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February 23, 2019

Jonathan's Landing Property Owners Association
Attn: Beth Kelso, General Manager
3755 Barrow island Road
Jupiter, Florida 33477

Re: **Jonathan's Landing Property Owners Association
2019 Reserve Study Summary**

Ms. Kelso:

Attached is the 2019 reserve study report performed on the Jonathan's Landing Property Owners Association property. This study considers the replacement, repairs and/or refurbishment of the project's common area improvements. The total current cost of the components included in this analysis as of January 1, 2019 is \$6,337,545, and the total future cost is \$7,534,752. The largest proportion of these expenses involves the association's drainage and water control structures. The beginning reserve balance on January 1, 2019 is \$555,000 based on information provided by property management.

Page four of the attached reserve study report is an Executive Summary page and provides a summary of the results from the Straight-Line Funding Analysis and the Cash Flow Analysis. The budgeted 2018 annual reserve contribution was calculated at \$1,205,415 based on financial statements provided by property management. The Straight-Line Funding Analysis requires 100% funding and recommends increasing reserve contributions for the 2019 fiscal year to \$2,048,763. It is recommended in the Cash Flow Analysis that the Association maintain annual reserve contributions at \$1,205,415 for the 2019 fiscal year. Annual reserve contributions can be decreased by 25% in 2020 to \$904,061. No annual reserve contribution increases are recommended over the 25-year analysis reporting period.

This reserve study does not include a component for the complete replacement of the project's underground infrastructure, storm water drainage system or vehicular bridges. A reserve study is a budget planning tool. Determining the condition for hidden or unapparent site components or the structural integrity of vehicular bridges are beyond the scope of this reserve study. It is assumed in this reserve study that these components can be repaired and/or maintained on an as needed basis to have a total useful life that is well beyond the analysis 25 year reporting period. Components were included in this reserve study for replacement and repairs to drainage culverts, water control structures and near term repairs to vehicular bridges based on historical data and engineering reports. It is recommended that

Jonathan's Landing Property Owners Association
February 23, 2019
Page 2 of 2

engineers perform additional surveys on these components to provide budgetary estimates for future potential long term repairs or replacements.

Feel free to call us if you have any concerns or questions. We appreciate the opportunity to be of service.

Sincerely,

Robert Wilder
Reserve Specialist

Enclosure

2019
RESERVE STUDY
FOR

**Jonathan's Landing
Property Owners
Association**

February 23, 2019

Prepared by

Armstrong Consulting, Inc.

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2019
RESERVE STUDY
FOR
Jonathan's Landing Property Owners Association

February 23, 2019

A level two (2) study was performed according to the Community Associations Institute (CAI) Reserve Study Standards. (*See attached standards.*)

On site visual observations of the common areas [i.e. roofs, parking area, paint, etc.] were performed on January 8, 2019 by Robert Wilder.

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

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

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

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

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

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RESERVE STUDY ANALYSIS

Two analyses utilized in our reserve study to calculate contributions include the Straight-Line Funding Analysis and the Cash Flow Analysis.

STRAIGHT-LINE (FULLY FUNDED) FUNDING ANALYSIS

The Straight-Line Component Funding Analysis calculates the annual contribution amount for each individual line item component by dividing the component's unfunded balance by its remaining useful life. A component's unfunded balance is its replacement cost less the reserve balance in the component at the beginning of the analysis period. The annual contribution rate for each individual line item component is then summed to calculate the total annual contribution rate for this analysis. Interest on funds invested is not factored into the calculations for the Component Funding Analysis. The Component Funding Analysis requires 100% funding of components when calculating the annual contribution rate.

CASH FLOW (POOLED) FUNDING ANALYSIS

The Cash Flow Analysis is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. This analysis calculates the future replacement cost for reserve components when they are due for replacement. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow and reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

Unlike the Component Funding Analysis, the Cash Flow Analysis does not require 100% funding of components to meet projected future expenditures. The rate of return on funds invested is also factored in to the Cash Flow Analysis. These two factors result in a contribution rate that is normally less than that developed by the Component Funding Analysis. Although the Cash Flow Analysis may fund reserves at less than 100% during all or portions of the analysis period, a positive cash flow throughout the period of the analysis ensures that each reserve component will have sufficient funds available for expenditures when they are due.

EXECUTIVE SUMMARY

PROPERTY DATA

Property Name:	Jonathan's Landing Property Owners Association	Report Run Date:	02/23/19
Property Location:	Jupiter, Florida	Budget Year Begins:	01/01/19
Property Type:	Homeowners Association	Budget Year Ends:	12/31/19
Total Units:	1,280 Units		
Phase:	1 of 1		

PROJECTED COMPONENT CATEGORIES AND PARAMETERS

Component Categories in Reserve Analysis:

- | | |
|---------------------------|----------------------|
| 1. Bridge | 5. Pump |
| 2. Drainage/Water Control | 6. Security |
| 3. Office Building | 7. Site Improvements |
| 4. Pavement | |

Total current cost of all reserve components in reserve analysis:	\$ 6,337,545
Total future cost of all reserve components in reserve analysis:	\$ 7,534,752
Beginning reserve fund balance for reserve analysis:	\$ 555,000
Total number of components scheduled for replacement in the 2019 budget year:	11
Total cost of components scheduled for replacement in the 2019 budget year:	\$ 704,000

ANALYSIS RESULTS – STRAIGHT-LINE FUNDING ANALYSIS

JLPOA's budgeted 2019 annual reserve funding contribution:	\$ 1,205,415
Armstrong Consulting's recommended 2019 annual reserve funding contribution:	\$ 2,048,763
Increase between current and recommended annual contribution:	\$ 843,348
Increase between current and recommended annual contribution:	70%

ANALYSIS RESULTS – CASH FLOW ANALYSIS

JLPOA's budgeted 2019 annual reserve funding contribution:	\$ 1,205,415
Armstrong Consulting's recommended 2019 annual reserve funding contribution:	\$ 1,205,415*
Increase/Decrease between current and recommended annual contribution:	\$ 0
Increase/Decrease between current and recommended annual contribution:	0%

***Under the cash flow funding method, annual reserve contributions can be decreased by 25% in 2020 to \$904,061 per year.**

Jonathan's Landing POA
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Jonathan's Landing POA

PROJECT DEFINITION REPORT

2/23/2019

Project Information

Project:	Jonathan's Landing POA	Project Date:	1/01/1979
Address:	3755 Barrow Island Road	Number of Phases:	0
City:	Jupiter	Number of Units:	1280
State:	FL	Number of Models:	0
Zip:	33477-0000		

Property Description

The subject property is defined as the Jonathan's Landing Property Owners Association and is located at 3755 Barrow Island Road in Jupiter, Florida. The property consists of a 1,280 home single family residential homeowners association.

Association maintained building improvements include a single story property management office building. The office building is constructed on a poured concrete slab foundations with re-enforced concrete footings. Exterior walls are masonry block with a painted stucco siding. The roof is pitched wood truss with a wood sheathing deck and a concrete tile surface. Additional building improvements maintained by the association includes a north, center and south entry gate house and a park bathroom building.

Association gazebos are at Barrow Straights, Butterfly Island, North Bay and the South Recreation area. Docks and/or wood walkways are at Barrow Straights, Butterfly Island, North Bay and the Casseekey Island bridge. Recreational improvements include playground equipment, two bocce ball courts, picnic tables, benches and charcoal grills at the South Recreation area. A pergola structure is at Passage East and a dog park is near the North entrance. Paved areas include asphalt paved roads throughout the site, brick pavers at the main entrances, vehicular and pedestrian bridges and asphalt paved cart paths. Signs include monument, decorative and traffic signs. Additional site improvements include site lighting and common area landscape irrigation.

The Intracoastal Waterway borders the east boundary and several lakes are within the association's development. Drainage and water levels are maintained by drainage culverts and water control structures. The lakes are aerated by multiple fountains and bubblers located throughout the project.

The Jonathan's Landing Property Owners Association was originally developed in 1979 and the office building was recently built and completed in late 2016. The association common area improvements were considered to be in average condition upon the latest site review performed on January 8, 2019.

Jonathan's Landing POA
STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2019
1/01/2019 - 12/31/2019

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2019 Expenditure	Unfunded Balance	2019 Contribution Requirement
Bridge							
Bridge Assessment Report	02/00	01/00	0	27,500	0	27,500	27,500
Bridge-Concrete Repairs/Asphalt Overlay	12/00	10/00	0	900,000	0	900,000	90,000
Sub Total:			0	927,500	0	927,500	117,500
Drainage/Water Control							
Bubbler-Lakes	01/00	01/00	0	15,345	0	15,345	15,345
Clear South Rim Ditch Vegetation	20/00	00/00	31,534	40,000	40,000	8,466	8,466
Drainage Culvert 2	40/00	05/00	0	132,000	0	132,000	26,400
Drainage Culvert 7	40/00	05/00	0	220,000	0	220,000	44,000
Drainage Culvert 8	40/00	05/00	0	258,500	0	258,500	51,700
Drainage Repairs-Site	10/00	09/00	0	260,000	0	260,000	28,889
Dredging-Near Water Control 5	08/00	07/00	0	130,000	0	130,000	18,571
Dredging-South Rim Ditch	20/00	00/00	98,544	125,000	125,000	26,456	26,456
Dredging/Rip Rap Repairs	03/00	01/00	0	38,500	0	38,500	38,500
Dredging/Rip Rap Repairs-Permitting	03/00	01/00	0	11,000	0	11,000	11,000
Fountain/Aerator-Lakes	01/00	01/00	0	11,000	0	11,000	11,000
Water Control Structure 1	40/00	01/00	0	132,000	0	132,000	132,000
Water Control Structure 2	20/00	18/00	0	132,000	0	132,000	7,333
Water Control Structure 3	40/00	02/00	0	132,000	0	132,000	66,000
Water Control Structure 4	40/00	03/00	0	132,000	0	132,000	44,000
Water Control Structure 5	40/00	04/00	0	132,000	0	132,000	33,000
Water Control Structure 6	40/00	10/00	0	132,000	0	132,000	13,200

Jonathan's Landing POA
STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2019
1/01/2019 - 12/31/2019

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2019 Expenditure	Unfunded Balance	2019 Contribution Requirement
Sub Total:			130,078	2,033,345	165,000	1,903,267	575,860
Office Building							
Office Building-Air Conditioner-3 Ton	10/00	07/11	0	5,000	0	5,000	632
Office Building-Air Conditioner-5 Ton	10/00	07/11	0	6,875	0	6,875	868
Office Building-Appliances-Break Rm.	10/00	07/11	0	2,200	0	2,200	278
Office Building-Cabinets-Break Room	20/00	17/11	0	4,400	0	4,400	246
Office Building-Cabinets-Work Room	20/00	17/11	0	9,763	0	9,763	545
Office Building-Carpet Floor	08/00	05/11	0	5,198	0	5,198	879
Office Building-Conf. Rm. Case Goods	12/00	09/11	0	5,500	0	5,500	555
Office Building-Conference Rm. Chairs	08/00	05/11	0	5,500	0	5,500	930
Office Building-Furnishings-Foyer	08/00	05/11	0	6,600	0	6,600	1,115
Office Building-Generator	25/00	01/00	0	25,000	0	25,000	25,000
Office Building-Gutters & Downspouts	25/00	22/11	0	5,200	0	5,200	227
Office Building-Lighting-Interior	15/00	12/11	0	16,800	0	16,800	1,301
Office Building-Office Bath Refurbish	16/00	13/11	0	11,500	0	11,500	826
Office Building-Office Case Goods	12/00	09/11	0	25,000	0	25,000	2,521
Office Building-Office Chairs	08/00	05/11	0	6,000	0	6,000	1,014
Office Building-Paint Exterior	07/00	04/11	0	5,800	0	5,800	1,180
Office Building-Paint Interior	08/00	05/11	0	10,400	0	10,400	1,758
Office Building-Roof	25/00	22/11	0	38,775	0	38,775	1,692
Office Building-Staff Bath Refurbish	20/00	17/11	0	2,310	0	2,310	129
Office Building-Tile Floor	16/00	13/11	0	11,175	0	11,175	803
Office Building-Window Treatments	10/00	07/11	0	5,000	0	5,000	632

Jonathan's Landing POA
STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2019
1/01/2019 - 12/31/2019

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2019 Expenditure	Unfunded Balance	2019 Contribution Requirement
Sub Total:			0	213,996	0	213,996	43,131
Pavement							
Asphalt Cart Path Refurbish	03/00	01/00	0	44,000	0	44,000	44,000
Asphalt Overlay-Barrow Island Rd	15/00	01/00	0	79,000	0	79,000	79,000
Asphalt Overlay-Captain Kirle Drive	15/00	01/00	0	66,250	0	66,250	66,250
Asphalt Overlay-Casseekey Island Rd	15/00	01/00	0	229,700	0	229,700	229,700
Asphalt Overlay-Central Gate Entry	15/00	01/00	0	13,650	0	13,650	13,650
Asphalt Overlay-Dickinson Road	15/00	01/00	0	111,400	0	111,400	111,400
Asphalt Overlay-JLPOA Office Parking	15/00	12/11	0	7,400	0	7,400	573
Asphalt Overlay-Jonathan Drive	15/00	01/00	0	27,250	0	27,250	27,250
Asphalt Overlay-Outlook Court	15/00	01/00	0	8,100	0	8,100	8,100
Asphalt Overlay-Passage East	15/00	01/00	0	30,350	0	30,350	30,350
Asphalt Overlay-Port Dickinson Drive	15/00	01/00	0	6,100	0	6,100	6,100
Asphalt Overlay-S Recreation Parking	15/00	01/00	0	5,950	0	5,950	5,950
Asphalt Overlay-South Gate Entry	15/00	01/00	0	9,100	0	9,100	9,100
Concrete Walkway Repairs	02/00	01/00	0	50,000	0	50,000	50,000
Pavers Replace-JLPOA Office	15/00	12/11	0	8,160	0	8,160	632
Pavers Replace-North Gate Entry	15/00	07/00	0	81,600	0	81,600	11,657
Pavers Replace-South Gate Entry	15/00	07/00	0	61,380	0	61,380	8,769
Road Repair/Engineering Services	01/00	01/00	0	22,000	0	22,000	22,000
Sub Total:			0	861,390	0	861,390	724,481

Pump

Jonathan's Landing POA
STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2019
1/01/2019 - 12/31/2019

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2019 Expenditure	Unfunded Balance	2019 Contribution Requirement
Pump 01-Northgate	10/00	01/00	0	6,600	0	6,600	6,600
Pump 02-Captain Kirle	10/00	01/00	0	6,600	0	6,600	6,600
Pump 03-Dickinson Drive	10/00	01/00	0	6,600	0	6,600	6,600
Pump 04-Southgate Well	10/00	01/00	0	9,350	0	9,350	9,350
Pump 05-Casseekey Island Well	08/00	01/00	0	6,160	0	6,160	6,160
Pump 10-Barrow Island	10/00	01/04	0	7,700	0	7,700	5,775
Pump 11-Casseekey Island Road	10/00	01/09	0	6,600	0	6,600	3,771
Pump Rerouting-#4 & #5	09/00	00/00	118,253	150,000	150,000	31,747	31,747
Sub Total:			118,253	199,610	150,000	81,357	76,603
Security							
Gate Arm Operator-North Gate	10/00	02/00	0	15,840	0	15,840	7,920
Gate Arm Operator-South Gate	10/00	02/00	0	21,120	0	21,120	10,560
Gate House-Air Conditioner-Center	10/00	03/00	0	3,740	0	3,740	1,247
Gate House-Air Conditioner-North	10/00	01/00	0	3,740	0	3,740	3,740
Gate House-Air Conditioner-South	10/00	01/00	0	3,740	0	3,740	3,740
Gate House-Generator	25/00	01/00	0	30,000	0	30,000	30,000
Gate House-Interior Refurbish-Center	15/00	01/00	0	5,500	0	5,500	5,500
Gate House-Interior Refurbish-North	15/00	07/00	0	5,500	0	5,500	786
Gate House-Interior Refurbish-South	15/00	07/00	0	5,500	0	5,500	786
Gate House-Paint Exterior-Center	08/00	01/00	0	1,600	0	1,600	1,600
Gate House-Paint Exterior-North	08/00	01/00	0	1,600	0	1,600	1,600
Gate House-Paint Exterior-South	08/00	01/00	0	1,600	0	1,600	1,600
Gate House-Roof-Center	20/00	01/00	0	3,960	0	3,960	3,960
Gate House-Roof-North	25/00	17/00	0	5,280	0	5,280	311

Jonathan's Landing POA
STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2019
1/01/2019 - 12/31/2019

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2019 Expenditure	Unfunded Balance	2019 Contribution Requirement
Gate House-Roof-South	25/00	17/00	0	5,280	0	5,280	311
Gate-Pedestrian-Central Gate	20/00	00/00	14,190	18,000	18,000	3,810	3,810
Gates-South Gate	20/00	12/00	0	5,500	0	5,500	458
Security-Bar Code Scanner-North Gate	10/00	02/00	0	6,600	0	6,600	3,300
Security-Bar Code Scanner-South Gate	10/00	02/00	0	6,600	0	6,600	3,300
Security-Camera-Casseekey Island Chanel	05/00	04/00	0	3,000	0	3,000	750
Security-Camera-Dog Park/CI Bridge	05/00	00/00	6,307	8,000	8,000	1,693	1,693
Security-Equipment Replacement	05/00	00/00	11,825	15,000	15,000	3,175	3,175
Security-Gate Access Control Module	05/00	04/00	0	5,600	0	5,600	1,400
Security-Gate Resident Web Access	05/00	04/00	0	3,500	0	3,500	875
Security-Officer Management Program	05/00	04/00	0	3,500	0	3,500	875
Security-System Review & Analysis	-	00/00	23,651	30,000	30,000	6,349	6,349
Security-Vehicle	01/00	00/00	15,767	20,000	20,000	4,233	4,233
Security-Vendor ID Card System	05/00	04/00	0	12,000	0	12,000	3,000
Sub Total:			71,740	251,300	91,000	179,560	106,879
Site Improvements							
Bathroom Bldg.-Bath Refurb.-S Rec.	12/00	03/00	0	2,750	0	2,750	917
Bathroom Bldg.-Paint Ext.-S Recreation	08/00	01/00	0	1,826	0	1,826	1,826
Bathroom Bldg.-Roof-South Recreation	30/00	05/00	0	4,950	0	4,950	990
Benches/Pergolas-Butterfly Island	12/00	08/00	0	9,900	0	9,900	1,238
Bocce Court Refurbish-S Recreation	05/00	02/00	0	4,400	0	4,400	2,200
Brick Walk Replace-Butterfly Island	20/00	11/00	0	11,594	0	11,594	1,054
Bridge-Pedestrian-Casseekey Island-#1	10/00	09/00	0	42,036	0	42,036	4,671
Bridge-Pedestrian-Casseekey Island-#2	10/00	09/00	0	66,030	0	66,030	7,337

Jonathan's Landing POA
STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2019
1/01/2019 - 12/31/2019

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2019 Expenditure	Unfunded Balance	2019 Contribution Requirement
Dock Replace-Barrow Straights	20/00	05/00	0	110,880	0	110,880	22,176
Dock Replace-FWC Dock	20/00	06/00	0	27,225	0	27,225	4,538
Dock Replace-North Bay	20/00	02/00	0	19,663	0	19,663	9,832
Dock/Wood Walk Replace-Butterfly Is.	20/00	11/00	0	41,800	0	41,800	3,800
Dog Park Enhancement	10/00	08/00	0	37,850	0	37,850	4,731
Entry Modifications-North & South	40/00	00/00	189,205	240,000	240,000	50,795	50,795
Flagpoles-Entrances	20/00	12/00	0	9,000	0	9,000	750
Gazebo Replace-Barrow Straights	25/00	05/00	0	70,000	0	70,000	14,000
Gazebo Replace-Butterfly Island	20/00	11/00	0	24,000	0	24,000	2,182
Gazebo Replace-North Bay	25/00	05/00	0	17,250	0	17,250	3,450
Gazebo Replace-South Recreation	20/00	11/00	0	66,000	0	66,000	6,000
Landscape Irrigation System Replace	15/00	06/00	0	675,000	0	675,000	112,500
Landscape Reno/LED Light Conversion	01/00	01/00	0	27,500	0	27,500	27,500
Landscape-Legustrum Planting-CI Road	-	00/00	14,190	18,000	18,000	3,810	3,810
Miscellaneous Upgrades/Enhancements	01/00	01/00	0	55,000	0	55,000	55,000
Pergola Replace-Passage East	15/00	08/00	0	9,900	0	9,900	1,238
Picnic Tables-South Recreation Gazebo	15/00	06/00	0	8,250	0	8,250	1,375
Playground Equipment-S Recreation	20/00	11/00	0	41,800	0	41,800	3,800
Promenade/Golf Cart Crossing Relocation	40/00	00/00	31,534	40,000	40,000	8,466	8,466
Sign Replace-Decorative/Direction	20/00	03/00	0	21,000	0	21,000	7,000
Sign Replace-Entry Monument	20/00	03/00	0	100,000	0	100,000	33,333
Sign Replace-Traffic/Street	20/00	06/00	0	46,800	0	46,800	7,800

Jonathan's Landing POA
STRAIGHT-LINE FUNDING REPORT

Analysis 1 - 2019
1/01/2019 - 12/31/2019

Description	Useful Life (yr/mo)	Remaining Life (yr/mo)	Beginning Balance	Current Replacement Cost	2019 Expenditure	Unfunded Balance	2019 Contribution Requirement
Sub Total:			234,929	1,850,404	298,000	1,615,475	404,309
Total:			555,000	6,337,545	704,000	5,782,545	2,048,763
				Annual Contribution		2,048,763	
				Monthly Contribution		170,730	
				Monthly Contribution per Unit		133	
				(# of Units)		1280	

Jonathan's Landing POA

ANALYSIS DEFINITION REPORT

Analysis 1 - 2019

Project Information

Project:	Jonathan's Landing POA	Project Date:	1/01/1979
Address:	3755 Barrow Island Road	Analysis Date:	1/01/2019
City:	Jupiter	Number of Phases:	0
State:	FL	Number of Units:	1280
Zip:	33477-0000	Number of Models:	0

Analysis Parameters

Rate of Inflation:	3%	Deferred Expenditures:	No
Rate of Return on Investment:	1%	Contingency:	0%
Beginning Funds:	555,000.00	Contingency Time:	None
Loan/Special Assessment:	No		

Annual Contribution Factors

	2029:	0%	2039:	0%	
2020:	-25%	2030:	0%	2040:	0%
2021:	0%	2031:	0%	2041:	0%
2022:	0%	2032:	0%	2042:	0%
2023:	0%	2033:	0%	2043:	0%
2024:	0%	2034:	0%		
2025:	0%	2035:	0%		
2026:	0%	2036:	0%		
2027:	0%	2037:	0%		
2028:	0%	2038:	0%		

Additional Analysis Information

Analysis 1 - 2019 indicates our recommended contribution rate into reserves to fund future projected reserve expenditures. The analysis period utilized is 25 years. The return on reserve funds invested is currently projected at approximately 1%. The inflation rate estimated for reserve components is 3% per year. The beginning reserve balance for January 1, 2019 is \$555,000 based on information provided by property management.

The budgeted 2018 annual reserve contribution was calculated at \$1,205,415 based on financial statements provided by property management. The budgeted 2018 annual reserve contribution of \$1,205,415 more than adequately funds future projected reserve expenditures. Under the cash flow funding method, annual reserve contributions can be decreased by 25% in 2020 to \$904,061 per year. No annual reserve contribution increases are recommended over the 25-year analysis reporting period.

Please review the above financial data and entire report for accuracy.

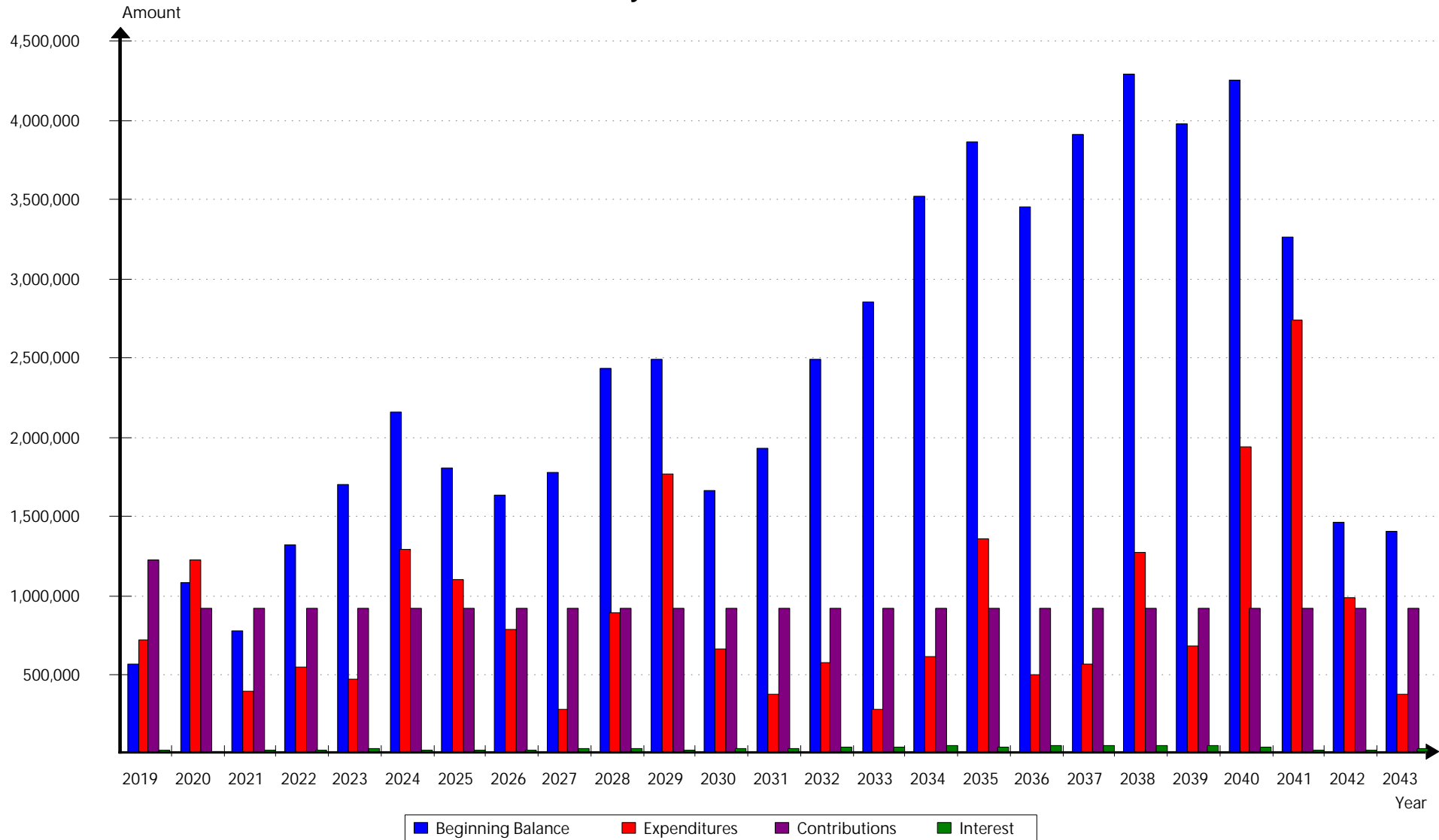
Jonathan's Landing POA
CASHFLOW SUMMARY PROJECTIONS

Analysis 1 - 2019

Year	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
2019	555,000.00	1,205,415.00	5,091.26	704,000.00	1,061,506.26
2020	1,061,506.26	904,061.25	3,600.73	1,204,170.00	764,998.24
2021	764,998.24	904,061.25	8,788.04	378,815.00	1,299,032.53
2022	1,299,032.53	904,061.25	12,601.74	533,071.00	1,682,624.52
2023	1,682,624.52	904,061.25	17,235.74	461,351.00	2,142,570.51
2024	2,142,570.51	904,061.25	13,995.00	1,274,678.00	1,785,948.76
2025	1,785,948.76	904,061.25	11,952.26	1,084,663.00	1,617,299.27
2026	1,617,299.27	904,061.25	13,592.05	774,828.00	1,760,124.57
2027	1,760,124.57	904,061.25	19,932.08	264,193.00	2,419,924.90
2028	2,419,924.90	904,061.25	20,830.62	872,014.00	2,472,802.77
2029	2,472,802.77	904,061.25	12,201.24	1,746,726.00	1,642,339.26
2030	1,642,339.26	904,061.25	15,040.68	651,684.00	1,909,757.19
2031	1,909,757.19	904,061.25	20,898.74	361,035.00	2,473,682.18
2032	2,473,682.18	904,061.25	24,876.87	563,365.00	2,839,255.30
2033	2,839,255.30	904,061.25	30,710.35	269,995.00	3,504,031.90
2034	3,504,031.90	904,061.25	34,086.30	598,585.00	3,843,594.45
2035	3,843,594.45	904,061.25	30,020.34	1,343,046.00	3,434,630.04
2036	3,434,630.04	904,061.25	35,098.22	483,798.00	3,889,991.51
2037	3,889,991.51	904,061.25	38,480.44	556,273.00	4,276,260.20
2038	4,276,260.20	904,061.25	35,213.84	1,258,531.00	3,957,004.29
2039	3,957,004.29	904,061.25	37,992.40	662,579.00	4,236,478.94
2040	4,236,478.94	904,061.25	29,429.05	1,921,655.00	3,248,314.24
2041	3,248,314.24	904,061.25	11,031.88	2,718,109.00	1,445,298.37
2042	1,445,298.37	904,061.25	9,647.53	973,525.00	1,385,482.15
2043	1,385,482.15	904,061.25	15,178.13	362,957.00	1,941,764.53
Totals:		22,902,885.00	507,525.53	22,023,646.00	

Jonathan's Landing POA CASHFLOW PROJECTIONS GRAPH

Analysis 1 - 2019



PROJECTED EXPENDITURES

Jonathan's Landing POA - Analysis 1 - 2019

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Asphalt Cart Path Refurbish		45,320			49,522			54,130		
Asphalt Overlay-Barrow Island Rd		81,370								
Asphalt Overlay-Captain Kirle Drive		68,238								
Asphalt Overlay-Casseekey Island Rd		236,591								
Asphalt Overlay-Central Gate Entry		14,060								
Asphalt Overlay-Dickinson Road		114,742								
Asphalt Overlay-Jonathan Drive		28,068								
Asphalt Overlay-Outlook Court		8,343								
Asphalt Overlay-Passage East		31,261								
Asphalt Overlay-Port Dickinson Drive		6,283								
Asphalt Overlay-S Recreation Parking		6,129								
Asphalt Overlay-South Gate Entry		9,373								
Bathroom Bldg.-Bath Refurb.-S Rec.				3,005						
Bathroom Bldg.-Paint Ext.-S Recreation		1,881								2,383
Bathroom Bldg.-Roof-South Recreation						5,738				
Benches/Pergolas-Butterfly Island									12,545	
Bocce Court Refurbish-S Recreation			4,668					5,413		
Bridge Assessment Report		28,325		30,050		31,880		33,832		35,892
Bridge-Pedestrian-Casseekey Island-#1										54,864
Bridge-Pedestrian-Casseekey Island-#2										86,180
Bubbler-Lakes		15,805	16,280	16,768	17,271	17,789	18,328	18,878	19,444	20,028
Clear South Rim Ditch Vegetation	40,000									
Concrete Walkway Repairs		51,500		54,636		57,964		61,512		65,258
Dock Replace-Barrow Straights						128,540				
Dock Replace-FWC Dock							32,518			
Dock Replace-North Bay			20,860							
Dog Park Enhancement									47,961	
Drainage Culvert 2						153,024				
Drainage Culvert 7						255,040				
Drainage Culvert 8						299,672				

PROJECTED EXPENDITURES
Jonathan's Landing POA - Analysis 1 - 2019

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Drainage Repairs-Site										339,341
Dredging-Near Water Control 5								159,931		
Dredging-South Rim Ditch	125,000									
Dredging/Rip Rap Repairs		39,655			43,332			47,364		
Dredging/Rip Rap Repairs-Permitting		11,330			12,381			13,533		
Entry Modifications-North & South	240,000									
Fountain/Aerator-Lakes		11,330	11,670	12,020	12,381	12,752	13,138	13,533	13,939	14,357
Gate Arm Operator-North Gate			16,805							
Gate Arm Operator-South Gate			22,406							
Gate House-Air Conditioner-Center				4,087						
Gate House-Air Conditioner-North		3,852								
Gate House-Air Conditioner-South		3,852								
Gate House-Generator		30,900								
Gate House-Interior Refurbish-Center		5,665								
Gate House-Interior Refurbish-North								6,766		
Gate House-Interior Refurbish-South								6,766		
Gate House-Paint Exterior-Center		1,648								2,088
Gate House-Paint Exterior-North		1,648								2,088
Gate House-Paint Exterior-South		1,648								2,088
Gate House-Roof-Center		4,079								
Gate-Pedestrian-Central Gate	18,000									
Gazebo Replace-Barrow Straights						81,149				
Gazebo Replace-North Bay						19,997				
Landscape Irrigation System Replace							806,224			
Landscape Reno/LED Light Conversion		28,325	29,175	30,050	30,951	31,880	32,846	33,832	34,846	35,892
Landscape-Legustrum Planting-CI Road	18,000									
Miscellaneous Upgrades/Enhancements		56,650	58,350	60,100	61,903	63,760	65,692	67,663	69,693	71,784
Office Building-Air Conditioner-3 Ton								6,319		
Office Building-Air Conditioner-5 Ton								8,688		
Office Building-Appliances-Break Rm.								2,780		

PROJECTED EXPENDITURES

Jonathan's Landing POA - Analysis 1 - 2019

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Office Building-Carpet Floor						6,191				
Office Building-Conf. Rm. Case Goods										7,374
Office Building-Conference Rm. Chairs						6,552				
Office Building-Furnishings-Foyer						7,862				
Office Building-Generator		25,750								
Office Building-Office Case Goods										33,519
Office Building-Office Chairs						7,147				
Office Building-Paint Exterior					6,708					
Office Building-Paint Interior						12,389				
Office Building-Window Treatments								6,319		
Pavers Replace-North Gate Entry								100,387		
Pavers Replace-South Gate Entry								75,512		
Pergola Replace-Passage East									12,545	
Picnic Tables-South Recreation Gazebo							9,854			
Promenade/Golf Cart Crossing Relocation	40,000									
Pump 01-Northgate		6,798								
Pump 02-Captain Kirle		6,798								
Pump 03-Dickinson Drive		6,798								
Pump 04-Southgate Well		9,631								
Pump 05-Casseekey Island Well		6,345								8,040
Pump 10-Barrow Island		8,009								
Pump 11-Casseekey Island Road		6,950								
Pump Rerouting-#4 & #5	150,000									
Road Repair/Engineering Services		22,660	23,340	24,040	24,761	25,504	26,277	27,065	27,877	28,713
Security-Bar Code Scanner-North Gate			7,002							
Security-Bar Code Scanner-South Gate			7,002							
Security-Camera-Casseekey Island Chanel					3,377					3,915
Security-Camera-Dog Park/CI Bridge	8,000					9,274				
Security-Equipment Replacement	15,000					17,389				
Security-Gate Access Control Module					6,303					7,309

PROJECTED EXPENDITURES

Jonathan's Landing POA - Analysis 1 - 2019

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Security-Gate Resident Web Access					3,939					4,568
Security-Officer Management Program					3,939					4,568
Security-System Review & Analysis	30,000									
Security-Vehicle	20,000	20,600	21,218	21,855	22,510	23,185	23,888	24,605	25,343	26,103
Security-Vendor ID Card System					13,506					15,662
Sign Replace-Decorative/Direction				22,947						
Sign Replace-Entry Monument				109,273						
Sign Replace-Traffic/Street							55,898			
Water Control Structure 1		135,960								
Water Control Structure 3			140,039							
Water Control Structure 4				144,240						
Water Control Structure 5					148,567					
Totals	704,000	1,204,170	378,815	533,071	461,351	1,274,678	1,084,663	774,828	264,193	872,014

PROJECTED EXPENDITURES
Jonathan's Landing POA - Analysis 1 - 2019

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Asphalt Cart Path Refurbish	59,150			64,635			70,628			77,177
Asphalt Overlay-Barrow Island Rd							126,809			
Asphalt Overlay-Captain Kirle Drive							106,343			
Asphalt Overlay-Casseekey Island Rd							368,710			
Asphalt Overlay-Central Gate Entry							21,911			
Asphalt Overlay-Dickinson Road							178,817			
Asphalt Overlay-JLPOA Office Parking			10,841							
Asphalt Overlay-Jonathan Drive							43,741			
Asphalt Overlay-Outlook Court							13,002			
Asphalt Overlay-Passage East							48,717			
Asphalt Overlay-Port Dickinson Drive							9,792			
Asphalt Overlay-S Recreation Parking							9,551			
Asphalt Overlay-South Gate Entry							14,607			
Bathroom Bldg.-Bath Refurb.-S Rec.						4,286				
Bathroom Bldg.-Paint Ext.-S Recreation								3,019		
Bocce Court Refurbish-S Recreation			6,275					7,275		
Brick Walk Replace-Butterfly Island		16,054								
Bridge Assessment Report		38,078		40,397		42,857		45,467		48,236
Bridge-Concrete Repairs/Asphalt Overlay	1,209,882									
Bridge-Pedestrian-Casseekey Island-#1										73,732
Bridge-Pedestrian-Casseekey Island-#2										115,818
Bubbler-Lakes	20,628	21,247	21,885	22,541	23,218	23,914	24,632	25,370	26,132	26,916
Concrete Walkway Repairs		69,232		73,448		77,921		82,667		87,701
Dock/Wood Walk Replace-Butterfly Is.		57,878								
Dog Park Enhancement									64,456	
Drainage Repairs-Site										456,046
Dredging-Near Water Control 5						202,596				
Dredging/Rip Rap Repairs	51,756			56,555			61,799			67,530
Dredging/Rip Rap Repairs-Permitting	14,787			16,159			17,657			19,294
Flagpoles-Entrances			12,836							

PROJECTED EXPENDITURES

Jonathan's Landing POA - Analysis 1 - 2019

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Fountain/Aerator-Lakes	14,787	15,231	15,688	16,159	16,643	17,143	17,657	18,187	18,732	19,294
Gate Arm Operator-North Gate			22,591							
Gate Arm Operator-South Gate			30,121							
Gate House-Air Conditioner-Center				5,494						
Gate House-Air Conditioner-North		5,179								
Gate House-Air Conditioner-South		5,179								
Gate House-Interior Refurbish-Center							8,828			
Gate House-Paint Exterior-Center								2,645		
Gate House-Paint Exterior-North								2,645		
Gate House-Paint Exterior-South								2,645		
Gate House-Roof-North								8,730		
Gate House-Roof-South								8,730		
Gates-South Gate			7,844							
Gazebo Replace-Butterfly Island		33,231								
Gazebo Replace-South Recreation		91,386								
Landscape Reno/LED Light Conversion	36,969	38,078	39,220	40,397	41,609	42,857	44,142	45,467	46,831	48,236
Miscellaneous Upgrades/Enhancements	73,937	76,155	78,440	80,793	83,217	85,714	88,285	90,933	93,661	96,471
Office Building-Air Conditioner-3 Ton								8,495		
Office Building-Air Conditioner-5 Ton								11,680		
Office Building-Appliances-Break Rm.								3,738		
Office Building-Cabinets-Break Room								7,475		
Office Building-Cabinets-Work Room								16,586		
Office Building-Carpet Floor				7,845						
Office Building-Conference Rm. Chairs				8,302						
Office Building-Furnishings-Foyer				9,962						
Office Building-Lighting-Interior			24,613							
Office Building-Office Bath Refurbish				17,359						
Office Building-Office Chairs				9,057						
Office Building-Paint Exterior		8,250							10,149	
Office Building-Paint Interior				15,698						

PROJECTED EXPENDITURES
Jonathan's Landing POA - Analysis 1 - 2019

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Office Building-Staff Bath Refurbish								3,924		
Office Building-Tile Floor				16,868						
Office Building-Window Treatments								8,495		
Pavers Replace-JLPOA Office			11,955							
Playground Equipment-S Recreation		57,878								
Pump 01-Northgate		9,139								
Pump 02-Captain Kirle		9,139								
Pump 03-Dickinson Drive		9,139								
Pump 04-Southgate Well		12,946								
Pump 05-Casseekey Island Well								10,185		
Pump 10-Barrow Island		10,766								
Pump 11-Casseekey Island Road		9,344								
Road Repair/Engineering Services	29,575	30,462	31,376	32,317	33,287	34,285	35,314	36,373	37,465	38,589
Security-Bar Code Scanner-North Gate			9,413							
Security-Bar Code Scanner-South Gate			9,413							
Security-Camera-Casseekey Island Chanel					4,539					5,262
Security-Camera-Dog Park/CI Bridge	10,755					12,467				
Security-Equipment Replacement	20,165					23,376				
Security-Gate Access Control Module					8,473					9,823
Security-Gate Resident Web Access					5,296					6,139
Security-Officer Management Program					5,296					6,139
Security-Vehicle	26,886	27,693	28,524	29,379	30,261	31,169	32,104	33,067	34,059	35,080
Security-Vendor ID Card System					18,156					21,048
Water Control Structure 2									224,788	
Water Control Structure 6	177,449									
Totals	1,746,726	651,684	361,035	563,365	269,995	598,585	1,343,046	483,798	556,273	1,258,531

PROJECTED EXPENDITURES

Jonathan's Landing POA - Analysis 1 - 2019

	2039	2040	2041	2042	2043
Asphalt Cart Path Refurbish			84,358		
Benches/Pergolas-Butterfly Island	17,886				
Bocce Court Refurbish-S Recreation			8,436		
Bridge Assessment Report		51,173		54,306	
Bridge-Concrete Repairs/Asphalt Overlay			1,725,513		
Bubbler-Lakes	27,723	28,555	29,420	30,303	31,212
Clear South Rim Ditch Vegetation	72,266				
Concrete Walkway Repairs		93,042		98,738	
Dock Replace-North Bay			37,698		
Dredging-Near Water Control 5				256,718	
Dredging-South Rim Ditch	225,831				
Dredging/Rip Rap Repairs			73,814		
Dredging/Rip Rap Repairs-Permitting			21,090		
Fountain/Aerator-Lakes	19,873	20,469	21,090	21,722	22,374
Gate Arm Operator-North Gate			30,369		
Gate Arm Operator-South Gate			40,492		
Gate House-Air Conditioner-Center				7,386	
Gate House-Air Conditioner-North		6,960			
Gate House-Air Conditioner-South		6,960			
Gate House-Interior Refurbish-North			10,545		
Gate House-Interior Refurbish-South			10,545		
Gate House-Roof-Center		7,369			
Gate-Pedestrian-Central Gate	32,520				
Landscape Irrigation System Replace		1,256,070			
Landscape Reno/LED Light Conversion	49,683	51,173	52,724	54,306	55,935
Miscellaneous Upgrades/Enhancements	99,365	102,346	105,448	108,611	111,870
Office Building-Carpet Floor		9,938			
Office Building-Conf. Rm. Case Goods		10,517			
Office Building-Conference Rm. Chairs		10,517			
Office Building-Furnishings-Foyer		12,620			

PROJECTED EXPENDITURES

Jonathan's Landing POA - Analysis 1 - 2019

	2039	2040	2041	2042	2043
Office Building-Gutters & Downspouts			10,241		
Office Building-Office Case Goods		47,804			
Office Building-Office Chairs		11,473			
Office Building-Paint Interior		19,886			
Office Building-Roof			76,368		
Pavers Replace-North Gate Entry			156,446		
Pavers Replace-South Gate Entry			117,680		
Pergola Replace-Passage East				19,550	
Picnic Tables-South Recreation Gazebo		15,352			
Pump 01-Northgate		12,282			
Pump 02-Captain Kirle		12,282			
Pump 03-Dickinson Drive		12,282			
Pump 04-Southgate Well		17,399			
Pump 10-Barrow Island		14,473			
Pump 11-Casseekee Island Road		12,557			
Road Repair/Engineering Services	39,746	40,939	42,179	43,445	44,748
Security-Bar Code Scanner-North Gate			12,654		
Security-Bar Code Scanner-South Gate			12,654		
Security-Camera-Casseekey Island Chanel					6,102
Security-Camera-Dog Park/CI Bridge	14,453				
Security-Equipment Replacement	27,100				
Security-Gate Access Control Module					11,390
Security-Gate Resident Web Access					7,119
Security-Officer Management Program					7,119
Security-Vehicle	36,133	37,217	38,345	39,495	40,680
Security-Vendor ID Card System					24,408
Sign Replace-Decorative/Direction				41,470	

PROJECTED EXPENDITURES

Jonathan's Landing POA - Analysis 1 - 2019

	2039	2040	2041	2042	2043
Sign Replace-Entry Monument				197,475	
Totals	662,579	1,921,655	2,718,109	973,525	362,957

Jonathan's Landing POA

ACCOUNTANT'S REPORT

Analysis 1 - 2019

1/01/2019 - 12/31/2019

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2019 Contribution Requirement	2019 Assigned Interest Earned	2019 Funding Requirement
Asphalt Cart Path Refurbish	01/00	45,320	0	10,312	50	10,362
Asphalt Overlay-Barrow Island Rd	01/00	81,370	0	20,570	99	20,669
Asphalt Overlay-Captain Kirle Drive	01/00	68,238	0	17,250	83	17,333
Asphalt Overlay-Casseekey Island Rd	01/00	236,591	0	59,810	288	60,098
Asphalt Overlay-Central Gate Entry	01/00	14,060	0	3,554	17	3,571
Asphalt Overlay-Dickinson Road	01/00	114,742	0	29,007	140	29,147
Asphalt Overlay-JLPOA Office Parking	12/11	10,843	0	428	2	430
Asphalt Overlay-Jonathan Drive	01/00	28,068	0	7,095	34	7,129
Asphalt Overlay-Outlook Court	01/00	8,343	0	2,109	10	2,119
Asphalt Overlay-Passage East	01/00	31,261	0	7,903	38	7,941
Asphalt Overlay-Port Dickinson Drive	01/00	6,283	0	1,588	8	1,596
Asphalt Overlay-S Recreation Parking	01/00	6,129	0	1,549	7	1,556
Asphalt Overlay-South Gate Entry	01/00	9,373	0	2,369	11	2,380
Bathroom Bldg.-Bath Refurb.-S Rec.	03/00	3,005	0	684	3	687
Bathroom Bldg.-Paint Ext.-S Recreation	01/00	1,881	0	481	2	483
Bathroom Bldg.-Roof-South Recreation	05/00	5,739	0	1,399	7	1,406
Benches/Pergolas-Butterfly Island	08/00	12,543	0	1,189	6	1,195
Bocce Court Refurbish-S Recreation	02/00	4,668	0	796	4	800
Brick Walk Replace-Butterfly Island	11/00	16,053	0	2,054	10	2,064
Bridge Assessment Report	01/00	28,325	0	6,043	29	6,072
Bridge-Concrete Repairs/Asphalt Overlay	10/00	1,209,819	0	57,301	276	57,577
Bridge-Pedestrian-Casseekey Island-#1	09/00	54,856	0	1,559	8	1,567
Bridge-Pedestrian-Casseekey Island-#2	09/00	86,168	0	2,449	12	2,461
Bubbler-Lakes	01/00	15,805	0	2,247	11	2,258
Clear South Rim Ditch Vegetation	00/00	40,000	31,534	8,466	0	8,466
Concrete Walkway Repairs	01/00	51,500	0	9,764	47	9,811
Dock Replace-Barrow Straights	05/00	128,551	0	32,495	157	32,652
Dock Replace-FWC Dock	06/00	32,513	0	6,472	31	6,503
Dock Replace-North Bay	02/00	20,862	0	5,650	27	5,677
Dock/Wood Walk Replace-Butterfly Is.	11/00	57,875	0	7,406	36	7,442
Dog Park Enhancement	08/00	47,955	0	2,726	13	2,739

Jonathan's Landing POA
ACCOUNTANT'S REPORT

Analysis 1 - 2019
1/01/2019 - 12/31/2019

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2019 Contribution Requirement	2019 Assigned Interest Earned	2019 Funding Requirement
Drainage Culvert 2	05/00	153,037	0	38,685	186	38,871
Drainage Culvert 7	05/00	255,061	0	64,475	311	64,786
Drainage Culvert 8	05/00	299,697	0	75,758	365	76,123
Drainage Repairs-Site	09/00	339,296	0	9,643	46	9,689
Dredging-Near Water Control 5	07/00	159,910	0	5,680	27	5,707
Dredging-South Rim Ditch	00/00	125,000	98,544	26,456	0	26,456
Dredging/Rip Rap Repairs	01/00	39,655	0	9,868	48	9,916
Dredging/Rip Rap Repairs-Permitting	01/00	11,330	0	2,820	14	2,834
Entry Modifications-North & South	00/00	240,000	189,205	50,795	0	50,795
Flagpoles-Entrances	12/00	12,835	0	1,460	7	1,467
Fountain/Aerator-Lakes	01/00	11,330	0	1,611	8	1,619
Gate Arm Operator-North Gate	02/00	16,806	0	3,823	18	3,841
Gate Arm Operator-South Gate	02/00	22,408	0	5,097	25	5,122
Gate House-Air Conditioner-Center	03/00	4,087	0	814	4	818
Gate House-Air Conditioner-North	01/00	3,852	0	974	5	979
Gate House-Air Conditioner-South	01/00	3,852	0	974	5	979
Gate House-Generator	01/00	30,900	0	8,436	41	8,477
Gate House-Interior Refurbish-Center	01/00	5,665	0	1,531	7	1,538
Gate House-Interior Refurbish-North	07/00	6,765	0	1,026	5	1,031
Gate House-Interior Refurbish-South	07/00	6,765	0	1,026	5	1,031
Gate House-Paint Exterior-Center	01/00	1,648	0	417	2	419
Gate House-Paint Exterior-North	01/00	1,648	0	417	2	419
Gate House-Paint Exterior-South	01/00	1,648	0	417	2	419
Gate House-Roof-Center	01/00	4,079	0	1,102	5	1,107
Gate House-Roof-North	17/00	8,730	0	794	4	798
Gate House-Roof-South	17/00	8,730	0	794	4	798
Gate-Pedestrian-Central Gate	00/00	18,000	14,190	3,810	0	3,810
Gates-South Gate	12/00	7,844	0	892	4	896
Gazebo Replace-Barrow Straights	05/00	81,156	0	20,515	99	20,614
Gazebo Replace-Butterfly Island	11/00	33,230	0	4,252	20	4,272
Gazebo Replace-North Bay	05/00	19,999	0	5,055	24	5,079

Jonathan's Landing POA

ACCOUNTANT'S REPORT

Analysis 1 - 2019

1/01/2019 - 12/31/2019

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2019 Contribution Requirement	2019 Assigned Interest Earned	2019 Funding Requirement
Gazebo Replace-South Recreation	11/00	91,382	0	11,693	56	11,749
Landscape Irrigation System Replace	06/00	806,116	0	137,527	663	138,190
Landscape Reno/LED Light Conversion	01/00	28,325	0	4,027	19	4,046
Landscape-Legustrum Planting-CI Road	00/00	18,000	14,190	3,810	0	3,810
Miscellaneous Upgrades/Enhancements	01/00	56,650	0	8,055	39	8,094
Office Building-Air Conditioner-3 Ton	07/11	6,319	0	374	2	376
Office Building-Air Conditioner-5 Ton	07/11	8,689	0	515	2	517
Office Building-Appliances-Break Rm.	07/11	2,780	0	165	1	166
Office Building-Cabinets-Break Room	17/11	7,475	0	221	1	222
Office Building-Cabinets-Work Room	17/11	16,585	0	491	2	493
Office Building-Carpet Floor	05/11	6,192	0	459	2	461
Office Building-Conf. Rm. Case Goods	09/11	7,375	0	364	2	366
Office Building-Conference Rm. Chairs	05/11	6,552	0	485	2	487
Office Building-Furnishings-Foyer	05/11	7,862	0	582	3	585
Office Building-Generator	01/00	25,750	0	7,030	34	7,064
Office Building-Gutters & Downspouts	22/11	10,242	0	243	1	244
Office Building-Lighting-Interior	12/11	24,615	0	972	5	977
Office Building-Office Bath Refurbish	13/11	17,357	0	643	3	646
Office Building-Office Case Goods	09/11	33,522	0	1,655	8	1,663
Office Building-Office Chairs	05/11	7,148	0	529	3	532
Office Building-Paint Exterior	04/11	6,707	0	568	3	571
Office Building-Paint Interior	05/11	12,389	0	918	4	922
Office Building-Roof	22/11	76,371	0	1,810	9	1,819
Office Building-Staff Bath Refurbish	17/11	3,924	0	116	1	117
Office Building-Tile Floor	13/11	16,866	0	625	3	628
Office Building-Window Treatments	07/11	6,319	0	374	2	376
Pavers Replace-JLPOA Office	12/11	11,956	0	472	2	474
Pavers Replace-North Gate Entry	07/00	100,374	0	15,223	73	15,296
Pavers Replace-South Gate Entry	07/00	75,502	0	11,451	55	11,506
Pergola Replace-Passage East	08/00	12,543	0	1,665	8	1,673
Picnic Tables-South Recreation Gazebo	06/00	9,853	0	1,681	8	1,689

Jonathan's Landing POA
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Analysis 1 - 2019
1/01/2019 - 12/31/2019

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2019 Contribution Requirement	2019 Assigned Interest Earned	2019 Funding Requirement
Playground Equipment-S Recreation	11/00	57,875	0	7,406	36	7,442
Promenade/Golf Cart Crossing Relocation	00/00	40,000	31,534	8,466	0	8,466
Pump 01-Northgate	01/00	6,798	0	1,772	9	1,781
Pump 02-Captain Kirle	01/00	6,798	0	1,772	9	1,781
Pump 03-Dickinson Drive	01/00	6,798	0	1,772	9	1,781
Pump 04-Southgate Well	01/00	9,631	0	2,465	12	2,477
Pump 05-Casseekey Island Well	01/00	6,345	0	1,624	8	1,632
Pump 10-Barrow Island	01/04	8,009	0	2,002	10	2,012
Pump 11-Casseekey Island Road	01/09	6,951	0	1,688	8	1,696
Pump Rerouting-#4 & #5	00/00	150,000	118,253	31,747	0	31,747
Road Repair/Engineering Services	01/00	22,660	0	4,834	23	4,857
Security-Bar Code Scanner-North Gate	02/00	7,003	0	1,593	8	1,601
Security-Bar Code Scanner-South Gate	02/00	7,003	0	1,593	8	1,601
Security-Camera-Casseekey Island Chanel	04/00	3,377	0	192	1	193
Security-Camera-Dog Park/CI Bridge	00/00	8,000	6,307	1,693	0	1,693
Security-Equipment Replacement	00/00	15,000	11,825	3,175	0	3,175
Security-Gate Access Control Module	04/00	6,303	0	358	2	360
Security-Gate Resident Web Access	04/00	3,940	0	224	1	225
Security-Officer Management Program	04/00	3,940	0	224	1	225
Security-System Review & Analysis	00/00	30,000	23,651	6,349	0	6,349
Security-Vehicle	00/00	20,000	15,767	4,233	0	4,233
Security-Vendor ID Card System	04/00	13,507	0	768	4	772
Sign Replace-Decorative/Direction	03/00	22,949	0	5,636	27	5,663
Sign Replace-Entry Monument	03/00	109,282	0	26,839	129	26,968
Sign Replace-Traffic/Street	06/00	55,891	0	11,125	54	11,179
Water Control Structure 1	01/00	135,960	0	37,721	182	37,903
Water Control Structure 2	18/00	224,812	0	6,389	31	6,420
Water Control Structure 3	02/00	140,050	0	37,929	183	38,112
Water Control Structure 4	03/00	144,252	0	38,159	184	38,343
Water Control Structure 5	04/00	148,579	0	38,411	185	38,596

Jonathan's Landing POA

ACCOUNTANT'S REPORT

Analysis 1 - 2019

1/01/2019 - 12/31/2019

Component	Remaining Life (yr/mo)	Future Cost	Assigned Reserves	2019 Contribution Requirement	2019 Assigned Interest Earned	2019 Funding Requirement
Water Control Structure 6	10/00	177,440	0	40,367	195	40,562
Totals:		7,534,595	555,000	1,205,411	5,094	1,210,505

Jonathan's Landing POA COMPONENT SUMMARY REPORT

Analysis 1 - 2019

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Bridge							
Bridge Assessment Report Condition:	1/01/2016 Source: Client/Management	02/00	+02/00	01/20	Y	27,500	28,325
Bridge-Concrete Repairs/Asphalt Overlay Condition: Good - Consistent with Age	1/01/2017 Source: Client/Management	12/00	00/00	01/29	Y	900,000	1,209,882
Sub Total:						927,500	1,238,207
Drainage/Water Control							
Bubbler-Lakes Condition: Fair - Consistent with Age	1/01/2018 Source: Armstrong Consulting Internal Cost Data	01/00	+01/00	01/20	Y	15,345	15,805
Clear South Rim Ditch Vegetation Condition: Fair - Consistent with Age	1/01/1999 Source: Client/Management	20/00	00/00	01/19	Y	40,000	40,000
Drainage Culvert 2 Condition: Fair - Consistent with Age	1/01/1979 Sources: Armstrong Consulting Internal Cost Data, Client/Management	40/00	+05/00	01/24	Y	132,000	153,024
Drainage Culvert 7 Condition: Fair - Consistent with Age	1/01/1979 Sources: Armstrong Consulting Internal Cost Data, Client/Management	40/00	+05/00	01/24	Y	220,000	255,040
Drainage Culvert 8 Condition: Fair - Consistent with Age	1/01/1979 Sources: Armstrong Consulting Internal Cost Data, Client/Management	40/00	+05/00	01/24	Y	258,500	299,672
Drainage Repairs-Site Condition: Good - Consistent with Age	1/01/2018 Source: Client/Management	10/00	00/00	01/28	Y	260,000	339,341
Dredging-Near Water Control 5 Condition: Good - Consistent with Age	1/01/2018 Source: Client/Management	08/00	00/00	01/26	Y	130,000	159,931
Dredging-South Rim Ditch Condition: Fair - Consistent with Age	1/01/1999 Source: Client/Management	20/00	00/00	01/19	Y	125,000	125,000
Dredging/Rip Rap Repairs Condition: Fair - Consistent with Age	1/01/2012 Source: Client/Management	03/00	+05/00	01/20	Y	38,500	39,655
Dredging/Rip Rap Repairs-Permitting Condition:	1/01/2012 Source: Client/Management	03/00	+05/00	01/20	Y	11,000	11,330
Fountain/Aerator-Lakes Condition: Fair - Consistent with Age	1/01/2018 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	01/00	+01/00	01/20	Y	11,000	11,330
Water Control Structure 1 Condition: Fair - Consistent with Age	1/01/1979 Sources: Armstrong Consulting Internal Cost Data, Client/Management	40/00	+01/00	01/20	Y	132,000	135,960
Water Control Structure 2 Condition: Good - Consistent with Age	1/01/2017 Sources: Armstrong Consulting Internal Cost Data, Client/Management	20/00	00/00	01/37	Y	132,000	224,788

Jonathan's Landing POA

COMPONENT SUMMARY REPORT

Analysis 1 - 2019

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Water Control Structure 3 Condition: Fair - Consistent with Age	1/01/1979	40/00	+02/00	01/21	Y	132,000	140,039
Sources: Armstrong Consulting Internal Cost Data, Client/Management							
Water Control Structure 4 Condition: Fair - Consistent with Age	1/01/1979	40/00	+03/00	01/22	Y	132,000	144,240
Sources: Armstrong Consulting Internal Cost Data, Client/Management							
Water Control Structure 5 Condition: Fair - Consistent with Age	1/01/1979	40/00	+04/00	01/23	Y	132,000	148,567
Sources: Armstrong Consulting Internal Cost Data, Client/Management							
Water Control Structure 6 Condition: Fair - Consistent with Age	1/01/1979	40/00	+10/00	01/29	Y	132,000	177,449
Sources: Armstrong Consulting Internal Cost Data, Client/Management							
Sub Total:						2,033,345	2,421,171
Office Building							
Office Building-Air Conditioner-3 Ton Condition: Good - Consistent with Age	12/01/2016	10/00	00/00	12/26	Y	5,000	6,319
Sources: National Cost Data, Armstrong Consulting Internal Cost Data							
Office Building-Air Conditioner-5 Ton Condition: Good - Consistent with Age	12/01/2016	10/00	00/00	12/26	Y	6,875	8,688
Sources: National Cost Data, Armstrong Consulting Internal Cost Data							
Office Building-Appliances-Break Rm. Condition: Good - Consistent with Age	12/01/2016	10/00	00/00	12/26	Y	2,200	2,780
Source: Armstrong Consulting Internal Cost Data							
Office Building-Cabinets-Break Room Condition: Good - Consistent with Age	12/01/2016	20/00	00/00	12/36	Y	4,400	7,475
Source: Armstrong Consulting Internal Cost Data							
Office Building-Cabinets-Work Room Condition: Good - Consistent with Age	12/01/2016	20/00	00/00	12/36	Y	9,763	16,586
Source: Armstrong Consulting Internal Cost Data							
Office Building-Carpet Floor Condition: Good - Consistent with Age	12/01/2016	08/00	00/00	12/24	Y	5,198	6,192
Source: Armstrong Consulting Internal Cost Data							
Office Building-Conf. Rm. Case Goods Condition: Good - Consistent with Age	12/01/2016	12/00	00/00	12/28	Y	5,500	7,374
Source: Armstrong Consulting Internal Cost Data							
Office Building-Conference Rm. Chairs Condition: Good - Consistent with Age	12/01/2016	08/00	00/00	12/24	Y	5,500	6,552
Source: Armstrong Consulting Internal Cost Data							
Office Building-Furnishings-Foyer Condition: Good - Consistent with Age	12/01/2016	08/00	00/00	12/24	Y	6,600	7,862
Source: Armstrong Consulting Internal Cost Data							
Office Building-Generator Condition: Good - Consistent with Age	1/01/2020	25/00	00/00	01/20	Y	25,000	25,750
Source: Client/Management							
Office Building-Gutters & Downspouts Condition: Good - Consistent with Age	12/01/2016	25/00	00/00	12/41	Y	5,200	10,241
Source: Armstrong Consulting Internal Cost Data							

Jonathan's Landing POA

COMPONENT SUMMARY REPORT

Analysis 1 - 2019

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Office Building-Lighting-Interior Condition: Good - Consistent with Age	12/01/2016	15/00	00/00	12/31	Y	16,800	24,613
	Sources: National Cost Data, Armstrong Consulting Internal Cost Data						
Office Building-Office Bath Refurbish Condition: Good - Consistent with Age	12/01/2016	16/00	00/00	12/32	Y	11,500	17,359
	Source: Armstrong Consulting Internal Cost Data						
Office Building-Office Case Goods Condition: Good - Consistent with Age	12/01/2016	12/00	00/00	12/28	Y	25,000	33,519
	Source: Armstrong Consulting Internal Cost Data						
Office Building-Office Chairs Condition: Good - Consistent with Age	12/01/2016	08/00	00/00	12/24	Y	6,000	7,147
	Source: Armstrong Consulting Internal Cost Data						
Office Building-Paint Exterior Condition: Good - Consistent with Age	12/01/2016	07/00	00/00	12/23	Y	5,800	6,708
	Source: Armstrong Consulting Internal Cost Data						
Office Building-Paint Interior Condition: Good - Consistent with Age	12/01/2016	08/00	00/00	12/24	Y	10,400	12,389
	Source: Armstrong Consulting Internal Cost Data						
Office Building-Roof Condition: Good - Consistent with Age	12/01/2016	25/00	00/00	12/41	Y	38,775	76,368
	Source: Armstrong Consulting Internal Cost Data						
Office Building-Staff Bath Refurbish Condition: Good - Consistent with Age	12/01/2016	20/00	00/00	12/36	Y	2,310	3,924
	Source: Armstrong Consulting Internal Cost Data						
Office Building-Tile Floor Condition: Good - Consistent with Age	12/01/2016	16/00	00/00	12/32	Y	11,175	16,868
	Source: Armstrong Consulting Internal Cost Data						
Office Building-Window Treatments Condition: Good - Consistent with Age	12/01/2016	10/00	00/00	12/26	Y	5,000	6,319
	Source: Armstrong Consulting Internal Cost Data						
Sub Total:						213,996	311,033
Pavement							
Asphalt Cart Path Refurbish Condition: Fair - Consistent with Age	1/01/2015	03/00	+02/00	01/20	Y	44,000	45,320
	Source: Client/Management						
Asphalt Overlay-Barrow Island Rd Condition: Fair - Consistent with Age	1/01/2011	15/00	-06/00	01/20	Y	79,000	81,370
	Source: Armstrong Consulting Internal Cost Data						
Asphalt Overlay-Captain Kirle Drive Condition: Fair - Consistent with Age	1/01/2011	15/00	-06/00	01/20	Y	66,250	68,238
	Source: Armstrong Consulting Internal Cost Data						
Asphalt Overlay-Casseekey Island Rd Condition: Fair - Consistent with Age	1/01/2011	15/00	-06/00	01/20	Y	229,700	236,591
	Source: Armstrong Consulting Internal Cost Data						
Asphalt Overlay-Central Gate Entry Condition: Fair - Consistent with Age	1/01/2011	15/00	-06/00	01/20	Y	13,650	14,060
	Source: Armstrong Consulting Internal Cost Data						

Jonathan's Landing POA COMPONENT SUMMARY REPORT

Analysis 1 - 2019

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Asphalt Overlay-Dickinson Road Condition: Fair - Consistent with Age	1/01/2011	15/00	-06/00	01/20	Y	111,400	114,742
	Source: Armstrong Consulting Internal Cost Data						
Asphalt Overlay-JLPOA Office Parking Condition: Good - Consistent with Age	12/01/2016	15/00	00/00	12/31	Y	7,400	10,841
	Source: Armstrong Consulting Internal Cost Data						
Asphalt Overlay-Jonathan Drive Condition: Fair - Consistent with Age	1/01/2011	15/00	-06/00	01/20	Y	27,250	28,068
	Source: Armstrong Consulting Internal Cost Data						
Asphalt Overlay-Outlook Court Condition: Fair - Consistent with Age	1/01/2011	15/00	-06/00	01/20	Y	8,100	8,343
	Source: Armstrong Consulting Internal Cost Data						
Asphalt Overlay-Passage East Condition: Fair - Consistent with Age	1/01/2011	15/00	-06/00	01/20	Y	30,350	31,261
	Source: Armstrong Consulting Internal Cost Data						
Asphalt Overlay-Port Dickinson Drive Condition: Fair - Consistent with Age	1/01/2011	15/00	-06/00	01/20	Y	6,100	6,283
	Source: Armstrong Consulting Internal Cost Data						
Asphalt Overlay-S Recreation Parking Condition: Fair - Consistent with Age	1/01/2011	15/00	-06/00	01/20	Y	5,950	6,129
	Source: Armstrong Consulting Internal Cost Data						
Asphalt Overlay-South Gate Entry Condition: Fair - Consistent with Age	1/01/2011	15/00	-06/00	01/20	Y	9,100	9,373
	Source: Armstrong Consulting Internal Cost Data						
Concrete Walkway Repairs Condition: Fair - Consistent with Age	1/01/2017	02/00	+01/00	01/20	Y	50,000	51,500
	Source: Armstrong Consulting Internal Cost Data						
Pavers Replace-JLPOA Office Condition: Good - Consistent with Age	12/01/2016	15/00	00/00	12/31	Y	8,160	11,955
	Sources: National Cost Data, Armstrong Consulting Internal Cost Data						
Pavers Replace-North Gate Entry Condition: Fair - Consistent with Age	1/01/2011	15/00	00/00	01/26	Y	81,600	100,387
	Sources: National Cost Data, Armstrong Consulting Internal Cost Data						
Pavers Replace-South Gate Entry Condition: Fair - Consistent with Age	1/01/2011	15/00	00/00	01/26	Y	61,380	75,512
	Sources: National Cost Data, Armstrong Consulting Internal Cost Data						
Road Repair/Engineering Services Condition:	1/01/2016	01/00	+03/00	01/20	Y	22,000	22,660
	Sources: Armstrong Consulting Internal Cost Data, Client/Management						
Sub Total:						861,390	922,633
Pump							
Pump 01-Northgate Condition: Fair - Consistent with Age	1/01/2008	10/00	+02/00	01/20	Y	6,600	6,798
	Sources: National Cost Data, Client/Management						
Pump 02-Captain Kirle Condition: Fair - Consistent with Age	1/01/2008	10/00	+02/00	01/20	Y	6,600	6,798
	Sources: National Cost Data, Client/Management						

Jonathan's Landing POA

COMPONENT SUMMARY REPORT

Analysis 1 - 2019

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Pump 03-Dickinson Drive Condition: Fair - Consistent with Age	1/01/2008	10/00	+02/00	01/20	Y	6,600	6,798
	Sources: National Cost Data, Client/Management						
Pump 04-Southgate Well Condition: Fair - Consistent with Age	1/01/2010	10/00	00/00	01/20	Y	9,350	9,631
	Source: National Cost Data						
Pump 05-Casseekey Island Well Condition: Fair - Consistent with Age	1/01/2010	08/00	+02/00	01/20	Y	6,160	6,345
	Sources: National Cost Data, Armstrong Consulting Internal Cost Data						
Pump 10-Barrow Island Condition: Fair - Consistent with Age	5/01/2009	10/00	+01/00	05/20	Y	7,700	8,009
	Source: National Cost Data						
Pump 11-Casseekee Island Road Condition: Fair - Consistent with Age	10/01/2008	10/00	+02/00	10/20	Y	6,600	6,950
	Sources: National Cost Data, Client/Management						
Pump Rerouting-#4 & #5 Condition: Fair - Consistent with Age	1/01/2010	09/00	00/00	01/19	N	150,000	150,000
	Source: Client/Management						
Sub Total:						199,610	201,329

Security

Gate Arm Operator-North Gate Condition: Fair - Consistent with Age	1/01/2011	10/00	00/00	01/21	Y	15,840	16,805
	Source: Armstrong Consulting Internal Cost Data						
Gate Arm Operator-South Gate Condition: Fair - Consistent with Age	1/01/2011	10/00	00/00	01/21	Y	21,120	22,406
	Source: Armstrong Consulting Internal Cost Data						
Gate House-Air Conditioner-Center Condition: Fair - Consistent with Age	1/01/2012	10/00	00/00	01/22	Y	3,740	4,087
	Sources: National Cost Data, Armstrong Consulting Internal Cost Data, Client/Management						
Gate House-Air Conditioner-North Condition: Fair - Consistent with Age	1/01/2011	10/00	-01/00	01/20	Y	3,740	3,852
	Sources: National Cost Data, Armstrong Consulting Internal Cost Data, Client/Management						
Gate House-Air Conditioner-South Condition: Fair - Consistent with Age	1/01/2011	10/00	-01/00	01/20	Y	3,740	3,852
	Sources: National Cost Data, Armstrong Consulting Internal Cost Data, Client/Management						
Gate House-Generator Condition: Good - Consistent with Age	1/01/2020	25/00	00/00	01/20	Y	30,000	30,900
	Source: Client/Management						
Gate House-Interior Refurbish-Center Condition: Fair - Consistent with Age	1/01/2000	15/00	+05/00	01/20	Y	5,500	5,665
	Source: Armstrong Consulting Internal Cost Data						
Gate House-Interior Refurbish-North Condition: Fair - Consistent with Age	1/01/2011	15/00	00/00	01/26	Y	5,500	6,766
	Source: Armstrong Consulting Internal Cost Data						
Gate House-Interior Refurbish-South Condition: Fair - Consistent with Age	1/01/2011	15/00	00/00	01/26	Y	5,500	6,766
	Source: Armstrong Consulting Internal Cost Data						

Jonathan's Landing POA COMPONENT SUMMARY REPORT

Analysis 1 - 2019

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Gate House-Paint Exterior-Center Condition: Fair - Consistent with Age	1/01/2011 Source: Armstrong Consulting Internal Cost Data	08/00	+01/00	01/20	Y	1,600	1,648
Gate House-Paint Exterior-North Condition: Fair - Consistent with Age	1/01/2011 Source: Armstrong Consulting Internal Cost Data	08/00	+01/00	01/20	Y	1,600	1,648
Gate House-Paint Exterior-South Condition: Fair - Consistent with Age	1/01/2011 Source: Armstrong Consulting Internal Cost Data	08/00	+01/00	01/20	Y	1,600	1,648
Gate House-Roof-Center Condition: Fair - Consistent with Age	1/01/2020 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/20	Y	3,960	4,079
Gate House-Roof-North Condition: Fair - Consistent with Age	1/01/2011 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	01/36	Y	5,280	8,730
Gate House-Roof-South Condition: Fair - Consistent with Age	1/01/2011 Source: Armstrong Consulting Internal Cost Data	25/00	00/00	01/36	Y	5,280	8,730
Gate-Pedestrian-Central Gate Condition: Good - Consistent with Age	1/01/2019 Source: Client/Management	20/00	00/00	01/19	Y	18,000	18,000
Gates-South Gate Condition: Fair - Consistent with Age	1/01/2011 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/31	Y	5,500	7,844
Security-Bar Code Scanner-North Gate Condition: Fair - Consistent with Age	1/01/2011 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/21	Y	6,600	7,002
Security-Bar Code Scanner-South Gate Condition: Fair - Consistent with Age	1/01/2011 Source: Armstrong Consulting Internal Cost Data	10/00	00/00	01/21	Y	6,600	7,002
Security-Camera-Casseekey Island Chanel Condition: Good - Consistent with Age	1/01/2018 Source: Client/Management	05/00	00/00	01/23	Y	3,000	3,377
Security-Camera-Dog Park/CI Bridge Condition: Good - Consistent with Age	1/01/2019 Source: Client/Management	05/00	00/00	01/19	Y	8,000	8,000
Security-Equipment Replacement Condition: Fair - Consistent with Age	1/01/2014 Source: Client/Management	05/00	00/00	01/19	Y	15,000	15,000
Security-Gate Access Control Module Condition: Good - Consistent with Age	1/01/2018 Source: Client/Management	05/00	00/00	01/23	Y	5,600	6,303
Security-Gate Resident Web Access Condition: Good - Consistent with Age	1/01/2018 Source: Client/Management	05/00	00/00	01/23	Y	3,500	3,939
Security-Officer Management Program Condition: Good - Consistent with Age	1/01/2018 Source: Client/Management	05/00	00/00	01/23	Y	3,500	3,939
Security-System Review & Analysis Condition:	1/01/2019 Source: Client/Management	-	-	01/19	Y	30,000	30,000

Jonathan's Landing POA

COMPONENT SUMMARY REPORT

Analysis 1 - 2019

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Security-Vehicle Condition: Fair - Consistent with Age	1/01/2018 Source: Client/Management	01/00	00/00	01/19	Y	20,000	20,000
Security-Vendor ID Card System Condition: Good - Consistent with Age	1/01/2018 Source: Client/Management	05/00	00/00	01/23	Y	12,000	13,506
Sub Total:						251,300	271,494
Site Improvements							
Bathroom Bldg.-Bath Refurb.-S Rec. Condition: Fair - Consistent with Age	1/01/2007 Source: Armstrong Consulting Internal Cost Data	12/00	+03/00	01/22	Y	2,750	3,005
Bathroom Bldg.-Paint Ext.-S Recreation Condition: Fair - Consistent with Age	1/01/2010 Source: Armstrong Consulting Internal Cost Data	08/00	+02/00	01/20	Y	1,826	1,881
Bathroom Bldg.-Roof-South Recreation Condition: Fair - Consistent with Age	1/01/1989 Source: Armstrong Consulting Internal Cost Data	30/00	+05/00	01/24	Y	4,950	5,738
Benches/Pergolas-Butterfly Island Condition: Good - Consistent with Age	1/01/2015 Source: Armstrong Consulting Internal Cost Data	12/00	00/00	01/27	Y	9,900	12,545
Bocce Court Refurbish-S Recreation Condition: Good - Consistent with Age	1/01/2016 Source: Armstrong Consulting Internal Cost Data	05/00	00/00	01/21	Y	4,400	4,668
Brick Walk Replace-Butterfly Island Condition: Fair - Consistent with Age	1/01/2010 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/30	Y	11,594	16,054
Bridge-Pedestrian-Casseekey Island-#1 Condition: Good - Consistent with Age	1/01/2018 Source: Client/Management	10/00	00/00	01/28	Y	42,036	54,864
Bridge-Pedestrian-Casseekey Island-#2 Condition: Good - Consistent with Age	1/01/2018 Source: Client/Management	10/00	00/00	01/28	Y	66,030	86,180
Dock Replace-Barrow Straights Condition: Fair - Consistent with Age	1/01/1979 Source: Armstrong Consulting Internal Cost Data	20/00	+25/00	01/24	Y	110,880	128,540
Dock Replace-FWC Dock Condition: Fair - Consistent with Age	1/01/2005 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/25	Y	27,225	32,518
Dock Replace-North Bay Condition: Fair - Consistent with Age	1/01/1979 Source: Armstrong Consulting Internal Cost Data	20/00	+22/00	01/21	Y	19,663	20,860
Dock/Wood Walk Replace-Butterfly Is. Condition: Fair - Consistent with Age	1/01/2010 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/30	Y	41,800	57,878
Dog Park Enhancement Condition: Good - Consistent with Age	1/01/2017 Source: Client/Management	10/00	00/00	01/27	Y	37,850	47,961

Jonathan's Landing POA COMPONENT SUMMARY REPORT

Analysis 1 - 2019

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Entry Modifications-North & South Condition: Fair - Consistent with Age	1/01/1979 Source: Client/Management	40/00	00/00	01/19	N	240,000	240,000
Flagpoles-Entrances Condition: Fair - Consistent with Age	1/01/2011 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	20/00	00/00	01/31	Y	9,000	12,836
Gazebo Replace-Barrow Straights Condition: Fair - Consistent with Age	1/01/1979 Source: Armstrong Consulting Internal Cost Data	25/00	+20/00	01/24	Y	70,000	81,149
Gazebo Replace-Butterfly Island Condition: Fair - Consistent with Age	1/01/2010 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/30	Y	24,000	33,231
Gazebo Replace-North Bay Condition: Fair - Consistent with Age	1/01/1979 Source: Armstrong Consulting Internal Cost Data	25/00	+20/00	01/24	Y	17,250	19,997
Gazebo Replace-South Recreation Condition: Fair - Consistent with Age	1/01/2010 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/30	Y	66,000	91,386
Landscape Irrigation System Replace Condition: Fair - Consistent with Age	1/01/2010 Sources: National Cost Data, Armstrong Consulting Internal Cost Data	15/00	00/00	01/25	Y	675,000	806,224
Landscape Reno/LED Light Conversion Condition: Fair - Consistent with Age	1/01/2018 Source: Client/Management	01/00	+01/00	01/20	Y	27,500	28,325
Landscape-Legustrum Planting-CI Road Condition:	1/01/2019 Source: Client/Management	-	-	01/19	Y	18,000	18,000
Miscellaneous Upgrades/Enhancements Condition: Fair - Consistent with Age	1/01/2018 Source: Client/Management	01/00	+01/00	01/20	Y	55,000	56,650
Pergola Replace-Passage East Condition: Fair - Consistent with Age	1/01/2012 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	01/27	Y	9,900	12,545
Picnic Tables-South Recreation Gazebo Condition: Fair - Consistent with Age	1/01/2010 Source: Armstrong Consulting Internal Cost Data	15/00	00/00	01/25	Y	8,250	9,854
Playground Equipment-S Recreation Condition: Fair - Consistent with Age	1/01/2010 Source: Armstrong Consulting Internal Cost Data	20/00	00/00	01/30	Y	41,800	57,878
Promenade/Golf Cart Crossing Relocation Condition: Fair - Consistent with Age	1/01/1979 Source: Client/Management	40/00	00/00	01/19	N	40,000	40,000
Sign Replace-Decorative/Direction Condition: Fair - Consistent with Age	1/01/2000 Source: Armstrong Consulting Internal Cost Data	20/00	+02/00	01/22	Y	21,000	22,947
Sign Replace-Entry Monument Condition: Fair - Consistent with Age	1/01/2000 Source: Armstrong Consulting Internal Cost Data	20/00	+02/00	01/22	Y	100,000	109,273

**Jonathan's Landing POA
COMPONENT SUMMARY REPORT**

Analysis 1 - 2019

Description	Starting Date	Useful Life (yr/mo)	Adj. Life (yr/mo)	Sched. Rpl. (mo/yr)	Recur	Current Cost	Future Cost
Sign Replace-Traffic/Street Condition: Fair - Consistent with Age	1/01/2005	20/00	00/00	01/25	Y	46,800	55,898
Source: Armstrong Consulting Internal Cost Data							
Sub Total:						1,850,404	2,168,885
Grand Total:						6,337,545	7,534,752

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Asphalt Cart Path Refurbish

Category:	Pavement	Unit Cost:	44,000.00
Began Use:	1/01/2015	Cost Type:	Contractor
Lifespan:	3 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 2 years	Current Cost:	44,000.00
Next Replace:	1/01/2020	Future Cost:	45,320.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The JLPOA asphalt cart paths are refurbished every 3 years based on information provided by property representatives. The next refurbishment is budgeted for 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Asphalt Overlay-Barrow Island Rd

Category:	Pavement	Unit Cost:	10.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	- 6 years	Current Cost:	79,000.00
Next Replace:	1/01/2020	Future Cost:	81,370.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	7,900.00 SQ. YD.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Asphalt overlays include the removal of the asphalt's top layer and installation of a new 1" layer of asphalt. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. The JLPOA roads were last overlaid in approximately 2011. Useful life is estimated at 15 years but the association plans to overlay the roads in 2020. (Barrow Island Road - 3,550 LF)

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Asphalt Overlay-Captain Kirle Drive

Category:	Pavement	Unit Cost:	10.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	- 6 years	Current Cost:	66,250.00
Next Replace:	1/01/2020	Future Cost:	68,237.50
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	6,625.00 SQ. YD.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Asphalt overlays include the removal of the asphalt's top layer and installation of a new 1" layer of asphalt. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. The JLPOA roads were last overlaid in approximately 2011. Useful life is estimated at 15 years but the association plans to overlay the roads in 2020. (Captain Kirle Drive - 2,350 LF + 8,620 SF medians; 600 LF of road is 40' wide)

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Asphalt Overlay-Casseekey Island Rd

Category:	Pavement	Unit Cost:	10.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	- 6 years	Current Cost:	229,700.00
Next Replace:	1/01/2020	Future Cost:	236,591.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	22,970.00 SQ. YD.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Asphalt overlays include the removal of the asphalt's top layer and installation of a new 1" layer of asphalt. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. The JLPOA roads were last overlaid in approximately 2011. Useful life is estimated at 15 years but the association plans to overlay the roads in 2020. (Casseekey Island Road - 9,635 LF + 14,000 SF intersections with Barrow Island Road & Dickinson Drive)

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Asphalt Overlay-Central Gate Entry

Category:	Pavement	Unit Cost:	10.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	- 6 years	Current Cost:	13,650.00
Next Replace:	1/01/2020	Future Cost:	14,059.50
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1,365.00 SQ. YD.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Asphalt overlays include the removal of the asphalt's top layer and installation of a new 1" layer of asphalt. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. The JLPOA roads were last overlaid in approximately 2011. Useful life is estimated at 15 years but the association plans to overlay the roads in 2020. Area includes the entry road and employee parking area for the entry gate.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Asphalt Overlay-Dickinson Road

Category:	Pavement	Unit Cost:	10.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	- 6 years	Current Cost:	111,400.00
Next Replace:	1/01/2020	Future Cost:	114,742.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	11,140.00 SQ. YD.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Asphalt overlays include the removal of the asphalt's top layer and installation of a new 1" layer of asphalt. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. The JLPOA roads were last overlaid in approximately 2011. Useful life is estimated at 15 years but the association plans to overlay the roads in 2020. (Dickinson Road - 2,341 LF + 8,620 SF medians)

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Asphalt Overlay-JLPOA Office Parking

Category:	Pavement	Unit Cost:	10.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	7,400.00
Next Replace:	12/01/2031	Future Cost:	10,841.48
Remaining Life:	12 YRS	Salvage Value:	0.00
Quantity:	740.00 SQ. YD.	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Asphalt overlays include the removal of the asphalt's top layer and installation of a new 1" layer of asphalt. The JLPOA office parking area pavement was installed in late 2016. Useful life is estimated at 15 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Asphalt Overlay-Jonathan Drive

Category:	Pavement	Unit Cost:	10.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	- 6 years	Current Cost:	27,250.00
Next Replace:	1/01/2020	Future Cost:	28,067.50
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	2,725.00 SQ. YD.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Asphalt overlays include the removal of the asphalt's top layer and installation of a new 1" layer of asphalt. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. The JLPOA roads were last overlaid in approximately 2011. Useful life is estimated at 15 years but the association plans to overlay the roads in 2020. (Dickinson Road - 515 LF + 3,900 SF medians)

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Asphalt Overlay-Outlook Court

Category:	Pavement	Unit Cost:	10.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	- 6 years	Current Cost:	8,100.00
Next Replace:	1/01/2020	Future Cost:	8,343.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	810.00 SQ. YD.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Asphalt overlays include the removal of the asphalt's top layer and installation of a new 1" layer of asphalt. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. The JLPOA roads were last overlaid in approximately 2011. Useful life is estimated at 15 years but the association plans to overlay the roads in 2020. (Outlook Court - 365)

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Asphalt Overlay-Passage East

Category:	Pavement	Unit Cost:	10.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	- 6 years	Current Cost:	30,350.00
Next Replace:	1/01/2020	Future Cost:	31,260.50
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	3,035.00 SQ. YD.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Asphalt overlays include the removal of the asphalt's top layer and installation of a new 1" layer of asphalt. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. The JLPOA roads were last overlaid in approximately 2011. Useful life is estimated at 15 years but the association plans to overlay the roads in 2020. (Passage East - 1,365 LF)

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Asphalt Overlay-Port Dickinson Drive

Category:	Pavement	Unit Cost:	10.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	- 6 years	Current Cost:	6,100.00
Next Replace:	1/01/2020	Future Cost:	6,283.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	610.00 SQ. YD.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Asphalt overlays include the removal of the asphalt's top layer and installation of a new 1" layer of asphalt. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. The JLPOA roads were last overlaid in approximately 2011. Useful life is estimated at 15 years but the association plans to overlay the roads in 2020. (Port Dickinson Drive - 275 LF)

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Asphalt Overlay-S Recreation Parking

Category:	Pavement	Unit Cost:	10.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	- 6 years	Current Cost:	5,950.00
Next Replace:	1/01/2020	Future Cost:	6,128.50
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	595.00 SQ. YD.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Asphalt overlays include the removal of the asphalt's top layer and installation of a new 1" layer of asphalt. The JLPOA roads were last overlaid in approximately 2011 and it is assumed that the parking lot at the park and butterfly island was overlaid at the same time. Useful life is estimated at 15 years but the association plans to overlay the roads in 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Asphalt Overlay-South Gate Entry

Category:	Pavement	Unit Cost:	10.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	- 6 years	Current Cost:	9,100.00
Next Replace:	1/01/2020	Future Cost:	9,373.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	910.00 SQ. YD.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Asphalt overlays include the removal of the asphalt's top layer and installation of a new 1" layer of asphalt. It will be necessary to adjust manhole and valve covers at the time the overlay is applied. The JLPOA roads were last overlaid in approximately 2011. Useful life is estimated at 15 years but the association plans to overlay the roads in 2020. Area includes the entry road and employee parking area for the entry gate.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Bathroom Bldg.-Bath Refurb.-S Rec.

Category:	Site Improvements	Unit Cost:	55.00
Began Use:	1/01/2007	Cost Type:	Contractor
Lifespan:	12 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 3 years	Current Cost:	2,750.00
Next Replace:	1/01/2022	Future Cost:	3,005.00
Remaining Life:	3 YRS	Salvage Value:	0.00
Quantity:	50.00 SQ. FT.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The south recreation area bathroom building bathroom interiors were refurbished in approximately 2007. Useful life is estimated at 12 years and the next refurbishment is projected for 2022. Refurbishment involves replacement of flooring, wall and ceiling finishes, plumbing fixtures, light fixtures and vanities. Periodic repairs and painting may be required prior to refurbishment and funding is anticipated through the general operating budget.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Bathroom Bldg.-Paint Ext.-S Recreation

Category:	Site Improvements	Unit Cost:	2.20
Began Use:	1/01/2010	Cost Type:	Contractor
Lifespan:	8 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 2 years	Current Cost:	1,826.00
Next Replace:	1/01/2020	Future Cost:	1,880.78
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	830.00 SQUARE	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The previous exterior painting of the south recreation area bathroom building was not known and was estimated. Useful life is estimated at 8 years and repainting is projected for 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Bathroom Bldg.-Roof-South Recreation

Category:	Site Improvements	Unit Cost:	990.00
Began Use:	1/01/1989	Cost Type:	Contractor
Lifespan:	30 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 5 years	Current Cost:	4,950.00
Next Replace:	1/01/2024	Future Cost:	5,738.41
Remaining Life:	5 YRS	Salvage Value:	0.00
Quantity:	5.00 SQUARE	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The south recreation area bathroom building has a standing seam metal roof this is estimated to be original to development in 1989. Useful life is estimated at 30 years and replacement is projected for 2024.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Benches/Pergolas-Butterfly Island

Category:	Site Improvements	Unit Cost:	1,100.00
Began Use:	1/01/2015	Cost Type:	Contractor
Lifespan:	12 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	9,900.00
Next Replace:	1/01/2027	Future Cost:	12,544.73
Remaining Life:	8 YRS	Salvage Value:	0.00
Quantity:	9.00 EACH	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The installation date of the benches and pergolas at butterfly island was not known and was estimated. Useful life is estimated at 12 years and replacement is projected for 2027.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Bocce Court Refurbish-S Recreation

Category:	Site Improvements	Unit Cost:	2,200.00
Began Use:	1/01/2016	Cost Type:	Contractor
Lifespan:	5 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	4,400.00
Next Replace:	1/01/2021	Future Cost:	4,667.96
Remaining Life:	24 MOS	Salvage Value:	0.00
Quantity:	2.00 EACH	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The installation date of the bocce courts at the south recreation area was not known and was estimated. Useful life is estimated at 5 years and refurbishment is projected for 2021.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Brick Walk Replace-Butterfly Island

Category:	Site Improvements	Unit Cost:	11.00
Began Use:	1/01/2010	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	11,594.00
Next Replace:	1/01/2030	Future Cost:	16,053.55
Remaining Life:	11 YRS	Salvage Value:	0.00
Quantity:	1,054.00 SQ. FT.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The construction date of the brick walkway at butterfly island was not known and was estimated. Useful life is estimated at 20 years and replacement is projected for 2030.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Bridge Assessment Report

Category:	Bridge	Unit Cost:	27,500.00
Began Use:	1/01/2016	Cost Type:	Contractor
Lifespan:	2 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 2 years	Current Cost:	27,500.00
Next Replace:	1/01/2020	Future Cost:	28,325.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The bridges within the JLPOA development are reported to be original to development in the mid to late 1970's. This component is included for bridge assessment reports performed every 2 years based on information provided by property management.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Bridge-Concrete Repairs/Asphalt Overlay

Category:	Bridge	Unit Cost:	900,000.00
Began Use:	1/01/2017	Cost Type:	Contractor
Lifespan:	12 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	900,000.00
Next Replace:	1/01/2029	Future Cost:	1,209,882.32
Remaining Life:	10 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The bridges within the JLPOA development are reported to be original to development in the mid to late 1970's. The vehicular bridges were repairs and received an asphalt overlay in 2017. For budgeting purposes, repairs and an overlay is budgeted every 12 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Bridge-Pedestrian-Casseekey Island-#1

Category:	Site Improvements	Unit Cost:	37.20
Began Use:	1/01/2018	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	42,036.00
Next Replace:	1/01/2028	Future Cost:	54,863.66
Remaining Life:	9 YRS	Salvage Value:	0.00
Quantity:	1,130.00 SQ. FT.	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The construction date of the wood pedestrian bridge #1 to Casseekey Island was not known and may be original to development of the POA in the mid to late 1970's. The bridge was refurbished in 2018 and future refurbishment is budgeted every 10 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Bridge-Pedestrian-Casseekey Island-#2

Category:	Site Improvements	Unit Cost:	37.20
Began Use:	1/01/2018	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	66,030.00
Next Replace:	1/01/2028	Future Cost:	86,179.64
Remaining Life:	9 YRS	Salvage Value:	0.00
Quantity:	1,775.00 SQ. FT.	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The construction date of the wood pedestrian bridge #2 to Casseekey Island was not known and may be original to development of the POA in the mid to late 1970's. The bridge was refurbished in 2018 and future refurbishment is budgeted every 10 years.

**Jonathan's Landing POA
COMPONENT DETAIL REPORT**

Analysis 1 - 2019

Bubbler-Lakes

Category:	Drainage/Water Control	Unit Cost:	3,300.00
Began Use:	1/01/2018	Cost Type:	Contractor
Lifespan:	1 year,	Pct. Replace:	15.00%
Lifespan Adj.:	+ 1 year	Current Cost:	15,345.00
Next Replace:	1/01/2020	Future Cost:	15,805.35
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	31.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The association lakes utilize a total of 31 lake bubblers. This component is included to budget for the replacement of 4 to 5 of the 31 bubblers each year with all being replaced over 6 to 8 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Clear South Rim Ditch Vegetation

Category:	Drainage/Water Control	Unit Cost:	40,000.00
Began Use:	1/01/1999	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	40,000.00
Next Replace:	1/01/2019	Future Cost:	40,000.00
Remaining Life:	0 DAYS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The previous plant removal and clearing of the south rim ditch was not known but is planned for 2019 per town of Jupiter storm water department. Useful life is estimated at 20 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Concrete Walkway Repairs

Category:	Pavement	Unit Cost:	50,000.00
Began Use:	1/01/2017	Cost Type:	Contractor
Lifespan:	2 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 1 year	Current Cost:	50,000.00
Next Replace:	1/01/2020	Future Cost:	51,500.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 LUMP SUM	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

This component involves maintenance to the Association's concrete paved walkways. Over time, sidewalks will settle and lift forming ridges that will cause tripping hazards. These tripping hazards will require removal or repairs for liability purposes. Cost included is a placeholder estimate and a survey is recommended by an engineer or contractor to determine specific requirements and provide an estimate for repairs. This component should be monitored and adjusted as conditions warrant.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Dock Replace-Barrow Straights

Category:	Site Improvements	Unit Cost:	33.00
Began Use:	1/01/1979	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 25 years	Current Cost:	110,880.00
Next Replace:	1/01/2024	Future Cost:	128,540.31
Remaining Life:	5 YRS	Salvage Value:	0.00
Quantity:	3,360.00 SQ. FT.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The docks at Barrow Straights are reported to be original to the JLPOA's development in the mid to late 1970's. Normal useful life is estimated at 20 years and replacement of the docks are projected for 2024.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Dock Replace-FWC Dock

Category:	Site Improvements	Unit Cost:	27.50
Began Use:	1/01/2005	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	27,225.00
Next Replace:	1/01/2025	Future Cost:	32,517.68
Remaining Life:	6 YRS	Salvage Value:	0.00
Quantity:	990.00 SQ. FT.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The construction date of the FWC dock across from the Loggerhead Marina was not known and was estimated. Useful life is estimated at 20 years and replacement is projected for 2025.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Dock Replace-North Bay

Category:	Site Improvements	Unit Cost:	27.50
Began Use:	1/01/1979	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 22 years	Current Cost:	19,662.50
Next Replace:	1/01/2021	Future Cost:	20,859.95
Remaining Life:	24 MOS	Salvage Value:	0.00
Quantity:	715.00 SQ. FT.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The dock at North Bay is reported to be original to the JLPOA's development in the mid to late 1970's. Normal useful life is estimated at 20 years and replacement of the dock is projected for 2021.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Dock/Wood Walk Replace-Butterfly Is.

Category:	Site Improvements	Unit Cost:	41,800.00
Began Use:	1/01/2010	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	41,800.00
Next Replace:	1/01/2030	Future Cost:	57,878.08
Remaining Life:	11 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The construction date of the wood dock and walkway at butterfly island was not known and was estimated. Useful life is estimated at 20 years and replacement is projected for 2030.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Dog Park Enhancement

Category:	Site Improvements	Unit Cost:	37,850.00
Began Use:	1/01/2017	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	37,850.00
Next Replace:	1/01/2027	Future Cost:	47,961.42
Remaining Life:	8 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

Dog park enhancements occurred in 2017. These enhancements include enlarging the dog park area, providing separate areas for large and small dogs, installation of an artificial turf surface and installation of a dog wash area. For budgeting purposes, enhancements to the dog park are included every 10 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Drainage Culvert 2

Category:	Drainage/Water Control	Unit Cost:	132,000.00
Began Use:	1/01/1979	Cost Type:	Contractor
Lifespan:	40 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 5 years	Current Cost:	132,000.00
Next Replace:	1/01/2024	Future Cost:	153,024.18
Remaining Life:	5 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The association's drainage culverts are estimated to be original to development in the mid to late 1970's. Life expectancies for concrete drainage structures are 40 years based on information provided by Marshall Valuation Service. Culvert 2 was reviewed and was reported to be in average condition. For budgeting purposes, replacement of culvert 2 is projected for 2024. (estimated 80 LF)

**Jonathan's Landing POA
COMPONENT DETAIL REPORT**

Analysis 1 - 2019

Drainage Culvert 7

Category:	Drainage/Water Control	Unit Cost:	220,000.00
Began Use:	1/01/1979	Cost Type:	Contractor
Lifespan:	40 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 5 years	Current Cost:	220,000.00
Next Replace:	1/01/2024	Future Cost:	255,040.30
Remaining Life:	5 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The association's drainage culverts are estimated to be original to development in the mid to late 1970's. Life expectancies for concrete drainage structures are 40 years based on information provided by Marshall Valuation Service. Culvert 7 was reviewed and was reported to have some deterioration at the ends but is in overall average condition. For budgeting purposes, replacement of culvert 7 is projected for 2024. (estimated 140 LF)

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Drainage Culvert 8

Category:	Drainage/Water Control	Unit Cost:	258,500.00
Began Use:	1/01/1979	Cost Type:	Contractor
Lifespan:	40 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 5 years	Current Cost:	258,500.00
Next Replace:	1/01/2024	Future Cost:	299,672.35
Remaining Life:	5 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The association's drainage culverts are estimated to be original to development in the mid to late 1970's. Life expectancies for concrete drainage structures are 40 years based on information provided by Marshall Valuation Service. Culvert 8 was reviewed and has some deterioration at the north end but the overall culvert is reported to be in average condition. For budgeting purposes, replacement of culvert 8 is projected for 2024. (estimated 160 LF)

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Drainage Repairs-Site

Category:	Drainage/Water Control	Unit Cost:	260,000.00
Began Use:	1/01/2018	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	260,000.00
Next Replace:	1/01/2028	Future Cost:	339,341.32
Remaining Life:	9 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

Drainage repairs occurred in the area near Captain Kirle Drive and Baytowne in 2017 and 2018. This component is included to provide for drainage repairs every 10 years throughout the JLPOA community.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Dredging-Near Water Control 5

Category:	Drainage/Water Control	Unit Cost:	130,000.00
Began Use:	1/01/2018	Cost Type:	Contractor
Lifespan:	8 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	130,000.00
Next Replace:	1/01/2026	Future Cost:	159,930.87
Remaining Life:	7 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The area near water control structure #5 was dredged in 2018 . Previous dredging of this area occurred approximately 8 years ago and future dredging is budgeted every 8 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Dredging-South Rim Ditch

Category:	Drainage/Water Control	Unit Cost:	125,000.00
Began Use:	1/01/1999	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	125,000.00
Next Replace:	1/01/2019	Future Cost:	125,000.00
Remaining Life:	0 DAYS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The previous dredging of the south rim ditch was not known but is planned for 2019 per town of Jupiter storm water department. Useful life is estimated at 20 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Dredging/Rip Rap Repairs

Category:	Drainage/Water Control	Unit Cost:	38,500.00
Began Use:	1/01/2012	Cost Type:	Contractor
Lifespan:	3 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 5 years	Current Cost:	38,500.00
Next Replace:	1/01/2020	Future Cost:	39,655.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

Dredging and rip rap repairs have historically occurred every 3 years. Prior dredging and repairs occurred in 2011-2012 at approximately \$32,000. Dredging and rip rap repairs are scheduled for 2020 with permitting at approximately \$11,000. Dredge cost is adjusted for inflation.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Dredging/Rip Rap Repairs-Permitting

Category:	Drainage/Water Control	Unit Cost:	11,000.00
Began Use:	1/01/2012	Cost Type:	Contractor
Lifespan:	3 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 5 years	Current Cost:	11,000.00
Next Replace:	1/01/2020	Future Cost:	11,330.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

Dredging and rip rap repairs have historically occurred every 3 years. Prior dredging and repairs occurred in 2011-2012 at approximately \$32,000. Dredging and rip rap repairs are scheduled for 2020 with permitting at approximately \$11,000 expected.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Entry Modifications-North & South

Category:	Site Improvements	Unit Cost:	240,000.00
Began Use:	1/01/1979	Cost Type:	Contractor
Lifespan:	40 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	240,000.00
Next Replace:	1/01/2019	Future Cost:	240,000.00
Remaining Life:	0 DAYS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

Entry modifications are planned at the north and south entrances in 2019. This component does not recur until it can be determined what assets will require replacement within the reported analysis period.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Flagpoles-Entrances

Category:	Site Improvements	Unit Cost:	3,000.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	9,000.00
Next Replace:	1/01/2031	Future Cost:	12,835.64
Remaining Life:	12 YRS	Salvage Value:	0.00
Quantity:	3.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Each entrance includes a flagpole. The prior replacement date of the flagpoles was not known and was estimated. Useful life is estimated at 20 years and replacement is projected for 2031.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Fountain/Aerator-Lakes

Category:	Drainage/Water Control	Unit Cost:	11,000.00
Began Use:	1/01/2018	Cost Type:	Contractor
Lifespan:	1 year,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 1 year	Current Cost:	11,000.00
Next Replace:	1/01/2020	Future Cost:	11,330.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The association lakes utilize a total of 6 lake fountain/aerators. This component is included to budget for the replacement of 1 of the 6 fountain/aerators each year starting in 2018. It is estimated that each fountain/aerator utilizes a 7.5 HP pump.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate Arm Operator-North Gate

Category:	Security	Unit Cost:	5,280.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	15,840.00
Next Replace:	1/01/2021	Future Cost:	16,804.66
Remaining Life:	24 MOS	Salvage Value:	0.00
Quantity:	3.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The north gate includes 3 barrier gate arm operators. It is estimated that the barrier gate arm operators were installed in 2011 and useful life is estimated at 10 years.

**Jonathan's Landing POA
COMPONENT DETAIL REPORT**

Analysis 1 - 2019

Gate Arm Operator-South Gate

Category:	Security	Unit Cost:	5,280.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	21,120.00
Next Replace:	1/01/2021	Future Cost:	22,406.21
Remaining Life:	24 MOS	Salvage Value:	0.00
Quantity:	4.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The south gate includes 4 barrier gate arm operators. It is estimated that the barrier gate arm operators were installed in 2011 and useful life is estimated at 10 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate House-Air Conditioner-Center

Category:	Security	Unit Cost:	3,740.00
Began Use:	1/01/2012	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	3,740.00
Next Replace:	1/01/2022	Future Cost:	4,086.80
Remaining Life:	3 YRS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The center gate house utilizes an estimated 1 ton split system air conditioner. It is estimated that the air conditioner was replaced in 2012 and useful life is estimated at 10 years. Replacement cost includes condensing unit and air handling unit.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate House-Air Conditioner-North

Category:	Security	Unit Cost:	3,740.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	- 1 year	Current Cost:	3,740.00
Next Replace:	1/01/2020	Future Cost:	3,852.20
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The north gate house utilizes an estimated 1 ton split system air conditioner. It is estimated that the air conditioner was replaced in 2011 and useful life is estimated at 10 years. Replacement is budgeted for 2020. Replacement cost includes condensing unit and air handling unit.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate House-Air Conditioner-South

Category:	Security	Unit Cost:	3,740.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	- 1 year	Current Cost:	3,740.00
Next Replace:	1/01/2020	Future Cost:	3,852.20
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The south gate house utilizes an estimated 1 ton split system air conditioner. It is estimated that the air conditioner was replaced in 2011 and useful life is estimated at 10 years. Replacement is budgeted for 2020. Replacement cost includes condensing unit and air handling unit.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate House-Generator

Category:	Security	Unit Cost:	15,000.00
Began Use:	1/01/2020	Cost Type:	Contractor
Lifespan:	25 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	30,000.00
Next Replace:	1/01/2045	Future Cost:	30,900.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	2.00 EACH	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The association plans to install an emergency back up generators at the security entrance gate houses in 2020. Useful life is estimated at 25 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate House-Interior Refurbish-Center

Category:	Security	Unit Cost:	27.50
Began Use:	1/01/2000	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 5 years	Current Cost:	5,500.00
Next Replace:	1/01/2020	Future Cost:	5,665.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	200.00 SQ. FT.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The center gate house was rebuilt in 1979 and it is assumed that the gate house interior was refurbished since construction. Useful life is estimated at 15 years and refurbishment is projected for 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate House-Interior Refurbish-North

Category:	Security	Unit Cost:	27.50
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	5,500.00
Next Replace:	1/01/2026	Future Cost:	6,766.31
Remaining Life:	7 YRS	Salvage Value:	0.00
Quantity:	200.00 SQ. FT.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The north gate house interior was rebuilt in approximately 2011. Useful life is estimated at 20 years and refurbishment is projected for 2026.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate House-Interior Refurbish-South

Category:	Security	Unit Cost:	27.50
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	5,500.00
Next Replace:	1/01/2026	Future Cost:	6,766.31
Remaining Life:	7 YRS	Salvage Value:	0.00
Quantity:	200.00 SQ. FT.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The south gate house interior was rebuilt in approximately 2011. Useful life is estimated at 20 years and refurbishment is projected for 2026.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate House-Paint Exterior-Center

Category:	Security	Unit Cost:	2.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	8 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 1 year	Current Cost:	1,600.00
Next Replace:	1/01/2020	Future Cost:	1,648.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	800.00 SQ. FT.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The center gate house has a painted stucco façade. The prior painting of the center gate house exterior was not known but it is estimated that this gate house will be repainted at the same time as the north and south gate house currently projected for 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate House-Paint Exterior-North

Category:	Security	Unit Cost:	2.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	8 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 1 year	Current Cost:	1,600.00
Next Replace:	1/01/2020	Future Cost:	1,648.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	800.00 SQ. FT.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The north gate house has a painted stucco and tile façade. The gate house was rebuilt in approximately 2011 and useful life of the exterior paint is estimated at 8 years and repainting is projected for 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate House-Paint Exterior-South

Category:	Security	Unit Cost:	2.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	8 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 1 year	Current Cost:	1,600.00
Next Replace:	1/01/2020	Future Cost:	1,648.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	800.00 SQ. FT.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The south gate house has a painted stucco and tile façade. The gate house was rebuilt in approximately 2011 and useful life of the exterior paint is estimated at 8 years and repainting is projected for 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate House-Roof-Center

Category:	Security	Unit Cost:	660.00
Began Use:	1/01/2020	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	3,960.00
Next Replace:	1/01/2040	Future Cost:	4,078.80
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	6.00 SQUARE	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The center gate house has a wood shake surface roof. The center gate house was built in 1979 but it is likely that the roof was resurfaced since construction. The prior resurfacing date was not known and was estimated. Useful life is estimated at 20 years and resurfacing is budgeted for 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate House-Roof-North

Category:	Security	Unit Cost:	880.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	25 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	5,280.00
Next Replace:	1/01/2036	Future Cost:	8,729.62
Remaining Life:	17 YRS	Salvage Value:	0.00
Quantity:	6.00 SQUARE	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The north gate house has a concrete tile surface roof with standing seam metal at the cupola roof. The gate house was rebuilt in approximately 2011 and useful life of the roof surface is estimated at 25 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate House-Roof-South

Category:	Security	Unit Cost:	880.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	25 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	5,280.00
Next Replace:	1/01/2036	Future Cost:	8,729.62
Remaining Life:	17 YRS	Salvage Value:	0.00
Quantity:	6.00 SQUARE	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The south gate house has a concrete tile surface roof with standing seam metal at the cupola roof. The gate house was rebuilt in approximately 2011 and useful life of the roof surface is estimated at 25 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gate-Pedestrian-Central Gate

Category:	Security	Unit Cost:	18,000.00
Began Use:	1/01/2019	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	18,000.00
Next Replace:	1/01/2039	Future Cost:	18,000.00
Remaining Life:	0 DAYS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

A pedestrian gate is planned for installation at the central gate in 2019. Useful life is estimated at 20 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gates-South Gate

Category:	Security	Unit Cost:	1,375.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	5,500.00
Next Replace:	1/01/2031	Future Cost:	7,844.00
Remaining Life:	12 YRS	Salvage Value:	0.00
Quantity:	4.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The center gate includes 4 metal rolling gates. It is estimated that the gates were installed in 2011 and useful life is estimated at 20 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gazebo Replace-Barrow Straights

Category:	Site Improvements	Unit Cost:	35,000.00
Began Use:	1/01/1979	Cost Type:	Contractor
Lifespan:	25 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 20 years	Current Cost:	70,000.00
Next Replace:	1/01/2024	Future Cost:	81,149.19
Remaining Life:	5 YRS	Salvage Value:	0.00
Quantity:	2.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The gazebos at the Barrow Straights area are wood pilings with concrete tile roof and wood decks. The gazebos at Barrow Straights are reported to be original to the JLPOA's development in the mid to late 1970's. Normal useful life is estimated at 25 years and replacement of the gazebos are projected for 2024.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gazebo Replace-Butterfly Island

Category:	Site Improvements	Unit Cost:	12,000.00
Began Use:	1/01/2010	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	24,000.00
Next Replace:	1/01/2030	Future Cost:	33,231.43
Remaining Life:	11 YRS	Salvage Value:	0.00
Quantity:	2.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The gazebos at butterfly island are wood post with metal roof and wood decks. The construction date of the gazebos at butterfly island was not known and was estimated. Useful life is estimated at 20 years and replacement is projected for 2030.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gazebo Replace-North Bay

Category:	Site Improvements	Unit Cost:	17,250.00
Began Use:	1/01/1979	Cost Type:	Contractor
Lifespan:	25 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 20 years	Current Cost:	17,250.00
Next Replace:	1/01/2024	Future Cost:	19,997.48
Remaining Life:	5 YRS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The gazebos at North Bay has wood post with metal roof and poured concrete floor. The gazebo at North Bay was reported to be original to the JLPOA's development in the mid to late 1970's. Normal useful life is estimated at 25 years and replacement of the gazebo is projected for 2024.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Gazebo Replace-South Recreation

Category:	Site Improvements	Unit Cost:	13,200.00
Began Use:	1/01/2010	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	66,000.00
Next Replace:	1/01/2030	Future Cost:	91,386.44
Remaining Life:	11 YRS	Salvage Value:	0.00
Quantity:	5.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The gazebos at the south recreation area are wood post with metal roof and concrete paver decks. The construction date of the gazebos at butterfly island was not known and was estimated. Useful life is estimated at 20 years and replacement is projected for 2030.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Landscape Irrigation System Replace

Category:	Site Improvements	Unit Cost:	675,000.00
Began Use:	1/01/2010	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	675,000.00
Next Replace:	1/01/2025	Future Cost:	806,223.57
Remaining Life:	6 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The landscape irrigation system for the JLPOA is reported to contain 225 zones and 4,500 heads. The installation date of the system is not known but \$250,000 was reportedly spent on the system in 2009-10. The association is hiring a landscape irrigation system consultant to review and evaluate the system and provide recommendations. For current budgeting purposes, useful life of the landscape irrigation system is estimated at 15 years and replacement is budgeted for 2025.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Landscape Reno/LED Light Conversion

Category:	Site Improvements	Unit Cost:	27,500.00
Began Use:	1/01/2018	Cost Type:	Contractor
Lifespan:	1 year,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 1 year	Current Cost:	27,500.00
Next Replace:	1/01/2020	Future Cost:	28,325.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

This component is included to provide for annual landscape renovation and the conversion of ground up lights to LED lighting.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Landscape-Legustrum Planting-CI Road

Category:	Site Improvements	Unit Cost:	18,000.00
Began Use:	1/01/2019	Cost Type:	Contractor
Lifespan:	-	Pct. Replace:	100.00%
Lifespan Adj.:	-	Current Cost:	18,000.00
Next Replace:	//	Future Cost:	18,000.00
Remaining Life:	0 DAYS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

This component is included to plant 45 Legustrum trees along Casseekey Island Road from the south to central gate in 2019.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Miscellaneous Upgrades/Enhancements

Category:	Site Improvements	Unit Cost:	55,000.00
Began Use:	1/01/2018	Cost Type:	Contractor
Lifespan:	1 year,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 1 year	Current Cost:	55,000.00
Next Replace:	1/01/2020	Future Cost:	56,650.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

This component is included to provide for annual upgrades and enhancements to the JLPOA improvements.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Air Conditioner-3 Ton

Category:	Office Building	Unit Cost:	5,000.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	5,000.00
Next Replace:	12/01/2026	Future Cost:	6,318.89
Remaining Life:	7 YRS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Good - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building utilizes a 3 ton split system heat pump air conditioner. Useful life is estimated at 10 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Air Conditioner-5 Ton

Category:	Office Building	Unit Cost:	6,875.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	6,875.00
Next Replace:	12/01/2026	Future Cost:	8,688.47
Remaining Life:	7 YRS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Good - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building utilizes a 5 ton split system heat pump air conditioner. Useful life is estimated at 10 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Appliances-Break Rm.

Category:	Office Building	Unit Cost:	2,200.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	2,200.00
Next Replace:	12/01/2026	Future Cost:	2,780.31
Remaining Life:	7 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's break room appliances include a refrigerator, dishwasher, counter top microwave and toaster oven. The break room appliances are estimated to have a 10 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Cabinets-Break Room

Category:	Office Building	Unit Cost:	275.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	4,400.00
Next Replace:	12/01/2036	Future Cost:	7,475.22
Remaining Life:	17 YRS	Salvage Value:	0.00
Quantity:	16.00 LN. FT.	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's break room cabinets and counters are estimated to have a 20 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Cabinets-Work Room

Category:	Office Building	Unit Cost:	275.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	9,762.50
Next Replace:	12/01/2036	Future Cost:	16,585.65
Remaining Life:	17 YRS	Salvage Value:	0.00
Quantity:	35.50 LN. FT.	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's work room cabinets and counters are estimated to have a 20 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Carpet Floor

Category:	Office Building	Unit Cost:	38.50
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	8 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	5,197.50
Next Replace:	12/01/2024	Future Cost:	6,191.43
Remaining Life:	5 YRS	Salvage Value:	0.00
Quantity:	135.00 SQ. YD.	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's interior carpet floor is estimated to have an 8 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Conf. Rm. Case Goods

Category:	Office Building	Unit Cost:	5,500.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	12 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	5,500.00
Next Replace:	12/01/2028	Future Cost:	7,374.08
Remaining Life:	9 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's conference room case goods furniture includes a conference table, floor cabinet/credenza and wall mounted white board in cabinet. The conference room case goods furniture is estimated to have a 12 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Conference Rm. Chairs

Category:	Office Building	Unit Cost:	5,500.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	8 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	5,500.00
Next Replace:	12/01/2024	Future Cost:	6,551.78
Remaining Life:	5 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's conference room chairs include 10 conference table chairs and an estimated 20 stack chairs. The conference room chairs are estimated to have an 8 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Furnishings-Foyer

Category:	Office Building	Unit Cost:	6,600.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	8 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	6,600.00
Next Replace:	12/01/2024	Future Cost:	7,862.13
Remaining Life:	5 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's entry foyer furniture includes a love seat, two end tables, two table lamps, a frame mirror, lounge chair, console table and area rug. The entry foyer furnishings are estimated to have an 8 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Generator

Category:	Office Building	Unit Cost:	25,000.00
Began Use:	1/01/2020	Cost Type:	Contractor
Lifespan:	25 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	25,000.00
Next Replace:	1/01/2045	Future Cost:	25,750.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The association plans to install an emergency back up generator at the office building in 2020. Useful life is estimated at 25 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Gutters & Downspouts

Category:	Office Building	Unit Cost:	13.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	25 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	5,200.00
Next Replace:	12/01/2041	Future Cost:	10,241.44
Remaining Life:	22 YRS	Salvage Value:	0.00
Quantity:	400.00 LN. FT.	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's gutters and downspouts are estimated to have a 25 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Lighting-Interior

Category:	Office Building	Unit Cost:	16,800.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	16,800.00
Next Replace:	12/01/2031	Future Cost:	24,613.09
Remaining Life:	12 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's interior lighting includes recessed downlights, exit lights and ceiling fans. The interior lighting is estimated to have a 15 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Office Bath Refurbish

Category:	Office Building	Unit Cost:	125.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	16 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	11,500.00
Next Replace:	12/01/2032	Future Cost:	17,358.83
Remaining Life:	13 YRS	Salvage Value:	0.00
Quantity:	92.00 SQ. FT.	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's office bathroom interiors are estimated to have a 16 year useful life. Refurbishment involves replacement of flooring, wall and ceiling finishes, plumbing fixtures and light fixture. Periodic repairs and painting may be required prior to refurbishment and funding is anticipated through the general operating budget.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Office Case Goods

Category:	Office Building	Unit Cost:	25,000.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	12 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	25,000.00
Next Replace:	12/01/2028	Future Cost:	33,518.55
Remaining Life:	9 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's office case goods furniture including desks, tables, hutches, credenzas and book cases. The office case goods furniture is estimated to have a 12 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Office Chairs

Category:	Office Building	Unit Cost:	6,000.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	8 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	6,000.00
Next Replace:	12/01/2024	Future Cost:	7,147.39
Remaining Life:	5 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's office chairs include 4 task chairs and 16 guest chairs. The office chairs are estimated to have an 8 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Paint Exterior

Category:	Office Building	Unit Cost:	2.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	7 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	5,800.00
Next Replace:	12/01/2023	Future Cost:	6,707.91
Remaining Life:	4 YRS	Salvage Value:	0.00
Quantity:	2,900.00 SQ. FT.	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's exterior paint is estimated to have a 7 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Paint Interior

Category:	Office Building	Unit Cost:	1.30
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	8 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	10,400.00
Next Replace:	12/01/2024	Future Cost:	12,388.81
Remaining Life:	5 YRS	Salvage Value:	0.00
Quantity:	8,000.00 SQ. FT.	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's interior paint is estimated to have an 8 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Roof

Category:	Office Building	Unit Cost:	825.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	25 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	38,775.00
Next Replace:	12/01/2041	Future Cost:	76,367.64
Remaining Life:	22 YRS	Salvage Value:	0.00
Quantity:	47.00 SQUARE	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building has a concrete tile surface roof. The office building was completed in late 2016 and useful life of the roof surface is estimated at 25 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Staff Bath Refurbish

Category:	Office Building	Unit Cost:	55.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	2,310.00
Next Replace:	12/01/2036	Future Cost:	3,924.49
Remaining Life:	17 YRS	Salvage Value:	0.00
Quantity:	42.00 SQ. FT.	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's staff bathroom interior is estimated to have a 20 year useful life. Refurbishment involves replacement of flooring, wall and ceiling finishes, plumbing fixtures and light fixtures. Periodic repairs and painting may be required prior to refurbishment and funding is anticipated through the general operating budget.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Tile Floor

Category:	Office Building	Unit Cost:	15.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	16 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	11,175.00
Next Replace:	12/01/2032	Future Cost:	16,868.25
Remaining Life:	13 YRS	Salvage Value:	0.00
Quantity:	745.00 SQ. FT.	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's interior tile floor is estimated to have a 16 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Office Building-Window Treatments

Category:	Office Building	Unit Cost:	5,000.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	5,000.00
Next Replace:	12/01/2026	Future Cost:	6,318.89
Remaining Life:	7 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The JLPOA office building was completed in late 2016. The building's window treatment blinds are estimated to have a 10 year useful life.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Pavers Replace-JLPOA Office

Category:	Pavement	Unit Cost:	12.00
Began Use:	12/01/2016	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	8,160.00
Next Replace:	12/01/2031	Future Cost:	11,954.93
Remaining Life:	12 YRS	Salvage Value:	0.00
Quantity:	680.00 SQ. FT.	Condition:	Good - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The paver drive surface was installed at the JLPOA office in late 2016. Useful life is estimated at 15 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Pavers Replace-North Gate Entry

Category:	Pavement	Unit Cost:	12.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	81,600.00
Next Replace:	1/01/2026	Future Cost:	100,387.38
Remaining Life:	7 YRS	Salvage Value:	0.00
Quantity:	6,800.00 SQ. FT.	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

It is estimated that the paver drive surface was installed at the south entry gate in approximately 2011. Useful life is estimated at 15 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Pavers Replace-South Gate Entry

Category:	Pavement	Unit Cost:	12.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	61,380.00
Next Replace:	1/01/2026	Future Cost:	75,511.97
Remaining Life:	7 YRS	Salvage Value:	0.00
Quantity:	5,115.00 SQ. FT.	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

It is estimated that the paver drive surface was installed at the south entry gate in approximately 2011. Useful life is estimated at 15 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Pergola Replace-Passage East

Category:	Site Improvements	Unit Cost:	27.50
Began Use:	1/01/2012	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	9,900.00
Next Replace:	1/01/2027	Future Cost:	12,544.73
Remaining Life:	8 YRS	Salvage Value:	0.00
Quantity:	360.00 SQ. FT.	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The installation date of the pergola at Passage East was not known but appears to have been recently refurbished. Useful life is estimated at 15 years and replacement is projected for 2027.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Picnic Tables-South Recreation Gazebo

Category:	Site Improvements	Unit Cost:	1,650.00
Began Use:	1/01/2010	Cost Type:	Contractor
Lifespan:	15 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	8,250.00
Next Replace:	1/01/2025	Future Cost:	9,853.84
Remaining Life:	6 YRS	Salvage Value:	0.00
Quantity:	5.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The installation date of the wood picnic tables at the south recreation gazebos was not known and was estimated. Useful life is estimated at 15 years and replacement is projected for 2025.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Playground Equipment-S Recreation

Category:	Site Improvements	Unit Cost:	41,800.00
Began Use:	1/01/2010	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	41,800.00
Next Replace:	1/01/2030	Future Cost:	57,878.08
Remaining Life:	11 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The installation date of the modular playground equipment at the south recreation area was not known and was estimated. Useful life is estimated at 5 years and refurbishment is projected for 2021.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Promenade/Golf Cart Crossing Relocation

Category:	Site Improvements	Unit Cost:	40,000.00
Began Use:	1/01/1979	Cost Type:	Contractor
Lifespan:	40 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	40,000.00
Next Replace:	1/01/2019	Future Cost:	40,000.00
Remaining Life:	0 DAYS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The promenade/golf cart crossing is planned for relocation at the Dickinson Road and Casseekey Island Road intersection in 2019. This component is anticipated to be a one-time occurrence.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Pump 01-Northgate

Category:	Pump	Unit Cost:	6,600.00
Began Use:	1/01/2008	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 2 years	Current Cost:	6,600.00
Next Replace:	1/01/2020	Future Cost:	6,798.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

Pump 1 is a lake water pump at the Northgate. The pump was not observed but is assumed to be an above ground 7.5 HP pump. The previous replacement date was unknown and was estimated. Useful life is estimated at 10 years and replacement is projected for 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Pump 02-Captain Kirle

Category:	Pump	Unit Cost:	6,600.00
Began Use:	1/01/2008	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 2 years	Current Cost:	6,600.00
Next Replace:	1/01/2020	Future Cost:	6,798.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

Pump 2 is a lake water above ground 7.5 HP pump at Captain Kirle Drive. The previous replacement date was unknown and was estimated. Useful life is estimated at 10 years and replacement is projected for 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Pump 03-Dickinson Drive

Category:	Pump	Unit Cost:	6,600.00
Began Use:	1/01/2008	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 2 years	Current Cost:	6,600.00
Next Replace:	1/01/2020	Future Cost:	6,798.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

Pump 3 is a lake water above ground 7.5 HP pump at Dickinson Drive. The previous replacement date was unknown and was estimated. Useful life is estimated at 10 years and replacement is projected for 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Pump 04-Southgate Well

Category:	Pump	Unit Cost:	9,350.00
Began Use:	1/01/2010	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	9,350.00
Next Replace:	1/01/2020	Future Cost:	9,630.50
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Pump 4 near the south entry gate is an above ground vertical well pump. The pump was estimated at 20 HP but the previous replacement date was not known and was estimated. Useful life is estimated at 10 years and replacement is budgeted for 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Pump 05-Casseekey Island Well

Category:	Pump	Unit Cost:	6,160.00
Began Use:	1/01/2010	Cost Type:	Contractor
Lifespan:	8 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 2 years	Current Cost:	6,160.00
Next Replace:	1/01/2020	Future Cost:	6,344.80
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Pump 5 at Casseekey Island Road is a submersible well pump. The size and previous replacement date of Pump 5 was not known and was estimated to be a 3 HP to 5 HP pump. Useful life is estimated at 8 years and replacement is budgeted for 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Pump 10-Barrow Island

Category:	Pump	Unit Cost:	7,700.00
Began Use:	5/01/2009	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 1 year	Current Cost:	7,700.00
Next Replace:	5/01/2020	Future Cost:	8,008.74
Remaining Life:	16 MOS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

Pump 10 is a lake water pump at the Barrow Island Road bridge. This pump is an above ground horizontal pump. The pump was estimated at 10 HP to 15 HP but the previous replacement date was not known and was estimated. Useful life is estimated at 10 years and replacement is budgeted for 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Pump 11-Casseekee Island Road

Category:	Pump	Unit Cost:	6,600.00
Began Use:	10/01/2008	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 2 years	Current Cost:	6,600.00
Next Replace:	10/01/2020	Future Cost:	6,950.39
Remaining Life:	21 MOS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input checked="" type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

Pump 11 at Casseekey Island Road is an above ground 7.5 HP pump. The pumps was reportedly installed in 2008 and useful life is estimated at 10 years. Replacement is projected for 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Pump Rerouting-#4 & #5

Category:	Pump	Unit Cost:	150,000.00
Began Use:	1/01/2010	Cost Type:	Contractor
Lifespan:	9 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	150,000.00
Next Replace:	1/01/2019	Future Cost:	150,000.00
Remaining Life:	0 DAYS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

This component is included for rerouting of pump 4 and 5 in 2019 per information provided by property management.
This is a non-recurring component.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Road Repair/Engineering Services

Category:	Pavement	Unit Cost:	22,000.00
Began Use:	1/01/2016	Cost Type:	Contractor
Lifespan:	1 year,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 3 years	Current Cost:	22,000.00
Next Replace:	1/01/2020	Future Cost:	22,660.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The roads within the JLPOA development were developed in the mid to late 1970's but were overlaid in 2011. Road repairs and engineering services are budgeted on an on-going basis annually based on historical information provided by property management.

**Jonathan's Landing POA
COMPONENT DETAIL REPORT**

Analysis 1 - 2019

Security-Bar Code Scanner-North Gate

Category:	Security	Unit Cost:	6,600.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	6,600.00
Next Replace:	1/01/2021	Future Cost:	7,001.94
Remaining Life:	24 MOS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The north gate includes a bar code scanner. It is estimated that the bar code scanner was installed in 2011 and useful life is estimated at 10 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Security-Bar Code Scanner-South Gate

Category:	Security	Unit Cost:	6,600.00
Began Use:	1/01/2011	Cost Type:	Contractor
Lifespan:	10 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	6,600.00
Next Replace:	1/01/2021	Future Cost:	7,001.94
Remaining Life:	24 MOS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The south gate includes a bar code scanner. It is estimated that the bar code scanner was installed in 2011 and useful life is estimated at 10 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Security-Camera-Casseekey Island Chanel

Category:	Security	Unit Cost:	3,000.00
Began Use:	1/01/2018	Cost Type:	Contractor
Lifespan:	5 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	3,000.00
Next Replace:	1/01/2023	Future Cost:	3,376.53
Remaining Life:	4 YRS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

An Avigilon Analytics Camera was installed at the Casseekey Island Channel in 2018. Useful life is estimated at 5 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Security-Camera-Dog Park/CI Bridge

Category:	Security	Unit Cost:	8,000.00
Began Use:	1/01/2019	Cost Type:	Contractor
Lifespan:	5 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	8,000.00
Next Replace:	1/01/2024	Future Cost:	8,000.00
Remaining Life:	0 DAYS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The JLPOA plans to install security cameras at the dog park and the Casseekey Island bridge in 2019. Useful life is estimated at 5 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Security-Equipment Replacement

Category:	Security	Unit Cost:	15,000.00
Began Use:	1/01/2014	Cost Type:	Contractor
Lifespan:	5 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	15,000.00
Next Replace:	1/01/2019	Future Cost:	15,000.00
Remaining Life:	0 DAYS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

This component is included to provide for replacement of miscellaneous security equipment in 2019.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Security-Gate Access Control Module

Category:	Security	Unit Cost:	5,600.00
Began Use:	1/01/2018	Cost Type:	Contractor
Lifespan:	5 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	5,600.00
Next Replace:	1/01/2023	Future Cost:	6,302.85
Remaining Life:	4 YRS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

An ABDI CMS gate access control Module Upgrade and Integration was installed in 2018. Useful life is estimated at 5 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Security-Gate Resident Web Access

Category:	Security	Unit Cost:	3,500.00
Began Use:	1/01/2018	Cost Type:	Contractor
Lifespan:	5 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	3,500.00
Next Replace:	1/01/2023	Future Cost:	3,939.28
Remaining Life:	4 YRS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

An ABDI GateAccess.net Resident web access program was installed in 2018. Useful life is estimated at 5 years.

**Jonathan's Landing POA
COMPONENT DETAIL REPORT**

Analysis 1 - 2019

Security-Officer Management Program

Category:	Security	Unit Cost:	3,500.00
Began Use:	1/01/2018	Cost Type:	Contractor
Lifespan:	5 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	3,500.00
Next Replace:	1/01/2023	Future Cost:	3,939.28
Remaining Life:	4 YRS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

An ABDI Officer Pulse Security Management Program was installed in 2018. Useful life is estimated at 5 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Security-System Review & Analysis

Category:	Security	Unit Cost:	30,000.00
Began Use:	1/01/2019	Cost Type:	Contractor
Lifespan:	-	Pct. Replace:	100.00%
Lifespan Adj.:	-	Current Cost:	30,000.00
Next Replace:	//	Future Cost:	30,000.00
Remaining Life:	0 DAYS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The JLPOA plans to review the security system for recommendations with Wi-Fi, FLIR and other tech options moving forward. This review is planned for 2019.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Security-Vehicle

Category:	Security	Unit Cost:	20,000.00
Began Use:	1/01/2018	Cost Type:	Contractor
Lifespan:	1 year,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	20,000.00
Next Replace:	1/01/2019	Future Cost:	20,000.00
Remaining Life:	0 DAYS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The JLPOA association contains 3 vehicles utilized by security. One of the three vehicles is replaced each year at a current cost of \$20,000 each.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Security-Vendor ID Card System

Category:	Security	Unit Cost:	12,000.00
Began Use:	1/01/2018	Cost Type:	Contractor
Lifespan:	5 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	12,000.00
Next Replace:	1/01/2023	Future Cost:	13,506.11
Remaining Life:	4 YRS	Salvage Value:	0.00
Quantity:	1.00 EACH	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

A vendor ID card system was installed in 2018. Useful life is estimated at 5 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Sign Replace-Decorative/Direction

Category:	Site Improvements	Unit Cost:	3,000.00
Began Use:	1/01/2000	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 2 years	Current Cost:	21,000.00
Next Replace:	1/01/2022	Future Cost:	22,947.27
Remaining Life:	3 YRS	Salvage Value:	0.00
Quantity:	7.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The association's main entrances contains decorative signs and located at various areas within the development are directional signs. These signs are of masonry construction with a coquina tile finish and metal letters. Prior refurbishment or replacement of these signs was not known and was estimated. Useful life is estimated at 20 years and repairs and refurbishments are budgeted for 2022.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Sign Replace-Entry Monument

Category:	Site Improvements	Unit Cost:	25,000.00
Began Use:	1/01/2000	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 2 years	Current Cost:	100,000.00
Next Replace:	1/01/2022	Future Cost:	109,272.70
Remaining Life:	3 YRS	Salvage Value:	0.00
Quantity:	4.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The association's main entrances contains masonry monument signs with a coquina tile finish and metal letters. Prior refurbishment or replacement of these signs was not known and was estimated. Useful life is estimated at 20 years and repairs and refurbishments are budgeted for 2022.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Sign Replace-Traffic/Street

Category:	Site Improvements	Unit Cost:	1,200.00
Began Use:	1/01/2005	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	46,800.00
Next Replace:	1/01/2025	Future Cost:	55,898.17
Remaining Life:	6 YRS	Salvage Value:	0.00
Quantity:	39.00 EACH	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input type="checkbox"/> Client/Management	

Remarks

The previous replacement of the JLPOA street and traffic signs was not known and was estimated. Useful life is estimated at 20 years and replacement is budgeted for 2025. Sign types vary with street, stop or a combination of street and stop signs and cost is considered an average per sign.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Water Control Structure 1

Category:	Drainage/Water Control	Unit Cost:	132,000.00
Began Use:	1/01/1979	Cost Type:	Contractor
Lifespan:	40 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 1 year	Current Cost:	132,000.00
Next Replace:	1/01/2020	Future Cost:	135,960.00
Remaining Life:	12 MOS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The association's water control structures are estimated to be original to development in the mid 1970's. Life expectancies for concrete drainage structures are 40 years based on information provided by Marshall Valuation Service. The condition of water control structure 1 is not known and further study is recommended by an engineer or contractor. For budgeting purposes, repairs to water control structure 1 is budgeted to occur in 2020.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Water Control Structure 2

Category:	Drainage/Water Control	Unit Cost:	132,000.00
Began Use:	1/01/2017	Cost Type:	Contractor
Lifespan:	20 years,	Pct. Replace:	100.00%
Lifespan Adj.:	None	Current Cost:	132,000.00
Next Replace:	1/01/2037	Future Cost:	224,787.60
Remaining Life:	18 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Good - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The association's water control structures are estimated to be original to development in the mid 1970's. Water control structure 2 was reportedly repaired and in good condition as of 2017. For budgeting purposes, repairs to water control structure 2 is budgeted every 20 years.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Water Control Structure 3

Category:	Drainage/Water Control	Unit Cost:	132,000.00
Began Use:	1/01/1979	Cost Type:	Contractor
Lifespan:	40 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 2 years	Current Cost:	132,000.00
Next Replace:	1/01/2021	Future Cost:	140,038.80
Remaining Life:	24 MOS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The association's water control structures are estimated to be original to development in the mid 1970's. Life expectancies for concrete drainage structures are 40 years based on information provided by Marshall Valuation Service. Some repairs reportedly occurred to water control structure 3 but additional repairs are needed. For budgeting purposes, additional repairs water control structure 3 is budgeted for 2021.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Water Control Structure 4

Category:	Drainage/Water Control	Unit Cost:	132,000.00
Began Use:	1/01/1979	Cost Type:	Contractor
Lifespan:	40 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 3 years	Current Cost:	132,000.00
Next Replace:	1/01/2022	Future Cost:	144,239.96
Remaining Life:	3 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The association's water control structures are estimated to be original to development in the mid 1970's. Life expectancies for concrete drainage structures are 40 years based on information provided by Marshall Valuation Service. Some repairs reportedly occurred to water control structure 4 but additional repairs are needed. For budgeting purposes, additional repairs water control structure 4 is budgeted for 2022.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Water Control Structure 5

Category:	Drainage/Water Control	Unit Cost:	132,000.00
Began Use:	1/01/1979	Cost Type:	Contractor
Lifespan:	40 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 4 years	Current Cost:	132,000.00
Next Replace:	1/01/2023	Future Cost:	148,567.16
Remaining Life:	4 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The association's water control structures are estimated to be original to development in the mid 1970's. Life expectancies for concrete drainage structures are 40 years based on information provided by Marshall Valuation Service. The condition of water control structure 5 is not known and further study is recommended by an engineer or contractor. For budgeting purposes, repairs to water control structure 5 is budgeted for 2023.

Jonathan's Landing POA COMPONENT DETAIL REPORT

Analysis 1 - 2019

Water Control Structure 6

Category:	Drainage/Water Control	Unit Cost:	132,000.00
Began Use:	1/01/1979	Cost Type:	Contractor
Lifespan:	40 years,	Pct. Replace:	100.00%
Lifespan Adj.:	+ 10 years	Current Cost:	132,000.00
Next Replace:	1/01/2029	Future Cost:	177,449.41
Remaining Life:	10 YRS	Salvage Value:	0.00
Quantity:	1.00 TOTAL	Condition:	Fair - Consistent with Age
Source(s):	<input type="checkbox"/> National Cost Data	<input checked="" type="checkbox"/> Armstrong Consulting Internal Cost Data	
	<input type="checkbox"/> Vendor	<input checked="" type="checkbox"/> Client/Management	

Remarks

The association's water control structures are estimated to be original to development in the mid 1970's. Life expectancies for concrete drainage structures are 40 years based on information provided by Marshall Valuation Service. Water control structure 6 was evaluated and deemed to be in average condition. The remaining useful life was extended for major repairs/replacements to occur in 2029.

Reserve Study Addendum

COMMUNITY ASSOCIATIONS INSTITUTE (CAI) RESERVE STUDY STANDARDS

What is a Reserve Study?

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

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

Reserve Study Contents

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

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

Levels of Service

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

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

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

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

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

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

- Life and Valuation Estimates
- Fund Status
- Funding Plan

Disclosures

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

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

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

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

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

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

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

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

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

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

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

Terms and Definitions

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

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

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

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

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

CURRENT REPLACEMENT COST: See "Replacement Cost."

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

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

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

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

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

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

or

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

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

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

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

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

FUNDING PRINCIPLES:

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

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

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

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

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

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

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

RESERVE PROVIDER: An individual who prepares Reserve Studies.

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

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

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

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

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

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

Courtesy of Armstrong Consulting, Inc.