

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation: 3.00% Investment: 1.00% Contribution Factor: 3.00% Calc: Future

Financial - Analysis Summary

Global Factors

Rate of Inflation	3.00 %
Net Rate of Investment	1.00 %
Weighted Average Life	21:11 YY:MM
Contribution Factor	3.00 %
Adjustment Factor	0.00 %
Contingency Factor	0.00 %
Contingency Time	0:00 YY:MM

Replacement Costs

Current Cost	\$	3,389,618.85
Future Cost	\$	5,921,780.04

Fund Balances

Current Balance	\$	700,000.00
Future Balance	\$	872,070.79

Funds Required

Funds Required	\$	5,049,709.25
Monthly Contribution	\$	11,700.00

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Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/18 - 12/18	\$ 700,000.00	\$ 140,400.00	\$ 5,131.38	\$ 270,622.47	\$ 574,908.91
01/19 - 12/19	574,908.91	144,612.00	2,583.76	406,936.00	315,168.67
01/20 - 12/20	315,168.67	148,950.36	329.97	382,837.53	81,611.47
01/21 - 12/21	81,611.47	153,418.92	1,589.22	0.00	236,619.61
01/22 - 12/22	236,619.61	158,021.52	1,412.03	190,275.03	205,778.13
01/23 - 12/23	205,778.13	162,762.12	700.66	226,824.25	142,416.66
01/24 - 12/24	142,416.66	167,645.04	1,169.97	114,428.28	196,803.39
01/25 - 12/25	196,803.39	172,674.36	2,619.76	23,192.00	348,905.51
01/26 - 12/26	348,905.51	177,854.64	3,898.19	51,819.53	478,838.81
01/27 - 12/27	478,838.81	183,190.32	5,183.17	56,710.21	610,502.09
	<u>\$ 700,000.00</u>	<u>\$ 1,609,529.28</u>	<u>\$ 24,618.11</u>	<u>\$ 1,723,645.30</u>	<u>\$ 610,502.09</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/28 - 12/28	610,502.09	188,686.08	5,991.35	113,027.52	692,152.00
01/29 - 12/29	692,152.00	194,346.72	6,513.81	166,076.65	726,935.88
01/30 - 12/30	726,935.88	200,177.16	6,415.12	196,507.00	737,021.16
01/31 - 12/31	737,021.16	206,182.44	6,787.43	171,482.62	778,508.41
01/32 - 12/32	778,508.41	212,367.96	7,759.91	116,971.43	881,664.85
01/33 - 12/33	881,664.85	218,739.00	6,393.40	369,920.12	736,877.13
01/34 - 12/34	736,877.13	225,301.20	4,055.48	465,118.42	501,115.39
01/35 - 12/35	501,115.39	232,060.20	3,839.26	245,041.47	491,973.38
01/36 - 12/36	491,973.38	239,022.00	5,550.04	61,391.66	675,153.76
01/37 - 12/37	675,153.76	246,192.72	4,631.63	358,925.90	567,052.21
	<u>\$ 610,502.09</u>	<u>\$ 2,163,075.48</u>	<u>\$ 57,937.43</u>	<u>\$ 2,264,462.79</u>	<u>\$ 567,052.21</u>

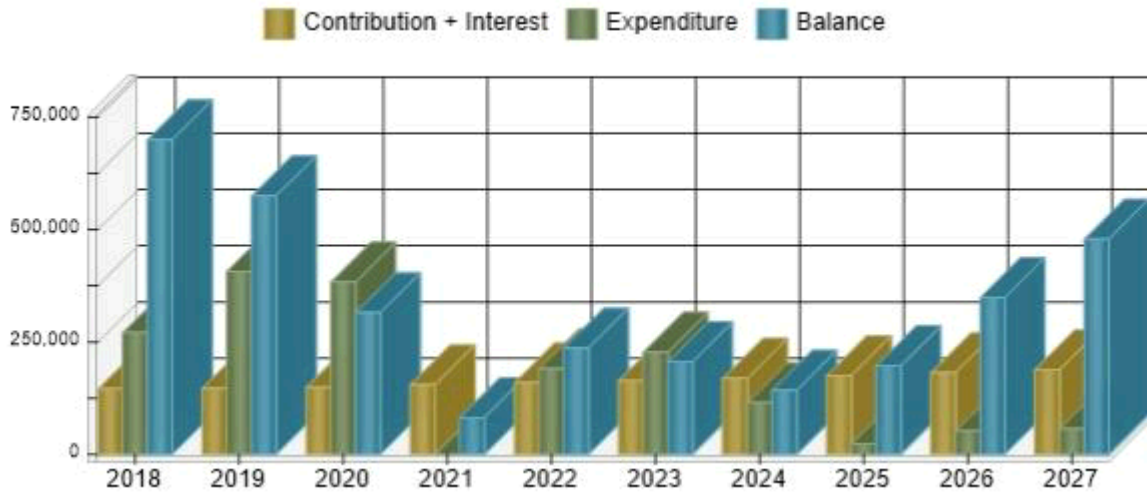
Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/38 - 12/38	567,052.21	253,578.48	3,953.27	313,221.19	511,362.77
01/39 - 12/39	511,362.77	261,185.88	6,446.89	0.00	778,995.54
01/40 - 12/40	778,995.54	269,021.40	8,658.71	53,617.28	1,003,058.37
01/41 - 12/41	1,003,058.37	277,092.00	11,392.59	7,649.28	1,283,893.68
01/42 - 12/42	1,283,893.68	285,404.76	9,891.99	488,931.69	1,090,258.74
01/43 - 12/43	1,090,258.74	293,966.88	8,928.77	363,419.53	1,029,734.86
01/44 - 12/44	1,029,734.86	302,785.92	9,588.81	260,205.05	1,081,904.54
01/45 - 12/45	1,081,904.54	311,869.44	12,432.68	0.00	1,406,206.66
01/46 - 12/46	1,406,206.66	321,225.48	14,940.18	82,839.05	1,659,533.27
01/47 - 12/47	1,659,533.27	330,862.20	17,588.51	77,113.70	1,930,870.28
	<u>\$ 567,052.21</u>	<u>\$ 2,906,992.44</u>	<u>\$ 103,822.40</u>	<u>\$ 1,646,996.77</u>	<u>\$ 1,930,870.28</u>

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Cash Flow - Chart



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Expenditures - Items

Description	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Alarm system										
Carports	14,520				114,581					
Club house equipment			12,032							
Club house flat roof										
Club house int and ext						3,833				5,665
Club house metal tile roof										
Club house pool and deck	30,000					24,974				
Clubhouse AC	3,605					4,187				
Common utility doors and I...		8,165								
elevator cab upgrades							24,657			
elevator doors							71,816			
Elevator systems moderniz...										
Fascial roof tiles 2300 2400 ...										
Flat roof 2300 building										
Flat Roof 2400 building										
Garage fascia									6,322	
Garage flat Roofs 2300 buil...										
Garage flat roofs 2400 build...										
Midrise 2300 building paint						25,878				
Midrise 2300 building walk...	7,660					8,898				
Midrise 2400 building paint						25,822				
Midrise 2400 building walk...	7,752					9,004				
Midrise enclosures			18,372					21,341		
Midrise garage paint						9,648				
Midrise walkway handrails			46,719							
Midrise walkway metal sup...										
North pool and deck					41,147			1,850		
Overhead garage door pain			4,077							5,028
overhead garage doors	13,680		14,524			15,890				
pavement asphalt replacem	130,113	398,770								
pavement coating and strip...										
person doors to garages										
plumbing repairs less than i...	15,000		15,926		16,909		17,954		19,063	
Pool fence paint										
Pool furniture						5,144				
Publix wall painting						2,174				
Seawall rocks										
sidewalks										
Town home fence clean an	27,192					31,586				
Town Home Roof Gutter									26,434	
Town home sheds and gates			96,517							
Townhome Building paint						59,779				
townhome decks	9,000									
Townhome Metal Roofs										
townhome soffit and banding			18,333							30,171
townhome wood siding	12,100									15,845
townhomes fences			74,747							
unit owner doors			81,585							
Wood dock					17,636					
	270,622	406,936	382,837	0	190,275	226,824	114,428	23,192	51,819	56,710

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Expenditures - Items

Description	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Alarm system			103,296							
Carports				171,482	51,537					256,569
Club house equipment										
Club house flat roof										
Club house int and ext						5,172				7,644
Club house metal tile roof			17,855							
Club house pool and deck										
Clubhouse AC		5,012	5,164							6,370
Common utility doors and I... elevator cab upgrades elevator doors										
Elevator systems moderniz...		139,039								
Fascial roof tiles 2300 2400 ...										
Flat roof 2300 building										
Flat Roof 2400 building										
Garagefascia										
Garage flat Roofs 2300 buil...										
Garage flat roofs 2400 build...										
Midrise 2300 building paint						34,918				
Midrise 2300 building walk...	10,336					12,006				
Midrise 2400 building paint						34,843				
Midrise 2400 building walk...	10,460					12,150				
Midrise enclosures			24,791							
Midrise garage paint						13,018				
Midrise walkway handrails										
Midrise walkway metal sup					42,616					
North pool and deck										
Overhead garage door pain overhead garage doors							6,202			
pavement asphalt replacem.. pavement coating and strip...			17,563							
person doors to garages	32,384									
plumbing repairs less than i...	20,240		21,490		22,817		24,226		25,722	
Pool fence paint	2,914									
Pool furniture			6,345							7,826
Publix wall painting						2,934				
Seawallrocks										
sidewalks						131,589				
Town home fence clean an	36,691					42,621				
Town Home Roof Gutter									35,668	
Town home sheds and gates										
TownhomeBuilding paint						80,663				
townhome decks							377,934			53,010
TownhomeMetal Roofs										
townhome soffit and banding							37,212			
townhome wood siding							19,542			
townhomes fences								117,161		
unit owner doors								127,879		
Wood dock		22,024								27,505
	113,027	166,076	196,507	171,482	116,971	369,920	465,118	245,041	61,391	358,925

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Expenditures - Items

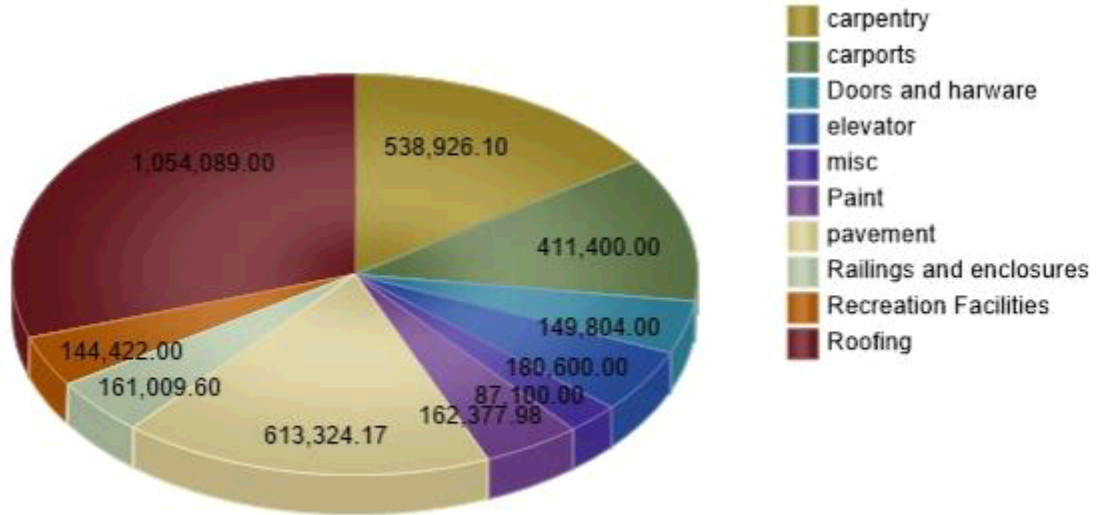
Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Alarm system										
Carports	26,437				208,625					
Club house equipment										
Club house flat roof			17,650							
Club house int and ext						6,979				10,314
Club house metal tile roof										
Club house pool and deck										
Clubhouse AC			6,969				7,856			
Common utility doors and I...										
elevator cab upgrades								44,894		
elevator doors								130,760		
Elevator systems moderniz...										
Fascial roof tiles 2300 2400 ...										
Flat roof 2300 building					131,776					
Flat Roof 2400 building										
Garagefascia										
Garage flat Roofs 2300 buil...					40,116					
Garage flat roofs 2400 build...					39,323					
Midrise 2300 building paint						47,117				
Midrise 2300 building walk...	13,947					16,201				
Midrise 2400 building paint						47,016				
Midrise 2400 building walk...	14,114					16,395				
Midrise enclosures						41,826				
Midrise garage paint						17,567				
Midrise walkway handrails										
Midrise walkway metal sup										66,799
North pool and deck										
Overhead garage door pain				7,649						
overhead garage doors										
pavement asphalt replacem..										
pavement coating and strip...										
person doors to garages										
plumbing repairs less than i...	27,311		28,997		30,788		32,690		34,709	
Pool fence paint					4,433					
Pool furniture							9,652			
Publix wall painting						3,959				
Seawallrocks					33,867					
sidewalks										
Town home fence clean an	49,509					57,511				
Town Home Roof Gutter									48,129	
Town home sheds and gates	165,513									
TownhomeBuilding paint						108,843				
townhome decks	16,386									
TownhomeMetal Roofs										
townhome soffit and banding										
townhome wood siding										
townhomes fences										
unit owner doors										
Wood dock							34,350			
	313,221	0	53,617	7,649	488,931	363,419	260,205	0	82,839	77,113

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Item Parameter - Category - Chart



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Item Parameters - Full Detail

Garagefascia

Item Number	47	Measurement Basis	per lft
Type	Common Area	Estimated Useful Life	25:00
Category	carpentry	Basis Cost	15.45
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2001	01/01/2026	8:00	25:00	322.00	\$ 4,974.90	\$ 6,322.44
								\$ 4,974.90	\$ 6,322.44

Comments

2300 bldg was replaced in 2001 and the 2400 bldg was replaced in 2005. Raised 3% for 2018

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Item Parameters - Full Detail

Town home sheds and gates

Item Number	43	Measurement Basis	per unit
Type	Common Area	Estimated Useful Life	15:00
Category	carpentry	Basis Cost	1,033.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2002	01/01/2020	2:00	18:00	88.00	\$ 90,904.00	\$ 96,517.96
								\$ 90,904.00	\$ 96,517.96

Comments

repairs have been completed as needed to extend useful life from 15 to 20. increased 3% 2018 years.

Banana Bay Condominium

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Item Parameters - Full Detail

townhome decks

Item Number	48	Measurement Basis	per sft
Type	Common Area	Estimated Useful Life	20:00
Category	carpentry	Basis Cost	3,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2014	01/01/2034	16:00	20:00	78.00 \$	234,000.00 \$	377,934.96
			01/01/2017	01/01/2037	19:00	20:00	10.00 \$	30,000.00 \$	53,010.29
			01/01/1998	01/01/2018	0:00	20:00	3.00 \$	9,000.00 \$	9,000.00
								\$ 273,000.00 \$	439,945.25

Comments

Based on full replacement cost estimates. Most deck renovated in 2014. Minor repairs should be paid out of operating funds. Per Board about 8 were done in 2017. raised cost to \$3000 three deck in 2018.

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Item Parameters - Full Detail

townhome soffit and banding

Item Number	46	Measurement Basis	per lft
Type	Common Area	Estimated Useful Life	30:00
Category	carpentry	Basis Cost	12.80
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/1990	01/01/2020	2:00	30:00	1349.00 \$	17,267.20 \$	18,333.57
			01/01/1997	01/01/2027	9:00	30:00	1800.00 \$	23,040.00 \$	30,171.41
			01/01/2004	01/01/2034	16:00	30:00	1800.00 \$	23,040.00 \$	37,212.06
							\$	63,347.20 \$	85,717.04

Comments

material is 3x12 and hard to find. being replaced as needed with pt 2x12. soffits are hard to find rough sawn being replace with smooth cut. Attempted to phase replacement with painting schedules. Increased cost 3% for 2018

Banana Bay Condominium

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Item Parameters - Full Detail

townhome wood siding

Item Number	45	Measurement Basis	per 4x8
Type	Common Area	Estimated Useful Life	30:00
Category	carpentry	Basis Cost	55.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/1988	01/01/2018	0:00	30:00	220.00 \$	12,100.00 \$	12,100.00
			01/01/1997	01/01/2027	9:00	30:00	220.00 \$	12,100.00 \$	15,845.23
			01/01/2004	01/01/2034	16:00	30:00	220.00 \$	12,100.00 \$	19,542.79
							\$	36,300.00 \$	47,488.02

Comments

based on an unpainted price of \$51/board of t-111
 attempted to phase replacement with painting. Increased 3% for 2018. moved the first group to 2018 based on need.

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Item Parameters - Full Detail

townhomes fences

Item Number	44	Measurement Basis	per lft
Type	Common Area	Estimated Useful Life	15:00
Category	carpentry	Basis Cost	16.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2005	01/01/2020	2:00	15:00	4400.00	\$ 70,400.00	\$ 74,747.70
								\$ 70,400.00	\$ 74,747.70

Comments

Based on verbal fence cost estimates. increased lft based on 50' per owner and increased 3% for 2018.

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Item Parameters - Full Detail

Carports

Item Number	25	Measurement Basis	per sft						
Type	Common Area	Estimated Useful Life	20:00						
Category	carports	Basis Cost	22.00						
Tracking	Logistical	Salvage Value	\$ 0.00						
Method	Fixed								
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
sect 1 4 car	new in2007	renov 2012	01/01/2002	01/01/2022	4:00	20:00	880.00 \$	19,360.00 \$	21,825.07
sect 1 8 car	new in 1990	renov 2012	01/01/2011	01/01/2031	13:00	20:00	1760.00 \$	38,720.00 \$	57,160.87
sect 1 4 car	new in 2017	new 2017	01/01/2017	01/01/2037	19:00	20:00	880.00 \$	19,360.00 \$	34,209.31
sect 1 12 car	new in1990	renov 2012	01/01/2011	01/01/2031	13:00	20:00	2640.00 \$	58,080.00 \$	85,741.31
sect 2 3 car	new in 2009	renov 2012	01/01/2002	01/01/2022	4:00	20:00	660.00 \$	14,520.00 \$	16,368.80
sect 2 4 car	new in2009	renov 2012	01/01/2002	01/01/2022	4:00	20:00	880.00 \$	19,360.00 \$	21,825.07
sect 2 7 car	new in 2010	new 2010	01/01/2012	01/01/2032	14:00	20:00	1540.00 \$	33,880.00 \$	51,537.04
sect 3 8 car	new in 2017	new 2017	01/01/2017	01/01/2037	19:00	20:00	1760.00 \$	38,720.00 \$	68,418.62
sect 3 12 car	new in 2017	new 2017	01/01/2017	01/01/2037	19:00	20:00	2640.00 \$	58,080.00 \$	102,627.92
sect 4 4 car	new in 1990	renov 2012	01/01/2011	01/01/2031	13:00	20:00	880.00 \$	19,360.00 \$	28,580.44
sect 4 6 car	new 2017	new 2017	01/01/2017	01/01/2037	19:00	20:00	1320.00 \$	29,040.00 \$	51,313.96
sect 4 6 car alum	new in 2006	renov 2012	01/01/2002	01/01/2022	4:00	20:00	1320.00 \$	29,040.00 \$	32,737.61
sect 4 12 car	new in 2011	renov 2012	01/01/2002	01/01/2022	4:00	20:00	880.00 \$	19,360.00 \$	21,825.07
all repair	repair		01/01/1998	01/01/2018	0:00	20:00	660.00 \$	14,520.00 \$	14,520.00
								\$ 411,400.00	\$ 608,691.09

Comments

\$22/sft is a rebuild price to include gutter based on 2017 replacement contracts. Carports we built and renovated per the schedule. Gutters were added to most at different time.

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Item Parameters - Full Detail

Common utility doors and locks

Item Number	41	Measurement Basis	per door
Type	Common Area	Estimated Useful Life	30:00
Category	Doors and hardware	Basis Cost	566.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/1983	01/01/2019	1:00	36:00	14.00	\$ 7,924.00	\$ 8,165.02
								\$ 7,924.00	\$ 8,165.02

Comments

Doors have been replaced periodically. Used oldest year for service period. Many of those replaced since 1983 should last beyond replacement year. pushed out to 2019 based on condition. Raised 3% for 2018

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Item Parameters - Full Detail

overhead garage doors

Item Number	42	Measurement Basis	per door
Type	Common Area	Estimated Useful Life	30:00
Category	Doors and hardware	Basis Cost	855.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/1983	01/01/2018	0:00	35:00	16.00 \$	13,680.00 \$	13,680.00
			01/01/1983	01/01/2020	2:00	37:00	16.00 \$	13,680.00 \$	14,524.84
			01/01/1983	01/01/2023	5:00	40:00	16.00 \$	13,680.00 \$	15,890.92
							\$	41,040.00 \$	44,095.76

Comments

replacement date extended as repairs have been done through the years. spread incrementally over next 7 years

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Item Parameters - Full Detail

person doors to garages

Item Number	40	Measurement Basis	per door
Type	Common Area	Estimated Useful Life	15:00
Category	Doors and hardware	Basis Cost	500.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/1983	01/01/2028	10:00	45:00	48.00	\$ 24,000.00	\$ 32,384.49
								\$ 24,000.00	\$ 32,384.49

Comments

Doors have been replace periodically. Raised to \$500 based on 2017 price of composite doors.

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Item Parameters - Full Detail

unit owner doors

Item Number	39	Measurement Basis	per door
Type	Common Area	Estimated Useful Life	15:00
Category	Doors and hardware	Basis Cost	565.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2005	01/01/2020	2:00	15:00	136.00	\$ 76,840.00	\$ 81,585.41
								\$ 76,840.00	\$ 81,585.41

Comments

Based on composite jambs and doors that are rot proof.Increased 3% for 2018

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

elevator cab upgrades

Item Number	27	Measurement Basis	per bldg
Type	Common Area	Estimated Useful Life	20:00
Category	elevator	Basis Cost	10,300.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2004	01/01/2024	6:00	20:00	2.00	\$ 20,600.00	\$ 24,657.14
								\$ 20,600.00	\$ 24,657.14

Comments

Based on Kone bid 2011. raised 3%for 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

elevator doors

Item Number	26	Measurement Basis	all door
Type	Common Area	Estimated Useful Life	20:00
Category	elevator	Basis Cost	30,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2004	01/01/2024	6:00	20:00	2.00	\$ 60,000.00	\$ 71,816.91
								\$ 60,000.00	\$ 71,816.91

Comments

based on Kone estimate in 2011. Manager recommends \$30,000 per building based on 2017 costs. Raised accordingly.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Elevator systems modernization

Item Number	28	Measurement Basis	per bldg
Type	Common Area	Estimated Useful Life	25:00
Category	elevator	Basis Cost	50,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2004	01/01/2029	11:00	25:00	1.00 \$	50,000.00 \$	69,519.77
			01/01/2004	01/01/2029	11:00	25:00	1.00 \$	50,000.00 \$	69,519.77
							\$	100,000.00 \$	139,039.54

Comments

Based on Kone bid in 2011. Manager recommends \$50000 per building estimates. Mother boards replaced after 2017 IRMA

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Alarm system

Item Number	51	Measurement Basis	total sy
Type	Common Area	Estimated Useful Life	25:00
Category	misc	Basis Cost	72,100.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2005	01/01/2030	12:00	25:00	1.00	\$ 72,100.00	\$ 103,296.63
								\$ 72,100.00	\$ 103,296.63

Comments

The alarm system, according to records was replaced in 2005. raised 3% for 2017.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

plumbing repairs less than insurance value

Item Number	50	Measurement Basis	estimate
Type	Common Area	Estimated Useful Life	2:00
Category	misc	Basis Cost	15,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2016	01/01/2018	0:00	2:00	1.00	\$ 15,000.00	\$ 15,000.00
								\$ 15,000.00	\$ 15,000.00

Comments

Estimate \$7000 per year.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Club house int and ext

Item Number	17	Measurement Basis	estimate
Type	Common Area	Estimated Useful Life	10:00
Category	Paint	Basis Cost	1.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
exterior			01/01/2013	01/01/2023	5:00	10:00	3300.00 \$	3,300.00 \$	3,833.34
inside			01/01/2017	01/01/2027	9:00	10:00	4326.00 \$	4,326.00 \$	5,665.00
							\$	7,626.00 \$	9,498.34

Comments

based on Anchor Painting 2013 ext price. Interior was painted in 2008.increased 3% for 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Midrise 2300 building paint

Item Number	10	Measurement Basis	per sft
Type	Common Area	Estimated Useful Life	10:00
Category	Paint	Basis Cost	1.85
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2013	01/01/2023	5:00	10:00	12016.00	\$ 22,277.66	\$ 25,878.10
								\$ 22,277.66	\$ 25,878.10

Comments

Based on 2013 bid for a heavy mill one coat from Anchor Painting. Increased 3% for 2018

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Midrise 2300 building walkways

Item Number	12	Measurement Basis	per sft
Type	Common Area	Estimated Useful Life	5:00
Category	Paint	Basis Cost	1.70
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2013	01/01/2018	0:00	5:00	4506.00	\$ 7,660.20	\$ 7,660.20
								\$ 7,660.20	\$ 7,660.20

Comments

Based on Joe Stevens bid 2017 see scope for specifics.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Midrise 2400 building paint

Item Number	11	Measurement Basis	per sft
Type	Common Area	Estimated Useful Life	10:00
Category	Paint	Basis Cost	1.85
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2013	01/01/2023	5:00	10:00	12016.00	\$ 22,229.60	\$ 25,822.28
								\$ 22,229.60	\$ 25,822.28

Comments

Based on 2013 Anchor Painting bid for 1 coat with high mills. Raised 3% for 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Midrise 2400 building walkways

Item Number	13	Measurement Basis	per sft
Type	Common Area	Estimated Useful Life	5:00
Category	Paint	Basis Cost	1.70
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2013	01/01/2018	0:00	5:00	4560.00	\$ 7,752.00	\$ 7,752.00
								\$ 7,752.00	\$ 7,752.00

Comments

Based on 2016 Joe Stevens bid see Scope for specifics.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Midrise garage paint

Item Number	20	Measurement Basis	per sft
Type	Common Area	Estimated Useful Life	10:00
Category	Paint	Basis Cost	0.72
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2013	01/01/2023	5:00	10:00	11520.00	\$ 8,305.92	\$ 9,648.30
								\$ 8,305.92	\$ 9,648.30

Comments

Based on Anchor Painting work 2013 with a heavy mil one coat. increased 3% of 2018

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Overhead garage door painting

Item Number	14	Measurement Basis	per door
Type	Common Area	Estimated Useful Life	7:00
Category	Paint	Basis Cost	80.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2013	01/01/2020	2:00	7:00	48.00	\$ 3,840.00	\$ 4,077.15
								\$ 3,840.00	\$ 4,077.15

Comments

Based on Anchor Painting 2013 work.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Pool fence paint

Item Number	21	Measurement Basis	per lft
Type	Common Area	Estimated Useful Life	7:00
Category	Paint	Basis Cost	6.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2014	01/01/2028	10:00	14:00	360.00	\$ 2,160.00	\$ 2,914.60
								\$ 2,160.00	\$ 2,914.60

Comments

Based on Anchor Painting work 2014. Moved to 2028 because new rails in 2020.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Publix wall painting

Item Number	18	Measurement Basis	per lft
Type	Common Area	Estimated Useful Life	10:00
Category	Paint	Basis Cost	1.85
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2013	01/01/2023	5:00	10:00	1012.00	\$ 1,872.20	\$ 2,174.78
								\$ 1,872.20	\$ 2,174.78

Comments

Based on lft estimate for one coat. increased 3% for 2018

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Town home fence clean and seal

Item Number	19	Measurement Basis	per lft
Type	Common Area	Estimated Useful Life	5:00
Category	Paint	Basis Cost	3.09
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2013	01/01/2018	0:00	5:00	8800.00	\$ 27,192.00	\$ 27,192.00
								\$ 27,192.00	\$ 27,192.00

Comments

Based on 2013 Anchor Painting with preserve RX. association wants to stain then seal when new fence is installed. Raised 3% for 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Townhome Building paint

Item Number	15	Measurement Basis	per sft
Type	Common Area	Estimated Useful Life	10:00
Category	Paint	Basis Cost	0.43
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2013	01/01/2023	5:00	10:00	119680.00	\$ 51,462.40	\$ 59,779.59
								\$ 51,462.40	\$ 59,779.59

Comments

Based on 2013 Anchor painting work with a heavy mil one coat. Increased 3%for 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

pavement asphalt replacement

Item Number	23	Measurement Basis	per syd
Type	Common Area	Estimated Useful Life	50:00
Category	pavement	Basis Cost	38.70
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
midrise			01/01/1969	01/01/2018	0:00	49:00	3362.10 \$	130,113.27 \$	130,113.27
townhomes			01/01/1969	01/01/2019	1:00	50:00	10000.00 \$	387,000.00 \$	398,770.98
							\$	517,113.27 \$	528,884.25

Comments

estimated based on the fact base material needs to be removed. set at 2019 for one section and 2022 for the remaining. replacement because of the early failure of the base material. no change for 2018 based on no new bids and perhaps the use of pavers.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

pavement coating and striping

Item Number	22	Measurement Basis	per syd
Type	Common Area	Estimated Useful Life	7:00
Category	pavement	Basis Cost	0.90
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2012	01/01/2030	12:00	18:00	13621.00	\$ 12,258.90	\$ 17,563.15
								\$ 12,258.90	\$ 17,563.15

Comments

Based on 2016 competitive price. moved to 2029 based on 2019 re-pavement. Could be used for conditioner also .

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

sidewalks

Item Number	24	Measurement Basis	per sft
Type	Common Area	Estimated Useful Life	50:00
Category	pavement	Basis Cost	5.30
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/1983	01/01/2033	15:00	50:00	15840.00	\$ 83,952.00	\$ 131,589.03
								\$ 83,952.00	\$ 131,589.03

Comments

based on an estimated 5280+lft of 3foot wide sidewalk times 88 units. Increased 3% for 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Midrise enclosures

Item Number	38	Measurement Basis	per encl
Type	Common Area	Estimated Useful Life	30:00
Category	Railings and enclosures	Basis Cost	2,472.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/1983	01/01/2017	-1:00	34:00	7.00 \$	17,304.00 \$	17,304.00
			01/01/1990	01/01/2020	2:00	30:00	7.00 \$	17,304.00 \$	18,372.64
			01/01/1995	01/01/2025	7:00	30:00	7.00 \$	17,304.00 \$	21,341.97
			01/01/2000	01/01/2030	12:00	30:00	7.00 \$	17,304.00 \$	24,791.19
			01/01/2013	01/01/2043	25:00	30:00	8.00 \$	19,776.00 \$	41,826.63
							\$	88,992.00 \$	123,636.43

Comments

Replacement schedule spread over 7 periods based on the approximate time that units were screened and rails were replaced or modified.. 12 units are enclosed with glass which eliminates the condos obligation to replace rails. Moved 7 to 2018. Raised 3% for 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Midrise walkway handrails

Item Number	37	Measurement Basis	lft
Type	Common Area	Estimated Useful Life	30:00
Category	Railings and enclosures	Basis Cost	15.45
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/1990	01/01/2020	2:00	30:00	2848.00	\$ 44,001.60	\$ 46,719.01
								\$ 44,001.60	\$ 46,719.01

Comments

based on internal estimate. many minor repairs have been completed through te years that allowed for a useful remaining life extension beyond 2013. Increased 3% for 2018

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Midrise walkway metal support posts

Item Number	36	Measurement Basis	per post
Type	Common Area	Estimated Useful Life	15:00
Category	Railings and enclosures	Basis Cost	875.50
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2017	01/01/2032	14:00	15:00	32.00	\$ 28,016.00	\$ 42,616.93
								\$ 28,016.00	\$ 42,616.93

Comments

Refurnished in 2017. change useful life from 20 to 15 years. Based on 2016 CRI bid of \$480/post plus allowance for decorative enclosure. Increased 3% for 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Club house equipment

Item Number	33	Measurement Basis	estimate
Type	Common Area	Estimated Useful Life	35:00
Category	Recreation Facilities	Basis Cost	11,333.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/1985	01/01/2020	2:00	35:00	1.00	\$ 11,333.00	\$ 12,032.89
								\$ 11,333.00	\$ 12,032.89

Comments

includes appliances, tables, chairs and office furniture and equip.Date extended to 2020 by Board based on 2017 condition of equipment. Increased 3% for 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Club house pool and deck

Item Number	29	Measurement Basis	estimate
Type	Common Area	Estimated Useful Life	40:00
Category	Recreation Facilities	Basis Cost	1.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
	deck and equip		01/01/1983	01/01/2023	5:00	40:00	15000.00 \$	15,000.00 \$	17,424.25
	marcite & tile		01/01/1983	01/01/2018	0:00	35:00	30000.00 \$	30,000.00 \$	30,000.00
	fence		01/01/1983	01/01/2023	5:00	40:00	6500.00 \$	6,500.00 \$	7,550.51
							\$	51,500.00 \$	54,974.76

Comments

Assumes a salvageable shell that needs new equipment, decking, and marcite. Based on 2017 contracts with Intercoastal. East Coast fence. Scheduled for marcite and fence in 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Clubhouse AC

Item Number	32	Measurement Basis	estimate
Type	Common Area	Estimated Useful Life	7:00
Category	Recreation Facilities	Basis Cost	3,605.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2016	01/01/2023	5:00	7:00	1.00 \$	3,605.00 \$	4,187.63
			01/01/2007	01/01/2018	0:00	11:00	1.00 \$	3,605.00 \$	3,605.00
							\$	7,210.00 \$	7,792.63

Comments

Based on estimated replacement cost. Raised 3% for 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

North pool and deck

Item Number	30	Measurement Basis	estimate
Type	Common Area	Estimated Useful Life	40:00
Category	Recreation Facilities	Basis Cost	1.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
	deck and equipe		01/01/1985	01/01/2025	7:00	40:00	1500.00 \$	1,500.00 \$	1,850.03
	marcite and tie		01/01/1982	01/01/2022	4:00	40:00	30000.00 \$	30,000.00 \$	33,819.84
	fence		01/01/1982	01/01/2022	4:00	40:00	6500.00 \$	6,500.00 \$	7,327.63
							\$	38,000.00 \$	42,997.50

Comments

Assumes a salvageable shell with new equipment, marcite and decking.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Pool furniture

Item Number	31	Measurement Basis	per seat
Type	Common Area	Estimated Useful Life	7:00
Category	Recreation Facilities	Basis Cost	103.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2016	01/01/2023	5:00	7:00	43.00	\$ 4,429.00	\$ 5,144.80
								\$ 4,429.00	\$ 5,144.80

Comments

Based on a mix average of restrap or replace. Increased 3% for 2018

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Seawall rocks

Item Number	35	Measurement Basis	per lft
Type	Common Area	Estimated Useful Life	50:00
Category	Recreation Facilities	Basis Cost	30.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/1975	01/01/2042	24:00	0:00	550.00	\$ 16,500.00	\$ 33,867.70
								\$ 16,500.00	\$ 33,867.70

Comments

Assumes rock replenishment due to sinking into the ground. not removal of existing and replacement. renovated in 2017 after Hurricane IRMA.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Wood dock

Item Number	34	Measurement Basis	estimate
Type	Common Area	Estimated Useful Life	7:05
Category	Recreation Facilities	Basis Cost	15,450.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2015	06/01/2022	4:05	7:05	1.00	\$ 15,450.00	\$ 17,636.02
								\$ 15,450.00	\$ 17,636.02

Comments

Based on the continued replacement of components rather than the whole structure as a permit would not be issued for a replacement dock.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Club house flat roof

Item Number	8	Measurement Basis	estimate
Type	Common Area	Estimated Useful Life	25:00
Category	Roofing	Basis Cost	9,130.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2015	01/01/2040	22:00	25:00	1.00	\$ 9,130.00	\$ 17,650.11
								\$ 9,130.00	\$ 17,650.11

Comments

Based on actual cost of 2015 work. Raised 3% for 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Club house metal tile roof

Item Number	9	Measurement Basis	roofing
Type	Common Area	Estimated Useful Life	25:00
Category	Roofing	Basis Cost	1,133.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2005	01/01/2030	12:00	25:00	11.00	\$ 12,463.00	\$ 17,855.56
								\$ 12,463.00	\$ 17,855.56

Comments

Based on 2014 verbal estimate from Rock Roofing. increased 3% for 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Fascialroof tiles 2300 2400 building

Item Number	3	Measurement Basis	Roofing
Type	Common Area	Estimated Useful Life	50:00
Category	Roofing	Basis Cost	515.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/1967	01/01/2017	-1:00	50:00	31.00 \$	15,965.00 \$	15,965.00
			01/01/1967	01/01/2017	-1:00	50:00	31.00 \$	15,965.00 \$	15,965.00
							\$	31,930.00 \$	31,930.00

Comments

Based of verbal Rock Roofing estimate of 2014. Verified in 2017 when replaced with metal. Raised 3% for 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Flat roof 2300 building

Item Number	1	Measurement Basis	roofing
Type	Common Area	Estimated Useful Life	25:00
Category	Roofing	Basis Cost	600.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2017	01/01/2042	24:00	25:00	107.00	\$ 64,200.00	\$ 131,776.16
								\$ 64,200.00	\$ 131,776.16

Comments

Cost based on estimate from Rock Roofing in 2017 for a reroof with modified Bit. This is the cost for a new roof based on tear off but does not include decking or insulation.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Flat Roof 2400 building

Item Number	2	Measurement Basis	Roofing
Type	Common Area	Estimated Useful Life	25:00
Category	Roofing	Basis Cost	600.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/1992	01/01/2017	-1:00	25:00	107.00	\$ 64,200.00	\$ 64,200.00
								\$ 64,200.00	\$ 64,200.00

Comments

Based of bid Rock Roofing for a for mod bit reroof. This is the cost of a new roof based on a tear off but not for new decking or insulation..

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Garage flat Roofs 2300 building

Item Number	5	Measurement Basis	Roofing
Type	Common Area	Estimated Useful Life	25:00
Category	Roofing	Basis Cost	309.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			09/01/2017	09/01/2042	24:08	25:00	62.00	\$ 19,158.00	\$ 40,116.87
								\$ 19,158.00	\$ 40,116.87

Comments

based on Rock Roofing estimate of 2015 for GACO Silicone Coating. This is not the cost of a new roof with a tear off. Raised 3% for 2018

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Garage flat roofs 2400 building

Item Number	6	Measurement Basis	Roofing
Type	Common Area	Estimated Useful Life	25:00
Category	Roofing	Basis Cost	309.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2017	01/01/2042	24:00	25:00	62.00	\$ 19,158.00	\$ 39,323.48
								\$ 19,158.00	\$ 39,323.48

Comments

based on 2014 estimate of Rock Roofing for GACO silicone coating. This is not the cost of a new roof with a tear off. increased 3% for 2018

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Town Home Roof Gutter

Item Number	52	Measurement Basis	
Type	Common Area	Estimated Useful Life	10:00
Category	Roofing	Basis Cost	20,800.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2016	01/01/2026	8:00	10:00	1.00	\$ 20,800.00	\$ 26,434.06
								\$ 20,800.00	\$ 26,434.06

Comments

Assumes new gutters will be installed as planned in 2016 out of operating funds. Gutter never existed hear prior. Price based on bid. increased 3% for 2018

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Full Detail

Townhome Metal Roofs

Item Number	7	Measurement Basis	Roofing
Type	Common Area	Estimated Useful Life	50:00
Category	Roofing	Basis Cost	1,150.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Replacement Cost	
								Current	Future
			01/01/2006	01/01/2056	38:00	50:00	707.00	\$ 813,050.00	\$ 2,538,604.96
								\$ 813,050.00	\$ 2,538,604.96

Comments

Based on 88 @1340sft units divided by 2 to remove first floor sftage then multiplied by 1.2 to get roof slope then divided by 100 to get roof squares then multiplied by 1100/squ basis cost to get total cost. Increased 3% for 2018.

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation: 3.00% Investment: 1.00% Contribution Factor: 3.00% Calc: Future

Item Parameters - Summary

	Basis		Replace	Current	Est	Adj	Rem	Future	Straight Line	100 %						
	Cost	Quantity	Date	Cost	Life	Life	Life	Cost	Allocation	Funded						
carpentry																
Garage fascia	\$	15.45	322.000	01/01/2026	\$	4,974	25:00	25:00	8:00	\$	6,322	\$	199	\$	3,382	
Town home sheds and		1,033.00	88.000	01/01/2020		90,904	15:00	18:00	2:00		96,517		5,050		80,803	
townhome decks		3,000.00	91.000	01/18-01/37		273,000	20:00	20:00	15:10		439,945		13,650		57,300	
townhome soffit and		12.80	4,949.000	01/20-01/34		63,347	30:00	30:00	9:08		85,717		2,111		42,996	
townhome wood siding		55.00	660.000	01/18-01/34		36,300	30:00	30:00	8:04		47,488		1,210		26,216	
townhomes fences		16.00	4,400.000	01/01/2020		70,400	15:00	15:00	2:00		74,747		4,693		61,013	
						\$	538,926				\$	750,738	\$	26,914	\$	271,712
carports																
Carports	\$	22.00	18,700.000	01/18-01/37	\$	411,400	20:00	20:00	12:06	\$	608,691	\$	20,570	\$	153,912	
						\$	411,400				\$	608,691	\$	20,570	\$	153,912
Doors and hardware																
Common utility doors and	\$	566.00	14.000	01/01/2019	\$	7,924	30:00	36:00	1:00	\$	8,165	\$	220	\$	7,703	
overhead garage doors		855.00	48.000			41,040	30:00	37:04	2:04		44,095		1,102		38,590	
person doors to garages		500.00	48.000	01/01/2028		24,000	15:00	45:00	10:00		32,384		533		18,666	
unit owner doors		565.00	136.000	01/01/2020		76,840	15:00	15:00	2:00		81,585		5,122		66,594	
						\$	149,804				\$	166,230	\$	6,978	\$	131,555
elevator																
elevator cab upgrades	\$	10,300.00	2.000	01/01/2024	\$	20,600	20:00	20:00	6:00	\$	24,657	\$	1,030	\$	14,420	
elevator doors		30,000.00	2.000	01/01/2024		60,000	20:00	20:00	6:00		71,816		3,000		42,000	
Elevator systems		50,000.00	2.000	01/01/2029		100,000	25:00	25:00	11:00		139,039		4,000		56,000	
						\$	180,600				\$	235,513	\$	8,030	\$	112,420
misc																
Alarm system	\$	72,100.00	1.000	01/01/2030	\$	72,100	25:00	25:00	12:00	\$	103,296	\$	2,884	\$	37,492	
plumbing repairs less than		15,000.00	1.000	01/01/2018		15,000	2:00	2:00	0:00		15,000		7,500		15,000	
						\$	87,100				\$	118,296	\$	10,384	\$	52,492
Paint																
Club house int and ext	\$	1.00	7,626.000	01/23-01/27	\$	7,626	10:00	10:00	7:03	\$	9,498	\$	762	\$	2,082	
Midrise 2300 building paint		1.85	12,016.000	01/01/2023		22,277	10:00	10:00	5:00		25,878		2,227		11,138	
Midrise 2300 building		1.70	4,506.000	01/01/2018		7,660	5:00	5:00	0:00		7,660		1,532		7,660	
Midrise 2400 building paint		1.85	12,016.000	01/01/2023		22,229	10:00	10:00	5:00		25,822		2,222		11,114	
Midrise 2400 building		1.70	4,560.000	01/01/2018		7,752	5:00	5:00	0:00		7,752		1,550		7,752	
Midrise garage paint		0.72	11,520.000	01/01/2023		8,305	10:00	10:00	5:00		9,648		830		4,152	
Overhead garage door		80.00	48.000	01/01/2020		3,840	7:00	7:00	2:00		4,077		548		2,742	
Pool fence paint		6.00	360.000	01/01/2028		2,160	7:00	14:00	10:00		2,914		154		617	
Publix wall painting		1.85	1,012.000	01/01/2023		1,872	10:00	10:00	5:00		2,174		187		936	
Town home fence clean		3.09	8,800.000	01/01/2018		27,192	5:00	5:00	0:00		27,192		5,438		27,192	
Townhome Building paint		0.43	119,680.000	01/01/2023		51,462	10:00	10:00	5:00		59,779		5,146		25,731	
						\$	162,377				\$	182,397	\$	20,601	\$	101,120
pavement																
pavement asphalt	\$	38.70	13,362.100		\$	517,113	50:00	49:09	0:09	\$	528,884	\$	10,395	\$	509,373	
pavement coating and		0.90	13,621.000	01/01/2030		12,258	7:00	18:00	12:00		17,563		681		4,086	
sidewalks		5.30	15,840.000	01/01/2033		83,952	50:00	50:00	15:00		131,589		1,679		58,766	

Banana Bay Condominium

Analysis Date - January 1, 2018

Inflation:3.00% Investment:1.00% Contribution Factor:3.00% Calc:Future

Item Parameters - Summary

	Basis Cost	Quantity	Replace Date	Current Cost	Est Life	Adj Life	Rem Life	Future Cost	Straight Line Allocation	100 % Funded
				\$ 613,324				\$ 678,036	\$ 12,755	\$ 572,225
Railings and enclosures										
Midrise enclosures	\$ 2,472.00	36.000	01/17-01/43	\$ 88,992	30:00	30:09	9:05	\$ 123,636	\$ 2,389	\$ 43,095
Midrise walkway handrails	15.45	2,848.000	01/01/2020	44,001	30:00	30:00	2:00	46,719	1,466	41,068
Midrise walkway metal	875.50	32.000	01/01/2032	28,016	15:00	15:00	14:00	42,616	1,867	1,867
				\$ 161,009				\$ 212,972	\$ 5,724	\$ 86,031
Recreation Facilities										
Club house equipment	\$ 11,333.00	1.000	01/01/2020	\$ 11,333	35:00	35:00	2:00	\$ 12,032	\$ 323	\$ 10,685
Club house pool and deck	1.00	51,500.000		51,500	40:00	37:01	2:01	54,974	1,394	48,812
Clubhouse AC	3,605.00	2.000	01/18-01/23	7,210	7:00	9:00	2:06	7,792	842	4,635
North pool and deck	1.00	38,000.000	01/22-01/25	38,000	40:00	40:00	4:01	42,997	950	34,087
Pool furniture	103.00	43.000	01/01/2023	4,429	7:00	7:00	5:00	5,144	632	1,265
Seawall rocks	30.00	550.000	01/01/2042	16,500	50:00	0:00	24:00	33,867	246	10,589
Wood dock	15,450.00	1.000	06/01/2022	15,450	7:05	7:05	4:05	17,636	2,083	6,249
				\$ 144,422				\$ 174,446	\$ 6,473	\$ 116,324
Roofing										
Club house flat roof	\$ 9,130.00	1.000	01/01/2040	\$ 9,130	25:00	25:00	22:00	\$ 17,650	\$ 365	\$ 1,095
Club house metal tile roof	1,133.00	11.000	01/01/2030	12,463	25:00	25:00	12:00	17,855	498	6,480
Fascial roof tiles 2300 2400	515.00	62.000	01/01/2017	31,930	50:00	50:00	-1:00	31,930	0	0
Flat roof 2300 building	600.00	107.000	01/01/2042	64,200	25:00	25:00	24:00	131,776	2,568	2,568
Flat Roof 2400 building	600.00	107.000	01/01/2017	64,200	25:00	25:00	-1:00	64,200	0	0
Garage flat Roofs 2300	309.00	62.000	09/01/2042	19,158	25:00	25:00	24:08	40,116	766	255
Garage flat roofs 2400	309.00	62.000	01/01/2042	19,158	25:00	25:00	24:00	39,323	766	766
Town Home Roof Gutter	20,800.00	1.000	01/01/2026	20,800	10:00	10:00	8:00	26,434	2,080	4,160
Townhome Metal Roofs	1,150.00	707.000	01/01/2056	813,050	50:00	50:00	38:00	2,538,604	16,261	195,132
				\$ 1,054,089				\$ 2,907,891	\$ 23,305	\$ 210,458
				\$ 3,503,052				\$ 6,035,214	\$ 141,736	\$ 1,808,252