

# RESERVE ANALYSIS REPORT

**Sample Timeshare Resort**  
Hilton Head Island, South Carolina  
Version 1 Draft  
April 10, 2004



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# Sample Timeshare Resort

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## Preface

This preface is intended to provide an introduction to the enclosed reserve analysis as well as detailed information regarding the reserve analysis report format and reserve fund calculation methods. The following sections are included in this preface:

- **Introduction to Reserve Budgeting** page i
- **Understanding the Reserve Analysis** page i
- **Reserve Budget Calculation Methods** page vi
- **Glossary of Key Terms** page x

### ◆ ◆ INTRODUCTION TO RESERVE BUDGETING ◆ ◆

The Board of Directors of an association has a legal and fiduciary duty to maintain the community in a good state of repair. Individual unit property values are significantly impacted by the level of maintenance and upkeep provided by the association as well as the amount of the regular assessment charged to each owner.

A prudent plan must be implemented to address the issues of long-range maintenance, repair and replacement of the common areas. Additionally, the plan should recognize that the value of each unit is affected by the amount of the regular assessment charged to each unit.

There is a fine line between “not enough,” “just right” and “too much.” Each member of an association should contribute to the reserve fund for their proportionate amount of “depreciation” (or “use”) of the reserve components. Through time, if each owner contributes his “fair share” into the reserve fund for the depreciation of the reserve components, then the possibility of large increases in regular assessments or special assessments will be minimized.

An accurate reserve analysis and a “healthy” reserve fund are essential to protect and maintain the association's common areas and the property values of the individual unit owners. A comprehensive reserve analysis is one of the most significant elements of any association's long-range plan and provides the critical link between sound business judgment and good fiscal planning. The reserve analysis provides a “financial blueprint” for the future of an association.

### ◆ ◆ UNDERSTANDING THE RESERVE ANALYSIS ◆ ◆

In order for the reserve analysis to be useful, it must be understandable by a variety of individuals. Board members (from seasoned, experienced Board members to new Board members), property managers, accountants, attorneys and even homeowners may ultimately review the reserve analysis. The reserve analysis must be detailed enough to provide a comprehensive analysis, yet simple enough to enable less experienced individuals to understand the results.

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There are four key bits of information that a comprehensive reserve analysis should provide. These items include:

- **Budget**

Amount recommended to be transferred into the reserve account each month of the fiscal year for which the reserve analysis was prepared. In some cases, the reserve analysis may present two or more funding plans based on different calculation models (i.e. Component Method, Minimum Cash Flow Method, etc.). The Board should have a clear understanding of the differences among these funding models prior to implementing one of them in the annual budget.

- **Percent Funded**

Measure of the reserve fund “health” (expressed as a percentage) as of the beginning of the fiscal year for which the reserve analysis was prepared. Remember, “100% funded” means the association has accumulated the proportionately correct amount of money, to date, for the reserve components it maintains.

- **Projections**

Indicate the “level of service” the association will provide the membership as well as a “road map” for the fiscal future of the association. The projections define the timetables for repairs and replacements, such as when the buildings will be painted or when the asphalt will be seal coated. The projections also show the financial plan for the association – when an underfunded association will “catch up” or how a properly funded association will remain fiscally “healthy.”

- **Inventory**

Complete listing of the reserve components. Key bits of information are available for each reserve component, including placed-in-service date, useful life, remaining life, replacement year, quantity, current cost of replacement, future cost of replacement and analyst’s comments.

In this section, a description of most of the summary or report sections is provided along with comments regarding what to look for and how to use each section. All reserve analyses may not include all of the summaries or report formats described herein.

In some cases, the reserve analysis may be a lengthy document of one hundred pages or more. A complete and thorough review of the reserve analysis is always a good idea. However, if time is limited, it is suggested that a thorough review of the summary pages be made. If a “red flag” is raised in this review, the reader should then check the detail information, of the component in question, for all relevant information.

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- **Executive Summary**

Provides general information about the client, global parameters used in the calculation of the reserve analysis as well as the core results of the reserve analysis.

**Client Information**  
Provides various client information including fiscal year for which the analysis was prepared, number of units, phasing, etc.

**Community Profile**  
Provides brief description of the community, as well as other "global" type comments.

**Recommended Funding**  
Provides the results of calculations with regard to the "bottom line." Indicates the monthly reserve funding recommendation from the membership, anticipated interest contribution and the total contribution requirement.

**Global Parameters**  
Displays the calculation parameters that were used to calculate the reserve analysis including inflation, annual contribution increase, investment rate, tax rate and contingency.

**Adequacy of Reserves**  
Displays the results of calculations with regard to the "health" of the reserve fund as of the beginning of the fiscal year for which the reserve analysis was prepared. Provides the anticipated reserve balance, theoretically ideal reserve balance and the percent funded.

**Sample Community Association  
Executive Summary  
Component Calculation Method**

<b>Client Information:</b>		<b>Global Parameters:</b>	
Account Number	12345	Inflation Rate	3.00%
Version Number	1	Annual Contribution Increase	3.00%
Analysis Date	04/20/1999	Investment Rate	5.50%
Fiscal Year	1/1/1999 to 12/31/1999	Taxes on Investments	30.00%
Number of Units	150	Contingency	3.00%
Phasing	4 of 4		

**Community Profile:**  
This community was constructed in four phases between 1985 and 1987. For budgeting purposes, unless otherwise indicated, we have used January 1986 as the average placed-in-service date for aging the original components included in this analysis.  
Last field inspection: April 2, 1999

<b>Adequacy of Reserves as of January 1, 1999:</b>		
Anticipated Reserve Balance		\$550,000.00
Theoretically Ideal Reserve Balance		\$642,347.96
Percent Funded		85.62%

<b>Recommended Funding for the 1999 Fiscal Year:</b>		
	<b>Monthly</b>	<b>Per Unit</b>
Member Contribution	\$8,922.43	\$59.48
Interest Contribution	\$1,643.05	\$9.91
<b>Total Contribution</b>	<b>\$10,465.48</b>	<b>\$69.39</b>

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- **Distribution of Current Reserve Funds**

Displays all reserve components, shown here in ascending “remaining life” order. Provides the remaining life, age and useful life of each component along with its theoretically ideal reserve balance as of the beginning of the fiscal year for which the reserve analysis was prepared. The far right-hand column displays the amount of money that was actually assigned to each component during the calculation process.

**Theoretically Ideal Reserves**  
Displays the ideal reserve balance for each component.

Sample Community Association Distribution of Current Reserve Funds Sorted by Remaining Life						
	Remaining Life	Age	Adjusted Useful Life	Theoretically Ideal Balance	Assigned Reserves	
Landscape - Repla						
Mailboxes - Unfunc						
Stairways - Unfund						
Streets - Concrete						
Termite Control						
Painting - Woodwo						
Painting - Wrought						
Pool Area - Mastic						
Landscape - Tree T						
Painting - Wrought						
Cabana - Restroom						
Doors - Utility Clos						
Landscape - Irrigati						
Pool - Filter						
Pool Area - Furnitu						
Streets - Asphalt, F						
Streets - Asphalt, S						
Landscape - Tree T						
Cabana - Water He						
Pool - Heater						
Roofs - Flat, Origin						
Spa - Heater						
Painting - Red Cur						
Streets - Asphalt, Overlay						
Access - Gate Operator, Exit						
Spa - Replaster & Tile Replace						
Roofs - Flat, 1997						
Lighting - Streets						
Railing - Wrought Iron, Units						
Roofs - Composition Shingle						
Walls - Block, Repairs						
Doors - Utility Closets, 1996						
Cabana - Ceramic Tile, Interior						
Cabana - Plumbing Fixtures						
Contingency	n.a.			\$18,709.16	\$16,019.42	
<b>Total</b>	<b>0 - 17</b>	<b>1 - 13</b>	<b>2 - 30</b>	<b>\$642,347.96</b>	<b>\$550,000.00</b>	
<b>Percent Funded</b>					<b>85.62%</b>	

**Reserve Components**  
All components are displayed (shown here in ascending “remaining life” order).

**Assigned Reserves**  
Displays the actual amount assigned to each component.

The total theoretically ideal reserves, assigned reserves and percent funded are provided at the bottom of this summary. Also shown is the range of reserve component remaining lives, ages and useful lives.

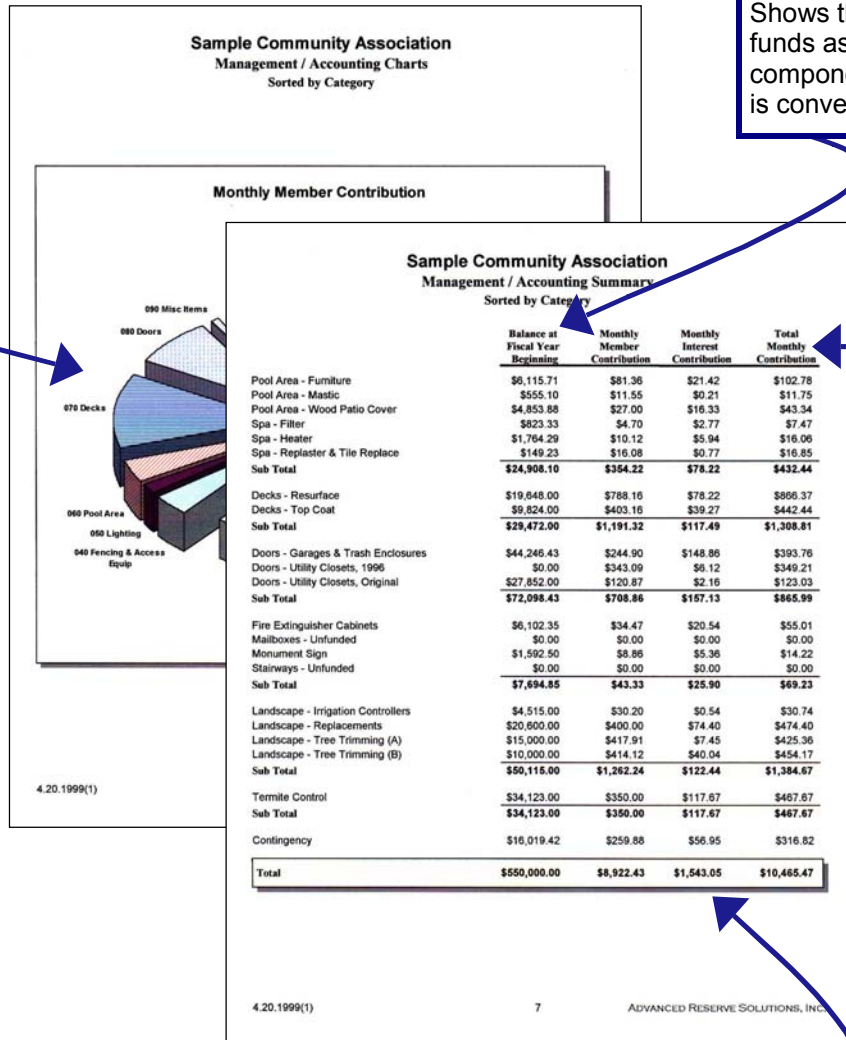
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- Management / Accounting Summary and Charts**

Summary displays all reserve components, shown here in “category” order. Provides the assigned reserve funds at the beginning of the fiscal year for which the reserve analysis was prepared along with the monthly member contribution, interest contribution and total contribution for each component and category. Three pie charts show graphically how the total reserve fund is distributed amongst the reserve component categories and how each category is funded on a monthly basis.

**Pie Charts**  
Show graphically how the reserve fund is distributed amongst the reserve components and how the components are funded.

**Balance at FYB**  
Shows the amount of reserve funds assigned to each reserve component. And, this column is conveniently sub totaled.



**Monthly Funding**  
Displays the monthly funding for each component from the members and interest. Total monthly funding is also indicated. And, these columns are conveniently sub totaled.

The total assigned reserves and monthly funding are provided at the bottom of this summary.

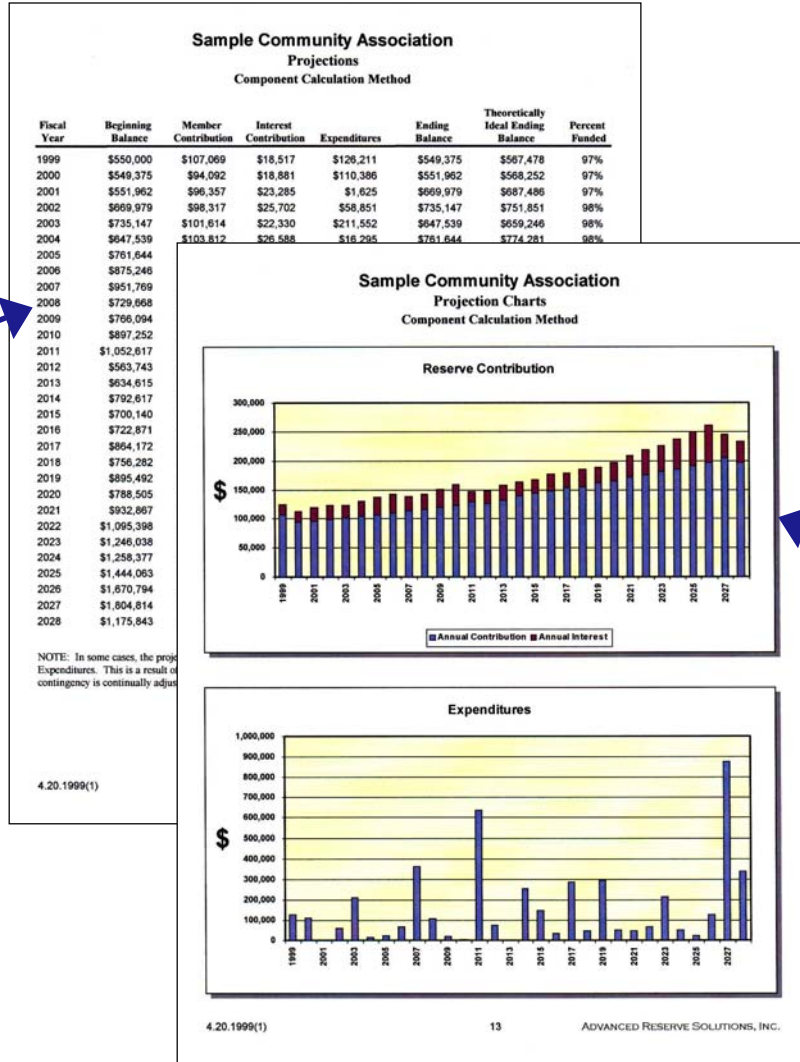
**Will your Treasurer or accountant ask for anything else?**



# Preface

- Projections and Charts**

Summary displays projections of beginning reserve balance, member contribution, interest contribution, expenditures and ending reserve balance for each year of the projection period (shown here for 30 years). The two columns on the right-hand side provide the theoretically ideal ending balance and the percent funded for each year. Four charts show the same information in an easy-to-understand graphic format.



Improved format makes the numbers as easy to read and understand as possible.

Charts make it easy to understand the funding plan through time.



## Preface

### ◆ ◆ CALCULATION METHODS ◆ ◆

There are only a few *true* reserve funding calculation methods used by reserve analysis firms. Some articles in trade publications seem to indicate that there are dozens of “unique” and different reserve calculation methods (i.e. component, cash flow, pooling, front-loading, splitting, etc.). Most “unique” calculation methods are actually hybrid derivatives of either the component method or the cash flow method.

The following sections describe the calculation methods utilized most often for our clients.

- **Component Calculation Method**

This calculation method develops a funding plan for each individual reserve component included in the reserve analysis. The sum of the funding plans for each component equal the total funding plan for the association.

This calculation method is typically the most conservative. This method structures a funding plan that enables the association to pay all reserve expenditures as they come due, enables the association to achieve the ideal level of reserves in time, and then enables the association to maintain the ideal level of reserves through time.

One of the major benefits of using this calculation method is that for any single component (or group of components), the accumulated balance and reserve funding can be reported. For example, using this calculation method, the reserve analysis can indicate the amount of current reserve funds “in the bank” for the roofs and the amount of money being funded towards the roofs each month. Using other calculation methods, this information cannot be calculated and therefore, cannot be reported.

The following is a detailed description of the Component Calculation Method:

**Step 1:** Calculation of Theoretically Ideal Balance for each component

The theoretically ideal balance is calculated for each component based on its age, useful life and current cost. The actual formula is as follows:

$$\text{Theoretically Ideal Balance} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Cost}$$

**Step 2:** Distribution of current reserve funds

The association’s current reserve funds are assigned to (or distributed amongst) the reserve components based on each component’s remaining life and theoretically ideal balance as follows:

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*Pass 1:* Components are organized in remaining life order, from least to greatest, and the current reserve funds are assigned to each component up to its theoretically ideal balance, until reserves are exhausted.

*Pass 2:* If all components are assigned their theoretically ideal balance and additional funds exist, they are assigned in a “second pass.” Again, the components are organized in remaining life order, from least to greatest, and the remaining current reserve funds are assigned to each component up to its current cost, until reserves are exhausted.

*Pass 3:* If all components are assigned their current cost and additional funds exist, they are assigned in a “third pass.” Components with a remaining life of zero years are assigned double their current cost.

Distributing, or assigning, the current reserve funds in this manner is the most efficient use of the funds on hand – it defers the make-up period of any underfunded reserves over the lives of the components with the largest remaining lives.

### **Step 3:** Developing a funding plan

After step 2, all components have a “starting” balance. A calculation is made to determine what funding would be required to get from the starting balance to the future cost over the number of years remaining until replacement. The funding plan incorporates the annual contribution increase parameter to develop “stair stepped” contribution.

For example, if an association needs to accumulate \$100,000 in ten years, \$10,000 could be contributed each year. Alternatively, the association could contribute \$8,723 in the first year and increase the contribution by 3% each year thereafter until the tenth year.

In most cases, this rate should match the Inflation Parameter. Matching the Annual Contribution Increase Parameter to the Inflation Parameter indicates, in theory, that Member Contributions should increase at the same rate as the cost of living (Inflation Parameter). Due to the “time value of money,” this creates the most equitable distribution of Member Contributions through time.

Using an Annual Contribution Increase Parameter that is greater than the Inflation Parameter will reduce the burden to the current membership at the expense of the future membership. Using an Annual Contribution Increase Parameter that is less than the Inflation Parameter will increase the burden to the current membership to the benefit of the future membership. The following chart shows a comparison:

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	<u>0% Increase</u>	<u>3% Increase</u>	<u>10% Increase</u>
Year 1	\$10,000.00	\$8,723.05	\$6,274.54
Year 2	\$10,000.00	\$8,984.74	\$6,901.99
Year 3	\$10,000.00	\$9,254.28	\$7,592.19
Year 4	\$10,000.00	\$9,531.91	\$8,351.41
Year 5	\$10,000.00	\$9,817.87	\$9,186.55
Year 6	\$10,000.00	\$10,112.41	\$10,105.21
Year 7	\$10,000.00	\$10,415.78	\$11,115.73
Year 8	\$10,000.00	\$10,728.25	\$12,227.30
Year 9	\$10,000.00	\$11,050.10	\$13,450.03
Year 10	\$10,000.00	\$11,381.60	\$14,795.04
TOTAL	<u>\$100,000.00</u>	<u>\$100,000.00</u>	<u>\$100,000.00</u>

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a Total Reserve Contribution increase or decrease from year to year than this parameter.

- **Minimum Cash Flow Method**

This calculation method develops a funding plan based on current reserve funds and projected expenditures during a “window,” typically 30 years.

This calculation method is not as conservative as the Component Method and will typically produce a lower monthly reserve contribution. This method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not concerned with the ideal level of reserves through time. Consequently, this funding method can allow an association to become increasingly underfunded, while never running completely out of money during the “window.”

This calculation method structures a funding plan that is the “bare” minimum required to pay for all reserve expenditures as they come due during the “window.” This method disregards components that do not have an expenditure associated with them during the “window.” This method tests reserve contributions to determine the minimum contribution necessary, based on the association's beginning reserve balance and anticipated expenses through time, so that the reserve balance in any one year does not drop below \$0 (or some other threshold level).

- **Directed Cash Flow Method**

This calculation method is a hybrid of the Minimum Cash Flow Method which enables the development of “custom” or “non-traditional” funding plans which may include deferred contributions or special assessments.

This method is similar to the Minimum Cash Flow Method in the sense that it is making calculations

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based on all reserve expenditures during the “window.” This calculation method can be used to calculate a reserve contribution that enables the association to become “ideally funded” in time.

### ◆ ◆ GLOSSARY OF KEY TERMS ◆ ◆

- **Annual Contribution Increase Parameter**

The rate used in the calculation of the funding plan developed by the Component Calculation Method and Minimum Cash Flow Method. This rate is used on an annual compounding basis. This rate represents, in theory, the rate the association expects to increase contributions each year.

In most cases, this rate should match the Inflation Parameter. Matching the Annual Contribution Increase Parameter to the Inflation Parameter indicates, in theory, that Member Contributions should increase at the same rate as the cost of living (Inflation Parameter). Due to the “time value of money,” this creates the most equitable distribution of Member Contributions through time.

This parameter is used to develop a funding plan only; it does not mean that the reserve contributions must be raised each year. There are far more significant factors that will contribute to a Total Reserve Contribution increase or decrease from year to year than this parameter.

See the description of “Calculation Methods” in this preface for more detail on this parameter.

- **Anticipated Reserve Balance (or Reserve Funds)**

The amount of money, as of a certain point in time, held by the association to be used for the repair or replacement of Reserve Components.

This figure is “anticipated” because it is calculated based on the most current financial information available as of the analysis date, which is almost always prior to the Fiscal Year beginning date for which the reserve analysis is prepared.

- **Assigned Funds (and “Fixed” Assigned Funds)**

The amount of money, as of the Fiscal Year beginning date for which the reserve analysis is prepared, that a Reserve Component has been assigned based on the Component Calculation Method.

Assigned Funds do not apply to the Minimum Cash Flow Calculation Method or the Directed Cash Flow Calculation Method.

The Assigned Funds are considered “Fixed” when the normal calculation process is bypassed and a specific amount of money is assigned to a Reserve Component. For example, if the normal calculation process assigns \$10,000 to the roofs, but the association would like to show \$20,000 assigned to roofs, “fixed” funds of \$20,000 can be assigned.

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The Component Calculation Method assigns funds to each component in the most efficient manner possible; assigning “fixed” reserves in this manner can have a detrimental impact on the association’s overall budget structure in the long run. A more detailed description of the actual calculation process is included in the “Calculation Methods” section of the preface.

- **Component Calculation Method (or Component Method)**

Reserve funding calculation method developed based on each individual component. A more detailed description of the actual calculation process is included in the “Calculation Methods” section of the preface.

- **Contingency Parameter**

The rate used as a built-in buffer in the calculation of the funding plan developed by the Component Calculation Method. This rate will assign a percentage of the Reserve Funds, as of the Fiscal Year beginning, as contingency funds and will also determine the level of funding toward the contingency each month.

- **Current Replacement Cost**

The amount of money, as of the Fiscal Year beginning date for which the reserve analysis is prepared, that a Reserve Component is expected to cost to replace.

- **Directed Cash Flow Calculation Method (or Directed Cash Flow Method)**

Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the “Calculation Methods” section of the preface.

- **Fiscal Year**

Indicates the budget year for the association for which the reserve analysis was prepared. The fiscal year beginning (FYB) is the first day of the budget year; the fiscal year end (FYE) is the last day of the budget year.

- **Future Replacement Cost**

The amount of money, as of the Fiscal Year during which replacement of a Reserve Component is scheduled, that a Reserve Component is expected to cost to replace. This cost is calculated using the Current Replacement Cost compounded annually by the Inflation Parameter.

- **Global Parameters**

The financial parameters used to calculate the reserve analysis (see Inflation Parameter, Annual Contribution Increase Parameter, Investment Rate Parameter and Taxes on Investments Parameter).

- **Inflation Parameter**

The rate used in the calculation of future costs for Reserve Components. This rate is used on an annual compounding basis. This rate represents the rate the association expects to the cost of goods and services relating to their Reserve Components to increase each year.

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- **Interest Contribution**

The amount of money contributed to the Reserve Fund by the interest earned on the Reserve Fund and Member Contributions.

- **Investment Rate Parameter**

The gross rate used in the calculation of Interest Contribution (interest earned) from the Reserve Balance and Member Contributions. This rate (net of the Taxes on Investments Parameter) is used on a monthly compounding basis. This parameter represents the weighted average interest rate the association expects to earn on their Reserve Fund investments.

- **Membership Contribution**

The amount of money contributed to the Reserve Fund by the association's membership.

- **Minimum Cash Flow Calculation Method (or Minimum Cash Flow Method)**

Reserve funding calculation method developed based on total annual expenditures. A more detailed description of the actual calculation process is included in the "Calculation Methods" section of the preface.

- **Monthly Contribution (and "Fixed" Monthly Contribution)**

The amount of money, for the Fiscal Year which the reserve analysis is prepared, that a Reserve Component will be funded based on the Component Calculation Method.

Monthly Contribution does not apply to the Minimum Cash Flow Calculation Method or the Directed Cash Flow Calculation Method.

The Monthly Contribution is considered "Fixed" when the normal calculation process is bypassed and a specific amount of money is funded to a Reserve Component. For example, if the normal calculation process funds \$1,000 to the roofs each month, but the association would like to show \$500 funded to roofs each month, a "fixed" contribution of \$500 can be assigned.

The Component Calculation Method funds each component in the most efficient manner possible; assigning a "fixed" contribution in this manner can have a detrimental impact on the association's overall budget structure in the long run. A more detailed description of the actual calculation process is included in the "Calculation Methods" section of the preface.

- **Number of Units (or other assessment basis)**

Indicates the number of units for which the reserve analysis was prepared. In "phased" developments (see Phasing), this number represents the number of units, and corresponding common area components, that existed as of a certain point in time.

For some associations, assessments and reserve contributions are based on a unit of measure other than the number of units. Examples include time-interval weeks for timeshare resorts or lot acreage for industrial developments.

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- **One-Time Replacement**

Used for components that will be budgeted for only once.

- **Percent Funded**

A measure (expressed as a percentage) of the association's reserve fund "health" as of a certain point in time. This number is the ratio of the Anticipated Reserve Fund Balance to the Theoretically Ideal Reserve Balance:

$$\text{Percent Funded} = \frac{\text{Anticipated Reserve Fund Balance}}{\text{Theoretically Ideal Reserve Balance}}$$

An association that is 100% funded does not have all of the Reserve Funds necessary to replace all of its Reserve Components immediately; it has the proportionately appropriate Reserve Funds for the Reserve Components it maintains, based on each component's Current Replacement Cost, age and Useful Life.

- **Percentage of Replacement**

The percentage of the Reserve Component that is expected to be replaced.

For most Reserve Components, this percentage should be 100%. In some cases, this percentage may be more or less than 100%. For example, fencing which is shared with a neighboring community may be set at 50%.

- **Phasing**

Indicates the number of phases for which the reserve analysis was prepared and the total number of phases expected at build-out (i.e. Phase 4 of 7). In phased developments, the first number represents the number of phases, and corresponding common area components, that existed as of a certain point in time. The second number represents the number of phases that are expected to exist at build-out.

- **Placed-In-Service Date**

The date (month and year) that the Reserve Component was originally put into service or last replaced.

- **Remaining Life**

The length of time, in years, until a Reserve Component is scheduled to be replaced.

- **Remaining Life Adjustment**

The length of time, in years, that a Reserve Component is expected to last in excess (or deficiency) of its Useful Life for the current cycle of replacement.



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If the current cycle of replacement for a Reserve Component is expected to be greater than or less than the “normal” life expectancy, the Reserve Component’s life should be adjusted using a Remaining Life Adjustment.

For example, if wood trim is painted normally on a 4 year cycle, the Useful Life should be 4 years. However, when it comes time to paint the wood trim and it is determined that it can be deferred for an additional year, the Useful Life should remain at 4 years and a Remaining Life Adjustment of +1 year should be used.

- **Replacement Year**

The Fiscal Year that a Reserve Component is scheduled to be replaced.

- **Reserve Components**

Line items included in the reserve analysis.

- **Salvage Value**

The amount of money that is expected to be received at the point in time that a Reserve Component is replaced.

For example, the “trade-in allowance” received at the time a security vehicle is replaced should be considered as its Salvage Value.

- **Taxes on Investments Parameter**

The rate used to offset the Investment Rate Parameter in the calculation of the Interest Contribution. This parameter represents the marginal tax rate the association expects to pay on interest earned by the Reserve Funds and Member Contributions.

- **Theoretically Ideal Reserve Balance (or Ideal Reserves)**

The amount of money that should theoretically have accumulated in the reserve fund as of a certain point in time. Ideal reserves are calculated for each Reserve Component based on the Current Replacement Cost, Age and Useful Life:

$$\text{Ideal Reserves} = \frac{\text{Age}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The Theoretically Ideal Reserve Balance is the sum of the Ideal Reserves for each Reserve Component.

An association that has accumulated the Theoretically Ideal Reserve Balance does not have all of the funds necessary to replace all of its Reserve Components immediately; it has the proportionately appropriate Reserve Funds for the Reserve Components it maintains, based on each component’s Current Replacement Cost, Age and Useful Life.

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- **Total Contribution**

The sum of the Membership Contribution and Interest Contribution.

- **Useful Life**

The length of time, in years, that a Reserve Component is expected to last each time it is replaced. See also Remaining Life Adjustment.

# Sample Timeshare Resort

## Executive Summary

### Component Calculation Method

#### Client Information:

Account Number	99999
Version Number	1 Draft
Analysis Date	4/10/2004
Fiscal Year	1/1/2003 to 12/31/2003
Number of Interval Weeks	12,087
Phasing	3 of 3

#### Global Parameters:

Inflation Rate	3.00 %
Annual Contribution Increase	3.00 %
Investment Rate	3.50 %
Taxes on Investments	30.00 %
Contingency	5.00 %

#### Community Profile:

This resort project consists of 237 villas (excluding area occupied for sales activity); private roadways, two gated entrances; three outdoor pool areas; large clubhouse/reception building ("Beach Club") with indoor pool, day spa, meeting rooms, office space, gym, marketplace/deli and restrooms; numerous other recreational and relaxation facilities; various operations buildings; and extensive landscaped areas. Once sales activity has been completed, the resort developer will convert the existing sales area into an additional 18 villas, bringing the total number of villas to 255.

For budgeting purposes, we have aged most of the original components in this analysis from their actual construction date. Many components (primarily related to the villas or villa buildings) have been segregated and aged from three "phases" of development. The following are the dates used:

May 1999 -- Phase 1 -- Building 91 (45 villas), Building 92 (27 villas currently; 45 at build-out) and Garden Pool Area  
 February 2000 -- Ocean Pool Area  
 June 2000 -- Phase 2 -- Building 93 (40 villas) and Building 94 (40 villas)  
 February 2001 -- Beach Club Building including indoor pool ("Indoor Pool") and outdoor pool ("Beach Club Pool Area")  
 June 2001 -- Phase 3 -- Building 95 (40 villas) and Building 96 (45 villas)

#### Adequacy of Reserves as of January 1, 2003:

Anticipated Reserve Balance	<b>\$1,767,373.00</b>
Theoretically Ideal Reserve Balance	<b>\$5,501,475.60</b>
Percent Funded	<b>32.13%</b>

Recommended Funding for the 2003 Fiscal Year:	Annual	Per Interval Week	
		Monthly	Per Month
Member Contribution	<b>\$2,984,857</b>	<b>\$248,738.12</b>	<b>\$20.58</b>
Interest Contribution	<b>\$74,823</b>	<b>\$6,235.22</b>	<b>\$0.52</b>
Total Contribution	<b>\$3,059,680</b>	<b>\$254,973.35</b>	<b>\$21.09</b>

# Sample Timeshare Resort

## Projections

### Component Calculation Method

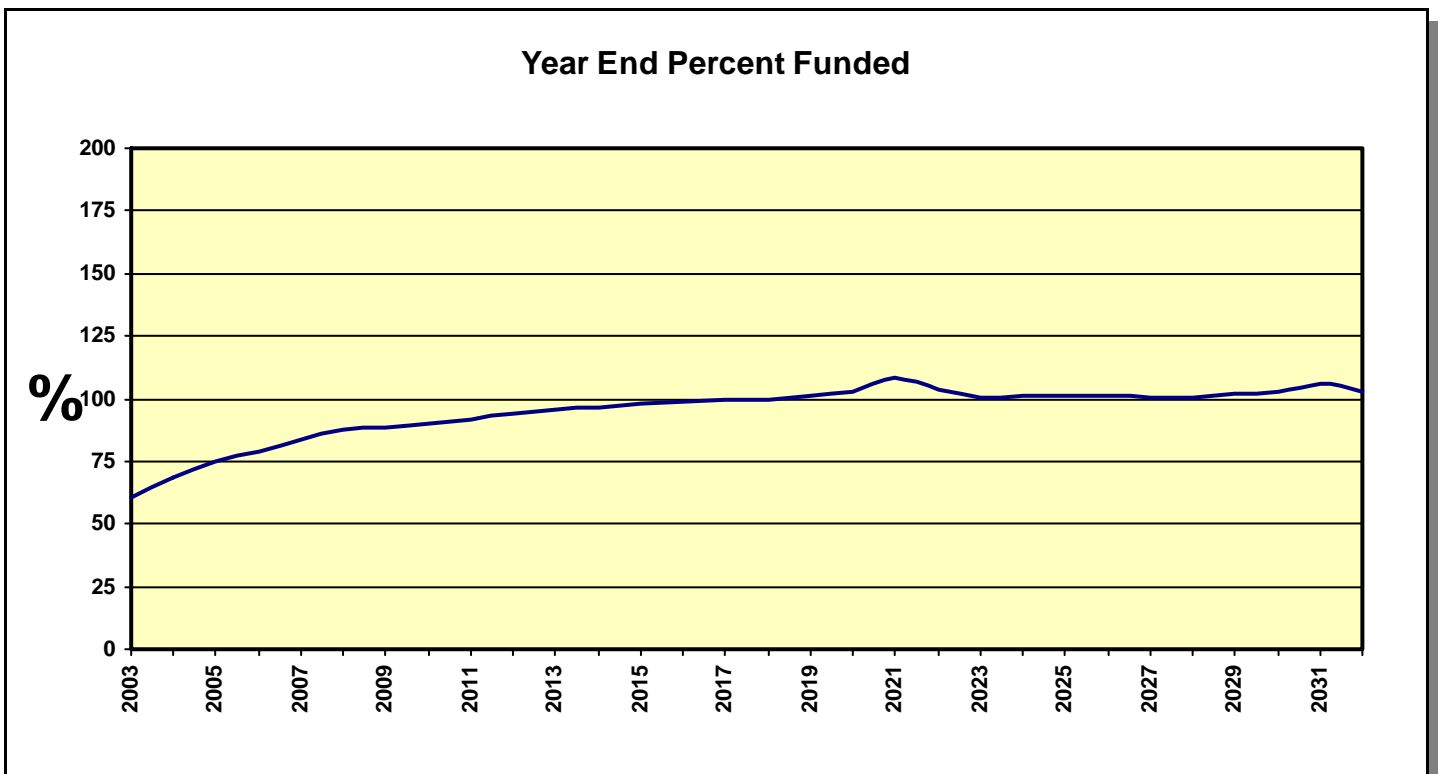
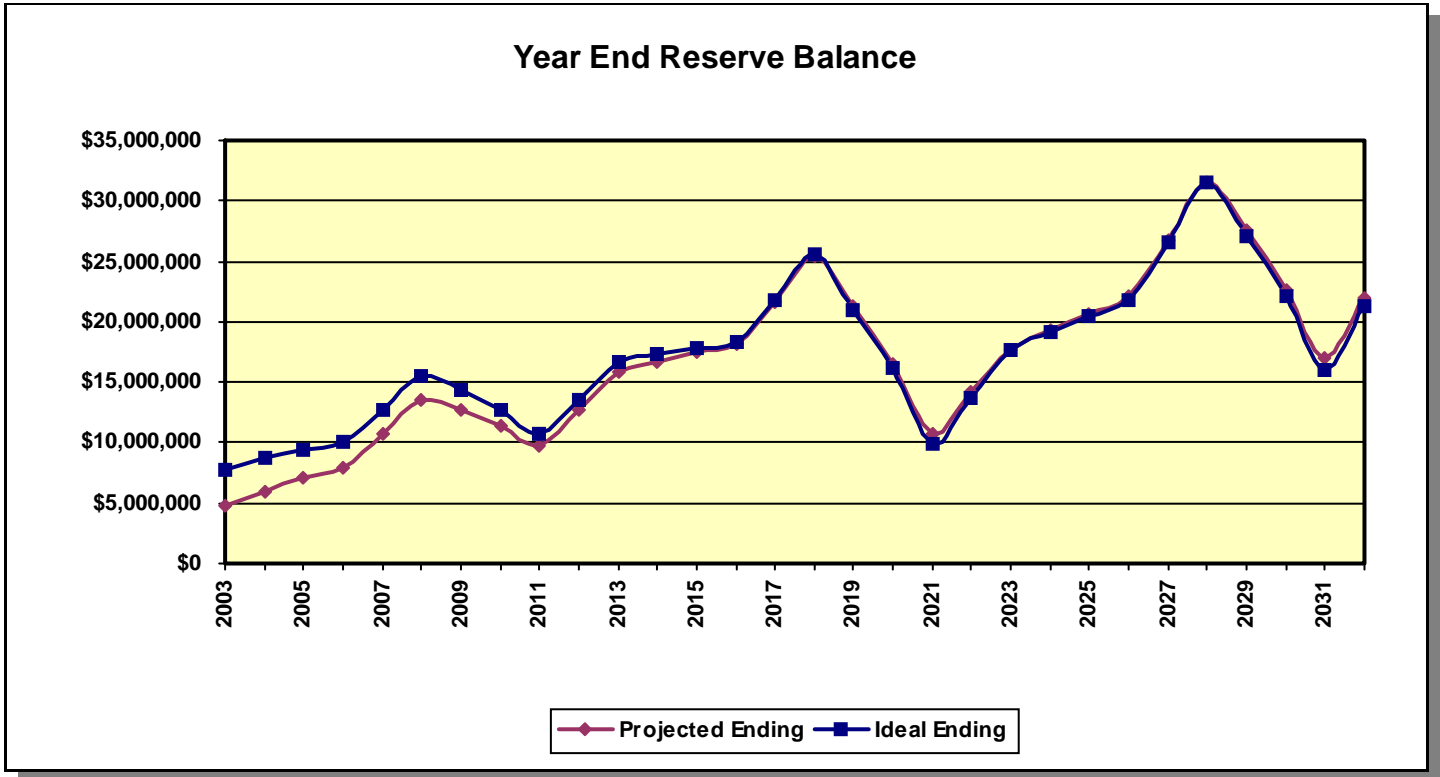
<b>Fiscal Year</b>	<b>Beginning Balance</b>	<b>Member Contribution</b>	<b>Interest Contribution</b>	<b>Expenditures</b>	<b>Ending Balance</b>	<b>Theoretically Ideal Ending Balance</b>	<b>Percent Funded</b>
2003	\$1,767,373	\$2,984,857	\$74,823	\$109,543	\$4,717,511	\$7,797,210	61%
2004	\$4,717,511	\$2,667,271	\$109,984	\$1,495,632	\$5,999,134	\$8,704,664	69%
2005	\$5,999,134	\$2,617,820	\$136,737	\$1,674,948	\$7,078,744	\$9,484,628	75%
2006	\$7,078,744	\$2,580,479	\$158,206	\$1,871,041	\$7,946,388	\$10,112,484	79%
2007	\$7,946,388	\$2,635,968	\$222,844	\$155,200	\$10,650,001	\$12,685,967	84%
2008	\$10,650,001	\$2,710,401	\$291,817	\$109,059	\$13,543,159	\$15,459,628	88%
2009	\$13,543,159	\$2,772,077	\$272,214	\$3,821,509	\$12,765,942	\$14,368,936	89%
2010	\$12,765,942	\$2,811,788	\$240,153	\$4,356,401	\$11,461,482	\$12,733,484	90%
2011	\$11,461,482	\$2,847,830	\$197,653	\$4,783,676	\$9,723,290	\$10,654,347	91%
2012	\$9,723,290	\$2,901,667	\$269,050	\$188,461	\$12,705,545	\$13,563,928	94%
2013	\$12,705,545	\$2,989,429	\$343,222	\$217,212	\$15,820,984	\$16,613,466	95%
2014	\$15,820,984	\$3,075,510	\$363,199	\$2,565,643	\$16,694,050	\$17,299,950	96%
2015	\$16,694,050	\$3,155,949	\$380,650	\$2,771,097	\$17,459,552	\$17,872,756	98%
2016	\$17,459,552	\$3,237,592	\$394,790	\$3,003,179	\$18,088,755	\$18,302,425	99%
2017	\$18,088,755	\$3,329,386	\$480,242	\$225,402	\$21,672,981	\$21,843,383	99%
2018	\$21,672,981	\$3,434,472	\$570,393	\$219,087	\$25,458,759	\$25,594,486	99%
2019	\$25,458,759	\$3,518,942	\$469,249	\$8,125,599	\$21,321,351	\$21,003,951	102%
2020	\$21,321,351	\$3,274,807	\$357,884	\$8,371,456	\$16,582,585	\$16,109,730	103%
2021	\$16,582,585	\$3,505,619	\$215,006	\$9,504,593	\$10,798,617	\$9,945,701	109%
2022	\$10,798,617	\$3,351,068	\$299,731	\$230,582	\$14,218,834	\$13,735,547	104%
2023	\$14,218,834	\$3,436,793	\$383,403	\$312,935	\$17,726,095	\$17,662,256	100%
2024	\$17,726,095	\$3,982,090	\$416,369	\$2,738,479	\$19,386,075	\$19,199,136	101%
2025	\$19,386,075	\$3,980,552	\$448,597	\$3,097,052	\$20,718,171	\$20,513,382	101%
2026	\$20,718,171	\$4,199,821	\$480,144	\$3,255,968	\$22,142,168	\$21,817,807	101%
2027	\$22,142,168	\$4,261,051	\$590,621	\$249,034	\$26,744,806	\$26,539,675	101%
2028	\$26,744,806	\$4,371,332	\$704,993	\$285,955	\$31,535,176	\$31,493,385	100%
2029	\$31,535,176	\$4,660,591	\$606,941	\$9,165,675	\$27,637,034	\$27,125,783	102%
2030	\$27,637,034	\$4,311,019	\$491,720	\$9,758,370	\$22,681,402	\$22,123,628	103%
2031	\$22,681,402	\$4,763,539	\$350,105	\$10,724,787	\$17,070,259	\$16,067,665	106%
2032	\$17,070,259	\$4,597,380	\$469,471	\$220,209	\$21,916,901	\$21,337,107	103%

NOTE: In some cases, the projected Ending Balance may exceed the Theoretically Ideal Ending Balance in years following high Expenditures. This is a result of the provision for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.

# Sample Timeshare Resort

## Projection Charts

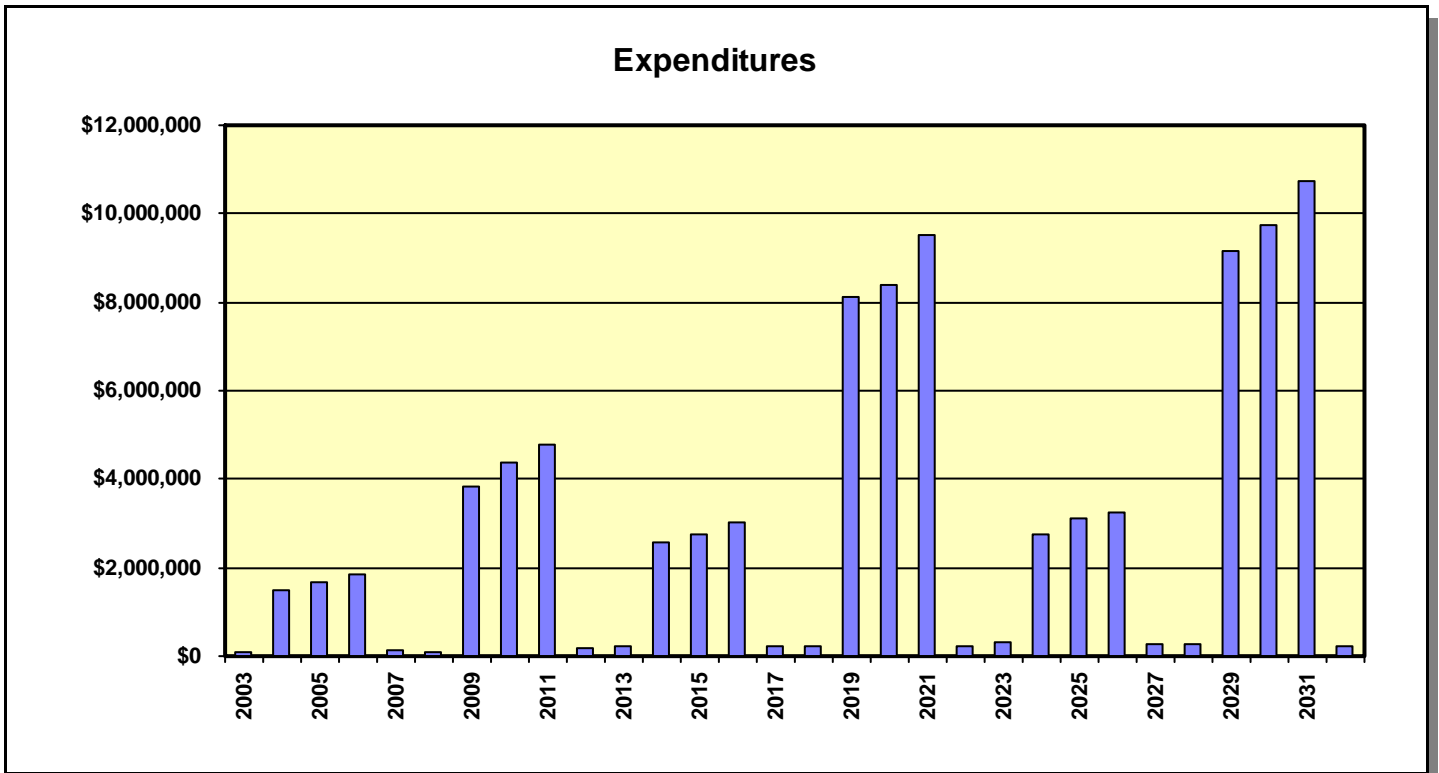
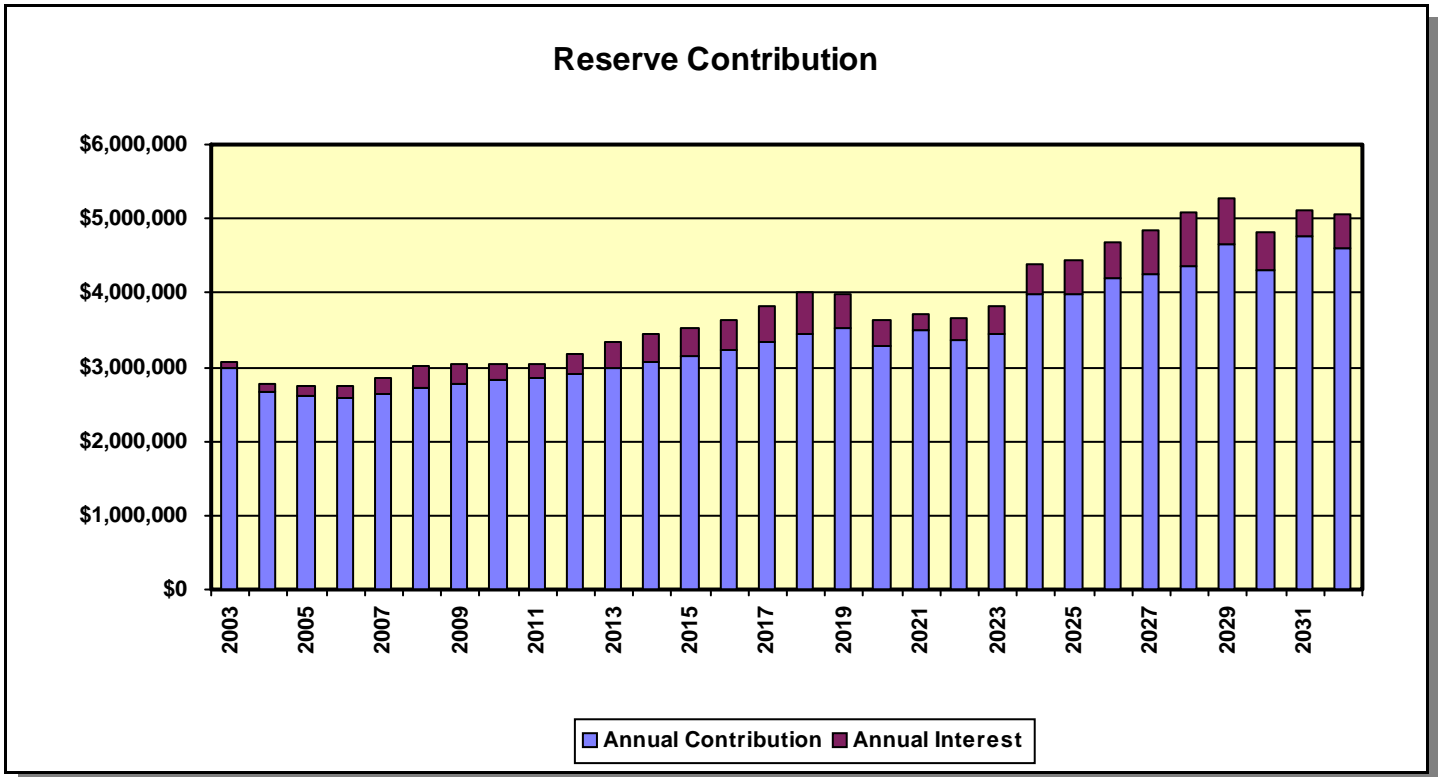
### Component Calculation Method



# Sample Timeshare Resort

## Projection Charts

### Component Calculation Method



# Sample Timeshare Resort

## Executive Summary

### Minimum Cash Flow Calculation Method

#### Client Information:

Account Number	99999
Version Number	1 Draft
Analysis Date	04/10/2004
Fiscal Year	1/1/2003 to 12/31/2003
Number of Interval Weeks	12,087
Phasing	3 of 3

#### Global Parameters:

Inflation Rate	3.00 %
Annual Contribution Increase	3.00 %
Investment Rate	3.50 %
Taxes on Investments	30.00 %
Contingency	5.00 %

#### Community Profile:

This resort project consists of 237 villas (excluding area occupied for sales activity); private roadways, two gated entrances; three outdoor pool areas; large clubhouse/reception building ("Beach Club") with indoor pool, day spa, meeting rooms, office space, gym, marketplace/deli and restrooms; numerous other recreational and relaxation facilities; various operations buildings; and extensive landscaped areas. Once sales activity has been completed, the resort developer will convert the existing sales area into an additional 18 villas, bringing the total number of villas to 255.

For budgeting purposes, we have aged most of the original components in this analysis from their actual construction date. Many components (primarily related to the villas or villa buildings) have been segregated and aged from three "phases" of development. The following are the dates used:

May 1999 -- Phase 1 -- Building 91 (45 villas), Building 92 (27 villas currently; 45 at build-out) and Garden Pool Area  
 February 2000 -- Ocean Pool Area  
 June 2000 -- Phase 2 -- Building 93 (40 villas) and Building 94 (40 villas)  
 February 2001 -- Beach Club Building including indoor pool ("Indoor Pool") and outdoor pool ("Beach Club Pool Area")  
 June 2001 -- Phase 3 -- Building 95 (40 villas) and Building 96 (45 villas)

#### Adequacy of Reserves as of January 1, 2003:

Anticipated Reserve Balance	<b>\$1,767,373.00</b>
Theoretically Ideal Reserve Balance	<b>\$5,501,475.60</b>
Percent Funded	<b>32.13%</b>

Recommended Funding for the 2003 Fiscal Year:	Annual	Per Interval Week	
		Monthly	Per Month
Member Contribution	<b>\$2,061,622</b>	<b>\$171,801.83</b>	<b>\$14.21</b>
Interest Contribution	<b>\$64,385</b>	<b>\$5,365.39</b>	<b>\$0.44</b>
Total Contribution	<b>\$2,126,007</b>	<b>\$177,167.22</b>	<b>\$14.66</b>



# Sample Timeshare Resort

## Projections

### Minimum Cash Flow Calculation Method

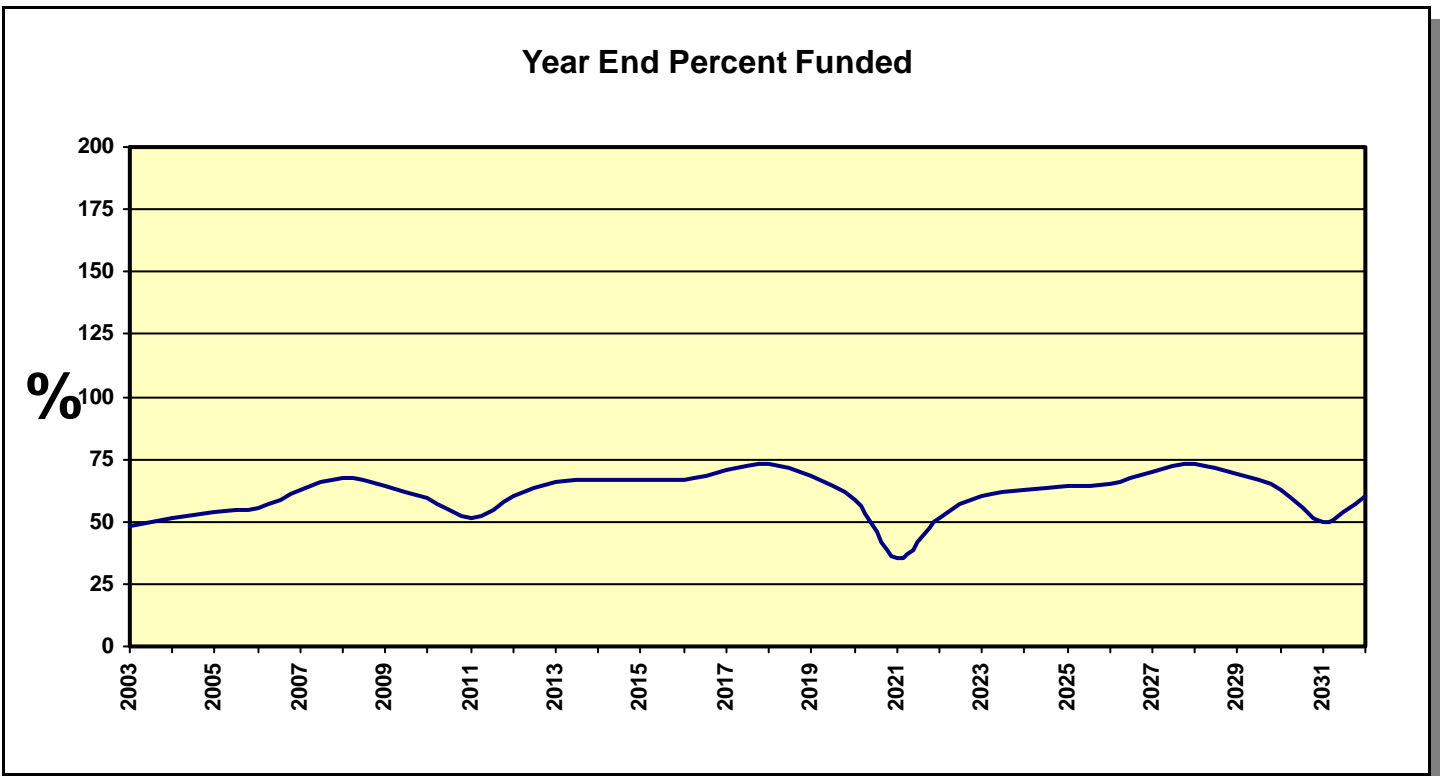
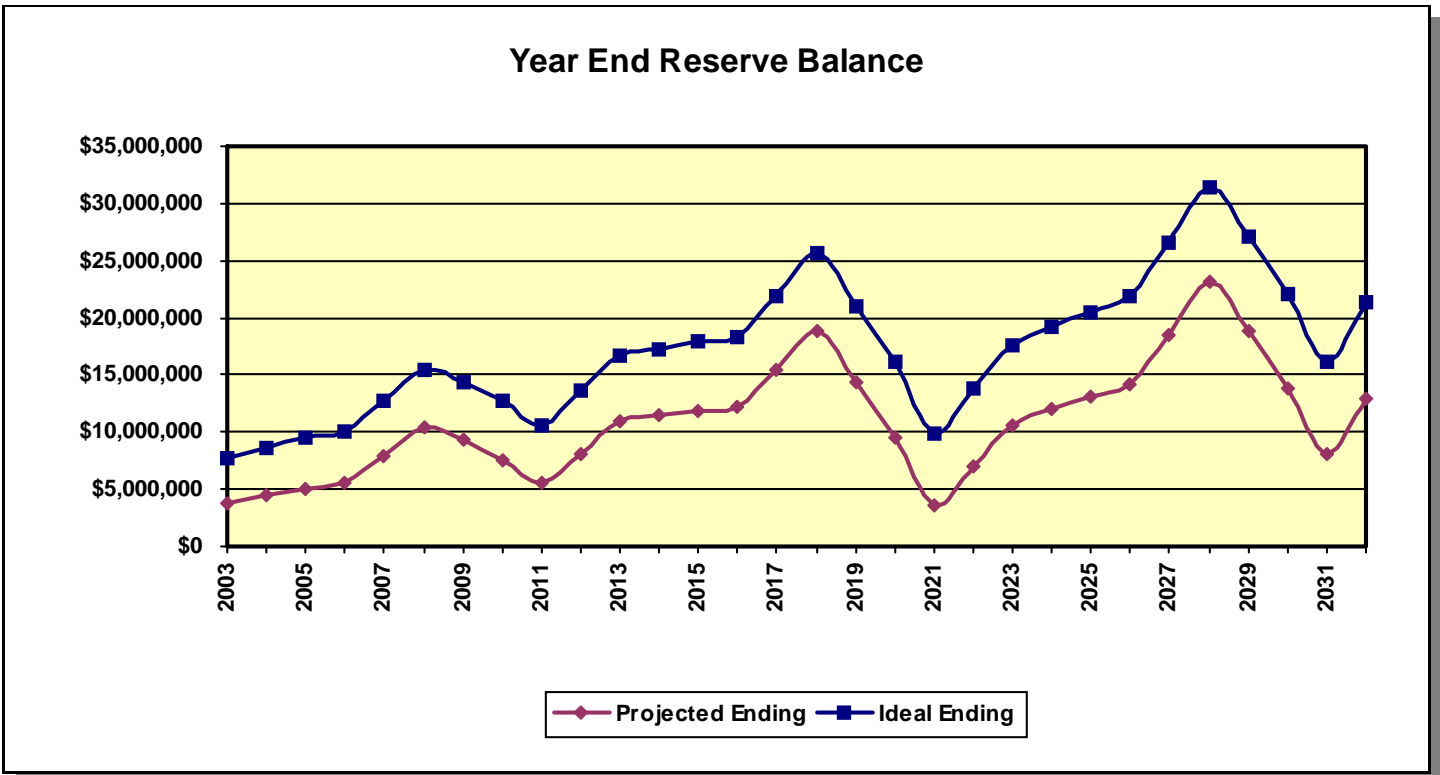
<b>Fiscal Year</b>	<b>Beginning Balance</b>	<b>Member Contribution</b>	<b>Interest Contribution</b>	<b>Expenditures</b>	<b>Ending Balance</b>	<b>Theoretically Ideal Ending Balance</b>	<b>Percent Funded</b>
2003	\$1,767,373	\$2,061,622	\$64,385	\$109,543	\$3,783,837	\$7,797,210	49%
2004	\$3,783,837	\$2,123,471	\$80,703	\$1,495,632	\$4,492,379	\$8,704,664	52%
2005	\$4,492,379	\$2,187,175	\$94,536	\$1,674,948	\$5,099,142	\$9,484,628	54%
2006	\$5,099,142	\$2,252,790	\$105,453	\$1,871,041	\$5,586,343	\$10,112,484	55%
2007	\$5,586,343	\$2,320,374	\$160,801	\$155,200	\$7,912,318	\$12,685,967	62%
2008	\$7,912,318	\$2,389,985	\$220,362	\$109,059	\$10,413,607	\$15,459,628	67%
2009	\$10,413,607	\$2,461,684	\$191,164	\$3,821,509	\$9,244,946	\$14,368,936	64%
2010	\$9,244,946	\$2,535,535	\$149,790	\$4,356,401	\$7,573,870	\$12,733,484	59%
2011	\$7,573,870	\$2,611,601	\$98,659	\$4,783,676	\$5,500,455	\$10,654,347	52%
2012	\$5,500,455	\$2,689,949	\$162,028	\$188,461	\$8,163,970	\$13,563,928	60%
2013	\$8,163,970	\$2,770,648	\$228,222	\$217,212	\$10,945,627	\$16,613,466	66%
2014	\$10,945,627	\$2,853,767	\$239,895	\$2,565,643	\$11,473,647	\$17,299,950	66%
2015	\$11,473,647	\$2,939,380	\$248,855	\$2,771,097	\$11,890,785	\$17,872,756	67%
2016	\$11,890,785	\$3,027,561	\$254,438	\$3,003,179	\$12,169,605	\$18,302,425	66%
2017	\$12,169,605	\$3,118,388	\$331,198	\$225,402	\$15,393,789	\$21,843,383	70%
2018	\$15,393,789	\$3,211,940	\$412,298	\$219,087	\$18,798,939	\$25,594,486	73%
2019	\$18,798,939	\$3,308,298	\$301,857	\$8,125,599	\$14,283,495	\$21,003,951	68%
2020	\$14,283,495	\$3,407,547	\$185,008	\$8,371,456	\$9,504,593	\$16,109,730	59%
2021	\$9,504,593	\$3,509,773	\$39,681	\$9,504,593	\$3,549,455	\$9,945,701	36%
2022	\$3,549,455	\$3,615,067	\$123,103	\$230,582	\$7,057,043	\$13,735,547	51%
2023	\$7,057,043	\$3,723,519	\$209,197	\$312,935	\$10,676,824	\$17,662,256	60%
2024	\$10,676,824	\$3,835,224	\$240,049	\$2,738,479	\$12,013,618	\$19,199,136	63%
2025	\$12,013,618	\$3,950,281	\$265,587	\$3,097,052	\$13,132,434	\$20,513,382	64%
2026	\$13,132,434	\$4,068,789	\$290,711	\$3,255,968	\$14,235,966	\$21,817,807	65%
2027	\$14,235,966	\$4,190,853	\$393,936	\$249,034	\$18,571,721	\$26,539,675	70%
2028	\$18,571,721	\$4,316,579	\$501,869	\$285,955	\$23,104,213	\$31,493,385	73%
2029	\$23,104,213	\$4,446,076	\$395,622	\$9,165,675	\$18,780,237	\$27,125,783	69%
2030	\$18,780,237	\$4,579,458	\$275,310	\$9,758,370	\$13,876,635	\$22,123,628	63%
2031	\$13,876,635	\$4,716,842	\$131,422	\$10,724,787	\$8,000,111	\$16,067,665	50%
2032	\$8,000,111	\$4,858,347	\$247,691	\$220,209	\$12,885,940	\$21,337,107	60%

NOTE: In some cases, the projected Ending Balance may exceed the Theoretically Ideal Ending Balance in years following high Expenditures. This is a result of the provision for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.

# Sample Timeshare Resort

## Projection Charts

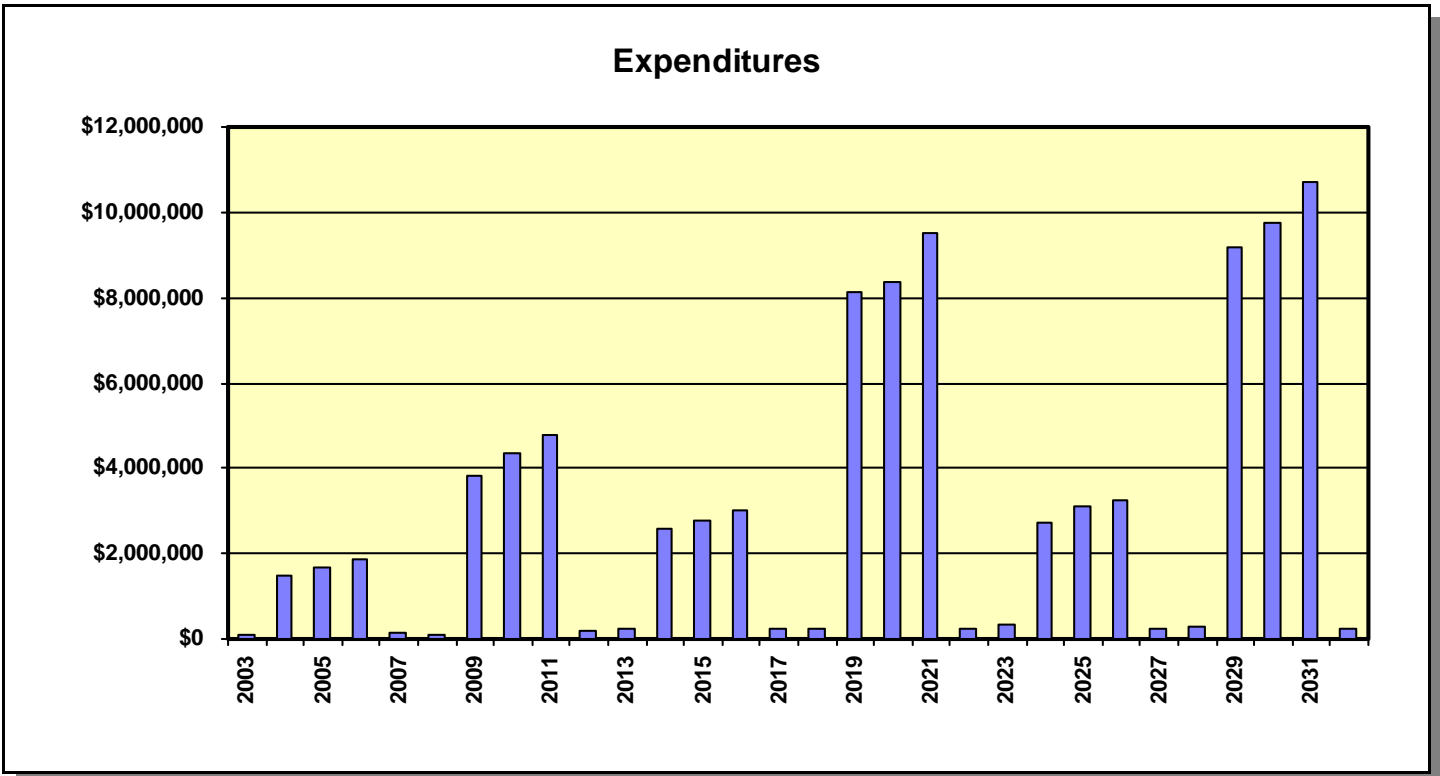
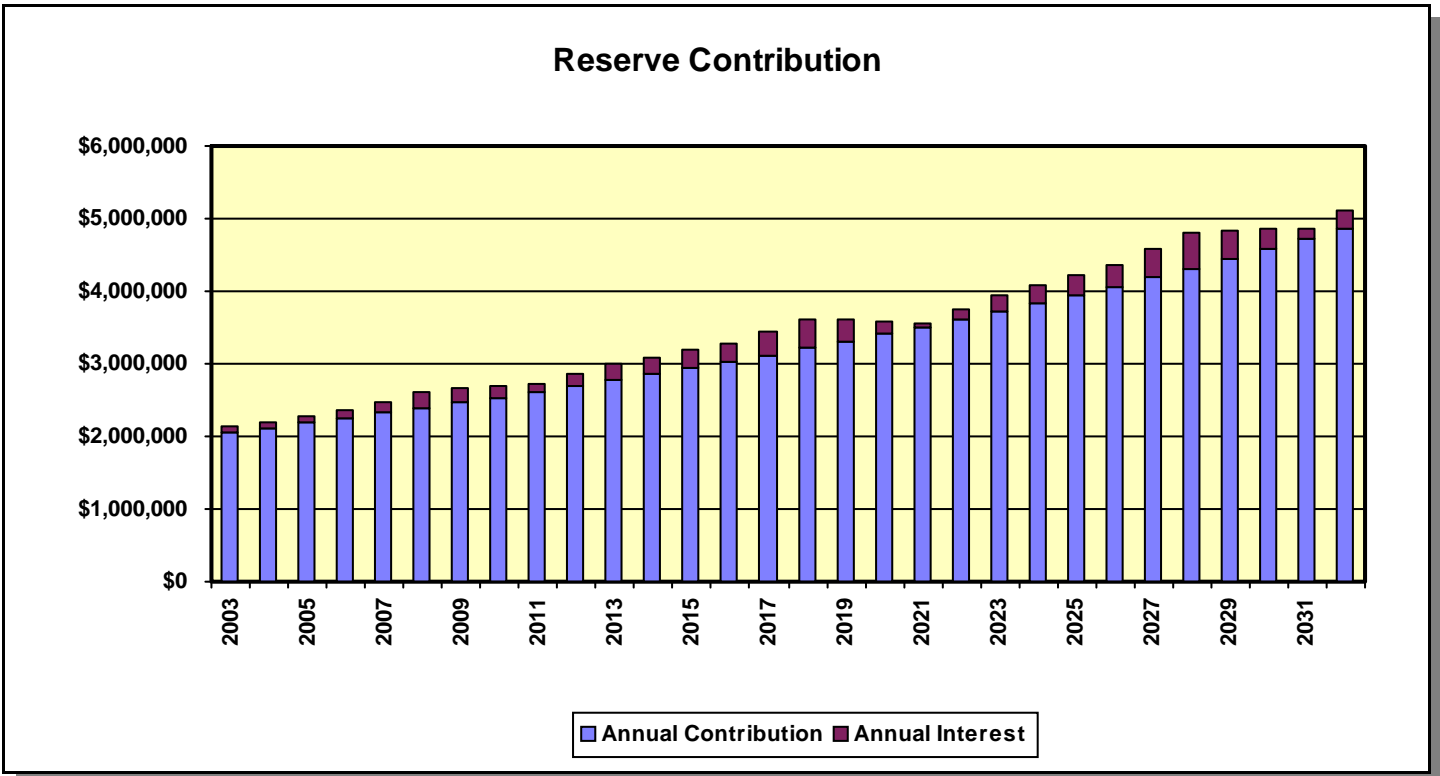
### Minimum Cash Flow Calculation Method



# Sample Timeshare Resort

## Projection Charts

### Minimum Cash Flow Calculation Method



# Sample Timeshare Resort

## Executive Summary

### Directed Cash Flow Calculation Method

#### Client Information:

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Version Number	1 Draft
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Fiscal Year	1/1/2003 to 12/31/2003
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Phasing	3 of 3

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 February 2001 -- Beach Club Building including indoor pool ("Indoor Pool") and outdoor pool ("Beach Club Pool Area")  
 June 2001 -- Phase 3 -- Building 95 (40 villas) and Building 96 (45 villas)

#### Adequacy of Reserves as of January 1, 2003:

Anticipated Reserve Balance	<b>\$1,767,373.00</b>
Theoretically Ideal Reserve Balance	<b>\$5,501,475.60</b>
Percent Funded	<b>32.13%</b>

Recommended Funding for the 2003 Fiscal Year:	Annual	Per Interval Week	
		Monthly	Per Month
Member Contribution	<b>\$2,185,000</b>	<b>\$182,083.33</b>	<b>\$15.06</b>
Interest Contribution	<b>\$65,780</b>	<b>\$5,481.63</b>	<b>\$0.45</b>
Total Contribution	<b>\$2,250,780</b>	<b>\$187,564.96</b>	<b>\$15.52</b>

**Sample Timeshare Resort**  
**Projections**  
**Directed Cash Flow Calculation Method**

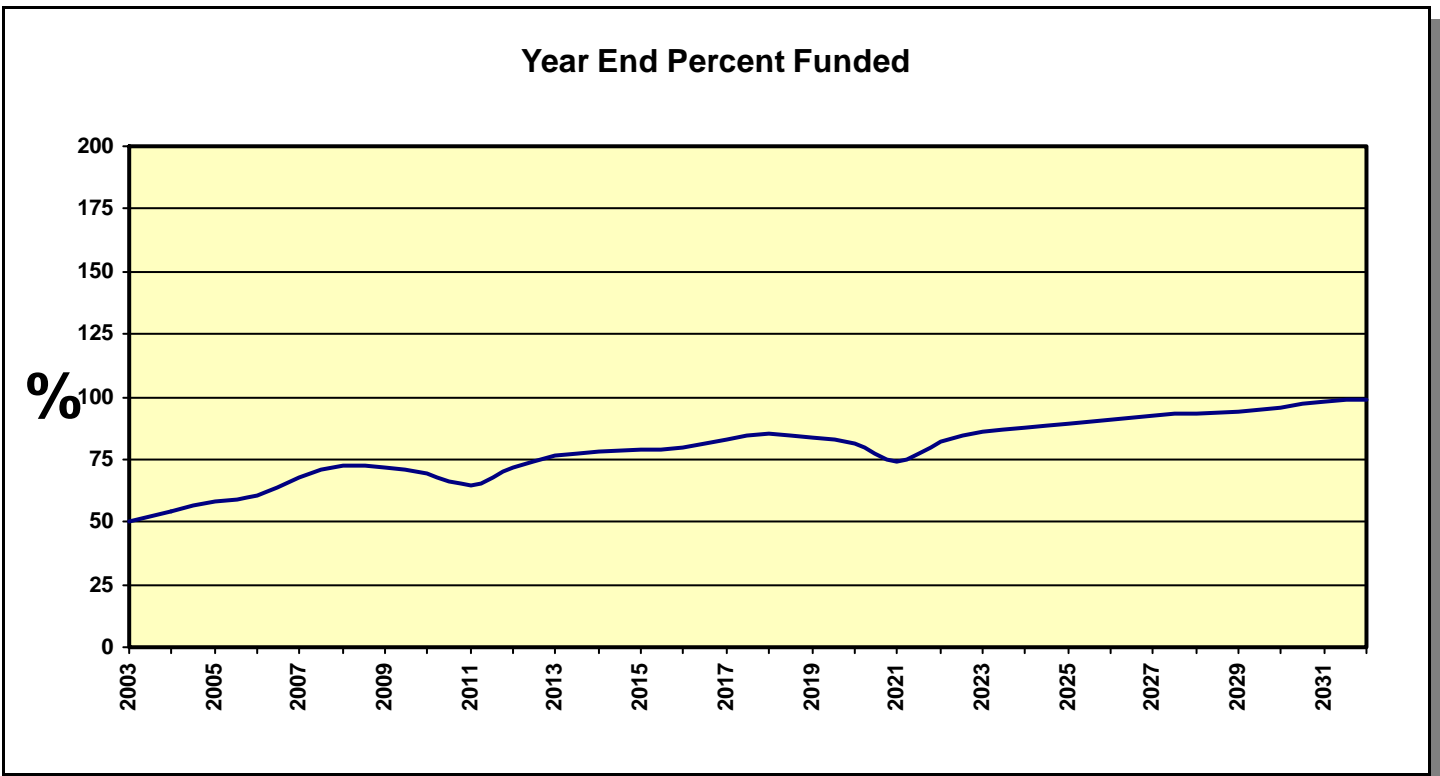
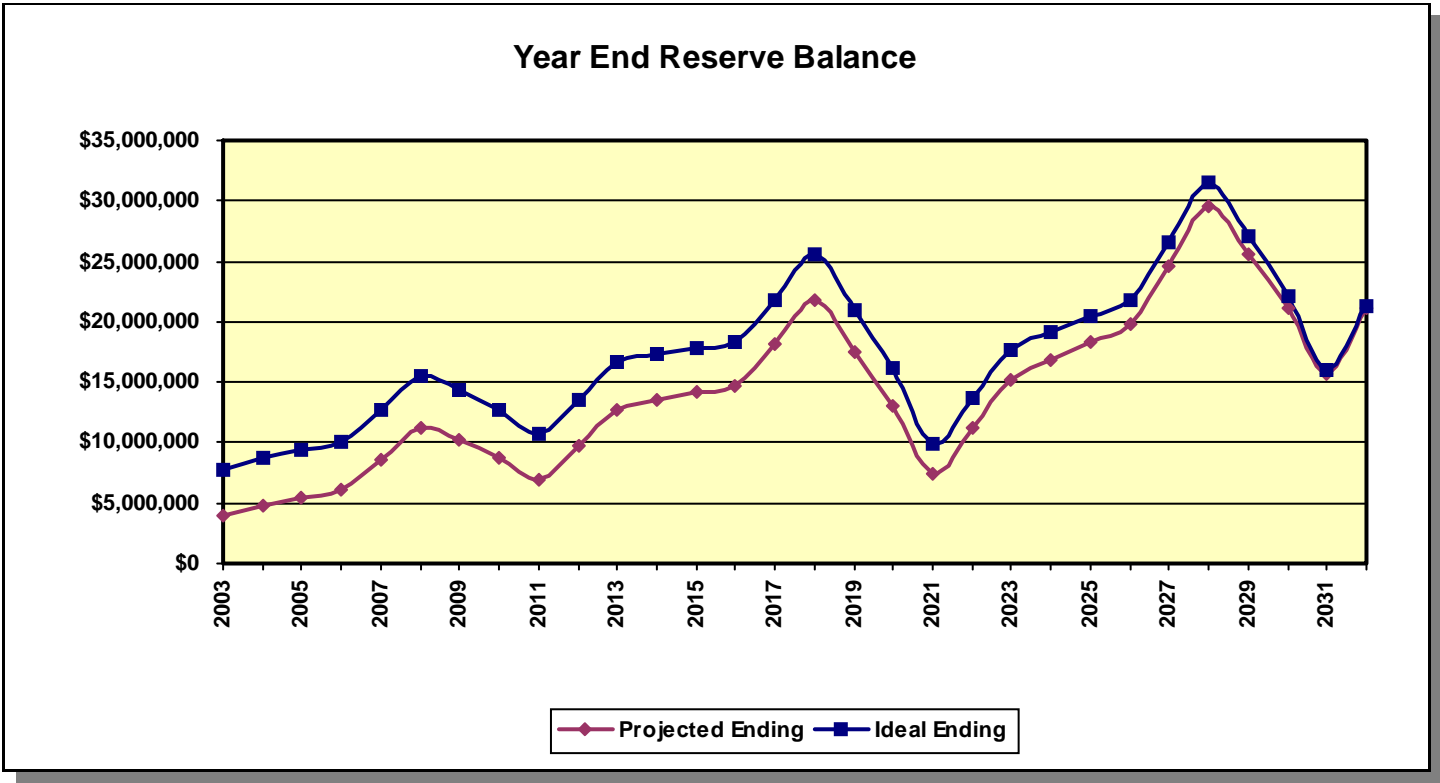
<b>Fiscal Year</b>	<b>Beginning Balance</b>	<b>Member Contribution</b>	<b>Interest Contribution</b>	<b>Expenditures</b>	<b>Ending Balance</b>	<b>Theoretically Ideal Ending Balance</b>	<b>Percent Funded</b>
2003	\$1,767,373	\$2,185,000	\$65,780	\$109,543	\$3,908,610	\$7,797,210	50%
2004	\$3,908,610	\$2,250,550	\$85,231	\$1,495,632	\$4,748,759	\$8,704,664	55%
2005	\$4,748,759	\$2,318,067	\$102,368	\$1,674,948	\$5,494,246	\$9,484,628	58%
2006	\$5,494,246	\$2,387,608	\$116,766	\$1,871,041	\$6,127,580	\$10,112,484	61%
2007	\$6,127,580	\$2,459,237	\$175,782	\$155,200	\$8,607,398	\$12,685,967	68%
2008	\$8,607,398	\$2,533,014	\$239,201	\$109,059	\$11,270,554	\$15,459,628	73%
2009	\$11,270,554	\$2,609,004	\$214,062	\$3,821,509	\$10,272,112	\$14,368,936	71%
2010	\$10,272,112	\$2,687,274	\$176,956	\$4,356,401	\$8,779,941	\$12,733,484	69%
2011	\$8,779,941	\$2,767,893	\$130,309	\$4,783,676	\$6,894,467	\$10,654,347	65%
2012	\$6,894,467	\$2,850,929	\$198,387	\$188,461	\$9,755,322	\$13,563,928	72%
2013	\$9,755,322	\$2,936,457	\$269,525	\$217,212	\$12,744,092	\$16,613,466	77%
2014	\$12,744,092	\$3,024,551	\$286,387	\$2,565,643	\$13,489,387	\$17,299,950	78%
2015	\$13,489,387	\$3,115,288	\$300,788	\$2,771,097	\$14,134,366	\$17,872,756	79%
2016	\$14,134,366	\$3,208,746	\$312,075	\$3,003,179	\$14,652,009	\$18,302,425	80%
2017	\$14,652,009	\$3,305,009	\$394,814	\$225,402	\$18,126,429	\$21,843,383	83%
2018	\$18,126,429	\$3,404,159	\$482,177	\$219,087	\$21,793,678	\$25,594,486	85%
2019	\$21,793,678	\$3,506,284	\$378,296	\$8,125,599	\$17,552,658	\$21,003,951	84%
2020	\$17,552,658	\$3,611,472	\$268,314	\$8,371,456	\$13,060,988	\$16,109,730	81%
2021	\$13,060,988	\$3,719,816	\$130,173	\$9,504,593	\$7,406,383	\$9,945,701	74%
2022	\$7,406,383	\$3,831,411	\$221,112	\$230,582	\$11,228,325	\$13,735,547	82%
2023	\$11,228,325	\$3,946,353	\$315,068	\$312,935	\$15,176,811	\$17,662,256	86%
2024	\$15,176,811	\$4,064,744	\$354,140	\$2,738,479	\$16,857,215	\$19,199,136	88%
2025	\$16,857,215	\$4,186,686	\$388,270	\$3,097,052	\$18,335,119	\$20,513,382	89%
2026	\$18,335,119	\$4,312,287	\$422,371	\$3,255,968	\$19,813,808	\$21,817,807	91%
2027	\$19,813,808	\$4,441,655	\$534,973	\$249,034	\$24,541,403	\$26,539,675	92%
2028	\$24,541,403	\$4,574,905	\$652,701	\$285,955	\$29,483,053	\$31,493,385	94%
2029	\$29,483,053	\$4,712,152	\$556,679	\$9,165,675	\$25,586,209	\$27,125,783	94%
2030	\$25,586,209	\$4,853,516	\$447,040	\$9,758,370	\$21,128,395	\$22,123,628	96%
2031	\$21,128,395	\$4,999,122	\$314,290	\$10,724,787	\$15,717,020	\$16,067,665	98%
2032	\$15,717,020	\$5,149,096	\$442,180	\$220,209	\$21,088,086	\$21,337,107	99%

NOTE: In some cases, the projected Ending Balance may exceed the Theoretically Ideal Ending Balance in years following high Expenditures. This is a result of the provision for contingency in this analysis, which in these projections is never expended. The contingency is continually adjusted according to need and any excess is redistributed among all components included.

# Sample Timeshare Resort

## Projection Charts

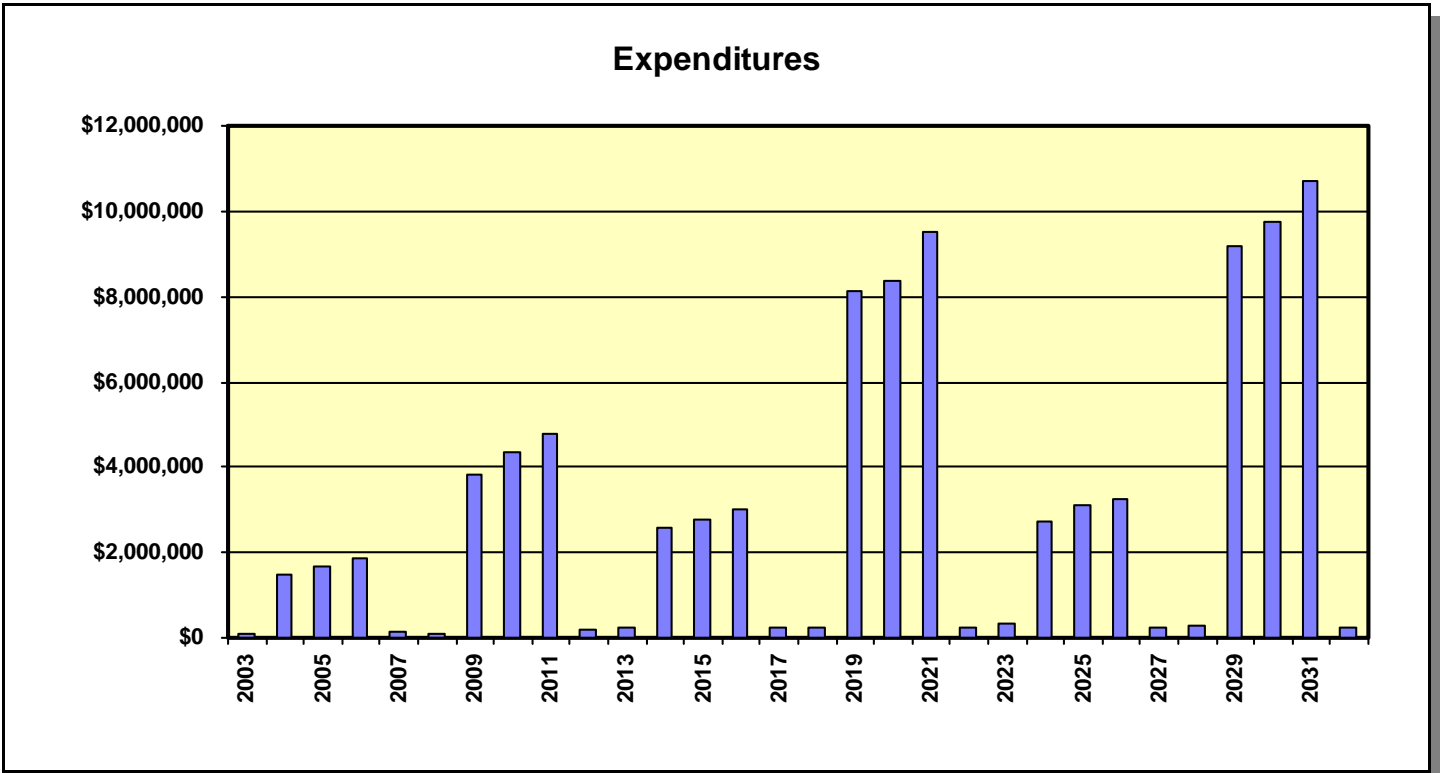
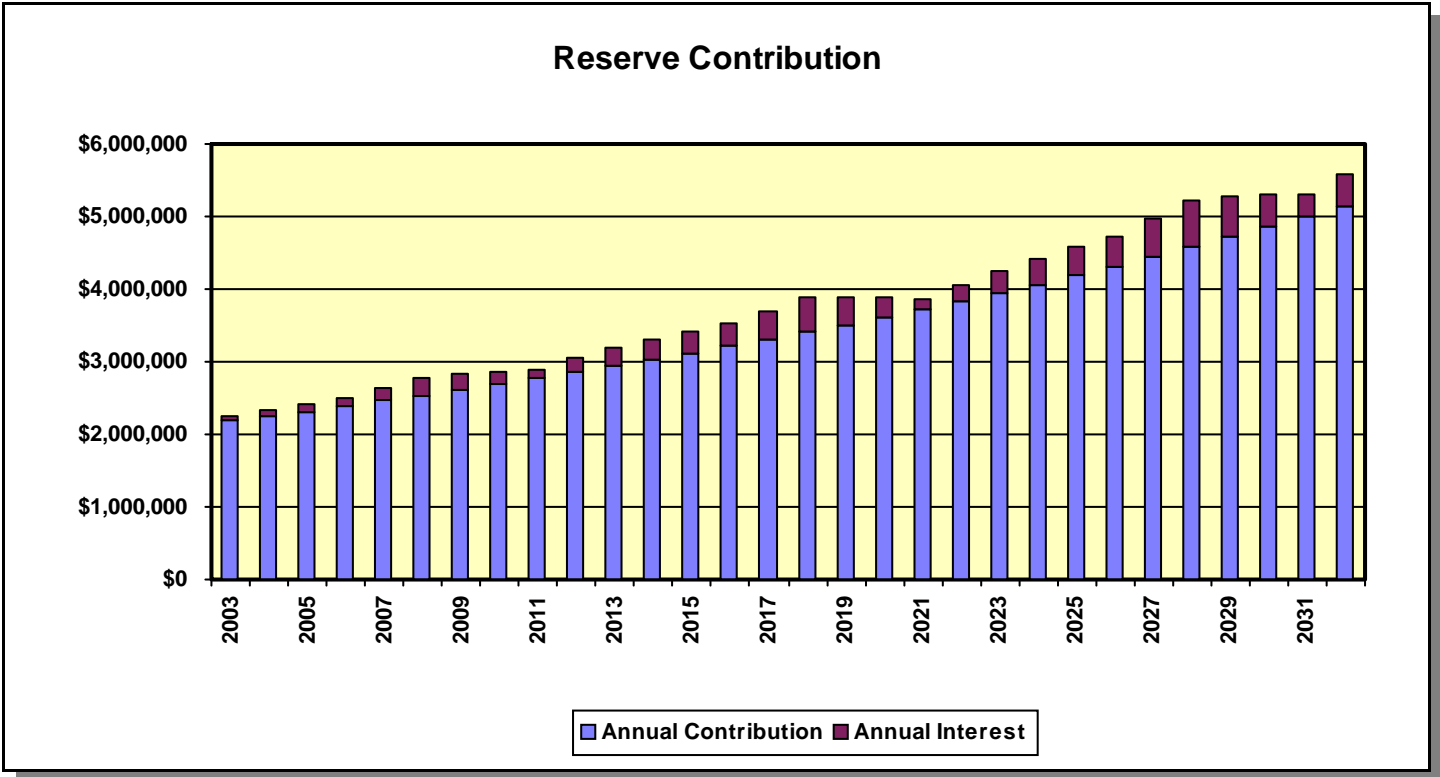
### Directed Cash Flow Calculation Method



# Sample Timeshare Resort

## Projection Charts

### Directed Cash Flow Calculation Method





# Sample Timeshare Resort Photo Library



**Garden Pool Area**



**Boardwalk to Beach**



**Ocean Pool Area**



**Ocean Pool Area**

# Sample Timeshare Resort Photo Library



**Beach Club Pool Area**



**Beach Club -- Indoor Pool Area**



**Beach Club -- Reception Desk**



**Beach Club -- Lobby**



# Sample Timeshare Resort Photo Library



**Beach Club -- Gym**



**Beach Club -- Day Spa**



**Building Exterior**



**Building Exterior**

**Sample Timeshare Resort**  
**Calculation of Percent Funded**  
Sorted by Category; Location

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
<b><u>000 Reserve Contingency</u></b>				
<b>Reserve Contingency</b>				
Reserve Contingency	0	1	\$50,000.00	\$50,000.00
	0	1	\$50,000.00	\$50,000.00
<b>Sub Total</b>	<b>0</b>	<b>1</b>	<b>\$50,000.00</b>	<b>\$50,000.00</b>
<b><u>010 Asphalt &amp; Concrete</u></b>				
<b>Entire Resort</b>				
Asphalt - Overlay	16	19	\$101,402.50	\$14,096.31
Asphalt - Repair	4	7	\$5,599.58	\$2,197.30
Asphalt - Slurry Seal	0	3	\$10,593.80	\$10,593.80
Concrete - Unfunded	n.a.	n.a.	\$0.00	\$0.00
	0-16	3-19	\$117,595.88	\$26,887.42
<b>Sub Total</b>	<b>0-16</b>	<b>3-19</b>	<b>\$117,595.88</b>	<b>\$26,887.42</b>
<b><u>020 Roofing</u></b>				
<b>Beach Club</b>				
Roofing - Retractable, Beach Club	18	20	\$29,400.00	\$2,829.29
	18	20	\$29,400.00	\$2,829.29
<b>Phase 1</b>				
Roofing - Flat, Ph 1	11	15	\$168,420.00	\$42,105.00
Roofing - Metal, Ph 1	26	30	\$207,687.50	\$25,669.24
	11-26	15-30	\$376,107.50	\$67,774.24
<b>Phase 2</b>				
Roofing - Flat, Ph 2	12	15	\$140,805.00	\$24,942.60
Roofing - Metal, Ph 2	27	30	\$151,500.00	\$13,229.58
	12-27	15-30	\$292,305.00	\$38,172.18
<b>Phase 3</b>				
Roofing - Flat, Ph 3	13	15	\$195,300.00	\$21,204.00
Roofing - Metal, Ph 3	28	30	\$244,500.00	\$13,085.92
	13-28	15-30	\$439,800.00	\$34,289.92
<b>Sub Total</b>	<b>11-28</b>	<b>15-30</b>	<b>\$1,137,612.50</b>	<b>\$143,065.62</b>
<b><u>030 Painting</u></b>				
<b>Phase 1</b>				
Painting - Exterior (Stucco), Ph 1	6	10	\$296,340.00	\$112,404.83
Painting - Exterior (Woodwork/Trim), Ph 1	1	5	\$25,323.75	\$19,897.23
Painting - Interior Common Areas, Ph 1	1	5	\$3,258.00	\$2,559.86
	1-6	5-10	\$324,921.75	\$134,861.92
<b>Phase 2</b>				

# Sample Timeshare Resort

## Calculation of Percent Funded

Sorted by Category; Location

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
Painting - Exterior (Stucco), Ph 2	7	10	\$283,785.00	\$76,498.57
Painting - Exterior (Woodwork/Trim), Ph 2	2	5	\$16,050.00	\$9,046.36
Painting - Interior Common Areas, Ph 2	2	5	\$1,003.50	\$565.61
	2-7	5-10	\$300,838.50	\$86,110.54
<b>Phase 3</b>				
Painting - Exterior (Stucco), Ph 3	8	10	\$319,297.50	\$52,753.50
Painting - Exterior (Woodwork/Trim), Ph 3	3	5	\$17,377.50	\$6,003.14
Painting - Interior Common Areas, Ph 3	3	5	\$13,756.50	\$5,217.98
	3-8	5-10	\$350,431.50	\$63,974.62
<b>Sub Total</b>	<b>1-8</b>	<b>5-10</b>	<b>\$976,191.75</b>	<b>\$284,947.07</b>
<b><u>040 Fencing, Railing &amp; Walls</u></b>				
<b>Phase 1</b>				
Fencing - Aluminum, Ph 1	26	30	\$15,360.00	\$1,898.43
Railing - Aluminum, Ph 1	26	30	\$172,500.00	\$21,320.22
Walls - Stucco (Repair), Ph 1	6	10	\$3,617.25	\$1,372.06
	6-26	10-30	\$191,477.25	\$24,590.71
<b>Phase 2</b>				
Fencing - Aluminum, Ph 2	27	30	\$11,030.00	\$963.18
Railing - Aluminum, Ph 2	27	30	\$144,540.00	\$12,621.80
Walls - Stucco (Repair), Ph 2	7	10	\$3,968.25	\$1,069.70
	7-27	10-30	\$159,538.25	\$14,654.69
<b>Phase 3</b>				
Fencing - Aluminum, Ph 3	28	30	\$18,670.00	\$999.24
Railing - Aluminum, Ph 3	28	30	\$177,860.00	\$9,519.27
Walls - Stucco (Repair), Ph 3	8	10	\$2,900.63	\$479.23
	8-28	10-30	\$199,430.63	\$10,997.74
<b>Sub Total</b>	<b>6-28</b>	<b>10-30</b>	<b>\$550,446.13</b>	<b>\$50,243.14</b>
<b><u>050 Lighting</u></b>				
<b>Entire Resort</b>				
Lighting - Grounds	12	15	\$95,690.00	\$16,950.80
	12	15	\$95,690.00	\$16,950.80
<b>Phase 1</b>				
Lighting - Building Exterior, Ph 1	16	20	\$92,760.00	\$17,294.24
Lighting - Interior Common Areas, Ph 1	16	20	\$2,120.00	\$395.25
Lighting - Villa Interior, Ph 1	16	20	\$206,280.00	\$38,458.98
	16	20	\$301,160.00	\$56,148.47
<b>Phase 2</b>				
Lighting - Building Exterior, Ph 2	17	20	\$77,200.00	\$10,183.83

# Sample Timeshare Resort

## Calculation of Percent Funded

Sorted by Category; Location

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
Lighting - Interior Common Areas, Ph 2	17	20	\$680.00	\$89.70
Lighting - Villa Interior, Ph 2	17	20	\$193,200.00	\$25,485.96
	17	20	\$271,080.00	\$35,759.49
<b>Phase 3</b>				
Lighting - Building Exterior, Ph 3	18	20	\$92,540.00	\$7,481.96
Lighting - Interior Common Areas, Ph 3	18	20	\$14,425.00	\$1,166.28
Lighting - Villa Interior, Ph 3	18	20	\$205,275.00	\$16,596.70
	18	20	\$312,240.00	\$25,244.94
<b>Sub Total</b>	<b>12-18</b>	<b>15-20</b>	<b>\$980,170.00</b>	<b>\$134,103.70</b>
<b><u>060 Recreation</u></b>				
<b>Beach Club</b>				
Beach Club - Audio/Video Equipment	8	10	\$2,575.00	\$497.69
Beach Club - Cabinets, Counters & Built-Ins	18	20	\$49,460.00	\$4,759.75
Beach Club - Carpeting	3	5	\$9,212.70	\$3,591.39
Beach Club - Ceiling Panels	18	20	\$3,353.00	\$322.67
Beach Club - Ceramic Tile	18	20	\$71,196.18	\$6,851.51
Beach Club - Deck Coating	8	10	\$5,980.00	\$1,155.80
Beach Club - Decorator Items	3	5	\$3,500.00	\$1,364.41
Beach Club - Dehumidifier System	13	15	\$50,000.00	\$6,424.58
Beach Club - Doors	18	20	\$11,150.00	\$1,073.01
Beach Club - Furniture, Exterior	8	10	\$5,100.00	\$985.71
Beach Club - Furniture, Interior	3	5	\$7,500.00	\$2,923.73
Beach Club - Gym Equipment	2	4	\$8,000.00	\$3,914.89
Beach Club - HVAC Equipment	10	12	\$55,500.00	\$8,926.57
Beach Club - Plumbing Fixtures	18	20	\$13,100.00	\$1,260.67
Beach Club - Saunas, Heaters	8	10	\$3,900.00	\$753.78
Beach Club - Saunas, Wood Replace	18	20	\$7,000.00	\$673.64
Beach Club - Steam Generator	8	10	\$4,500.00	\$869.75
Beach Club - Wallpaper	8	10	\$5,859.00	\$1,132.41
Beach Club - Window Covering	3	5	\$6,330.00	\$2,467.63
	2-18	4-20	\$323,215.88	\$49,949.60
<b>Beach Club Pool Area</b>				
Beach Club Pool - Filter	8	10	\$1,400.00	\$261.02
Beach Club Pool - Heater	4	6	\$5,000.00	\$1,571.43
Beach Club Pool - Replaster & Tile	2	4	\$9,551.25	\$4,567.99
Beach Club Pool Area - Barbecues	0	2	\$5,400.00	\$5,400.00
Beach Club Pool Area - Deck Coating	8	10	\$16,168.75	\$3,014.51

# Sample Timeshare Resort

## Calculation of Percent Funded

Sorted by Category; Location

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
Beach Club Pool Area - Drain Covers	8	10	\$4,255.00	\$793.31
Beach Club Pool Area - Furniture	0	1	\$2,107.50	\$2,107.50
Beach Club Pool Area - Mastic	2	4	\$722.50	\$345.54
Beach Club Pool Area - Picnic Tables	7	10	\$5,000.00	\$1,347.83
Beach Club Spa - Chemical Controller	8	10	\$2,750.00	\$512.71
Beach Club Spa - Filter	6	8	\$925.00	\$216.49
Beach Club Spa - Heater	4	6	\$5,000.00	\$1,571.43
Beach Club Spa - Replaster & Tile	2	4	\$2,870.00	\$1,372.61
	0-8	1-10	\$61,150.00	\$23,082.36
<b>Garden Pool Area</b>				
Garden Pool - Filters	6	10	\$2,800.00	\$1,062.07
Garden Pool - Pump/Motor Assembly	2	6	\$4,000.00	\$2,588.24
Garden Pool - Replaster & Tile	1	5	\$15,550.00	\$12,217.86
Garden Pool Area - Astroturf Putting Green	0	4	\$10,000.00	\$10,000.00
Garden Pool Area - Barbecues	0	2	\$2,700.00	\$2,700.00
Garden Pool Area - Bench Swings	6	10	\$2,925.00	\$1,109.48
Garden Pool Area - Deck Coating	6	10	\$14,381.25	\$5,454.96
Garden Pool Area - Drinking Fountain	11	15	\$2,500.00	\$625.00
Garden Pool Area - Furniture	0	1	\$7,419.75	\$7,419.75
Garden Pool Area - Large Umbrellas	2	6	\$25,500.00	\$16,500.00
Garden Pool Area - Patio Cover Structures	16	20	\$7,841.25	\$1,461.93
Garden Pool Area - Picnic Tables	6	10	\$2,000.00	\$758.62
Garden Restrooms - Doors	11	15	\$1,175.00	\$293.75
Garden Restrooms - Drinking Fountains	6	10	\$2,350.00	\$891.38
Garden Restrooms - Plumbing Fixtures	16	20	\$3,525.00	\$657.20
Garden Restrooms - Restroom Partitions	11	15	\$4,200.00	\$1,050.00
Garden Spa - Chemical Controller	6	10	\$2,750.00	\$1,043.10
Garden Spa - Filter	6	8	\$925.00	\$231.25
Garden Spa - Heater	1	5	\$2,300.00	\$1,807.14
Garden Spa - Replaster & Tile	1	5	\$2,880.00	\$2,262.86
Garden Wader - Filter	4	8	\$925.00	\$442.39
Garden Wader - Replaster & Tile	1	5	\$2,280.00	\$1,791.43
	0-16	1-20	\$120,927.25	\$72,368.41
<b>Indoor Pool Area</b>				
Indoor Pool - Chemical Controller	8	10	\$2,750.00	\$531.51
Indoor Pool - Filter	8	10	\$1,400.00	\$270.59
Indoor Pool - Heater	6	8	\$5,000.00	\$1,210.53
Indoor Pool - Replaster & Tile	4	6	\$7,175.00	\$2,324.30



# Sample Timeshare Resort

## Calculation of Percent Funded

Sorted by Category; Location

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
Indoor Pool Area - Deck Coating	8	10	\$6,776.25	\$1,309.70
Indoor Pool Area - Furniture	0	1	\$1,760.25	\$1,760.25
Indoor Spa - Chemical Controller	8	10	\$2,750.00	\$531.51
Indoor Spa - Filter	6	8	\$925.00	\$223.95
Indoor Spa - Heater	6	8	\$5,000.00	\$1,210.53
Indoor Spa - Retile	10	12	\$4,000.00	\$643.36
	0-10	1-12	\$37,536.50	\$10,016.21
<b>Ocean Pool Area</b>				
Ocean Pool - Filters	7	10	\$5,200.00	\$1,529.41
Ocean Pool - Pump/Motor Assemblies	3	6	\$20,500.00	\$10,105.63
Ocean Pool - Replaster & Tile	1	4	\$31,053.75	\$23,125.13
Ocean Pool Area - Bench Swings	7	10	\$10,725.00	\$3,154.41
Ocean Pool Area - Deck Coating	7	10	\$57,833.75	\$17,009.93
Ocean Pool Area - Drinking Fountains	12	15	\$5,000.00	\$977.65
Ocean Pool Area - Furniture	0	1	\$13,211.25	\$13,211.25
Ocean Pool Area - Large Umbrellas	3	6	\$37,000.00	\$18,239.44
Ocean Pool Area - Mastic	1	4	\$2,146.25	\$1,598.27
Ocean Pool Area - Padded Play Surface	3	6	\$1,875.00	\$924.30
Ocean Pool Area - Patio Cover Structures	17	20	\$15,937.50	\$2,333.94
Ocean Restrooms - Doors	12	15	\$1,175.00	\$229.75
Ocean Restrooms - Drinking Fountains	7	10	\$2,350.00	\$691.18
Ocean Restrooms - Plumbing Fixtures	17	20	\$3,525.00	\$516.21
Ocean Restrooms - Restroom Partitions	12	15	\$4,200.00	\$821.23
Ocean Spa (North) - Replaster & Tile	0	3	\$2,720.00	\$2,720.00
Ocean Spa (South) - Replaster & Tile	3	6	\$3,120.00	\$1,538.03
Ocean Spas - Chemical Controllers	7	10	\$5,500.00	\$1,617.65
Ocean Spas - Filters	5	8	\$2,025.00	\$746.05
Ocean Spas - Heaters	5	8	\$10,000.00	\$3,684.21
Ocean Wader - Filters	5	8	\$1,775.00	\$653.95
Ocean Wader - Replaster & Tile	1	4	\$2,235.00	\$1,664.36
Ocean Wader - Spitting Turtle	7	10	\$7,500.00	\$2,205.88
	0-17	1-20	\$246,607.50	\$109,297.87
<b>Sub Total</b>	<b>0-18</b>	<b>1-20</b>	<b>\$789,437.13</b>	<b>\$264,714.45</b>
<b><u>070 Villas</u></b>				
<b>Phase 1</b>				
Villa - Appliances (Kitchen), Ph 1	6	10	\$152,640.00	\$57,897.93
Villa - Appliances (Washer/Dryer), Ph 1	6	10	\$70,200.00	\$26,627.59



# Sample Timeshare Resort

## Calculation of Percent Funded

Sorted by Category; Location

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
Villa - Bed Sets, Ph 1	1	5	\$103,320.00	\$81,180.00
Villa - Bedding, Ph 1	1	5	\$108,720.00	\$85,422.86
Villa - Cabinets, Ph 1	16	20	\$239,040.00	\$44,566.78
Villa - Carpeting, Ph 1	1	5	\$183,855.96	\$144,458.25
Villa - Ceramic Tile, Ph 1	16	20	\$339,170.76	\$63,235.23
Villa - Counter Tops (Bathrooms), Ph 1	16	20	\$90,720.00	\$16,913.90
Villa - Counter Tops (Kitchen), Ph 1	6	10	\$71,280.00	\$27,037.24
Villa - Decorator Items, Ph 1	1	5	\$118,800.00	\$93,342.86
Villa - Doors, Ph 1	16	20	\$46,800.00	\$8,725.42
Villa - Furniture (Case), Ph 1	6	10	\$597,960.00	\$226,812.41
Villa - Furniture (Outdoor), Ph 1	6	10	\$64,080.00	\$24,306.21
Villa - Furniture (Upholstered), Ph 1	1	5	\$287,280.00	\$225,720.00
Villa - HVAC (A/C Unit), Ph 1	6	10	\$72,000.00	\$27,310.34
Villa - HVAC (Air Handler), Ph 1	16	20	\$43,200.00	\$8,054.24
Villa - Paint, Ph 1	1	5	\$129,600.00	\$101,828.57
Villa - Plumbing Fixtures, Ph 1	16	20	\$591,480.00	\$110,275.93
Villa - Television Equipment, Ph 1	6	10	\$122,760.00	\$46,564.14
Villa - Vinyl Floor, Ph 1	6	10	\$18,144.00	\$6,882.21
Villa - Window Covering, Ph 1	1	5	\$355,968.00	\$279,689.14
	1-16	5-20	\$3,807,018.72	\$1,706,851.25
<b>Phase 2</b>				
Villa - Appliances (Kitchen), Ph 2	7	10	\$169,600.00	\$45,718.26
Villa - Appliances (Washer/Dryer), Ph 2	7	10	\$78,000.00	\$21,026.09
Villa - Bed Sets, Ph 2	2	5	\$114,800.00	\$64,705.45
Villa - Bedding, Ph 2	2	5	\$120,800.00	\$68,087.27
Villa - Cabinets, Ph 2	17	20	\$271,200.00	\$35,775.32
Villa - Carpeting, Ph 2	2	5	\$194,782.80	\$109,786.67
Villa - Ceramic Tile, Ph 2	17	20	\$384,148.80	\$50,674.95
Villa - Counter Tops (Bathrooms), Ph 2	17	20	\$48,000.00	\$6,331.91
Villa - Counter Tops (Kitchen), Ph 2	7	10	\$90,000.00	\$24,260.87
Villa - Decorator Items, Ph 2	2	5	\$132,000.00	\$74,400.00
Villa - Doors, Ph 2	17	20	\$52,000.00	\$6,859.57
Villa - Furniture (Case), Ph 2	7	10	\$773,600.00	\$208,535.65
Villa - Furniture (Outdoor), Ph 2	7	10	\$71,200.00	\$19,193.04
Villa - Furniture (Upholstered), Ph 2	2	5	\$323,600.00	\$182,392.73
Villa - HVAC (A/C Unit), Ph 2	7	10	\$80,000.00	\$21,565.22
Villa - HVAC (Air Handler), Ph 2	17	20	\$48,000.00	\$6,331.91
Villa - Paint, Ph 2	2	5	\$144,000.00	\$81,163.64

# Sample Timeshare Resort

## Calculation of Percent Funded

Sorted by Category; Location

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
Villa - Plumbing Fixtures, Ph 2	17	20	\$433,200.00	\$57,145.53
Villa - Television Equipment, Ph 2	7	10	\$104,400.00	\$28,142.61
Villa - Vinyl Floor, Ph 2	7	10	\$20,160.00	\$5,434.43
Villa - Window Covering, Ph 2	2	5	\$395,520.00	\$222,929.45
	2-17	5-20	\$4,049,011.60	\$1,340,460.59
<b>Phase 3</b>				
Villa - Appliances (Kitchen), Ph 3	8	10	\$180,200.00	\$29,772.17
Villa - Appliances (Washer/Dryer), Ph 3	8	10	\$82,875.00	\$13,692.39
Villa - Bed Sets, Ph 3	3	5	\$121,975.00	\$42,136.82
Villa - Bedding, Ph 3	3	5	\$128,350.00	\$44,339.09
Villa - Cabinets, Ph 3	18	20	\$288,150.00	\$23,297.23
Villa - Carpeting, Ph 3	3	5	\$206,956.73	\$71,494.14
Villa - Ceramic Tile, Ph 3	18	20	\$408,158.10	\$33,000.02
Villa - Counter Tops (Bathrooms), Ph 3	18	20	\$51,000.00	\$4,123.40
Villa - Counter Tops (Kitchen), Ph 3	8	10	\$95,625.00	\$15,798.91
Villa - Decorator Items, Ph 3	3	5	\$140,250.00	\$48,450.00
Villa - Doors, Ph 3	18	20	\$55,250.00	\$4,467.02
Villa - Furniture (Case), Ph 3	8	10	\$821,950.00	\$135,800.43
Villa - Furniture (Outdoor), Ph 3	8	10	\$75,650.00	\$12,498.70
Villa - Furniture (Upholstered), Ph 3	3	5	\$343,825.00	\$118,775.91
Villa - HVAC (A/C Unit), Ph 3	8	10	\$85,000.00	\$14,043.48
Villa - HVAC (Air Handler), Ph 3	18	20	\$51,000.00	\$4,123.40
Villa - Paint, Ph 3	3	5	\$153,000.00	\$52,854.55
Villa - Plumbing Fixtures, Ph 3	18	20	\$460,275.00	\$37,213.72
Villa - Television Equipment, Ph 3	8	10	\$110,925.00	\$18,326.74
Villa - Vinyl Floor, Ph 3	8	10	\$21,420.00	\$3,538.96
Villa - Window Covering, Ph 3	3	5	\$420,240.00	\$145,173.82
	3-18	5-20	\$4,302,074.83	\$872,920.91
<b>Sub Total</b>	<b>1-18</b>	<b>5-20</b>	<b>\$12,158,105.15</b>	<b>\$3,920,232.75</b>

### 080 Buildings

#### **Phase 1**

Building - Deck Coating, Ph 1	6	10	\$127,367.50	\$48,311.81
Building - Fire Extinguisher Cabinets, Ph 1	26	30	\$7,800.00	\$964.04
Building - Signage, Ph 1	6	10	\$5,800.00	\$2,200.00
Building - Trash Receptacles, Ph 1	6	10	\$5,400.00	\$2,048.28
Building - Utility Doors, Ph 1	16	20	\$18,400.00	\$3,430.51
Building - Wood Patio Covers, Ph 1	16	20	\$58,395.00	\$10,887.20

# Sample Timeshare Resort

## Calculation of Percent Funded

Sorted by Category; Location

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
	6-26	10-30	\$223,162.50	\$67,841.84
<b>Phase 2</b>				
Building - Deck Coating, Ph 2	7	10	\$112,580.00	\$30,347.65
Building - Fire Extinguisher Cabinets, Ph 2	27	30	\$7,800.00	\$681.13
Building - Signage, Ph 2	7	10	\$5,300.00	\$1,428.70
Building - Trash Receptacles, Ph 2	7	10	\$5,400.00	\$1,455.65
Building - Utility Doors, Ph 2	17	20	\$18,400.00	\$2,427.23
Building - Wood Patio Covers, Ph 2	17	20	\$26,775.00	\$3,532.02
	7-27	10-30	\$176,255.00	\$39,872.38
<b>Phase 3</b>				
Building - Deck Coating, Ph 3	8	10	\$118,641.25	\$19,601.60
Building - Fire Extinguisher Cabinets, Ph 3	28	30	\$8,775.00	\$469.65
Building - Signage, Ph 3	8	10	\$5,850.00	\$966.52
Building - Trash Receptacles, Ph 3	8	10	\$5,400.00	\$892.17
Building - Utility Doors, Ph 3	18	20	\$18,400.00	\$1,487.66
Building - Wood Patio Covers, Ph 3	18	20	\$42,202.50	\$3,412.12
	8-28	10-30	\$199,268.75	\$26,829.72
<b>Sub Total</b>	<b>6-28</b>	<b>10-30</b>	<b>\$598,686.25</b>	<b>\$134,543.94</b>
<b><u>090 Equipment</u></b>				
<b>Entire Resort</b>				
Equipment - Pump Station	6	10	\$60,000.00	\$22,758.62
Equipment - Resort Phone System	11	15	\$200,000.00	\$50,000.00
	6-11	10-15	\$260,000.00	\$72,758.62
<b>Phase 1</b>				
Equipment - Elevator (Cab Refurb), Ph 1	6	10	\$16,000.00	\$6,068.97
Equipment - Elevator (Major Repair), Ph 1	26	30	\$160,000.00	\$19,775.28
Equipment - Fire Panels, Ph 1	11	15	\$8,000.00	\$2,000.00
Equipment - HVAC (Common), Ph 1	6	10	\$10,400.00	\$3,944.83
Equipment - Trash Compactors, Ph 1	6	10	\$24,000.00	\$9,103.45
Equipment - Vehicle Access, Ph 1	6	10	\$11,500.00	\$4,362.07
Equipment - Water Heaters, Ph 1	11	15	\$72,000.00	\$18,000.00
	6-26	10-30	\$301,900.00	\$63,254.59
<b>Phase 2</b>				
Equipment - Elevator (Cab Refurb), Ph 2	7	10	\$16,000.00	\$4,313.04
Equipment - Elevator (Major Repair), Ph 2	27	30	\$160,000.00	\$13,971.83
Equipment - Fire Panels, Ph 2	12	15	\$8,000.00	\$1,417.14
Equipment - HVAC (Common), Ph 2	7	10	\$10,400.00	\$2,803.48
Equipment - Trash Compactors, Ph 2	7	10	\$24,000.00	\$6,469.57

# Sample Timeshare Resort

## Calculation of Percent Funded

Sorted by Category; Location

	Remaining Life	Useful Life	Current Cost	Theoretically Ideal Balance
Equipment - Vehicle Access, Ph 2	7	10	\$11,500.00	\$3,100.00
Equipment - Water Heaters, Ph 2	12	15	\$72,000.00	\$12,754.29
	7-27	10-30	\$301,900.00	\$44,829.35
<b>Phase 3</b>				
Equipment - Elevator (Cab Refurb), Ph 3	8	10	\$16,000.00	\$2,643.48
Equipment - Elevator (Major Repair), Ph 3	28	30	\$160,000.00	\$8,563.38
Equipment - Fire Panels, Ph 3	13	15	\$8,000.00	\$868.57
Equipment - HVAC (Common), Ph 3	8	10	\$10,400.00	\$1,718.26
Equipment - Trash Compactors, Ph 3	8	10	\$24,000.00	\$3,965.22
Equipment - Water Heaters, Ph 3	13	15	\$72,000.00	\$7,817.14
	8-28	10-30	\$290,400.00	\$25,576.05
<b>Sub Total</b>	<b>6-28</b>	<b>10-30</b>	<b>\$1,154,200.00</b>	<b>\$206,418.61</b>
<b><u>100 Miscellaneous</u></b>				
<b>Entire Resort</b>				
Grounds - Monument Signage	6	10	\$8,000.00	\$3,034.48
Grounds - Small Signage	0	1	\$3,000.00	\$3,000.00
Grounds - Trash Receptacles	7	10	\$13,500.00	\$4,050.00
	0-7	1-10	\$24,500.00	\$10,084.48
<b>Guard House</b>				
Guard House - Door	12	15	\$750.00	\$132.86
Guard House - HVAC	7	10	\$600.00	\$161.74
Guard House - Vinyl Floor	0	3	\$630.00	\$630.00
	0-12	3-15	\$1,980.00	\$924.60
<b>Phase 1</b>				
Bike Rental Building - Doors	11	15	\$1,250.00	\$312.50
Ops/Maint Building - Appliances	6	10	\$1,845.00	\$699.83
Ops/Maint Building - Cabinets & Counters	16	20	\$2,715.00	\$506.19
Ops/Maint Building - Doors	11	15	\$2,300.00	\$575.00
Ops/Maint Building - HVAC Equipment	6	10	\$2,150.00	\$815.52
Ops/Maint Building - Plumbing Fixtures	16	20	\$2,140.00	\$398.98
Ops/Maint Building - Vinyl Floor	6	10	\$5,827.50	\$2,210.43
	6-16	10-20	\$18,227.50	\$5,518.45
<b>Phase 2</b>				
Grounds - Boardwalk Structures	12	15	\$39,975.00	\$7,816.34
	12	15	\$39,975.00	\$7,816.34
<b>Sub Total</b>	<b>0-16</b>	<b>1-20</b>	<b>\$84,682.50</b>	<b>\$24,343.87</b>

# Sample Timeshare Resort

## Calculation of Percent Funded

Sorted by Category; Location

	<b>Remaining Life</b>	<b>Useful Life</b>	<b>Current Cost</b>	<b>Theoretically Ideal Balance</b>
Contingency	n.a.	n.a.	n.a.	\$261,975.03
<b>Total</b>	<b>0-28</b>	<b>1-30</b>	<b>\$18,597,127.28</b>	<b>\$5,501,475.60</b>
<b>Anticipated Reserve Balance</b>				<b>\$1,767,373.00</b>
<b>Percent Funded</b>				<b>32.13%</b>

# Sample Timeshare Resort

## Component Summary

### Sorted by Category

	Placed In Service Date	RL	UL	Inventory	Unit Cost	Current Cost	Theoreti- cally Ideal Balance	Assigned Reserves	Monthly Member Contrib	Monthly Interest Contrib	Total Monthly Contrib
<b>000 Reserve Contingency</b>											
Reserve Contingency	1/2002	0	1	1 provision	\$50,000.00	\$50,000	\$50,000	\$50,000	\$4,244	\$48	\$4,292
<b>Sub Total</b>		<b>0</b>	<b>1</b>			<b>\$50,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$4,244</b>	<b>\$48</b>	<b>\$4,292</b>
<b>010 Asphalt &amp; Concrete</b>											
Asphalt - Overlay	6/2000	16	19	1 total	\$101,402.50	\$101,403	\$14,096	\$0	\$559	\$6	\$565
Asphalt - Repair	6/2000	4	7	75,670 sq. ft.	\$3.70	\$5,600	\$2,197	\$0	\$120	\$1	\$121
Asphalt - Slurry Seal	6/2000	0	3	75,670 sq. ft.	\$0.14	\$10,594	\$10,594	\$10,594	\$227	\$3	\$229
Concrete - Unfunded	6/2000	n.a.	n.a.	1 comment	\$0.00	\$0	\$0	\$0	\$0	\$0	\$0
<b>Sub Total</b>		<b>0-16</b>	<b>3-19</b>			<b>\$117,596</b>	<b>\$26,887</b>	<b>\$10,594</b>	<b>\$905</b>	<b>\$10</b>	<b>\$915</b>
<b>020 Roofing</b>											
Roofing - Flat, Ph 1	5/1999	11	15	24,060 sq. ft.	\$7.00	\$168,420	\$42,105	\$0	\$1,333	\$15	\$1,348
Roofing - Flat, Ph 2	6/2000	12	15	20,115 sq. ft.	\$7.00	\$140,805	\$24,943	\$0	\$1,024	\$12	\$1,036
Roofing - Flat, Ph 3	6/2001	13	15	27,900 sq. ft.	\$7.00	\$195,300	\$21,204	\$0	\$1,314	\$15	\$1,329
Roofing - Metal, Ph 1	5/1999	26	30	33,230 sq. ft.	\$6.25	\$207,688	\$25,669	\$0	\$722	\$8	\$730
Roofing - Metal, Ph 2	6/2000	27	30	24,240 sq. ft.	\$6.25	\$151,500	\$13,230	\$0	\$508	\$6	\$514
Roofing - Metal, Ph 3	6/2001	28	30	39,120 sq. ft.	\$6.25	\$244,500	\$13,086	\$0	\$793	\$9	\$802
Roofing - Retractable, Beach Club	2/2001	18	20	2,450 sq. ft.	\$12.00	\$29,400	\$2,829	\$0	\$145	\$2	\$146
<b>Sub Total</b>		<b>11-28</b>	<b>15-30</b>			<b>\$1,137,613</b>	<b>\$143,066</b>	<b>\$0</b>	<b>\$5,839</b>	<b>\$66</b>	<b>\$5,905</b>
<b>030 Painting</b>											
Painting - Exterior (Stucco), Ph 1	5/1999	6	10	197,560 sq. ft.	\$1.50	\$296,340	\$112,405	\$0	\$4,245	\$48	\$4,293
Painting - Exterior (Stucco), Ph 2	6/2000	7	10	189,190 sq. ft.	\$1.50	\$283,785	\$76,499	\$0	\$3,494	\$39	\$3,533
Painting - Exterior (Stucco), Ph 3	6/2001	8	10	212,865 sq. ft.	\$1.50	\$319,298	\$52,754	\$0	\$3,448	\$39	\$3,487
Painting - Exterior (Woodwork/Trim), Ph 1	5/1999	1	5	33,765 sq. ft.	\$0.75	\$25,324	\$19,897	\$19,897	\$469	\$46	\$516
Painting - Exterior (Woodwork/Trim), Ph 2	6/2000	2	5	21,400 sq. ft.	\$0.75	\$16,050	\$9,046	\$9,046	\$302	\$22	\$324
Painting - Exterior (Woodwork/Trim), Ph 3	6/2001	3	5	23,170 sq. ft.	\$0.75	\$17,378	\$6,003	\$0	\$494	\$6	\$500
Painting - Interior Common Areas, Ph 1	5/1999	1	5	3,620 sq. ft.	\$0.90	\$3,258	\$2,560	\$2,560	\$60	\$6	\$66
Painting - Interior Common Areas, Ph 2	6/2000	2	5	1,115 sq. ft.	\$0.90	\$1,004	\$566	\$566	\$19	\$1	\$20
Painting - Interior Common Areas, Ph 3	3/2001	3	5	15,285 sq. ft.	\$0.90	\$13,757	\$5,218	\$0	\$391	\$4	\$396

# Sample Timeshare Resort

## Component Summary

### Sorted by Category

Placed In Service Date	RL	UL	Inventory	Unit Cost	Current Cost	Theoretically Ideal Balance	Assigned Reserves	Monthly Member Contrib	Monthly Interest Contrib	Total Monthly Contrib	
<b>Sub Total</b>	<b>1-8</b>	<b>5-10</b>			<b>\$976,192</b>	<b>\$284,947</b>	<b>\$32,069</b>	<b>\$12,923</b>	<b>\$212</b>	<b>\$13,135</b>	
<b>040 Fencing, Railing &amp; Walls</b>											
Fencing - Aluminum, Ph 1	5/1999	26	30	1 total	\$15,360.00	\$15,360	\$1,898	\$0	\$53	\$1	\$54
Fencing - Aluminum, Ph 2	6/2000	27	30	1 total	\$11,030.00	\$11,030	\$963	\$0	\$37	\$0	\$37
Fencing - Aluminum, Ph 3	6/2001	28	30	1 total	\$18,670.00	\$18,670	\$999	\$0	\$61	\$1	\$61
Railing - Aluminum, Ph 1	5/1999	26	30	1 total	\$172,500.00	\$172,500	\$21,320	\$0	\$600	\$7	\$606
Railing - Aluminum, Ph 2	6/2000	27	30	1 total	\$144,540.00	\$144,540	\$12,622	\$0	\$485	\$5	\$491
Railing - Aluminum, Ph 3	6/2001	28	30	1 total	\$177,860.00	\$177,860	\$9,519	\$0	\$577	\$7	\$583
Walls - Stucco (Repair), Ph 1	5/1999	6	10	7,420 sq. ft.	\$9.75	\$3,617	\$1,372	\$0	\$52	\$1	\$52
Walls - Stucco (Repair), Ph 2	6/2000	7	10	8,140 sq. ft.	\$9.75	\$3,968	\$1,070	\$0	\$49	\$1	\$49
Walls - Stucco (Repair), Ph 3	6/2001	8	10	5,950 sq. ft.	\$9.75	\$2,901	\$479	\$0	\$31	\$0	\$32
<b>Sub Total</b>	<b>6-28</b>	<b>10-30</b>			<b>\$550,446</b>	<b>\$50,243</b>	<b>\$0</b>	<b>\$1,945</b>	<b>\$22</b>	<b>\$1,967</b>	
<b>050 Lighting</b>											
Lighting - Building Exterior, Ph 1	5/1999	16	20	1 total	\$92,760.00	\$92,760	\$17,294	\$0	\$511	\$6	\$517
Lighting - Building Exterior, Ph 2	6/2000	17	20	1 total	\$77,200.00	\$77,200	\$10,184	\$0	\$401	\$5	\$406
Lighting - Building Exterior, Ph 3	6/2001	18	20	1 total	\$92,540.00	\$92,540	\$7,482	\$0	\$455	\$5	\$461
Lighting - Grounds	6/2000	12	15	1 total	\$95,690.00	\$95,690	\$16,951	\$0	\$696	\$8	\$704
Lighting - Interior Common Areas, Ph 1	5/1999	16	20	1 total	\$2,120.00	\$2,120	\$395	\$0	\$12	\$0	\$12
Lighting - Interior Common Areas, Ph 2	6/2000	17	20	1 total	\$680.00	\$680	\$90	\$0	\$4	\$0	\$4
Lighting - Interior Common Areas, Ph 3	6/2001	18	20	1 total	\$14,425.00	\$14,425	\$1,166	\$0	\$71	\$1	\$72
Lighting - Villa Interior, Ph 1	5/1999	16	20	72 villas	\$2,865.00	\$206,280	\$38,459	\$0	\$1,136	\$13	\$1,149
Lighting - Villa Interior, Ph 2	6/2000	17	20	80 villas	\$2,415.00	\$193,200	\$25,486	\$0	\$1,004	\$11	\$1,016
Lighting - Villa Interior, Ph 3	6/2001	18	20	85 villas	\$2,415.00	\$205,275	\$16,597	\$0	\$1,010	\$11	\$1,022
<b>Sub Total</b>	<b>12-18</b>	<b>15-20</b>			<b>\$980,170</b>	<b>\$134,104</b>	<b>\$0</b>	<b>\$5,301</b>	<b>\$60</b>	<b>\$5,361</b>	
<b>060 Recreation</b>											
Beach Club - Audio/Video Equipment	2/2001	8	10	1 total	\$2,575.00	\$2,575	\$498	\$0	\$28	\$0	\$28
Beach Club - Cabinets, Counters & Built-Ins	2/2001	18	20	1 total	\$49,460.00	\$49,460	\$4,760	\$0	\$243	\$3	\$246
Beach Club - Carpeting	2/2001	3	5	246 sq. yds.	\$35.00	\$9,213	\$3,591	\$0	\$262	\$3	\$265

# Sample Timeshare Resort

## Component Summary

### Sorted by Category

	Placed In Service Date	RL	UL	Inventory	Unit Cost	Current Cost	Theoreti- cally Ideal Balance	Assigned Reserves	Monthly Member Contrib	Monthly Interest Contrib	Total Monthly Contrib
Beach Club - Ceiling Panels	2/2001	18	20	2,395 sq. ft.	\$1.40	\$3,353	\$323	\$0	\$17	\$0	\$17
Beach Club - Ceramic Tile	2/2001	18	20	1 total	\$69,122.50	\$71,196	\$6,852	\$0	\$350	\$4	\$354
Beach Club - Deck Coating	2/2001	8	10	1,840 sq. ft.	\$3.25	\$5,980	\$1,156	\$0	\$65	\$1	\$65
Beach Club - Decorator Items	2/2001	3	5	1 provision	\$3,500.00	\$3,500	\$1,364	\$0	\$100	\$1	\$101
Beach Club - Dehumidifier System	2/2001	13	15	1 estimate	\$50,000.00	\$50,000	\$6,425	\$0	\$336	\$4	\$340
Beach Club - Doors	2/2001	18	20	1 total	\$11,150.00	\$11,150	\$1,073	\$0	\$55	\$1	\$55
Beach Club - Furniture, Exterior	2/2001	8	10	1 total	\$5,100.00	\$5,100	\$986	\$0	\$55	\$1	\$56
Beach Club - Furniture, Interior	2/2001	3	5	1 provision	\$7,500.00	\$7,500	\$2,924	\$0	\$213	\$2	\$216
Beach Club - Gym Equipment	2/2001	2	4	1 provision	\$8,000.00	\$8,000	\$3,915	\$3,915	\$175	\$10	\$186
Beach Club - HVAC Equipment	2/2001	10	12	1 total	\$55,500.00	\$55,500	\$8,927	\$0	\$482	\$5	\$487
Beach Club - Plumbing Fixtures	2/2001	18	20	1 total	\$13,100.00	\$13,100	\$1,261	\$0	\$64	\$1	\$65
Beach Club - Saunas, Heaters	2/2001	8	10	2 heaters	\$1,950.00	\$3,900	\$754	\$0	\$42	\$0	\$43
Beach Club - Saunas, Wood Replace	2/2001	18	20	2 saunas	\$3,500.00	\$7,000	\$674	\$0	\$34	\$0	\$35
Beach Club - Steam Generator	2/2001	8	10	1 generator	\$4,500.00	\$4,500	\$870	\$0	\$49	\$1	\$49
Beach Club - Wallpaper	2/2001	8	10	1,860 sq. ft.	\$3.00	\$5,859	\$1,132	\$0	\$63	\$1	\$64
Beach Club - Window Covering	2/2001	3	5	1 total	\$6,330.00	\$6,330	\$2,468	\$0	\$180	\$2	\$182
Beach Club Pool - Filter	3/2001	8	10	1 filter	\$1,400.00	\$1,400	\$261	\$0	\$15	\$0	\$15
Beach Club Pool - Heater	3/2001	4	6	1 heater	\$5,000.00	\$5,000	\$1,571	\$0	\$107	\$1	\$108
Beach Club Pool - Replaster & Tile	3/2001	2	4	1 pool	\$9,551.25	\$9,551	\$4,568	\$4,568	\$214	\$12	\$226
Beach Club Pool Area - Barbecues	6/2000	0	2	8 BBQ's	\$675.00	\$5,400	\$5,400	\$5,400	\$230	\$3	\$232
Beach Club Pool Area - Deck Coating	3/2001	8	10	4,975 sq. ft.	\$3.25	\$16,169	\$3,015	\$0	\$175	\$2	\$177
Beach Club Pool Area - Drain Covers	3/2001	8	10	230 lin. ft.	\$18.50	\$4,255	\$793	\$0	\$46	\$1	\$46
Beach Club Pool Area - Furniture	1/2002	0	1	1 total	\$14,050.00	\$2,108	\$2,108	\$2,108	\$179	\$2	\$181
Beach Club Pool Area - Mastic	3/2001	2	4	170 lin. ft.	\$4.25	\$723	\$346	\$346	\$16	\$1	\$17
Beach Club Pool Area - Picnic Tables	6/2000	7	10	5 tables	\$1,000.00	\$5,000	\$1,348	\$0	\$62	\$1	\$62
Beach Club Spa - Chemical Controller	3/2001	8	10	1 controller	\$2,750.00	\$2,750	\$513	\$0	\$30	\$0	\$30
Beach Club Spa - Filter	3/2001	6	8	1 filter	\$925.00	\$925	\$216	\$0	\$13	\$0	\$13
Beach Club Spa - Heater	3/2001	4	6	1 heater	\$5,000.00	\$5,000	\$1,571	\$0	\$107	\$1	\$108
Beach Club Spa - Replaster & Tile	3/2001	2	4	1 spa	\$2,870.00	\$2,870	\$1,373	\$1,373	\$64	\$4	\$68
Garden Pool - Filters	5/1999	6	10	2 filters	\$1,400.00	\$2,800	\$1,062	\$0	\$40	\$0	\$41
Garden Pool - Pump/Motor Assembly	5/1999	2	6	1 assembly	\$4,000.00	\$4,000	\$2,588	\$2,588	\$61	\$6	\$67
Garden Pool - Replaster & Tile	5/1999	1	5	1 pool	\$15,550.00	\$15,550	\$12,218	\$12,218	\$288	\$28	\$317
Garden Pool Area - Astroturf Putting Green	5/1999	0	4	800 sq. ft.	\$12.50	\$10,000	\$10,000	\$10,000	\$214	\$2	\$216
Garden Pool Area - Barbecues	1/2001	0	2	4 BBQ's	\$675.00	\$2,700	\$2,700	\$2,700	\$115	\$1	\$116



# Sample Timeshare Resort

## Component Summary

### Sorted by Category

	Placed In Service Date	RL	UL	Inventory	Unit Cost	Current Cost	Theoreti- cally Ideal Balance	Assigned Reserves	Monthly Member Contrib	Monthly Interest Contrib	Total Monthly Contrib
Garden Pool Area - Bench Swings	5/1999	6	10	3 swings	\$975.00	\$2,925	\$1,109	\$0	\$42	\$0	\$42
Garden Pool Area - Deck Coating	5/1999	6	10	4,425 sq. ft.	\$3.25	\$14,381	\$5,455	\$0	\$206	\$2	\$208
Garden Pool Area - Drinking Fountain	5/1999	11	15	1 fountain	\$2,500.00	\$2,500	\$625	\$0	\$20	\$0	\$20
Garden Pool Area - Furniture	1/2002	0	1	1 total	\$49,465.00	\$7,420	\$7,420	\$7,420	\$630	\$7	\$637
Garden Pool Area - Large Umbrellas	5/1999	2	6	3 umbrellas	\$8,500.00	\$25,500	\$16,500	\$16,500	\$390	\$38	\$428
Garden Pool Area - Patio Cover Structures	5/1999	16	20	615 sq. ft.	\$12.75	\$7,841	\$1,462	\$0	\$43	\$0	\$44
Garden Pool Area - Picnic Tables	5/1999	6	10	2 tables	\$1,000.00	\$2,000	\$759	\$0	\$29	\$0	\$29
Garden Restrooms - Doors	5/1999	11	15	1 total	\$1,175.00	\$1,175	\$294	\$0	\$9	\$0	\$9
Garden Restrooms - Drinking Fountains	5/1999	6	10	2 fountains	\$1,175.00	\$2,350	\$891	\$0	\$34	\$0	\$34
Garden Restrooms - Plumbing Fixtures	5/1999	16	20	1 total	\$3,525.00	\$3,525	\$657	\$0	\$19	\$0	\$20
Garden Restrooms - Restroom Partitions	5/1999	11	15	1 total	\$4,200.00	\$4,200	\$1,050	\$0	\$33	\$0	\$34
Garden Spa - Chemical Controller	5/1999	6	10	1 controller	\$2,750.00	\$2,750	\$1,043	\$0	\$39	\$0	\$40
Garden Spa - Filter	1/2001	6	8	1 filter	\$925.00	\$925	\$231	\$0	\$13	\$0	\$13
Garden Spa - Heater	5/1999	1	5	1 heater	\$2,300.00	\$2,300	\$1,807	\$1,807	\$43	\$4	\$47
Garden Spa - Replaster & Tile	5/1999	1	5	1 spa	\$2,880.00	\$2,880	\$2,263	\$2,263	\$53	\$5	\$59
Garden Wader - Filter	5/1999	4	8	1 filter	\$925.00	\$925	\$442	\$0	\$20	\$0	\$20
Garden Wader - Replaster & Tile	5/1999	1	5	1 wader	\$2,280.00	\$2,280	\$1,791	\$1,791	\$42	\$4	\$46
Indoor Pool - Chemical Controller	2/2001	8	10	1 controller	\$2,750.00	\$2,750	\$532	\$0	\$30	\$0	\$30
Indoor Pool - Filter	2/2001	8	10	1 filter	\$1,400.00	\$1,400	\$271	\$0	\$15	\$0	\$15
Indoor Pool - Heater	2/2001	6	8	1 heater	\$5,000.00	\$5,000	\$1,211	\$0	\$72	\$1	\$72
Indoor Pool - Replaster & Tile	2/2001	4	6	1 pool	\$7,175.00	\$7,175	\$2,324	\$0	\$153	\$2	\$155
Indoor Pool Area - Deck Coating	2/2001	8	10	2,085 sq. ft.	\$3.25	\$6,776	\$1,310	\$0	\$73	\$1	\$74
Indoor Pool Area - Furniture	1/2002	0	1	1 total	\$11,735.00	\$1,760	\$1,760	\$1,760	\$149	\$2	\$151
Indoor Spa - Chemical Controller	2/2001	8	10	1 controller	\$2,750.00	\$2,750	\$532	\$0	\$30	\$0	\$30
Indoor Spa - Filter	2/2001	6	8	1 filter	\$925.00	\$925	\$224	\$0	\$13	\$0	\$13
Indoor Spa - Heater	2/2001	6	8	1 heater	\$5,000.00	\$5,000	\$1,211	\$0	\$72	\$1	\$72
Indoor Spa - Retile	2/2001	10	12	320 sq. ft.	\$12.50	\$4,000	\$643	\$0	\$35	\$0	\$35
Ocean Pool - Filters	2/2000	7	10	1 total	\$5,200.00	\$5,200	\$1,529	\$0	\$64	\$1	\$65
Ocean Pool - Pump/Motor Assemblies	2/2000	3	6	1 total	\$20,500.00	\$20,500	\$10,106	\$0	\$583	\$7	\$590
Ocean Pool - Replaster & Tile	2/2000	1	4	1 pool	\$31,053.75	\$31,054	\$23,125	\$23,125	\$683	\$55	\$738
Ocean Pool Area - Bench Swings	2/2000	7	10	11 swings	\$975.00	\$10,725	\$3,154	\$0	\$132	\$1	\$134
Ocean Pool Area - Deck Coating	2/2000	7	10	17,795 sq. ft.	\$3.25	\$57,834	\$17,010	\$0	\$712	\$8	\$720
Ocean Pool Area - Drinking Fountains	2/2000	12	15	2 fountains	\$2,500.00	\$5,000	\$978	\$0	\$36	\$0	\$37
Ocean Pool Area - Furniture	1/2002	0	1	1 total	\$88,075.00	\$13,211	\$13,211	\$13,211	\$1,121	\$13	\$1,134

# Sample Timeshare Resort

## Component Summary

### Sorted by Category

	Placed In Service Date	RL	UL	Inventory	Unit Cost	Current Cost	Theoreti- cally Ideal Balance	Assigned Reserves	Monthly Member Contrib	Monthly Interest Contrib	Total Monthly Contrib
Ocean Pool Area - Large Umbrellas	2/2000	3	6	1 total	\$37,000.00	\$37,000	\$18,239	\$0	\$1,052	\$12	\$1,064
Ocean Pool Area - Mastic	2/2000	1	4	505 lin. ft.	\$4.25	\$2,146	\$1,598	\$1,598	\$47	\$4	\$51
Ocean Pool Area - Padded Play Surface	2/2000	3	6	125 sq. ft.	\$15.00	\$1,875	\$924	\$0	\$53	\$1	\$54
Ocean Pool Area - Patio Cover Structures	2/2000	17	20	1,250 sq. ft.	\$12.75	\$15,938	\$2,334	\$0	\$83	\$1	\$84
Ocean Restrooms - Doors	2/2000	12	15	1 total	\$1,175.00	\$1,175	\$230	\$0	\$9	\$0	\$9
Ocean Restrooms - Drinking Fountains	2/2000	7	10	2 fountains	\$1,175.00	\$2,350	\$691	\$0	\$29	\$0	\$29
Ocean Restrooms - Plumbing Fixtures	2/2000	17	20	1 total	\$3,525.00	\$3,525	\$516	\$0	\$18	\$0	\$19
Ocean Restrooms - Restroom Partitions	2/2000	12	15	1 total	\$4,200.00	\$4,200	\$821	\$0	\$31	\$0	\$31
Ocean Spa (North) - Replaster & Tile	2/2000	0	3	1 spa	\$2,720.00	\$2,720	\$2,720	\$2,720	\$39	\$0	\$39
Ocean Spa (South) - Replaster & Tile	2/2000	3	6	1 spa	\$3,120.00	\$3,120	\$1,538	\$0	\$89	\$1	\$90
Ocean Spas - Chemical Controllers	2/2000	7	10	2 controllers	\$2,750.00	\$5,500	\$1,618	\$0	\$68	\$1	\$68
Ocean Spas - Filters	2/2000	5	8	1 total	\$2,025.00	\$2,025	\$746	\$0	\$35	\$0	\$35
Ocean Spas - Heaters	2/2000	5	8	2 heaters	\$5,000.00	\$10,000	\$3,684	\$0	\$171	\$2	\$173
Ocean Wader - Filters	2/2000	5	8	1 total	\$1,775.00	\$1,775	\$654	\$0	\$30	\$0	\$31
Ocean Wader - Replaster & Tile	2/2000	1	4	1 wader	\$2,235.00	\$2,235	\$1,664	\$1,664	\$49	\$4	\$53
Ocean Wader - Spitting Turtle	2/2000	7	10	1 turtle	\$7,500.00	\$7,500	\$2,206	\$0	\$92	\$1	\$93
<b>Sub Total</b>		<b>0-18</b>	<b>1-20</b>			<b>\$789,437</b>	<b>\$264,714</b>	<b>\$119,075</b>	<b>\$12,323</b>	<b>\$292</b>	<b>\$12,615</b>
<b>070 Villas</b>											
Villa - Appliances (Kitchen), Ph 1	5/1999	6	10	72 villas	\$2,120.00	\$152,640	\$57,898	\$0	\$2,187	\$25	\$2,211
Villa - Appliances (Kitchen), Ph 2	6/2000	7	10	80 villas	\$2,120.00	\$169,600	\$45,718	\$0	\$2,088	\$24	\$2,111
Villa - Appliances (Kitchen), Ph 3	6/2001	8	10	85 villas	\$2,120.00	\$180,200	\$29,772	\$0	\$1,946	\$22	\$1,968
Villa - Appliances (Washer/Dryer), Ph 1	5/1999	6	10	72 villas	\$975.00	\$70,200	\$26,628	\$0	\$1,006	\$11	\$1,017
Villa - Appliances (Washer/Dryer), Ph 2	6/2000	7	10	80 villas	\$975.00	\$78,000	\$21,026	\$0	\$960	\$11	\$971
Villa - Appliances (Washer/Dryer), Ph 3	6/2001	8	10	85 villas	\$975.00	\$82,875	\$13,692	\$0	\$895	\$10	\$905
Villa - Bed Sets, Ph 1	5/1999	1	5	72 villas	\$1,435.00	\$103,320	\$81,180	\$81,180	\$1,914	\$189	\$2,103
Villa - Bed Sets, Ph 2	6/2000	2	5	80 villas	\$1,435.00	\$114,800	\$64,705	\$64,705	\$2,159	\$158	\$2,317
Villa - Bed Sets, Ph 3	6/2001	3	5	85 villas	\$1,435.00	\$121,975	\$42,137	\$0	\$3,468	\$39	\$3,508
Villa - Bedding, Ph 1	5/1999	1	5	72 villas	\$1,510.00	\$108,720	\$85,423	\$85,423	\$2,014	\$199	\$2,213
Villa - Bedding, Ph 2	6/2000	2	5	80 villas	\$1,510.00	\$120,800	\$68,087	\$68,087	\$2,272	\$166	\$2,438
Villa - Bedding, Ph 3	6/2001	3	5	85 villas	\$1,510.00	\$128,350	\$44,339	\$0	\$3,650	\$41	\$3,691
Villa - Cabinets, Ph 1	5/1999	16	20	72 villas	\$3,320.00	\$239,040	\$44,567	\$0	\$1,317	\$15	\$1,332
Villa - Cabinets, Ph 2	6/2000	17	20	80 villas	\$3,390.00	\$271,200	\$35,775	\$0	\$1,410	\$16	\$1,426

# Sample Timeshare Resort

## Component Summary

### Sorted by Category

	Placed In Service Date	RL	UL	Inventory	Unit Cost	Current Cost	Theoreti- cally Ideal Balance	Assigned Reserves	Monthly Member Contrib	Monthly Interest Contrib	Total Monthly Contrib
Villa - Cabinets, Ph 3	6/2001	18	20	85 villas	\$3,390.00	\$288,150	\$23,297	\$0	\$1,418	\$16	\$1,434
Villa - Carpeting, Ph 1	5/1999	1	5	72 villas	\$2,386.50	\$183,856	\$144,458	\$144,458	\$3,406	\$337	\$3,743
Villa - Carpeting, Ph 2	6/2000	2	5	80 villas	\$2,275.50	\$194,783	\$109,787	\$109,787	\$3,663	\$268	\$3,931
Villa - Carpeting, Ph 3	6/2001	3	5	85 villas	\$2,275.50	\$206,957	\$71,494	\$0	\$5,885	\$67	\$5,951
Villa - Ceramic Tile, Ph 1	5/1999	16	20	72 villas	\$4,573.50	\$339,171	\$63,235	\$0	\$1,869	\$21	\$1,890
Villa - Ceramic Tile, Ph 2	6/2000	17	20	80 villas	\$4,662.00	\$384,149	\$50,675	\$0	\$1,997	\$23	\$2,019
Villa - Ceramic Tile, Ph 3	6/2001	18	20	85 villas	\$4,662.00	\$408,158	\$33,000	\$0	\$2,009	\$23	\$2,032
Villa - Counter Tops (Bathrooms), Ph 1	5/1999	16	20	72 villas	\$1,260.00	\$90,720	\$16,914	\$0	\$500	\$6	\$505
Villa - Counter Tops (Bathrooms), Ph 2	6/2000	17	20	80 villas	\$600.00	\$48,000	\$6,332	\$0	\$250	\$3	\$252
Villa - Counter Tops (Bathrooms), Ph 3	6/2001	18	20	85 villas	\$600.00	\$51,000	\$4,123	\$0	\$251	\$3	\$254
Villa - Counter Tops (Kitchen), Ph 1	5/1999	6	10	72 villas	\$990.00	\$71,280	\$27,037	\$0	\$1,021	\$12	\$1,033
Villa - Counter Tops (Kitchen), Ph 2	6/2000	7	10	80 villas	\$1,125.00	\$90,000	\$24,261	\$0	\$1,108	\$13	\$1,120
Villa - Counter Tops (Kitchen), Ph 3	6/2001	8	10	85 villas	\$1,125.00	\$95,625	\$15,799	\$0	\$1,033	\$12	\$1,044
Villa - Decorator Items, Ph 1	5/1999	1	5	72 villas	\$1,650.00	\$118,800	\$93,343	\$93,343	\$2,201	\$218	\$2,418
Villa - Decorator Items, Ph 2	6/2000	2	5	80 villas	\$1,650.00	\$132,000	\$74,400	\$74,400	\$2,483	\$182	\$2,664
Villa - Decorator Items, Ph 3	6/2001	3	5	85 villas	\$1,650.00	\$140,250	\$48,450	\$0	\$3,988	\$45	\$4,033
Villa - Doors, Ph 1	5/1999	16	20	72 villas	\$650.00	\$46,800	\$8,725	\$0	\$258	\$3	\$261
Villa - Doors, Ph 2	6/2000	17	20	80 villas	\$650.00	\$52,000	\$6,860	\$0	\$270	\$3	\$273
Villa - Doors, Ph 3	6/2001	18	20	85 villas	\$650.00	\$55,250	\$4,467	\$0	\$272	\$3	\$275
Villa - Furniture (Case), Ph 1	5/1999	6	10	72 villas	\$8,305.00	\$597,960	\$226,812	\$0	\$8,566	\$97	\$8,663
Villa - Furniture (Case), Ph 2	6/2000	7	10	80 villas	\$9,670.00	\$773,600	\$208,536	\$0	\$9,523	\$108	\$9,631
Villa - Furniture (Case), Ph 3	6/2001	8	10	85 villas	\$9,670.00	\$821,950	\$135,800	\$0	\$8,876	\$100	\$8,977
Villa - Furniture (Outdoor), Ph 1	5/1999	6	10	72 villas	\$890.00	\$64,080	\$24,306	\$0	\$918	\$10	\$928
Villa - Furniture (Outdoor), Ph 2	6/2000	7	10	80 villas	\$890.00	\$71,200	\$19,193	\$0	\$877	\$10	\$886
Villa - Furniture (Outdoor), Ph 3	6/2001	8	10	85 villas	\$890.00	\$75,650	\$12,499	\$0	\$817	\$9	\$826
Villa - Furniture (Upholstered), Ph 1	5/1999	1	5	72 villas	\$3,990.00	\$287,280	\$225,720	\$225,720	\$5,322	\$526	\$5,848
Villa - Furniture (Upholstered), Ph 2	6/2000	2	5	80 villas	\$4,045.00	\$323,600	\$182,393	\$58,060	\$11,322	\$248	\$11,570
Villa - Furniture (Upholstered), Ph 3	6/2001	3	5	85 villas	\$4,045.00	\$343,825	\$118,776	\$0	\$9,777	\$111	\$9,887
Villa - HVAC (A/C Unit), Ph 1	5/1999	6	10	72 villas	\$1,000.00	\$72,000	\$27,310	\$0	\$1,031	\$12	\$1,043
Villa - HVAC (A/C Unit), Ph 2	6/2000	7	10	80 villas	\$1,000.00	\$80,000	\$21,565	\$0	\$985	\$11	\$996
Villa - HVAC (A/C Unit), Ph 3	6/2001	8	10	85 villas	\$1,000.00	\$85,000	\$14,043	\$0	\$918	\$10	\$928
Villa - HVAC (Air Handler), Ph 1	5/1999	16	20	72 villas	\$600.00	\$43,200	\$8,054	\$0	\$238	\$3	\$241
Villa - HVAC (Air Handler), Ph 2	6/2000	17	20	80 villas	\$600.00	\$48,000	\$6,332	\$0	\$250	\$3	\$252
Villa - HVAC (Air Handler), Ph 3	6/2001	18	20	85 villas	\$600.00	\$51,000	\$4,123	\$0	\$251	\$3	\$254

# Sample Timeshare Resort

## Component Summary

### Sorted by Category

	Placed In Service Date	RL	UL	Inventory	Unit Cost	Current Cost	Theoreti- cally Ideal Balance	Assigned Reserves	Monthly Member Contrib	Monthly Interest Contrib	Total Monthly Contrib
Villa - Paint, Ph 1	5/1999	1	5	72 villas	\$1,800.00	\$129,600	\$101,829	\$101,829	\$2,401	\$237	\$2,638
Villa - Paint, Ph 2	6/2000	2	5	80 villas	\$1,800.00	\$144,000	\$81,164	\$81,164	\$2,708	\$198	\$2,906
Villa - Paint, Ph 3	6/2001	3	5	85 villas	\$1,800.00	\$153,000	\$52,855	\$0	\$4,351	\$49	\$4,400
Villa - Plumbing Fixtures, Ph 1	5/1999	16	20	72 villas	\$8,215.00	\$591,480	\$110,276	\$0	\$3,259	\$37	\$3,295
Villa - Plumbing Fixtures, Ph 2	6/2000	17	20	80 villas	\$5,415.00	\$433,200	\$57,146	\$0	\$2,252	\$25	\$2,277
Villa - Plumbing Fixtures, Ph 3	6/2001	18	20	85 villas	\$5,415.00	\$460,275	\$37,214	\$0	\$2,265	\$26	\$2,291
Villa - Television Equipment, Ph 1	5/1999	6	10	72 villas	\$1,705.00	\$122,760	\$46,564	\$0	\$1,759	\$20	\$1,779
Villa - Television Equipment, Ph 2	6/2000	7	10	80 villas	\$1,305.00	\$104,400	\$28,143	\$0	\$1,285	\$15	\$1,300
Villa - Television Equipment, Ph 3	6/2001	8	10	85 villas	\$1,305.00	\$110,925	\$18,327	\$0	\$1,198	\$14	\$1,211
Villa - Vinyl Floor, Ph 1	5/1999	6	10	72 villas	\$240.00	\$18,144	\$6,882	\$0	\$260	\$3	\$263
Villa - Vinyl Floor, Ph 2	6/2000	7	10	80 villas	\$240.00	\$20,160	\$5,434	\$0	\$248	\$3	\$251
Villa - Vinyl Floor, Ph 3	6/2001	8	10	85 villas	\$240.00	\$21,420	\$3,539	\$0	\$231	\$3	\$234
Villa - Window Covering, Ph 1	5/1999	1	5	72 villas	\$4,944.00	\$355,968	\$279,689	\$279,689	\$6,594	\$652	\$7,246
Villa - Window Covering, Ph 2	6/2000	2	5	80 villas	\$4,944.00	\$395,520	\$222,929	\$0	\$16,827	\$190	\$17,018
Villa - Window Covering, Ph 3	6/2001	3	5	85 villas	\$4,944.00	\$420,240	\$145,174	\$0	\$11,950	\$135	\$12,085
<b>Sub Total</b>		<b>1-18</b>	<b>5-20</b>			<b>\$12,158,105</b>	<b>\$3,920,233</b>	<b>\$1,467,844</b>	<b>\$178,425</b>	<b>\$5,048</b>	<b>\$183,473</b>
<b>080 Buildings</b>											
Building - Deck Coating, Ph 1	5/1999	6	10	39,190 sq. ft.	\$3.25	\$127,368	\$48,312	\$0	\$1,825	\$21	\$1,845
Building - Deck Coating, Ph 2	6/2000	7	10	34,640 sq. ft.	\$3.25	\$112,580	\$30,348	\$0	\$1,386	\$16	\$1,402
Building - Deck Coating, Ph 3	6/2001	8	10	36,505 sq. ft.	\$3.25	\$118,641	\$19,602	\$0	\$1,281	\$14	\$1,296
Building - Fire Extinguisher Cabinets, Ph 1	5/1999	26	30	24 cabinets	\$325.00	\$7,800	\$964	\$0	\$27	\$0	\$27
Building - Fire Extinguisher Cabinets, Ph 2	6/2000	27	30	24 cabinets	\$325.00	\$7,800	\$681	\$0	\$26	\$0	\$26
Building - Fire Extinguisher Cabinets, Ph 3	6/2001	28	30	27 cabinets	\$325.00	\$8,775	\$470	\$0	\$28	\$0	\$29
Building - Signage, Ph 1	5/1999	6	10	116 signs	\$50.00	\$5,800	\$2,200	\$0	\$83	\$1	\$84
Building - Signage, Ph 2	6/2000	7	10	106 signs	\$50.00	\$5,300	\$1,429	\$0	\$65	\$1	\$66
Building - Signage, Ph 3	6/2001	8	10	117 signs	\$50.00	\$5,850	\$967	\$0	\$63	\$1	\$64
Building - Trash Receptacles, Ph 1	5/1999	6	10	12 receptacles	\$450.00	\$5,400	\$2,048	\$0	\$77	\$1	\$78
Building - Trash Receptacles, Ph 2	6/2000	7	10	12 receptacles	\$450.00	\$5,400	\$1,456	\$0	\$66	\$1	\$67
Building - Trash Receptacles, Ph 3	6/2001	8	10	12 receptacles	\$450.00	\$5,400	\$892	\$0	\$58	\$1	\$59
Building - Utility Doors, Ph 1	5/1999	16	20	1 total	\$18,400.00	\$18,400	\$3,431	\$0	\$101	\$1	\$103
Building - Utility Doors, Ph 2	6/2000	17	20	1 total	\$18,400.00	\$18,400	\$2,427	\$0	\$96	\$1	\$97
Building - Utility Doors, Ph 3	6/2001	18	20	1 total	\$18,400.00	\$18,400	\$1,488	\$0	\$91	\$1	\$92

# Sample Timeshare Resort

## Component Summary

### Sorted by Category

	Placed In Service Date	RL	UL	Inventory	Unit Cost	Current Cost	Theoreti- cally Ideal Balance	Assigned Reserves	Monthly Member Contrib	Monthly Interest Contrib	Total Monthly Contrib
Building - Wood Patio Covers, Ph 1	5/1999	16	20	4,580 sq. ft.	\$12.75	\$58,395	\$10,887	\$0	\$322	\$4	\$325
Building - Wood Patio Covers, Ph 2	6/2000	17	20	2,100 sq. ft.	\$12.75	\$26,775	\$3,532	\$0	\$139	\$2	\$141
Building - Wood Patio Covers, Ph 3	6/2001	18	20	3,310 sq. ft.	\$12.75	\$42,203	\$3,412	\$0	\$208	\$2	\$210
<b>Sub Total</b>		<b>6-28</b>	<b>10-30</b>			<b>\$598,686</b>	<b>\$134,544</b>	<b>\$0</b>	<b>\$5,943</b>	<b>\$67</b>	<b>\$6,011</b>
<b>090 Equipment</b>											
Equipment - Elevator (Cab Refurb), Ph 1	5/1999	6	10	4 cabs	\$4,000.00	\$16,000	\$6,069	\$0	\$229	\$3	\$232
Equipment - Elevator (Cab Refurb), Ph 2	6/2000	7	10	4 cabs	\$4,000.00	\$16,000	\$4,313	\$0	\$197	\$2	\$199
Equipment - Elevator (Cab Refurb), Ph 3	6/2001	8	10	4 cabs	\$4,000.00	\$16,000	\$2,643	\$0	\$173	\$2	\$175
Equipment - Elevator (Major Repair), Ph 1	5/1999	26	30	4 elevators	\$40,000.00	\$160,000	\$19,775	\$0	\$556	\$6	\$562
Equipment - Elevator (Major Repair), Ph 2	6/2000	27	30	4 elevators	\$40,000.00	\$160,000	\$13,972	\$0	\$537	\$6	\$543
Equipment - Elevator (Major Repair), Ph 3	6/2001	28	30	4 elevators	\$40,000.00	\$160,000	\$8,563	\$0	\$519	\$6	\$525
Equipment - Fire Panels, Ph 1	5/1999	11	15	1 total	\$8,000.00	\$8,000	\$2,000	\$0	\$63	\$1	\$64
Equipment - Fire Panels, Ph 2	6/2000	12	15	1 total	\$8,000.00	\$8,000	\$1,417	\$0	\$58	\$1	\$59
Equipment - Fire Panels, Ph 3	6/2001	13	15	1 total	\$8,000.00	\$8,000	\$869	\$0	\$54	\$1	\$54
Equipment - HVAC (Common), Ph 1	5/1999	6	10	1 total	\$10,400.00	\$10,400	\$3,945	\$0	\$149	\$2	\$151
Equipment - HVAC (Common), Ph 2	6/2000	7	10	1 total	\$10,400.00	\$10,400	\$2,803	\$0	\$128	\$1	\$129
Equipment - HVAC (Common), Ph 3	6/2001	8	10	1 total	\$10,400.00	\$10,400	\$1,718	\$0	\$112	\$1	\$114
Equipment - Pump Station	5/1999	6	10	1 estimate	\$60,000.00	\$60,000	\$22,759	\$0	\$860	\$10	\$869
Equipment - Resort Phone System	5/1999	11	15	1 estimate	\$200,000.00	\$200,000	\$50,000	\$0	\$1,583	\$18	\$1,601
Equipment - Trash Compactors, Ph 1	5/1999	6	10	2 compactors	\$12,000.00	\$24,000	\$9,103	\$0	\$344	\$4	\$348
Equipment - Trash Compactors, Ph 2	6/2000	7	10	2 compactors	\$12,000.00	\$24,000	\$6,470	\$0	\$295	\$3	\$299
Equipment - Trash Compactors, Ph 3	6/2001	8	10	2 compactors	\$12,000.00	\$24,000	\$3,965	\$0	\$259	\$3	\$262
Equipment - Vehicle Access, Ph 1	5/1999	6	10	1 total	\$11,500.00	\$11,500	\$4,362	\$0	\$165	\$2	\$167
Equipment - Vehicle Access, Ph 2	6/2000	7	10	1 total	\$11,500.00	\$11,500	\$3,100	\$0	\$142	\$2	\$143
Equipment - Water Heaters, Ph 1	5/1999	11	15	4 boilers	\$18,000.00	\$72,000	\$18,000	\$0	\$570	\$6	\$576
Equipment - Water Heaters, Ph 2	6/2000	12	15	4 boilers	\$18,000.00	\$72,000	\$12,754	\$0	\$524	\$6	\$530
Equipment - Water Heaters, Ph 3	6/2001	13	15	4 boilers	\$18,000.00	\$72,000	\$7,817	\$0	\$485	\$5	\$490
<b>Sub Total</b>		<b>6-28</b>	<b>10-30</b>			<b>\$1,154,200</b>	<b>\$206,419</b>	<b>\$0</b>	<b>\$8,001</b>	<b>\$90</b>	<b>\$8,091</b>
<b>100 Miscellaneous</b>											
Bike Rental Building - Doors	5/1999	11	15	1 total	\$1,250.00	\$1,250	\$313	\$0	\$10	\$0	\$10

## Sample Timeshare Resort Component Summary Sorted by Category

	Placed In Service Date	RL	UL	Inventory	Unit Cost	Current Cost	Theoreti- cally Ideal Balance	Assigned Reserves	Monthly Member Contrib	Monthly Interest Contrib	Total Monthly Contrib
Grounds - Boardwalk Structures	2/2000	12	15	1 total	\$39,975.00	\$39,975	\$7,816	\$0	\$291	\$3	\$294
Grounds - Monument Signage	5/1999	6	10	2 signs	\$4,000.00	\$8,000	\$3,034	\$0	\$115	\$1	\$116
Grounds - Small Signage	1/2002	0	1	1 provision	\$3,000.00	\$3,000	\$3,000	\$3,000	\$255	\$3	\$258
Grounds - Trash Receptacles	1/2000	7	10	30 receptacles	\$450.00	\$13,500	\$4,050	\$0	\$166	\$2	\$168
Guard House - Door	6/2000	12	15	1 door	\$750.00	\$750	\$133	\$0	\$5	\$0	\$6
Guard House - HVAC	6/2000	7	10	1 unit	\$600.00	\$600	\$162	\$0	\$7	\$0	\$7
Guard House - Vinyl Floor	6/2000	0	3	60 sq. ft.	\$10.00	\$630	\$630	\$630	\$11	\$0	\$11
Ops/Maint Building - Appliances	5/1999	6	10	1 total	\$1,845.00	\$1,845	\$700	\$0	\$26	\$0	\$27
Ops/Maint Building - Cabinets & Counters	5/1999	16	20	1 total	\$2,715.00	\$2,715	\$506	\$0	\$15	\$0	\$15
Ops/Maint Building - Doors	5/1999	11	15	1 total	\$2,300.00	\$2,300	\$575	\$0	\$18	\$0	\$18
Ops/Maint Building - HVAC Equipment	5/1999	6	10	1 total	\$2,150.00	\$2,150	\$816	\$0	\$31	\$0	\$31
Ops/Maint Building - Plumbing Fixtures	5/1999	16	20	1 total	\$2,140.00	\$2,140	\$399	\$0	\$12	\$0	\$12
Ops/Maint Building - Vinyl Floor	5/1999	6	10	1,110 sq. ft.	\$5.00	\$5,828	\$2,210	\$0	\$83	\$1	\$84
<b>Sub Total</b>		<b>0-16</b>	<b>1-20</b>			<b>\$84,683</b>	<b>\$24,344</b>	<b>\$3,630</b>	<b>\$1,045</b>	<b>\$12</b>	<b>\$1,057</b>
Contingency		n.a.	n.a.			\$261,975	\$84,161	\$11,845		\$308	\$12,152
<b>Total</b>		<b>0 - 28</b>	<b>1 - 30</b>			<b>\$18,597,127</b>	<b>\$5,501,476</b>	<b>\$1,767,373</b>	<b>\$248,738</b>	<b>\$6,235</b>	<b>\$254,973</b>

NOTE: The dollar figures in this summary have been rounded to the nearest \$1.00. In some cases, the Sub Totals do not appear to "add up" due to a rounding error.

**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

**2003 Fiscal Year**

Reserve Contingency	\$50,000.00
Asphalt - Slurry Seal	\$10,593.80
Beach Club Pool Area - Barbecues	\$5,400.00
Beach Club Pool Area - Furniture	\$2,107.50
Garden Pool Area - Astroturf Putting Green	\$10,000.00
Garden Pool Area - Barbecues	\$2,700.00
Garden Pool Area - Furniture	\$7,419.75
Grounds - Small Signage	\$3,000.00
Guard House - Vinyl Floor	\$630.00
Indoor Pool Area - Furniture	\$1,760.25
Ocean Pool Area - Furniture	\$13,211.25
Ocean Spa (North) - Replaster & Tile	\$2,720.00

**Sub Total**

**\$109,542.55**

**2004 Fiscal Year**

Reserve Contingency	\$51,500.00
Beach Club Pool Area - Furniture	\$2,170.73
Garden Pool - Replaster & Tile	\$16,016.50
Garden Pool Area - Furniture	\$7,642.34
Garden Spa - Heater	\$2,369.00
Garden Spa - Replaster & Tile	\$2,966.40
Garden Wader - Replaster & Tile	\$2,348.40
Grounds - Small Signage	\$3,090.00
Indoor Pool Area - Furniture	\$1,813.06
Ocean Pool - Replaster & Tile	\$31,985.36
Ocean Pool Area - Furniture	\$13,607.59
Ocean Pool Area - Mastic	\$2,210.64
Ocean Wader - Replaster & Tile	\$2,302.05
Painting - Exterior (Woodwork/Trim), Ph 1	\$26,083.46
Painting - Interior Common Areas, Ph 1	\$3,355.74
Villa - Bed Sets, Ph 1	\$106,419.60
Villa - Bedding, Ph 1	\$111,981.60
Villa - Carpeting, Ph 1	\$189,371.64
Villa - Decorator Items, Ph 1	\$122,364.00
Villa - Furniture (Upholstered), Ph 1	\$295,898.40
Villa - Paint, Ph 1	\$133,488.00
Villa - Window Covering, Ph 1	\$366,647.04

**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

<b>Sub Total</b>	<b>\$1,495,631.54</b>
<b>2005 Fiscal Year</b>	
Reserve Contingency	\$53,045.00
Beach Club - Gym Equipment	\$8,487.20
Beach Club Pool - Replaster & Tile	\$10,132.92
Beach Club Pool Area - Barbecues	\$5,728.86
Beach Club Pool Area - Furniture	\$2,235.85
Beach Club Pool Area - Mastic	\$766.50
Beach Club Spa - Replaster & Tile	\$3,044.78
Garden Pool - Pump/Motor Assembly	\$4,243.60
Garden Pool Area - Barbecues	\$2,864.43
Garden Pool Area - Furniture	\$7,871.61
Garden Pool Area - Large Umbrellas	\$27,052.95
Grounds - Small Signage	\$3,182.70
Indoor Pool Area - Furniture	\$1,867.45
Ocean Pool Area - Furniture	\$14,015.82
Painting - Exterior (Woodwork/Trim), Ph 2	\$17,027.45
Painting - Interior Common Areas, Ph 2	\$1,064.61
Villa - Bed Sets, Ph 2	\$121,791.32
Villa - Bedding, Ph 2	\$128,156.72
Villa - Carpeting, Ph 2	\$206,645.07
Villa - Decorator Items, Ph 2	\$140,038.80
Villa - Furniture (Upholstered), Ph 2	\$343,307.24
Villa - Paint, Ph 2	\$152,769.60
Villa - Window Covering, Ph 2	\$419,607.17
<b>Sub Total</b>	<b>\$1,674,947.65</b>
<b>2006 Fiscal Year</b>	
Reserve Contingency	\$54,636.35
Beach Club - Carpeting	\$10,066.97
Beach Club - Decorator Items	\$3,824.54
Beach Club - Furniture, Interior	\$8,195.45
Beach Club - Window Covering	\$6,916.96
Beach Club Pool Area - Furniture	\$2,302.92
Garden Pool Area - Furniture	\$8,107.76
Grounds - Small Signage	\$3,278.18
Indoor Pool Area - Furniture	\$1,923.47
Ocean Pool - Pump/Motor Assemblies	\$22,400.90



**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

Ocean Pool Area - Furniture	\$14,436.29
Ocean Pool Area - Large Umbrellas	\$40,430.90
Ocean Pool Area - Padded Play Surface	\$2,048.86
Ocean Spa (South) - Replaster & Tile	\$3,409.31
Painting - Exterior (Woodwork/Trim), Ph 3	\$18,989.46
Painting - Interior Common Areas, Ph 3	\$15,031.94
Villa - Bed Sets, Ph 3	\$133,285.38
Villa - Bedding, Ph 3	\$140,251.51
Villa - Carpeting, Ph 3	\$226,147.20
Villa - Decorator Items, Ph 3	\$153,254.96
Villa - Furniture (Upholstered), Ph 3	\$375,706.86
Villa - Paint, Ph 3	\$167,187.23
Villa - Window Covering, Ph 3	\$459,207.59
<b>Sub Total</b>	<b>\$1,871,041.01</b>
<b>2007 Fiscal Year</b>	
Reserve Contingency	\$56,275.44
Asphalt - Repair	\$6,302.39
Asphalt - Slurry Seal	\$11,924.84
Beach Club - Gym Equipment	\$9,004.07
Beach Club Pool - Heater	\$5,627.54
Beach Club Pool Area - Barbecues	\$6,077.75
Beach Club Pool Area - Furniture	\$2,372.01
Beach Club Spa - Heater	\$5,627.54
Garden Pool Area - Astroturf Putting Green	\$11,255.10
Garden Pool Area - Barbecues	\$3,038.87
Garden Pool Area - Furniture	\$8,350.99
Garden Wader - Filter	\$1,041.10
Grounds - Small Signage	\$3,376.53
Indoor Pool - Replaster & Tile	\$8,075.53
Indoor Pool Area - Furniture	\$1,981.18
Ocean Pool Area - Furniture	\$14,869.38
<b>Sub Total</b>	<b>\$155,200.25</b>
<b>2008 Fiscal Year</b>	
Reserve Contingency	\$57,963.70
Beach Club Pool Area - Furniture	\$2,443.17
Garden Pool Area - Furniture	\$8,601.52
Grounds - Small Signage	\$3,477.82

**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

Guard House - Vinyl Floor	\$730.34
Indoor Pool Area - Furniture	\$2,040.61
Ocean Pool Area - Furniture	\$15,315.46
Ocean Pool Area - Mastic	\$2,488.09
Ocean Spas - Filters	\$2,347.53
Ocean Spas - Heaters	\$11,592.74
Ocean Wader - Filters	\$2,057.71
<b>Sub Total</b>	<b>\$109,058.70</b>
<b>2009 Fiscal Year</b>	
Reserve Contingency	\$59,702.61
Beach Club - Gym Equipment	\$9,552.42
Beach Club Pool Area - Barbecues	\$6,447.88
Beach Club Pool Area - Furniture	\$2,516.47
Beach Club Pool Area - Mastic	\$862.70
Beach Club Spa - Filter	\$1,104.50
Building - Deck Coating, Ph 1	\$152,077.77
Building - Signage, Ph 1	\$6,925.51
Building - Trash Receptacles, Ph 1	\$6,447.88
Equipment - Elevator (Cab Refurb), Ph 1	\$19,104.84
Equipment - HVAC (Common), Ph 1	\$12,418.14
Equipment - Pump Station	\$71,643.14
Equipment - Trash Compactors, Ph 1	\$28,657.26
Equipment - Vehicle Access, Ph 1	\$13,731.60
Garden Pool - Filters	\$3,343.35
Garden Pool Area - Barbecues	\$3,223.94
Garden Pool Area - Bench Swings	\$3,492.60
Garden Pool Area - Deck Coating	\$17,171.32
Garden Pool Area - Furniture	\$8,859.57
Garden Pool Area - Picnic Tables	\$2,388.10
Garden Restrooms - Drinking Fountains	\$2,806.02
Garden Spa - Chemical Controller	\$3,283.64
Garden Spa - Filter	\$1,104.50
Grounds - Monument Signage	\$9,552.42
Grounds - Small Signage	\$3,582.16
Indoor Pool - Heater	\$5,970.26
Indoor Pool Area - Furniture	\$2,101.83
Indoor Spa - Filter	\$1,104.50
Indoor Spa - Heater	\$5,970.26

# Sample Timeshare Resort

## Annual Expenditure Detail

### Sorted by Description

Ocean Pool Area - Furniture	\$15,774.92
Ocean Spa (North) - Replaster & Tile	\$3,247.82
Ops/Maint Building - Appliances	\$2,203.03
Ops/Maint Building - HVAC Equipment	\$2,567.21
Ops/Maint Building - Vinyl Floor	\$6,958.26
Painting - Exterior (Stucco), Ph 1	\$353,843.20
Painting - Exterior (Woodwork/Trim), Ph 1	\$30,239.43
Painting - Interior Common Areas, Ph 1	\$3,890.05
Villa - Appliances (Kitchen), Ph 1	\$182,260.14
Villa - Appliances (Washer/Dryer), Ph 1	\$83,822.47
Villa - Bed Sets, Ph 1	\$123,369.48
Villa - Bedding, Ph 1	\$129,817.36
Villa - Carpeting, Ph 1	\$219,533.63
Villa - Counter Tops (Kitchen), Ph 1	\$85,112.05
Villa - Decorator Items, Ph 1	\$141,853.41
Villa - Furniture (Case), Ph 1	\$713,995.50
Villa - Furniture (Outdoor), Ph 1	\$76,514.87
Villa - Furniture (Upholstered), Ph 1	\$343,027.34
Villa - HVAC (A/C Unit), Ph 1	\$85,971.77
Villa - Paint, Ph 1	\$154,749.18
Villa - Television Equipment, Ph 1	\$146,581.86
Villa - Vinyl Floor, Ph 1	\$21,664.89
Villa - Window Covering, Ph 1	\$425,044.41
Walls - Stucco (Repair), Ph 1	\$4,319.18
<b>Sub Total</b>	<b>\$3,821,508.66</b>
<b>2010 Fiscal Year</b>	
Reserve Contingency	\$61,493.69
Beach Club Pool Area - Furniture	\$2,591.96
Beach Club Pool Area - Picnic Tables	\$6,149.37
Building - Deck Coating, Ph 2	\$138,453.14
Building - Signage, Ph 2	\$6,518.34
Building - Trash Receptacles, Ph 2	\$6,641.32
Equipment - Elevator (Cab Refurb), Ph 2	\$19,677.98
Equipment - HVAC (Common), Ph 2	\$12,790.69
Equipment - Trash Compactors, Ph 2	\$29,516.97
Equipment - Vehicle Access, Ph 2	\$14,143.55
Garden Pool - Replaster & Tile	\$19,124.54
Garden Pool Area - Furniture	\$9,125.36

# Sample Timeshare Resort

## Annual Expenditure Detail

### Sorted by Description

Garden Spa - Replaster & Tile	\$3,542.04
Garden Wader - Replaster & Tile	\$2,804.11
Grounds - Small Signage	\$3,689.62
Grounds - Trash Receptacles	\$16,603.30
Guard House - HVAC	\$737.92
Indoor Pool Area - Furniture	\$2,164.89
Ocean Pool - Filters	\$6,395.34
Ocean Pool - Replaster & Tile	\$38,192.20
Ocean Pool Area - Bench Swings	\$13,190.40
Ocean Pool Area - Deck Coating	\$71,125.10
Ocean Pool Area - Furniture	\$16,248.17
Ocean Restrooms - Drinking Fountains	\$2,890.20
Ocean Spas - Chemical Controllers	\$6,764.31
Ocean Wader - Replaster & Tile	\$2,748.77
Ocean Wader - Spitting Turtle	\$9,224.05
Painting - Exterior (Stucco), Ph 2	\$349,023.96
Painting - Exterior (Woodwork/Trim), Ph 2	\$19,740.82
Painting - Interior Common Areas, Ph 2	\$1,234.12
Villa - Appliances (Kitchen), Ph 2	\$208,586.60
Villa - Appliances (Washer/Dryer), Ph 2	\$95,930.16
Villa - Bed Sets, Ph 2	\$141,189.52
Villa - Bedding, Ph 2	\$148,568.76
Villa - Carpeting, Ph 2	\$239,558.27
Villa - Counter Tops (Kitchen), Ph 2	\$110,688.65
Villa - Decorator Items, Ph 2	\$162,343.35
Villa - Furniture (Case), Ph 2	\$951,430.42
Villa - Furniture (Outdoor), Ph 2	\$87,567.02
Villa - Furniture (Upholstered), Ph 2	\$397,987.18
Villa - HVAC (A/C Unit), Ph 2	\$98,389.91
Villa - Paint, Ph 2	\$177,101.84
Villa - Television Equipment, Ph 2	\$128,398.84
Villa - Vinyl Floor, Ph 2	\$24,794.26
Villa - Window Covering, Ph 2	\$486,439.72
Walls - Stucco (Repair), Ph 2	\$4,880.44
<b>Sub Total</b>	<b>\$4,356,401.14</b>
<b>2011 Fiscal Year</b>	
Reserve Contingency	\$63,338.50
Asphalt - Repair	\$7,093.33

**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

Asphalt - Slurry Seal	\$13,421.29
Beach Club - Audio/Video Equipment	\$3,261.93
Beach Club - Carpeting	\$11,670.38
Beach Club - Deck Coating	\$7,574.92
Beach Club - Decorator Items	\$4,433.70
Beach Club - Furniture, Exterior	\$6,460.53
Beach Club - Furniture, Interior	\$9,500.78
Beach Club - Gym Equipment	\$10,134.16
Beach Club - Saunas, Heaters	\$4,940.40
Beach Club - Steam Generator	\$5,700.47
Beach Club - Wallpaper	\$7,421.96
Beach Club - Window Covering	\$8,018.65
Beach Club Pool - Filter	\$1,773.48
Beach Club Pool - Replaster & Tile	\$12,099.24
Beach Club Pool Area - Barbecues	\$6,840.56
Beach Club Pool Area - Deck Coating	\$20,481.11
Beach Club Pool Area - Drain Covers	\$5,390.14
Beach Club Pool Area - Furniture	\$2,669.72
Beach Club Spa - Chemical Controller	\$3,483.62
Beach Club Spa - Replaster & Tile	\$3,635.63
Building - Deck Coating, Ph 3	\$150,284.04
Building - Signage, Ph 3	\$7,410.62
Building - Trash Receptacles, Ph 3	\$6,840.56
Equipment - Elevator (Cab Refurb), Ph 3	\$20,268.32
Equipment - HVAC (Common), Ph 3	\$13,174.41
Equipment - Trash Compactors, Ph 3	\$30,402.48
Garden Pool - Pump/Motor Assembly	\$5,067.08
Garden Pool Area - Astroturf Putting Green	\$12,667.76
Garden Pool Area - Barbecues	\$3,420.28
Garden Pool Area - Furniture	\$9,399.12
Garden Pool Area - Large Umbrellas	\$32,302.64
Grounds - Small Signage	\$3,800.31
Indoor Pool - Chemical Controller	\$3,483.62
Indoor Pool - Filter	\$1,773.48
Indoor Pool Area - Deck Coating	\$8,583.54
Indoor Pool Area - Furniture	\$2,229.83
Indoor Spa - Chemical Controller	\$3,483.62
Ocean Pool Area - Furniture	\$16,735.62
Painting - Exterior (Stucco), Ph 3	\$404,474.15

# Sample Timeshare Resort

## Annual Expenditure Detail

### Sorted by Description

Painting - Exterior (Woodwork/Trim), Ph 3	\$22,015.55
Painting - Interior Common Areas, Ph 3	\$17,424.96
Villa - Appliances (Kitchen), Ph 3	\$228,271.96
Villa - Appliances (Washer/Dryer), Ph 3	\$104,983.57
Villa - Bed Sets, Ph 3	\$154,514.28
Villa - Bedding, Ph 3	\$162,589.94
Villa - Carpeting, Ph 3	\$262,166.58
Villa - Counter Tops (Kitchen), Ph 3	\$121,134.89
Villa - Decorator Items, Ph 3	\$177,664.51
Villa - Furniture (Case), Ph 3	\$1,041,221.67
Villa - Furniture (Outdoor), Ph 3	\$95,831.15
Villa - Furniture (Upholstered), Ph 3	\$435,547.22
Villa - HVAC (A/C Unit), Ph 3	\$107,675.46
Villa - Paint, Ph 3	\$193,815.83
Villa - Television Equipment, Ph 3	\$140,516.47
Villa - Vinyl Floor, Ph 3	\$27,134.22
Villa - Window Covering, Ph 3	\$532,347.46
Walls - Stucco (Repair), Ph 3	\$3,674.43
<b>Sub Total</b>	<b>\$4,783,676.11</b>
<b>2012 Fiscal Year</b>	
Reserve Contingency	\$65,238.66
Beach Club Pool Area - Furniture	\$2,749.81
Garden Pool Area - Furniture	\$9,681.09
Garden Spa - Heater	\$3,000.98
Grounds - Small Signage	\$3,914.32
Indoor Pool Area - Furniture	\$2,296.73
Ocean Pool - Pump/Motor Assemblies	\$26,747.85
Ocean Pool Area - Furniture	\$17,237.68
Ocean Pool Area - Large Umbrellas	\$48,276.61
Ocean Pool Area - Mastic	\$2,800.33
Ocean Pool Area - Padded Play Surface	\$2,446.44
Ocean Spa (South) - Replaster & Tile	\$4,070.89
<b>Sub Total</b>	<b>\$188,461.39</b>
<b>2013 Fiscal Year</b>	
Reserve Contingency	\$67,195.82
Beach Club - Gym Equipment	\$10,751.33
Beach Club - HVAC Equipment	\$74,587.36

# Sample Timeshare Resort

## Annual Expenditure Detail

Sorted by Description

Beach Club Pool Area - Barbecues	\$7,257.15
Beach Club Pool Area - Furniture	\$2,832.30
Beach Club Pool Area - Mastic	\$970.96
Garden Pool Area - Barbecues	\$3,628.57
Garden Pool Area - Furniture	\$9,971.52
Grounds - Small Signage	\$4,031.75
Guard House - Vinyl Floor	\$846.67
Indoor Pool - Replaster & Tile	\$9,642.60
Indoor Pool Area - Furniture	\$2,365.63
Indoor Spa - Retile	\$5,375.68
Ocean Pool Area - Furniture	\$17,754.82
<b>Sub Total</b>	<b>\$217,212.17</b>
<b>2014 Fiscal Year</b>	
Reserve Contingency	\$69,211.69
Beach Club Pool Area - Furniture	\$2,917.27
Bike Rental Building - Doors	\$1,730.29
Equipment - Fire Panels, Ph 1	\$11,073.87
Equipment - Resort Phone System	\$276,846.77
Equipment - Water Heaters, Ph 1	\$99,664.84
Garden Pool Area - Drinking Fountain	\$3,460.58
Garden Pool Area - Furniture	\$10,270.67
Garden Restrooms - Doors	\$1,626.47
Garden Restrooms - Restroom Partitions	\$5,813.78
Grounds - Small Signage	\$4,152.70
Indoor Pool Area - Furniture	\$2,436.60
Ocean Pool Area - Furniture	\$18,287.46
Ops/Maint Building - Doors	\$3,183.74
Painting - Exterior (Woodwork/Trim), Ph 1	\$35,059.65
Painting - Interior Common Areas, Ph 1	\$4,509.37
Roofing - Flat, Ph 1	\$233,134.78
Villa - Bed Sets, Ph 1	\$143,019.05
Villa - Bedding, Ph 1	\$150,493.90
Villa - Carpeting, Ph 1	\$254,499.64
Villa - Decorator Items, Ph 1	\$164,446.99
Villa - Furniture (Upholstered), Ph 1	\$397,662.70
Villa - Paint, Ph 1	\$179,396.72
Villa - Window Covering, Ph 1	\$492,742.96

**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

<b>Sub Total</b>	<b>\$2,565,642.52</b>
 <b>2015 Fiscal Year</b>	
Reserve Contingency	\$71,288.04
Asphalt - Repair	\$7,983.56
Asphalt - Slurry Seal	\$15,104.79
Beach Club - Gym Equipment	\$11,406.09
Beach Club Pool - Heater	\$7,128.80
Beach Club Pool Area - Barbecues	\$7,699.11
Beach Club Pool Area - Furniture	\$3,004.79
Beach Club Spa - Heater	\$7,128.80
Equipment - Fire Panels, Ph 2	\$11,406.09
Equipment - Water Heaters, Ph 2	\$102,654.78
Garden Pool Area - Astroturf Putting Green	\$14,257.67
Garden Pool Area - Barbecues	\$3,849.55
Garden Pool Area - Furniture	\$10,578.79
Garden Wader - Filter	\$1,318.83
Grounds - Boardwalk Structures	\$56,994.79
Grounds - Small Signage	\$4,277.28
Guard House - Door	\$1,069.32
Indoor Pool Area - Furniture	\$2,509.70
Lighting - Grounds	\$136,431.06
Ocean Pool Area - Drinking Fountains	\$7,128.80
Ocean Pool Area - Furniture	\$18,836.08
Ocean Restrooms - Doors	\$1,675.27
Ocean Restrooms - Restroom Partitions	\$5,988.20
Ocean Spa (North) - Replaster & Tile	\$3,878.07
Painting - Exterior (Woodwork/Trim), Ph 2	\$22,886.21
Painting - Interior Common Areas, Ph 2	\$1,430.62
Roofing - Flat, Ph 2	\$200,755.57
Villa - Bed Sets, Ph 2	\$163,677.36
Villa - Bedding, Ph 2	\$172,231.91
Villa - Carpeting, Ph 2	\$277,713.68
Villa - Decorator Items, Ph 2	\$188,200.45
Villa - Furniture (Upholstered), Ph 2	\$461,376.21
Villa - Paint, Ph 2	\$205,309.58
Villa - Window Covering, Ph 2	\$563,916.95
<b>Sub Total</b>	<b>\$2,771,096.81</b>



# Sample Timeshare Resort

## Annual Expenditure Detail

### Sorted by Description

#### 2016 Fiscal Year

Reserve Contingency	\$73,426.69
Beach Club - Carpeting	\$13,529.15
Beach Club - Decorator Items	\$5,139.87
Beach Club - Dehumidifier System	\$73,426.69
Beach Club - Furniture, Interior	\$11,014.00
Beach Club - Window Covering	\$9,295.82
Beach Club Pool Area - Furniture	\$3,094.93
Equipment - Fire Panels, Ph 3	\$11,748.27
Equipment - Water Heaters, Ph 3	\$105,734.43
Garden Pool - Replaster & Tile	\$22,835.70
Garden Pool Area - Furniture	\$10,896.15
Garden Spa - Replaster & Tile	\$4,229.38
Garden Wader - Replaster & Tile	\$3,348.26
Grounds - Small Signage	\$4,405.60
Indoor Pool Area - Furniture	\$2,584.99
Ocean Pool - Replaster & Tile	\$45,603.48
Ocean Pool Area - Furniture	\$19,401.17
Ocean Pool Area - Mastic	\$3,151.80
Ocean Spas - Filters	\$2,973.78
Ocean Spas - Heaters	\$14,685.34
Ocean Wader - Filters	\$2,606.65
Ocean Wader - Replaster & Tile	\$3,282.17
Painting - Exterior (Woodwork/Trim), Ph 3	\$25,521.34
Painting - Interior Common Areas, Ph 3	\$20,200.55
Roofing - Flat, Ph 3	\$286,806.75
Villa - Bed Sets, Ph 3	\$179,124.41
Villa - Bedding, Ph 3	\$188,486.30
Villa - Carpeting, Ph 3	\$303,922.91
Villa - Decorator Items, Ph 3	\$205,961.87
Villa - Furniture (Upholstered), Ph 3	\$504,918.59
Villa - Paint, Ph 3	\$224,685.67
Villa - Window Covering, Ph 3	\$617,136.61

#### Sub Total

**\$3,003,179.29**

#### 2017 Fiscal Year

Reserve Contingency	\$75,629.49
Beach Club - Gym Equipment	\$12,100.72
Beach Club Pool - Replaster & Tile	\$14,447.12

# Sample Timeshare Resort

## Annual Expenditure Detail

Sorted by Description

Beach Club Pool Area - Barbecues	\$8,167.98
Beach Club Pool Area - Furniture	\$3,187.78
Beach Club Pool Area - Mastic	\$1,092.83
Beach Club Spa - Filter	\$1,399.15
Beach Club Spa - Replaster & Tile	\$4,341.13
Garden Pool - Pump/Motor Assembly	\$6,050.36
Garden Pool Area - Barbecues	\$4,083.99
Garden Pool Area - Furniture	\$11,223.04
Garden Pool Area - Large Umbrellas	\$38,571.04
Garden Spa - Filter	\$1,399.15
Grounds - Small Signage	\$4,537.77
Indoor Pool - Heater	\$7,562.95
Indoor Pool Area - Furniture	\$2,662.54
Indoor Spa - Filter	\$1,399.15
Indoor Spa - Heater	\$7,562.95
Ocean Pool Area - Furniture	\$19,983.20
<b>Sub Total</b>	<b>\$225,402.33</b>
<b>2018 Fiscal Year</b>	
Reserve Contingency	\$77,898.37
Beach Club Pool Area - Furniture	\$3,283.42
Garden Pool Area - Furniture	\$11,559.73
Grounds - Small Signage	\$4,673.90
Guard House - Vinyl Floor	\$981.53
Indoor Pool Area - Furniture	\$2,742.41
Ocean Pool - Pump/Motor Assemblies	\$31,938.33
Ocean Pool Area - Furniture	\$20,582.70
Ocean Pool Area - Large Umbrellas	\$57,644.79
Ocean Pool Area - Padded Play Surface	\$2,921.17
Ocean Spa (South) - Replaster & Tile	\$4,860.86
<b>Sub Total</b>	<b>\$219,087.21</b>
<b>2019 Fiscal Year</b>	
Reserve Contingency	\$80,235.32
Asphalt - Overlay	\$162,721.24
Asphalt - Repair	\$8,985.56
Asphalt - Slurry Seal	\$17,006.53
Beach Club - Gym Equipment	\$12,837.65
Beach Club Pool Area - Barbecues	\$8,665.41

**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

Beach Club Pool Area - Furniture	\$3,381.92
Building - Deck Coating, Ph 1	\$204,379.61
Building - Signage, Ph 1	\$9,307.32
Building - Trash Receptacles, Ph 1	\$8,665.42
Building - Utility Doors, Ph 1	\$29,526.60
Building - Wood Patio Covers, Ph 1	\$93,706.91
Equipment - Elevator (Cab Refurb), Ph 1	\$25,675.30
Equipment - HVAC (Common), Ph 1	\$16,688.95
Equipment - Pump Station	\$96,282.39
Equipment - Trash Compactors, Ph 1	\$38,512.95
Equipment - Vehicle Access, Ph 1	\$18,454.12
Garden Pool - Filters	\$4,493.18
Garden Pool Area - Astroturf Putting Green	\$16,047.15
Garden Pool Area - Barbecues	\$4,332.71
Garden Pool Area - Bench Swings	\$4,693.77
Garden Pool Area - Deck Coating	\$23,076.80
Garden Pool Area - Furniture	\$11,906.52
Garden Pool Area - Patio Cover Structures	\$12,582.91
Garden Pool Area - Picnic Tables	\$3,209.41
Garden Restrooms - Drinking Fountains	\$3,771.06
Garden Restrooms - Plumbing Fixtures	\$5,656.59
Garden Spa - Chemical Controller	\$4,412.94
Grounds - Monument Signage	\$12,837.65
Grounds - Small Signage	\$4,814.12
Indoor Pool - Replaster & Tile	\$11,513.77
Indoor Pool Area - Furniture	\$2,824.68
Lighting - Building Exterior, Ph 1	\$148,852.57
Lighting - Interior Common Areas, Ph 1	\$3,401.98
Lighting - Villa Interior, Ph 1	\$331,018.86
Ocean Pool Area - Furniture	\$21,200.18
Ops/Maint Building - Appliances	\$2,960.68
Ops/Maint Building - Cabinets & Counters	\$4,356.78
Ops/Maint Building - HVAC Equipment	\$3,450.12
Ops/Maint Building - Plumbing Fixtures	\$3,434.07
Ops/Maint Building - Vinyl Floor	\$9,351.38
Painting - Exterior (Stucco), Ph 1	\$475,548.65
Painting - Exterior (Woodwork/Trim), Ph 1	\$40,638.03
Painting - Interior Common Areas, Ph 1	\$5,227.50
Villa - Appliances (Kitchen), Ph 1	\$244,942.39

# Sample Timeshare Resort

## Annual Expenditure Detail

### Sorted by Description

Villa - Appliances (Washer/Dryer), Ph 1	\$112,650.38
Villa - Bed Sets, Ph 1	\$165,798.28
Villa - Bedding, Ph 1	\$174,463.68
Villa - Cabinets, Ph 1	\$383,589.03
Villa - Carpeting, Ph 1	\$295,034.83
Villa - Ceramic Tile, Ph 1	\$544,269.49
Villa - Counter Tops (Bathrooms), Ph 1	\$145,578.96
Villa - Counter Tops (Kitchen), Ph 1	\$114,383.48
Villa - Decorator Items, Ph 1	\$190,639.14
Villa - Doors, Ph 1	\$75,100.26
Villa - Furniture (Case), Ph 1	\$959,550.26
Villa - Furniture (Outdoor), Ph 1	\$102,829.57
Villa - Furniture (Upholstered), Ph 1	\$461,000.07
Villa - HVAC (A/C Unit), Ph 1	\$115,538.86
Villa - HVAC (Air Handler), Ph 1	\$69,323.31
Villa - Paint, Ph 1	\$207,969.96
Villa - Plumbing Fixtures, Ph 1	\$949,151.76
Villa - Television Equipment, Ph 1	\$196,993.77
Villa - Vinyl Floor, Ph 1	\$29,115.80
Villa - Window Covering, Ph 1	\$571,224.15
Walls - Stucco (Repair), Ph 1	\$5,804.55
<b>Sub Total</b>	<b>\$8,125,599.27</b>
<b>2020 Fiscal Year</b>	
Reserve Contingency	\$82,642.38
Beach Club Pool Area - Furniture	\$3,483.38
Beach Club Pool Area - Picnic Tables	\$8,264.24
Building - Deck Coating, Ph 2	\$186,070.60
Building - Signage, Ph 2	\$8,760.12
Building - Trash Receptacles, Ph 2	\$8,925.38
Building - Utility Doors, Ph 2	\$30,412.40
Building - Wood Patio Covers, Ph 2	\$44,254.98
Equipment - Elevator (Cab Refurb), Ph 2	\$26,445.56
Equipment - HVAC (Common), Ph 2	\$17,189.62
Equipment - Trash Compactors, Ph 2	\$39,668.34
Equipment - Vehicle Access, Ph 2	\$19,007.75
Garden Pool Area - Furniture	\$12,263.72
Garden Spa - Heater	\$3,801.55
Grounds - Small Signage	\$4,958.54

**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

Grounds - Trash Receptacles	\$22,313.45
Guard House - HVAC	\$991.71
Indoor Pool Area - Furniture	\$2,909.43
Lighting - Building Exterior, Ph 2	\$127,599.84
Lighting - Interior Common Areas, Ph 2	\$1,123.94
Lighting - Villa Interior, Ph 2	\$319,330.16
Ocean Pool - Filters	\$8,594.81
Ocean Pool Area - Bench Swings	\$17,726.79
Ocean Pool Area - Deck Coating	\$95,586.79
Ocean Pool Area - Furniture	\$21,836.18
Ocean Pool Area - Mastic	\$3,547.37
Ocean Pool Area - Patio Cover Structures	\$26,342.25
Ocean Restrooms - Drinking Fountains	\$3,884.19
Ocean Restrooms - Plumbing Fixtures	\$5,826.29
Ocean Spas - Chemical Controllers	\$9,090.66
Ocean Wader - Spitting Turtle	\$12,396.36
Painting - Exterior (Stucco), Ph 2	\$469,061.23
Painting - Exterior (Woodwork/Trim), Ph 2	\$26,529.75
Painting - Interior Common Areas, Ph 2	\$1,658.48
Villa - Appliances (Kitchen), Ph 2	\$280,322.95
Villa - Appliances (Washer/Dryer), Ph 2	\$128,922.10
Villa - Bed Sets, Ph 2	\$189,746.92
Villa - Bedding, Ph 2	\$199,663.99
Villa - Cabinets, Ph 2	\$448,252.28
Villa - Carpeting, Ph 2	\$321,946.26
Villa - Ceramic Tile, Ph 2	\$634,939.46
Villa - Counter Tops (Bathrooms), Ph 2	\$79,336.68
Villa - Counter Tops (Kitchen), Ph 2	\$148,756.28
Villa - Decorator Items, Ph 2	\$218,175.90
Villa - Doors, Ph 2	\$85,948.08
Villa - Furniture (Case), Ph 2	\$1,278,642.91
Villa - Furniture (Outdoor), Ph 2	\$117,682.73
Villa - Furniture (Upholstered), Ph 2	\$534,861.48
Villa - HVAC (A/C Unit), Ph 2	\$132,227.81
Villa - HVAC (Air Handler), Ph 2	\$79,336.68
Villa - Paint, Ph 2	\$238,010.06
Villa - Plumbing Fixtures, Ph 2	\$716,013.60
Villa - Television Equipment, Ph 2	\$172,557.29
Villa - Vinyl Floor, Ph 2	\$33,321.41

# Sample Timeshare Resort

## Annual Expenditure Detail

Sorted by Description

Villa - Window Covering, Ph 2	\$653,734.30
Walls - Stucco (Repair), Ph 2	\$6,558.83
<b>Sub Total</b>	<b>\$8,371,456.22</b>
<b>2021 Fiscal Year</b>	
Reserve Contingency	\$85,121.65
Beach Club - Audio/Video Equipment	\$4,383.77
Beach Club - Cabinets, Counters & Built-Ins	\$84,202.34
Beach Club - Carpeting	\$15,683.99
Beach Club - Ceiling Panels	\$5,708.78
Beach Club - Ceramic Tile	\$121,206.72
Beach Club - Deck Coating	\$10,180.26
Beach Club - Decorator Items	\$5,958.52
Beach Club - Doors	\$18,982.13
Beach Club - Furniture, Exterior	\$8,682.41
Beach Club - Furniture, Interior	\$12,768.25
Beach Club - Gym Equipment	\$13,619.46
Beach Club - Plumbing Fixtures	\$22,301.87
Beach Club - Saunas, Heaters	\$6,639.49
Beach Club - Saunas, Wood Replace	\$11,917.03
Beach Club - Steam Generator	\$7,660.95
Beach Club - Wallpaper	\$9,974.47
Beach Club - Window Covering	\$10,776.40
Beach Club Pool - Filter	\$2,383.41
Beach Club Pool Area - Barbecues	\$9,193.14
Beach Club Pool Area - Deck Coating	\$27,525.42
Beach Club Pool Area - Drain Covers	\$7,243.93
Beach Club Pool Area - Furniture	\$3,587.88
Beach Club Pool Area - Mastic	\$1,229.99
Beach Club Spa - Chemical Controller	\$4,681.69
Building - Deck Coating, Ph 3	\$201,972.97
Building - Signage, Ph 3	\$9,959.27
Building - Trash Receptacles, Ph 3	\$9,193.14
Building - Utility Doors, Ph 3	\$31,324.77
Building - Wood Patio Covers, Ph 3	\$71,846.91
Equipment - Elevator (Cab Refurb), Ph 3	\$27,238.93
Equipment - HVAC (Common), Ph 3	\$17,705.30
Equipment - Trash Compactors, Ph 3	\$40,858.39
Garden Pool Area - Barbecues	\$4,596.57

**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

Garden Pool Area - Furniture	\$12,631.63
Grounds - Small Signage	\$5,107.30
Indoor Pool - Chemical Controller	\$4,681.69
Indoor Pool - Filter	\$2,383.41
Indoor Pool Area - Deck Coating	\$11,535.78
Indoor Pool Area - Furniture	\$2,996.71
Indoor Spa - Chemical Controller	\$4,681.69
Lighting - Building Exterior, Ph 3	\$157,543.16
Lighting - Interior Common Areas, Ph 3	\$24,557.60
Lighting - Villa Interior, Ph 3	\$349,466.94
Ocean Pool Area - Furniture	\$22,491.27
Ocean Spa (North) - Replaster & Tile	\$4,630.62
Painting - Exterior (Stucco), Ph 3	\$543,588.88
Painting - Exterior (Woodwork/Trim), Ph 3	\$29,585.56
Painting - Interior Common Areas, Ph 3	\$23,416.96
Roofing - Retractable, Beach Club	\$50,051.60
Villa - Appliances (Kitchen), Ph 3	\$306,778.43
Villa - Appliances (Washer/Dryer), Ph 3	\$141,089.13
Villa - Bed Sets, Ph 3	\$207,654.29
Villa - Bedding, Ph 3	\$218,507.28
Villa - Cabinets, Ph 3	\$490,556.08
Villa - Carpeting, Ph 3	\$352,329.94
Villa - Ceramic Tile, Ph 3	\$694,861.87
Villa - Counter Tops (Bathrooms), Ph 3	\$86,824.08
Villa - Counter Tops (Kitchen), Ph 3	\$162,795.15
Villa - Decorator Items, Ph 3	\$238,766.25
Villa - Doors, Ph 3	\$94,059.43
Villa - Furniture (Case), Ph 3	\$1,399,314.84
Villa - Furniture (Outdoor), Ph 3	\$128,789.04
Villa - Furniture (Upholstered), Ph 3	\$585,339.03
Villa - HVAC (A/C Unit), Ph 3	\$144,706.81
Villa - HVAC (Air Handler), Ph 3	\$86,824.08
Villa - Paint, Ph 3	\$260,472.26
Villa - Plumbing Fixtures, Ph 3	\$783,587.38
Villa - Television Equipment, Ph 3	\$188,842.39
Villa - Vinyl Floor, Ph 3	\$36,466.12
Villa - Window Covering, Ph 3	\$715,430.48
Walls - Stucco (Repair), Ph 3	\$4,938.07



**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

<b>Sub Total</b>	<b>\$9,504,593.42</b>
 <b>2022 Fiscal Year</b>	
Reserve Contingency	\$87,675.30
Beach Club Pool Area - Furniture	\$3,695.51
Garden Pool - Replaster & Tile	\$27,267.02
Garden Pool Area - Furniture	\$13,010.58
Garden Spa - Replaster & Tile	\$5,050.10
Garden Wader - Replaster & Tile	\$3,997.99
Grounds - Small Signage	\$5,260.52
Indoor Pool Area - Furniture	\$3,086.61
Ocean Pool - Replaster & Tile	\$54,452.94
Ocean Pool Area - Furniture	\$23,166.01
Ocean Wader - Replaster & Tile	\$3,919.09
<b>Sub Total</b>	<b>\$230,581.66</b>
 <b>2023 Fiscal Year</b>	
Reserve Contingency	\$90,305.56
Asphalt - Repair	\$10,113.35
Asphalt - Slurry Seal	\$19,126.50
Beach Club - Gym Equipment	\$14,448.89
Beach Club Pool - Heater	\$9,030.56
Beach Club Pool - Replaster & Tile	\$17,250.62
Beach Club Pool Area - Barbecues	\$9,753.00
Beach Club Pool Area - Furniture	\$3,806.38
Beach Club Spa - Heater	\$9,030.56
Beach Club Spa - Replaster & Tile	\$5,183.54
Garden Pool - Pump/Motor Assembly	\$7,224.45
Garden Pool Area - Astroturf Putting Green	\$18,061.17
Garden Pool Area - Barbecues	\$4,876.50
Garden Pool Area - Furniture	\$13,400.89
Garden Pool Area - Large Umbrellas	\$46,055.84
Garden Wader - Filter	\$1,670.65
Grounds - Small Signage	\$5,418.33
Guard House - Vinyl Floor	\$1,137.86
Indoor Pool Area - Furniture	\$3,179.21
Ocean Pool Area - Furniture	\$23,860.99
<b>Sub Total</b>	<b>\$312,934.84</b>

# Sample Timeshare Resort

## Annual Expenditure Detail

### Sorted by Description

#### 2024 Fiscal Year

Reserve Contingency	\$93,014.73
Beach Club Pool Area - Furniture	\$3,920.57
Garden Pool Area - Furniture	\$13,802.92
Grounds - Small Signage	\$5,580.88
Indoor Pool Area - Furniture	\$3,274.58
Ocean Pool - Pump/Motor Assemblies	\$38,136.04
Ocean Pool Area - Furniture	\$24,576.82
Ocean Pool Area - Large Umbrellas	\$68,830.90
Ocean Pool Area - Mastic	\$3,992.62
Ocean Pool Area - Padded Play Surface	\$3,488.04
Ocean Spa (South) - Replaster & Tile	\$5,804.12
Ocean Spas - Filters	\$3,767.10
Ocean Spas - Heaters	\$18,602.95
Ocean Wader - Filters	\$3,302.02
Painting - Exterior (Woodwork/Trim), Ph 1	\$47,113.69
Painting - Interior Common Areas, Ph 1	\$6,060.09
Villa - Bed Sets, Ph 1	\$192,205.64
Villa - Bedding, Ph 1	\$202,251.22
Villa - Carpeting, Ph 1	\$342,026.24
Villa - Decorator Items, Ph 1	\$221,003.01
Villa - Furniture (Upholstered), Ph 1	\$534,425.43
Villa - Paint, Ph 1	\$241,094.17
Villa - Window Covering, Ph 1	\$662,205.35

#### Sub Total

**\$2,738,479.14**

#### 2025 Fiscal Year

Reserve Contingency	\$95,805.17
Beach Club - Gym Equipment	\$15,328.83
Beach Club - HVAC Equipment	\$106,343.74
Beach Club Pool Area - Barbecues	\$10,346.96
Beach Club Pool Area - Furniture	\$4,038.19
Beach Club Pool Area - Mastic	\$1,384.38
Beach Club Spa - Filter	\$1,772.40
Garden Pool Area - Barbecues	\$5,173.48
Garden Pool Area - Furniture	\$14,217.01
Garden Spa - Filter	\$1,772.40
Grounds - Small Signage	\$5,748.31
Indoor Pool - Heater	\$9,580.52

**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

Indoor Pool - Replaster & Tile	\$13,748.04
Indoor Pool Area - Furniture	\$3,372.82
Indoor Spa - Filter	\$1,772.40
Indoor Spa - Heater	\$9,580.52
Indoor Spa - Retile	\$7,664.45
Ocean Pool Area - Furniture	\$25,314.12
Painting - Exterior (Woodwork/Trim), Ph 2	\$30,755.20
Painting - Interior Common Areas, Ph 2	\$1,922.62
Villa - Bed Sets, Ph 2	\$219,968.68
Villa - Bedding, Ph 2	\$231,465.28
Villa - Carpeting, Ph 2	\$373,223.96
Villa - Decorator Items, Ph 2	\$252,925.67
Villa - Furniture (Upholstered), Ph 2	\$620,051.05
Villa - Paint, Ph 2	\$275,918.89
Villa - Window Covering, Ph 2	\$757,857.23
<b>Sub Total</b>	<b>\$3,097,052.30</b>
<b>2026 Fiscal Year</b>	
Reserve Contingency	\$98,679.33
Beach Club - Carpeting	\$18,182.06
Beach Club - Decorator Items	\$6,907.55
Beach Club - Furniture, Interior	\$14,801.90
Beach Club - Window Covering	\$12,492.80
Beach Club Pool Area - Furniture	\$4,159.33
Garden Pool Area - Furniture	\$14,643.52
Grounds - Small Signage	\$5,920.76
Indoor Pool Area - Furniture	\$3,474.01
Ocean Pool Area - Furniture	\$26,073.54
Painting - Exterior (Woodwork/Trim), Ph 3	\$34,298.92
Painting - Interior Common Areas, Ph 3	\$27,146.60
Villa - Bed Sets, Ph 3	\$240,728.22
Villa - Bedding, Ph 3	\$253,309.82
Villa - Carpeting, Ph 3	\$408,446.97
Villa - Decorator Items, Ph 3	\$276,795.53
Villa - Furniture (Upholstered), Ph 3	\$678,568.37
Villa - Paint, Ph 3	\$301,958.73
Villa - Window Covering, Ph 3	\$829,380.01
<b>Sub Total</b>	<b>\$3,255,967.97</b>

**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

**2027 Fiscal Year**

Reserve Contingency	\$101,639.71
Asphalt - Repair	\$11,382.68
Asphalt - Slurry Seal	\$21,527.06
Beach Club - Gym Equipment	\$16,262.35
Beach Club Pool Area - Barbecues	\$10,977.09
Beach Club Pool Area - Furniture	\$4,284.11
Garden Pool Area - Astroturf Putting Green	\$20,328.00
Garden Pool Area - Barbecues	\$5,488.54
Garden Pool Area - Furniture	\$15,082.82
Grounds - Small Signage	\$6,098.38
Indoor Pool Area - Furniture	\$3,578.23
Ocean Pool Area - Furniture	\$26,855.75
Ocean Spa (North) - Replaster & Tile	\$5,529.20

**Sub Total**

**\$249,033.93**

**2028 Fiscal Year**

Reserve Contingency	\$104,688.90
Beach Club Pool Area - Furniture	\$4,412.64
Garden Pool - Replaster & Tile	\$32,558.25
Garden Pool Area - Furniture	\$15,535.31
Garden Spa - Heater	\$4,815.69
Garden Spa - Replaster & Tile	\$6,030.08
Garden Wader - Replaster & Tile	\$4,773.81
Grounds - Small Signage	\$6,281.33
Guard House - Vinyl Floor	\$1,319.09
Indoor Pool Area - Furniture	\$3,685.57
Ocean Pool - Replaster & Tile	\$65,019.66
Ocean Pool Area - Furniture	\$27,661.42
Ocean Pool Area - Mastic	\$4,493.73
Ocean Wader - Replaster & Tile	\$4,679.59

**Sub Total**

**\$285,955.07**

**2029 Fiscal Year**

Reserve Contingency	\$107,829.56
Beach Club - Gym Equipment	\$17,252.73
Beach Club Pool - Replaster & Tile	\$20,598.14
Beach Club Pool Area - Barbecues	\$11,645.59
Beach Club Pool Area - Furniture	\$4,545.02

**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

Beach Club Pool Area - Mastic	\$1,558.13
Beach Club Spa - Replaster & Tile	\$6,189.42
Bike Rental Building - Doors	\$2,695.74
Building - Deck Coating, Ph 1	\$274,672.44
Building - Fire Extinguisher Cabinets, Ph 1	\$16,821.42
Building - Signage, Ph 1	\$12,508.30
Building - Trash Receptacles, Ph 1	\$11,645.59
Equipment - Elevator (Cab Refurb), Ph 1	\$34,505.46
Equipment - Elevator (Major Repair), Ph 1	\$345,054.60
Equipment - Fire Panels, Ph 1	\$17,252.73
Equipment - HVAC (Common), Ph 1	\$22,428.55
Equipment - Pump Station	\$129,395.48
Equipment - Resort Phone System	\$431,318.25
Equipment - Trash Compactors, Ph 1	\$51,758.19
Equipment - Vehicle Access, Ph 1	\$24,800.80
Equipment - Water Heaters, Ph 1	\$155,274.57
Fencing - Aluminum, Ph 1	\$33,125.24
Garden Pool - Filters	\$6,038.46
Garden Pool - Pump/Motor Assembly	\$8,626.37
Garden Pool Area - Barbecues	\$5,822.80
Garden Pool Area - Bench Swings	\$6,308.03
Garden Pool Area - Deck Coating	\$31,013.67
Garden Pool Area - Drinking Fountain	\$5,391.48
Garden Pool Area - Furniture	\$16,001.37
Garden Pool Area - Large Umbrellas	\$54,993.08
Garden Pool Area - Picnic Tables	\$4,313.18
Garden Restrooms - Doors	\$2,533.99
Garden Restrooms - Drinking Fountains	\$5,067.99
Garden Restrooms - Restroom Partitions	\$9,057.68
Garden Spa - Chemical Controller	\$5,930.63
Grounds - Monument Signage	\$17,252.73
Grounds - Small Signage	\$6,469.77
Indoor Pool Area - Furniture	\$3,796.14
Ocean Pool Area - Furniture	\$28,491.27
Ops/Maint Building - Appliances	\$3,978.91
Ops/Maint Building - Doors	\$4,960.16
Ops/Maint Building - HVAC Equipment	\$4,636.67
Ops/Maint Building - Vinyl Floor	\$12,567.31
Painting - Exterior (Stucco), Ph 1	\$639,090.99

## Sample Timeshare Resort

### Annual Expenditure Detail

#### Sorted by Description

Painting - Exterior (Woodwork/Trim), Ph 1	\$54,615.29
Painting - Interior Common Areas, Ph 1	\$7,025.43
Railing - Aluminum, Ph 1	\$372,011.99
Roofing - Flat, Ph 1	\$363,216.93
Roofing - Metal, Ph 1	\$447,886.37
Villa - Appliances (Kitchen), Ph 1	\$329,182.08
Villa - Appliances (Washer/Dryer), Ph 1	\$151,392.69
Villa - Bed Sets, Ph 1	\$222,819.02
Villa - Bedding, Ph 1	\$234,464.60
Villa - Carpeting, Ph 1	\$396,502.15
Villa - Counter Tops (Kitchen), Ph 1	\$153,721.84
Villa - Decorator Items, Ph 1	\$256,203.06
Villa - Furniture (Case), Ph 1	\$1,289,555.31
Villa - Furniture (Outdoor), Ph 1	\$138,194.36
Villa - Furniture (Upholstered), Ph 1	\$619,545.55
Villa - HVAC (A/C Unit), Ph 1	\$155,274.56
Villa - Paint, Ph 1	\$279,494.23
Villa - Television Equipment, Ph 1	\$264,743.15
Villa - Vinyl Floor, Ph 1	\$39,129.18
Villa - Window Covering, Ph 1	\$767,677.50
Walls - Stucco (Repair), Ph 1	\$7,800.92
<b>Sub Total</b>	<b>\$9,165,674.83</b>
<b>2030 Fiscal Year</b>	
Reserve Contingency	\$111,064.45
Beach Club Pool Area - Furniture	\$4,681.37
Beach Club Pool Area - Picnic Tables	\$11,106.44
Building - Deck Coating, Ph 2	\$250,064.81
Building - Fire Extinguisher Cabinets, Ph 2	\$17,326.06
Building - Signage, Ph 2	\$11,772.90
Building - Trash Receptacles, Ph 2	\$11,994.96
Equipment - Elevator (Cab Refurb), Ph 2	\$35,540.63
Equipment - Elevator (Major Repair), Ph 2	\$355,406.24
Equipment - Fire Panels, Ph 2	\$17,770.31
Equipment - HVAC (Common), Ph 2	\$23,101.41
Equipment - Trash Compactors, Ph 2	\$53,310.94
Equipment - Vehicle Access, Ph 2	\$25,544.82
Equipment - Water Heaters, Ph 2	\$159,932.81
Fencing - Aluminum, Ph 2	\$24,500.82

**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

Garden Pool Area - Furniture	\$16,481.41
Grounds - Boardwalk Structures	\$88,796.03
Grounds - Small Signage	\$6,663.87
Grounds - Trash Receptacles	\$29,987.40
Guard House - Door	\$1,665.97
Guard House - HVAC	\$1,332.77
Indoor Pool Area - Furniture	\$3,910.02
Lighting - Grounds	\$212,555.14
Ocean Pool - Filters	\$11,550.70
Ocean Pool - Pump/Motor Assemblies	\$45,536.42
Ocean Pool Area - Bench Swings	\$23,823.32
Ocean Pool Area - Deck Coating	\$128,461.41
Ocean Pool Area - Drinking Fountains	\$11,106.45
Ocean Pool Area - Furniture	\$29,346.00
Ocean Pool Area - Large Umbrellas	\$82,187.69
Ocean Pool Area - Padded Play Surface	\$4,164.90
Ocean Restrooms - Doors	\$2,610.01
Ocean Restrooms - Drinking Fountains	\$5,220.03
Ocean Restrooms - Restroom Partitions	\$9,329.41
Ocean Spa (South) - Replaster & Tile	\$6,930.42
Ocean Spas - Chemical Controllers	\$12,217.09
Ocean Wader - Spitting Turtle	\$16,659.67
Painting - Exterior (Stucco), Ph 2	\$630,371.05
Painting - Exterior (Woodwork/Trim), Ph 2	\$35,652.94
Painting - Interior Common Areas, Ph 2	\$2,228.80
Railing - Aluminum, Ph 2	\$321,065.11
Roofing - Flat, Ph 2	\$312,771.94
Roofing - Metal, Ph 2	\$336,517.91
Villa - Appliances (Kitchen), Ph 2	\$376,730.61
Villa - Appliances (Washer/Dryer), Ph 2	\$173,260.52
Villa - Bed Sets, Ph 2	\$255,003.99
Villa - Bedding, Ph 2	\$268,331.70
Villa - Carpeting, Ph 2	\$432,668.86
Villa - Counter Tops (Kitchen), Ph 2	\$199,916.00
Villa - Decorator Items, Ph 2	\$293,210.17
Villa - Furniture (Case), Ph 2	\$1,718,389.15
Villa - Furniture (Outdoor), Ph 2	\$158,155.77
Villa - Furniture (Upholstered), Ph 2	\$718,809.10
Villa - HVAC (A/C Unit), Ph 2	\$177,703.11



# Sample Timeshare Resort

## Annual Expenditure Detail

Sorted by Description

Villa - Paint, Ph 2	\$319,865.62
Villa - Television Equipment, Ph 2	\$231,902.59
Villa - Vinyl Floor, Ph 2	\$44,781.18
Villa - Window Covering, Ph 2	\$878,564.24
Walls - Stucco (Repair), Ph 2	\$8,814.60
<b>Sub Total</b>	<b>\$9,758,370.06</b>
<b>2031 Fiscal Year</b>	
Reserve Contingency	\$114,396.38
Asphalt - Repair	\$12,811.33
Asphalt - Slurry Seal	\$24,231.58
Beach Club - Audio/Video Equipment	\$5,891.41
Beach Club - Carpeting	\$21,077.99
Beach Club - Deck Coating	\$13,681.45
Beach Club - Decorator Items	\$8,007.75
Beach Club - Dehumidifier System	\$114,396.38
Beach Club - Furniture, Exterior	\$11,668.43
Beach Club - Furniture, Interior	\$17,159.46
Beach Club - Gym Equipment	\$18,303.42
Beach Club - Saunas, Heaters	\$8,922.92
Beach Club - Steam Generator	\$10,295.67
Beach Club - Wallpaper	\$13,404.43
Beach Club - Window Covering	\$14,482.58
Beach Club Pool - Filter	\$3,203.10
Beach Club Pool - Heater	\$11,439.64
Beach Club Pool Area - Barbecues	\$12,354.81
Beach Club Pool Area - Deck Coating	\$36,991.96
Beach Club Pool Area - Drain Covers	\$9,735.24
Beach Club Pool Area - Furniture	\$4,821.81
Beach Club Spa - Chemical Controller	\$6,291.80
Beach Club Spa - Heater	\$11,439.64
Building - Deck Coating, Ph 3	\$271,435.48
Building - Fire Extinguisher Cabinets, Ph 3	\$20,076.57
Building - Signage, Ph 3	\$13,384.46
Building - Trash Receptacles, Ph 3	\$12,354.81
Equipment - Elevator (Cab Refurb), Ph 3	\$36,606.84
Equipment - Elevator (Major Repair), Ph 3	\$366,068.43
Equipment - Fire Panels, Ph 3	\$18,303.42
Equipment - HVAC (Common), Ph 3	\$23,794.45

**Sample Timeshare Resort**  
**Annual Expenditure Detail**  
**Sorted by Description**

Equipment - Trash Compactors, Ph 3	\$54,910.26
Equipment - Water Heaters, Ph 3	\$164,730.79
Fencing - Aluminum, Ph 3	\$42,715.61
Garden Pool Area - Astroturf Putting Green	\$22,879.35
Garden Pool Area - Barbecues	\$6,177.41
Garden Pool Area - Furniture	\$16,975.85
Garden Wader - Filter	\$2,116.33
Grounds - Small Signage	\$6,863.78
Indoor Pool - Chemical Controller	\$6,291.80
Indoor Pool - Filter	\$3,203.10
Indoor Pool - Replaster & Tile	\$16,415.88
Indoor Pool Area - Deck Coating	\$15,503.16
Indoor Pool Area - Furniture	\$4,027.32
Indoor Spa - Chemical Controller	\$6,291.80
Ocean Pool Area - Furniture	\$30,226.38
Painting - Exterior (Stucco), Ph 3	\$730,522.24
Painting - Exterior (Woodwork/Trim), Ph 3	\$39,759.26
Painting - Interior Common Areas, Ph 3	\$31,469.78
Railing - Aluminum, Ph 3	\$406,930.82
Roofing - Flat, Ph 3	\$446,837.36
Roofing - Metal, Ph 3	\$559,387.99
Villa - Appliances (Kitchen), Ph 3	\$412,284.56
Villa - Appliances (Washer/Dryer), Ph 3	\$189,611.98
Villa - Bed Sets, Ph 3	\$279,069.99
Villa - Bedding, Ph 3	\$293,655.51
Villa - Carpeting, Ph 3	\$473,501.99
Villa - Counter Tops (Kitchen), Ph 3	\$218,783.07
Villa - Decorator Items, Ph 3	\$320,881.88
Villa - Furniture (Case), Ph 3	\$1,880,562.13
Villa - Furniture (Outdoor), Ph 3	\$173,081.73
Villa - Furniture (Upholstered), Ph 3	\$786,646.70
Villa - HVAC (A/C Unit), Ph 3	\$194,473.83
Villa - Paint, Ph 3	\$350,052.93
Villa - Television Equipment, Ph 3	\$253,788.40
Villa - Vinyl Floor, Ph 3	\$49,007.41
Villa - Window Covering, Ph 3	\$961,478.74
Walls - Stucco (Repair), Ph 3	\$6,636.40
<b>Sub Total</b>	<b>\$10,724,787.18</b>

# Sample Timeshare Resort

## Annual Expenditure Detail

Sorted by Description

### 2032 Fiscal Year

Reserve Contingency	\$117,828.28
Beach Club Pool Area - Furniture	\$4,966.46
Garden Pool Area - Furniture	\$17,485.13
Grounds - Small Signage	\$7,069.70
Indoor Pool Area - Furniture	\$4,148.14
Ocean Pool Area - Furniture	\$31,133.18
Ocean Pool Area - Mastic	\$5,057.78
Ocean Spas - Filters	\$4,772.05
Ocean Spas - Heaters	\$23,565.66
Ocean Wader - Filters	\$4,182.90
<b>Sub Total</b>	<b>\$220,209.27</b>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Reserve Contingency

Category	000 Reserve Contingency	Quantity	1 provision
Location	Reserve Contingency	Unit Cost	\$50,000.00
		% of Replacement	100.00%
		Current Cost	\$50,000.00
Placed In Service	01/02	Future Cost	\$51,500.00
Useful Life	1		
Remaining Life	0		
Replacement Year	2003		

#### Comments:

At the request of the client, we have included this provision each year as a reserve contingency for "annualized" items.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Asphalt - Overlay

Category	010 Asphalt & Concrete	Quantity	1 total
Location	Entire Resort	Unit Cost	\$101,402.50
		% of Replacement	100.00%
		Current Cost	\$101,402.50
		Future Cost	\$162,721.24
Placed In Service	06/00		
Useful Life	20		
Adjustment	-1		
Remaining Life	16		
Replacement Year	2019		

Comments:

75,670 sq. ft. of overlay*	@	\$1.25	=	\$94,587.50
14 large drain cover adjustments	@	\$385.00	=	\$5,390.00
3 manhole cover adjustments	@	\$385.00	=	\$1,155.00
2 valve cover adjustments	@	\$135.00	=	\$270.00
		TOTAL	=	\$101,402.50

\* This inventory includes phase 1/garden side of resort (33,115 sq. ft.) and phases 2 and 3/ocean side of the resort (42,555 sq. ft.).

For the purposes of this analysis, we have combined all asphalt inventories (i.e. phase 1, phase 2 and phase 3) and used an average placed-in-service date as it is anticipated that this work will be completed at the same time.

Most asphalt areas can be expected to last approximately 20+ years before it will become necessary for an overlay to be applied. This can double the life of the surface upon application. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. Deflection testing should be conducted by an independent consultant near the end of the estimated useful life to determine the condition of the asphalt and estimated remaining life before the overlay is required.

In addition to this service, a consultant may be obtained to prepare the application specifications, and to work with the contractor during actual installation. It is recommended that the client obtain bids for such a consultation near the end of the estimated useful life. As costs vary, a provision for this consulting has not been included in this cost estimate. Should the client request, this cost can be incorporated into this analysis.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Asphalt - Repair

Category	010 Asphalt & Concrete	Quantity	75,670 sq. ft.
Location	Entire Resort	Unit Cost	\$3.700
		% of Replacement	2.00%
		Current Cost	\$5,599.58
		Future Cost	\$6,302.38
Placed In Service	06/00		
Useful Life	4		
Adjustment	+3		
Remaining Life	4		
Replacement Year	2007		

#### Comments:

We have budgeted for the asphalt to be repaired on the same cycle and in conjunction with the seal coating of the asphalt, beginning with the second scheduled slurry sealing.

It is estimated that a percentage of the asphalt areas will require repair or replacement. The actual condition of the asphalt should be monitored through time and these estimates adjusted accordingly.

### Asphalt - Slurry Seal

Category	010 Asphalt & Concrete	Quantity	75,670 sq. ft.
Location	Entire Resort	Unit Cost	\$0.140
		% of Replacement	100.00%
		Current Cost	\$10,593.80
		Future Cost	\$11,923.42
Placed In Service	06/00		
Useful Life	4		
Adjustment	-1		
Remaining Life	0		
Replacement Year	2003		

#### Comments:

Asphalt surfaces should be seal coated within 3 years of their initial installation. Thereafter, a 3 to 4 year cycle should be observed and adjusted according to the client's particular needs.

The unit cost includes any restriping that may be necessary.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Concrete - Unfunded

Category	010 Asphalt & Concrete	Quantity	1 comment
Location	Entire Resort	Unit Cost	\$0.000
		% of Replacement	0.00%
		Current Cost	\$0.00
		Future Cost	\$0.00
Placed In Service	06/00		
Useful Life	99		
Remaining Life	0		
Replacement Year	2003		

#### Comments:

There are small sections of brick pavers as well as typical concrete parking pads, sidewalks and curbs located throughout the resort.

Typically, budgeting for concrete repairs as a reserve component is excluded as it is anticipated that any repairs required will be addressed immediately due to safety concerns. Good maintenance practice would not allow the need for repairs to accumulate to a point that they would become a major expense. Minor repairs, as needed, should be addressed immediately as a maintenance issue using the client's operating and/or reserve contingency funds. Should the client desire, funding for this component can be included.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Roofing - Flat, Ph 1

Category	020 Roofing	Quantity	24,060 sq. ft.
Location	Phase 1	Unit Cost	\$7.000
		% of Replacement	100.00%
		Current Cost	\$168,420.00
Placed In Service	05/99	Future Cost	\$233,132.67
Useful Life	15		
Remaining Life	11		
Replacement Year	2014		

#### Comments:

According to the roofing plans, these areas are covered by Firestone .045 EDPM adhered roofing system:

Building 91:	
roofs	7,290 sq. ft.
parapit walls	4,740
Building 92:	
roofs	7,290
parapit walls	4,740
	<hr/>
	24,060 sq. ft.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Roofing - Flat, Ph 2

Category	020 Roofing	Quantity	20,115 sq. ft.
Location	Phase 2	Unit Cost	\$7.000
		% of Replacement	100.00%
		Current Cost	\$140,805.00
Placed In Service	06/00	Future Cost	\$200,754.26
Useful Life	15		
Remaining Life	12		
Replacement Year	2015		

#### Comments:

According to the roofing plans, these areas are covered by Firestone .045 EDPM adhered roofing system:

Building 93:	
roofs	6,245 sq. ft.
parapit walls	4,060
Building 94:	
roofs	5,725
parapit walls	4,085
	<hr/>
	20,115 sq. ft.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Roofing - Flat, Ph 3

Category	020 Roofing	Quantity	27,900 sq. ft.
Location	Phase 3	Unit Cost	\$7.000
		% of Replacement	100.00%
		Current Cost	\$195,300.00
Placed In Service	06/01	Future Cost	\$286,804.63
Useful Life	15		
Remaining Life	13		
Replacement Year	2016		

Comments:

According to the roofing plans, these areas are covered by Firestone .045 EDPM adhered roofing system:

Building 95:	
roofs	6,435 sq. ft.
parapit walls	3,305
Building 96:	
roofs	6,990
parapit walls	4,400
Beach Club:	
roofs*	4,635
parapit walls**	2,135
	27,900 sq. ft.

\* This inventory includes the south roof section (3,425 sq. ft.) and the north roof section (1,210 sq. ft.).

\*\* This inventory includes the south roof section (1,125 sq. ft.) and the north roof section (1,010 sq. ft.).

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Roofing - Metal, Ph 1

Category	020 Roofing	Quantity	33,230 sq. ft.
Location	Phase 1	Unit Cost	\$6.250
		% of Replacement	100.00%
		Current Cost	\$207,687.50
Placed In Service	05/99	Future Cost	\$447,897.05
Useful Life	30		
Remaining Life	26		
Replacement Year	2029		

#### Comments:

According to the roofing plans, these areas are covered by a .040" aluminum zip-rib standing seam roof system:

building 91	14,800 sq. ft.
building 92	14,800
operations/maintenance building	2,580
bike rental building	560
garden pool area (restroom building)	490
	<hr/>
	33,230 sq. ft.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Roofing - Metal, Ph 2

Category	020 Roofing	Quantity	24,240 sq. ft.
Location	Phase 2	Unit Cost	\$6.250
		% of Replacement	100.00%
		Current Cost	\$151,500.00
Placed In Service	06/00	Future Cost	\$336,525.28
Useful Life	30		
Remaining Life	27		
Replacement Year	2030		

#### Comments:

According to the roofing plans, these areas are covered by a .040" aluminum zip-rib standing seam roof system:

building 93	10,835 sq. ft.
building 94	12,425
ocean pool area (restroom building)	490
ocean pool area (gazebo)	275
guard house	215
	<hr/>
	24,240 sq. ft.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Roofing - Metal, Ph 3

Category	020 Roofing	Quantity	39,120 sq. ft.
Location	Phase 3	Unit Cost	\$6.250
		% of Replacement	100.00%
		Current Cost	\$244,500.00
Placed In Service	06/01	Future Cost	\$559,398.32
Useful Life	30		
Remaining Life	28		
Replacement Year	2031		

#### Comments:

According to the roofing plans, these areas are covered by a .040" aluminum zip-rib standing seam roof system:

building 95	10,835 sq. ft.
building 96	12,035
beach club	16,250
	<hr/>
	39,120 sq. ft.

In order to ensure a high quality installation, the client may wish to obtain the services of an independent roofing consultant to work with the client and the roofing contractor providing installation. Consultants are available for the preparation of installation specifications and, if desired, to work with the contractor during the installation process. Fees for these services vary based on the size of the project and detail required by the client, and have not been included in the cost used for this component. Should the client desire, a provision for a consultant can be incorporated into this analysis.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Roofing - Retractable, Beach Club

Category	020 Roofing	Quantity	2,450 sq. ft.
Location	Beach Club	Unit Cost	\$12.000
		% of Replacement	100.00%
		Current Cost	\$29,400.00
Placed In Service	02/01	Future Cost	\$50,051.53
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

#### Comments:

This is the pre-engineered, metal-framed, retractable (motor-actuated) translucent roof over the indoor pool at the beach club.

Complete replacement of this roof system may or may not ever be required. For the purposes of this analysis, we have included this component for major repairs and/or partial replacement of this roof (including the motors).



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Painting - Exterior (Stucco), Ph 1

Category	030 Painting	Quantity	197,560 sq. ft.
Location	Phase 1	Unit Cost	\$1.500
		% of Replacement	100.00%
		Current Cost	\$296,340.00
Placed In Service	05/99	Future Cost	\$353,845.46
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

building 91	88,960 sq. ft.
building 92	88,960
perimeter walls	9,180
garden pool area (walls)	4,210
operations/maintenance building	3,900
entrance area	1,450
bike rental building	900
	197,560 sq. ft.

It is anticipated that these surfaces will be painted on a 10 year cycle with an elastomeric paint product.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Painting - Exterior (Stucco), Ph 2

Category	030 Painting	Quantity	189,190 sq. ft.
Location	Phase 2	Unit Cost	\$1.500
		% of Replacement	100.00%
		Current Cost	\$283,785.00
Placed In Service	06/00	Future Cost	\$349,019.75
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

building 93	82,995 sq. ft.
building 94	87,150
resort perimeter (walls)	10,100
ocean pool area (walls)	3,000
ocean pool area (restroom building)	1,725
greenbelt sun deck area (walls)	1,600
entrance area	1,580
guard house	720
ocean pool area (gazebo)	320
	189,190 sq. ft.

It is anticipated that these surfaces will be painted on a 10 year cycle with an elastomeric paint product.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Painting - Exterior (Stucco), Ph 3

Category	030 Painting	Quantity	212,865 sq. ft.
Location	Phase 3	Unit Cost	\$1.500
		% of Replacement	100.00%
		Current Cost	\$319,297.50
Placed In Service	06/01	Future Cost	\$404,476.52
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

#### Comments:

building 95	82,995 sq. ft.
building 96	99,720
beach club	13,040
resort perimeter (walls)	10,100
indoor pool area	5,210
beach club pool area (walls)	1,800
	<u>212,865</u> sq. ft.

It is anticipated that these surfaces will be painted on a 10 year cycle with an elastomeric paint product.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Painting - Exterior (Woodwork/Trim), Ph 1

Category	030 Painting	Quantity	33,765 sq. ft.
Location	Phase 1	Unit Cost	\$0.750
		% of Replacement	100.00%
		Current Cost	\$25,323.75
Placed In Service	05/99	Future Cost	\$26,083.46
Useful Life	5		
Remaining Life	1		
Replacement Year	2004		

#### Comments:

building 91	16,030 sq. ft.
building 92	16,030
garden pool area (patio covers)	1,705
	<hr/>
	33,765 sq. ft.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Painting - Exterior (Woodwork/Trim), Ph 2

Category	030 Painting	Quantity	21,400 sq. ft.
Location	Phase 2	Unit Cost	\$0.750
		% of Replacement	100.00%
		Current Cost	\$16,050.00
Placed In Service	06/00	Future Cost	\$17,027.45
Useful Life	5		
Remaining Life	2		
Replacement Year	2005		

#### Comments:

building 93	7,350 sq. ft.
building 94	7,350
ocean pool area (patio covers)	4,470
greenbelt (bench swings)	1,680
ocean pool area (gazebo)	550
	<hr/>
	21,400 sq. ft.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Painting - Exterior (Woodwork/Trim), Ph 3

Category	030 Painting	Quantity	23,170 sq. ft.
Location	Phase 3	Unit Cost	\$0.750
		% of Replacement	100.00%
		Current Cost	\$17,377.50
Placed In Service	06/01	Future Cost	\$18,988.86
Useful Life	5		
Remaining Life	3		
Replacement Year	2006		

#### Comments:

building 95	7,350 sq. ft.
building 96	8,330
beach club	7,490
	<u>23,170</u> sq. ft.

### Painting - Interior Common Areas, Ph 1

Category	030 Painting	Quantity	3,620 sq. ft.
Location	Phase 1	Unit Cost	\$0.900
		% of Replacement	100.00%
		Current Cost	\$3,258.00
Placed In Service	05/99	Future Cost	\$3,355.74
Useful Life	5		
Remaining Life	1		
Replacement Year	2004		

#### Comments:

operations building	2,825 sq. ft.
garden pool area (restrooms)	795
	<u>3,620</u> sq. ft.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Painting - Interior Common Areas, Ph 2</b>
---

Category	030 Painting	Quantity	1,115 sq. ft.
Location	Phase 2	Unit Cost	\$0.900
		% of Replacement	100.00%
		Current Cost	\$1,003.50
Placed In Service	06/00	Future Cost	\$1,064.61
Useful Life	5		
Remaining Life	2		
Replacement Year	2005		

Comments:

ocean pool area (restrooms)	795 sq. ft.
guard house	320
	1,115 sq. ft.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Painting - Interior Common Areas, Ph 3

Category	030 Painting	Quantity	15,285 sq. ft.
Location	Phase 3	Unit Cost	\$0.900
		% of Replacement	100.00%
		Current Cost	\$13,756.50
Placed In Service	03/01	Future Cost	\$15,032.10
Useful Life	5		
Remaining Life	3		
Replacement Year	2006		

#### Comments:

These areas are inside the beach club:

lobby/hallways	9,415 sq. ft.
locker rooms/restrooms	4,510
fitness center	1,020
outdoor restrooms	180
indoor restrooms	160
	<hr/>
	15,285 sq. ft.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Fencing - Aluminum, Ph 1

Category	040 Fencing, Railing & Walls	Quantity	1 total
Location	Phase 1	Unit Cost	\$15,360.00
		% of Replacement	100.00%
		Current Cost	\$15,360.00
Placed In Service	05/99	Future Cost	\$33,125.24
Useful Life	30		
Remaining Life	26		
Replacement Year	2029		

Comments:

This is aluminum fencing:

Garden Pool Area:			
125	- lin. ft. of 4' fencing	@	\$41.50 = \$5,187.50
2	- 3.5' x 3.5' gates	@	\$300.00 = \$600.00
1	- 3.5' x 6' gate	@	\$525.00 = \$525.00
3	- 4' x 4' gates	@	\$400.00 = \$1,200.00
Operations/Maintenance Building:			
115	- lin. ft. of single tube handrailing	@	\$27.00 = \$3,105.00
Entrance Area:			
95	- lin. ft. of 4' fencing	@	\$41.50 = \$3,942.50
2	- 2.5' x 6.5' gates	@	\$400.00 = \$800.00
		TOTAL	= \$15,360.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Fencing - Aluminum, Ph 2

Category	040 Fencing, Railing & Walls	Quantity	1 total
Location	Phase 2	Unit Cost	\$11,030.00
		% of Replacement	100.00%
		Current Cost	\$11,030.00
Placed In Service	06/00	Future Cost	\$24,500.82
Useful Life	30		
Remaining Life	27		
Replacement Year	2030		

Comments:

This is aluminum fencing:

Greenbelt Area/Resort Perimeter:			
125	- lin. ft. of 4' fencing	@	\$41.50 = \$5,187.50
15	- lin. ft. 6' fencing	@	\$63.50 = \$952.50
4	- 4' x 4' gates	@	\$400.00 = \$1,600.00
Entrance Area:			
60	- lin. ft. of 4' fencing	@	\$41.50 = \$2,490.00
2	- 2.5' x 6.5' gates	@	\$400.00 = \$800.00
		TOTAL	= \$11,030.00

# Sample Timeshare Resort

## Component Detail

### Sorted by Category

#### Fencing - Aluminum, Ph 3

Category	040 Fencing, Railing & Walls	Quantity	1 total
Location	Phase 3	Unit Cost	\$18,670.00
		% of Replacement	100.00%
		Current Cost	\$18,670.00
Placed In Service	06/01	Future Cost	\$42,715.61
Useful Life	30		
Remaining Life	28		
Replacement Year	2031		

Comments:

This is aluminum fencing:

Beach Club Building/Pool Area:			
155	- lin. ft. of single tube handrailing	@	\$27.00 = \$4,185.00
Ocean Pool Area:			
50	- lin. ft. of single tube handrailing	@	\$27.00 = \$1,350.00
140	- lin. ft. of 4' fencing	@	\$41.50 = \$5,810.00
5	- 4' x 4' gates	@	\$400.00 = \$2,000.00
Greenbelt Area:			
70	- lin. ft. of 4' fencing	@	\$41.50 = \$2,905.00
2	- 4' x 4' gates	@	\$400.00 = \$800.00
Greenbelt Sun Deck Area:			
60	- lin. ft. of single tube handrailing	@	\$27.00 = \$1,620.00
		TOTAL	= \$18,670.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Railing - Aluminum, Ph 1

Category	040 Fencing, Railing & Walls	Quantity	1 total
Location	Phase 1	Unit Cost	\$172,500.00
		% of Replacement	100.00%
		Current Cost	\$172,500.00
Placed In Service	05/99	Future Cost	\$372,011.99
Useful Life	30		
Remaining Life	26		
Replacement Year	2029		

Comments:

Building 91:			
275	lin. ft. of single rail (wall attached)	@	\$15.00 = \$4,125.00
325	lin. ft. of 1.5' "ceiling" railing	@	\$25.00 = \$8,125.00
2,000	lin. ft. of 3.5' railing	@	\$37.00 = \$74,000.00
Building 92:			
275	lin. ft. of single rail (wall attached)	@	\$15.00 = \$4,125.00
325	lin. ft. of 1.5' "ceiling" railing	@	\$25.00 = \$8,125.00
2,000	lin. ft. of 3.5' railing	@	\$37.00 = \$74,000.00
		TOTAL	= \$172,500.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Railing - Aluminum, Ph 2

Category	040 Fencing, Railing & Walls	Quantity	1 total
Location	Phase 2	Unit Cost	\$144,540.00
		% of Replacement	100.00%
		Current Cost	\$144,540.00
Placed In Service	06/00	Future Cost	\$321,065.11
Useful Life	30		
Remaining Life	27		
Replacement Year	2030		

Comments:

Building 93:			
275 lin. ft. of single rail (wall attached)	@	\$15.00 =	\$4,125.00
290 lin. ft. of 1.5' "ceiling" railing	@	\$25.00 =	\$7,250.00
1,685 lin. ft. of 3.5' railing	@	\$37.00 =	\$62,345.00
Building 94:			
275 lin. ft. of single rail (wall attached)	@	\$15.00 =	\$4,125.00
290 lin. ft. of 1.5' "ceiling" railing	@	\$15.00 =	\$4,350.00
1,685 lin. ft. of 3.5' railing	@	\$37.00 =	\$62,345.00
		TOTAL =	\$144,540.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Railing - Aluminum, Ph 3

Category	040 Fencing, Railing & Walls	Quantity	1 total
Location	Phase 3	Unit Cost	\$177,860.00
		% of Replacement	100.00%
		Current Cost	\$177,860.00
Placed In Service	06/01	Future Cost	\$406,930.82
Useful Life	30		
Remaining Life	28		
Replacement Year	2031		

Comments:

Building 95:			
275 lin. ft. of single rail (wall attached)	@	\$15.00 =	\$4,125.00
290 lin. ft. of 1.5' "ceiling" railing	@	\$25.00 =	\$7,250.00
1,685 lin. ft. of 3.5' railing	@	\$37.00 =	\$62,345.00
Building 96:			
415 lin. ft. of single rail (wall attached)	@	\$15.00 =	\$6,225.00
325 lin. ft. of 1.5' "ceiling" railing	@	\$25.00 =	\$8,125.00
1,915 lin. ft. of 3.5' railing	@	\$37.00 =	\$70,855.00
Beach Club:			
145 lin. ft. of single rail (wall attached)	@	\$15.00 =	\$2,175.00
15 lin. ft. of 2.5' railing	@	\$32.00 =	\$480.00
440 lin. ft. of 3.5' railing	@	\$37.00 =	\$16,280.00
		TOTAL =	\$177,860.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Walls - Stucco (Repair), Ph 1

Category	040 Fencing, Railing & Walls	Quantity	7,420 sq. ft.
Location	Phase 1	Unit Cost	\$9.750
		% of Replacement	5.00%
		Current Cost	\$3,617.25
Placed In Service	05/99	Future Cost	\$4,319.19
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

#### Comments:

resort perimeter	4,590 sq. ft.
garden pool area	2,105
entrance area	725
	<hr/>
	7,420 sq. ft.

It is estimated that a percentage of the stucco walls will require repair or replacement through time. The actual condition of these walls should be monitored and the percentage of replacement and remaining life estimates adjusted accordingly.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Walls - Stucco (Repair), Ph 2

Category	040 Fencing, Railing & Walls	Quantity	8,140 sq. ft.
Location	Phase 2	Unit Cost	\$9.750
		% of Replacement	5.00%
		Current Cost	\$3,968.25
Placed In Service	06/00	Future Cost	\$4,880.45
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

#### Comments:

resort perimeter	5,050 sq. ft.
ocean pool area	1,500
greenbelt sun deck area	800
entrance area	790
	<hr/>
	8,140 sq. ft.

It is estimated that a percentage of the stucco walls will require repair or replacement through time. The actual condition of these walls should be monitored and the percentage of replacement and remaining life estimates adjusted accordingly.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Walls - Stucco (Repair), Ph 3

Category	040 Fencing, Railing & Walls	Quantity	5,950 sq. ft.
Location	Phase 3	Unit Cost	\$9.750
		% of Replacement	5.00%
		Current Cost	\$2,900.63
Placed In Service	06/01	Future Cost	\$3,674.43
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

#### Comments:

resort perimeter	5,050 sq. ft.
beach club pool area	900
	<hr/>
	5,950 sq. ft.

It is estimated that a percentage of the stucco walls will require repair or replacement through time. The actual condition of these walls should be monitored and the percentage of replacement and remaining life estimates adjusted accordingly.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Lighting - Building Exterior, Ph 1

Category	050 Lighting	Quantity	1 total
Location	Phase 1	Unit Cost	\$92,760.00
		% of Replacement	100.00%
		Current Cost	\$92,760.00
Placed In Service	05/99	Future Cost	\$148,852.57
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

Comments:

Building 91:			
92	sconce fixtures	@	\$150.00 = \$13,800.00
49	recessed spot fixtures	@	\$100.00 = \$4,900.00
45	single emergency fixtures	@	\$200.00 = \$9,000.00
26	double emergency fixtures	@	\$250.00 = \$6,500.00
25	EXIT signs	@	\$125.00 = \$3,125.00
18	box vapor fixtures	@	\$425.00 = \$7,650.00
Building 92:			
92	sconce fixtures	@	\$150.00 = \$13,800.00
49	recessed spot fixtures	@	\$100.00 = \$4,900.00
45	single emergency fixtures	@	\$200.00 = \$9,000.00
26	double emergency fixtures	@	\$250.00 = \$6,500.00
25	EXIT signs	@	\$125.00 = \$3,125.00
18	box vapor fixtures	@	\$425.00 = \$7,650.00
Garden Pool Area (Restroom Building):			
10	wall mount rectangular fixtures	@	\$65.00 = \$650.00
Operations/Maintenance Building:			
8	recessed step illumination fixtures	@	\$245.00 = \$1,960.00
2	recessed spot fixtures	@	\$100.00 = \$200.00
		TOTAL	\$92,760.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Lighting - Building Exterior, Ph 2

Category	050 Lighting	Quantity	1 total
Location	Phase 2	Unit Cost	\$77,200.00
		% of Replacement	100.00%
		Current Cost	\$77,200.00
Placed In Service	06/00	Future Cost	\$127,599.84
Useful Life	20		
Remaining Life	17		
Replacement Year	2020		

Comments:

Building 93:			
87	sconce fixtures	@	\$150.00 = \$13,050.00
44	recessed spot fixtures	@	\$100.00 = \$4,400.00
33	single emergency fixtures	@	\$200.00 = \$6,600.00
27	EXIT signs	@	\$125.00 = \$3,375.00
16	double emergency fixtures	@	\$250.00 = \$4,000.00
16	box vapor fixtures	@	\$425.00 = \$6,800.00
Building 94:			
87	sconce fixtures	@	\$150.00 = \$13,050.00
44	recessed spot fixtures	@	\$100.00 = \$4,400.00
33	single emergency fixtures	@	\$200.00 = \$6,600.00
27	EXIT signs	@	\$125.00 = \$3,375.00
16	double emergency fixtures	@	\$250.00 = \$4,000.00
16	box vapor fixtures	@	\$425.00 = \$6,800.00
Ocean Pool Area (Restroom Building):			
10	wall mount rectangular fixtures	@	\$65.00 = \$650.00
Guard House:			
1	recessed spot fixture	@	\$100.00 = \$100.00
		TOTAL	= <u>\$77,200.00</u>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Lighting - Building Exterior, Ph 3

Category	050 Lighting	Quantity	1 total
Location	Phase 3	Unit Cost	\$92,540.00
		% of Replacement	100.00%
		Current Cost	\$92,540.00
Placed In Service	06/01	Future Cost	\$157,543.16
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

Building 95:			
87	sconce fixtures	@	\$150.00 = \$13,050.00
44	recessed spot fixtures	@	\$100.00 = \$4,400.00
35	single emergency fixtures	@	\$200.00 = \$7,000.00
25	EXIT signs	@	\$125.00 = \$3,125.00
16	double emergency fixtures	@	\$250.00 = \$4,000.00
16	box vapor fixtures	@	\$425.00 = \$6,800.00
Building 96:			
109	sconce fixtures	@	\$150.00 = \$16,350.00
51	recessed spot fixtures	@	\$100.00 = \$5,100.00
46	single emergency fixtures	@	\$200.00 = \$9,200.00
30	EXIT signs	@	\$125.00 = \$3,750.00
22	double emergency fixtures	@	\$250.00 = \$5,500.00
16	box vapor fixtures	@	\$425.00 = \$6,800.00
Beach Club:			
17	sconce fixtures	@	\$150.00 = \$2,550.00
13	recessed spot fixtures	@	\$100.00 = \$1,300.00
2	large cannister (cylinder) spot fixtures	@	\$150.00 = \$300.00
2	recessed step illumination fixtures	@	\$245.00 = \$490.00
Indoor Pool Area:			
12	recessed spot fixtures	@	\$100.00 = \$1,200.00
5	double emergency fixtures	@	\$250.00 = \$1,250.00
3	EXIT signs	@	\$125.00 = \$375.00
		TOTAL	= \$92,540.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Lighting - Grounds

Category	050 Lighting	Quantity	1 total
Location	Entire Resort	Unit Cost	\$95,690.00
		% of Replacement	100.00%
		Current Cost	\$95,690.00
Placed In Service	06/00	Future Cost	\$136,431.06
Useful Life	15		
Remaining Life	12		
Replacement Year	2015		

Comments:

140 - 4' poles w/"mushroom" fixtures	@	\$550.00	=	\$77,000.00
22 - recessed step illumination fixtures	@	\$245.00	=	\$5,390.00
19 - 12' poles w/"mushroom" fixtures	@	\$700.00	=	\$13,300.00
		TOTAL	=	\$95,690.00

For the purposes of this analysis, we have combined all exterior grounds light inventories (i.e. phase 1, phase 2 and phase 3) and used an average placed-in-service date as it is anticipated that this work will be completed at the same time.

We have excluded budgeting for the miscellaneous landscape and "bullet" flood light fixtures located throughout the resort as it is anticipated that these fixtures will be replaced on an "as needed" basis using the association's operating and/or reserve contingency funds.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Lighting - Interior Common Areas, Ph 1

Category	050 Lighting	Quantity	1 total
Location	Phase 1	Unit Cost	\$2,120.00
		% of Replacement	100.00%
		Current Cost	\$2,120.00
Placed In Service	05/99	Future Cost	\$3,401.98
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

#### Comments:

Operations Building:			
13	- 4' double fluorescent fixtures	@	\$120.00 = \$1,560.00
Garden Pool Area (Restrooms):			
4	- 2' x 2' fluorescent fixtures	@	\$140.00 = \$560.00
		TOTAL	= <u>\$2,120.00</u>

# Sample Timeshare Resort

## Component Detail

### Sorted by Category

#### Lighting - Interior Common Areas, Ph 2

Category	050 Lighting	Quantity	1 total
Location	Phase 2	Unit Cost	\$680.00
		% of Replacement	100.00%
		Current Cost	\$680.00
Placed In Service	06/00	Future Cost	\$1,123.94
Useful Life	20		
Remaining Life	17		
Replacement Year	2020		

Comments:

Ocean Pool Area (Restrooms):			
4	- 2' x 2' fluorescent fixtures	@	\$140.00 = \$560.00
Guard House:			
1	- 4' double fluorescent fixture	@	\$120.00 = \$120.00
		TOTAL	= \$680.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Lighting - Interior Common Areas, Ph 3</b>
---

Category	050 Lighting	Quantity	1 total
Location	Phase 3	Unit Cost	\$14,425.00
		% of Replacement	100.00%
		Current Cost	\$14,425.00
Placed In Service	06/01	Future Cost	\$24,557.60
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

These light fixtures are located in the beach club:

87 - recessed spot fixtures	@	\$100.00	=	\$8,700.00
24 - 4' triple fluorescent fixtures	@	\$140.00	=	\$3,360.00
9 - EXIT signs	@	\$125.00	=	\$1,125.00
6 - 2' x 2' fluorescent fixtures	@	\$140.00	=	\$840.00
4 - vanity fixtures (decorative)	@	\$100.00	=	\$400.00
		TOTAL	=	\$14,425.00



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Lighting - Villa Interior, Ph 1

Category	050 Lighting	Quantity	72 villas
Location	Phase 1	Unit Cost	\$2,865.00
		% of Replacement	100.00%
		Current Cost	\$206,280.00
Placed In Service	05/99	Future Cost	\$331,018.84
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

Comments:

Each villa has the following interior light fixtures:

9 recessed spot fixtures	@	\$100.00	=	\$900.00
4 recessed fluorescent fixtures*	@	\$175.00	=	\$700.00
2 ceiling fans w/light	@	\$250.00	=	\$500.00
2 round ceiling fixtures	@	\$80.00	=	\$160.00
2 light fixtures/exhaust fans	@	\$90.00	=	\$180.00
2 vanity fixtures (decorative)	@	\$75.00	=	\$150.00
1 chandelier fixture (5 lamps)	@	\$275.00	=	\$275.00
		TOTAL	=	\$2,865.00

\* These lights consist of a 4' single fluorescent fixture, recessed in the ceiling, with diffuser panels.

Note: Floor and table lamps are included in the "Villa - Decorator Items..." components.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Lighting - Villa Interior, Ph 2

Category	050 Lighting	Quantity	80 villas
Location	Phase 2	Unit Cost	\$2,415.000
		% of Replacement	100.00%
		Current Cost	\$193,200.00
Placed In Service	06/00	Future Cost	\$319,330.16
Useful Life	20		
Remaining Life	17		
Replacement Year	2020		

Comments:

Each villa has the following interior light fixtures:

7 recessed spot fixtures	@	\$100.00	=	\$700.00
3 recessed fluorescent fixtures*	@	\$175.00	=	\$525.00
2 ceiling fans w/light	@	\$250.00	=	\$500.00
2 round ceiling fixtures	@	\$80.00	=	\$160.00
2 light fixtures/exhaust fans	@	\$90.00	=	\$180.00
1 vanity fixture (decorative)	@	\$75.00	=	\$75.00
1 chandelier fixture (5 lamps)	@	\$275.00	=	\$275.00
		TOTAL	=	\$2,415.00

\* These lights consist of a 4' single fluorescent fixture, recessed in the ceiling, with diffuser panels.

Note: Floor and table lamps are included in the "Villa - Decorator Items..." components.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Lighting - Villa Interior, Ph 3

Category	050 Lighting	Quantity	85 villas
Location	Phase 3	Unit Cost	\$2,415.00
		% of Replacement	100.00%
		Current Cost	\$205,275.00
Placed In Service	06/01	Future Cost	\$349,466.95
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

Each villa has the following interior light fixtures:

7 recessed spot fixtures	@	\$100.00	=	\$700.00
3 recessed fluorescent fixtures*	@	\$175.00	=	\$525.00
2 ceiling fans w/light	@	\$250.00	=	\$500.00
2 round ceiling fixtures	@	\$80.00	=	\$160.00
2 light fixtures/exhaust fans	@	\$90.00	=	\$180.00
1 vanity fixture (decorative)	@	\$75.00	=	\$75.00
1 chandelier fixture (5 lamps)	@	\$275.00	=	\$275.00
		TOTAL	=	\$2,415.00

\* These lights consist of a 4' single fluorescent fixture, recessed in the ceiling, with diffuser panels.

Note: Floor and table lamps are included in the "Villa - Decorator Items..." components.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Beach Club - Audio/Video Equipment</b>
---

Category	060 Recreation	Quantity	1 total
Location	Beach Club	Unit Cost	\$2,575.00
		% of Replacement	100.00%
		Current Cost	\$2,575.00
Placed In Service	02/01	Future Cost	\$3,261.93
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

Barony Room:			
2 - speakers (large)	@	\$300.00	= \$600.00
1 - 32" TV	@	\$525.00	= \$525.00
1 - VCR	@	\$200.00	= \$200.00
1 - stereo receiver	@	\$250.00	= \$250.00
1 - dual cassette deck	@	\$200.00	= \$200.00
1 - CD changer (6 disk)	@	\$200.00	= \$200.00
Fitness Center:			
2 - 19" TVs w/built-in VCR	@	\$300.00	= \$600.00
		TOTAL	= <u>\$2,575.00</u>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Beach Club - Cabinets, Counters &amp; Built-Ins</b>
--

Category	060 Recreation	Quantity	1 total
Location	Beach Club	Unit Cost	\$49,460.00
		% of Replacement	100.00%
		Current Cost	\$49,460.00
Placed In Service	02/01	Future Cost	\$84,202.34
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

Locker Rooms/Restrooms:			
76	lockers*	@	\$300.00 = \$22,800.00
38	lin. ft. of solid surface counter tops**	@	\$150.00 = \$5,700.00
Lobby:			
37	lin. ft. of reception counter***	@	\$500.00 = \$18,500.00
Barony Room:			
12	lin. ft. of natural wood base cabinet	@	\$150.00 = \$1,800.00
12	lin. ft of laminated counter tops****	@	\$55.00 = \$660.00
		TOTAL	\$49,460.00

\* These double-tier lockers consist of louvered wood doors with laminated plastic lockers.

\*\* These counters have integral sinks.

\*\*\* This reception counter consists of a natural wood front, laminated plastic back work counter and base cabinets.

\*\*\*\* These are laminated plastic counter tops. Interim replacement, if required, should be addressed on an "as needed" basis using the association's operating and/or reserve contingency funds.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club - Carpeting

Category	060 Recreation	Quantity	246 sq. yds.
Location	Beach Club	Unit Cost	\$35.000
		% of Replacement	107.00%
		Current Cost	\$9,212.70
Placed In Service	02/01	Future Cost	\$10,066.97
Useful Life	5		
Remaining Life	3		
Replacement Year	2006		

#### Comments:

This is average quality commercial carpeting:

fitness center	133 sq. yds.
Barony room	92
lobby/hallways	21
	<hr/>
	246 sq. yds.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club - Ceiling Panels

Category	060 Recreation	Quantity	2,395 sq. ft.
Location	Beach Club	Unit Cost	\$1.400
		% of Replacement	100.00%
		Current Cost	\$3,353.00
Placed In Service	02/01	Future Cost	\$5,708.26
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

#### Comments:

These are fiberboard ceiling panels:

fitness center	1,195 sq. ft.
Barony room	855
lobby/hallways	345
	<hr/>
	2,395 sq. ft.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club - Ceramic Tile

Category	060 Recreation	Quantity	1 total
Location	Beach Club	Unit Cost	\$69,122.500
		% of Replacement	103.00%
		Current Cost	\$71,196.18
Placed In Service	02/01	Future Cost	\$121,206.72
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

Lobby/Hallways:			
2,495	sq. ft. of floor tile*	@	\$10.50 = \$26,197.50
Locker Rooms/Restrooms:			
1,275	sq. ft. of floor tile	@	\$12.00 = \$15,300.00
1,245	sq. ft. of wall tile	@	\$13.00 = \$16,185.00
45	sq. ft. of ceiling tile	@	\$15.00 = \$675.00
Outdoor Restrooms:			
365	sq. ft. of wall tile	@	\$13.00 = \$4,745.00
85	sq. ft. of floor tile	@	\$12.00 = \$1,020.00
Indoor Restrooms:			
320	sq. ft. of wall tile	@	\$13.00 = \$4,160.00
70	sq. ft. of floor tile	@	\$12.00 = \$840.00
		TOTAL	= \$69,122.50

\* These are paver tile surfaces.

The unit cost indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club - Deck Coating

Category	060 Recreation	Quantity	1,840 sq. ft.
Location	Beach Club	Unit Cost	\$3.250
		% of Replacement	100.00%
		Current Cost	\$5,980.00
Placed In Service	02/01	Future Cost	\$7,575.29
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

rear of building*	1,115 sq. ft.
front of building	725
	1,840 sq. ft.

\* This decking is adjacent to the beach club pool area.

These coated decks should be maintained on an "as needed" basis each year (or more frequently) using operating and/or reserve contingency funds. This component budgets for complete resurfacing on a 10 year cycle.

The actual condition of these surfaces should be monitored through time and these estimates adjusted accordingly.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club - Decorator Items

Category	060 Recreation	Quantity	1 provision
Location	Beach Club	Unit Cost	\$3,500.00
		% of Replacement	100.00%
		Current Cost	\$3,500.00
Placed In Service	02/01	Future Cost	\$3,824.54
Useful Life	5		
Remaining Life	3		
Replacement Year	2006		

#### Comments:

At our June 2002 field inspection, we observed the following decorator items in the beach club:

285 sq. ft. of wall mirror  
280 sq. ft. of acoustic wall cover  
9 floral arrangements  
6 large framed art pieces  
2 very large framed art pieces  
2 table lamps

It is likely that a portion of these items will be replaced each time the beach club is refurbished; we have budgeted accordingly.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club - Dehumidifier System

Category	060 Recreation	Quantity	1 estimate
Location	Beach Club	Unit Cost	\$50,000.00
		% of Replacement	100.00%
		Current Cost	\$50,000.00
Placed In Service	02/01	Future Cost	\$73,426.69
Useful Life	15		
Remaining Life	13		
Replacement Year	2016		

Comments:

This Dectron dehumidifier (model RS-122-43) and large fan, which are located on the south flat roof, have a capacity of 12,000 CFM.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club - Doors

Category	060 Recreation	Quantity	1 total
Location	Beach Club	Unit Cost	\$11,150.00
		% of Replacement	100.00%
		Current Cost	\$11,150.00
Placed In Service	02/01	Future Cost	\$18,982.13
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

5 - 3' x 5' +/- doors*	@	\$300.00	=	\$1,500.00
4 - 3' x 7' metal doors (standard)	@	\$400.00	=	\$1,600.00
2 - 3' x 7' metal doors w/full louvers	@	\$450.00	=	\$900.00
7 - 3' x 7' metal/glass "storefront" doors	@	\$750.00	=	\$5,250.00
2 - 3' x 7'6" metal French doors	@	\$950.00	=	\$1,900.00
2 - 6' x 7' metal/glass sliding doors**	@	\$0.00	=	\$0.00
		TOTAL	=	\$11,150.00

\* These doors are located at the roof access areas.

\*\* We have excluded budgeting for these doors due to their indeterminate lifespan.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Beach Club - Furniture, Exterior</b>
---

Category	060 Recreation	Quantity	1 total
Location	Beach Club	Unit Cost	\$5,100.00
		% of Replacement	100.00%
		Current Cost	\$5,100.00
Placed In Service	02/01	Future Cost	\$6,460.53
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

This is the wicker furniture with upholstered seat cushions located near the front entrance to the beach club:

4 rocking chairs	@	\$650.00	=	\$2,600.00
4 end tables	@	\$200.00	=	\$800.00
2 love seats	@	\$850.00	=	\$1,700.00
		TOTAL	=	\$5,100.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club - Furniture, Interior

Category	060 Recreation	Quantity	1 provision
Location	Beach Club	Unit Cost	\$7,500.00
		% of Replacement	100.00%
		Current Cost	\$7,500.00
Placed In Service	02/01	Future Cost	\$8,195.45
Useful Life	5		
Remaining Life	3		
Replacement Year	2006		

Comments:

**Barony Room:**

-----

- 36 stackable padded banquet chairs
- 4 round banquet tables (5' diameter)
- 2 wood shelf units (4' x 8')
- 1 large wood podium

**Lobby/Hallways:**

-----

- 2 wicker/upholstered occasional chairs
- 2 wood/upholstered occasional chairs
- 2 small "bar" type tables w/skirts
- 2 wood/upholstered guest chairs
- 1 wood/upholstered desk chair
- 1 wood/upholstered bench
- 1 large wood coffee table
- 1 wood/marble wall table
- 1 wood storage cabinet
- 1 wood end table
- 1 wood desk
- 1 sofa (7')

**Fitness Center:**

-----

- 1 small wood shelf unit

It is likely that all of this furniture will not be replaced in its entirety for an extended period of time. For the purposes of this analysis, we have budgeted a provision for a portion of this furniture to be replaced on a reasonably short life cycle.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club - Gym Equipment

Category	060 Recreation	Quantity	1 provision
Location	Beach Club	Unit Cost	\$8,000.000
		% of Replacement	100.00%
		Current Cost	\$8,000.00
		Future Cost	\$8,487.20
Placed In Service	02/01		
Useful Life	2		
Adjustment	+2		
Remaining Life	2		
Replacement Year	2005		

#### Comments:

At our June 2002 field inspection, we observed the following Cybex mechanical gym equipment in the fitness center:

- 2 benches
- 1 dual axis overhead press machine
- 1 dual axis row/rear delt machine
- 1 dual axis chest press machine
- 1 seated leg press machine
- 1 seated leg curl machine
- 1 arm extension machine
- 1 small set of dumb bells
- 1 large set of dumb bells
- 1 leg extension machine
- 1 lat pulldown machine
- 1 arm curl machine
- 1 upright scale
- 1 sit-up bench

At our June 2002 field inspection, we observed the following Star Trac electronic gym equipment in the fitness center:

- 3 TR4500 treadmills
- 2 SC4100 stair steppers
- 2 Pro recumbant bikes
- 1 Elliptical Plus machine
- 1 Pro bike

It is likely that all of this gym equipment will not be replaced in its entirety for an extended period of time. For the purposes of this analysis, we have budgeted a provision for a portion of this gym equipment to be replaced on a reasonably short life cycle.

The remaining life of this component has been extended due to its condition at our most recent field inspection.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Beach Club - HVAC Equipment</b>
------------------------------------

Category	060 Recreation	Quantity	1 total
Location	Beach Club	Unit Cost	\$55,500.00
		% of Replacement	100.00%
		Current Cost	\$55,500.00
Placed In Service	02/01	Future Cost	\$74,587.36
Useful Life	12		
Remaining Life	10		
Replacement Year	2013		

Comments:

These Carrier package units are located on the roof:

North Roof Area:			
1 - 4 ton unit	@	\$5,500.00	= \$5,500.00
1 - 6 ton unit	@	\$7,500.00	= \$7,500.00
1 - 8 ton unit	@	\$9,500.00	= \$9,500.00
South Roof Area:			
1 - 6 ton unit	@	\$7,500.00	= \$7,500.00
3 - 7 ton units	@	\$8,500.00	= \$25,500.00
		TOTAL	= <u>\$55,500.00</u>

These unit costs include a provision for crane service.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club - Plumbing Fixtures

Category	060 Recreation	Quantity	1 total
Location	Beach Club	Unit Cost	\$13,100.00
		% of Replacement	100.00%
		Current Cost	\$13,100.00
Placed In Service	02/01	Future Cost	\$22,301.87
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

Locker Rooms/Restrooms:			
5 toilets, flush valve type	@	\$700.00	= \$3,500.00
4 shower pans	@	\$525.00	= \$2,100.00
2 urinals, wall-mounted	@	\$725.00	= \$1,450.00
Indoor Restrooms:			
2 toilets, flush valve type	@	\$700.00	= \$1,400.00
2 sinks, rectangular wall mount	@	\$400.00	= \$800.00
Outdoor Restrooms:			
2 toilets, flush valve type	@	\$700.00	= \$1,400.00
2 sinks, rectangular wall mount	@	\$400.00	= \$800.00
Lobby/hallways:			
2 drinking fountains, stainless	@	\$550.00	= \$1,100.00
Barony Room:			
1 sink, large stainless single bowl	@	\$550.00	= \$550.00
		TOTAL	= <u>\$13,100.00</u>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club - Saunas, Heaters

Category	060 Recreation	Quantity	2 heaters
Location	Beach Club	Unit Cost	\$1,950.000
		% of Replacement	100.00%
		Current Cost	\$3,900.00
Placed In Service	02/01	Future Cost	\$4,940.40
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

These are floor/wall mounted rock heaters.

### Beach Club - Saunas, Wood Replace

Category	060 Recreation	Quantity	2 saunas
Location	Beach Club	Unit Cost	\$3,500.000
		% of Replacement	100.00%
		Current Cost	\$7,000.00
Placed In Service	02/01	Future Cost	\$11,917.03
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

The cost used is based on the square footage of the floor area for a prefabricated unit which includes wall finish and door.

sauna size (floor area) = 35 sq. ft. each

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club - Steam Generator

Category	060 Recreation	Quantity	1 generator
Location	Beach Club	Unit Cost	\$4,500.00
		% of Replacement	100.00%
		Current Cost	\$4,500.00
Placed In Service	02/01	Future Cost	\$5,700.47
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

This Steammaster Co., Inc. steam generator (model HC-24), which is used to generate steam for both the men's and women's steam rooms, is located in a closet near the men's locker room.

### Beach Club - Wallpaper

Category	060 Recreation	Quantity	1,860 sq. ft.
Location	Beach Club	Unit Cost	\$3.000
		% of Replacement	105.00%
		Current Cost	\$5,859.00
Placed In Service	02/01	Future Cost	\$7,422.01
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

This is standard grade wallpaper:

Barony room	1,140 sq. ft.
locker rooms/restrooms	720
	1,860 sq. ft.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Beach Club - Window Covering</b>
-------------------------------------

Category	060 Recreation	Quantity	1 total
Location	Beach Club	Unit Cost	\$6,330.00
		% of Replacement	100.00%
		Current Cost	\$6,330.00
Placed In Service	02/01	Future Cost	\$6,916.96
Useful Life	5		
Remaining Life	3		
Replacement Year	2006		

Comments:

Fitness Center:			
230	sq. ft. of composite blinds	@	\$4.00 = \$920.00
24	lin. ft. of valance	@	\$35.00 = \$840.00
Lobby/Hallways:			
90	sq. ft. of composite blinds	@	\$4.00 = \$360.00
80	lin. ft. of valance	@	\$35.00 = \$2,800.00
Barony Room:			
90	sq. ft. of composite blinds	@	\$4.00 = \$360.00
70	sq. ft. of decorative tie-backs	@	\$15.00 = \$1,050.00
		TOTAL	= \$6,330.00

**Sample Timeshare Resort**  
**Component Detail**  
**Sorted by Category**

**Beach Club Pool - Filter**

Category	060 Recreation	Quantity	1 filter
Location	Beach Club Pool Area	Unit Cost	\$1,400.000
		% of Replacement	100.00%
		Current Cost	\$1,400.00
Placed In Service	03/01	Future Cost	\$1,773.48
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

This sand filter, which is located in a closet under building 95, has a filter surface area of 7.06 sq. ft.

**Beach Club Pool - Heater**

Category	060 Recreation	Quantity	1 heater
Location	Beach Club Pool Area	Unit Cost	\$5,000.000
		% of Replacement	100.00%
		Current Cost	\$5,000.00
Placed In Service	03/01	Future Cost	\$5,627.54
Useful Life	8		
Adjustment	-2		
Remaining Life	4		
Replacement Year	2007		

Comments:

This Hi-E2 heater, which is located in a closet under building 95, has an input capacity of 350K to 400K BTU/hr.

The remaining life of this component has been decreased due to its condition at our most recent field inspection.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club Pool - Replaster & Tile

Category	060 Recreation	Quantity	1 pool
Location	Beach Club Pool Area	Unit Cost	\$9,551.250
		% of Replacement	100.00%
		Current Cost	\$9,551.25
Placed In Service	03/01	Future Cost	\$10,132.92
Useful Life	6		
Adjustment	-2		
Remaining Life	2		
Replacement Year	2005		

Comments:

1,545 sq. ft. of replastering	@	\$4.25	=	\$6,566.25
160 lin. ft. of trim tile	@	\$9.00	=	\$1,440.00
125 lin. ft. of lane tile	@	\$9.00	=	\$1,125.00
60 lin. ft. of step/bench tile	@	\$7.00	=	\$420.00
		TOTAL	=	\$9,551.25

The remaining life of this component has been decreased due to its condition at our most recent field inspection.

### Beach Club Pool Area - Barbecues

Category	060 Recreation	Quantity	8 BBQ's
Location	Beach Club Pool Area	Unit Cost	\$675.000
		% of Replacement	100.00%
		Current Cost	\$5,400.00
Placed In Service	06/00	Future Cost	\$5,728.86
Useful Life	2		
Remaining Life	0		
Replacement Year	2003		

Comments:

These pedestal-mounted natural gas barbecues are actually located in the greenbelt between the beach club and the ocean pool area.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club Pool Area - Deck Coating

Category	060 Recreation	Quantity	4,975 sq. ft.
Location	Beach Club Pool Area	Unit Cost	\$3.250
		% of Replacement	100.00%
		Current Cost	\$16,168.75
Placed In Service	03/01	Future Cost	\$20,482.09
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

pool area	4,275 sq. ft.
spa area	700
	<hr/>
	4,975 sq. ft.

These coated decks should be maintained on an "as needed" basis each year (or more frequently) using operating and/or reserve contingency funds. This component budgets for complete resurfacing on a 10 year cycle.

The actual condition of these surfaces should be monitored through time and these estimates adjusted accordingly.

### Beach Club Pool Area - Drain Covers

Category	060 Recreation	Quantity	230 lin. ft.
Location	Beach Club Pool Area	Unit Cost	\$18.500
		% of Replacement	100.00%
		Current Cost	\$4,255.00
Placed In Service	03/01	Future Cost	\$5,390.11
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

These are 3" plastic deck drain covers.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Beach Club Pool Area - Furniture</b>
---

Category	060 Recreation	Quantity	1 total
Location	Beach Club Pool Area	Unit Cost	\$14,050.00
		% of Replacement	15.00%
		Current Cost	\$2,107.50
Placed In Service	01/02	Future Cost	\$2,170.73
Useful Life	1		
Remaining Life	0		
Replacement Year	2003		

Comments:

30 chaise lounges w/o arms	@	\$230.00	=	\$6,900.00
20 tea tables	@	\$95.00	=	\$1,900.00
20 brunch chairs	@	\$140.00	=	\$2,800.00
5 brunch tables	@	\$250.00	=	\$1,250.00
4 umbrellas, market style	@	\$300.00	=	\$1,200.00
		TOTAL	=	\$14,050.00

For the purposes of this analysis, we have budgeted for percentage of this furniture to be repaired and/or replaced each year.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club Pool Area - Mastic

Category	060 Recreation	Quantity	170 lin. ft.
Location	Beach Club Pool Area	Unit Cost	\$4.250
		% of Replacement	100.00%
		Current Cost	\$722.50
Placed In Service	03/01	Future Cost	\$766.50
Useful Life	4		
Remaining Life	2		
Replacement Year	2005		

#### Comments:

Mastic material (deck caulking) prevents moisture from seeping through the expansion joints in the concrete pool deck, which otherwise could result in cracking these surfaces. The mastic material should be carefully monitored for deterioration and replaced as soon as water tight integrity is lost.

### Beach Club Pool Area - Picnic Tables

Category	060 Recreation	Quantity	5 tables
Location	Beach Club Pool Area	Unit Cost	\$1,000.000
		% of Replacement	100.00%
		Current Cost	\$5,000.00
Placed In Service	06/00	Future Cost	\$6,149.37
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

#### Comments:

These round coated metal picnic tables (with attached benches) are actually located near the barbecues in the greenbelt between the beach club and the ocean pool area.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club Spa - Chemical Controller

Category	060 Recreation	Quantity	1 controller
Location	Beach Club Pool Area	Unit Cost	\$2,750.00
		% of Replacement	100.00%
		Current Cost	\$2,750.00
Placed In Service	03/01	Future Cost	\$3,483.62
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

This CAT 2000 chemical monitor/controller is located in a closet under building 93.

### Beach Club Spa - Filter

Category	060 Recreation	Quantity	1 filter
Location	Beach Club Pool Area	Unit Cost	\$925.00
		% of Replacement	100.00%
		Current Cost	\$925.00
Placed In Service	03/01	Future Cost	\$1,104.50
Useful Life	8		
Remaining Life	6		
Replacement Year	2009		

Comments:

This sand filter, which is located in a closet under building 93, has a filter surface area of 3.14 sq. ft.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Beach Club Spa - Heater

Category	060 Recreation	Quantity	1 heater
Location	Beach Club Pool Area	Unit Cost	\$5,000.00
		% of Replacement	100.00%
		Current Cost	\$5,000.00
Placed In Service	03/01	Future Cost	\$5,627.54
Useful Life	8		
Adjustment	-2		
Remaining Life	4		
Replacement Year	2007		

Comments:

This Hi-E2 heater, which is located in a closet under building 93, has an input capacity of 350K to 400K BTU/hr.

The remaining life of this component has been decreased due to its condition at our most recent field inspection.

### Beach Club Spa - Replaster & Tile

Category	060 Recreation	Quantity	1 spa
Location	Beach Club Pool Area	Unit Cost	\$2,870.00
		% of Replacement	100.00%
		Current Cost	\$2,870.00
Placed In Service	03/01	Future Cost	\$3,044.78
Useful Life	6		
Adjustment	-2		
Remaining Life	2		
Replacement Year	2005		

Comments:

1 spa replastering (210 sq. ft.)	@	\$1,875.00	=	\$1,875.00
65 lin. ft. of step/bench tile	@	\$7.00	=	\$455.00
60 lin. ft. of trim tile	@	\$9.00	=	\$540.00
		<b>TOTAL</b>	<b>=</b>	<b>\$2,870.00</b>

The remaining life of this component has been decreased due to its condition at our most recent field inspection.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Garden Pool - Filters

Category	060 Recreation	Quantity	2 filters
Location	Garden Pool Area	Unit Cost	\$1,400.000
		% of Replacement	100.00%
		Current Cost	\$2,800.00
Placed In Service	05/99	Future Cost	\$3,343.35
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

#### Comments:

These sand filters, which are located in a closet under building 92, have a filter surface area of 7.06 sq. ft. each.

### Garden Pool - Pump/Motor Assembly

Category	060 Recreation	Quantity	1 assembly
Location	Garden Pool Area	Unit Cost	\$4,000.000
		% of Replacement	100.00%
		Current Cost	\$4,000.00
Placed In Service	05/99	Future Cost	\$4,243.60
Useful Life	6		
Remaining Life	2		
Replacement Year	2005		

#### Comments:

This 5 HP pool circulation pump/motor assembly is located in a closet under building 92.

We have excluded budgeting for the lower-rated (i.e. 1 HP to 4.5 HP) pump/motor assemblies that exist in this location as it is anticipated that they will be replaced on an "as needed" basis using the association's operating and/or reserve contingency funds.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Garden Pool - Replaster & Tile

Category	060 Recreation	Quantity	1 pool
Location	Garden Pool Area	Unit Cost	\$15,550.00
		% of Replacement	100.00%
		Current Cost	\$15,550.00
Placed In Service	05/99	Future Cost	\$16,016.50
Useful Life	6		
Adjustment	-1		
Remaining Life	1		
Replacement Year	2004		

Comments:

2,820 sq. ft. of replastering	@	\$4.25	=	\$11,985.00
260 lin. ft. of trim tile	@	\$9.00	=	\$2,340.00
175 lin. ft. of step/bench tile	@	\$7.00	=	\$1,225.00
		<b>TOTAL</b>	<b>=</b>	<b>\$15,550.00</b>

The remaining life of this component has been decreased due to its condition at our most recent field inspection.

### Garden Pool Area - Astroturf Putting Green

Category	060 Recreation	Quantity	800 sq. ft.
Location	Garden Pool Area	Unit Cost	\$12.500
		% of Replacement	100.00%
		Current Cost	\$10,000.00
Placed In Service	05/99	Future Cost	\$11,255.09
Useful Life	4		
Remaining Life	0		
Replacement Year	2003		

Comments:

This is the astroturf ground cover at the putting green.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Garden Pool Area - Barbecues

Category	060 Recreation	Quantity	4 BBQ's
Location	Garden Pool Area	Unit Cost	\$675.000
		% of Replacement	100.00%
		Current Cost	\$2,700.00
Placed In Service	01/01	Future Cost	\$2,864.43
Useful Life	2		
Remaining Life	0		
Replacement Year	2003		

Comments:

These are pedestal-mounted natural gas barbecues.

The actual date this component was placed into service is not available. For budgeting purposes, this date has been estimated based on its condition at our most recent field inspection.

### Garden Pool Area - Bench Swings

Category	060 Recreation	Quantity	3 swings
Location	Garden Pool Area	Unit Cost	\$975.000
		% of Replacement	100.00%
		Current Cost	\$2,925.00
Placed In Service	05/99	Future Cost	\$3,492.60
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

These are the 5' "contour" style benches hanging in the patio cover structures.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Garden Pool Area - Deck Coating

Category	060 Recreation	Quantity	4,425 sq. ft.
Location	Garden Pool Area	Unit Cost	\$3.250
		% of Replacement	100.00%
		Current Cost	\$14,381.25
Placed In Service	05/99	Future Cost	\$17,171.96
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

#### Comments:

These coated decks should be maintained on an "as needed" basis each year (or more frequently) using operating and/or reserve contingency funds. This component budgets for complete resurfacing on a 10 year cycle.

The actual condition of these surfaces should be monitored through time and these estimates adjusted accordingly.

### Garden Pool Area - Drinking Fountain

Category	060 Recreation	Quantity	1 fountain
Location	Garden Pool Area	Unit Cost	\$2,500.000
		% of Replacement	100.00%
		Current Cost	\$2,500.00
Placed In Service	05/99	Future Cost	\$3,460.58
Useful Life	15		
Remaining Life	11		
Replacement Year	2014		

#### Comments:

This is an ornamental metal double drinking fountain.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Garden Pool Area - Furniture

Category	060 Recreation	Quantity	1 total
Location	Garden Pool Area	Unit Cost	\$49,465.000
		% of Replacement	15.00%
		Current Cost	\$7,419.75
Placed In Service	01/02	Future Cost	\$7,642.34
Useful Life	1		
Remaining Life	0		
Replacement Year	2003		

Comments:

170 chaise lounges w/o arms	@	\$230.00	=	\$39,100.00
57 tea tables	@	\$95.00	=	\$5,415.00
20 brunch chairs	@	\$140.00	=	\$2,800.00
5 brunch tables	@	\$250.00	=	\$1,250.00
3 umbrellas, market style	@	\$300.00	=	\$900.00
		TOTAL	=	\$49,465.00

For the purposes of this analysis, we have budgeted for percentage of this furniture to be repaired and/or replaced each year.

### Garden Pool Area - Large Umbrellas

Category	060 Recreation	Quantity	3 umbrellas
Location	Garden Pool Area	Unit Cost	\$8,500.000
		% of Replacement	100.00%
		Current Cost	\$25,500.00
Placed In Service	05/99	Future Cost	\$27,052.95
Useful Life	6		
Remaining Life	2		
Replacement Year	2005		

Comments:

These umrellas are 14' tall and 20' in diameter.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Garden Pool Area - Patio Cover Structures

Category	060 Recreation	Quantity	615 sq. ft.
Location	Garden Pool Area	Unit Cost	\$12.750
		% of Replacement	100.00%
		Current Cost	\$7,841.25
Placed In Service	05/99	Future Cost	\$12,582.90
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

Comments:

These are the decorative wood patio cover structures and bench swing structures:

restroom building	520 sq. ft.
pool area	95
	615 sq. ft.

### Garden Pool Area - Picnic Tables

Category	060 Recreation	Quantity	2 tables
Location	Garden Pool Area	Unit Cost	\$1,000.000
		% of Replacement	100.00%
		Current Cost	\$2,000.00
Placed In Service	05/99	Future Cost	\$2,388.10
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

These round coated metal picnic tables (with attached benches) are located near the barbecues.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Garden Restrooms - Doors

Category	060 Recreation	Quantity	1 total
Location	Garden Pool Area	Unit Cost	\$1,175.00
		% of Replacement	100.00%
		Current Cost	\$1,175.00
Placed In Service	05/99	Future Cost	\$1,626.47
Useful Life	15		
Remaining Life	11		
Replacement Year	2014		

Comments:

These are metal doors:

Closet:			
1 - 2.5' x 6'8" door	@	\$375.00	= \$375.00
Restrooms:			
2 - 3' x 6'8" doors	@	\$400.00	= \$800.00
		TOTAL	= <u>\$1,175.00</u>

### Garden Restrooms - Drinking Fountains

Category	060 Recreation	Quantity	2 fountains
Location	Garden Pool Area	Unit Cost	\$1,175.00
		% of Replacement	100.00%
		Current Cost	\$2,350.00
Placed In Service	05/99	Future Cost	\$2,806.02
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

These are wall-mounted stainless steel and coated metal chilled drinking fountains.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Garden Restrooms - Plumbing Fixtures

Category	060 Recreation	Quantity	1 total
Location	Garden Pool Area	Unit Cost	\$3,525.000
		% of Replacement	100.00%
		Current Cost	\$3,525.00
Placed In Service	05/99	Future Cost	\$5,656.59
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

Comments:

4 sinks, rectangular wall mount	@	\$400.00	=	\$1,600.00
3 toilets, tank type	@	\$400.00	=	\$1,200.00
1 urinal, wall mount	@	\$725.00	=	\$725.00
		<b>TOTAL</b>	<b>=</b>	<b>\$3,525.00</b>

### Garden Restrooms - Restroom Partitions

Category	060 Recreation	Quantity	1 total
Location	Garden Pool Area	Unit Cost	\$4,200.000
		% of Replacement	100.00%
		Current Cost	\$4,200.00
Placed In Service	05/99	Future Cost	\$5,813.78
Useful Life	15		
Remaining Life	11		
Replacement Year	2014		

Comments:

These are solid plastic (or composite) restroom partitions:

3 toilet stall partitions	@	\$1,250.00	=	\$3,750.00
1 urinal partition	@	\$450.00	=	\$450.00
		<b>TOTAL</b>	<b>=</b>	<b>\$4,200.00</b>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Garden Spa - Chemical Controller

Category	060 Recreation	Quantity	1 controller
Location	Garden Pool Area	Unit Cost	\$2,750.00
		% of Replacement	100.00%
		Current Cost	\$2,750.00
Placed In Service	05/99	Future Cost	\$3,283.64
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

This CAT 2000 chemical monitor/controller is located in a closet under building 92.

### Garden Spa - Filter

Category	060 Recreation	Quantity	1 filter
Location	Garden Pool Area	Unit Cost	\$925.00
		% of Replacement	100.00%
		Current Cost	\$925.00
Placed In Service	01/01	Future Cost	\$1,104.50
Useful Life	8		
Remaining Life	6		
Replacement Year	2009		

Comments:

This sand filter, which is located in a closet under building 92, has a filter surface area of 3.14 sq. ft.

This filter was replaced during 2001.

The actual month this component was placed into service is not available. For budgeting purposes we have used the month corresponding to the beginning of the client's fiscal year.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Garden Spa - Heater

Category	060 Recreation	Quantity	1 heater
Location	Garden Pool Area	Unit Cost	\$2,300.00
		% of Replacement	100.00%
		Current Cost	\$2,300.00
Placed In Service	05/99	Future Cost	\$2,369.00
Useful Life	8		
Adjustment	-3		
Remaining Life	1		
Replacement Year	2004		

Comments:

This standard heater (not Hi-E), which is located outdoors (near the spa), has an input capacity of 400K BTU/hr.

The remaining life of this component has been decreased due to its condition at our most recent field inspection.

### Garden Spa - Replaster & Tile

Category	060 Recreation	Quantity	1 spa
Location	Garden Pool Area	Unit Cost	\$2,880.00
		% of Replacement	100.00%
		Current Cost	\$2,880.00
Placed In Service	05/99	Future Cost	\$2,966.40
Useful Life	6		
Adjustment	-1		
Remaining Life	1		
Replacement Year	2004		

Comments:

1 spa replastering (180 sq. ft.)	@	\$1,875.00	=	\$1,875.00
65 lin. ft. of trim tile	@	\$9.00	=	\$585.00
60 lin. ft. of step/bench tile	@	\$7.00	=	\$420.00
		TOTAL	=	\$2,880.00

The remaining life of this component has been decreased due to its condition at our most recent field inspection.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Garden Wader - Filter

Category	060 Recreation	Quantity	1 filter
Location	Garden Pool Area	Unit Cost	\$925.000
		% of Replacement	100.00%
		Current Cost	\$925.00
Placed In Service	05/99	Future Cost	\$1,041.10
Useful Life	8		
Remaining Life	4		
Replacement Year	2007		

Comments:

This sand filter, which is located in a closet under building 92, has a filter surface area of 3.14 sq. ft.

### Garden Wader - Replaster & Tile

Category	060 Recreation	Quantity	1 wader
Location	Garden Pool Area	Unit Cost	\$2,280.000
		% of Replacement	100.00%
		Current Cost	\$2,280.00
Placed In Service	05/99	Future Cost	\$2,348.40
Useful Life	6		
Adjustment	-1		
Remaining Life	1		
Replacement Year	2004		

Comments:

1 wader replastering (155 sq. ft.)	@	\$1,875.00	=	\$1,875.00
45 lin. ft. of trim tile	@	\$9.00	=	\$405.00
		TOTAL	=	\$2,280.00

The remaining life of this component has been decreased due to its condition at our most recent field inspection.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Indoor Pool - Chemical Controller

Category	060 Recreation	Quantity	1 controller
Location	Indoor Pool Area	Unit Cost	\$2,750.000
		% of Replacement	100.00%
		Current Cost	\$2,750.00
Placed In Service	02/01	Future Cost	\$3,483.62
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

This CAT 2000 chemical monitor/controller is located in a closet under the beach club building.

### Indoor Pool - Filter

Category	060 Recreation	Quantity	1 filter
Location	Indoor Pool Area	Unit Cost	\$1,400.000
		% of Replacement	100.00%
		Current Cost	\$1,400.00
Placed In Service	02/01	Future Cost	\$1,773.48
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

This sand filter, which is located in a closet under the beach club building, has a filter surface area of 7.06 sq. ft.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Indoor Pool - Heater

Category	060 Recreation	Quantity	1 heater
Location	Indoor Pool Area	Unit Cost	\$5,000.00
		% of Replacement	100.00%
		Current Cost	\$5,000.00
Placed In Service	02/01	Future Cost	\$5,970.26
Useful Life	8		
Remaining Life	6		
Replacement Year	2009		

Comments:

This Hi-E2 heater, which is located in a closet under the beach club building, has an input capacity of 350K to 400K BTU/hr.

### Indoor Pool - Replaster & Tile

Category	060 Recreation	Quantity	1 pool
Location	Indoor Pool Area	Unit Cost	\$7,175.00
		% of Replacement	100.00%
		Current Cost	\$7,175.00
Placed In Service	02/01	Future Cost	\$8,075.53
Useful Life	6		
Remaining Life	4		
Replacement Year	2007		

Comments:

1,180 sq. ft. of replastering	@	\$4.25	=	\$5,015.00
145 lin. ft. of trim tile	@	\$9.00	=	\$1,305.00
60 lin. ft. of lane tile	@	\$9.00	=	\$540.00
45 lin. ft. of step/bench tile	@	\$7.00	=	\$315.00
		<b>TOTAL</b>	<b>=</b>	<b>\$7,175.00</b>



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Indoor Pool Area - Deck Coating

Category	060 Recreation	Quantity	2,085 sq. ft.
Location	Indoor Pool Area	Unit Cost	\$3.250
		% of Replacement	100.00%
		Current Cost	\$6,776.25
Placed In Service	02/01	Future Cost	\$8,583.95
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

#### Comments:

These coated decks should be maintained on an "as needed" basis each year (or more frequently) using operating and/or reserve contingency funds. This component budgets for complete resurfacing on a 10 year cycle.

The actual condition of these surfaces should be monitored through time and these estimates adjusted accordingly.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Indoor Pool Area - Furniture

Category	060 Recreation	Quantity	1 total
Location	Indoor Pool Area	Unit Cost	\$11,735.000
		% of Replacement	15.00%
		Current Cost	\$1,760.25
Placed In Service	01/02	Future Cost	\$1,813.06
Useful Life	1		
Remaining Life	0		
Replacement Year	2003		

Comments:

32 brunch chairs	@	\$140.00	=	\$4,480.00
16 chaise lounges w/arms	@	\$265.00	=	\$4,240.00
7 brunch tables	@	\$250.00	=	\$1,750.00
7 tea tables	@	\$95.00	=	\$665.00
2 umbrellas, market style	@	\$300.00	=	\$600.00
		TOTAL	=	\$11,735.00

For the purposes of this analysis, we have budgeted for percentage of this furniture to be repaired and/or replaced each year.

### Indoor Spa - Chemical Controller

Category	060 Recreation	Quantity	1 controller
Location	Indoor Pool Area	Unit Cost	\$2,750.000
		% of Replacement	100.00%
		Current Cost	\$2,750.00
Placed In Service	02/01	Future Cost	\$3,483.62
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

This CAT 2000 chemical monitor/controller is located in a closet under the beach club building.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Indoor Spa - Filter

Category	060 Recreation	Quantity	1 filter
Location	Indoor Pool Area	Unit Cost	\$925.000
		% of Replacement	100.00%
		Current Cost	\$925.00
Placed In Service	02/01	Future Cost	\$1,104.50
Useful Life	8		
Remaining Life	6		
Replacement Year	2009		

#### Comments:

This sand filter, which is located in a closet under the beach club building, has a filter surface area of 3.14 sq. ft.

### Indoor Spa - Heater

Category	060 Recreation	Quantity	1 heater
Location	Indoor Pool Area	Unit Cost	\$5,000.000
		% of Replacement	100.00%
		Current Cost	\$5,000.00
Placed In Service	02/01	Future Cost	\$5,970.26
Useful Life	8		
Remaining Life	6		
Replacement Year	2009		

#### Comments:

This Hi-E2 heater, which is located in a closet under the beach club building, has an input capacity of 350K to 400K BTU/hr.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Indoor Spa - Retile

Category	060 Recreation	Quantity	320 sq. ft.
Location	Indoor Pool Area	Unit Cost	\$12.500
		% of Replacement	100.00%
		Current Cost	\$4,000.00
Placed In Service	02/01	Future Cost	\$5,375.67
Useful Life	12		
Remaining Life	10		
Replacement Year	2013		

Comments:

This spa is completely covered by ceramic tile (i.e. no plastered surfaces).

### Ocean Pool - Filters

Category	060 Recreation	Quantity	1 total
Location	Ocean Pool Area	Unit Cost	\$5,200.000
		% of Replacement	100.00%
		Current Cost	\$5,200.00
Placed In Service	02/00	Future Cost	\$6,395.34
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

These filters are located in a closet under building 94:

Pool:				
3 - 7.06 sq. ft. sand filters	@	\$1,400.00	=	\$4,200.00
Gazebo Water Feature:				
1 - 400 sq. ft. cartridge filter	@	\$1,000.00	=	\$1,000.00
		TOTAL	=	\$5,200.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ocean Pool - Pump/Motor Assemblies

Category	060 Recreation	Quantity	1 total
Location	Ocean Pool Area	Unit Cost	\$20,500.00
		% of Replacement	100.00%
		Current Cost	\$20,500.00
Placed In Service	02/00	Future Cost	\$22,400.90
Useful Life	6		
Remaining Life	3		
Replacement Year	2006		

#### Comments:

These pump/motor assemblies are located in a closet under building 94:

1 - 5 HP pump/motor assembly	@	\$4,000.00	=	\$4,000.00
3 - 7.5 HP pump/motor assemblies	@	\$5,500.00	=	\$16,500.00
		TOTAL	=	<u>\$20,500.00</u>

We have excluded budgeting for the lower-rated (i.e. 1 HP to 4.5 HP) pump/motor assemblies that exist in this location as it is anticipated that they will be replaced on an "as needed" basis using the association's operating and/or reserve contingency funds.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ocean Pool - Replaster & Tile

Category	060 Recreation	Quantity	1 pool
Location	Ocean Pool Area	Unit Cost	\$31,053.750
		% of Replacement	100.00%
		Current Cost	\$31,053.75
Placed In Service	02/00	Future Cost	\$31,985.36
Useful Life	6		
Adjustment	-2		
Remaining Life	1		
Replacement Year	2004		

Comments:

4,775 sq. ft. of replastering	@	\$4.25	=	\$20,293.75
435 lin. ft. of trim tile	@	\$9.00	=	\$3,915.00
245 lin. ft. of step/bench tile	@	\$7.00	=	\$1,715.00
245 sq. ft. of "gazebo" trim tile	@	\$15.00	=	\$3,675.00
85 sq. ft. of "beach entrance" tile	@	\$15.00	=	\$1,275.00
20 lin. ft. of lane tile	@	\$9.00	=	\$180.00
		TOTAL	=	\$31,053.75

The remaining life of this component has been decreased due to its condition at our most recent field inspection.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ocean Pool Area - Bench Swings

Category	060 Recreation	Quantity	11 swings
Location	Ocean Pool Area	Unit Cost	\$975.000
		% of Replacement	100.00%
		Current Cost	\$10,725.00
Placed In Service	02/00	Future Cost	\$13,190.40
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

#### Comments:

These are the 5' "contour" style benches hanging in the patio cover structures.

This inventory includes the bench swings at the ocean pool area (3 swings) and the bench swings located in the greenbelt between the ocean pool area and the beach club (8 swings).

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ocean Pool Area - Deck Coating

Category	060 Recreation	Quantity	17,795 sq. ft.
Location	Ocean Pool Area	Unit Cost	\$3.250
		% of Replacement	100.00%
		Current Cost	\$57,833.75
Placed In Service	02/00	Future Cost	\$71,128.22
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

ocean pool area	15,900 sq. ft.
greenbelt sun deck area	1,895
	<u>17,795</u> sq. ft.

These coated decks should be maintained on an "as needed" basis each year (or more frequently) using operating and/or reserve contingency funds. This component budgets for complete resurfacing on a 10 year cycle.

The actual condition of these surfaces should be monitored through time and these estimates adjusted accordingly.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ocean Pool Area - Drinking Fountains

Category	060 Recreation	Quantity	2 fountains
Location	Ocean Pool Area	Unit Cost	\$2,500.00
		% of Replacement	100.00%
		Current Cost	\$5,000.00
Placed In Service	02/00	Future Cost	\$7,128.80
Useful Life	15		
Remaining Life	12		
Replacement Year	2015		

#### Comments:

These are ornamental metal double drinking fountains.

This inventory includes the drinking fountain at the ocean pool area and the drinking fountain located in the greenbelt between the ocean pool area and the beach club.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ocean Pool Area - Furniture

Category	060 Recreation	Quantity	1 total
Location	Ocean Pool Area	Unit Cost	\$88,075.00
		% of Replacement	15.00%
		Current Cost	\$13,211.25
Placed In Service	01/02	Future Cost	\$13,607.59
Useful Life	1		
Remaining Life	0		
Replacement Year	2003		

Comments:

300 chaise lounges w/o arms	@	\$230.00	=	\$69,000.00
63 tea tables	@	\$95.00	=	\$5,985.00
46 brunch chairs	@	\$140.00	=	\$6,440.00
13 umbrellas, market style	@	\$300.00	=	\$3,900.00
11 brunch tables	@	\$250.00	=	\$2,750.00
		TOTAL	=	\$88,075.00

This inventory includes the furniture at the greenbelt sun deck area.

For the purposes of this analysis, we have budgeted for percentage of this furniture to be repaired and/or replaced each year.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ocean Pool Area - Large Umbrellas

Category	060 Recreation	Quantity	1 total
Location	Ocean Pool Area	Unit Cost	\$37,000.00
		% of Replacement	100.00%
		Current Cost	\$37,000.00
Placed In Service	02/00	Future Cost	\$40,430.90
Useful Life	6		
Remaining Life	3		
Replacement Year	2006		

Comments:

4 large umbrellas*	@	\$5,000.00	=	\$20,000.00
2 very large umbrellas**	@	\$8,500.00	=	\$17,000.00
		TOTAL	=	\$37,000.00

\* These umrellas are 11' tall and 10' in diameter.

\*\* These umrellas are 14' tall and 20' in diameter.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ocean Pool Area - Mastic

Category	060 Recreation	Quantity	505 lin. ft.
Location	Ocean Pool Area	Unit Cost	\$4.250
		% of Replacement	100.00%
		Current Cost	\$2,146.25
Placed In Service	02/00	Future Cost	\$2,210.64
Useful Life	4		
Remaining Life	1		
Replacement Year	2004		

#### Comments:

pool perimeter	315 lin. ft.
large spal perimeter (south)	85
small spal perimeter (north)	60
waderl perimeter	45
	<hr/>
	505 lin. ft.

Mastic material (deck caulking) prevents moisture from seeping through the expansion joints in the concrete pool deck, which otherwise could result in cracking these surfaces. The mastic material should be carefully monitored for deterioration and replaced as soon as water tight integrity is lost.

### Ocean Pool Area - Padded Play Surface

Category	060 Recreation	Quantity	125 sq. ft.
Location	Ocean Pool Area	Unit Cost	\$15.000
		% of Replacement	100.00%
		Current Cost	\$1,875.00
Placed In Service	02/00	Future Cost	\$2,048.86
Useful Life	6		
Remaining Life	3		
Replacement Year	2006		

#### Comments:

This is the "poured-in-place" padded play surface near the "spitting" turtle/wader area.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ocean Pool Area - Patio Cover Structures

Category	060 Recreation	Quantity	1,250 sq. ft.
Location	Ocean Pool Area	Unit Cost	\$12.750
		% of Replacement	100.00%
		Current Cost	\$15,937.50
Placed In Service	02/00	Future Cost	\$26,342.26
Useful Life	20		
Remaining Life	17		
Replacement Year	2020		

#### Comments:

These are the decorative wood patio cover structures and bench swing structures:

restroom building	520 sq. ft.
pool area	490
greenbelt bench swing areas	240
	<hr/>
	1,250 sq. ft.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ocean Restrooms - Doors

Category	060 Recreation	Quantity	1 total
Location	Ocean Pool Area	Unit Cost	\$1,175.00
		% of Replacement	100.00%
		Current Cost	\$1,175.00
Placed In Service	02/00	Future Cost	\$1,675.27
Useful Life	15		
Remaining Life	12		
Replacement Year	2015		

Comments:

These are metal doors:

Closet:			
1	- 2.5' x 6'8" door	@	\$375.00 = \$375.00
Restrooms:			
2	- 3' x 6'8" doors	@	\$400.00 = \$800.00
		TOTAL	\$1,175.00

### Ocean Restrooms - Drinking Fountains

Category	060 Recreation	Quantity	2 fountains
Location	Ocean Pool Area	Unit Cost	\$1,175.00
		% of Replacement	100.00%
		Current Cost	\$2,350.00
Placed In Service	02/00	Future Cost	\$2,890.20
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

These are wall-mounted stainless steel and coated metal chilled drinking fountains.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ocean Restrooms - Plumbing Fixtures

Category	060 Recreation	Quantity	1 total
Location	Ocean Pool Area	Unit Cost	\$3,525.000
		% of Replacement	100.00%
		Current Cost	\$3,525.00
Placed In Service	02/00	Future Cost	\$5,826.29
Useful Life	20		
Remaining Life	17		
Replacement Year	2020		

Comments:

4 sinks, rectangular wall mount	@	\$400.00	=	\$1,600.00
3 toilets, tank type	@	\$400.00	=	\$1,200.00
1 urinal, wall mount	@	\$725.00	=	\$725.00
		<b>TOTAL</b>	<b>=</b>	<b>\$3,525.00</b>

### Ocean Restrooms - Restroom Partitions

Category	060 Recreation	Quantity	1 total
Location	Ocean Pool Area	Unit Cost	\$4,200.000
		% of Replacement	100.00%
		Current Cost	\$4,200.00
Placed In Service	02/00	Future Cost	\$5,988.20
Useful Life	15		
Remaining Life	12		
Replacement Year	2015		

Comments:

These are solid plastic (or composite) restroom partitions:

3 toilet stall partitions	@	\$1,250.00	=	\$3,750.00
1 urinal partition	@	\$450.00	=	\$450.00
		<b>TOTAL</b>	<b>=</b>	<b>\$4,200.00</b>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Ocean Spa (North) - Replaster &amp; Tile</b>
---

Category	060 Recreation	Quantity	1 spa
Location	Ocean Pool Area	Unit Cost	\$2,720.00
		% of Replacement	100.00%
		Current Cost	\$2,720.00
Placed In Service	02/00	Future Cost	\$3,247.82
Useful Life	6		
Adjustment	-3		
Remaining Life	0		
Replacement Year	2003		

Comments:

1 spa replastering (240 sq. ft.)	@	\$1,875.00	=	\$1,875.00
55 lin. ft. of trim tile	@	\$9.00	=	\$495.00
50 lin. ft. of step/bench tile	@	\$7.00	=	\$350.00
		<b>TOTAL</b>	<b>=</b>	<b>\$2,720.00</b>

The remaining life of this component has been decreased due to its condition at our most recent field inspection.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ocean Spa (South) - Replaster & Tile

Category	060 Recreation	Quantity	1 spa
Location	Ocean Pool Area	Unit Cost	\$3,120.00
		% of Replacement	100.00%
		Current Cost	\$3,120.00
Placed In Service	02/00	Future Cost	\$3,409.31
Useful Life	6		
Remaining Life	3		
Replacement Year	2006		

Comments:

1 spa replastering (360 sq. ft.)	@	\$1,875.00	=	\$1,875.00
80 lin. ft. of trim tile	@	\$9.00	=	\$720.00
75 lin. ft. of step/bench tile	@	\$7.00	=	\$525.00
		<b>TOTAL</b>	<b>=</b>	<b>\$3,120.00</b>

### Ocean Spas - Chemical Controllers

Category	060 Recreation	Quantity	2 controllers
Location	Ocean Pool Area	Unit Cost	\$2,750.00
		% of Replacement	100.00%
		Current Cost	\$5,500.00
Placed In Service	02/00	Future Cost	\$6,764.31
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

Each of the spas (south spa and north spa) has a CAT 2000 chemical monitor/controller located in a closet under building 94.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ocean Spas - Filters

Category	060 Recreation	Quantity	1 total
Location	Ocean Pool Area	Unit Cost	\$2,025.00
		% of Replacement	100.00%
		Current Cost	\$2,025.00
Placed In Service	02/00	Future Cost	\$2,347.53
Useful Life	8		
Remaining Life	5		
Replacement Year	2008		

Comments:

These filters are located in a closet under building 94:

North Spa:			
1	- 2.14 sq. ft. sand filter	@	\$875.00 = \$875.00
South Spa:			
1	- 4.91 sq. ft. sand filter	@	\$1,150.00 = \$1,150.00
		TOTAL	= <u>\$2,025.00</u>

### Ocean Spas - Heaters

Category	060 Recreation	Quantity	2 heaters
Location	Ocean Pool Area	Unit Cost	\$5,000.00
		% of Replacement	100.00%
		Current Cost	\$10,000.00
Placed In Service	02/00	Future Cost	\$11,592.74
Useful Life	8		
Remaining Life	5		
Replacement Year	2008		

Comments:

Each of these spas (south spa and north spa) has a Hi-E2 heater, which is located in a closet under building 94, with an input capacity of 350K to 400K BTU/hr.

# Sample Timeshare Resort

## Component Detail

### Sorted by Category

#### Ocean Wader - Filters

Category	060 Recreation	Quantity	1 total
Location	Ocean Pool Area	Unit Cost	\$1,775.00
		% of Replacement	100.00%
		Current Cost	\$1,775.00
Placed In Service	02/00	Future Cost	\$2,057.71
Useful Life	8		
Remaining Life	5		
Replacement Year	2008		

Comments:

These filters are located in a closet under building 94:

Wader:			
1	- 2.14 sq. ft. sand filter	@	\$875.00 = \$875.00
Turtle Water Feature:			
1	- 300 sq. ft. cartridge filter	@	\$900.00 = \$900.00
		TOTAL	= \$1,775.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ocean Wader - Replaster & Tile

Category	060 Recreation	Quantity	1 wader
Location	Ocean Pool Area	Unit Cost	\$2,235.000
		% of Replacement	100.00%
		Current Cost	\$2,235.00
		Future Cost	\$2,302.05
Placed In Service	02/00		
Useful Life	6		
Adjustment	-2		
Remaining Life	1		
Replacement Year	2004		

#### Comments:

1 wader replastering (140 sq. ft.)	@	\$1,875.00	=	\$1,875.00
40 lin. ft. of trim tile	@	\$9.00	=	\$360.00
		TOTAL	=	<u>\$2,235.00</u>

The remaining life of this component has been decreased due to its condition at our most recent field inspection.

### Ocean Wader - Spitting Turtle

Category	060 Recreation	Quantity	1 turtle
Location	Ocean Pool Area	Unit Cost	\$7,500.000
		% of Replacement	100.00%
		Current Cost	\$7,500.00
		Future Cost	\$9,224.05
Placed In Service	02/00		
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

#### Comments:

This resilient "spitting" turtle is roughly 4'L x 3'W x 3'H.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Appliances (Kitchen), Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$2,120.00
		% of Replacement	100.00%
		Current Cost	\$152,640.00
Placed In Service	05/99	Future Cost	\$182,260.14
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

Each villa has the following appliances in the kitchen:

1 refrigerator (18 cu. ft.)	@	\$700.00	=	\$700.00
1 oven/range (glass top)	@	\$700.00	=	\$700.00
1 dishwasher	@	\$295.00	=	\$295.00
1 microwave (cabinet mount)	@	\$425.00	=	\$425.00
		TOTAL	=	\$2,120.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Appliances (Kitchen), Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$2,120.00
		% of Replacement	100.00%
		Current Cost	\$169,600.00
Placed In Service	06/00	Future Cost	\$208,586.61
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

Each villa has the following appliances in the kitchen:

1 refrigerator (18 cu. ft.)	@	\$700.00	=	\$700.00
1 oven/range (glass top)	@	\$700.00	=	\$700.00
1 dishwasher	@	\$295.00	=	\$295.00
1 microwave (cabinet mount)	@	\$425.00	=	\$425.00
		TOTAL	=	\$2,120.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Appliances (Kitchen), Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$2,120.00
		% of Replacement	100.00%
		Current Cost	\$180,200.00
Placed In Service	06/01	Future Cost	\$228,271.97
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

Each villa has the following appliances in the kitchen:

1 refrigerator (18 cu. ft.)	@	\$700.00	=	\$700.00
1 oven/range (glass top)	@	\$700.00	=	\$700.00
1 dishwasher	@	\$295.00	=	\$295.00
1 microwave (cabinet mount)	@	\$425.00	=	\$425.00
		TOTAL	=	\$2,120.00

### Villa - Appliances (Washer/Dryer), Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$975.000
		% of Replacement	100.00%
		Current Cost	\$70,200.00
Placed In Service	05/99	Future Cost	\$83,822.47
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

Each villa has a stacked washer/dryer.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Appliances (Washer/Dryer), Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$975.000
		% of Replacement	100.00%
		Current Cost	\$78,000.00
Placed In Service	06/00	Future Cost	\$95,930.16
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

Each villa has a stacked washer/dryer.

### Villa - Appliances (Washer/Dryer), Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$975.000
		% of Replacement	100.00%
		Current Cost	\$82,875.00
Placed In Service	06/01	Future Cost	\$104,983.57
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

Each villa has a stacked washer/dryer.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Villa - Bed Sets, Ph 1</b>
-------------------------------

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$1,435.000
		% of Replacement	100.00%
		Current Cost	\$103,320.00
Placed In Service	05/99	Future Cost	\$106,419.60
Useful Life	5		
Remaining Life	1		
Replacement Year	2004		

Comments:

Each villa has the following bed sets:

Master Bedroom:			
1	king size bed set	@	\$535.00 = \$535.00
Guest Bedroom:			
2	queen size bed sets	@	\$450.00 = \$900.00
		TOTAL	= \$1,435.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Villa - Bed Sets, Ph 2</b>
-------------------------------

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$1,435.000
		% of Replacement	100.00%
		Current Cost	\$114,800.00
Placed In Service	06/00	Future Cost	\$121,791.32
Useful Life	5		
Remaining Life	2		
Replacement Year	2005		

Comments:

Each villa has the following bed sets:

Master Bedroom:			
1	king size bed set	@	\$535.00 = \$535.00
Guest Bedroom:			
2	queen size bed sets	@	\$450.00 = \$900.00
		TOTAL	= \$1,435.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Villa - Bed Sets, Ph 3</b>
-------------------------------

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$1,435.00
		% of Replacement	100.00%
		Current Cost	\$121,975.00
Placed In Service	06/01	Future Cost	\$133,285.38
Useful Life	5		
Remaining Life	3		
Replacement Year	2006		

Comments:

Each villa has the following bed sets:

Master Bedroom:			
1	king size bed set	@	\$535.00 = \$535.00
Guest Bedroom:			
2	queen size bed sets	@	\$450.00 = \$900.00
		TOTAL	= \$1,435.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Bedding, Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$1,510.000
		% of Replacement	100.00%
		Current Cost	\$108,720.00
Placed In Service	05/99	Future Cost	\$111,981.60
Useful Life	5		
Remaining Life	1		
Replacement Year	2004		

#### Comments:

Each villa has the following bedding:

Master Bedroom:			
1	king size bedspread & bedskirts	@	\$580.00 = \$580.00
Guest Bedroom:			
2	queen size bedspreads & bedskirts	@	\$465.00 = \$930.00
		TOTAL	= <u>\$1,510.00</u>

## Sample Timeshare Resort

### Component Detail

Sorted by Category

#### Villa - Bedding, Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$1,510.000
		% of Replacement	100.00%
		Current Cost	\$120,800.00
Placed In Service	06/00	Future Cost	\$128,156.72
Useful Life	5		
Remaining Life	2		
Replacement Year	2005		

Comments:

Each villa has the following bedding:

Master Bedroom:			
1	king size bedspread & bedskirts	@	\$580.00 = \$580.00
Guest Bedroom:			
2	queen size bedspreads & bedskirts	@	\$465.00 = \$930.00
		TOTAL	\$1,510.00

**Sample Timeshare Resort**  
**Component Detail**  
**Sorted by Category**

**Villa - Bedding, Ph 3**

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$1,510.000
		% of Replacement	100.00%
		Current Cost	\$128,350.00
Placed In Service	06/01	Future Cost	\$140,251.51
Useful Life	5		
Remaining Life	3		
Replacement Year	2006		

Comments:

Each villa has the following bedding:

Master Bedroom:			
1	king size bedspread & bedskirts	@	\$580.00 = \$580.00
Guest Bedroom:			
2	queen size bedspreads & bedskirts	@	\$465.00 = \$930.00
		TOTAL	= <u>\$1,510.00</u>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Cabinets, Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$3,320.00
		% of Replacement	100.00%
		Current Cost	\$239,040.00
Placed In Service	05/99	Future Cost	\$383,589.03
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

Comments:

Each villa has the following cabinets:

Kitchen (Natural Wood/Laminate):			
14	lin. ft. of wall cabinet	@	\$100.00 = \$1,400.00
8	lin. ft. of base cabinet	@	\$120.00 = \$960.00
Master Bathroom (Laminate):			
6	lin. ft. of base cabinet	@	\$80.00 = \$480.00
Guest Bathroom (Laminate):			
6	lin. ft. of base cabinet	@	\$80.00 = \$480.00
		TOTAL	= \$3,320.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Cabinets, Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$3,390.00
		% of Replacement	100.00%
		Current Cost	\$271,200.00
Placed In Service	06/00	Future Cost	\$448,252.28
Useful Life	20		
Remaining Life	17		
Replacement Year	2020		

Comments:

Each villa has the following cabinets:

Kitchen (Natural Wood/Laminate):				
10 lin. ft. of wall cabinet	@	\$100.00	=	\$1,000.00
7 lin. ft. of base cabinet	@	\$120.00	=	\$840.00
3 lin. ft. of pantry cabinet	@	\$250.00	=	\$750.00
Master Bathroom (Laminate):				
6 lin. ft. of base cabinet	@	\$80.00	=	\$480.00
Guest Bathroom (Laminate):				
4 lin. ft. of base cabinet	@	\$80.00	=	\$320.00
		TOTAL	=	\$3,390.00



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Cabinets, Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$3,390.00
		% of Replacement	100.00%
		Current Cost	\$288,150.00
Placed In Service	06/01	Future Cost	\$490,556.09
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

Each villa has the following cabinets:

Kitchen (Natural Wood/Laminate):			
10 lin. ft. of wall cabinet	@	\$100.00	= \$1,000.00
7 lin. ft. of base cabinet	@	\$120.00	= \$840.00
3 lin. ft. of pantry cabinet	@	\$250.00	= \$750.00
Master Bathroom (Laminate):			
6 lin. ft. of base cabinet	@	\$80.00	= \$480.00
Guest Bathroom (Laminate):			
4 lin. ft. of base cabinet	@	\$80.00	= \$320.00
		TOTAL	= <u>\$3,390.00</u>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Carpeting, Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$2,386.500
		% of Replacement	107.00%
		Current Cost	\$183,855.96
Placed In Service	05/99	Future Cost	\$189,371.64
Useful Life	5		
Remaining Life	1		
Replacement Year	2004		

#### Comments:

Each villa has the following carpeting:

86 sq. yds. of carpeting	@	\$27.75	=	\$2,386.50
		TOTAL	=	<u>\$2,386.50</u>

This inventory includes the dining room/living room area (41 sq. yds.), master bedroom (19 sq. yds.) and the guest bedroom (26 sq. yds).

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Carpeting, Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$2,275.500
		% of Replacement	107.00%
		Current Cost	\$194,782.80
Placed In Service	06/00	Future Cost	\$206,645.07
Useful Life	5		
Remaining Life	2		
Replacement Year	2005		

#### Comments:

Each villa has the following carpeting:

82 sq. yds. of carpeting	@	\$27.75	=	\$2,275.50
		TOTAL	=	<u>\$2,275.50</u>

This inventory includes the dining room/living room area (39 sq. yds.), master bedroom (19 sq. yds.) and the guest bedroom (24 sq. yds).

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Carpeting, Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$2,275.500
		% of Replacement	107.00%
		Current Cost	\$206,956.73
Placed In Service	06/01	Future Cost	\$226,147.20
Useful Life	5		
Remaining Life	3		
Replacement Year	2006		

#### Comments:

Each villa has the following carpeting:

82 sq. yds. of carpeting	@	\$27.75	=	\$2,275.50
		TOTAL	=	<u>\$2,275.50</u>

This inventory includes the dining room/living room area (39 sq. yds.), master bedroom (19 sq. yds.) and the guest bedroom (24 sq. yds).

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Ceramic Tile, Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$4,573.500
		% of Replacement	103.00%
		Current Cost	\$339,170.76
Placed In Service	05/99	Future Cost	\$544,269.50
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

Comments:

Each villa has the following ceramic tile:

Entrance/Kitchen:			
96 sq. ft. of floor tile	@	\$9.50	= \$912.00
20 sq. ft. of wall tile	@	\$12.00	= \$240.00
Master Bathroom:			
94 sq. ft. of wall tile	@	\$12.00	= \$1,128.00
63 sq. ft. of floor tile	@	\$9.50	= \$598.50
Guest Bathroom:			
89 sq. ft. of wall tile	@	\$12.00	= \$1,068.00
66 sq. ft. of floor tile	@	\$9.50	= \$627.00
		TOTAL	= <u>\$4,573.50</u>

The unit cost indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Ceramic Tile, Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$4,662.000
		% of Replacement	103.00%
		Current Cost	\$384,148.80
Placed In Service	06/00	Future Cost	\$634,939.43
Useful Life	20		
Remaining Life	17		
Replacement Year	2020		

Comments:

Each villa has the following ceramic tile:

Entrance/Kitchen:			
156 sq. ft. of floor tile	@	\$9.50 =	\$1,482.00
11 sq. ft. of wall tile	@	\$12.00 =	\$132.00
Master Bathroom:			
87 sq. ft. of wall tile	@	\$12.00 =	\$1,044.00
63 sq. ft. of floor tile	@	\$9.50 =	\$598.50
Guest Bathroom:			
72 sq. ft. of wall tile	@	\$12.00 =	\$864.00
57 sq. ft. of floor tile	@	\$9.50 =	\$541.50
		TOTAL =	\$4,662.00

The unit cost indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Ceramic Tile, Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$4,662.000
		% of Replacement	103.00%
		Current Cost	\$408,158.10
Placed In Service	06/01	Future Cost	\$694,861.84
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

Each villa has the following ceramic tile:

Entrance/Kitchen:			
156 sq. ft. of floor tile	@	\$9.50 =	\$1,482.00
11 sq. ft. of wall tile	@	\$12.00 =	\$132.00
Master Bathroom:			
87 sq. ft. of wall tile	@	\$12.00 =	\$1,044.00
63 sq. ft. of floor tile	@	\$9.50 =	\$598.50
Guest Bathroom:			
72 sq. ft. of wall tile	@	\$12.00 =	\$864.00
57 sq. ft. of floor tile	@	\$9.50 =	\$541.50
		TOTAL =	\$4,662.00

The unit cost indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Villa - Counter Tops (Bathrooms), Ph 1</b>
---

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$1,260.00
		% of Replacement	100.00%
		Current Cost	\$90,720.00
Placed In Service	05/99	Future Cost	\$145,578.97
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

Comments:

Each villa has the following solid surface (plastic or similar material) counter tops in the bathrooms:

Master Bathroom:			
11 lin. ft. of counter top	@	\$60.00	= \$660.00
Guest Bathroom:			
10 lin. ft. of counter top	@	\$60.00	= \$600.00
		TOTAL	= <u>\$1,260.00</u>

Each bathroom has two integral sinks.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Villa - Counter Tops (Bathrooms), Ph 2</b>
---

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$600.00
		% of Replacement	100.00%
		Current Cost	\$48,000.00
Placed In Service	06/00	Future Cost	\$79,336.69
Useful Life	20		
Remaining Life	17		
Replacement Year	2020		

Comments:

Each villa has the following solid surface (plastic or similar material) counter tops in the bathrooms:

Master Bathroom:			
6 lin. ft. of counter top*	@	\$60.00 =	\$360.00
Guest Bathroom:			
4 lin. ft. of counter top**	@	\$60.00 =	\$240.00
		TOTAL =	\$600.00

\* The master bathroom counter top has two integral sinks.

\*\* The guest bathroom counter top has one integral sink.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Counter Tops (Bathrooms), Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$600.00
		% of Replacement	100.00%
		Current Cost	\$51,000.00
Placed In Service	06/01	Future Cost	\$86,824.09
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

#### Comments:

Each villa has the following solid surface (plastic or similar material) counter tops in the bathrooms:

Master Bathroom:					
6 lin. ft. of counter top*	@	\$60.00	=	\$360.00	
Guest Bathroom:					
4 lin. ft. of counter top**	@	\$60.00	=	\$240.00	
		TOTAL	=	<u>\$600.00</u>	

\* The master bathroom counter top has two integral sinks.

\*\* The guest bathroom counter top has one integral sink.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Counter Tops (Kitchen), Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$990.00
		% of Replacement	100.00%
		Current Cost	\$71,280.00
Placed In Service	05/99	Future Cost	\$85,112.05
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

Each villa has the following laminated plastic counter tops in the kitchen:

22 lin. ft. of counter tops	@	\$45.00	=	\$990.00
		TOTAL	=	\$990.00

### Villa - Counter Tops (Kitchen), Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$1,125.00
		% of Replacement	100.00%
		Current Cost	\$90,000.00
Placed In Service	06/00	Future Cost	\$110,688.65
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

Each villa has the following laminated plastic counter tops in the kitchen:

25 lin. ft. of counter tops	@	\$45.00	=	\$1,125.00
		TOTAL	=	\$1,125.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Counter Tops (Kitchen), Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$1,125.00
		% of Replacement	100.00%
		Current Cost	\$95,625.00
Placed In Service	06/01	Future Cost	\$121,134.89
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

#### Comments:

Each villa has the following laminated plastic counter tops in the kitchen:

25 lin. ft. of counter tops	@	\$45.00	=	\$1,125.00
		TOTAL	=	<u>\$1,125.00</u>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Decorator Items, Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$1,650.00
		% of Replacement	100.00%
		Current Cost	\$118,800.00
Placed In Service	05/99	Future Cost	\$122,364.00
Useful Life	5		
Remaining Life	1		
Replacement Year	2004		

#### Comments:

Each villa has the following decorator items:

- 155 sq. ft. of wall mirror
- 6 small framed art pieces
- 8 throw pillows
- 5 floral arrangements
- 5 table lamps
- 3 large framed art pieces
- 2 floor lamps
- 1 lot miscellaneous bric-a-brac
- 1 shower curtain (5' x 6')
- 1 shower door (5' x 7')

It is likely that a portion of these items will be replaced each time the villas are refurbished; we have budgeted accordingly.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Decorator Items, Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$1,650.00
		% of Replacement	100.00%
		Current Cost	\$132,000.00
		Future Cost	\$140,038.80
Placed In Service	06/00		
Useful Life	5		
Remaining Life	2		
Replacement Year	2005		

#### Comments:

Each villa has the following decorator items:

- 63 sq. ft. of wall mirror
- 9 small framed art pieces
- 8 throw pillows
- 6 floral arrangements
- 5 table lamps
- 2 large framed art pieces
- 2 floor lamps
- 1 lot miscellaneous bric-a-brac
- 1 shower curtain (5' x 6')
- 1 shower door (3.5' x 6')

It is likely that a portion of these items will be replaced each time the villas are refurbished; we have budgeted accordingly.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Decorator Items, Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$1,650.00
		% of Replacement	100.00%
		Current Cost	\$140,250.00
		Future Cost	\$153,254.96
Placed In Service	06/01		
Useful Life	5		
Remaining Life	3		
Replacement Year	2006		

#### Comments:

Each villa has the following decorator items:

- 63 sq. ft. of wall mirror
- 9 small framed art pieces
- 8 throw pillows
- 6 floral arrangements
- 5 table lamps
- 2 large framed art pieces
- 2 floor lamps
- 1 lot miscellaneous bric-a-brac
- 1 shower curtain (5' x 6')
- 1 shower door (3.5' x 6')

It is likely that a portion of these items will be replaced each time the villas are refurbished; we have budgeted accordingly.

# Sample Timeshare Resort

## Component Detail

### Sorted by Category

#### Villa - Doors, Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$650.00
		% of Replacement	100.00%
		Current Cost	\$46,800.00
Placed In Service	05/99	Future Cost	\$75,100.26
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

Comments:

Each villa has the following doors:

Entrance:			
1	- 3' x 6'8" metal "panel" door*	@	\$650.00 = \$650.00
Living Room:			
1	- 8' x 6'8" metal/glass sliding door**	@	\$0.00 = \$0.00
Master Bedroom:			
1	- 6' x 6'8" metal/glass sliding door**	@	\$0.00 = \$0.00
		TOTAL	= <u>\$650.00</u>

\* This door is equipped with a Ving magnetic card/key lock. The unit cost of the door includes a provision for the door lock.

\*\* We have excluded budgeting for these doors due to their indeterminate lifespan.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Doors, Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$650.00
		% of Replacement	100.00%
		Current Cost	\$52,000.00
Placed In Service	06/00	Future Cost	\$85,948.08
Useful Life	20		
Remaining Life	17		
Replacement Year	2020		

Comments:

Each villa has the following doors:

Entrance:			
1	- 3' x 6'8" metal "panel" door*	@	\$650.00 = \$650.00
Living Room:			
1	- 8' x 6'8" metal/glass sliding door**	@	\$0.00 = \$0.00
Master Bedroom:			
1	- 6' x 6'8" metal/glass sliding door**	@	\$0.00 = \$0.00
		TOTAL	= <u>\$650.00</u>

\* This door is equipped with a Ving magnetic card/key lock. The unit cost of the door includes a provision for the door lock.

\*\* We have excluded budgeting for these doors due to their indeterminate lifespan.

## Sample Timeshare Resort

### Component Detail

Sorted by Category

#### Villa - Doors, Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$650.00
		% of Replacement	100.00%
		Current Cost	\$55,250.00
Placed In Service	06/01	Future Cost	\$94,059.43
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

Each villa has the following doors:

Entrance:			
1	- 3' x 6'8" metal "panel" door*	@	\$650.00 = \$650.00
Living Room:			
1	- 8' x 6'8" metal/glass sliding door**	@	\$0.00 = \$0.00
Master Bedroom:			
1	- 6' x 6'8" metal/glass sliding door**	@	\$0.00 = \$0.00
		TOTAL	= <u>\$650.00</u>

\* This door is equipped with a Ving magnetic card/key lock. The unit cost of the door includes a provision for the door lock.

\*\* We have excluded budgeting for these doors due to their indeterminate lifespan.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Furniture (Case), Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$8,305.000
		% of Replacement	100.00%
		Current Cost	\$597,960.00
Placed In Service	05/99	Future Cost	\$713,995.51
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

Each villa has the following case furniture:

Entrance/Dining Room/Living Room:			
6 dining chairs w/upholstered seats*	@	\$300.00 =	\$1,800.00
2 bar stools w/upholstered seats*	@	\$265.00 =	\$530.00
1 small wall-attached entry table	@	\$300.00 =	\$300.00
1 dining table	@	\$1,100.00 =	\$1,100.00
1 "bar" type table (skirt covered)	@	\$100.00 =	\$100.00
1 TV cabinet**	@	\$0.00 =	\$0.00
1 end table	@	\$300.00 =	\$300.00
1 coffee table	@	\$450.00 =	\$450.00
Master Bedroom:			
2 nightstands	@	\$325.00 =	\$650.00
1 dresser	@	\$750.00 =	\$750.00
1 headboard (king size)	@	\$550.00 =	\$550.00
Guest Bedroom:			
2 headboards (queen size)	@	\$350.00 =	\$700.00
1 nightstand	@	\$325.00 =	\$325.00
1 dresser	@	\$750.00 =	\$750.00
		TOTAL =	\$8,305.00

\* This cost plus the cost to reupholster the seat [included in the "Villa - Furniture (Upholstered)..." component] equals the total replacement cost for these items.

\*\* The villas in phase 1 do not have a separate TV cabinet; the TV in the villa comes in its own wood cabinet. The client may consider replacing this "console" TV with a separate TV and cabinet (as used in phases 2 and 3) to offer more storage area.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Furniture (Case), Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$9,670.000
		% of Replacement	100.00%
		Current Cost	\$773,600.00
Placed In Service	06/00	Future Cost	\$951,430.42
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

Each villa has the following case furniture:

Entrance/Dining Room/Living Room:			
6 dining chairs w/upholstered seats*	@	\$300.00	= \$1,800.00
3 bar stools w/upholstered seats*	@	\$265.00	= \$795.00
1 small wall-attached entry table	@	\$300.00	= \$300.00
1 dining table	@	\$1,100.00	= \$1,100.00
1 "bar" type table (skirt covered)	@	\$100.00	= \$100.00
1 TV cabinet	@	\$1,100.00	= \$1,100.00
1 end table	@	\$300.00	= \$300.00
1 coffee table	@	\$450.00	= \$450.00
Master Bedroom:			
2 nightstands	@	\$325.00	= \$650.00
1 dresser	@	\$750.00	= \$750.00
1 headboard (king size)	@	\$550.00	= \$550.00
Guest Bedroom:			
2 headboards (queen size)	@	\$350.00	= \$700.00
1 nightstand	@	\$325.00	= \$325.00
1 dresser	@	\$750.00	= \$750.00
		TOTAL	= \$9,670.00

\* This cost plus the cost to reupholster the seat [included in the "Villa - Furniture (Upholstered)..." component] equals the total replacement cost for these items.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Furniture (Case), Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$9,670.000
		% of Replacement	100.00%
		Current Cost	\$821,950.00
Placed In Service	06/01	Future Cost	\$1,041,221.67
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

Each villa has the following case furniture:

Entrance/Dining Room/Living Room:			
6 dining chairs w/upholstered seats*	@	\$300.00 =	\$1,800.00
3 bar stools w/upholstered seats*	@	\$265.00 =	\$795.00
1 small wall-attached entry table	@	\$300.00 =	\$300.00
1 dining table	@	\$1,100.00 =	\$1,100.00
1 "bar" type table (skirt covered)	@	\$100.00 =	\$100.00
1 TV cabinet	@	\$1,100.00 =	\$1,100.00
1 end table	@	\$300.00 =	\$300.00
1 coffee table	@	\$450.00 =	\$450.00
Master Bedroom:			
2 nightstands	@	\$325.00 =	\$650.00
1 dresser	@	\$750.00 =	\$750.00
1 headboard (king size)	@	\$550.00 =	\$550.00
Guest Bedroom:			
2 headboards (queen size)	@	\$350.00 =	\$700.00
1 nightstand	@	\$325.00 =	\$325.00
1 dresser	@	\$750.00 =	\$750.00
		TOTAL =	\$9,670.00

\* This cost plus the cost to reupholster the seat [included in the "Villa - Furniture (Upholstered)..." component] equals the total replacement cost for these items.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Furniture (Outdoor), Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$890.000
		% of Replacement	100.00%
		Current Cost	\$64,080.00
Placed In Service	05/99	Future Cost	\$76,514.87
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

#### Comments:

Each villa has the following outdoor furniture on the deck/balcony:

4 brunch chairs	@	\$155.00	=	\$620.00
1 brunch table	@	\$270.00	=	\$270.00
		TOTAL	=	<u>\$890.00</u>

### Villa - Furniture (Outdoor), Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$890.000
		% of Replacement	100.00%
		Current Cost	\$71,200.00
Placed In Service	06/00	Future Cost	\$87,567.02
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

#### Comments:

Each villa has the following outdoor furniture on the deck/balcony:

4 brunch chairs	@	\$155.00	=	\$620.00
1 brunch table	@	\$270.00	=	\$270.00
		TOTAL	=	<u>\$890.00</u>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Villa - Furniture (Outdoor), Ph 3</b>
--

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$890.000
		% of Replacement	100.00%
		Current Cost	\$75,650.00
Placed In Service	06/01	Future Cost	\$95,831.16
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

Each villa has the following outdoor furniture on the deck/balcony:

4 brunch chairs	@	\$155.00	=	\$620.00
1 brunch table	@	\$270.00	=	\$270.00
		TOTAL	=	\$890.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Villa - Furniture (Upholstered), Ph 1</b>
--

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$3,990.000
		% of Replacement	100.00%
		Current Cost	\$287,280.00
Placed In Service	05/99	Future Cost	\$295,898.40
Useful Life	5		
Remaining Life	1		
Replacement Year	2004		

Comments:

Each villa has the following upholstered furniture:

Dining Room/Living Room:			
6 dining chairs (reupholster seats)	@	\$55.00 =	\$330.00
2 bar stools (reupholster seats)	@	\$55.00 =	\$110.00
2 occasional chairs	@	\$750.00 =	\$1,500.00
1 sleeper sofa	@	\$1,200.00 =	\$1,200.00
1 table skirt ("bar" type table)	@	\$100.00 =	\$100.00
Master Bedroom:			
1 occasional chair	@	\$750.00 =	\$750.00
		TOTAL =	\$3,990.00



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Furniture (Upholstered), Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$4,045.000
		% of Replacement	100.00%
		Current Cost	\$323,600.00
Placed In Service	06/00	Future Cost	\$343,307.24
Useful Life	5		
Remaining Life	2		
Replacement Year	2005		

Comments:

Each villa has the following upholstered furniture:

Dining Room/Living Room:			
6 dining chairs (reupholster seats)	@	\$55.00 =	\$330.00
3 bar stools (reupholster seats)	@	\$55.00 =	\$165.00
2 occasional chairs	@	\$750.00 =	\$1,500.00
1 sleeper sofa	@	\$1,200.00 =	\$1,200.00
1 table skirt ("bar" type table)	@	\$100.00 =	\$100.00
Master Bedroom:			
1 occasional chair	@	\$750.00 =	\$750.00
		TOTAL =	\$4,045.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Furniture (Upholstered), Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$4,045.000
		% of Replacement	100.00%
		Current Cost	\$343,825.00
Placed In Service	06/01	Future Cost	\$375,706.86
Useful Life	5		
Remaining Life	3		
Replacement Year	2006		

Comments:

Each villa has the following upholstered furniture:

Dining Room/Living Room:			
6 dining chairs (reupholster seats)	@	\$55.00 =	\$330.00
3 bar stools (reupholster seats)	@	\$55.00 =	\$165.00
2 occasional chairs	@	\$750.00 =	\$1,500.00
1 sleeper sofa	@	\$1,200.00 =	\$1,200.00
1 table skirt ("bar" type table)	@	\$100.00 =	\$100.00
Master Bedroom:			
1 occasional chair	@	\$750.00 =	\$750.00
		TOTAL =	\$4,045.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - HVAC (A/C Unit), Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$1,000.000
		% of Replacement	100.00%
		Current Cost	\$72,000.00
Placed In Service	05/99	Future Cost	\$85,971.77
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

Each villa has an air conditioning unit with a 3 ton cooling capacity. These units are located on the roof of each villa building.

### Villa - HVAC (A/C Unit), Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$1,000.000
		% of Replacement	100.00%
		Current Cost	\$80,000.00
Placed In Service	06/00	Future Cost	\$98,389.91
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

Each villa has an air conditioning unit with a 3 ton cooling capacity. These units are located on the roof of each villa building.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - HVAC (A/C Unit), Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$1,000.000
		% of Replacement	100.00%
		Current Cost	\$85,000.00
Placed In Service	06/01	Future Cost	\$107,675.46
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

Each villa has an air conditioning unit with a 3 ton cooling capacity. These units are located on the roof of each villa building.

### Villa - HVAC (Air Handler), Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$600.000
		% of Replacement	100.00%
		Current Cost	\$43,200.00
Placed In Service	05/99	Future Cost	\$69,323.32
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

Comments:

Each villa has a forced air unit/air handler.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - HVAC (Air Handler), Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$600.000
		% of Replacement	100.00%
		Current Cost	\$48,000.00
Placed In Service	06/00	Future Cost	\$79,336.69
Useful Life	20		
Remaining Life	17		
Replacement Year	2020		

Comments:

Each villa has a forced air unit/air handler.

### Villa - HVAC (Air Handler), Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$600.000
		% of Replacement	100.00%
		Current Cost	\$51,000.00
Placed In Service	06/01	Future Cost	\$86,824.09
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

Each villa has a forced air unit/air handler.

# Sample Timeshare Resort

## Component Detail

### Sorted by Category

#### Villa - Paint, Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$1,800.00
		% of Replacement	100.00%
		Current Cost	\$129,600.00
Placed In Service	05/99	Future Cost	\$133,488.00
Useful Life	5		
Remaining Life	1		
Replacement Year	2004		

Comments:

Each villa has the following painted surfaces:

entrance/dining room/living room/kitchen	1,715 sq. ft.
master bedroom	605
master bathroom	350
guest bedroom	845
guest bathroom	395
	3,910 sq. ft.

These inventories include spray-applied acoustic ceilings (where they exist).

## Sample Timeshare Resort

### Component Detail

Sorted by Category

#### Villa - Paint, Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$1,800.000
		% of Replacement	100.00%
		Current Cost	\$144,000.00
Placed In Service	06/00	Future Cost	\$152,769.60
Useful Life	5		
Remaining Life	2		
Replacement Year	2005		

Comments:

Each villa has the following painted surfaces:

entrance/dining room/living room/kitchen	1,760 sq. ft.
master bedroom	605
master bathroom	430
guest bedroom	820
guest bathroom	320
	3,935 sq. ft.

These inventories include spray-applied acoustic ceilings (where they exist).

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Paint, Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$1,800.00
		% of Replacement	100.00%
		Current Cost	\$153,000.00
Placed In Service	06/01	Future Cost	\$167,187.23
Useful Life	5		
Remaining Life	3		
Replacement Year	2006		

#### Comments:

Each villa has the following painted surfaces:

entrance/dining room/living room/kitchen	1,760 sq. ft.
master bedroom	605
master bathroom	430
guest bedroom	820
guest bathroom	320
	<hr/>
	3,935 sq. ft.

These inventories include spray-applied acoustic ceilings (where they exist).



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Plumbing Fixtures, Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$8,215.000
		% of Replacement	100.00%
		Current Cost	\$591,480.00
Placed In Service	05/99	Future Cost	\$949,151.76
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

Comments:

Each villa has the following plumbing fixtures:

Kitchen:			
1 sink, stainless double bowl	@	\$540.00	= \$540.00
Master Bathroom:			
1 toilet, tank type	@	\$400.00	= \$400.00
1 whirlpool spa/tub (4'D x 6'L x 2'H)	@	\$2,800.00	= \$2,800.00
1 shower pan	@	\$525.00	= \$525.00
Guest Bathroom:			
1 toilet, tank type	@	\$400.00	= \$400.00
1 whirlpool spa/tub (4'D x 6'L x 2'H)	@	\$2,800.00	= \$2,800.00
1 tub (2.5'D x 5'L x 1.5'H)	@	\$750.00	= \$750.00
		TOTAL	= <u>\$8,215.00</u>

Note: The bathroom sinks are an integral part of the counter tops [see the "Villa - Counter Tops (Bathrooms)..." components].

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Plumbing Fixtures, Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$5,415.000
		% of Replacement	100.00%
		Current Cost	\$433,200.00
Placed In Service	06/00	Future Cost	\$716,013.59
Useful Life	20		
Remaining Life	17		
Replacement Year	2020		

Comments:

Each villa has the following plumbing fixtures:

Kitchen:			
1 sink, stainless double bowl	@	\$540.00	= \$540.00
Master Bathroom:			
1 toilet, tank type	@	\$400.00	= \$400.00
1 whirlpool spa/tub (4'D x 6'L x 2'H)	@	\$2,800.00	= \$2,800.00
1 shower pan	@	\$525.00	= \$525.00
Guest Bathroom:			
1 toilet, tank type	@	\$400.00	= \$400.00
1 tub (2.5'D x 5'L x 1.5'H)	@	\$750.00	= \$750.00
		TOTAL	= <u>\$5,415.00</u>

Note: The bathroom sinks are an integral part of the counter tops [see the "Villa - Counter Tops (Bathrooms)..." components].

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Plumbing Fixtures, Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$5,415.000
		% of Replacement	100.00%
		Current Cost	\$460,275.00
Placed In Service	06/01	Future Cost	\$783,587.38
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

Each villa has the following plumbing fixtures:

Kitchen:			
1 sink, stainless double bowl	@	\$540.00	= \$540.00
Master Bathroom:			
1 toilet, tank type	@	\$400.00	= \$400.00
1 whirlpool spa/tub (4'D x 6'L x 2'H)	@	\$2,800.00	= \$2,800.00
1 shower pan	@	\$525.00	= \$525.00
Guest Bathroom:			
1 toilet, tank type	@	\$400.00	= \$400.00
1 tub (2.5'D x 5'L x 1.5'H)	@	\$750.00	= \$750.00
		TOTAL	= <u>\$5,415.00</u>

Note: The bathroom sinks are an integral part of the counter tops [see the "Villa - Counter Tops (Bathrooms)..." components].

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Television Equipment, Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$1,705.000
		% of Replacement	100.00%
		Current Cost	\$122,760.00
Placed In Service	05/99	Future Cost	\$146,581.86
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

Each villa has the following televisions:

Living Room:			
1 - 36" television*	@	\$975.00	= \$975.00
1 - video cassette player	@	\$100.00	= \$100.00
Master Bedroom:			
1 - 25" television	@	\$315.00	= \$315.00
Guest Bedroom:			
1 - 25" television	@	\$315.00	= \$315.00
		TOTAL	= <u>\$1,705.00</u>

The villas in phase 1 do not have a separate TV cabinet; the TV in the villa comes in its own wood cabinet. The client may consider replacing this "console" TV with a separate TV and cabinet (as used in phases 2 and 3) to offer more storage area.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Television Equipment, Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$1,305.000
		% of Replacement	100.00%
		Current Cost	\$104,400.00
Placed In Service	06/00	Future Cost	\$128,398.83
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

Each villa has the following televisions:

Living Room:			
1 - 36" television	@	\$575.00	= \$575.00
1 - video cassette player	@	\$100.00	= \$100.00
Master Bedroom:			
1 - 25" television	@	\$315.00	= \$315.00
Guest Bedroom:			
1 - 25" television	@	\$315.00	= \$315.00
		TOTAL	= <u>\$1,305.00</u>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Television Equipment, Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$1,305.000
		% of Replacement	100.00%
		Current Cost	\$110,925.00
Placed In Service	06/01	Future Cost	\$140,516.47
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

Each villa has the following televisions:

Living Room:			
1 - 36" television	@	\$575.00	= \$575.00
1 - video cassette player	@	\$100.00	= \$100.00
Master Bedroom:			
1 - 25" television	@	\$315.00	= \$315.00
Guest Bedroom:			
1 - 25" television	@	\$315.00	= \$315.00
		TOTAL	= <u>\$1,305.00</u>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Vinyl Floor, Ph 1

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$240.000
		% of Replacement	105.00%
		Current Cost	\$18,144.00
Placed In Service	05/99	Future Cost	\$21,664.88
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

#### Comments:

Each villa has the following vinyl tile floor cover in the washer/dryer area and HVAC closet:

30 sq. ft. of vinyl tile	@	\$8.00	=	<u>\$240.00</u>
		TOTAL	=	\$240.00

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Vinyl Floor, Ph 2

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$240.000
		% of Replacement	105.00%
		Current Cost	\$20,160.00
Placed In Service	06/00	Future Cost	\$24,794.26
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

Each villa has the following vinyl tile floor cover in the washer/dryer area and HVAC closet:

30 sq. ft. of vinyl tile	@	\$8.00	=	\$240.00
		TOTAL	=	\$240.00

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Villa - Vinyl Floor, Ph 3

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$240.00
		% of Replacement	105.00%
		Current Cost	\$21,420.00
Placed In Service	06/01	Future Cost	\$27,134.22
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

#### Comments:

Each villa has the following vinyl tile floor cover in the washer/dryer area and HVAC closet:

30 sq. ft. of vinyl tile	@	\$8.00	=	<u>\$240.00</u>
		TOTAL	=	\$240.00

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Villa - Window Covering, Ph 1</b>
--------------------------------------

Category	070 Villas	Quantity	72 villas
Location	Phase 1	Unit Cost	\$4,944.000
		% of Replacement	100.00%
		Current Cost	\$355,968.00
Placed In Service	05/99	Future Cost	\$366,647.04
Useful Life	5		
Remaining Life	1		
Replacement Year	2004		

Comments:

Each villa has the following window coverings:

Entrance/Living Room:			
128 sq. ft. of standard drapery	@	\$12.00 =	\$1,536.00
128 sq. ft. of sheer drapery	@	\$5.00 =	\$640.00
19 lin. ft. of upholstered cornice box	@	\$40.00 =	\$760.00
7 sq. ft. of composite blinds	@	\$4.00 =	\$28.00
Master Bedroom:			
72 sq. ft. of standard drapery	@	\$12.00 =	\$864.00
72 sq. ft. of sheer drapery	@	\$5.00 =	\$360.00
Guest Bedroom:			
38 sq. ft. of standard drapery	@	\$12.00 =	\$456.00
20 sq. ft. of sheer drapery	@	\$5.00 =	\$100.00
5 lin. ft. of upholstered cornice box	@	\$40.00 =	\$200.00
		TOTAL =	\$4,944.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Villa - Window Covering, Ph 2</b>
--------------------------------------

Category	070 Villas	Quantity	80 villas
Location	Phase 2	Unit Cost	\$4,944.000
		% of Replacement	100.00%
		Current Cost	\$395,520.00
Placed In Service	06/00	Future Cost	\$419,607.17
Useful Life	5		
Remaining Life	2		
Replacement Year	2005		

Comments:

Each villa has the following window coverings:

Entrance/Living Room:			
128 sq. ft. of standard drapery	@	\$12.00 =	\$1,536.00
128 sq. ft. of sheer drapery	@	\$5.00 =	\$640.00
19 lin. ft. of upholstered cornice box	@	\$40.00 =	\$760.00
7 sq. ft. of composite blinds	@	\$4.00 =	\$28.00
Master Bedroom:			
72 sq. ft. of standard drapery	@	\$12.00 =	\$864.00
72 sq. ft. of sheer drapery	@	\$5.00 =	\$360.00
Guest Bedroom:			
38 sq. ft. of standard drapery	@	\$12.00 =	\$456.00
20 sq. ft. of sheer drapery	@	\$5.00 =	\$100.00
5 lin. ft. of upholstered cornice box	@	\$40.00 =	\$200.00
		TOTAL =	\$4,944.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Villa - Window Covering, Ph 3</b>
--------------------------------------

Category	070 Villas	Quantity	85 villas
Location	Phase 3	Unit Cost	\$4,944.000
		% of Replacement	100.00%
		Current Cost	\$420,240.00
Placed In Service	06/01	Future Cost	\$459,207.59
Useful Life	5		
Remaining Life	3		
Replacement Year	2006		

Comments:

Each villa has the following window coverings:

Entrance/Living Room:			
128 sq. ft. of standard drapery	@	\$12.00	= \$1,536.00
128 sq. ft. of sheer drapery	@	\$5.00	= \$640.00
19 lin. ft. of upholstered cornice box	@	\$40.00	= \$760.00
7 sq. ft. of composite blinds	@	\$4.00	= \$28.00
Master Bedroom:			
72 sq. ft. of standard drapery	@	\$12.00	= \$864.00
72 sq. ft. of sheer drapery	@	\$5.00	= \$360.00
Guest Bedroom:			
38 sq. ft. of standard drapery	@	\$12.00	= \$456.00
20 sq. ft. of sheer drapery	@	\$5.00	= \$100.00
5 lin. ft. of upholstered cornice box	@	\$40.00	= \$200.00
		TOTAL	= <u>\$4,944.00</u>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Building - Deck Coating, Ph 1

Category	080 Buildings	Quantity	39,190 sq. ft.
Location	Phase 1	Unit Cost	\$3.250
		% of Replacement	100.00%
		Current Cost	\$127,367.50
Placed In Service	05/99	Future Cost	\$152,083.46
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

#### Comments:

Building 91:	
entrance hallways, stairways, etc.	13,295 sq. ft.
villa balconies	6,300
Building 92:	
entrance hallways, stairways, etc.	13,295
villa balconies	6,300
	<u>39,190</u> sq. ft.

These coated decks should be maintained on an "as needed" basis each year (or more frequently) using operating and/or reserve contingency funds. This component budgets for complete resurfacing on a 10 year cycle.

The actual condition of these surfaces should be monitored through time and these estimates adjusted accordingly.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Building - Deck Coating, Ph 2

Category	080 Buildings	Quantity	34,640 sq. ft.
Location	Phase 2	Unit Cost	\$3.250
		% of Replacement	100.00%
		Current Cost	\$112,580.00
Placed In Service	06/00	Future Cost	\$138,459.20
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

Building 93:	
entrance hallways, stairways, etc.	11,720 sq. ft.
villa balconies	5,600
Building 94:	
entrance hallways, stairways, etc.	11,720
villa balconies	5,600
	34,640 sq. ft.

These coated decks should be maintained on an "as needed" basis each year (or more frequently) using operating and/or reserve contingency funds. This component budgets for complete resurfacing on a 10 year cycle.

The actual condition of these surfaces should be monitored through time and these estimates adjusted accordingly.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Building - Deck Coating, Ph 3

Category	080 Buildings	Quantity	36,505 sq. ft.
Location	Phase 3	Unit Cost	\$3.250
		% of Replacement	100.00%
		Current Cost	\$118,641.25
Placed In Service	06/01	Future Cost	\$150,291.19
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

Building 95:	
entrance hallways, stairways, etc.	11,720 sq. ft.
villa balconies	5,600
Building 96:	
entrance hallways, stairways, etc.	12,885
villa balconies	6,300
	36,505 sq. ft.

These coated decks should be maintained on an "as needed" basis each year (or more frequently) using operating and/or reserve contingency funds. This component budgets for complete resurfacing on a 10 year cycle.

The actual condition of these surfaces should be monitored through time and these estimates adjusted accordingly.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Building - Fire Extinguisher Cabinets, Ph 1

Category	080 Buildings	Quantity	24 cabinets
Location	Phase 1	Unit Cost	\$325.000
		% of Replacement	100.00%
		Current Cost	\$7,800.00
Placed In Service	05/99	Future Cost	\$16,821.41
Useful Life	30		
Remaining Life	26		
Replacement Year	2029		

#### Comments:

These are aluminum or stainless steel fire extinguisher cabinets mounted in a recessed configuration:

building 91	12 cabinets
building 92	12
	<hr/>
	24 cabinets

### Building - Fire Extinguisher Cabinets, Ph 2

Category	080 Buildings	Quantity	24 cabinets
Location	Phase 2	Unit Cost	\$325.000
		% of Replacement	100.00%
		Current Cost	\$7,800.00
Placed In Service	06/00	Future Cost	\$17,326.05
Useful Life	30		
Remaining Life	27		
Replacement Year	2030		

#### Comments:

These are aluminum or stainless steel fire extinguisher cabinets mounted in a recessed configuration:

building 93	12 cabinets
building 94	12
	<hr/>
	24 cabinets



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Building - Fire Extinguisher Cabinets, Ph 3

Category	080 Buildings	Quantity	27 cabinets
Location	Phase 3	Unit Cost	\$325.000
		% of Replacement	100.00%
		Current Cost	\$8,775.00
Placed In Service	06/01	Future Cost	\$20,076.57
Useful Life	30		
Remaining Life	28		
Replacement Year	2031		

Comments:

These are aluminum or stainless steel fire extinguisher cabinets mounted in a recessed configuration:

building 95	12 cabinets
building 96	15
	27 cabinets

### Building - Signage, Ph 1

Category	080 Buildings	Quantity	116 signs
Location	Phase 1	Unit Cost	\$50.000
		% of Replacement	100.00%
		Current Cost	\$5,800.00
Placed In Service	05/99	Future Cost	\$6,925.50
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

These are small signs (villa number, elevator instructions, etc.):

building 91	58 signs
building 92	58
	116 signs

## Sample Timeshare Resort

### Component Detail

Sorted by Category

#### Building - Signage, Ph 2

Category	080 Buildings	Quantity	106 signs
Location	Phase 2	Unit Cost	\$50.000
		% of Replacement	100.00%
		Current Cost	\$5,300.00
Placed In Service	06/00	Future Cost	\$6,518.33
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

These are small signs (villa number, elevator instructions, etc.):

building 93	53 signs
building 94	53
	106 signs

#### Building - Signage, Ph 3

Category	080 Buildings	Quantity	117 signs
Location	Phase 3	Unit Cost	\$50.000
		% of Replacement	100.00%
		Current Cost	\$5,850.00
Placed In Service	06/01	Future Cost	\$7,410.61
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

These are small signs (villa number, elevator instructions, etc.):

building 95	53 signs
building 96	64
	117 signs

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Building - Trash Receptacles, Ph 1

Category	080 Buildings	Quantity	12 receptacles
Location	Phase 1	Unit Cost	\$450.000
		% of Replacement	100.00%
		Current Cost	\$5,400.00
Placed In Service	05/99	Future Cost	\$6,447.88
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

#### Comments:

These are primarily coated metal trash receptacles:

building 91	6 receptacles
building 92	6
	<hr/>
	12 receptacles

### Building - Trash Receptacles, Ph 2

Category	080 Buildings	Quantity	12 receptacles
Location	Phase 2	Unit Cost	\$450.000
		% of Replacement	100.00%
		Current Cost	\$5,400.00
Placed In Service	06/00	Future Cost	\$6,641.32
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

#### Comments:

These are primarily coated metal trash receptacles:

building 93	6 receptacles
building 94	6
	<hr/>
	12 receptacles

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Building - Trash Receptacles, Ph 3

Category	080 Buildings	Quantity	12 receptacles
Location	Phase 3	Unit Cost	\$450.000
		% of Replacement	100.00%
		Current Cost	\$5,400.00
Placed In Service	06/01	Future Cost	\$6,840.56
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

#### Comments:

These are primarily coated metal trash receptacles:

building 95	6	receptacles
building 96	6	
	<hr/>	
	12	receptacles

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Building - Utility Doors, Ph 1</b>
---------------------------------------

Category	080 Buildings	Quantity	1 total
Location	Phase 1	Unit Cost	\$18,400.00
		% of Replacement	100.00%
		Current Cost	\$18,400.00
Placed In Service	05/99	Future Cost	\$29,526.60
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

Comments:

These are metal doors:

Building 91:			
20	- 3' x 6'8" doors*	@	\$400.00 = \$8,000.00
4	- 3' x 5' +/- doors**	@	\$300.00 = \$1,200.00
Building 92:			
20	- 3' x 6'8" doors*	@	\$400.00 = \$8,000.00
4	- 3' x 5' +/- doors**	@	\$300.00 = \$1,200.00
		TOTAL	= \$18,400.00

\* These doors are located at the various equipment rooms, storage rooms, trash compactor rooms and trash chute areas.

\*\* These doors are located at the roof access areas.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Building - Utility Doors, Ph 2</b>
---------------------------------------

Category	080 Buildings	Quantity	1 total
Location	Phase 2	Unit Cost	\$18,400.00
		% of Replacement	100.00%
		Current Cost	\$18,400.00
Placed In Service	06/00	Future Cost	\$30,412.40
Useful Life	20		
Remaining Life	17		
Replacement Year	2020		

Comments:

These are metal doors:

Building 93:			
20	- 3' x 6'8" doors*	@	\$400.00 = \$8,000.00
4	- 3' x 5' +/- doors**	@	\$300.00 = \$1,200.00
Building 94:			
20	- 3' x 6'8" doors*	@	\$400.00 = \$8,000.00
4	- 3' x 5' +/- doors**	@	\$300.00 = \$1,200.00
		TOTAL	= <u>\$18,400.00</u>

\* These doors are located at the various equipment rooms, storage rooms, trash compactor rooms and trash chute areas.

\*\* These doors are located at the roof access areas.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Building - Utility Doors, Ph 3</b>
---------------------------------------

Category	080 Buildings	Quantity	1 total
Location	Phase 3	Unit Cost	\$18,400.00
		% of Replacement	100.00%
		Current Cost	\$18,400.00
Placed In Service	06/01	Future Cost	\$31,324.77
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

These are metal doors:

Building 95:			
20	- 3' x 6'8" doors*	@	\$400.00 = \$8,000.00
4	- 3' x 5' +/- doors**	@	\$300.00 = \$1,200.00
Building 96:			
20	- 3' x 6'8" doors*	@	\$400.00 = \$8,000.00
4	- 3' x 5' +/- doors**	@	\$300.00 = \$1,200.00
		TOTAL	= \$18,400.00

\* These doors are located at the various equipment rooms, storage rooms, trash compactor rooms and trash chute areas.

\*\* These doors are located at the roof access areas.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Building - Wood Patio Covers, Ph 1

Category	080 Buildings	Quantity	4,580 sq. ft.
Location	Phase 1	Unit Cost	\$12.750
		% of Replacement	100.00%
		Current Cost	\$58,395.00
Placed In Service	05/99	Future Cost	\$93,706.83
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

Comments:

These are decorative wood "patio cover" structures:

building 91	2,290 sq. ft.
building 92	2,290
	<hr/>
	4,580 sq. ft.

### Building - Wood Patio Covers, Ph 2

Category	080 Buildings	Quantity	2,100 sq. ft.
Location	Phase 2	Unit Cost	\$12.750
		% of Replacement	100.00%
		Current Cost	\$26,775.00
Placed In Service	06/00	Future Cost	\$44,255.00
Useful Life	20		
Remaining Life	17		
Replacement Year	2020		

Comments:

These are decorative wood "patio cover" structures:

building 93	1,050 sq. ft.
building 94	1,050
	<hr/>
	2,100 sq. ft.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Building - Wood Patio Covers, Ph 3

Category	080 Buildings	Quantity	3,310 sq. ft.
Location	Phase 3	Unit Cost	\$12.750
		% of Replacement	100.00%
		Current Cost	\$42,202.50
Placed In Service	06/01	Future Cost	\$71,846.93
Useful Life	20		
Remaining Life	18		
Replacement Year	2021		

Comments:

These are decorative wood "patio cover" structures:

building 95	1,050 sq. ft.
building 96	1,190
beach club	1,070
	3,310 sq. ft.

### Equipment - Elevator (Cab Refurb), Ph 1

Category	090 Equipment	Quantity	4 cabs
Location	Phase 1	Unit Cost	\$4,000.000
		% of Replacement	100.00%
		Current Cost	\$16,000.00
Placed In Service	05/99	Future Cost	\$19,104.84
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

building 91	2 cabs
building 92	2
	4 cabs

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Equipment - Elevator (Cab Refurb), Ph 2

Category	090 Equipment	Quantity	4 cabs
Location	Phase 2	Unit Cost	\$4,000.00
		% of Replacement	100.00%
		Current Cost	\$16,000.00
Placed In Service	06/00	Future Cost	\$19,677.98
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

building 93	2 cabs
building 94	2
	4 cabs

### Equipment - Elevator (Cab Refurb), Ph 3

Category	090 Equipment	Quantity	4 cabs
Location	Phase 3	Unit Cost	\$4,000.00
		% of Replacement	100.00%
		Current Cost	\$16,000.00
Placed In Service	06/01	Future Cost	\$20,268.32
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

building 95	2 cabs
building 96	2
	4 cabs

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Equipment - Elevator (Major Repair), Ph 1

Category	090 Equipment	Quantity	4 elevators
Location	Phase 1	Unit Cost	\$40,000.00
		% of Replacement	100.00%
		Current Cost	\$160,000.00
Placed In Service	05/99	Future Cost	\$345,054.60
Useful Life	30		
Remaining Life	26		
Replacement Year	2029		

Comments:

building 91	2 elevators
building 92	2
	4 elevators

This component budgets for major repairs and/or modernization of the elevators after and extended period of time.

### Equipment - Elevator (Major Repair), Ph 2

Category	090 Equipment	Quantity	4 elevators
Location	Phase 2	Unit Cost	\$40,000.00
		% of Replacement	100.00%
		Current Cost	\$160,000.00
Placed In Service	06/00	Future Cost	\$355,406.24
Useful Life	30		
Remaining Life	27		
Replacement Year	2030		

Comments:

building 93	2 elevators
building 94	2
	4 elevators

This component budgets for major repairs and/or modernization of the elevators after and extended period of time.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Equipment - Elevator (Major Repair), Ph 3

Category	090 Equipment	Quantity	4 elevators
Location	Phase 3	Unit Cost	\$40,000.00
		% of Replacement	100.00%
		Current Cost	\$160,000.00
Placed In Service	06/01	Future Cost	\$366,068.43
Useful Life	30		
Remaining Life	28		
Replacement Year	2031		

Comments:

building 95	2 elevators
building 96	2
	<hr/>
	4 elevators

This component budgets for major repairs and/or modernization of the elevators after and extended period of time.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Equipment - Fire Panels, Ph 1

Category	090 Equipment	Quantity	1 total
Location	Phase 1	Unit Cost	\$8,000.00
		% of Replacement	100.00%
		Current Cost	\$8,000.00
Placed In Service	05/99	Future Cost	\$11,073.87
Useful Life	15		
Remaining Life	11		
Replacement Year	2014		

#### Comments:

These panels exist at buildings 91 and 92:

2 fire alarm control panels*	@	\$2,750.00	=	\$5,500.00
2 communication panels**	@	\$1,250.00	=	\$2,500.00
		TOTAL	=	<u>\$8,000.00</u>

\* This includes the Fire Control Instruments (FCI) 7100 series fire alarm control panel (or similar) and FC-5495 distributed power module (or similar).

\*\* These are Silent Knight 5104B communicator panels (or similar).

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Equipment - Fire Panels, Ph 2

Category	090 Equipment	Quantity	1 total
Location	Phase 2	Unit Cost	\$8,000.00
		% of Replacement	100.00%
		Current Cost	\$8,000.00
Placed In Service	06/00	Future Cost	\$11,406.09
Useful Life	15		
Remaining Life	12		
Replacement Year	2015		

#### Comments:

These panels exist at buildings 93 and 94:

2 fire alarm control panels*	@	\$2,750.00	=	\$5,500.00
2 communication panels**	@	\$1,250.00	=	\$2,500.00
		TOTAL	=	<u>\$8,000.00</u>

\* This includes the Fire Control Instruments (FCI) 7100 series fire alarm control panel (or similar) and FC-5495 distributed power module (or similar).

\*\* These are Silent Knight 5104B communicator panels (or similar).

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Equipment - Fire Panels, Ph 3

Category	090 Equipment	Quantity	1 total
Location	Phase 3	Unit Cost	\$8,000.00
		% of Replacement	100.00%
		Current Cost	\$8,000.00
Placed In Service	06/01	Future Cost	\$11,748.27
Useful Life	15		
Remaining Life	13		
Replacement Year	2016		

#### Comments:

These panels exist at buildings 95 and 96:

2 fire alarm control panels*	@	\$2,750.00	=	\$5,500.00
2 communication panels**	@	\$1,250.00	=	\$2,500.00
		TOTAL	=	<u>\$8,000.00</u>

\* This includes the Fire Control Instruments (FCI) 7100 series fire alarm control panel (or similar) and FC-5495 distributed power module (or similar).

\*\* These are Silent Knight 5104B communicator panels (or similar).

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Equipment - HVAC (Common), Ph 1</b>
--

Category	090 Equipment	Quantity	1 total
Location	Phase 1	Unit Cost	\$10,400.00
		% of Replacement	100.00%
		Current Cost	\$10,400.00
Placed In Service	05/99	Future Cost	\$12,418.14
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

This HVAC equipment serves the various equipment rooms and storage areas:

Building 91:			
3 air handler units	@	\$600.00	= \$1,800.00
2 A/C units (2.5 ton capacity)	@	\$950.00	= \$1,900.00
1 A/C unit (2 ton capacity)	@	\$900.00	= \$900.00
1 wall-mount A/C unit	@	\$600.00	= \$600.00
Building 92:			
3 air handler units	@	\$600.00	= \$1,800.00
2 A/C units (2.5 ton capacity)	@	\$950.00	= \$1,900.00
1 A/C unit (2 ton capacity)	@	\$900.00	= \$900.00
1 wall-mount A/C unit	@	\$600.00	= \$600.00
		TOTAL	= <u>\$10,400.00</u>



# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Equipment - HVAC (Common), Ph 2</b>
--

Category	090 Equipment	Quantity	1 total
Location	Phase 2	Unit Cost	\$10,400.00
		% of Replacement	100.00%
		Current Cost	\$10,400.00
Placed In Service	06/00	Future Cost	\$12,790.69
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

This HVAC equipment serves the various equipment rooms and storage areas:

Building 93:			
3 air handler units	@	\$600.00	= \$1,800.00
2 A/C units (2.5 ton capacity)	@	\$950.00	= \$1,900.00
1 A/C unit (2 ton capacity)	@	\$900.00	= \$900.00
1 wall-mount A/C unit	@	\$600.00	= \$600.00
Building 94:			
3 air handler units	@	\$600.00	= \$1,800.00
2 A/C units (2.5 ton capacity)	@	\$950.00	= \$1,900.00
1 A/C unit (2 ton capacity)	@	\$900.00	= \$900.00
1 wall-mount A/C unit	@	\$600.00	= \$600.00
		TOTAL	= <u>\$10,400.00</u>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Equipment - HVAC (Common), Ph 3</b>
--

Category	090 Equipment	Quantity	1 total
Location	Phase 3	Unit Cost	\$10,400.00
		% of Replacement	100.00%
		Current Cost	\$10,400.00
Placed In Service	06/01	Future Cost	\$13,174.41
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

This HVAC equipment serves the various equipment rooms and storage areas:

Building 95:			
3 air handler units	@	\$600.00	= \$1,800.00
2 A/C units (2.5 ton capacity)	@	\$950.00	= \$1,900.00
1 A/C unit (2 ton capacity)	@	\$900.00	= \$900.00
1 wall-mount A/C unit	@	\$600.00	= \$600.00
Building 96:			
3 air handler units	@	\$600.00	= \$1,800.00
2 A/C units (2.5 ton capacity)	@	\$950.00	= \$1,900.00
1 A/C unit (2 ton capacity)	@	\$900.00	= \$900.00
1 wall-mount A/C unit	@	\$600.00	= \$600.00
		TOTAL	= \$10,400.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Equipment - Pump Station

Category	090 Equipment	Quantity	1 estimate
Location	Entire Resort	Unit Cost	\$60,000.000
		% of Replacement	100.00%
		Current Cost	\$60,000.00
Placed In Service	05/99	Future Cost	\$71,643.14
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

#### Comments:

This subterranean pump station, which is located near the entrance to the ocean side of the resort, consists of the following:

- 1 - "one-piece" vault
- 1 - lot control panels
- 1 - 10 HP pump/motor assembly
- 2 - 20 HP pump/motor assemblies
- 1 - 100 HP pump/motor assembly

### Equipment - Resort Phone System

Category	090 Equipment	Quantity	1 estimate
Location	Entire Resort	Unit Cost	\$200,000.000
		% of Replacement	100.00%
		Current Cost	\$200,000.00
Placed In Service	05/99	Future Cost	\$276,846.77
Useful Life	15		
Remaining Life	11		
Replacement Year	2014		

#### Comments:

The resort's phone system includes a voicemail system for each villa. Each villa has 3 phones.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Equipment - Trash Compactors, Ph 1

Category	090 Equipment	Quantity	2 compactors
Location	Phase 1	Unit Cost	\$12,000.000
		% of Replacement	100.00%
		Current Cost	\$24,000.00
Placed In Service	05/99	Future Cost	\$28,657.26
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

Each building has a Precision Machinery Systems trash compactor (model 1830STA) in the garage area.

### Equipment - Trash Compactors, Ph 2

Category	090 Equipment	Quantity	2 compactors
Location	Phase 2	Unit Cost	\$12,000.000
		% of Replacement	100.00%
		Current Cost	\$24,000.00
Placed In Service	06/00	Future Cost	\$29,516.97
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

Each building has a Precision Machinery Systems trash compactor (model 1830STA) in the garage area.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Equipment - Trash Compactors, Ph 3

Category	090 Equipment	Quantity	2 compactors
Location	Phase 3	Unit Cost	\$12,000.00
		% of Replacement	100.00%
		Current Cost	\$24,000.00
Placed In Service	06/01	Future Cost	\$30,402.48
Useful Life	10		
Remaining Life	8		
Replacement Year	2011		

Comments:

Each building has a Precision Machinery Systems trash compactor (model 1830STA) in the garage area.

### Equipment - Vehicle Access, Ph 1

Category	090 Equipment	Quantity	1 total
Location	Phase 1	Unit Cost	\$11,500.00
		% of Replacement	100.00%
		Current Cost	\$11,500.00
Placed In Service	05/99	Future Cost	\$13,731.60
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

2 barrier arm operators	@	\$3,500.00	=	\$7,000.00
2 red/green signal lights	@	\$1,250.00	=	\$2,500.00
1 phone access system*	@	\$2,000.00	=	\$2,000.00
		TOTAL	=	\$11,500.00

\* This is a small "hands-free" phone system with no LCD display.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Equipment - Vehicle Access, Ph 2

Category	090 Equipment	Quantity	1 total
Location	Phase 2	Unit Cost	\$11,500.00
		% of Replacement	100.00%
		Current Cost	\$11,500.00
Placed In Service	06/00	Future Cost	\$14,143.55
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

#### Comments:

2 barrier arm operators	@	\$3,500.00	=	\$7,000.00
2 red/green signal lights	@	\$1,250.00	=	\$2,500.00
1 phone access system*	@	\$2,000.00	=	\$2,000.00
		TOTAL	=	<u>\$11,500.00</u>

\* This is a small "hands-free" phone system with no LCD display.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Equipment - Water Heaters, Ph 1

Category	090 Equipment	Quantity	4 boilers
Location	Phase 1	Unit Cost	\$18,000.00
		% of Replacement	100.00%
		Current Cost	\$72,000.00
Placed In Service	05/99	Future Cost	\$99,664.84
Useful Life	15		
Remaining Life	11		
Replacement Year	2014		

#### Comments:

These are high capacity electric commercial boilers manufactured by Precision Boilers (model HWS4884V-270B-480-125PS):

building 91	2 boilers
building 92	2
	<hr/>
	4 boilers

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Equipment - Water Heaters, Ph 2

Category	090 Equipment	Quantity	4 boilers
Location	Phase 2	Unit Cost	\$18,000.00
		% of Replacement	100.00%
		Current Cost	\$72,000.00
Placed In Service	06/00	Future Cost	\$102,654.78
Useful Life	15		
Remaining Life	12		
Replacement Year	2015		

#### Comments:

These are high capacity electric commercial boilers manufactured by Precision Boilers (model HWS4884V-270B-480-125PS):

building 93	2 boilers
building 94	2
	<hr/>
	4 boilers



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Equipment - Water Heaters, Ph 3

Category	090 Equipment	Quantity	4 boilers
Location	Phase 3	Unit Cost	\$18,000.00
		% of Replacement	100.00%
		Current Cost	\$72,000.00
Placed In Service	06/01	Future Cost	\$105,734.43
Useful Life	15		
Remaining Life	13		
Replacement Year	2016		

Comments:

These are high capacity electric commercial boilers manufactured by Precision Boilers (model HWS4884V-270B-480-125PS):

building 95	2 boilers
building 96	2
	4 boilers

### Bike Rental Building - Doors

Category	100 Miscellaneous	Quantity	1 total
Location	Phase 1	Unit Cost	\$1,250.00
		% of Replacement	100.00%
		Current Cost	\$1,250.00
Placed In Service	05/99	Future Cost	\$1,730.29
Useful Life	15		
Remaining Life	11		
Replacement Year	2014		

Comments:

These are metal doors:

1 - 3' x 6'8" door	@	\$400.00	=	\$400.00
1 - 3' x 6'8" Dutch door	@	\$850.00	=	\$850.00
		TOTAL	=	\$1,250.00

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Grounds - Boardwalk Structures

Category	100 Miscellaneous	Quantity	1 total
Location	Phase 2	Unit Cost	\$39,975.00
		% of Replacement	100.00%
		Current Cost	\$39,975.00
Placed In Service	02/00	Future Cost	\$56,994.79
Useful Life	15		
Remaining Life	12		
Replacement Year	2015		

Comments:

These boardwalks are located over the sand dunes between the ocean pool area and the public beach:

Southwest Boardwalk:			
395 sq. ft. of decking	@	\$40.00	= \$15,800.00
130 lin. ft. of railing	@	\$32.50	= \$4,225.00
Northeast Boardwalk:			
385 sq. ft. of decking	@	\$40.00	= \$15,400.00
140 lin. ft. of railing	@	\$32.50	= \$4,550.00
		TOTAL	= <u>\$39,975.00</u>

The boardwalk structures consist of heavy-duty wood framing with engineered wood (Trex or similar) decking. The railing consist of 6" x 6" wood posts with two 2" x 4" engineered wood (Trex or similar) rails.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Grounds - Monument Signage

Category	100 Miscellaneous	Quantity	2 signs
Location	Entire Resort	Unit Cost	\$4,000.00
		% of Replacement	100.00%
		Current Cost	\$8,000.00
Placed In Service	05/99	Future Cost	\$9,552.42
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

These are the 8' x 5' carved and painted wood monument signs.

### Grounds - Small Signage

Category	100 Miscellaneous	Quantity	1 provision
Location	Entire Resort	Unit Cost	\$3,000.00
		% of Replacement	100.00%
		Current Cost	\$3,000.00
Placed In Service	01/02	Future Cost	\$3,090.00
Useful Life	1		
Remaining Life	0		
Replacement Year	2003		

Comments:

small size signs	145 signs
medium size signs	8
large size signs	26
	179 signs

It is likely that all of these signs will not be replaced at the same time; typically, signage like this is replaced on an "as needed" basis. For the purposes of this analysis, we have budgeted a provision for a portion of these signs to be replaced each year.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Grounds - Trash Receptacles

Category	100 Miscellaneous	Quantity	30 receptacles
Location	Entire Resort	Unit Cost	\$450.000
		% of Replacement	100.00%
		Current Cost	\$13,500.00
Placed In Service	01/00	Future Cost	\$16,603.30
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

#### Comments:

These are primarily coated metal trash receptacles:

greenbelt/walkways (ocean side)	14	receptacles
ocean pool area	7	
garden pool area	6	
beach club	3	
	<hr/>	
	30	receptacles

For the purposes of this analysis, we have combined all trash receptacle inventories (i.e. all locations except for buildings which are listed separately) and used an average placed-in-service date as it is anticipated that these receptacles will be replaced at the same time.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Guard House - Door

Category	100 Miscellaneous	Quantity	1 door
Location	Guard House	Unit Cost	\$750.000
		% of Replacement	100.00%
		Current Cost	\$750.00
Placed In Service	06/00	Future Cost	\$1,069.32
Useful Life	15		
Remaining Life	12		
Replacement Year	2015		

Comments:

This is a 3' x 7' metal/glass "storefront" type door.

### Guard House - HVAC

Category	100 Miscellaneous	Quantity	1 unit
Location	Guard House	Unit Cost	\$600.000
		% of Replacement	100.00%
		Current Cost	\$600.00
Placed In Service	06/00	Future Cost	\$737.92
Useful Life	10		
Remaining Life	7		
Replacement Year	2010		

Comments:

This is a wall-mounted air conditioning unit.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Guard House - Vinyl Floor

Category	100 Miscellaneous	Quantity	60 sq. ft.
Location	Guard House	Unit Cost	\$10.000
		% of Replacement	105.00%
		Current Cost	\$630.00
		Future Cost	\$730.34
Placed In Service	06/00		
Useful Life	5		
Adjustment	-2		
Remaining Life	0		
Replacement Year	2003		

#### Comments:

This is a vinyl tile floor.

The remaining life of this component has been decreased due to its condition at our most recent field inspection.

The cost for this component has been adjusted upward due to the small quantity to be replaced or maintained.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ops/Maint Building - Appliances

Category	100 Miscellaneous	Quantity	1 total
Location	Phase 1	Unit Cost	\$1,845.00
		% of Replacement	100.00%
		Current Cost	\$1,845.00
Placed In Service	05/99	Future Cost	\$2,203.03
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

#### Comments:

These are the General Electric appliances in the operations building:

2 microwave ovens	@	\$425.00	=	\$850.00
1 refrigerator	@	\$700.00	=	\$700.00
1 dishwasher	@	\$295.00	=	\$295.00
		TOTAL	=	<u>\$1,845.00</u>

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ops/Maint Building - Cabinets & Counters

Category	100 Miscellaneous	Quantity	1 total
Location	Phase 1	Unit Cost	\$2,715.00
		% of Replacement	100.00%
		Current Cost	\$2,715.00
Placed In Service	05/99	Future Cost	\$4,356.78
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

#### Comments:

These are the natural wood and laminated plastic cabinets and laminated plastic counter tops located in the operations building:

11 lin. ft. of wall cabinet	@	\$125.00	=	\$1,375.00
8 lin. ft. of counter top*	@	\$55.00	=	\$440.00
6 lin. ft. of base cabinet	@	\$150.00	=	\$900.00
		TOTAL	=	<u>\$2,715.00</u>

\* Interim replacement of these counter tops, if required, should be addressed on an "as needed" basis using the association's operating/maintenance funds.



# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ops/Maint Building - Doors

Category	100 Miscellaneous	Quantity	1 total
Location	Phase 1	Unit Cost	\$2,300.00
		% of Replacement	100.00%
		Current Cost	\$2,300.00
Placed In Service	05/99	Future Cost	\$3,183.74
Useful Life	15		
Remaining Life	11		
Replacement Year	2014		

#### Comments:

These are metal doors (unless otherwise indicated):

Operations Building:					
2 - 3' x 7' metal/glass "storefront" doors	@	\$750.00	=	\$1,500.00	
Maintenance Building:					
2 - 3' x 6'8" doors	@	\$400.00	=	\$800.00	
		TOTAL	=	\$2,300.00	

# Sample Timeshare Resort

## Component Detail

Sorted by Category

<b>Ops/Maint Building - HVAC Equipment</b>
--

Category	100 Miscellaneous	Quantity	1 total
Location	Phase 1	Unit Cost	\$2,150.00
		% of Replacement	100.00%
		Current Cost	\$2,150.00
Placed In Service	05/99	Future Cost	\$2,567.21
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

Comments:

Operations Building:			
1	- 2.5 ton capacity A/C unit*	@	\$950.00 = \$950.00
1	- air handler unit	@	\$600.00 = \$600.00
Maintenance Building:			
1	- wall-mounted A/C unit	@	\$600.00 = \$600.00
		TOTAL	= \$2,150.00

\* This is a Carrier (model 38YCC030300) air conditioning unit.

# Sample Timeshare Resort

## Component Detail

Sorted by Category

### Ops/Maint Building - Plumbing Fixtures

Category	100 Miscellaneous	Quantity	1 total
Location	Phase 1	Unit Cost	\$2,140.00
		% of Replacement	100.00%
		Current Cost	\$2,140.00
Placed In Service	05/99	Future Cost	\$3,434.07
Useful Life	20		
Remaining Life	16		
Replacement Year	2019		

#### Comments:

These are the plumbing fixtures in the operations building:

2 toilets, tank type	@	\$400.00	=	\$800.00
2 sinks, rectangular wall mount	@	\$400.00	=	\$800.00
1 sink, stainless double bowl	@	\$540.00	=	\$540.00
		TOTAL	=	<u>\$2,140.00</u>

### Ops/Maint Building - Vinyl Floor

Category	100 Miscellaneous	Quantity	1,110 sq. ft.
Location	Phase 1	Unit Cost	\$5.000
		% of Replacement	105.00%
		Current Cost	\$5,827.50
Placed In Service	05/99	Future Cost	\$6,958.34
Useful Life	10		
Remaining Life	6		
Replacement Year	2009		

#### Comments:

This is the vinyl tile floorcover in the operations building.

The measurement indicated represents the actual area to be replaced. The percentage of replacement has been increased above 100% to allow for a waste factor which should be considered when replacing this component.

# Sample Timeshare Resort

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Number of components included in this reserve analysis is 244.