

## J R FRAZER

Reserve Analyst ~ Insurance Appraisals ~ Consultant

20423 State Road 7 #F6, PMB 216, Boca Raton, FL 33498-6797 Phone 561-488-3012 Fax 488-1572

September 3, 2009

Beverly Collura, Manager  
Associated Property Management  
1928 Lake Worth Road  
Lake Worth, Florida 33461

Re: Bent Tree Homeowners, Inc.

Dear Ms. Collura:

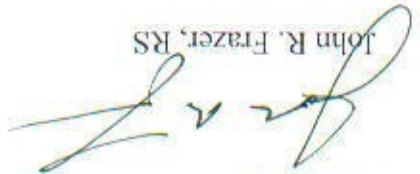
Thank you for selecting J R FRAZER for your associations reserve study needs. If you have any questions or comments regarding the attached report please feel free to give me a call.

As promised, I have enclosed two copies of the reserve study report. The original copy of the report should be maintained as association records. The copy can be used to make additional copies for the finance committee or board of directors. If the board or committee would like a formal review or consultation regarding the reserve study we can make arrangements to meet with them or by telephone. Our hourly rate is \$230.00 and typically one hour is sufficient to review and answer any questions.

I would appreciate any referrals to neighboring associations for their reserve study or insurance appraisal needs. We recommend updating all reserve studies annually. We recommend updating all insurance appraisals every three years.

If you have any questions please call.

Sincerely,



John R. Frazer, RS



COPY

## RESERVE STUDY REPORT

**Bent Tree Homeowners, Inc.**

**Bent Tree Drive, Palm Beach Gardens, Florida 33418**

**August 9, 2006**

### PURPOSE OF THE RESERVE STUDY UPDATE:

To provide an updated basis for the necessary funding to maintain, repair and replace those components which are the responsibility of a community association.

### SCOPE OF THE RESERVE STUDY UPDATE:

Update specific components for the reserve accounts with an on site physical inspection and using Restricted Category Funding. Update all property and improvements involved in the study including roadways, recreation facilities, mailboxes, gate entry systems, perimeter fencing, and all common area improvements, mechanical equipment, systems, paving, and recreation facilities. 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 deficit over the remaining life cycle for each component in each reserve category. Adjust the normal annual contributions to include amortized deficit funding to allow the deficit to be paid down over a period of 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 in 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*  
John R. Frazer RS



## INTRODUCTION

J R FRAZER Reserves and Appraisal 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 maintenance, repair or replacement those items exceeds \$10,000. This homeowners association board feels it is prudent and fiduciarly incumbent upon them to have a Reserve Analysis and accordingly has elected to engage an independent specialist to prepare a reserve schedule for inclusion in the association's budget. Our reserve study pools all reserve funds for all reserve components 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 or may not include reserves for un-insurable losses due to a catastrophe. These losses may be caused by flooding, freezing, lightning, hurricanes, or un-named windstorms and may include damage to such un-insurable 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 with a cash flow analysis and twenty year threshold funding methodology to determine the financial analysis or 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 all replacement cost herein are at current construction cost pricing.



## 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 the associations budget. The board has established the reserve accounts in this study for the future replacement or deferred maintenance of the common areas.

Most of the members of 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 the 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 the 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 strength strong. Reserves must be set at a goal of 100% funding to accomplish all of the goals of the association.

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



## ANALYST RECOMMENDATIONS

- 1.) Recommend making the stated year 2010 contribution for each reserve category. The 2010 contribution is made up of the Normal Annual Contribution plus any required amortized deficit amounts and minus any amortized overage amount to meet anticipated cash flows over the next twenty years.

By funding the recommended year 2010 contribution using Restricted Category Funding with a twenty years cash flow funding method the association should be able to pay future reserve expenditures with adequate contributions.

- 2.) Recommend income generated within each of the reserves categories remain in that reserve category. This is the most positive method to combat inflation. Our financial analysis indicates interest generated by reserve funds will help slightly to offset a portion of inflation cost. This system of compounding interest allows the association to control some reserve increases but, should be updated at minimum every three years.

- 3.) All expenditures are based upon a cash flow analysis with restricted reserve category funds to meet expenses. This allows all funds in each reserve to be used for paying any appropriate component or components which may suddenly and un-expectedly need to be repaired or replaced in that individual reserve category. 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 funding levels.



## SPECIAL NOTES

The cover page of this report outlines the purpose and scope of the study. The second page (A 2) contains the Introduction. After that is Purpose of Reserve (A 3) which clarifies the purpose of reserve funds. Following the purpose of reserves are my recommendations (A 4 ) followed by this special notes section (A 5 & 6). Following this 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. After the reserve summary are the reserve calculation pages (C 1 - C 7) 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 7).

Information supplied by the association includes a completed reserve update questionnaire, copy of July 31, 2009 monthly financial report, and a copy of the 2009 annual 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 depict 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. **NO additional funds over the Normal overall Annual Contribution are needed at this time to meet minimal 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 inflation will be taken care of by interest but we recommend annual updates to adjust for interest and inflation. 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 cost used in this analysis are current cost. The only way to maintain accurate reserves and reduce the need for special assessments would be to update your reserve study annually.

This associations financial strength is high at the 70% or greater reserve level of funding. The associations risk of special assessments is 1% during any one yearly period.



## CONDITIONS OF VALUATION

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

We, as reserve specialist, 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 associations responsibilities has been obtained from the client in discussions and possible review of the documents. We make no guarantee nor assume liability for the accuracy of any data, opinions, or estimates as furnished by other that we used in formulating this evaluation. Any changes to our reports resulting from missing information or miss-information 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.

Neither all nor any part of the contents of the report shall be conveyed to another appraiser, estimator, valuation person, or the public through advertising, public relations, news, sales, or other media without the written consent and approval of the appraiser.

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.

This valuation represents my opinion based on accepted appraisal 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 valuation report been contingent upon the value of the property considered.

Report completed by:

J R FRAZIER

John R. Frazier, RS

20423 State Road 7 #F6, PMB 216

Boca Raton, Florida 33498



# Bent Tree Homeowners Association, Inc.

Bent Tree Drive, Palm Beach Gardens, Florida 33418

## 2009 RESERVE SUMMARY

RESERVE CATEGORY	REPLACEMENT COST	NORMAL LIFE (YEARS)	REMAIN LIFE (YEARS)	NORMAL ANNUAL Contribution	CURRENT RESERVE Requirement	FUND BALANCE 7-31-09	FUND (DEFICIT) OVERAGE	Yr. 2010 CONTRI- BUTION	2010 Monthly
Roofing	6,660	15	12	266	3,463	3,658	195	266	22.17
Paving	195,235	5-25	1-21	10,410	99,903	92,075	(7,828)	10,410	867.50
Pool	52,139	5-28	4-15	3,604	26,463	14,266	(12,197)	3,679	306.58
Tennis	49,464	6-28	3-15	3,122	22,052	30,799	8,747	2,547	212.25
Entry Gate & Perimeter	92,700	15-28	2-15	5,174	41,463	13,848	(27,615)	5,674	472.83
Mailbox & Signs	41,319	10-20	7-17	2,315	6,946	5,117	(1,829)	2,315	192.92
Landscape	45,000	10-12	8-11	4,083	6,083	12,051	5,968	4,083	340.25
General Reserve						30,042			
Un-Allocated Interest						68			

TOTAL	482,517	\$28,974	\$206,373	\$201,924	(\$34,559)	\$28,974	\$2,414.50
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Bent Tree Homeowners Association, Inc.  
Bent Tree Drive, Palm Beach Gardens, Florida 33418

PROJECTED RESERVE FORECAST

RESERVE CATEGORY	Yr. 2010 CONTRI- BUTION	Yr. 2011 CONTRI- BUTION	Yr. 2012 CONTRI- BUTION	Yr. 2013 CONTRI- BUTION	Yr. 2014 CONTRI- BUTION	Yr. 2015 CONTRI- BUTION	Yr. 2016 CONTRI- BUTION	Yr. 2017 CONTRI- BUTION	Yr. 2018 CONTRI- BUTION
Roofing	266	266	266	266	266	266	266	266	266
Paving	10,410	10,410	10,410	10,410	10,410	10,410	10,410	10,410	10,410
Pool	3,679	3,679	3,679	3,679	3,679	3,679	3,679	3,679	3,679
Tennis	2,547	2,547	2,547	2,547	2,547	2,547	2,547	2,547	2,547
Entry Gate & Perimeter	5,674	5,674	5,674	5,674	5,674	5,674	5,674	5,674	5,674
Mailbox	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315	2,315
Landscape	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083	4,083
TOTAL	28,974	28,974	28,974	\$28,974	\$28,974	\$28,974	\$28,974	\$28,974	\$28,974



## 2009 RESERVE ANALYSIS

Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33418

100%

## ROOFING

QUANTITY

UNIT

REPLACE

**NORMAL**

REMAINING

NORMAL

## RESERVES

## UNITS

COST

5

COST

6

LIFE

(YEARS)

LIFE

(YEARS)

ANNUAL

CONTRIBUTE

RESERVE

## REQUIREMENT

Pool Cabana Building:

replace roof

720

9.25

6,660

25

12

\$266

\$3,463

TOTAL

6660

25

12

\$266

\$3,463



# 2009 RESERVE ANALYSIS

Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33418

PAVING	QUANTITY	UNIT	REPLACE	NORMAL	100%
RESERVES	UNITS	COST	COST	LIFE	RESERVE
		\$	\$	(YEARS)	CONTRIBUTE REQUIREMENT

## Roadway & Parking Asphalt Areas:

1" asphalt overlay & lines	16,785	9.90	166,172	20	9	\$8,309	\$91,394
sealcoat parking & lines	570	2.15	1,226	5	1	\$245	\$980

## Roadway Entry Concrete Pavers:

replace concrete pavers	4,064	5.90	23,978	25	21	\$959	\$3,836
seal pavers	4,064	0.95	3,861	5	2	\$772	\$2,316

## Concrete Areas:

replace sidewalks	*	*	*	55	42	*	*
replace curbs	*	*	*	55	42	*	*

paving repairs	1	2,500.00	2,500	20	9	\$125	\$1,375
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\* Collect no reserves for any component with a useful remaining life greater than 30 years.

TOTAL			197,735	5-25	1-21	10,410	99,903
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2009 RESERVE ANALYSIS							
Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33418							
POOL	QUANTITY	UNIT	REPLACE	NORMAL	REMAINING	NORMAL	100%
RESERVES	UNITS	COST	COST	LIFE	LIFE	ANNUAL	RESERVE
		\$	\$	(YEARS)	(YEARS)	CONTRIBUTE	REQUIREMENT
re-surface pool	1,340	4.80	6,432	12	4	\$536	\$4,288
replace tile boarder	120	16.00	1,920	12	4	\$160	\$1,280
pumps	2	400.00	800	8	6	\$100	\$200
heater	1	2,400	2,400	6	4	\$400	\$800
filter allowance	1	450	450	8	6	\$56	\$113
pool furniture allowance	1	2,600	2,600	10	5	\$260	\$1,300
replace pool area fencing	330	62	20,460	28	12	\$731	\$11,691
coat poolside deck surface	2,720	1.12	3,046	5	4	\$609	\$609
repair/replace deck surface	2,720	0.80	2,176	15	13	\$145	\$290
renovate restrooms	1	9,000.00	9,000	28	15	\$321	\$4,179
paint cabana	950	0.90	855	10	4	\$86	\$513
pool repairs	1	2,000.00	2,000	10	4	\$200	\$1,200
TOTAL			52,139	5-28	4-15	3,604	26,463



# 2009 RESERVE ANALYSIS

Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33418

TENNIS RESERVES	QUANTITY UNITS	UNIT COST \$	REPLACE COST \$	NORMAL LIFE (YEARS)	REMAINING LIFE (YEARS)	NORMAL ANNUAL CONTRIBUTE	100% RESERVE REQUIREMENT
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re-surface tennis courts	2	3,850	7,700	6	4	\$1,283	\$2,567
replace fencing	442	36	15,912	28	15	\$568	\$7,388
replace lighting	4	5,800	23,200	28	15	\$829	\$10,771
replace windcreens	221	6.00	1,326	6	3	\$221	\$663
replace windcreens	221	6.00	1,326	6	3	\$221	\$663
TOTAL			49,464	6-28	3-15	3,122	22,052

# 2009 RESERVE ANALYSIS

Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33418

ENTRY GATE & PERIMETER	QUANTITY	UNIT	REPLACE	NORMAL	NORMAL	100%
RESERVES	UNITS	COST	COST	LIFE	LIFE	RESERVE
		\$	\$	(YEARS)	(YEARS)	CONTRIBUTE REQUIREMENT
gate opener motors	4	4,000	16,000	15	11	\$1,067 \$4,267
swing gate fence sections	4	3,500	14,000	15	11	\$933 \$3,733
gate entry systems	1	13,000	13,000	15	11	\$867 \$3,467
update entry monuments	2	6,000	12,000	15	2	\$800 \$10,400
replace Central Blvd fencir	200	65	13,000	28	15	\$464 \$6,036
replace 117th Court fencin	300	65	19,500	28	15	\$696 \$9,054
Irrigation pump station	1	2,800	2,800	15	2	\$187 \$2,427
security camera system	installation to be completed					\$0 \$0
electrical updates	1	2,400	2,400	15	2	\$160 \$2,080
TOTAL			92,700	15-28	2-15	5,174 41,463



# 2009 RESERVE ANALYSIS

Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33418

MAILBOX & SIGNS	QUANTITY	UNIT	REPLACE	NORMAL	REMAINING	ANNUAL	RESERVE
RESERVE	UNITS	COST	COST	LIFE	LIFE	CONTRIBUTE	REQUIREMENT
		\$	\$	(YEARS)	(YEARS)		100%
replace mailboxes	98	325	31,850	20	17	\$1,593	\$4,778
repair mailboxes	98	28	2,744	10	7	\$274	\$823
sign replacements	3	550	1,650	15	12	\$110	\$330
sign replacements	5	700	3,500	15	12	\$233	\$700
sign replacements	3	525	1,575	15	12	\$105	\$315
TOTAL			41,319	10-20	7-17	2,315	6,946

## 2009 RESERVE ANALYSIS

Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33418

100%

LANDSCAPE RESERVES	QUANTITY UNITS	UNIT COST \$	REPLACE COST \$	NORMAL LIFE (YEARS)	REMAINING LIFE (YEARS)	NORMAL ANNUAL CONTRIBUTE	100% RESERVE REQUIREMENT		
common area updates & landscape lighting	1	25,000	25,000	12	11	\$2,083	\$2,083		
pond erosion	1	20,000	20,000	10	8	\$2,000	\$4,000		



# RESERVE FUNDING ANALYSIS

Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33418

RESERVE CATEGORY	7-31-09 FUND BALANCE	100% RESERVE REQUIRE	FUND OVERAGE (DEFICIT)	NORMAL ANNUAL CONTRIBUT	PLUS	AMORTIZED DEFICIT	EQUALS YEARLY CONTRI-BUTION	FUND ENDING BALANCE
	\$3,658	\$3,463	\$195					
Roofing								
YEAR	ACCOUNT BALANCE	MINUS	YEARLY EXPENSE	5 mons remain				
2009	3,658		0	222		0	222	3,880
2010	3,880		0	266		0	266	4,146
2011	4,146		0	266		0	266	4,412
2012	4,412		0	266		0	266	4,678
2013	4,678		0	266		0	266	4,944
2014	4,944		0	266		0	266	5,210
2015	5,210		0	266		0	266	5,476
2016	5,476		0	266		0	266	5,742
2017	5,742		0	266		0	266	6,008
2018	6,008		0	266		0	266	6,274
2019	6,274		0	266		0	266	6,540
2020	6,540		0	266		0	266	6,806
2021	6,806	replace pool cabana roofing	6,660	266		0	266	412
2022	412		0	266		0	266	678
2023	678		0	266		0	266	944
2024	944		0	266		0	266	1,210
2025	1,210		0	266		0	266	1,476
2026	1,476		0	266		0	266	1,742
2027	1,742		0	266		0	266	2,008
2028	2,008		0	266		0	266	2,274
2029	2,274		0	266		0	266	
END								
TWENTY YEAR REPAIR / REPLACEMENT PROJECTIONS								



## RESERVE FUNDING ANALYSIS

Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33418

RESERVE CATEGORY	7-31-09 FUND BALANCE	100% RESERVE REQUIRE	FUND OVERAGE (DEFICIT)	NORMAL ANNUAL CONTRIB	AMORTIZED DEFICIT	EQUALS YEARLY CONTRI-BUTION	FUND ENDING BALANCE
	\$92,075	\$99,903	(\$7,828)				
Paving							
	ACCOUNT BALANCE	MINUS	YEARLY EXPENSE	5 mons remain			
2009	92,075		0	8,208	0	8,208	100,283
2010	100,283	sealcoat & lines pool parking areas	1,226	10,410	0	10,410	109,467
2011	109,467	seal pavers	3,861	10,410	0	10,410	116,016
2012	116,016		0	10,410	0	10,410	126,426
2013	126,426		0	10,410	0	10,410	136,836
2014	136,836		0	10,410	0	10,410	147,246
2015	147,246	sealcoat & lines pool parking areas	1,226	10,410	0	10,410	156,430
2016	156,430	seal pavers	3,861	10,410	0	10,410	162,979
2017	162,979		0	10,410	0	10,410	173,389
2018	173,389	1" asphalt over lay & repairs all roads & parking	168,672	10,410	0	10,410	15,127
2019	15,127		0	10,410	0	10,410	25,537
2020	25,537	sealcoat & lines pool parking areas	1,226	10,410	0	10,410	34,721
2021	34,721	seal pavers	3,861	10,410	0	10,410	41,270
2022	41,270		0	10,410	0	10,410	51,680
2023	51,680		0	10,410	0	10,410	62,090
2024	62,090		0	10,410	0	10,410	72,500
2025	72,500	sealcoat & lines pool parking areas	1,226	10,410	0	10,410	81,684
2026	81,684	seal pavers	3,861	10,410	0	10,410	88,233
2027	88,233		0	10,410	0	10,410	98,643
2028	98,643		0	10,410	0	10,410	109,053
2029	109,053		0	10,410	0	10,410	119,463
20		replace entry pavers	23,978				
21							
END		TWENTY YEAR REPAIR / REPLACEMENT PROJECTIONS					



## RESERVE FUNDING ANALYSIS

Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33418

Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33410												
RESERVE CATEGORY	7-31-09 FUND BALANCE	100% RESERVE REQUIRE	FUND OVERAGE (DEFICIT)									
	\$14,266	\$26,463	(\$12,197)									
Pool												
YEAR	ACCOUNT BALANCE	MINUS	YEARLY EXPENSE	5 mons remain	NORMAL ANNUAL CONTRIBT	PLUS	AMORTIZED DEFICIT	EQUALS YEARLY CONTRI-BUTION	FUND ENDING BALANCE			
2009	14,266		0		1,540		0	1,540	15,806			
2010	15,806		0		3,604		75	3,679	19,485			
2011	19,485		0		3,604		75	3,679	23,164			
2012	23,164		0		3,604		75	3,679	26,843			
2013	26,843	resurface & tile pool, heater, sealcoat pool deck, paint cabana, pool repairs,	16,653		3,604		75	3,679	13,869			
2014	13,869		0		3,604		75	3,679	17,548			
2015	17,548	pumps & filter allowance,	1,250		3,604		75	3,679	19,977			
2016	19,977		0		3,604		75	3,679	23,656			
2017	23,656		0		3,604		75	3,679	27,335			
2018	27,335	sealcoat pool deck	3,046		3,604		75	3,679	27,968			
2019	27,968	heater	2,400		3,604		75	3,679	32,926			
2020	29,247		0		3,604		75	3,679	16,145			
2021	32,926	replace pool area fencing	20,460		3,604		75	3,679	17,648			
2022	16,145	pool deck repairs,	2,176		3,604		75	3,679	14,176			
2023	17,648	sealcoat pool deck, pool repairs, pain cabana, pumps & filter allowance,	7,151		3,604		75	3,679	8,855			
2024	14,176	renovate restrooms,	9,000		3,604		75	3,679	1,782			
2025	8,855	resurface & tile pool, heater,	10,752		3,604		0	3,604	5,386			
2026	1,782		0		3,604		0	3,604	8,990			
2027	5,386		0		3,604		0	3,604	9,548			
2028	8,990	sealcoat pool deck	3,046		3,604		0	3,604	13,152			
2029	9,548				3,604			3,604				
END		TWENTY YEAR REPAIR / REPLACEMENT PROJECTIONS										



# RESERVE FUNDING ANALYSIS

Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33418

RESERVE CATEGORY	YEAR	ACCOUNT BALANCE	MINUS	YEARLY EXPENSE	FUND OVERAGE (DEFICIT)		EQUALS YEARLY CONTRI-BUTTON	FUND ENDING BALANCE
					NORMAL ANNUAL CONTRIBT	PLUS AMORTIZED DEFICIT		
		7-31-09 FUND BALANCE	100% RESERVE REQUIRE					
		\$30,799	\$22,052		\$8,747			
<b>Tennis</b>								
2009		30,799		0	1,180	0	1,180	31,979
2010	1	31,979			3,122	(575)	2,547	34,526
2011	2	34,526			3,122	(575)	2,547	37,073
2012	3	37,073	replace windscreens	2,652	3,122	(575)	2,547	36,968
2013	4	36,968	resurface tennis courts,	7,700	3,122	(575)	2,547	31,815
2014	5	31,815			3,122	(575)	2,547	34,362
2015	6	34,362			3,122	(575)	2,547	36,909
2016	7	36,909			3,122	(575)	2,547	39,456
2017	8	39,456			3,122	(575)	2,547	42,003
2018	9	42,003	replace windscreens	2,652	3,122	(575)	2,547	41,898
2019	10	41,898	resurface tennis courts,	7,700	3,122	(575)	2,547	36,745
2020	11	36,745			3,122	(575)	2,547	41,839
2021	12	39,292			3,122	(575)	2,547	44,386
2022	13	41,839			3,122	(575)	2,547	46,933
2023	14	44,386			3,122	(575)	2,547	7,716
2024	15	46,933	replace windscreens, fencing & lighting,	41,764	3,122	(575)	2,547	2,563
2025	16	7,716	resurface tennis courts,	7,700	3,122	0	3,122	5,685
2026	17	2,563			3,122	0	3,122	8,807
2027	18	5,685			3,122	0	3,122	11,929
2028	19	8,807			3,122	0	3,122	15,051
2029	20	11,929		0	3,122		3,122	
<b>END</b>								
<b>TWENTY YEAR REPAIR / REPLACEMENT PROJECTIONS</b>								



# RESERVE FUNDING ANALYSIS

Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33418

		7-31-09	100%			FUND			
RESERVE		FUND	RESERVE			OVERAGE			
CATEGORY		BALANCE	REQUIRE			(DEFICIT)			
		\$13,848	\$41,463			(\$27,615)			
Entry Gate & Perimeter (formerly Gate Operators & Tele-Entry)									
	YEAR	ACCOUNT BALANCE	MINUS		YEARLY EXPENSE	NORMAL ANNUAL CONTRIBUT	PLUS	AMORTIZED DEFICIT	EQUALS YEARLY CONTRIBUTION
						5 mons remain			FUND ENDING BALANCE
2009		13,848				2,280		0	16,128
2010	1	16,128				5,174		500	21,802
2011	2	21,802	monument/electrical updates, replace irrigation station		17,200	5,174		500	10,276
2012	3	10,276				5,174		500	15,950
2013	4	15,950				5,174		500	21,624
2014	5	21,624				5,174		500	27,298
2015	6	27,298				5,174		500	32,972
2016	7	32,972				5,174		500	38,646
2017	8	38,646				5,174		500	44,320
2018	9	44,320				5,174		500	49,994
2019	10	49,994				5,174		500	55,668
2020	11	55,668	replace entry gates, motors & access systems,		43,000	5,174		500	18,342
2021	12	18,342				5,174		500	24,016
2022	13	24,016				5,174		500	29,690
2023	14	29,690				5,174		500	35,364
2024	15	35,364	replace perimeter fencing		32,500	5,174		500	8,538
2025	16	8,538				5,174		500	14,212
2026	17	14,212	monument/electrical updates, replace irrigation station		17,200	5,174		0	2,686
2027	18	2,686				5,174		0	7,860
2028	19	7,860				5,174		0	13,034
2029	20	13,034				5,174		0	18,208
END									
TWENTY YEAR REPAIR / REPLACEMENT PROJECTIONS									



# RESERVE FUNDING ANALYSIS

Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33418

RESERVE CATEGORY	7-31-09 FUND BALANCE	100% RESERVE REQUIRE	FUND OVERAGE (DEFICIT)	FUND ENDING BALANCE
	\$5,117	\$6,946	(\$1,829)	
Mailbox & Signs				
YEAR	ACCOUNT BALANCE	MINUS	YEARLY EXPENSE	5 mons remain
2009	5,117		0	1,058
2010	6,175		0	2,315
2011	8,490		0	2,315
2012	10,805		0	2,315
2013	13,120		0	2,315
2014	15,435		0	2,315
2015	17,750		0	2,315
2016	20,065	mailbox repairs	2,744	2,315
2017	19,636		0	2,315
2018	21,951		0	2,315
2019	24,266		0	2,315
2020	26,581		0	2,315
2021	28,896	replace signage	6,725	2,315
2022	24,486		0	2,315
2023	26,801		0	2,315
2024	29,116		0	2,315
2025	31,431		0	2,315
2026	33,746	replace mailboxes	34,594	2,315
2027	1,467		0	2,315
2028	3,782		0	2,315
2029	6,097		0	2,315
TWENTY YEAR REPAIR / REPLACEMENT PROJECTIONS				
END				



# RESERVE FUNDING ANALYSIS

Bent Tree Homeowners Association, Inc., Bent Tree Drive, Palm Beach Gardens, Florida 33418

Detailed Homeowners' Association, Inc. - 2025-2026 Budget									
RESERVE CATEGORY	7-31-09 FUND BALANCE	100% RESERVE REQUIRE	FUND OVERAGE (DEFICIT)						
	\$12,051	\$6,083	\$5,968						
Landscape									
YEAR	ACCOUNT BALANCE	MINUS	YEARLY EXPENSE	5 mons remain	NORMAL ANNUAL CONTRIBUT	PLUS	AMORTIZED DEFICIT	EQUALS YEARLY CONTRI-BUTION	FUND ENDING BALANCE
2006	12,051		0		3,333		0	3,333	15,384
2007	15,384		0		4,083		0	4,083	19,467
2008	19,467		0		4,083		0	4,083	23,550
2009	23,550		0		4,083		0	4,083	27,633
2010	27,633		0		4,083		0	4,083	31,716
2011	31,716		0		4,083		0	4,083	35,799
2012	35,799		0		4,083		0	4,083	39,882
2013	39,882		0		4,083		0	4,083	43,965
2014	43,965	pond erosion	20,000		4,083		0	4,083	28,048
2015	28,048		0		4,083		0	4,083	32,131
2016	32,131		0		4,083		0	4,083	36,214
2017	36,214	common area updated & lighting	25,000		4,083		0	4,083	15,297
2018	15,297		0		4,083		0	4,083	19,380
2019	19,380		0		4,083		0	4,083	23,463
2020	23,463		0		4,083		0	4,083	27,546
2021	27,546		0		4,083		0	4,083	31,629
2022	31,629		0		4,083		0	4,083	35,712
2023	35,712		0		4,083		0	4,083	39,795
2024	39,795	pond erosion	20,000		4,083		0	4,083	23,878
2025	23,878		0		4,083		0	4,083	27,961
2026	27,961		0		4,083		0	4,083	32,044
END		TWENTY YEAR REPAIR / REPLACEMENT PROJECTIONS							

# 2009 BENT TREE ADOPTED BUDGET

JAN 1, 2009 TO DEC 31, 2009

	2008 ADOPTED BUDGET	2009 ADOPTED BUDGET
<b><u>INCOME</u></b>		
Member Assessments	351,500	351,500
Interest - Operating	0	0
Rental & Sales Fees	0	0
Late Fees	0	0
Owner Interest Income	0	0
Decal Income	0	0
<b>TOTAL INCOME</b>	<b>351,500</b>	<b>351,500</b>
<b><u>EXPENSES</u></b>		
<b>ADMINISTRATIVE</b>		
7010 Property Management	21,000	21,300
7015 Legal / Professional	9,000	8,300
7016 Legal Fund	10,000	0
7020 Accounting Fees	2,750	2,750
7025 Licenses & Fees	200	200
7027 Corp. Annual Report	75	77
7035 Office Expenses	1,500	1,500
7036 Printing & Copying	1,500	750
7037 Postage	1,200	1,200
7510 Insurance - Liability	5,200	5,200
7520 Insurance - D & O	1,500	1,500
7550 Income Taxes	500	500
7565 Meeting Hall/Misc. Expenses	375	1,000
<b>TOTAL ADMINISTRATIVE</b>	<b>54,800</b>	<b>43,677</b>
<b>LANDSCAPING</b>		
5510 Landscaping Contract	165,000	165,000
6030 Landscaping Improvements	5,500	5,500
6032 Annuals	500	500
6033 Trees	5,000	5,000
6060 Irrigation Maintenance	1,000	1,000
<b>TOTAL LANDSCAPING</b>	<b>177,000</b>	<b>177,000</b>
<b>GROUPS &amp; RECREATION</b>		
5530 Clubhouse Cleaning	4,300	4,000
5555 Lake & Waterway Maintenance	1,300	1,250
5560 Pool Cleaning	3,500	3,500
6010 General Repairs & Maint.	5,500	5,500
6015 Signs - Maintenance	500	400
6020 Pool Equipment & Repair	1,200	1,200
6025 Tennis Ct. Maint. & Assess.	500	500
6045 Pressure Washing	3,000	3,500
6055 Gate Repair	1,000	2,000
6056 Gate Telephone	2,000	2,000
6075 Clubhouse Equip. & Repair	500	500
6080 Preserve Maintenance	30,000	40,000
6081 Preserve Plants	5,127	5,000
<b>TOTAL GROUPS &amp; RECREATION</b>	<b>57,327</b>	<b>69,350</b>
<b>UTILITIES</b>		
5010 Electric - Street Lights	5,500	5,500
5011 Electric - Entrance	2,400	2,400
5012 Electric - Pool	2,500	2,500
5015 Water & Sewer	500	500
5030 Pool Heat	5,000	4,600
5035 Rust Treatment	3,200	3,200
<b>TOTAL UTILITIES</b>	<b>19,100</b>	<b>18,700</b>
<b>RESERVES *</b>		
8010 Roof	533	533
8020 Road	19,700	19,700
8025 Pool	3,697	3,697
8030 Tennis Courts	2,831	2,831
8040 Entry Gate & Perimeter	5,472	5,472
8045 Mailbox	2,540	2,540
8050 Landscape	8,000	8,000
<b>TOTAL RESERVES</b>	<b>42,773</b>	<b>42,773</b>
<b>TOTAL EXPENSES</b>	<b>351,500</b>	<b>351,500</b>
<b>NET INCOME/(LOSS)</b>	<b>0</b>	<b>0</b>

Assessments = \$475.00 per quarter

11/17/2008



**BENT TREE PROPERTY OWNERS ASSOC.**  
**BALANCE SHEET**  
As of 07/31/09

Account Description	Fund Balances			Totals
	Operating	Reserves	Other	
ASSETS				
CASH:				
Fidelity Federal M/M		2,485.19		2,485.19
Fidelity Federal Reserve		199,438.87		199,438.87
1ST United Bank Operating	144,674.37			144,674.37
Subtotal Cash	144,674.37	201,924.06	.00	346,598.43
CURRENT ASSETS:				
Accounts Receivable	19,170.45			19,170.45
Late Fees Receivable	375.00			375.00
Owner Interest Receivable	792.52			792.52
Admin. Fees Receivable	305.00			305.00
Prepaid Insurance	4,590.00			4,590.00
Prepaid Income Tax	200.00			200.00
Allowance for Bad Debt	(429.02)			(429.02)
Utility Deposit	600.00			600.00
Subtotal Current Assets	25,603.95	.00	.00	25,603.95
FIXED ASSETS:				
Subtotal Fixed Assets	.00	.00	.00	.00
TOTAL ASSETS	170,278.32	201,924.06	.00	372,202.38

**BENT TREE PROPERTY OWNERS ASSOC.**  
**BALANCE SHEET**  
As of 07/31/09

Account Description	Fund Balances			Totals
	Operating	Reserves	Other	
LIABILITIES & EQUITY				
CURRENT LIABILITIES:				
Accounts Payable	1,842.80			1,842.80
APM Admin. Fees	305.00			305.00
Prepaid Assessments	975.00			975.00
Deferred Assessment Income	58,583.32			58,583.32
Subtotal Current Liab.	61,706.12	.00	.00	61,706.12
RESERVES:				
Roof		3,658.40		3,658.40
Paving		92,074.61		92,074.61
Pool		14,266.43		14,266.43
Tennis Court		30,798.69		30,798.69
Entry Gate & Perimeter		13,848.24		13,848.24
Mailbox		5,117.16		5,117.16
Landscaping		12,050.71		12,050.71
General Reserves		30,041.95		30,041.95
Interest		67.59		67.59
Subtotal Reserves	.00	201,923.78	.00	201,923.78
EQUITY:				
Prior Years' Net Income/(Loss)	70,510.14			70,510.14
Current Year Net Income/(Loss)	38,062.34	.00	.00	38,062.34
Subtotal Equity	108,572.48	.00	.00	108,572.48
TOTAL LIABILITIES & EQUITY	170,278.60	201,923.78	.00	372,202.38



**Bent Tree Property Owners Association, Inc.**  
**Bent Tree Drive**  
**Palm Beach Gardens, Florida 33418**

**2009 RESERVE ANALYSIS ANNUAL UPDATE**  
**As of July 31, 2009**

Please list the current fund balance in each reserve account as of the above date.

	Current Balances	Monthly Contributions
Roofing	\$ <u>36,584.40</u>	\$ <u>44.41</u>
Paving	\$ <u>92,074.61</u>	\$ <u>1,641.66</u>
Pool	\$ <u>14,266.43</u>	\$ <u>308.08</u>
Tennis	\$ <u>30,798.69</u>	\$ <u>235.91</u>
Entry Gate & Perimeter	\$ <u>13,848.24</u>	\$ <u>456.00</u>
Mailbox	\$ <u>5,117.16</u>	\$ <u>211.66</u>
Landscape	\$ <u>12,050.71</u>	\$ <u>666.66</u>
General Reserve	\$ <u>30,041.95</u>	\$ <u>-0-</u>
Un-allocated Interest	\$ <u>67.59</u>	\$ _____
	\$ _____	\$ _____
Total	\$ <u>201,923.78</u>	\$ <u>3,564.38</u>

Please list all persons who took part in preparing this questionnaire:

Name	Position
1.) <u>BEVERLY COLLURA</u>	<u>PROPERTY MANAGER</u>
2.) _____	_____

J R FRAZER - Reserve Analyst ~ Insurance Appraisals ~ Financial Services



Bent Tree Property Owners Association, Inc.  
Bent Tree Drive  
Palm Beach Gardens, Florida 33418

**2009 RESERVE ANALYSIS ANNUAL UPDATE**  
**As of July 31, 2009**

Reserve category - **Roofing**

N/A

1.) **Expenditures since June 30, 2006** Repair - Replace - Consultation (circle one)  
Completed: / / Cost: \$ Contractor:

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2.) **Expenditures since June 30, 2006** Repair - Replace - Consultation (circle one)  
Completed: / / Cost: \$ Contractor:

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3.) **Expenditures since June 30, 2006** Repair - Replace - Consultation (circle one)  
Completed: / / Cost: \$ Contractor:

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4.) **Expenditures Scheduled to start prior to July 31, 2009** Repair-Replace-Consult.  
Start Date: / / Cost: \$ Contractor:

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5.) **Expenditures Scheduled for after July 31, 2009** Repair-Replace-Consultation  
Start Date: / / Cost: \$ Contractor:

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Bent Tree Property Owners Association, Inc.  
Bent Tree Drive  
Palm Beach Gardens, Florida 33418

**2009 RESERVE ANALYSIS ANNUAL UPDATE**  
**As of July 31, 2009**

Reserve category - **Paving** *N/A*

1.) **Expenditures since June 30, 2006** Repair - Replace - Consultation (circle one)  
**Completed:**    /    /    **Cost: \$**                      **Contractor:**

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2.) **Expenditures since June 30, 2006** Repair - Replace - Consultation (circle one)  
**Completed:**    /    /    **Cost: \$**                      **Contractor:**

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3.) **Expenditures since June 30, 2006** Repair - Replace - Consultation (circle one)  
**Completed:**    /    /    **Cost: \$**                      **Contractor:**

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4.) **Expenditures Scheduled to start prior to July 31, 2009** Repair-Replace-Consult.  
**Start Date:**    /    /    **Cost: \$**                      **Contractor:**

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5.) **Expenditures Scheduled for after July 31, 2009** Repair-Replace-Consultation  
**Start Date:**    /    /    **Cost: \$**                      **Contractor:**

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Bent Tree Property Owners Association, Inc.  
Bent Tree Drive  
Palm Beach Gardens, Florida 33418

2009 RESERVE ANALYSIS ANNUAL UPDATE  
As of July 31, 2009

Reserve category - **Pool**

1.) **Expenditures since June 30, 2006** Repair Replace Consultation (circle one)  
Completed: 10/24/08 Cost: \$ 2,300 Contractor: MASTERPIECE POOLS

Description: GAS HEATER

2.) **Expenditures since June 30, 2006** Repair - Replace - Consultation (circle one)  
Completed: / / Cost: \$ Contractor:

Description:

3.) **Expenditures since June 30, 2006** Repair - Replace - Consultation (circle one)  
Completed: / / Cost: \$ Contractor:

Description:

4.) **Expenditures Scheduled to start prior to July 31, 2009** Repair-Replace-Consult.  
Start Date: / / Cost: \$ Contractor:

Description:

5.) **Expenditures Scheduled for after July 31, 2009** Repair-Replace-Consultation  
Start Date: / / Cost: \$ Contractor:

Description:

Bent Tree Property Owners Association, Inc.  
Bent Tree Drive  
Palm Beach Gardens, Florida 33418

**2009 RESERVE ANALYSIS ANNUAL UPDATE**  
**As of July 31, 2009**

Reserve category - Tennis *N/A*

1.) **Expenditures since June 30, 2006** Repair - Replace - Consultation (circle one)  
Completed:   /  /   Cost: \$ Contractor:

Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

2.) **Expenditures since June 30, 2006** Repair - Replace - Consultation (circle one)  
Completed:   /  /   Cost: \$ Contractor:

Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

3.) **Expenditures since June 30, 2006** Repair - Replace - Consultation (circle one)  
Completed:   /  /   Cost: \$ Contractor:

Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4.) **Expenditures Scheduled to start prior to July 31, 2009** Repair-Replace-Consult.  
Start Date:   /  /   Cost: \$ Contractor:

Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

5.) **Expenditures Scheduled for after July 31, 2009** Repair-Replace-Consultation  
Start Date:   /  /   Cost: \$ Contractor:

Description: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



Bent Tree Property Owners Association, Inc.  
Bent Tree Drive  
Palm Beach Gardens, Florida 33418

**2009 RESERVE ANALYSIS ANNUAL UPDATE**  
**As of July 31, 2009**

Reserve category - **Entry Gate & Perimeter**

1.) Expenditures since June 30, 2006 Repair - Replace Consultation (circle one)  
Completed: 10/10/06 Cost: \$ 20,740 Contractor: CTL

Description: COMPLETION INSTALLATION NEW  
GATES

2.) Expenditures since June 30, 2006 Repair - Replace - Consultation (circle one) NEW  
Completed: 10/17/06 Cost: \$ 7,465 Contractor: CTL

Description: INSTALLATION CAMERA SYSTEM

3.) Expenditures since June 30, 2006 Repair - Replace Consultation (circle one)  
Completed: 10/17/06 Cost: \$ 6300 Contractor: CTL

Description: CAR CRASHED INTO NEW SECTION OF GATE  
INSURANCE REIMBURSED IN 3/07 - FUNDS WERE  
NOT DEPOSITED TO RESERVE ACCOUNT

4.) Expenditures Scheduled to start prior to July 31, 2009 Repair-Replace-Consult.  
Start Date: / / Cost: \$ Contractor:

Description:

5.) Expenditures Scheduled for after July 31, 2009 Repair-Replace-Consultation  
Start Date: / / Cost: \$ Contractor:

Description:

Bent Tree Property Owners Association, Inc.  
Bent Tree Drive  
Palm Beach Gardens, Florida 33418

2009 RESERVE ANALYSIS ANNUAL UPDATE  
As of July 31, 2009

Reserve category - **Mailbox**

1.) **Expenditures since June 30, 2006** Repair Replace - Consultation (circle one)  
Completed: 10/16/07 Cost: \$ 7,736.56 Contractor: BEAUTIFUL MAILBOX

Description: PARTIAL DEPOSIT NEW MAILBOXES ?

2.) **Expenditures since June 30, 2006** Repair - Replace - Consultation (circle one)  
Completed: / / Cost: \$ Contractor:

Description: \_\_\_\_\_

3.) **Expenditures since June 30, 2006** Repair - Replace - Consultation (circle one)  
Completed: / / Cost: \$ Contractor:

Description: \_\_\_\_\_

4.) **Expenditures Scheduled to start prior to July 31, 2009** Repair-Replace-Consult.  
Start Date: / / Cost: \$ Contractor:

Description: \_\_\_\_\_

5.) **Expenditures Scheduled for after July 31, 2009** Repair-Replace-Consultation  
Start Date: / / Cost: \$ Contractor:

Description: \_\_\_\_\_



Bent Tree Property Owners Association, Inc.  
Bent Tree Drive  
Palm Beach Gardens, Florida 33418

2009 RESERVE ANALYSIS ANNUAL UPDATE  
As of July 31, 2009

Reserve category - **Landscape**

1.) Expenditures since June 30, 2006 Repair - Replace - Consultation (circle one)  
Completed: 4/11/09 Cost: \$ 4,755 Contractor: COSTON MARINE

Description: EROSION CONTROL AND LAKE BANK  
RESTORATION

2.) Expenditures since June 30, 2006 Repair - Replace - Consultation (circle one)  
Completed: 5/27/09 Cost: \$ 4,755 Contractor: COSTON MARINE

Description: SAME

3.) Expenditures since June 30, 2006 Repair - Replace - Consultation (circle one)  
Completed: / / Cost: \$ Contractor:

Description:

4.) Expenditures Scheduled to start prior to July 31, 2009 Repair - Replace - Consult.  
Start Date: / / Cost: \$ Contractor:

Description:

5.) Expenditures Scheduled for after July 31, 2009 Repair - Replace - Consultation  
Start Date: / / Cost: \$ 7,815 Contractor: COSTON MARINE

Description: COMPLETION WHEN WATER LEVEL RECODES

Bent Tree Property Owners Association, Inc.  
Bent Tree Drive  
Palm Beach Gardens, Florida 33418

2009 RESERVE ANALYSIS ANNUAL UPDATE  
As of July 31, 2009

Reserve category - **General Reserve**

1.) Expenditures since June 30, 2006 Repair Replace - Consultation (circle one)

Completed: 1/10/07 Cost: \$ 6,906 Contractor: GREEN ELECTRIC

Description: REDO LANDSCAPE LIGHTING AT  
FRONT ENTRANCE

2.) Expenditures since June 30, 2006 Repair Replace - Consultation (circle one)

Completed: 7/18/06 Cost: \$ 1,625 Contractor: AIA PRESSURE CLEAN

Description: PRESSURE CLEAN SIDEWALKS

3.) Expenditures since June 30, 2006 Repair Replace - Consultation (circle one)

Completed: 5/20/08 Cost: \$ 2,475 Contractor: OLIVER TWIST

Description: PRESSURE CLEAN WALKS, POOL DECK  
PRESSURE CLEANING

4.) Expenditures Scheduled to start prior to July 31, 2009 Repair Replace Consult.

Start Date: / / Cost: \$ Contractor:

Description:

5.) Expenditures Scheduled for after July 31, 2009 Repair Replace Consultation

Start Date: / / Cost: \$ Contractor:

Description:



Bent Tree Property Owners Association, Inc.  
Bent Tree Drive  
Palm Beach Gardens, Florida 33418

2009 RESERVE ANALYSIS ANNUAL UPDATE  
As of July 31, 2009

Reserve category - GENERAL RESERVE

1.) Expenditures since June 30, 2006 Repair - Replace - Consultation (circle one)

Completed: 12/1/08 Cost: \$ 449.50 Contractor: NORTH STAR

LIGHTING

Description: INSTALL TEMPORARY CHRISTMAS  
LIGHTS

2.) Expenditures since June 30, 2006 Repair Replace Consultation (circle one)

Completed: 10/16/07 Cost: \$ 9574.48 Contractor: BEAUTIFUL MAILBOXES

Description: PARTIAL DEPOSIT - NEW MAILBOXES  
STREET AND STOP SIGNS  
SPEED LIMIT SIGNS

3.) Expenditures since June 30, 2006 Repair Replace Consultation (circle one)

Completed: 1/1/07 Cost: \$ 17,311.04 Contractor: BEAUTIFUL MAILBOXES

Description: BALANCE - MAILBOXES  
STREET AND STOP SIGNS  
SPEED LIMIT SIGNS

4.) Expenditures Scheduled to start prior to July 31, 2009 Repair-Replace-Consult.

Start Date: 1/1 Cost: \$ \_\_\_\_\_ Contractor: \_\_\_\_\_

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5.) Expenditures Scheduled for after July 31, 2009 Repair-Replace-Consultation

Start Date: 1/1 Cost: \$ \_\_\_\_\_ Contractor: \_\_\_\_\_

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



# COSTON MARINE SERVICES, INC.

228 Wilcox Street, Suite A

Fort Lauderdale, FL 33358

Office Tel: 760-4382 Fax: 561-748-2187

April 15, 2009

Bent Tree POA  
C/O Larry Deaton  
1928 Lake Worth Rd  
Lake Worth, FL 33461

RE: Erosion control and  
lake bank restoration

## PROPOSAL

### Location

Common Lake, Community of Bent Tree  
Palm Beach Gardens, FL

### Scope of Work

Mobilize to site. Prepare the lake bank edge as needed by cutting away loose grass to expose firm ground and contour some of bank as may be needed.

#### Area No. 1

Install 535' of Earth Tube erosion control system along the east side lake bank and the north and south corners.

#### Area No. 2

Install 46' of Earth Tube erosion control system along wash out area on the north side of lake bank.

The Earth Tubes will be filled using dredged material from the lake. Backfilling behind the Earth Tube will also be done to blend it with the upland property.

Any existing PVC or corrugated drain pipe that is at the edge of the lake bank will be extended as needed to reach the water.

Grade backfilled area to blend with existing grade of bank. This grading will allow for a higher ground level from the existing property to a lower level at the top of the tube. This grading and backfilling will follow the natural and existing conditions of the shoreline. Place floratan sod on Earth Tube and backfilled area.

Coston Marine Services, Inc. will warranty the installation for a period of (5) years from the date of installation. This Limited Warranty does not cover vandalism, abuse, excessive sun exposure or extreme forces of nature that is beyond the product's ability to withstand.



### Providing

Equipment, materials (factory stitched tube with anchor straps & steel screw anchors) soil and labor.

### Price

Mobilization, tube installation,  
backfill and grading

Area No. 1. \$15,850.00

Area No. 2. \$1,475.00

Lay down sod

\$1.50 per square foot. Estimated 4,000 square feet.

### Terms of Payment

Deposit of 30% upon signing.

30% due when all tube anchoring is complete.

Final balance and sod final amount due upon completion.

Mobilization and project start will be within 30 days after receipt of deposit. This allows two weeks for material to be shipped and two weeks to schedule and start.

Estimated time for completion of project is 30 days after mobilization to site.

### Important Information


Contractor shall carry all legally required insurance, and general liability insurance in an amount of at least \$1,000,000.00.

All materials are guaranteed to be as specified and the above work to be performed in a workman like manner according to standard practices.

In case payment is not made as specified, a service charge of 1.5% per month on the past due balance is authorized to be added to the amount due CMS.

In the event it becomes necessary to place the account with an attorney for collection, the prevailing party agrees to pay all costs of collection, including attorney's fees.

### SUBMITTER:



Daniel L. Costen, V.P.  
Costen Marine Services, Inc.

### ACCEPTED:



Larry Deyton  
Bent Tree POA

16 Apr 2009  
Date



CTL Access Management  
**ALUMINUM GATES**  
**GATE OPERATORS**

Construction, Trading & Labor, Inc.  
Residential & Commercial



Professional Installation  
Auto Service & Repair

Phone: (561) 682 - 9600  
Fax: (561) 682 - 9600  
CustomDesign2000@AOL.com

January 31, 2006

Bent Tree HOA  
Attn. Leonard Ingrando

### Quotation

Re: Gate system Bent Tree

4 centerarched aluminum double leaf swing gates	\$ 8800.00
(4) DoorKing 6100 swing gate operators/battery back up	\$ 12160.00) optional
4 Elite CSW 200 with battery back up	\$ 13080.00
1 Sentex pc-programmable tele entry	\$ 3650.00✓
1 BAI 200 Laser scanner with mount post and concrete pad	\$ 7950.00✓
7 Surge suppressors	\$ 385.00
1 Installation	\$ 5500.00

Installed system price \$ 39,365.00

Barcode decals are \$2.75 each

Quot includes one year free maintenance for installed equipment!

Permit fees are not included and will be billed at actual cost!

50 % deposit required!

Construction, Trading and Labor, Inc.

P.O. Box 16211

West Palm Beach

Florida 33416



CTL Access Management  
**ALUMINUM GATES**  
**GATE OPERATORS**

Construction, Trading & Labor, Inc.  
Residential & Commercial



Professional Installation  
Sales, Service & Repair

Phone: (561) 682 - 8600  
Fax: (561) 682 - 9600  
CustomDesign2000@AOL.com

January 31, 2006

Bent Tree HOA  
Attn. Leonard Ingrando

## Quotation

Re: Camera system Bent Tree

- 4 Day/night (reverse image cameras)
- 4 Outdoor camera housings
- 1 12ft 4x4 aluminum mounting post
- 1 Power supply for cameras
- 1 9 port DVR with CD-burner and 160 GB hard drive
- 1 Color video monitor
- 1 Outdoor nema enclosure for equipment
- 1 Installation

Installed system price

\$ 7,465.00

Quot includes one year free maintenance for installed equipment!  
Permit fees are not included and will be billed at actual cost!

50 % deposit required!

Construction, Trading and Labor, Inc.

P.O. Box 16211

West Palm Beach

FL 33411



We are pleased to submit the following bid to:

Company Bent Tree HOA  
Address  
Address  
City, State Zip Palm Beach Gardens, FL 33418

Date 10/23/2007 - Revised  
Phone 561-694-0984  
Cell 561-601-5905  
Email Prpjport@bellsouth.net

Contact: Phyllis Portanova  
Project: Bent Tree HOA

**Mailboxes - With CB 3 Base**

Model	Description	Color	Qty	Price	Extended
HAT 103 SGL	Hattaras Design - SINGLE Front Mount	Forest	11	\$210.00	\$2,310.00
	PC 1 Cap, BMC Post, CB 3 Base	Green			
	ONE - Ribbed aluminum Mailbox				
	White Vinyl Address Numbers				
HAT 103 DBL	Hattaras Design - DOUBLE Front Mount	Forest	87	\$255.00	\$22,185.00
	PC 1 Cap, BMC Post, CB 3 Base	Green			
	TWO - Ribbed aluminum Mailbox				
	White Vinyl Address Numbers				
INSTALL	Installation of above in cement		98	\$35.00	\$3,430.00
	Includes removal / Disposal of existing units				
DISCOUNT	One Time Volume Discount		98	(\$10.00)	(\$980.00)

**PAYMENT TERMS:**

- 1 Bid Price subject to acceptance within 60 days and is void thereafter at the option of Beautiful Mailbox Company
- 2 Contract Price is valid for one year from date of contract.
- 3 Any deviations from specifications involving extra costs must be in writing and will become an extra charge over and above the estimate.
4. 50% deposit required to process order, balance due upon completion.
5. 45% due upon completion.
6. Remaining 5 % is required at time of punch list completion.  
a 1.5% per month finance charge will be added to any past due balance.

Subtotal		\$26,945.00
Sales Tax	6.50%	\$1,751.43
Shipping		
Total		\$28,696.43
Deposit	50%	\$14,348.21
Balance		\$14,348.21

Please sign and return to acknowledge acceptance:

*Phyllis Portanova*  
Signature

PHYLLIS J. PORTANOVA  
Print Name

V.P. BENT TREE HOA  
Title

Thank you for choosing the Beautiful Mailbox Company

Sheri Corsetti  
Vice President



2360 West 76 Street  
Miami Florida, 33016

Phone 305-403-4820  
Fax 305-403-4829



We are pleased to submit the following bid to:

Company Bent Tree HOA  
Address  
Address  
City, State Zip Palm Beach Gardens, FL 33418

Date 10/15/2007 - Revised  
Phone 561-694-0984  
Cell 561-601-5905  
Email Prpjport@bellsouth.net

Contact Phyllis Portanova  
Project Bent Tree HOA

### Street Signs - With CB 1 Base

Model	Description	Color	Qty	Price	Extended
COMBO	Double Street 6" x 30" / Stop 30"	Forest	5	\$600.00	\$3,000.00
	1" Raised Border - High Intensity STOP	Green			
	PC1 Post Cap, 3" BMC Post, CB 1 Base				
	Bent Tree Dr / Timberwood Ct				
	Bent Tree Dr / Woodview Cir				
	Bent Tree Dr / Woodview Cir				
	Timberwood Ct / Woodview Cir				
	Bent Tree Dr / Central Blvd				
STOP	Stop 30"	Forest	2	\$435.00	\$870.00
	1" Raised Border - High Intensity STOP	Green			
	PC1 Post Cap, 3" BMC Post, CB 1 Base				
INSTALL	Installation of above in cement		7	\$35.00	\$245.00
	Includes removal / Disposal of existing units				

Subtotal		\$4,115.00
Sales Tax	6.5%	\$267.48
Shipping		
Total		\$4,382.48
Deposit	50%	\$2,191.24
Balance		\$2,191.24

NOTE: All Signs made to MUDTC Specs unless otherwise noted

- 50% deposit required to process order, Time of delivery from receipt of deposit.
- 45% due upon completion.
- Remaining 5 % is required at time of punch list completion.  
a 1.5% per month finance charge will be added to any past due balance.

Please sign and return to acknowledge acceptance:

*Phyllis Portanova*  
Signature

*Phyllis J. Portanova*  
Print Name

*V.P. BENT TREE BOB*  
Title

Thank you for choosing the Beautiful Mailbox Company

Sheri Corsetti  
Vice President

2360 West 76 Street  
Miami Florida, 33016  
Phone 305-403-4820  
Fax 305-403-4829



Quote 70702100


We are pleased to submit the following bid to:

Company Bent Tree HOA  
Address  
Address  
City, State Zip Palm Beach Gardens, FL 33418

Date 10/15/2007 - Revised  
Phone 561-694-0984  
Cell 561-601-5905  
Email Prpjport@bellsouth.net

Contact: Phyllis Portanova  
Project: Bent Tree HOA

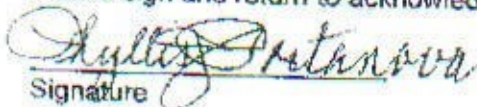
**Street Signs - With CB 1 Base**

Model	Description	Color	Qty	Price	Extended
REG	Regulatory 18" x 24"	Forest	3	\$448.00	\$1,344.00
	1" Raised Border	Green			
	PC1 Post Cap, 3" BMC Post, CB 1 Base				
	Speed Limit 20 MPH				
INSTALL	Installation of above in cement		3	\$35.00	\$105.00
	Includes removal / Disposal of existing units				
Subtotal					\$1,449.00
Sales Tax				8.5%	\$94.19
Shipping					
Total					\$1,543.19
Deposit				50%	\$771.59
Balance					\$771.59

NOTE: All Signs made to MUDTC Specs unless otherwise noted

1. 50% deposit required to process order, Time of delivery from receipt of deposit.
2. 45% due upon completion.
3. Remaining 5 % is required at time of punch list completion.  
a 1.5% per month finance charge will be added to any past due balance.

Please sign and return to acknowledge acceptance:

  
Signature

PHYLLIS J. PORTANOVA  
Print Name

V.P. BENT TREE BCD  
Title

Thank you for choosing the Beautiful Mailbox Company

Sheri Corsetti  
Vice President





P.O. Box 542417 Lake Worth, FL 33454-0417 Phone (561) 421-8038 Fax (561) 798-8038

PROJECT TO BE BIDDING TO	PHONE	FAX	DATE
Bent Tree POA	625-2293	798-8601	11/14/06
PROJECT	JOB NAME		
110 Bent Tree Drive	Entrance Lighting		
ATTN: NAME AND PHONE	JOB LOCATION		
Palm Beach Gardens, FL 33418	Entrance to Community off of Central Blvd.		
INSTALLER	SCHEDULE: MONTH DATES		
Fran Hesse	N/A		

We hereby submit estimates for landscape lighting to include the following:

- Provide and install one (1) new photocell for lighting control.
- Provide and install four (4) new Hedco BU-1 light fixtures to shine on the new landscaping at each sign.  
(fed from existing fluorescent sign light fixtures)
- Provide and install five (5) new Hedco 18-H in ground light fixtures in the West island.
- Provide and install three (3) new Hedco BU-1 small spot light fixtures in the West island.
- Provide and install two (2) new Hedco BU-1 small spot light fixtures in the East island.
- Provide and install two (2) new Hedco BU-3 large spot light fixtures in the East island.

**Note:** This price does not include any repair work to existing light fixtures. Repair work, if necessary will be performed on an hourly basis with a rate of \$75.00 plus materials. This price is given assuming that there is 120 volt power already existing in both islands. If there is not power available, additional work will be performed on an hourly basis as well.

#### Excluded:

- Permit Fees, Plan Drawings not included.
- Any changes by owner or local inspector not included.
- Any errors or omissions by Architect or engineer not included.

**NOTE -** Green Electric will take due care in handling of existing vegetation and landscaping materials. However, we will not be liable for any replacement costs of such items in the event that damages may occur.



All materials and labor are warranted for a period of one (1) year from date of completion of work.

**Total Price** **\$6,776.00**

All materials are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specification without written consent will be executed only upon written order, and may require an extra charge over and above the estimate. Green Electric is fully covered by Workers' Compensation insurance.

**Proposal valid for 30 days.**

Authorized  
Signature

Green Electric

#### Acceptance of Proposal

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified, if one aware that legal notice is required on the part of Green Electric to cancel the payment owed to Green Electric by the customer, the customer shall, under this contract, pay any and all legal fees incurred by Green Electric in the process of collecting the amount owed.

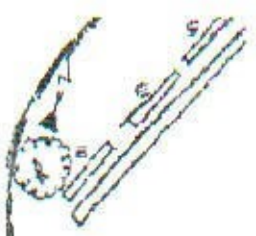
Date of Acceptance:

12/1/06

SIGNATURE

*Debra M West, Ph*

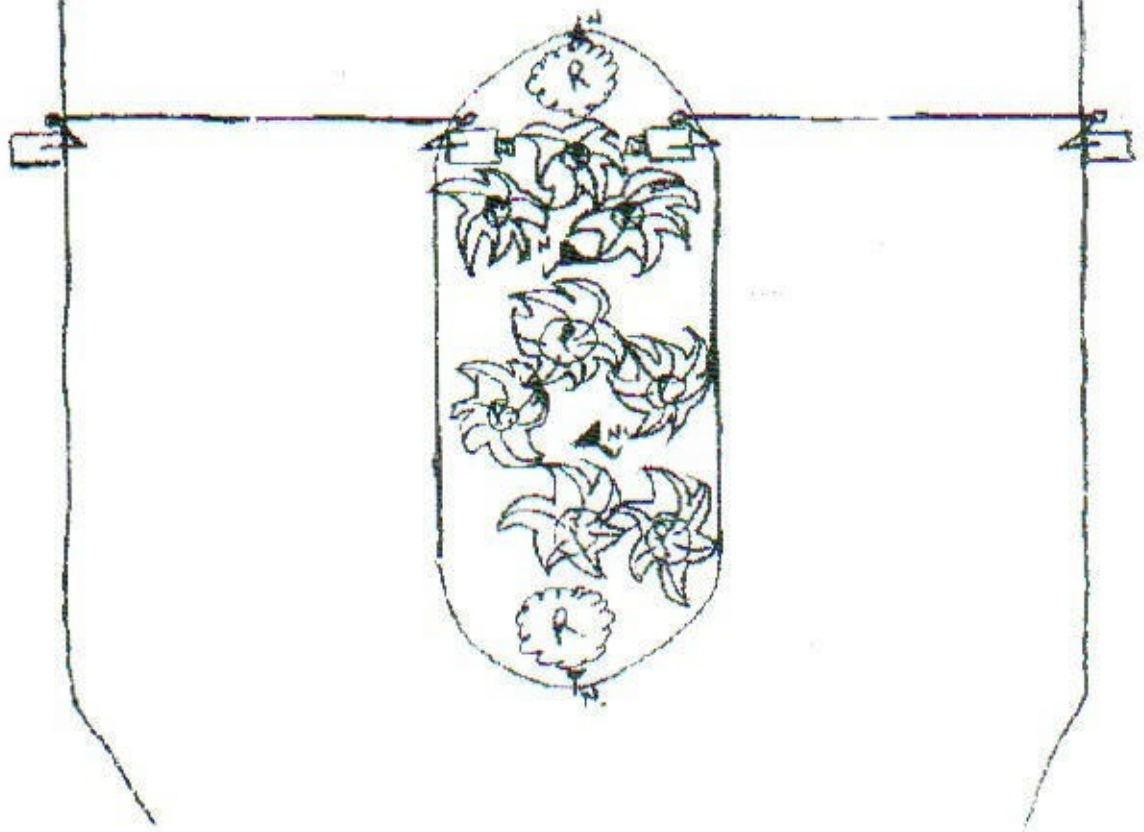
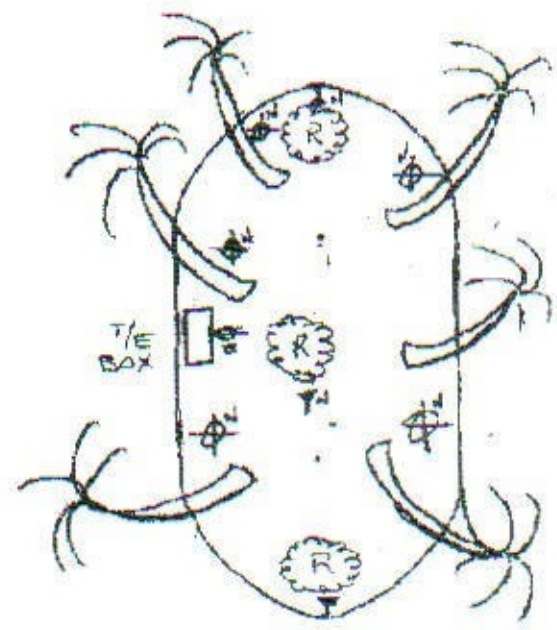
Typed name



• LARGE SPOT

• SMALL SPOT

⊕ IN GROUND





## 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 associations 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 consist of creating a list of the qualified individual components to be included in the reserve study. This task should be developed though on site visual inspections, observations, and review of the associations 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 irregular 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 association's 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 cost is 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. Thus, 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 not so special. It 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 life is the estimated number of years remaining prior to the component's replacement or repair. The task of estimating the number of years is performed by the reserve specialists. Also commonly referred to as Remaining Life or Useful Life.



**PRODUCT & MATERIAL**  
**PRICING ~ DESCRIPTION ~ LONGEVITY**  
**RESOURCES**

Craftsman Book Company, National Estimator, Software 1.0.

"National Plumbing & HVAC Estimator" most complete listing of plumbing, heating, ventilation and cooling components and parts with updated material and labor cost factors.

Marshall and Swift Publications, monthly pricing updates.

"Marshall Valuation Service" a national authoritative pricing guide for developing replacement costs, insurable values, equipment cost, depreciation and normal useful life on nearly every type of improved property or piece of related equipment.

Metropolitan Dade County, Florida, County Commissioners.

"South Florida Building Code" one of the strongest building codes in the country.

R. S. Means Company Publications.

"Means Building Construction Cost Data" a national authoritative pricing guide publication with material specifications, pricing, and longevity on a wide variety of usual and unusual construction projects and land improvements.

Southern Building Code Congress International,

"Standard Building Code" covers the thirteen southeastern states

Trade Service Corporation, quarterly pricing updates.

"Plumbing Pricing Guide" "Electrical Price Guide"

"HVAC Price Guide" National pricing service for the trades.

Trades include plumbers, electricians, and heating-ventilation-air-condition contractors.

\* Additional resources include local consulting contractors.



## PARTIAL LISTING OF CONSULTING CONTRACTORS

ACAS, Inc.	561-641-9186	Clayton Capriotti	Gale Access Systems
Adel Resurfacing Company	561-848-3973	Marty Adel	Asphalt Paving
Aloha Air Conditioning	954-772-0079	Tim Flaherty	Air Conditioning
Asphalt Restoration Technology	407-826-4732		Asphalt Paving
Banco Popular	800-274-5696	Rebecca Lacau	Community Banking
Allied Barton Protective Services, Inc.	954-698-5888	Joe Mckeogh	Security Services
Bass United Fire Alarm	800-372-2770	Brad Hiddon	Fire Alarm Systems
Beautiful Mailbox	305-403-4820	Delores	Mailboxes
Becker & Poliakoff, PA	800-462-7783	Kenneth S. Direktor	Attorney
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
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	Jayme Gelfand	Manager & Director education
Chalaire & Associates Engineering	561-694-0336	Donald Chalaire	Engineering
Chapnick Community Association Law	561-330-3096	Michael Chapnick	Attorney
Climate Control Services	561-278-7125	Rita Ellis	Air Conditioning Serv.
Colonial Bank	888-722-6669	Ron Peck	Community Banking
Community Asphalt Corp.	800-741-0806	Brian Bettle	Asphalt Paving
Concrete Restoration by Daniello	561-835-4788	Lou Daniello	Concrete Restorations
Curtis Kingery & Associates	561-488-7573	Curtis Kingery	Market Value Appraiser
DiCrescenzo & Company, CPAs	954-571-7073	Ron DiCrescenzo	Accountants
Decktight Roofing Services	800-825-7663	Mikr Varie	Roofing Repair Company
Demco Refinsih Pros, Inc.	888-337-8827	Ed Del Portillo	Tile & Counter Finishers
El Gee Lighting	800-749-5458		Energy Efficent Lighting
Epic Group Public Adjusters	954-423-9600	Zane Emerson	Public Adjuster
Florida Waterproofing Supply, Inc.	800-634-3689	Rich Ford	Painting Company
Gator Courts	8090-771-NETS	Scott Miller	Sports Courts
Gerstle & Rosen, CPA	305-937-0116	Robert Rosen	CPA
Fl. Master Home Inspections	561-792-0271	Gordon Merchant	Wind Mitigation Inspections
Hartzel Painting	954-922-1006	Ed Hartzel	Painting Company
Hillyork, Inc.	866-525-4200	Mark Kerney	Air Conditioning
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
John Hosford	954-725-9554	John Hosford	Roofing Consultants
Kaye & Bender	954-928-0680	Michael Bender	Attorney
Killborn & Son Paving	561-498-7040	Steve Dolan	Asphalt Paving
Lake Masters Aquatic Weed Control,	877-745-5729	Gary Wilhem	Lake Control Services



## PARTIAL LISTING OF CONSULTING CONTRACTORS

Landmark Elevator Consultants	800-665-7020	Peter Hofmeister	Consultant
Lykins Signtek Inc.	239-594-8494	Martin Ortiz	Street monument lights signs
Marshall Valuation Service	800-526-2756		Building Cost Estimator
Merlin Law Group, PA	877-449-4700	Chip Merlin	Attorney, Insurance Claims
Monier Roof Tile	863-676-9405		Roof Tile Manufacturer
M & R & Sons, Inc.	888-997-9971	Patrick Morone	Painting Company
Murton Roofing Corp.	954-663-5706	Mike Wallack	Roofing Specialist
Onmy & O'Donnell, Naccarto, Mignog	561-835-9994	Joseph Mincuzzi	Engineer
OK Generator	800-385-3187		generator company
Oswald Trippe and Company	954-389-1289	Gary Longo	Assn. Insurance Agent
Payton Roofing, Inc.	954-968-8171	Tim Payton	Roofing Company
Peoples Choice Cable & Broadban	888-323-5218	Tanya Friedman	TV & Broadband
Phoenix Landscape, Inc.	561-881-2152	Al Weidenfeller	Landscape Maintenance
Plastridge Insurance Agency	561-276-5221	Mike Bottcher	Assn. Insurance Agent
Ranger Construction	561-790-4332	Carl Theiman	Asphalt Paving
RCI Painting	954-978-1213		Painting Company
Rick Carroll Insurance	800-290-3181	Keith Carroll	Assn. Insurance Agent
Preservation Servies, Inc.	813-248-1975	Andrew Morrison	Concrete Restorations
Sabor Concrete Grinding	800-922-2488	Missy Wagner	Concrete Grinding Compar
Sachs, Sax & Caplan	561-994-4499	Lou Caplan	Attorney
Shake Masters, Inc.	561-439-6668	Tom Torok	Roofing Company
Shenandoah Construction	954-975-0098	Dabby DiMura	Drainage Clean/Repairs
Sherwin Williams	800-226-3539	Bob Cunningham	Paint manufacturer
Donna Seidenberg, PA	954-345-2722	Donna Seidenberg	CPA
Smith Watson Parker Cotter Vaught	954-925-2590	Larry Vaught Jr.	Assn. Insurance Agent
Solaroll Shade & Shutter Corp.	800-432-3002	Lary Spiess	Hurricane Shutters
South Coast Painting & Waterproofing	800-940-1888	Hal Eisenstein	Painting Company
Southeast Electrical Services	561-488-0580	Frank Bracciale	Electrical Services
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, Inc	561-884-4060	David T Colston, P.E.	Structural Engineer
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. Brick, Inc.	800-920-4040		Concrete Pavers
U.S. Lawns	561-495-7784	Eric Masse	Landscape Maintenance
UCI Paints	800-273-1683	Felix Flores	Manutatures Rep.
Van Ameringen's Insurance	561-995-9577	Leonard Turesky	Insurance Agent
Wackenhut Corporation	800-929-5585		Security Company
Wells Fargo Insurance	800-866-8840	Clark Weimer	Condominium Insurance
Zabatt Generators, Inc.	407-294-8673	Xiomara Rodriguez	Generators

Consultants Partial Listing