

OCT 14 2015

J R FRAZER

Reserve Studies ~ Property Insurance Valuations ~ Consultant

20423 State Road 7 #F6, PMB 216, Boca Raton, FL 33498-6797

Phone 561-488-3012 Fax 488-1572 www.JRFrazer.com

October 12, 2015

Wanda McCabe, President
High Point of Delray Sect II East
245 High Point Boulevard, Office
Delray Beach, Florida 33445

Re: Reserve Study Revisions

Dear Ms. McCabe:

Recently Mr. Mike Triassi brought to my attention some addition problems with my spread sheets. As requested I have corrected the addition problems on page C1 and C6. As a result of these corrections additional changes were needed on the Roofing and the Painting reserve category Reserve Funding Analysis pages and the 2015 Reserve Summary page.

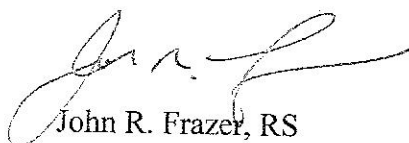
Enclosed you will find the page of the report which have been affected by this change. Please take a moment to insert the revised page into the bound report.

- 1 - Locate the corresponding existing page in the reserve report which matches up with the newly revised page.
- 2 - Place a revised page over the existing page. Notice the top of the revised page has been trimmed to allow easy application.
- 3 - Remove the tape liner on the back of the revised page. Attach the revised page over the existing page. The special adhesive allows you to re-position page if needed.
- 4 - Repeat this procedure for all revisions or updates.

Lastly he had three other points of concern. His concern was if I included the proper roadways and I did include the roadways as we discussed the morning of September 24, 2015. He mention including a half roadway and our discussion did not include any half roadway, no half roadway was included. Mr. Triassi also mention pricing for the dock and suggested changing the pool heater from a Remaining Life of 6 to 1. These two last points I am taking no action on at this time. If in the future the association actually completes the dock project please forward me a copy of the contract so I can have it available for future reserve study updates.

If you have any questions please give me a call.

Sincerely,



John R. Frazer, RS

RESERVE STUDY REPORT

High Point of Delray Sect. II East Condominium Association, Inc. 245 High Point Boulevard, Delray Beach, Florida 33445

September 24, 2015

PURPOSE OF THE FULL RESERVE STUDY:

To provide the basis for the necessary funding to maintain, repair and replace those components which are the Associations responsibility.

SCOPE OF THE FULL RESERVE STUDY:

Identify and examine specific components for all of the reserve category needs analysis and use **Restricted Category Funding** for future reserve financial analysis with an on site inspection. The reserve study includes 69 condominium building with 276 condominium units, painting, paving, roofing, clubhouse, shuffleboard courts, lake fountain, dock, plus pool area improvements. Quantify the individual components by actual field measurements. Establish current cost estimates for replacement using Marshall Valuation Service, National Plumbing & HVAC Estimator, Means Building Construction Cost Data, Trade Service Electrical Price Guide, and local contractors. Identify the normal life expectancy for each component. Estimate each component's remaining useful life through non-destructive methods. Calculate the normal annual contribution over the normal life expectancy. Establish the current 100% reserve requirement. Complete the reserve funding analysis and calculate the reserve deficit or overage. Make calculations to amortize any cash flow deficits over the twenty year analysis by using the restricted category funds method of funding reserves. Adjust the normal annual contributions to include amortized deficit funding, if needed, to meet all anticipated expenditures over the next twenty years.

CERTIFICATION:

I hereby certify that I have no interest, present or contemplated, in the property, and that neither the assignment to complete this study nor the fee derived there from is contingent upon its results. I have personally inspected the property, unless otherwise noted in the report, and to the best of my knowledge and belief, all statements and data in this report are true, subject to any contingent limiting conditions noted herein. This report is furnished at your request in strict confidence by us as your agent for your exclusive use. The report is not to be construed as a guarantee or warranty, expressed or implied, of the property or the equipment therein or of their fitness for a particular purpose. This report is made under the guidelines of the American Institute of Certified Public Accountants, the Community Associations Institute guidelines, and the Professional Reserve Specialists Code of ethics.

John R. Frazer, RS

INTRODUCTION

J R FRAZER Reserves and Valuation Services was retained by the Association to prepare a reserve analysis of the common areas for the purpose of developing a repair and replacement needs plan and a funding analysis. The site inspection work was completed by John R. Frazer RS. Mr. Frazer has a designation of Reserve Specialist, RS. The RS designation is given to those individuals who meet standards set forth by Community Associations Institute a national recognized provider of education and resources to community associations.

The statutory requirement for condominium associations simply states reserves must be 100% funded for roofing, painting and paving, plus any other items in which the cost to maintain, repair or replace those items exceeds \$10,000. This board feels it is prudent and fiducially incumbent upon them to have a Reserve Analysis and accordingly has elected to engage an independent specialist to prepare a reserve schedule. Our reserve study pools all reserve funds for reserve categories with a twenty year cash flow analysis.

The reserve program is designed to provide all or part of the funds necessary to pay for maintaining, repairing and replacing the capital improvements of the Association. Not every circumstance can be accounted for future loss possibilities such as catastrophic disasters. At the request of the board this reserve study may include reserves for uninsurable losses due to a catastrophe. These losses may be caused by flooding, lightning, hurricanes, or un-named windstorms and may include damage to such uninsurable items as landscaping or improvements excluded from windstorm insurance.

The analysis which follows uses the straight line component method to determine the physical analysis or the needs of the Association plus a pool of funds and a twenty year cash flow analysis with a minimum threshold to complete the financial analysis and reserve funding requirements. The physical analysis data includes those components that are included in the reserve study and the calculation of the necessary reserves are based upon straight line funding by establishing estimated remaining useful lives, the quantity of units which are obtained through independent research, existing maintenance records, site inspections, and verification of historical replacement cost of the components in the analysis. Because inflation cannot be accurately predicted, replacement costs herein are at current construction cost.

PURPOSE OF RESERVES

Reserves are monies budgeted, collected and set aside for replacement or deferred maintenance. The establishment of reserve accounts begins with the developer and or the board who have a fiduciary capacity and responsibility for the establishment of an association's budget. The board has established the reserve accounts in this study for the future replacement or deferred maintenance of the common areas.

Community associations have become aware of the necessity of reserves being included in the budget. Without adequate reserves, owners may be subject to either special assessments or may not be able to repair or replace the common area assets. Reserve funds enable an association to maintain the common areas with a reduced risk of special assessments and minimize the impact of financial challenges. The establishment of 100% reserve funding accomplishes the following.

Establishes and preserves reserves for a strong financial position to meet future expenditures.

Reserves reduce the potential for special assessments.

All owners share the expenses of an association equally by paying their share of the cost.

Adequate funding is the key to reserves. Just having reserves funds doesn't make a community's financial future strong. Reserves must be set at an annual goal of 100% funding according to statutes in order to accomplish all of the goals of an association, unless a vote of the membership elects to waive or partially fund reserves.

There will be times however, when natural disasters such as flood, hurricanes, windstorms, and frost can cause considerable damage to uninsurable property. These events should also be a consideration of the board and a reserve fund established to meet these natural disasters or adopt a policy of special assessments.

ANALYST RECOMMENDATIONS

1.) We recommend making the stated year 2016 contribution. The 2016 contribution is made up of the Normal Annual Contribution plus a required amortized deficit amount to meet anticipated cash flows over the next twenty years.

By funding the recommended year 2016 contribution using the restricted category funding method the Association should be able to pay future reserve expenditures with adequate contributions from the reserve funds.

The Normal Annual Contribution represents the replacement cost divided by the number of years of useful life.

2.) We recommend income generated within the reserves remain in the reserves. This is the most positive method to combat inflation. Our financial analysis indicates interest generated by reserve funds will help to offset the cost of inflation. This system of compounding interest allows the Association to control most reserve increases, but should be updated at minimum every two years. If interest is not allocated back to reserves the Association can expect future deficits and possible special assessments.

3.) The association's current reserve schedule may not have been complete in identifying all the needs of the association. We have added to the Pool Reserve category and now call it the Pool & Other Reserve category. This will now include other components such as the dock, shuffleboard courts, and pool area improvements for future replacements and repairs.

4.) All expenditures are based upon a cash flow analysis with restricted category of funds to meet expenses. This allows all funds in each reserve category to be used for paying any appropriate component or components which may suddenly and un-expectedly need to be repaired or replaced. This system of funding provides adequate funding for the future reserve expenses. We strongly recommend annual updates of the reserve study in order to maintain adequate funding levels.

SPECIAL NOTES

The following section is the reserve summary (B 1). This brings together the current replacement cost, normal life expectancy, estimated remaining life, normal annual contribution, and current reserve requirement at 100% for each of the reserve categories. Please note the Normal Life and Remaining Life on the Reserve Summary page are ranges of actual life. The actual Normal Life and Remaining Life for each individual reserve component are contained in the Reserve Analysis pages (the C pages). After the reserve summary are the reserve calculation pages (C 1 - C 13) which break down the component unit cost, number of units, and estimated remaining useful life. After the reserve analysis for each of the categories you will find the reserve funding analysis and twenty year cash flow analysis (D 1 - D 4).

Information supplied by the Association includes a copy of the April 29, 2015 financial reports and a copy of the current reserve budget.

As a result of the study, if the current reserve fund balance is less than the current 100% reserve requirement you have a funding deficit. If the fund balance is greater than the reserve requirement you have a funding overage.

When a current reserve fund balance is less than the current 100% reserve requirement additional funds may be added to the normal annual contribution if current funding levels will not meet the projected twenty year cash flow analysis. This will allow the funding deficit to be paid down over a period of years within the twenty year period. The funding deficit table depicts the expenses and amortized deficit funding if needed.

All funding deficits in this study are amortized based upon the cash flow analysis. This amortized amount is added to the normal annual contribution yielding the new contribution. **Additional funds over the Normal Annual Contribution are needed at this time to meet minimal threshold funding requirements and anticipated expenditures.**

The goal is to meet anticipated reserve expenditures over the next twenty years and maintain a positive cash baseline.

When a current reserve fund balance is greater than the current 100% reserve requirement the funding deficit tables calculate the number of years and dollars by which the overage should be paid down. This method of amortizing overages and deficits will maintain a more stable level of funding and reduces fluctuations.

All reserve amounts change yearly with increased cost of materials, increased cost of labor, building code changes, and investment income. We do not add for inflation or interest. These items are difficult to predict and can mislead the user of the report. Instead we use current cost with no inflation and no interest. Some cost increase will be taken care of by interest but we recommend annual updates to adjust for increased cost. These economic changes will have an impact on your reserve fund and your ability to provide for future expenses.

In addition, depending on how you decide to allocate future funding, and whether or not you opt to fund at recommend levels, these decisions will also impact the status of the reserve fund. In order to ensure continued adequate funding we strongly recommend annual updates to adjust for increased cost, adjustments to estimated remaining life, reserve spending, and changes in your funding allocations. Because inflation cannot be accurately predicted all replacement costs used in this analysis are current costs. The only way to maintain accurate reserves and reduce the need for special assessments would be to update your reserve study annually.

This association's financial strength is average at the current 30% to 70% reserve level of funding. This association is 53% funded. The association's risk of special assessments is 10% during any one yearly period.

It is time for this association to start collecting adequate reserves. The association is behind on collecting reserve funds and the deficit is large. The association should set a goal of collecting 100% of the 2016 annual contribution and over the next few years pay down enough of the deficit funding to gradually reduce the annual reserve budget contribution.

The J R Frazer firm recommends an increase to the annual reserve contribution. The increased annual reserve contribution will be a more accurate reserve budget number which can benefit the entire community and allow current owners to pay the current cost which is their fair share of future cost to maintain the assets of the Association.

CONDITIONS OF RESERVE STUDY

Unless otherwise stated, this evaluation is subject to the following conditions:

J R Frazer, a reserve specialty firm, have not formed a legal opinion as to what components may be included or are the responsibility of the association. We therefore assume no responsibility in the determination of which components and their related cost may be excluded from the reserve study application.

Information as to the association's responsibilities has been obtained from the client in discussions or a review of the documents. We make no guarantee nor assume liability for the accuracy of any data, financial statements or fund balances supplied by the client, opinions, or estimates as furnished by others that we used in formulating this evaluation. Any changes to our reports resulting from missing information or misinformation will be added to the report at an expense equal to our hourly fee rate.

The dimensions and quantities were gathered either by actual physical measurements, review of construction plans, or supplied by the association. All previous measurements and quantifications are deemed accurate for future use and updates.

Neither all nor any part of the contents of the association's reserve study report shall be conveyed to another reserve specialist, estimator, valuation person, or the public through advertising, news, or other media without the written consent and approval of myself.

The valuation includes a description of the premises. Our assessment of the physical condition of the improvements described within has been based upon visual inspection. No warranty is made and no liability is assumed for the soundness of the structure or its components. The valuations derived and expressed within is not applicable to any other property regardless of similarity. The valuation is as of the date specified.

The values provided in this analysis are derived and based upon cost during common and normal economic conditions. These values do not reflect the significant impact on cost which may occur as a result of supply shortages and demand increases which are typically created as a result of disasters such as hurricanes, windstorms, etc. All updates are based upon the previous validated data.

This analysis represents my opinion based on accepted valuation systems and reserve methodology as to the values of the described property. As stated in the report, it has in no way been contingent upon the report of predetermined or specified value, nor has compensation for this reserve analysis report been contingent upon the value of the property considered.
Report completed by:

J R FRAZER

John R. Frazer, RS

20423 State Road 7 #F6, PMB 216

Boca Raton, Florida 33498

561-488-3012

High Point of Delray Sect. II East Condominium Association, Inc.

245 High Point Blvd., Delray Beach, Florida 33445

* Revised 11-14-15

2015 RESERVE SUMMARY

Financial Years January ~ December

RESERVE CATEGORY	REPLACEMENT COST	NORMAL LIFE (YEARS)	REMAIN LIFE (YEARS)	NORMAL ANNUAL Contribution	CURRENT RESERVE Requirement	FUND BALANCE 4-29-15	FUND (DEFICIT) OVERAGE	YR. 2016 CONTRI- BUTION	MONTHLY CONTRI- BUTION
Roofing	1,284,228	15	5	85,615	856,152	482,501	(373,651)	126,948	10,579.00
Painting	110,358	8	6	13,797	28,699	23,860	(4,839)	13,797	1,149.75
Paving	496,074	10-55	4-15	23,822	385,215	204,172	(181,043)	41,622	3,468.50
Pool & Other	130,620	6-90	1-50	7,341	82,554	24,979	(57,575)	12,600	1,050.00
Un-Allocated Interest						0			
TOTAL	2,021,280	life range of years for summary purpose, see actual estimated years in detail pages							
				130,575	1,352,620	735,512	(617,108)	\$194,967	\$16,247.25

High Point of Delray Sect. II East Condominium Association, Inc.

245 High Point Blvd., Delray Beach, Florida 33445

* Revised 11-14-15

. SNAPSHOT RESERVE FORECAST .

RESERVE CATEGORY	Yr. 2016	Yr. 2017	Yr. 2018	Yr. 2019	Yr. 2020	Yr. 2021	Yr. 2022	Yr. 2023	Yr. 2024
	CONTRI- BUTION	CONTRI- BUTION	CONTRI- BUTION	CONTRI- BUTION	CONTRI- BUTION	CONTRI- BUTION	CONTRI- BUTION	CONTRI- BUTION	CONTRI- BUTION
Roofing	126,948	126,948	126,948	126,948	126,948	126,948	85,615	85,615	85,615
Painting	13,797	13,797	13,797	13,797	13,797	13,797	14,349	14,349	14,349
Paving	41,622	41,622	41,622	41,622	41,622	23,622	23,622	23,622	23,622
Paving	12,600	12,600	7,800	7,800	7,800	7,800	7,800	7,800	7,800
TOTAL	194,967	194,967	190,167	190,167	190,167	172,167	131,386	131,386	131,386

2015 RESERVE ANALYSIS										* Revised 10-16-15
High Point of Delray Sect. II East Condominium Association, Inc., 245 High Point Blvd., Delray Beach, Florida 33445										
ROOFING	QUANTITY	UNIT	REPLACE	NORMAL REMAINING	NORMAL	100%				
RESERVES	UNITS	COST	COST	LIFE	LIFE	ANNUAL	RESERVE			
	(SQUARE FT.)	\$	\$	(YEARS)	(YEARS)	CONTRIBUTE	REQUIREMENT			
Condominium Building Shingle Roof Replacements:										
building #405	6,000	2.80	16,800	15	5	\$1,120	\$11,200			
building #410	6,000	2.80	16,800	15	5	\$1,120	\$11,200			
building #415	6,000	2.80	16,800	15	5	\$1,120	\$11,200			
building #417	6,000	2.80	16,800	15	5	\$1,120	\$11,200			
building #425	6,000	2.80	16,800	15	5	\$1,120	\$11,200			
building #435	6,000	2.80	16,800	15	5	\$1,120	\$11,200			
building #437	6,000	2.80	16,800	15	5	\$1,120	\$11,200			
building #445	6,000	2.80	16,800	15	5	\$1,120	\$11,200			
building #455	6,000	2.80	16,800	15	5	\$1,120	\$11,200			
building #457	6,000	2.80	16,800	15	5	\$1,120	\$11,200			
building #465	6,000	2.80	16,800	15	5	\$1,120	\$11,200			
building #472	6,000	2.80	16,800	15	5	\$1,120	\$11,200			
building #475	6,000	2.80	16,800	15	5	\$1,120	\$11,200			
building #412	6,000	2.80	16,800	15	5	\$1,120	\$11,200			
SUB-TOTAL										
			235,200	15	5	15,680	156,800			

2015 RESERVE ANALYSIS											* Revised 10-16-15	
High Point of Delray Sect. II East Condominium Association, Inc., 245 High Point Blvd., Delray Beach, Florida 33445												
ROOFING RESERVES (continued)	QUANTITY	UNIT	REPLACE	NORMAL REMAINING	NORMAL	100%						
	UNITS (SQUARE FT.)	COST \$	COST \$	LIFE (YEARS)	ANNUAL CONTRIBUTE	RESERVE REQUIREMENT						
Condominium Building Shingle Roof Replacements (continued):												
building #420	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
building #430	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
building #432	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
building #440	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
building #450	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
building #452	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
building #460	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
building #470	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
building #480	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
building #505	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
building #515	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
building #517	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
building #525	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
building #535	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
building #537	6,000	2.80	16,800	15	5	\$1,120	\$11,200					
SUB-TOTAL												
			487,200	15	5	32,480	324,800					

2015 RESERVE ANALYSIS							* Revised 10-16-15
High Point of Delray Sect. II East Condominium Association, Inc., 245 High Point Blvd., Delray Beach, Florida 33445							
ROOFING	QUANTITY	UNIT	REPLACE	NORMAL	REMAINING	NORMAL	100%
RESERVES	UNITS	COST	COST	LIFE	LIFE	ANNUAL	RESERVE
(continued)		\$	\$	(YEARS)	(YEARS)	CONTRIBUTE	REQUIREMENT
Condominium Building Shingle Roof Replacements (continued):							
building #545	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #555	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #557	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #565	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #575	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #510	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #512	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #520	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #530	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #532	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #540	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #550	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #552	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #560	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #570	6,000	2.80	16,800	15	5	\$1,120	\$11,200
SUB-TOTAL							
			739,200	15	5	49,280	492,800

2015 RESERVE ANALYSIS						* Revised 10-16-15	
High Point of Delray Sect. II East Condominium Association, Inc., 245 High Point Blvd., Delray Beach, Florida 33445							
ROOFING RESERVES	QUANTITY	UNIT	REPLACE	NORMAL	REMAINING	NORMAL	100%
	UNITS	COST	COST	LIFE	LIFE	ANNUAL	RESERVE
(continued)		\$	\$	(YEARS)	(YEARS)	CONTRIBUTE	REQUIREMENT
Condominium Building Shingle Roof Replacements (continued):							
building #572	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #580	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #605	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #612	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #615	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #617	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #625	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #632	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #635	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #637	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #645	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #652	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #655	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #657	6,000	2.80	16,800	15	5	\$1,120	\$11,200
building #665	6,000	2.80	16,800	15	5	\$1,120	\$11,200
SUB-TOTAL			991,200	15	5	66,080	660,800

2015 RESERVE ANALYSIS										* Revised 10-16-15	
High Point of Delray Sect. II East Condominium Association, Inc., 245 High Point Blvd., Delray Beach, Florida 33445											

2015 RESERVE ANALYSIS							* Revised 11-14-15	
High Point of Delray Sect. II East Condominium Association, Inc., 245 High Point Blvd., Delray Beach, Florida 33445								
PAINTING RESERVES	QUANTITY	UNIT	REPLACE	NORMAL	REMAINING	NORMAL	100%	
	UNITS (SQUARE FT.)	COST \$	COST \$	LIFE (YEARS)	LIFE (YEARS)	ANNUAL CONTRIBUTE	RESERVE REQUIREMENT	
Condominium Building Exterior Painting:								
building #405	3,020	0.49	1,480	8	6	\$185	\$370	
building #410	3,020	0.49	1,480	8	6	\$185	\$370	
building #415	3,020	0.49	1,480	8	6	\$185	\$370	
building #417	3,020	0.49	1,480	8	6	\$185	\$370	
building #425	3,020	0.49	1,480	8	6	\$185	\$370	
building #435	3,020	0.49	1,480	8	6	\$185	\$370	
building #437	3,020	0.49	1,480	8	6	\$185	\$370	
building #445	3,020	0.49	1,480	8	6	\$185	\$370	
building #455	3,020	0.49	1,480	8	6	\$185	\$370	
building #457	3,020	0.49	1,480	8	6	\$185	\$370	
building #465	3,020	0.49	1,480	8	6	\$185	\$370	
building #472	3,020	0.49	1,480	8	6	\$185	\$370	
building #475	3,020	0.49	1,480	8	6	\$185	\$370	
building #412	3,020	0.49	1,480	8	6	\$185	\$370	
SUB-TOTAL								
			20,720	8	6	2,593	5,182	

2015 RESERVE ANALYSIS										* Revised 10-11-15	
High Point of Delray Sect. II East Condominium Association, Inc., 245 High Point Blvd., Delray Beach, Florida 33445											
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2015 RESERVE ANALYSIS										* Revised 11-14-15	
High Point of Delray Sect. II East Condominium Association, Inc., 245 High Point Blvd., Delray Beach, Florida 33445											

2015 RESERVE ANALYSIS										* Revised 11-14-15
High Point of Delray Sect. II East Condominium Association, Inc., 245 High Point Blvd., Delray Beach, Florida 33445										
PAINTING RESERVES (continued)	QUANTITY		UNIT		REPLACE		NORMAL REMAINING		NORMAL	100% ANNUAL RESERVE
	UNITS		COST		COST		LIFE	LIFE		
			\$		\$		(YEARS)	(YEARS)	CONTRIBUTE	REQUIREMENT
Condominium Building Exterior Painting (continued):										
building #572	3,020		0.49		1,480		8	6	\$185	\$370
building #580	3,020		0.49		1,480		8	6	\$185	\$370
building #605	3,020		0.49		1,480		8	6	\$185	\$370
building #612	3,020		0.49		1,480		8	6	\$185	\$370
building #615	3,020		0.49		1,480		8	6	\$185	\$370
building #617	3,020		0.49		1,480		8	6	\$185	\$370
building #625	3,020		0.49		1,480		8	6	\$185	\$370
building #632	3,020		0.49		1,480		8	6	\$185	\$370
building #635	3,020		0.49		1,480		8	6	\$185	\$370
building #637	3,020		0.49		1,480		8	6	\$185	\$370
building #645	3,020		0.49		1,480		8	6	\$185	\$370
building #652	3,020		0.49		1,480		8	6	\$185	\$370
building #655	3,020		0.49		1,480		8	6	\$185	\$370
building #657	3,020		0.49		1,480		8	6	\$185	\$370
building #665	3,020		0.49		1,480		8	6	\$185	\$370
SUB-TOTAL										21,830

2015 RESERVE ANALYSIS											* Revised 11-14-15	
High Point of Delray Sect. II East Condominium Association, Inc., 245 High Point Blvd., Delray Beach, Florida 33445												
PAINTING RESERVES (continued)	QUANTITY	UNIT	REPLACE	NORMAL	REMAINING	NORMAL	100%					
	UNITS	COST	COST	LIFE	LIFE	ANNUAL	RESERVE					
		\$	\$	(YEARS)	(YEARS)	CONTRIBUTE	REQUIREMENT					
Condominium Building Exterior Painting (continued):												
building #672	3,020	0.49	1,480	8	6	\$185	\$370					
building #675	3,020	0.49	1,480	8	6	\$185	\$370					
building #610	3,020	0.49	1,480	8	6	\$185	\$370					
building #620	3,020	0.49	1,480	8	6	\$185	\$370					
building #630	3,020	0.49	1,480	8	6	\$185	\$370					
building #640	3,020	0.49	1,480	8	6	\$185	\$370					
building #650	3,020	0.49	1,480	8	6	\$185	\$370					
building #660	3,020	0.49	1,480	8	6	\$185	\$370					
building #670	3,020	0.49	1,480	8	6	\$185	\$370					
building #680	3,020	0.49	1,480	8	6	\$185	\$370					
Clubhouse Exterior Painting:												
exterior painting	2,970	0.49	1,455	8	6	\$182	\$364					
exterior repairs	226,450	0.03	6,794	8	6	\$849	\$1,698					
GRAND-TOTAL												
			110,358	8	6	13,797	27,592					

2015 RESERVE ANALYSIS									
High Point of Delray Sect. II East Condominium Association, Inc., 245 High Point Blvd., Delray Beach, Florida 33445									
PAVING RESERVES	QUANTITY	UNIT	REPLACE	NORMAL	REMAINING	NORMAL	100%		
	UNITS	COST	COST	LIFE	LIFE	ANNUAL	RESERVE		
	(square yards)	\$	\$	(YEARS)	(YEARS)	CONTRIBUTE	REQUIREMENT		
Asphalt Community Roadways:									
all roadways 1"overlay/milling	16,706	8.75	146,178	20	4	\$7,309	\$116,942		
Condominium Parking Areas:									
all parking 1"overlay/milling	25,684	9.00	231,156	20	4	\$11,558	\$184,925		
Clubhouse Parking Areas:									
all parking 1"overlay/milling	1,220	9.00	10,980	20	4	\$549	\$8,784		
Concrete Sidewalks (sf):									
replace all concrete sidewalk	16,218	4.80	77,846	55	15	\$1,415	\$56,616		
Paving Repairs	59,828	0.50	29,914	10	4	\$2,991	\$17,948		
TOTAL									
			496,074	10-55	4-15	23,822	385,215		

2015 RESERVE ANALYSIS									
High Point of Delray Sect. II East Condominium Association, Inc., 245 High Point Blvd., Delray Beach, Florida 33445									
POOL & OTHER	QUANTITY	UNIT	REPLACE	NORMAL	REMAINING	NORMAL	100%		
RESERVES	UNITS	COST	COST	LIFE	LIFE	ANNUAL	RESERVE		
(continued)		\$	\$	(YEARS)	(YEARS)	CONTRIBUTE	REQUIREMENT		
Dock:									
replace wood decking	516	18.00	9,288	30	0	\$310	\$9,288		
replace wood joist	516	11.00	5,676	30	0	\$189	\$5,676		
replace wood beams	516	9.00	4,644	60	30	\$77	\$2,322		
replace concrete pilings	516	20.00	10,320	90	50	\$115	\$4,587		
Other:									
replace pool decking	4,100	4.25	17,425	30	8	\$581	\$12,778		
replace pool fencing	240	44.00	10,560	30	8	\$352	\$7,744		
replace club awning canvas	1,005	13.50	13,568	12	2	\$1,131	\$11,306		
replace pool awning canvas	105	13.50	1,418	12	2	\$118	\$1,181		
replace all awning frames	840	17.40	14,616	36	26	\$406	\$4,060		
lake fountain	1	10,000	10,000	10	9	\$1,000	\$1,000		
resurface shuffleboard cts.	4	650	2,600	8	1	\$325	\$2,275		
GRAND-TOTAL			130,620	6-90	1-50	7,341	82,554		

RESERVE FUNDING ANALYSIS												* Revised 11-14-15
High Point of Delray Sect. II East Condominium Association, Inc., 245 High Point Blvd., Delray Beach, Florida 33445												
RESERVE CATEGORY	4-29-15 FUND BALANCE	100% RESERVE REQUIRE							FUND OVERAGE (DEFICIT)			
	\$482,501	\$856,152							(\$373,651)			
Roofing		Financial year runs January to December										
	ACCOUNT BALANCE	MINUS	YEARLY EXPENSE	8 mons remain	CONTRIBUT ANNUAL	AMORTIZED DEFICIT	EQUALS YEARLY CONTRI-BUTION	FUND ENDING BALANCE				
2015	482,501		0	0	45,333	0	45,333	527,834				
2016	527,834		0	0	85,615	41,333	126,948	654,782				
2017	654,782		0	0	85,615	41,333	126,948	781,730				
2018	781,730		0	0	85,615	41,333	126,948	908,678				
2019	908,678		0	0	85,615	41,333	126,948	1,035,626				
2020	1,035,626		0	0	85,615	41,333	126,948	1,162,574				
2021	1,162,574	replace all shingle roofs & clubhouse roof & repairs,	1,284,228		85,615	41,333	126,948	1,289,132				
2022	5,294		0	0	85,615	0	85,615	90,909				
2023	90,909		0	0	85,615	0	85,615	176,524				
2024	176,524		0	0	85,615	0	85,615	262,139				
2025	262,139		0	0	85,615	0	85,615	347,754				
2026	347,754		0	0	85,615	0	85,615	433,369				
2027	433,369		0	0	85,615	0	85,615	518,984				
2028	518,984		0	0	85,615	0	85,615	604,599				
2029	604,599		0	0	85,615	0	85,615	690,214				
2030	690,214		0	0	85,615	0	85,615	775,829				
2031	775,829		0	0	85,615	0	85,615	861,444				
2032	861,444		0	0	85,615	0	85,615	947,059				
2033	947,059		0	0	85,615	0	85,615	1,032,674				
2034	1,032,674		0	0	85,615	0	85,615	1,118,289				
2035	1,118,289		0	0	85,615	0	85,615	1,203,904				
END												
TWENTY YEAR REPAIR / REPLACEMENT PROJECTIONS												

BUDGET 2015

As of 4/29/15

Income	Budget 2015	Actual to Date	Est. Yr End 2015	Over/(Under)
Maintenance	\$ 998,568.00	\$ 333,856.00	\$ 998,568.00	\$ -
Laundry	\$ 3,000.00	\$ 1,500.00	\$ 3,000.00	\$ -
Application Fee	\$ 2,000.00	\$ 1,100.00	\$ 2,000.00	\$ -
Late Fees	\$ 3,500.00	\$ 1,125.00	\$ 3,500.00	\$ -
Interest Income	\$ 1,000.00	\$ 188.75	\$ 1,000.00	\$ -
Misc. Income	\$ 1,500.00	\$ 966.72	\$ 1,500.00	\$ -
Reserve Interest	\$ -	\$ -	\$ -	\$ -
Phone Directory	\$ -	\$ 1,012.00	\$ 1,012.00	\$ 1,012.00
Total Income	\$ 1,009,568.00	\$ 339,748.47	\$ 1,010,580.00	\$ 1,012.00

Expenses	Budget 2015	Actual to Date	Est. Yr End 2015	Over/(Under)
Loans				
Clubhouse & Roof	\$ 118,785.12	\$ 39,595.04	\$ 118,785.12	\$ -
Total	\$ 118,785.12	\$ 39,595.04	\$ 118,785.12	\$ -

Landscaping				
Lawn & Fert. Contract	\$ 48,000.00	\$ 16,000.00	\$ 48,000.00	\$ -
Trees & Shrubs	\$ 10,000.00	\$ 2,956.96	\$ 10,000.00	\$ -
Total	\$ 58,000.00	\$ 18,956.96	\$ 58,000.00	\$ -

Maintenance				
General (Bldg/Grnds)	\$ 18,000.00	\$ 5,905.85	\$ 18,000.00	\$ -
Clubhouse	\$ 5,000.00	\$ 1,421.70	\$ 5,000.00	\$ -
Janitorial (Maint Cont)	\$ 43,000.00	\$ 13,120.00	\$ 43,000.00	\$ -
Lake/Wetlands	\$ 3,300.00	\$ 883.20	\$ 3,300.00	\$ -
Sprinklers & Pumps	\$ 3,500.00	\$ 3,525.54	\$ 5,000.00	\$ 1,500.00
Plumbing	\$ 500.00	\$ -	\$ 500.00	\$ -
Building Repairs	\$ 5,000.00	\$ 4,229.00	\$ 10,000.00	\$ 5,000.00
Computer Repairs	\$ 3,000.00	\$ 476.00	\$ 1,000.00	\$ (2,000.00)
Communications	\$ 5,000.00	\$ 2,625.00	\$ 3,000.00	\$ (2,000.00)
Total	\$ 86,300.00	\$ 32,186.29	\$ 88,800.00	\$ 2,500.00

Utilities				
Electricity	\$ 37,000.00	\$ 13,632.40	\$ 37,000.00	\$ -
Cable	\$ 121,500.00	\$ 40,244.84	\$ 121,500.00	\$ -
Sewer	\$ 85,000.00	\$ 28,528.82	\$ 85,000.00	\$ -
Trash Removal	\$ 37,000.00	\$ 11,845.92	\$ 37,000.00	\$ -
Water	\$ 49,000.00	\$ 15,412.19	\$ 49,000.00	\$ -
Total	\$ 329,500.00	\$ 109,664.17	\$ 329,500.00	\$ -

Insurance				
Insurance Bldg, Bond, Liability	\$ 201,000.00	\$ 67,000.00	\$ 201,000.00	\$ -
Insurance Claim	\$ 2,500.00	\$ -	\$ 2,500.00	\$ -
Total	\$ 203,500.00	\$ 67,000.00	\$ 203,500.00	\$ -

Professional				
Legal & Accounting	\$ 31,000.00	\$ 15,424.69	\$ 31,000.00	\$ -
Total	\$ 31,000.00	\$ 15,424.69	\$ 31,000.00	\$ -

Administrative				
Permits, Taxes & Fees	\$ 1,000.00	\$ 500.85	\$ 1,000.00	\$ -

Admin (Office Staff)	\$ 22,000.00	\$ 7,151.00	\$ 22,000.00	\$ -
Bad Debt	\$ 25,000.00	\$ 4,824.00	\$ 25,000.00	\$ -
Bank Charges	\$ 182.88	\$ 10.00	\$ 182.88	\$ -
Credit Check	\$ 2,000.00	\$ 380.00	\$ 2,000.00	\$ -
Total	\$ 50,182.88	\$ 12,865.85	\$ 50,182.88	\$ -

Office

Office Supplies	\$ 3,000.00	\$ 504.33	\$ 3,000.00	\$ -
Postage	\$ 1,500.00	\$ 117.45	\$ 1,500.00	\$ -
Phone & Internet	\$ 1,800.00	\$ 594.60	\$ 1,800.00	\$ -
Total	\$ 6,300.00	\$ 1,216.38	\$ 6,300.00	\$ -

Pest & Rodent Control

Control & Contract	\$ 15,000.00	\$ 3,400.00	\$ 15,000.00	\$ -
Total	\$ 15,000.00	\$ 3,400.00	\$ 15,000.00	\$ -

Pool

Maint Contract & Repairs	\$ 10,000.00	\$ 2,282.39	\$ 10,000.00	\$ -
Total	\$ 10,000.00		\$ 10,000.00	\$ -

Total Operating Expenses	\$ 908,568.00	\$ 300,309.38	\$ 911,068.00	\$ 2,500.00
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Reserve Funding

Roof	\$ 68,000.00	\$ 22,666.67	\$ 68,000.00	\$ -
Painting	\$ 14,000.00	\$ 4,666.67	\$ 14,000.00	\$ -
Paving	\$ 17,000.00	\$ 5,666.67	\$ 17,000.00	\$ -
Pool	\$ 2,000.00	\$ 666.67	\$ 2,000.00	\$ -
Total	\$ 101,000.00	\$ 33,666.67	\$ 101,000.00	\$ -

Total Expenses	\$ 1,009,568.00	\$ 333,976.05	\$ 1,012,068.00	\$ 2,500.00
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Accounts

Stonegate Oper.	\$ 91,621.13
Floridian Oper.	\$ 20,627.08
B/U Loan	\$ 10,398.77
Stonegate Insurance	\$ 104,854.91
Petty Cash	\$ 675.36

Sub Total	\$ 228,177.25
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Reserves By Area

Paving	\$ 204,171.70
Painting	\$ 23,860.40
Roof	\$ 482,501.19
Pool	\$ 24,978.60

Total Reserves	\$ 735,511.89
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Reserves

EverBank Roof	\$ 227,597.24
B/U Paving	\$ 146,731.26
B/U Painting	\$ 10,114.23
B/U Roof	\$ 116,428.47
Stone Painting	\$ 13,746.17
Stone Roof	\$ 4,990.40
Stone Pool	\$ 24,978.60
FL Comm. Paving	\$ 19,240.63
FL Comm. Roof	\$ -
Floridian Paving	\$ 38,199.81
NYCB Roof	\$ 133,485.08

Sub Total	\$ 735,511.89
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TOTAL	\$ 963,689.14
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SCHEDULE OF DEFERRED MAINTENANCE &

CAPITAL EXPENDITURES RESERVES

(for the fiscal year of January 1, 2015 through December 31, 2015)

<u>Reserve Items</u>	<u>Estimate Total Useful Life</u>	<u>Estimated Remaining Useful Life</u>	<u>Estimated Cost Deferred Maintenance/ Capital Expenditure</u>	<u>Estimated Fund Balance as of 12/31/2014</u>	<u>Funding Required for Proposed Budget Fiscal Year 2015</u>	<u>Budgeted Amount</u>
	(years)	(years)	(\$)	(\$)	(\$)	(\$)
1 <u>Roof Replacement</u>	20	14	\$ 1,400,000.00	\$ 455,000.00	\$ 67,500.00	\$ 68,000.00
2 <u>Building Painting</u>	10	9	\$ 140,000.00	\$ 19,000.00	\$ 13,444.44	\$ 14,000.00
3 <u>Pavement Resurfacing</u>						
<u>Parking Lots</u>	12	1	\$ 169,000.00	\$ 164,500.00	\$ 4,500.00	\$ 4,500.00
<u>Streets</u>	12	6	\$ 106,000.00	\$ 32,000.00	\$ 12,333.33	\$ 12,500.00
<u>Total</u>			\$ 275,000.00	\$ 196,500.00	\$ 16,833.33	\$ 17,000.00
4 <u>Pool Items</u>	15	8	\$ 41,000.00	\$ 24,000.00	\$ 2,125.00	\$ 2,000.00
					Total	\$ 101,000.00

Definitions

100% Reserve Requirement: Reserve Requirement is 100% funded. This happens rarely and exists when the actual or projected reserve fund balances equal the 100% funded reserve requirement. Also referred to as full funding.

Baseline Funding: Under the financial analysis portion of the reserve study this funding methodology establishes a funding goal within each reserve category or pooling of reserve funds above the zero dollar mark.

Cash Flow Method: This method of developing a reserve funding plan establishes contributions to the reserve fund which are calculated to offset the annual expenditures from the reserve fund balances. A variety of reserve funding plans are tested against the schedule of anticipated reserve expenses until the desired funding level is attained.

Component: The individual line item in a reserve study to be developed or updated in both the physical analysis and financial analysis portions of the reserve study. The individual components make up the reserve categories. Typically reserve components are the association's responsibility and have limited useful lives plus predictable remaining useful life expectancies.

Component Full Funding: Under the financial analysis portion of the reserve study this funding methodology establishes a funding goal of attaining and maintaining cumulative reserves at or near the 100% reserve requirement.

Component Inventory: Component inventories is a list of the qualified individual components to be included in the reserve study. This task should be developed through on site visual inspections, observations, and review of the association documents.

Components Method: This is an alternative reserve funding plan where the total contribution is based on the sum of all contributions for the individual components.

Condition Assessment: The task of evaluating each individual component current condition based upon actual observation, reported characteristics, and historical data.

Deficit: A deficit is an actual or projected reserve balance which is less than the 100% reserve requirement. The opposite of a deficit is a surplus.

Effective Age: Effective age is the difference between the normal life and useful remaining life. The effective age is not always equal to the actual age since some components age irregularly or may be influenced by foreign elements.

Financial Analysis: This portion of the reserve study is where the current reserve funding balance is compared to the amount of funds needed and the recommended reserve contributions are established.

Funding Plan: The funding plan is an associations plan to provide future funds in order to meet anticipated future expenditures. Each plan must have sufficient funds on hand when each expenditure occurs.

Physical Analysis: This is the first portion of the reserve study where the components are inventoried, quantified, life expectancies are estimated, replacement costs are established, normal annual contributions are calculated, and 100% reserve requirements are established.

Pool Funding Method: This reserve funding method uses a general pool of reserve dollars to fund all reserve categories and reserve line items components. No reserve funds are restricted to certain categories or components. The reserve funds still remain restricted for reserve expenditures and cannot be used for operating expenses.

Remaining Useful Life: Remaining useful life represents the estimated years that a reserve component can be expected to perform its intended functions. Also commonly referred to as remaining life.

Replacement Cost: The cost of repairing or replacing a component to its full or original functional condition. The current replacement cost would be the estimated actual cost to complete the repair or replacement at the current point in time the reserve study is being completed.

Reserve Study: A reserve study contains two parts commonly referred to as the physical analysis and a financial analysis. The reserve study is a short and long term budgeting tool which identifies the current conditions and establishes a financial plan to meet future anticipated major expenditures.

Special Assessment: A special assessment is an assessment levied on association members in addition to the normal assessments. Typically special assessments meet with disfavor among the association members.

Surplus: A surplus is an actual or projected reserve balance which is greater than the 100% reserve requirement.

Threshold Funding: Under the financial analysis this funding methodology establishes a funding goal within each reserve category or pooling of reserve funds above a pre-selected dollar amount.

Useful Remaining Life: Useful remaining live is the estimated number of years remaining prior to the components replacement or repair. The task of estimating the number of years is performed by the reserve specialist. Also commonly referred to as Remaining Life or Useful Live.

PRODUCT & MATERAIL PRICING ~ DESCRIPTIONS ~ LONGEVITY RESOURCE

Craftsman Book Company, National Estimator,
“National Plumbing % HVAC Estimator” most complete
Listing of plumbing, heating, ventilation, and cooling components
and parts with updated material and labor cost.

Marshall Swift Publications, monthly pricing up dates,
“Marshall Valuation Service Manual” a national authoritative pricing
guide for developing replacement cost, insurable values, equipment
cost, depreciation, and normal useful lifes on nearly every type of
equipment or improved property.

Marshall & Swift/Boeckh Commercial Building Valuation System,
“BVS - Commercial Software” a national authoritative pricing guide
for developing replacement cost valuation of commercial and
agricultural properties, quarterly updates.

Metropolitan Miami-Dade County, Florida, County Commissioners,
“Southern Florida Building Code” one of the strongest building
codes in the country.

Southern Building Code Congress International,
“Standard Building Code” covers the thirteen southeastern states.

Trade Service Corporation, quarterly pricing updates,
“Plumbing Price Guide” “Electrical Price Guide” “HVAC Price
Guide”. National pricing service for the trades. Trades include
plumbers, electricians, and heating-ventilation-air conditioning
contractors.

* Additional Resources include local consulting contractors.

PARTIAL LISTING OF CONSULTING CONTRACTORS

ACAS, Inc.	561-641-9186 Clayton Capriotti	Gate Access Systems
Adel Resurfacing Company	561-848-3973 Marty Adel	Asphalt Paving
Asphalt Restoration Technology	800-254-4732 Connie Lorenz	Asphalt Paving Specialist
Banco Popular	800-233-7164 Rebecca Prieto	Community Banking
Allied Barton Protective Services, Inc.	954-698-5888 Andrew Daniels	Security Services
Bass United Fire Alarm	800-372-2770 Brad Hiddon	Fire Alarm Systems
3B&T	561-251-1980 Jayme Gelfand	Community Banking Specialist
Beautiful Mailbox	305-403-4820 Sheri Corsetti	Mailboxes
Becker & Poliakoff, PA	800-462-7783 Kenneth S. Direkto	Attorney
Best Roofing	888-723-2378 Gregg Wallick	Roofing Company
Boca Docks & Seawall	561-750-4255 Ken Wells	Docks & Seawalls
B.P. Taurinski Engineering	561-997-6141 Brownie Taurinski	Engineer
Botanical Visions, Inc.	561-361-6677 William Reeves	Horticulturalist
Broadband Specialist	877-826-1625 Jay Abbazia	Bulk TV Specialist
Budget Signs, Inc.	954-941-5710 Bill Simmons	Sign Manufacturer
Carousel Construction	800-365-3219 Michael Bianchini	Concrete Restorations
Caulfield & Wheeler	561-392-1991	Surveyers
Community Associaiton Institute	561-350-5890 Kathy Shebiel	Chapter Executive Director
Chalaire & Associates Engineering	561-694-0336 Donald Chalaire	Engineering
Chapnick Community Association L	561-330-3096 Michael Chapnick	Attorney
Climate Control Services	561-278-7125 Chuck Walker	Air Conditioning Serv.
Community Asphalt Corp.	800-741-0806 Brian Bettle	Asphalt Paving
Concrete Restoration by Daniello	561-835-4788 Lou Daniello	Concrete Restorations
DiCrescenzo & Company, CPAs	954-571-7073 Ron DiCrescenzo	Accountants
Decktight Roofing Services	800-825-7663 Mikr Varie	Roofing Repair Company
Driveway maintenance	561-848-4004 Nick Small	Asphalt & Concrete Paving
Dry-Concepts	954-370-7778 Michael Jatolf, JR	carpet & upholstery cleaning
Dry-Concepts	954-370-7778 Michael Jatolf, JR	mold remediation & restore
Duct Masters	954-791-4111 Roger Herde	Air Conditioning & Consultation
Elcon Electronic	800-446-8915 Ronn Hornsby	Street Lighting & Electric Ser.
First Residential Property Mgmt	561-997-4045	Association Management
Fucco Group, LLC	561-367-2960 Donna Seidenber	CPA
Gator Courts	8090-771-NET Scott Miller	Sports Courts
Gerstle & Rosen, CPA	305-937-0116 Robert Rosen	CPA
Grind All Concrete	866-339-5401 Mike Zatelli	Owner
Hoover Pump Systems	954-971-7350 Donna Hoover	Irrigation Pump Stations
Hosford Roofing Consultants	954-725-9554 John Hosford	Roofing Consultants
Fl. Master Home Inspections	561-792-0271 Gordon Merchant	Wind Mitigation Inspections
Hartzel Painting	954-922-1006 Ed Hartzel	Painting Company
Howard J. Miller PA & Associates	561-392-2326 Steve Young	Engineering
Industrial Engineering Divers	800-432-6304 Doug Fillmon	Drainage Pipe Divers
J.B. Painting & Waterproofing	800-228-3992 Jim Brown	Painting Company

PARTIAL LISTING OF CONSULTING CONTRACTORS

Kaye & Bender	954-928-0680	Michael Bender	Attorney
Lake Masters Aquatic Weed Control	877-745-5729	Gary Wilhem	Lake Control Services
Lake Erosion Restoration	561-536-4716	Chip Sollins	lake bank restorations
Landmark Elevator Consultants	954-785-1947	Peter Hofmeister	Consultant
Lykins Signtek Inc.	239-594-8494	Martin Ortiz	Street Monument Lights Signs
Marsh & McLennan	305-717-6063	Lieana Galindo	Association Insurance Agent
Marshall Valuation Service	800-526-2756		Building Cost Estimator
Merlin Law Group, PA	877-449-4700	Chip Merlin	Attorney, Insurance Claims
M & R & Sons, Inc.	888-997-9971	Patrick Morone	Painting Company
M & M Asphalt	561-588-0949	Ken Goldberg	Paving Contractor
Mr Rooter Plumbing	800-863-5874	Brent	Plumbing & Drains
Onmy & O'Donnell, Naccarto, Migno	561-835-9994	Joseph Mincuzzi	Engineer
OK Generator	800-385-3187		generator company
Palm Clean Services	561-914-0672	Dwight Lyons	Marble & Granite Re-Finishers
Plastring Insurance Agency	561-276-5221	Mike Bottcher	Association Insurance Agent
Pro-24 Security & Investigative S	954-874-1064	Joseph McKeogh	Security Services Provider
Ranger Construction	561-790-4332	Carl Theiman	Asphalt Paving
RCI Painting	954-978-1213	Marcel Rosen	Painting Company
Rick Carroll Insurance	800-290-3181	Keith Carroll	Association Insurance Agent
Roger Ponn Appraisals	800-544-7970	Roger Ponn	Fine art, jewelry, antiques
Sachs, Sax & Caplan	561-994-4499	Lou Caplan	Attorney
Shenandoah Construction	954-975-0098	Danny DiMura	Drainage Clean/Repairs
Sherwin Williams	800-226-3539	Bob Cunningham	Paint manufacturer
Smith Watson Parker Cotter Vaught	954-925-2590	Larry Vaught Jr.	Assn. Insurance Agent
Source Outdoor	800-260-4512	Robby Lebhar	Out Door Furniture
South Coast Painting & Waterproofi	800-940-1888	Hal Eisenstein	Painting Company
South Florida Mailbox	561-389-2491	Klye Koteles	Mailboxes
Southeast Electrical Services	561-488-0580	Frank Bracciale	Electrician Contractor
Southern Chute	866-475-9191	John Moriarity	Trash Chutes
Southern Construction	561-841-9450		Concrete Restorations
Southern Park & Play Systems, Inc.	800-247-1545	Dale Hasner	Playground Equipment
Structural Engineering Associates, I	561-884-4060	David T Colston,	Structural Engineer
Symbiont Service Corp.	800-881-4328	Sandy King, Pres.	Pool Heating Company
Telescope Casual Pool Furniture	407-461-0251	Vern Lachowitz	Pool Furniture Manufacturer
The Nidy Co.	800-226-6439		Sports Courts
Thermal Imaging Diagnostics, Inc.	954-753-8303	Howard Lustgarten	Roof Moisture Surveys
212 Software	800-760-9966	Bruce Gran	Software Systems
U.S. Lawns	561-495-7784	Eric Masse	Landscape Maintenance
U.S. Security Associates	800-279-8408		Security Services Provider
UCI Paints	800-273-1683	Felix Flores	Manufactures Rep.
Zabatt Generators, Inc.	407-294-8673	Xiomara Rodriguez	Generators