



AMERICANO BEACH LODGE RESORT CONDOMINIUM ASSOCIATION, INC.
Financial Statements
December 31, 2017
With Independent Auditors' Report

Americano Beach Lodge Resort Condominium Association, Inc.
December 31, 2017

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INDEPENDENT AUDITORS' REPORT

To the Board of Directors and Members
Americano Beach Lodge Resort Condominium Association, Inc.
Daytona Beach, Florida

We have audited the accompanying financial statements of Americano Beach Lodge Resort Condominium Association, Inc. (the "Association"), which comprise the balance sheet as of December 31, 2017, and the related statements of revenue, expenses, and changes in fund balance (deficit) and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Association's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Association's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Americano Beach Lodge Resort Condominium Association, Inc. as of December 31, 2017, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Going Concern

The accompanying financial statements have been prepared assuming the Association will continue as a going concern. As discussed in Note 8 to the financial statements, the Association has a deficit fund balance in its operating fund of \$1,751,447 as of December 31, 2017. In addition, the property suffered significant damage from two hurricanes during the year, which led to the closing of the resort. These conditions raise substantial doubt about the Association's ability to continue as a going concern. Management's evaluation of the events and conditions and management's plans regarding these matters are also described in Note 8. The financial statements do not include any adjustments that might result from the outcome of these uncertainties. Our opinion is not modified with respect to this matter.

Future Major Repairs and Replacements

Our audit was conducted for the purpose of forming an opinion on the basic financial statements as a whole. We have not applied procedures to determine whether the funds designated for future major repairs and replacements as discussed in Note 5 are adequate to meet such future costs because that determination is outside the scope of our audit.

Report on Supplementary Information

Our audit was conducted for the purpose of forming an opinion on the financial statements as a whole. The schedule of revenue and expenses – operating fund on pages 11 and 12 is presented for purposes of additional analysis and is not a required part of the financial statements. Such information is the responsibility of the Association's management and, except for that portion marked "unaudited," was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information, except for that portion marked "unaudited," has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, except for that portion marked "unaudited," on which we express no opinion or any assurance, the information is fairly stated in all material respects in relation to the financial statements as a whole.

Report on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the schedule of future major repairs and replacements on page 13 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Withum Smith & Brown, PC

October 3, 2018

Americano Beach Lodge Resort Condominium Association, Inc.
Balance Sheet
December 31, 2017

	<u>Operating Fund</u>	<u>Insurance Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
Assets				
Cash	\$ 727,967	\$ -	\$ 207,681	\$ 935,648
Cash – tax escrow fund, restricted	28,463	-	-	28,463
Assessments receivable, net of allowance for doubtful accounts of \$3,414,874	-	-	-	-
Due from developer, net	126,902	-	-	126,902
Insurance proceeds receivable	-	930,176	-	930,176
Prepaid expenses and other assets	70,864	-	-	70,864
Interfund receivable	-	-	1,613,513	1,613,513
	<u> </u>	<u> </u>	<u> </u>	<u> </u>
Total assets	<u>\$ 954,196</u>	<u>\$ 930,176</u>	<u>\$ 1,821,194</u>	<u>\$ 3,705,566</u>
Liabilities and Fund Balance (Deficit)				
Liabilities				
Accounts payable and accrued expenses	\$ 80,486	\$ 423,188	\$ -	\$ 503,674
Prepaid assessments	1,578,240	-	-	1,578,240
Interfund payable	1,046,917	566,596	-	1,613,513
Total liabilities	<u>2,705,643</u>	<u>989,784</u>	<u>-</u>	<u>3,695,427</u>
Fund balance (deficit)	<u>(1,751,447)</u>	<u>(59,608)</u>	<u>1,821,194</u>	<u>10,139</u>
Total liabilities and fund balance (deficit)	<u>\$ 954,196</u>	<u>\$ 930,176</u>	<u>\$ 1,821,194</u>	<u>\$ 3,705,566</u>

The Notes to Financial Statements are an integral part of this statement.

Americano Beach Lodge Resort Condominium Association, Inc.
Statement of Revenue, Expenses, and Changes in Fund Balance (Deficit)
Year Ended December 31, 2017

	<u>Operating Fund</u>	<u>Insurance Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
Revenue				
Owner assessments	\$ 3,104,949	\$ -	\$ 750,400	\$ 3,855,349
Developer assessments	638,607	-	-	638,607
Rental income, net	129,874	-	-	129,874
Late charges and other income	122,828	-	235	123,063
Insurance proceeds	-	1,120,960	-	1,120,960
	<u>3,996,258</u>	<u>1,120,960</u>	<u>750,635</u>	<u>5,867,853</u>
Expenses				
General and administrative	1,189,371	-	-	1,189,371
Housekeeping	407,416	-	-	407,416
Repairs and maintenance	296,633	-	83,599	380,232
Other operating expenses	2,301,876	-	-	2,301,876
Hurricane damage expenses	-	1,180,568	-	1,180,568
	<u>4,195,296</u>	<u>1,180,568</u>	<u>83,599</u>	<u>5,459,463</u>
Excess (deficiency) of revenue over expenses	(199,038)	(59,608)	667,036	408,390
Fund balance (deficit)				
Beginning of year	<u>(1,552,409)</u>	<u>-</u>	<u>1,154,158</u>	<u>(398,251)</u>
End of year	<u>\$ (1,751,447)</u>	<u>\$ (59,608)</u>	<u>\$ 1,821,194</u>	<u>\$ 10,139</u>

The Notes to Financial Statements are an integral part of this statement.

Americano Beach Lodge Resort Condominium Association, Inc.
Statement of Cash Flows
Year Ended December 31, 2017

	<u>Operating Fund</u>	<u>Insurance Fund</u>	<u>Replacement Fund</u>	<u>Total</u>
Cash flows from operating activities				
Excess (deficiency) of revenue over expenses	\$ (199,038)	\$ (59,608)	\$ 667,036	\$ 408,390
Adjustments to reconcile excess (deficiency) of revenue over expenses to net cash provided by (used in) operating activities				
Bad debt expense	1,528,772	-	-	1,528,772
Changes in assets and liabilities				
Cash – tax escrow fund, restricted	(14,789)	-	-	(14,789)
Member assessments receivable	(1,528,772)	-	-	(1,528,772)
Due to/from developer, net	(173,884)	-	-	(173,884)
Insurance proceeds receivable	204,628	(930,176)	-	(725,548)
Prepaid expenses and other assets	(39,794)	-	-	(39,794)
Accounts payable and accrued expenses	(535,411)	423,188	-	(112,223)
Accrued hurricane damages	(1,284,324)	-	-	(1,284,324)
Prepaid assessments	1,079,851	-	-	1,079,851
Net cash provided by (used in) operating activities	<u>(962,761)</u>	<u>(566,596)</u>	<u>667,036</u>	<u>(862,321)</u>
Cash flows from financing activities				
Interfund borrowings	<u>1,165,213</u>	<u>566,596</u>	<u>(1,731,809)</u>	<u>-</u>
Net increase (decrease) in cash	202,452	-	(1,064,773)	(862,321)
Cash				
Beginning of year	<u>525,515</u>	<u>-</u>	<u>1,272,454</u>	<u>1,797,969</u>
End of year	<u>\$ 727,967</u>	<u>\$ -</u>	<u>\$ 207,681</u>	<u>\$ 935,648</u>

The Notes to Financial Statements are an integral part of this statement.

1. ORGANIZATION AND PURPOSE

Nature of Organization

Americano Beach Lodge Resort Condominium Association, Inc. (the "Association") was organized in 1992 as a not-for-profit corporation under the Condominium Act and Florida Real Estate Time-Share Act (Chapters 718 and 721, Florida Statutes). The purpose of the Association is to manage, operate, and maintain the common property ofAmericano Beach Lodge Resort Condominium (the "Resort") located in Daytona Beach, Florida. The Resort consists of 163 whole units and a recreation area containing a swimming pool and deck, jacuzzi, beachfront area for additional recreational activities, basketball court, deli, health club, and spa facilities.

Effective January 31, 2016,Americano Resort Coalition, Inc. ("ARC") became the developer of the resort and on July 12, 2016, assigned all developer rights to ARCAmericano, LLC and it effectively became the developer of the resort.

The lounge, health club, and spa facilities represent property which has been retained by the developer. However, members of the Association are entitled to the unlimited use of these facilities during their stay at the Resort. In addition, members of the Association also become members of the health club and spa, pursuant to the terms of the unit-week purchase contracts.

Each whole unit is subdivided into 52 fixed unit-weeks representing approximately 8,500 unit-weeks. As of December 31, 2017,Americano Beach Resort Limited Partnership (the "Developer") held title to approximately 1,450 unit-weeks.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Basis of Presentation

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

Operating Fund – This fund is used to account for financial resources available for the general operations of the Association.

Insurance Fund – This fund is used to account for the insurance proceeds and repairs related to the hurricane damages (Note 7).

Replacement Fund – This fund is used to accumulate financial resources designated for future major repairs and replacements.

Cash and Concentration Risk

The Association considers money in checking accounts and money market funds to be cash. The Association maintains all of its cash in accounts at financial institutions which, at times, may exceed federally-insured amounts. The Federal Deposit Insurance Corporation (“FDIC”) provides for deposits at FDIC insured institutions to be insured up to \$250,000. The Association has not experienced any losses in such accounts.

Cash – Tax Escrow Fund, Restricted

The tax escrow fund is utilized to collect real estate taxes billed to the owners to pay annual property taxes billed to the Association. The Association bills in advance based on an estimate to enable them to have the funds to pay the taxes when due. The Association remits real estate taxes on behalf of the individual unit-week owners; therefore, the real estate tax assessments and the related expenses are not presented on the Association’s statement of revenue, expenses, and changes in fund balance (deficit).

Assessments Receivable and Allowance for Doubtful Accounts

Assessments receivable represent amounts due from unit-week owners for maintenance and taxes. The budgeted amount of the annual assessment for the replacement fund is funded from annual cash receipts. All assessments receivable are presented in the operating fund.

The Association provides for estimated future losses to be incurred due to uncollectible assessments. The allowance is based on past collection and industry experience at amounts sufficient to sustain any material losses that may result from unpaid accounts. Receivables are considered delinquent when they are 30 days past due. The portion of receivables which are considered delinquent is charged against the allowance when all collection efforts have been exhausted. Factors which influence management’s judgement in determining the appropriate allowance for doubtful accounts, and for charging off uncollectible accounts, include past collection experience and industry standards. At December 31, 2017, member assessments receivable were deemed uncollectible and accordingly written off. For the year ended December 31, 2017, bad debt expense was \$1,528,772.

Revenue Recognition

Based upon a budget established by the Board of Directors, assessments are levied against the unit-week owners based on their proportionate share of common expenses and funds for future repairs and replacements.

Property and Equipment

Common property acquired from the Developer and others and related improvements to such property are not recognized in the Association’s financial statements. Those properties are owned by the individual unit-week owners in common and not by the Association. Replacements, major repairs, and the purchase of additional commonly owned assets are accounted for as expenditures in the replacement fund.

Prepaid Assessments

Prepaid assessments consist of 2018 and future maintenance and tax assessments received by the Association in 2017.

Income Taxes

For the year ended December 31, 2017, the Association elected to be taxed as a homeowners association in accordance with Internal Revenue Code Section 528. Under that election, the Association is taxed only on its nonexempt function income, such as interest earnings, at a flat federal rate of 32%. Exempt function income, which consists primarily of member assessments, is not taxable. When applicable, interest and penalties will be reported as interest expense and general and administrative expenses, respectively.

For the year ended December 31, 2017, nonexempt function income did not exceed the related expenses. Therefore, no federal or state income tax is recorded. The Association has no temporary differences relating to the recognition of income and expenses for financial and tax reporting purposes. Accordingly, no deferred tax assets or liabilities are recorded.

It is the Association's accounting policy to evaluate uncertain tax positions in accordance with the accounting pronouncement on uncertainty for income taxes. Management has determined that there are no uncertain tax positions as of December 31, 2017. In addition, the Association has no income tax related penalties or interest for the period reported in these financial statements.

Recently Issued Accounting Pronouncement

In May 2014, the Financial Accounting Standards Board ("FASB") issued ASU 2014-09 (Revenue from Contracts with Customers (Topic 606)), which requires an entity to recognize revenue from the transfer of promised goods or services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those goods or services. The guidance addresses, in particular, contracts with more than one performance obligation, as well as the accounting for some costs to obtain or fulfill a contract with a customer; and provides for additional disclosures with respect to revenues and cash flows arising from contracts with customers. In August 2015, the FASB issued ASU 2015-14 which deferred the effective date of ASU 2014-09 for all entities by one year. With respect to non-public entities, this update is effective for fiscal years, and interim periods within those years, beginning after December 15, 2018, and early adoption is permitted for fiscal years beginning after December 15, 2016. The effect of this guidance on the financial statements of the Association has not been determined.

2. OWNER ASSESSMENTS

Pursuant to the Declaration of Condominium and By-Laws of the Association, assessments (both regular and special) are allocated to the unit-week owners in the proportions or percentages provided in the Declaration. The annual budget and owner assessments are determined by the Board of Directors.

The 2017 annual assessments to the unit-week owners ranged from \$464.10 to \$899.50 depending on the unit type.

The Association is collecting assessments for and remitting real estate taxes on behalf of individual unit-week owners. Therefore, the real estate tax assessments and the related expenses are not presented on the Association's statement of revenue, expenses, and changes in fund balance (deficit).

3. RELATED PARTY TRANSACTIONS

The Developer operates the Association's lounge, health club, and spa facilities and has the right to transact business necessary to continue these offerings during the period of sale, resale, and rental of all the unit-weeks owned by the Developer. As of December 31, 2017, \$76,562 of health club dues was collected on behalf of the Developer which was subsequently remitted and is included in due to Developer in the accompanying balance sheet. Due from Developer consists of special assessments receivable.

4. MANAGEMENT AGREEMENT

On January 31, 2016, the Association entered into a management agreement with ARC Resorts LLC (the "Management Company") as manager of the Resort for a period of three years with automatic renewal for successive periods of three years each unless cancelled by either party under the terms of the agreement. The Management Company provides services, through employees and experts retained by it, incidental to management and operation of the Resort in exchange for a fee as more fully defined in the agreement. For the year ended December 31, 2017, the management fees are \$307,257 and are included in general and administrative expense in the accompanying statement of revenue, expenses, and changes in fund balance (deficit).

Pursuant to the requirement of Chapter 192, Florida Statutes, the Management Company will act as the "Agent" for purposes of ad valorem real estate tax assessments, taxation, and special assessments.

5. REPLACEMENT FUND

The Association's governing documents and Florida Statutes require the Association to accumulate funds for future major repairs and replacements. Cash collected for replacements are maintained in a separate bank account and all interest income earned on these accounts is allocated to the replacement fund.

The Board of Directors annually approves the budgeted amounts needed to fund the major repairs and replacements of common property. The unit-week owners are funding these repairs and replacements over the remaining useful lives of the components by taking into consideration an independent reserve study performed in 2012 and management's estimate of certain reserve line items not included in the independent study. The estimates were based on future estimated replacement costs. Funding requirements do not consider inflation or interest on amounts funded for future major repairs and replacements. Accordingly, funding of \$1,053,589 has been included in the 2018 budget. Actual expenditures may vary from management's estimate of future expenditures and these variations may be material.

If additional funds are needed, the Association has the right, subject to the approval of the Board of Directors, to increase regular assessments, levy special assessments, or delay major repairs and replacements until appropriate funds are available.

6. SUBSEQUENT EVENTS

The Association has evaluated subsequent events through October 3, 2018, which is the date the financial statements were available to be issued.

On March 20, 2018, the Board of Directors passed a special assessment in the amount of \$4,348,109 for the purpose of repairing the property damages from the hurricanes. The special assessment was billed in two equal installments, the first due on April 15th and the second due on July 15, 2018.

Americano Beach Lodge Resort Condominium Association, Inc.
Notes to Financial Statements
December 31, 2017

In addition, the Association entered into construction contracts approximating \$2,661,000 for various repairs of the property.

7. INSURANCE PROCEEDS

During 2017 and 2016, the Association suffered damages approximating over \$5 million from two hurricanes that destroyed a significant percentage of the units, infrastructure, other property, and equipment. The Association submitted insurance claims under their existing policies, and is in negotiations with the insurance companies, and may submit additional claims.

During the year ended December 31, 2017, insurance claims on behalf of the Association for damages were approved in the amount of \$1,120,960. In addition to this amount, claims under the Association's insurance policy of approximately \$1,238,000 were approved relating to non-Association property and other damages incurred by the Developer which are not reflected in the statement of revenue, expenses, and changes in fund balance (deficit).

Based on the current estimates of management, the insurance coverage is not sufficient to cover the loss in full (Note 8).

8. GOING CONCERN UNCERTAINTY

The accompanying financial statements have been prepared assuming the Association will continue as a going concern. However, the following conditions raise substantial doubt about its ability to continue as a going concern. As of December 31, 2017, the Association's financial statements reflect an accumulated deficit for the operating fund of approximately \$1.8 million. In addition, during 2017 the hurricane damages (see Note 7) impacted a significant portion of the property and affected a large percentage of the units rendering the property unusable.

To address the operating fund deficit and the property damage, management is attempting to obtain loans and/or investors to secure the necessary financing for the property repairs. In addition, a special assessment approximating \$4 million was approved and passed in March 2018 to offset the cost of the property repairs. In the event management is unsuccessful in obtaining the necessary funding and unable to complete the necessary repairs to the property, management plans to move to liquidate the Association.



SUPPLEMENTARY INFORMATION

Americano Beach Lodge Resort Condominium Association, Inc.
Schedule of Revenue and Expenses – Operating Fund
Year Ended December 31, 2017

	<u>Actual</u>	<u>Budget (Unaudited)</u>
Revenue		
Maintenance assessments	\$ 3,743,556	\$ 3,743,556
Rental income, net	129,874	-
Late charges and other income	122,828	53,800
Total revenue	<u>3,996,258</u>	<u>3,797,356</u>
Expenses		
General and administrative		
Rent – recreational and common facilities		
Management fee	307,257	307,255
General administration	298,248	295,206
Front desk payroll/taxes	175,081	251,858
Housekeeping payroll/taxes	227,608	286,310
Maintenance payroll/taxes	138,350	376,749
Total rent – recreational and common facilities	<u>1,146,544</u>	<u>1,517,378</u>
Front desk/reservations/night crew		
Guest relations	10,725	24,000
Computer/office/secretary supplies	4,968	12,000
Equipment rental/copier/postage/print	13,429	9,600
Uniforms/training/miscellaneous	705	3,000
Total front desk/reservations/night crew	<u>29,827</u>	<u>48,600</u>
Professional fees		
Audit and tax expense	<u>13,000</u>	<u>14,400</u>
Total general and administrative	<u>1,189,371</u>	<u>1,580,378</u>

Continued

Americano Beach Lodge Resort Condominium Association, Inc.
Schedule of Revenue and Expenses – Operating Fund
Year Ended December 31, 2017

	<u>Actual</u>	<u>Budget (Unaudited)</u>
Housekeeping		
Equipment rental/repair	5,987	10,200
Cleaning/laundry chemicals	44,565	129,000
Contract cleaning	260,994	120,000
Unit consumables/inventory replacement	95,870	36,000
Total housekeeping	<u>407,416</u>	<u>295,200</u>
Maintenance		
Building maintenance/ supplies	119,634	102,000
Contract plumbing	6,667	11,700
Elevator	32,483	23,400
Fire protection	8,042	7,800
Landscaping	3,049	10,200
Pool maintenance/supplies	31,176	47,400
Pool contractor	22,930	36,000
Pest control	12,798	7,200
Outside labor	58,116	3,000
Safety/education/training	1,738	7,800
Total maintenance	<u>296,633</u>	<u>256,500</u>
Other operating expenses		
Bad debt expense	1,528,772	720,000
Bank/credit card fees	33,859	38,400
Equipment rental	3,835	7,800
Insurance and licenses	218,240	234,370
Postage	9,482	12,000
Land sales division fees	20,592	24,000
Administrative office supplies/travel	25,452	30,708
Licenses/fees	4,463	15,000
Printing	11,769	17,400
Security services	29,563	7,800
Utilities	415,849	557,800
Total other operating expenses	<u>2,301,876</u>	<u>1,665,278</u>
Total expenses	<u>4,195,296</u>	<u>3,797,356</u>
Deficiency of revenue over expenses	<u>\$ (199,038)</u>	<u>\$ -</u>

See Independent Auditors' Report.

Americano Beach Lodge Resort Condominium Association, Inc.
Schedule of Future Major Repairs and Replacements (Unaudited)
December 31, 2017

An independent specialist conducted a study in 2012 to estimate the remaining useful lives and the current replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study.

The following table is based on that study, as updated by management, and presents significant information about the components of common property:

Components	Remaining Estimated Useful Lives	Estimated Current Replacement Costs	Fund Balance (Deficit) December 31, 2016	Additions	Expenditures	Fund Balance (Deficit) December 31, 2017
Roof	9 years	\$ 390,000	\$ 165,976	\$ 26,000	\$ -	\$ 191,976
Exterior painting	1 years	150,000	93,881	30,000	-	123,881
Pavement resurfacing	2 years	60,000	37,275	8,571	-	45,846
Furnitures and fixtures	3 years	2,954,855	553,100	591,207	23,663	1,120,644
Air conditioner	3 years	300,000	100,121	42,857	-	142,978
Elevator	18 years	500,000	173,216	20,000	-	193,216
Pool deck	3 years	80,000	(19,607)	16,000	57,030	(60,637)
Telephone and computer	3 years	80,000	50,196	16,000	2,906	63,290
		\$ 4,514,855	\$ 1,154,158	\$ 750,635	\$ 83,599	\$ 1,821,194