

NATIVE SUN 5-YEAR PLAN

Revised 12/20/2022

A	Common Areas	Quantity	2018	2019	2020	2021	2022	Remaining	2023	2024	2025	2026	2027	Remaining
1	Swimming Pool Resurfacing	1					1	0						0
2	Spa Restoration	1					1	0						0
3	Shuffle Board Court Replacement	2						2		2				0
4	Putting Green Surface Replacement	1						1			1			0
5	Tennis/Pickle Ball Court Resurfacing	1						1			1			0
6	Tennis/Pickle Ball Fence Replacement	1						1				1		0
7	Side Entry Gate Replacement	1						1	1					0
8	Beach Gate Installation	1						1		1				0
9	Beach/Retaining Wall Railing Replacement	1						1		1				0
10	Pool Railings and Pavers Replacement	1						1	1					0
11	Globe & Light Pole Replacements	13						13		13				0
12	Parking Lot Sealing & Striping	1						1	1					0
13	Dumpster Fence Replacement	1					1	0						0
14	Landscape Replacements	100						100	20	20	20	20	20	0
15	Barbeque Replacement (5 Year Life)	4			2			2		2				0
16	Pavers/Remodeling of BBQ Area	1						1		1				0
17	Beach Chair Strapping / Replacements	40					10	30		30				0
18	Pool Lounge Chairs	12				12		0						0
19	Pool Chairs	5				5		0						0
20	Laundry Washers - Maisd Services	2						2			2			0
21	Laundry Dryers - Maid Services	2						2			2			0
22	Water Heaters	2		2				0						0
23	Water Heater (Laundry)	1						1					1	0
24	Tiki Umbrellas	6						6	4		2			0
25	Ceramic Top Tables	6						6		6				0
26	Cameras	7			5			2		2				0
27	Playground Equipment	1						1		1				0

NATIVE SUN 5-YEAR PLAN

Revised 12/20/2022

B Building Components		Quantity	2018	2019	2020	2021	2022	Remaining	2023	2024	2025	2026	2027	Remaining
1	Sliding Glass Doors (Incl. Laundry)	73		18	22	18	14	1			1			0
2	Enty Doors (Incl. 212, Off Kitchen, Maint)	38						38	9	8	7	7	7	0
3	Window Replacements	108						108	56	28	24			0
4	Roofing Replacements	1						1				1		0
5	A/C Replacements (Some replaced more than once; no unit over 8 Yrs Old)	43	3	4	6	5	2	23	3	9	4	4	3	0
6	Telephone System	1						1	1					0
7	Repair of Flooring Issue in 212	1						1	TBD	TBD	TBD	TBD	TBD	TBD
8	Painting of Center and West Stairwell Railings	2						2	TBD	TBD	TBD	TBD	TBD	TBD
C Interior Components		Quantity	2018	2019	2020	2021	2022	Remaining	2023	2024	2025	2026	2027	Remaining
1	Kitchens	36	3	3	6		5	19	4	4	4	4	3	0
2	Bathrooms	53	3	1				49		3	3	3	3	37
3	Carpet Replacements w/ Laminate	73	1	1		1	4	66	10	14	14	14	14	0
4	Mattress Replacements (Incl. 212)	37			17	20		0						0
5	Pull Out Couches	54						54		TBD	TBD	TBD	TBD	TBD
6	Living Room Recliners	37						37		TBD	TBD	TBD	TBD	TBD
7	Kitchen Stools	72						72		TBD	TBD	TBD	TBD	TBD
8	Kitchen Tables	36						36		TBD	TBD	TBD	TBD	TBD
9	Kitchen Chairs	144						144		TBD	TBD	TBD	TBD	TBD
10	Kitchen Table Lights	36						36		TBD	TBD	TBD	TBD	TBD
11	Floor Lamps - Living Room	37						37		TBD	TBD	TBD	TBD	TBD
12	Table Lamps - Living Room	37						37		TBD	TBD	TBD	TBD	TBD
13	Table Lamps - Bedroom	74						74		TBD	TBD	TBD	TBD	TBD
14	Nightstands - Bedroom	74						74		TBD	TBD	TBD	TBD	TBD
15	Dressers - Living Room	37						37		TBD	TBD	TBD	TBD	TBD
16	Dressers - Bedroom	37						37		TBD	TBD	TBD	TBD	TBD
17	Balcony Lounge Chairs (Recycle to Pool)	66						66	33	33				0
18	Balcony Straight Chairs (Recycle to Pool)	102						102	51	51				0
19	Balcony Cocktail Tables	70						70	35	35				0

NATIVE SUN 5-YEAR PLAN

Revised 12/20/2022

	20	Bifold Doors	144						144	72	72				0
	21	Ceiling Fans	36						36	8	8	8	6	6	0
D		Office Equipment, Etc.	Quantity	2018	2019	2020	2021	2022	Remaining	2023	2024	2025	2026	2027	Remaining
	1	Computer System and Equipment	5						5	5					0
	2	Desks	3	1					2		2				0
	3	Filing Cabinets	9						9		9				0
E		Miscellaneous	Quantity	2018	2019	2020	2021	2022	Remaining	2023	2024	2025	2026	2027	Remaining
	1	Legal Fees for Revisions to Condo Docs	9						9		1				8
	2	Legal Fees for Foreclosures & Title Issues	5						5	1	1	1	1	1	0
F		Engineering & Construction Costs for:	Quantity	2018	2019	2020	2021	2022	Remaining	2023	2024	2025	2026	2027	Remaining
	1	Engineer repair/replacement of Maintenance Room roof/ceiling	1						1	1					0
	2	Perform temporary repair of Maintenance Room roof/ceiling	1						1	1					0
	3	Engineer conversion of old sauna area to bathroom	1						1			1			0
	4	Engineer SB-4D inspections	1						1		1				0
	5	Perform permanent repair to Maintenance area roof/ceiling	1						1			1			0
	6	Engineer replacement of Maintenance area slab	1						1				1		0
	7	Perform conversion of old sauna area to bathroom	1						1				1		0
	8	Perform replacement of Maintenance area slab	1						1					1	0
	9	Perform work prescribed by SB-4D inspection	1						1			1			0
	10	Remove front area windows and doors as Phase IV completes	1						1				1		0
	11	Engineer conversion of tank room into fitness facility	1						1					1	0
	12	Perform conversion of tank room into fitness facility	1						1					TBD	TBD
Legend: Green shaded area = TBD.															
Note: The Board recognizes the need to address updating the unit interiors and is working on a schedule that will fit within our budgetary limitations.															