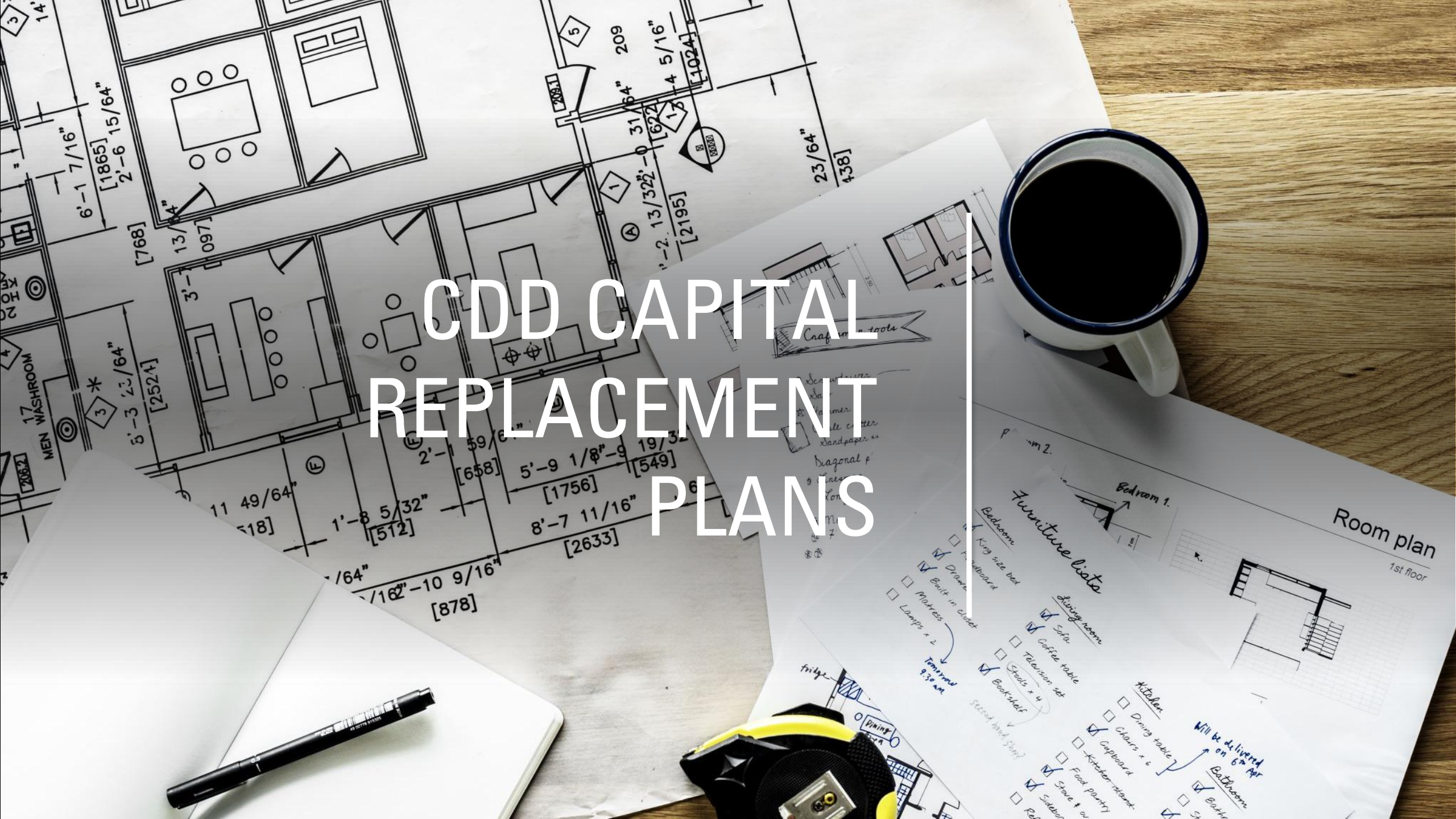


CDD CAPITAL REPLACEMENT PLANS



- Room plan
1st floor
- Furniture lists**
- Bedroom**
 - King size bed
 - Headboard
 - Drawers
 - Built-in closet
 - Mattress
 - Lamps x 2
 - Living room**
 - Sofa
 - Coffee table
 - Television set
 - Stools x 4
 - Bookshelves
 - Kitchen**
 - Dining table
 - Chairs x 6
 - Cupboard
 - Kitchen island
 - Food pantry
 - Stove & oven
 - Suction
 - Refrigerator
 - Bathroom**
 - Bath
 - Shower
- Will be delivered on 6th Apr
- fridge
Dining table
Timer 9:30 AM
Second hand shirt?

HOW DO WE PLAN NEXT YEAR'S ASSESSMENT?

An aerial photograph of a suburban residential neighborhood. The scene is dominated by a large, winding lake in the upper half, with several small islands and peninsulas. The houses are mostly two-story structures with various roof colors, including red, brown, and blue. The houses are arranged in neat rows, with green lawns and trees interspersed between them. The overall atmosphere is bright and sunny, suggesting a clear day.



Capital Reserve Advisors

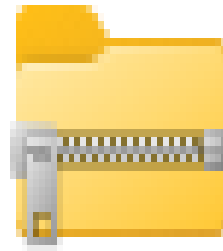
14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
www.capitalreserveadvisors.com
(813)444-8022

Our Process for Your Successful Planning

- Onsite inspections & investigations
 - Photos of your capital components
 - Local repair and replacement pricing estimates
 - Future cost forecast with inflation
 - Extensive component details, location and data
 - Direct communications with managers and supervisors via email, zoom, and phone
-

SEE A SAMPLE REPORT

- Double Click on the image to view



SAMPLE CDD.zip

OUR REPORTS INCLUDE

- Capital component identification
- Capital component expected service life, replacement cost, location and replacement dates
- Site-specific photos
- Future cost with inflation rates with 1 yearly index edit update available @ no cost
- 30-year projections and a 5-year window forecast for ease in budget planning
- Ability to edit and update the report as new costs, service dates, or capital components happen
-



OUR TEAM

- Pierre Del Rosario CAM,RS,RSS

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- **Pierre Del Rosario** has provided financial services to condominium and homeowners associations since 2000. He is co-author of "Reserve Studies The Complete Guide". He holds a college degree in accounting and Certified Public Accountant in Mexico, a professional certificate of Financial Management of the University of California San Diego. His experience on reserve studies includes virtually every type of project, including; SIRS reserve study, CDD, capital reserve for condominium projects, high rise condominium projects, planned developments, timeshare projects and churches. Mr. Del Rosario has also earned the RS (Reserve Specialist) credential issue by CAI designated Reserve Specialist (RS). and RSS(Reserve Study Specialist) a permit from the State of Nevada, and Community Association Manager (CAM) from Florida.

OUR TEAM



- Lynn F Sallee CMM, RS, CPSI, PRA –retired
- Lynn F, Sallee has been in construction and related services for over 55 years. After teaching for several years, and building houses in the summer months, he transitioned to the real estate department of a local bank. After several years of banking, he was hired as the CEO of a building/development company building 40+ homes and condos per year. After several years as a project engineer for a Bahama’s development, he returned to the US and entered HOA management and reserve studies for HOA associations. After 10 years with a leading national reserve study and CDD company, Lynn stepped back to slow his life and began doing independent consulting work.

SERVICES AVAILABLE

- Free Quotations For Capital Replacement Report
 - Draft review before the Final report
 - Communication as requested via email, zoom meeting, or phone
 - Our staff is available to supervisors' meetings by Zoom or Facetime if requested
 - Exclusive "Supervisors Capital Replacement Pricing Guide" license available for a district
-

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- Pierre Del Rosario RS, CAM
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<http://www.capitalreserveadvisors.com/>
 - Capital Reserve Advisors Tampa, Florida office is located at:
14502 N. Dale Mabry, Suite 200
Tampa, FL 33618.
Call or Text (813) 444-8022
Telephone (813) 444-8022
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LEGEND

- ACER RUBRUM 'OCTOBER GLORY/RED SUNSET' ●
- PRUNUS YEDONGENSIS ●
- CORYLIENE AUSTRALIS ●
- MAGNOLIA 'LITTLE GEM' ●
- MERYITA SINCLARI ●
- TBC AS PART OF WIDER SCOTT ROAD DEVELOPMENT ●
- RAIN GARDEN ■
- DRETES GRANDIFLORA ■
- LOMANORA 'TANWA' ■



1:500 @A3 DRAWN JC CHECKED WS

16808/1 Streetscape Master Plan

20 June 2018 | STREETScape PLAN SET | Hobsonville, Auckland

THANK YOU

CONTACT US WITH QUESTIONS OR REQUEST FOR A
FREE QUOTE

- Pierre Del Rosario RS, CAM
pierre@capitalreserveadvisors.com
<http://www.capitalreserveadvisors.com/>
 - Call or Text (813) 444-8022
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