starting Balance, recommended Reserve contributions, projected Reserve expenses, and projected ending Reserve Fund Balance for a minimum of 20 years.
- A tabular listing of the Component Inventory, component quantity or identifying descriptions, Useful Life, Remaining Useful Life, and Current Replacement Cost.
- A description of methods and objectives utilized in computing the Fund Status and development of the Funding Plan.
- Source(s) utilized to obtain component Repair or Replacement cost estimates.
- A description of the Level of Service by which the Reserve Study was prepared.
- Fiscal year for which the Reserve Study is prepared.

Levels of Service

The following three categories describe the various types of Reserve Studies, from exhaustive to minimal.

I. Full: A Reserve Study in which the following five Reserve Study tasks are performed:

- Component Inventory
- Condition Assessment (based upon on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

II. Update, With-Site-Visit/On-Site Review: A Reserve Study update in which the following five Reserve Study tasks are performed:

- Component Inventory (verification only, not quantification)
- Condition Assessment (based on on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

III. Update, No-Site-Visit/Off-Site Review: A Reserve Study update with no on-site visual observations in which the following three Reserve Study tasks are performed:

- Life and Valuation Estimates
- Fund Status
- Funding Plan

Disclosures

The following are the minimum disclosures to be included in the Reserve Study.

General: Description of other involvement(s) with the association that could result in actual or perceived conflicts of interest.

Physical Analysis: Description of how thorough the on-site observations were performed: representative sampling vs. all common areas, destructive testing or not, field measurements vs. drawing take-offs, etc.

Financial Analysis: Description of assumptions utilized for interest and inflation, tax, and other outside factors.

Personnel Credentials: State or organizational licenses or credentials carried by the individual responsible for Reserve Study preparation or oversight.

Update Reports: Disclosure of how the current work is reliant on the validity of prior Reserve Studies.

Completeness: Material issues which, if not disclosed, would cause a distortion of the association's situation.

Reliance on Client Data: Information provided by the official representative of the association regarding financial, physical, quantity, or historical issues will be deemed reliable by the consultant. The reserve study will be a reflection of information provided to the consultant and assembled for the association's use, not for the purpose of performing an audit, quality/forensic analyses, or background checks of historical records.

Reserve Balance: The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Component Quantities: For Update With-Site-Visit and Update No-Site-Visit Levels of Service, the client is considered to have deemed previously developed component quantities as accurate and reliable.

Reserve Projects: Information provided about reserve projects will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection.

Terms and Definitions

CASH FLOW METHOD: A method of developing 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 anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. See "Cash Flow Method."

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: See "Replacement Cost."

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulas can be utilized, depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$$\text{FFB} = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$$

or

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$$

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

- Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.
- Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.
- Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.
- Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than "Fully Funding."

FUNDING PLAN: An association's plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual who prepares Reserve Studies.

RESERVE STUDY: A budget planning tool that identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. "Our budget and finance committee is soliciting proposals to update our Reserve Study for next year's budget."

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services that directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review;
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

SURPLUS: An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

Courtesy of Armstrong Consulting, Inc.

Eagle Tree Condominium Association

STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
Building Equipment-EDR							
EDR Kitchen-Dishwasher	10/00	01/00	1,928	6,129	0	4,201	4,201
EDR Kitchen-Ice Cuber W/Bin	10/00	01/00	713	2,266	0	1,553	1,553
EDR Kitchen-Mobile Heating Cabinet	12/00	03/00	766	2,755	0	1,989	663
EDR Kitchen-Refrigerator/Feezer-2 Door	12/00	11/00	190	4,850	0	4,660	424
EDR Kitchen-Serving Counters/Cabinets	15/00	06/00	1,877	7,720	0	5,843	974
Sub Total:			5,474	23,720	0	18,246	7,815
Building Equipment-Fire/Safety							
Fire Alarm System Upgrade/Modernize	20/00	02/00	29,786	91,932	0	62,146	31,073
Security Camera System-Ops. Bldg.	10/00	01/00	3,467	11,021	0	7,554	7,554
Sub Total:			33,253	102,953	0	69,700	38,627
Building Equipment-HK							
Washer & Dryer-Ops. Bldg.	08/00	07/00	102	1,957	0	1,855	265
Sub Total:			102	1,957	0	1,855	265
Building Equipment-IT							
IT Desktop Computer-Dell Optiplex 7010	05/00	02/00	242	1,119	0	877	439
IT Firewall-Cisco ASA 5505	05/00	02/00	450	2,080	0	1,630	815
IT Hardware Rack Mounts	05/00	02/00	1,125	5,207	0	4,082	2,041
IT Internal Hard Drive-HP146 GB 2.5"	05/00	02/00	1,147	5,308	0	4,161	2,081
IT Laptop Computers	05/00	02/00	1,458	6,747	0	5,289	2,645

Eagle Tree Condominium Association

STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
IT Software License/Purchase	05/00	02/00	13,607	62,975	0	49,368	24,684
IT Software-Server	05/00	02/00	334	1,546	0	1,212	606
IT Western Digital Red HDD 3-TB 3.5"-NAS	05/00	02/00	214	990	0	776	388
IT Workstation Computers	05/00	02/00	9,367	34,687	0	25,320	12,660
Phone System PBX Switch (Mitel)	15/00	09/00	33,440	188,768	0	155,328	17,259
Sub Total:			61,384	309,427	0	248,043	63,618
Building Painting							
Paint - Building Exteriors-2024	14/00	02/00	177,957	576,694	0	398,737	199,369
Paint Exterior (Housekeeping)	07/00	02/00	1,215	4,723	0	3,508	1,754
Sub Total:			179,172	581,417	0	402,245	201,123
Common Areas-Furnishings							
Furniture-Ops. Bldg. Case Goods	12/00	04/00	810	3,064	0	2,254	564
Furniture-Ops. Bldg. Conference Table	12/00	04/00	486	1,839	0	1,353	338
Furniture-Ops. Bldg. Desks/Credenzas	12/00	04/00	6,675	25,246	0	18,571	4,643
Furniture-Ops. Bldg. EDR	08/00	07/00	96	1,839	0	1,743	249
Furniture-Ops. Bldg. File Cabinets	20/00	11/00	777	3,677	0	2,900	264
Furniture-Ops. Bldg. Work Stations	18/00	10/00	1,589	7,355	0	5,766	577
Sub Total:			10,433	43,020	0	32,587	6,635
Common Areas-Interior Finishes-HK							
Bathroom Renovation (Housekeeping)	20/00	02/06	1,568	4,903	0	3,335	1,334

Eagle Tree Condominium Association

STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
Cabinet/Counter (Housekeeping)	20/00	02/06	2,614	8,176	0	5,562	2,225
VCT Flooring (Housekeeping)	15/00	14/00	223	6,530	0	6,307	451
Sub Total:			4,405	19,609	0	15,204	4,010
Common Areas-Interior Finishes-Ops							
Acoustic Ceiling Tiles-Ops. Bldg.	20/00	11/00	1,946	9,207	0	7,261	660
Bath/Locker Room Renovations-Ops. Bldg.	20/00	11/00	12,099	57,236	0	45,137	4,103
Cabinet/Counter-Ops. Bldg.-HK	20/00	11/00	695	3,289	0	2,594	236
Cabinet/Counter-Ops. Bldg.-Offices	20/00	11/00	850	4,020	0	3,170	288
Carpet Replace-Ops. Bldg.	10/00	01/00	1,610	5,117	0	3,507	3,507
Paint Interior-Ops. Bldg.	10/00	01/00	4,349	13,826	0	9,477	9,477
VCT Flooring-Ops. Bldg.	15/00	06/00	4,402	18,105	0	13,703	2,284
Sub Total:			25,951	110,800	0	84,849	20,555
FF&E-Appliances							
Dishwasher-2 BR	10/00	05/00	2,449	12,449	0	10,000	2,000
Dishwasher-4 BR	10/00	05/00	3,945	20,056	0	16,111	3,222
Dryers (Clothes)-2 BR	10/00	05/00	2,986	15,182	0	12,196	2,439
Dryers (Clothes)-4 BR	10/00	05/00	4,811	24,459	0	19,648	3,930
Gas Barbecue Grill-Patio-2 BR	10/00	09/00	1,013	22,896	0	21,883	2,431
Gas Barbecue Grill-Patio-4 BR	10/00	09/00	1,632	36,888	0	35,256	3,917
Grill Exhaust Hood-Patio-2 BR	10/00	09/00	1,702	38,460	0	36,758	4,084
Grill Exhaust Hood-Patio-4 BR	10/00	09/00	2,742	61,963	0	59,221	6,580
Microwave Oven-2 BR	10/00	05/00	2,289	11,639	0	9,350	1,870

Eagle Tree Condominium Association

STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
Microwave Oven-4 BR	10/00	05/00	3,688	18,752	0	15,064	3,013
Oven/Stove Top-2 BR	10/00	05/00	5,216	26,517	0	21,301	4,260
Oven/Stove Top-4 BR	10/00	05/00	8,403	42,722	0	34,319	6,864
Refrigerator-2 BR	10/00	05/00	10,113	51,415	0	41,302	8,260
Refrigerator-4 BR	10/00	05/00	16,293	82,835	0	66,542	13,308
Washers (Clothes)-2 BR	10/00	05/00	3,583	18,218	0	14,635	2,927
Washers (Clothes)-4 BR	10/00	05/00	5,773	29,351	0	23,578	4,716
Water Heater-2018	10/00	06/00	3,463	21,367	0	17,904	2,984
Water Heater-2019	10/00	07/00	2,676	21,367	0	18,691	2,670
Sub Total:			82,777	556,536	0	473,759	79,475
FF&E-Art/Accessories/Décor							
Accessories-2 BR	10/00	03/00	14,658	56,475	0	41,817	13,939
Accessories-4 BR	10/00	03/00	28,229	108,761	0	80,532	26,844
Art/Décor-2 BR	10/00	03/00	48,572	187,137	0	138,565	46,188
Art/Décor-4 BR	10/00	03/00	78,255	301,499	0	223,244	74,415
Sub Total:			169,714	653,872	0	484,158	161,386
FF&E-Bedding							
Bed Base/Headboard (King)-MBR (Left)-2 BR	10/00	03/00	10,718	41,294	0	30,576	10,192
Bed Base/Headboard (King)-MBR (Left)-4 BR	10/00	03/00	17,268	66,529	0	49,261	16,420
Bed Base/Headboard (King)-MBR (Right)-2 BR	10/00	03/00	11,112	42,812	0	31,700	10,567
Bed Base/Headboard (King)-MBR (Right)-4 BR	10/00	03/00	17,903	68,974	0	51,071	17,024
Bed Base/Headboard (Queen)-GBR 3-4 BR	10/00	03/00	8,930	34,406	0	25,476	8,492

Eagle Tree Condominium Association

STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
Bed Frame (Double)-4 BR	10/00	03/00	931	3,587	0	2,656	885
Box Spring (Full)-4 BR	10/00	08/00	2,897	20,219	0	17,322	2,165
Box Spring (King)-2 BR	10/00	03/00	4,698	18,100	0	13,402	4,467
Box Spring (King)-4 BR	10/00	03/00	7,491	28,862	0	21,371	7,124
Box Spring (Queen)-4 BR	10/00	08/00	1,918	13,382	0	11,464	1,433
Mattress (Full)-4 BR	10/00	08/00	3,271	22,829	0	19,558	2,445
Mattress (King)-2 BR	10/00	03/00	10,584	40,776	0	30,192	10,064
Mattress (King)-4 BR	10/00	03/00	16,877	65,022	0	48,145	16,048
Mattress (Queen)-4 BR	10/00	08/00	2,080	14,512	0	12,432	1,554
Sub Total:			116,678	481,304	0	364,626	108,880
FF&E-Building Exterior							
Screens - Patios	12/00	07/00	21,950	126,231	0	104,281	14,897
Shutters - 2 BR Villa	20/00	02/06	29,219	91,392	0	62,173	24,869
Shutters - 4 BR Villa	20/00	02/06	71,369	223,230	0	151,861	60,744
Window Replace	30/00	17/00	469,256	1,626,330	0	1,157,074	68,063
Sub Total:			591,794	2,067,183	0	1,475,389	168,573
FF&E-Cabinets/Counters							
Cabinet Replace-Kitchen-2 BR	20/00	13/06	85,556	299,581	0	214,025	15,854
Cabinet Replace-Kitchen-4 BR	20/00	13/06	137,840	482,659	0	344,819	25,542
Cabinet-Bath-2 BR	20/00	13/06	26,158	91,595	0	65,437	4,847
Cabinet-Bath-4 BR	20/00	13/06	78,420	274,594	0	196,174	14,531
Cabinets-Patio-2 BR	10/00	09/06	14,659	55,564	0	40,905	4,306

Eagle Tree Condominium Association

STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
Cabinets-Patio-4 BR	10/00	09/06	23,618	89,520	0	65,902	6,937
Counters-Bath-2 BR	20/00	13/06	10,405	36,436	0	26,031	1,928
Counters-Bath-4 BR	20/00	13/06	31,200	109,251	0	78,051	5,782
Counters-Kitchen-2 BR	20/00	13/06	23,615	82,689	0	59,074	4,376
Counters-Kitchen-4 BR	20/00	13/06	38,046	133,220	0	95,174	7,050
Counters-Patio-2 BR	10/00	09/00	1,155	26,100	0	24,945	2,772
Counters-Patio-4 BR	10/00	09/00	1,861	42,050	0	40,189	4,465
Sub Total:			472,533	1,723,259	0	1,250,726	98,390
FF&E-Case Goods							
Book Case-GBR 3-4 BR	10/00	03/00	7,279	28,046	0	20,767	6,922
Buffet-Dining Room-2 BR	10/00	03/00	7,881	30,363	0	22,482	7,494
Buffet-Dining Room-4 BR	10/00	03/00	12,697	48,918	0	36,221	12,074
Chest W/Flip Down Panels (LR)-2 BR	10/00	08/00	5,320	26,517	0	21,197	2,650
Chest W/Flip Down Panels (LR)-4 BR	10/00	08/00	8,571	42,722	0	34,151	4,269
Chest W/Operable Drawers (LR)-2 BR	10/00	08/00	5,320	26,517	0	21,197	2,650
Chest W/Operable Drawers (LR)-4 BR	10/00	08/00	8,571	42,722	0	34,151	4,269
Coffee Table-Living Room-2 BR	10/00	08/00	2,640	13,157	0	10,517	1,315
Coffee Table-Living Room-4 BR	10/00	08/00	4,253	21,198	0	16,945	2,118
Console-Foyer-2 BR	10/00	08/00	3,716	18,521	0	14,805	1,851
Console-Foyer-4 BR	10/00	08/00	5,987	29,840	0	23,853	2,982
Dining Table-2 BR	10/00	03/00	10,403	40,079	0	29,676	9,892
Dining Table-4 BR	10/00	03/00	16,760	64,572	0	47,812	15,937
End Table-Living Room-2 BR	10/00	03/00	2,443	9,413	0	6,970	2,323
End Table-Living Room-4 BR	10/00	03/00	3,936	15,165	0	11,229	3,743

Eagle Tree Condominium Association

STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
Mirror-Full Length-MBR (Left)-2 BR	10/00	13/00	1,942	11,133	0	9,191	707
Mirror-Full Length-MBR (Left)-4 BR	10/00	13/00	3,129	17,937	0	14,808	1,139
Mirror-Full Length-MBR (Right)-2 BR	10/00	13/00	1,942	11,133	0	9,191	707
Mirror-Full Length-MBR (Right)-4 BR	10/00	13/00	3,129	17,937	0	14,808	1,139
Patio Chaise Lounge-2 BR	10/00	03/00	12,084	46,557	0	34,473	11,491
Patio Chaise Lounge-4 BR	10/00	03/00	19,469	75,008	0	55,539	18,513
Patio Dining Chair-2 BR	10/00	03/00	11,033	42,509	0	31,476	10,492
Patio Dining Chair-4 BR	10/00	03/00	17,776	68,486	0	50,710	16,903
Patio Dining Table-2 BR	10/00	03/00	11,270	43,419	0	32,149	10,716
Patio Dining Table-4 BR	10/00	03/00	18,157	69,953	0	51,796	17,265
Patio Drink Table-2 BR	10/00	03/00	3,625	13,967	0	10,342	3,447
Patio Drink Table-4 BR	10/00	03/00	5,841	22,502	0	16,661	5,554
Patio Furniture Cushions-2 BR	10/00	08/00	2,508	29,148	0	26,640	3,330
Patio Furniture Cushions-4 BR	10/00	08/00	4,040	46,961	0	42,921	5,365
Patio Lounge Chair Ottoman-2 BR	10/00	03/00	2,942	11,336	0	8,394	2,798
Patio Lounge Chair Ottoman-4 BR	10/00	03/00	4,740	18,263	0	13,523	4,508
Patio Lounge Chair-2 BR	10/00	03/00	15,762	60,726	0	44,964	14,988
Patio Lounge Chair-4 BR	10/00	03/00	25,394	97,836	0	72,442	24,147
Patio Side Table-2 BR	10/00	03/00	1,918	7,388	0	5,470	1,823
Patio Side Table-4 BR	10/00	03/00	3,090	11,903	0	8,813	2,938
Sub Total:			275,568	1,181,852	0	906,284	238,459
FF&E-Doors							
Door Replacement Allowance	15/00	12/00	1,257	12,989	0	11,732	978
Door-Exterior Door From Garage	20/00	10/00	23,083	101,210	0	78,127	7,813

Eagle Tree Condominium Association

STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
Door-Exterior Door From Kitchen	20/00	10/00	23,083	101,210	0	78,127	7,813
Door-Patio Screen Door	20/00	12/06	4,610	25,022	0	20,412	1,633
Lockset Assemblies-Doors	10/00	04/06	30,315	98,309	0	67,994	15,110
Sub Total:			82,348	338,740	0	256,392	33,347
FF&E-Electronics							
Blu-ray/DVD Player-Bedroom-2 BR	05/00	00/00	4,251	4,251	4,251	0	0
Blu-ray/DVD Player-Bedroom-4 BR	05/00	00/00	13,224	13,224	13,224	0	0
Television-Bedroom-2 BR	05/00	01/06	4,231	13,356	0	9,125	6,083
Television-Bedroom-4 BR	05/00	01/06	13,633	43,036	0	29,403	19,602
Sub Total:			35,339	73,867	17,475	38,528	25,685
FF&E-Fixtures							
Bathtub (Spa)-2 BR	20/00	13/06	58,964	206,468	0	147,504	10,926
Bathtub (Spa)-4 BR	20/00	13/06	94,998	332,643	0	237,645	17,603
Bathtub (Standard)-4 BR	20/00	13/06	50,759	177,736	0	126,977	9,406
Faucet-Bath Sinks-2 BR	10/00	13/06	7,492	26,235	0	18,743	1,388
Faucet-Bath Sinks-4 BR	10/00	13/06	16,899	59,175	0	42,276	3,132
Faucet-Kitchen-2 BR	10/00	13/06	1,580	5,533	0	3,953	293
Faucet-Kitchen-4 BR	10/00	13/06	2,546	8,915	0	6,369	472
Faucet-Tub/Shower-2 BR	10/00	13/06	19,616	68,688	0	49,072	3,635
Faucet-Tub/Shower-4 BR	10/00	13/06	47,406	165,996	0	118,590	8,784
Shower Doors-2 BR	20/00	03/06	16,062	51,212	0	35,150	10,043
Shower Doors-4 BR	20/00	03/06	25,877	82,508	0	56,631	16,180

Eagle Tree Condominium Association

STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
Sinks-Bath Countertop-2 BR	20/00	03/06	5,587	17,813	0	12,226	3,493
Sinks-Bath Countertop-4 BR	20/00	03/06	13,501	43,048	0	29,547	8,442
Sinks-Bath Pedestal-2 BR	20/00	03/06	3,460	11,032	0	7,572	2,163
Sinks-Bath Pedestal-4 BR	20/00	03/06	5,574	17,774	0	12,200	3,486
Sinks-Kitchen-2 BR	20/00	03/06	2,762	8,805	0	6,043	1,727
Sinks-Kitchen-4 BR	20/00	03/06	4,449	14,186	0	9,737	2,782
Sinks/Faucets-Patio-2 BR	10/00	09/00	340	7,692	0	7,352	817
Sinks/Faucets-Patio-4 BR	10/00	09/00	548	12,393	0	11,845	1,316
Sinks/Faucets-Utility-2 BR	20/00	03/06	3,269	10,425	0	7,156	2,045
Sinks/Faucets-Utility-4 BR	20/00	03/06	5,267	16,795	0	11,528	3,294
Toilets-2 BR	20/00	13/06	11,359	39,775	0	28,416	2,105
Toilets-4 BR	20/00	13/06	30,502	106,804	0	76,302	5,652
Sub Total:			428,817	1,491,651	0	1,062,834	119,184
FF&E-HVAC							
Air Conditioners-Guest Units-Ph 1	10/00	06/00	70,090	432,391	0	362,301	60,384
Air Conditioners-Guest Units-Ph 2	10/00	07/00	54,146	432,391	0	378,245	54,035
Fireplace Inserts-Units	20/00	04/06	88,826	288,055	0	199,229	44,273
Sub Total:			213,062	1,152,837	0	939,775	158,692
FF&E-Interior Finishes							
Carpet Floor-2 BR	10/00	03/00	14,317	55,159	0	40,842	13,614
Carpet Floor-4 BR	10/00	03/00	40,884	157,516	0	116,632	38,877
Crown Molding Repair/Partial Replace	18/00	08/00	45,755	177,387	0	131,632	16,454

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STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
General Carpentry/Construction-CG-2 BR	10/00	03/00	45,236	174,283	0	129,047	43,016
General Carpentry/Construction-CG-4 BR	10/00	03/00	72,880	280,790	0	207,910	69,303
Marble Refurbish-Unit Interiors	20/00	16/00	11,834	108,632	0	96,798	6,050
Paint/Stain Interior (Ceilings)-2 BR	10/00	03/00	11,795	45,443	0	33,648	11,216
Paint/Stain Interior (Ceilings)-4 BR	10/00	03/00	26,113	100,608	0	74,495	24,832
Paint/Stain Interior (Walls/Trim)-2 BR	05/00	03/00	14,888	100,350	0	85,462	28,487
Paint/Stain Interior (Walls/Trim)-4 BR	05/00	03/00	32,699	220,400	0	187,701	62,567
Tile Floor-2 BR	20/00	13/06	231,550	810,792	0	579,242	42,907
Tile Floor-4 BR	20/00	13/06	407,606	1,427,267	0	1,019,661	75,530
Tile Repair/Partial Replace	08/00	03/00	26,019	87,715	0	61,696	20,565
Tile Showers-2 BR	20/00	13/06	75,613	264,765	0	189,152	14,011
Tile Showers-4 BR	20/00	13/06	121,821	426,566	0	304,745	22,574
Tile Wainscots-4 BR	20/00	13/06	74,508	260,897	0	186,389	13,807
Tile Walls-2 BR	20/00	13/06	71,826	251,506	0	179,680	13,310
Tile Walls-4 BR	20/00	13/06	115,720	405,205	0	289,485	21,443
Sub Total:			1,441,064	5,355,281	0	3,914,217	538,563
FF&E-Lighting							
Ceiling Fans-Bedroom-2 BR	10/00	03/06	3,291	10,494	0	7,203	2,058
Ceiling Fans-Bedroom-4 BR	10/00	03/06	10,239	32,648	0	22,409	6,403
Ceiling Fans-Lanai-2 BR	10/00	03/06	4,488	14,310	0	9,822	2,806
Ceiling Fans-Lanai-4 BR	10/00	03/06	6,981	22,260	0	15,279	4,365
Lamp Shade-Floor-GBR-4 BR	10/00	08/00	731	2,834	0	2,103	263
Lamp Shade-Floor-LR-2 BR	10/00	08/00	292	1,133	0	841	105
Lamp Shade-Floor-LR-4 BR	10/00	08/00	455	1,763	0	1,308	164

Eagle Tree Condominium Association

STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
Lamp Shade-Floor-MBR-2 BR	10/00	08/00	261	1,012	0	751	94
Lamp Shade-Floor-MBR-4 BR	10/00	08/00	406	1,574	0	1,168	146
Lamp Shades-Foyer-2 BR	10/00	08/00	102	397	0	295	37
Lamp Shades-Foyer-4 BR	10/00	08/00	165	639	0	474	59
Lamp Shades-Nightstand-BR-2 BR	10/00	08/00	911	3,531	0	2,620	328
Lamp Shades-Nightstand-BR-4 BR	10/00	08/00	2,568	9,955	0	7,387	923
Lamp-Floor Lamp @ GBR 4-4 BR	10/00	03/00	6,391	24,622	0	18,231	6,077
Lamp-Floor Lamp @ MBR (Left)-2 BR	10/00	03/00	1,868	7,197	0	5,329	1,776
Lamp-Floor Lamp @ MBR (Left)-4 BR	10/00	03/00	2,802	10,796	0	7,994	2,665
Lamp-Floor Lamp @ MBR (Right)-2 BR	10/00	03/00	1,810	6,972	0	5,162	1,721
Lamp-Floor Lamp @ MBR (Right)-4 BR	10/00	03/00	2,714	10,458	0	7,744	2,581
Lamp-Floor Lamp @ Sectional-LR-2 BR	10/00	03/00	1,868	7,197	0	5,329	1,776
Lamp-Floor Lamp @ Sectional-LR-4 BR	10/00	03/00	2,802	10,796	0	7,994	2,665
Lamp-Table Lamp @ Chest-LR-2 BR	10/00	03/00	3,132	12,066	0	8,934	2,978
Lamp-Table Lamp @ Chest-LR-4 BR	10/00	03/00	5,079	19,567	0	14,488	4,829
Lamp-Table Lamp @ Foyer-2 BR	10/00	03/00	2,154	8,299	0	6,145	2,048
Lamp-Table Lamp @ Foyer-4 BR	10/00	03/00	3,471	13,371	0	9,900	3,300
Lamp-Table Lamp @ Nightstand-GBR 3-4 BR	10/00	03/00	6,944	26,753	0	19,809	6,603
Lamp-Table Lamp @ Nightstand-GBR 4-4 BR	10/00	03/00	1,904	7,338	0	5,434	1,811
Lamp-Table Lamp @ Nightstand-MBR 1-2 BR	10/00	03/00	2,430	9,362	0	6,932	2,311
Lamp-Table Lamp @ Nightstand-MBR 1-4 BR	10/00	03/00	3,940	15,181	0	11,241	3,747
Lamp-Table Lamp @ Nightstand-MBR 2-2 BR	10/00	03/00	5,346	20,596	0	15,250	5,083
Lamp-Table Lamp @ Nightstand-MBR 2-4 BR	10/00	03/00	8,669	33,400	0	24,731	8,244
Lamp-Table Lamp @ Sectional-LR-2 BR	10/00	03/00	2,656	10,233	0	7,577	2,526
Lamp-Table Lamp @ Sectional-LR-4 BR	10/00	03/00	3,984	15,350	0	11,366	3,789
Lighting-Bath 1 Pendant-2 BR	20/00	03/06	2,762	8,805	0	6,043	1,727

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Analysis 1 - 2022 1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
Lighting-Bath 1 Pendant-4 BR	20/00	03/06	4,296	13,697	0	9,401	2,686
Lighting-Bath 1 Sconce-2 BR	15/00	03/06	1,460	4,656	0	3,196	913
Lighting-Bath 1 Sconce-4 BR	15/00	03/06	2,271	7,242	0	4,971	1,420
Lighting-Bath 2 Pendant-2 BR	20/00	03/06	2,762	8,805	0	6,043	1,727
Lighting-Bath 2 Pendant-4 BR	20/00	03/06	4,296	13,697	0	9,401	2,686
Lighting-Bath 2 Sconce-2 BR	15/00	03/06	1,460	4,656	0	3,196	913
Lighting-Bath 2 Sconce-4 BR	15/00	03/06	2,271	7,242	0	4,971	1,420
Lighting-Wall Sconces-PR-2 BR	10/00	03/06	2,412	7,692	0	5,280	1,509
Lighting-Wall Sconces-PR-4 BR	10/00	03/06	3,887	12,392	0	8,505	2,430
Sub Total:			128,731	460,988	0	332,257	101,712
FF&E-Patio Spa							
Spa Heater-Patio (2016)	06/00	00/00	74,200	74,200	74,200	0	0
Spa Heater-Patio (2018)	06/00	02/00	4,453	18,550	0	14,097	7,049
Spa Heater-Patio (2020)	06/00	04/00	3,375	26,500	0	23,125	5,781
Spa Heater-Patio (2021)	06/00	05/00	347	5,300	0	4,953	991
Spa Pump/Filter/Chlorinator-Patio Spa	08/00	04/00	55,008	288,055	0	233,047	58,262
Spa Resurface-Patio-Ph 1	08/00	02/00	24,202	89,621	0	65,419	32,710
Spa Resurface-Patio-Ph 2	08/00	03/00	21,670	93,518	0	71,848	23,949
Sub Total:			183,255	595,744	74,200	412,489	128,742
FF&E-Professional Services							
Prof. Services-2025 Refurbish	20/00	03/00	168,198	529,215	0	361,017	120,339
Prof. Services-2030 Refurbish	25/00	08/00	28,513	95,800	0	67,287	8,411

Eagle Tree Condominium Association

STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
Prof. Services-2035 Refurbish	30/00	13/00	310,616	1,073,250	0	762,634	58,664
Prof. Services-2040 Refurbish	36/00	18/00	25,387	87,860	0	62,473	3,471
Sub Total:			532,714	1,786,125	0	1,253,411	190,885
FF&E-Soft Goods							
Area Rug-Living Room-2 BR	10/00	03/00	18,551	71,471	0	52,920	17,640
Area Rug-Living Room-4 BR	10/00	03/00	28,314	109,087	0	80,773	26,924
Bed Top Package (King)-MBR (Left)-2 BR	10/00	03/00	5,254	20,242	0	14,988	4,996
Bed Top Package (King)-MBR (Left)-4 BR	10/00	03/00	8,465	32,612	0	24,147	8,049
Bed Top Package (King)-MBR (Right)-2 BR	10/00	03/00	4,203	16,194	0	11,991	3,997
Bed Top Package (King)-MBR (Right)-4 BR	10/00	03/00	677	2,609	0	1,932	644
Bed Top Package (Queen)-GBR 3-4 BR	10/00	03/00	8,295	31,960	0	23,665	7,888
Shower Curtains-4 BR	05/00	03/00	618	4,168	0	3,550	1,183
Sub Total:			74,377	288,343	0	213,966	71,321
FF&E-Upholster Furniture							
Bar Stool-2 BR	10/00	03/00	7,802	30,060	0	22,258	7,419
Bar Stool-4 BR	10/00	03/00	12,859	49,543	0	36,684	12,228
Bench-GBR 3-4 BR	10/00	03/00	3,513	13,534	0	10,021	3,340
Bench-MBR (Left)-2 BR	10/00	03/00	4,571	17,610	0	13,039	4,346
Bench-MBR (Left)-4 BR	10/00	03/00	7,364	28,372	0	21,008	7,003
Bench-MBR (Right)-2 BR	10/00	03/00	3,336	12,854	0	9,518	3,173
Bench-MBR (Right)-4 BR	10/00	03/00	5,375	20,709	0	15,334	5,111
Desk Chair-MBR (Left)-2 BR	10/00	03/00	2,811	10,829	0	8,018	2,673

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STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
Desk Chair-MBR (Left)-4 BR	10/00	03/00	4,529	17,447	0	12,918	4,306
Desk Chair-MBR (Right)-2 BR	10/00	03/00	2,811	10,829	0	8,018	2,673
Desk Chair-MBR (Right)-4 BR	10/00	03/00	4,529	17,447	0	12,918	4,306
Dining Chair Recondition-2 BR	10/00	08/00	1,182	24,750	0	23,568	2,946
Dining Chair Recondition-4 BR	10/00	08/00	1,901	39,825	0	37,924	4,741
Dining Chair Replace-2 BR	10/00	03/00	18,943	72,984	0	54,041	18,014
Dining Chair Replace-4 BR	10/00	03/00	30,481	117,438	0	86,957	28,986
Lounge Chair W/ Pillow-MBR (Left)-2 BR	10/00	03/00	5,228	20,141	0	14,913	4,971
Lounge Chair W/ Pillow-MBR (Left)-4 BR	10/00	03/00	8,422	32,449	0	24,027	8,009
Lounge Chair W/ Pillow-MBR (Right)-2 BR	10/00	03/00	6,094	23,481	0	17,387	5,796
Lounge Chair W/ Pillow-MBR (Right)-4 BR	10/00	03/00	9,819	37,830	0	28,011	9,337
Lounge Chair W/Pillow-Living Room-2 BR	10/00	03/00	8,932	34,412	0	25,480	8,493
Lounge Chair W/Pillow-Living Room-4 BR	10/00	03/00	14,390	55,441	0	41,051	13,684
Sofa Sectional W/Sleeper & Pillows (LR)-2 BR	10/00	03/00	23,196	89,368	0	66,172	22,057
Sofa Sectional W/Sleeper & Pillows (LR)-4 BR	10/00	03/00	37,371	143,982	0	106,611	35,537
Sub Total:			225,459	921,335	0	695,876	219,149
FF&E-Window Treatments							
Window Treatments-GBR 3-4 BR	10/00	03/06	16,723	53,321	0	36,598	10,457
Window Treatments-GBR 4-4 BR	10/00	03/00	8,948	30,166	0	21,218	7,073
Window Treatments-MBR (Left)-2 BR	10/00	03/00	11,900	45,848	0	33,948	11,316
Window Treatments-MBR (Left)-4 BR	10/00	03/00	19,172	73,866	0	54,694	18,231
Window Treatments-MBR (Right)-2 BR	10/00	03/00	11,847	45,646	0	33,799	11,266
Window Treatments-MBR (Right)-4 BR	10/00	03/00	19,088	73,540	0	54,452	18,151

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STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2022
1/01/2022 - 12/31/2022

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2022 Expenditure	Unfunded Balance	2022 Contribution Requirement
Sub Total:			87,678	322,387	0	234,709	76,494
Mechanical-HVAC							
Air Conditioner (Housekeeping)-2017	08/00	03/00	285	1,230	0	945	315
Air Conditioner (Housekeeping)-2020	08/00	06/00	125	1,230	0	1,105	184
Sub Total:			410	2,460	0	2,050	499
Pavement							
Brick Paver Driveways	20/00	02/06	189,923	594,044	0	404,121	161,648
Sub Total:			189,923	594,044	0	404,121	161,648
Roofing							
Gutters & Downspouts	20/00	02/06	28,201	88,208	0	60,007	24,003
Roof - Clay Tile	30/00	15/06	793,914	2,789,334	0	1,995,420	128,737
Roofing-Clay Tile (Housekeeping)	30/00	12/06	7,346	25,640	0	18,294	1,464
Sub Total:			829,461	2,903,182	0	2,073,721	154,204
Total:			6,481,876	24,143,893	91,675	17,662,017	3,177,936
						Annual Contribution	3,177,936
						Monthly Contribution	264,828
						Monthly Contribution per Unit	5,297
						(# of Units)	50