

EXPERT 
Reserve Services, Inc.

Reserve Studies - Replacement Cost Valuations

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STRUCTURAL INTEGRITY RESERVE STUDY



Sixty vining Court
60 Vining Court
Ormond Beach, FL 32174

December 15, 2023

Fiscal Year January 1, 2024

Sixty vining Court

60 Vining Court , Ormond Beach, FL 32174

Reserve Study Year 2024

As authorized, a structural integrity reserve study report has been prepared for Sixty vining Court located at 60 Vining Court , Ormond Beach, FL 32174 . Built in 1976 containing 16 units with components dictated by Florida State Statute 718. These items are: roof, load bearing walls and other primary structure members, floor, foundation, fireproofing and fire protection systems, plumbing, electrical systems, waterproofing & exterior painting, and windows. Each building has been identified within this report for accuracy.

Your report has been divided into sections for easier referencing. The first section contains all general information including definitions, accounting formulas, etc. An index of sections and components can be found at the end of Detail Report by Category pages.

In this report, we have taken the approved accounting formula as outlined by The State of Florida. This schedule will give you the recommended contribution per unit for the report year 2024 to remain compliant and show a fully funded reserve schedule.

This report contains information to act as a guideline to assist in budget preparation and in no way constitutes a complete budget or any opinion regarding the implication of such and consists of suggested contributions for reserves only and in no way affects the operating budget.

It is the opinion of Expert Reserve Services, Inc. that Sixty vining Court's fully funded reserve contribution shown in this report is adequate for risk management, State requirements and budget planning provided the suggested contribution in this report is adopted and the engineering report attached is followed.

This report identifies the required assets maintained by the Association and provides estimates on useful life, remaining life, and scheduled replacement date, and future replacement cost. This information was derived from the engineering report for a structural integrity reserve study as outlined by Florida State Statute 718 and following National Reserve Study Standards.

FINANCIAL SUMMARY

Fiscal Year

Proposed Year End Balance (12/31/2023)	\$53,066.00
Projected Expenditures (2024)	\$7,500.00
Full Funding - Threshold Model (1/1/2025)	\$74,808.00
Annual Contribution (2024)	\$29,242.00
Annual Contribution Per Unit (2024)	\$1,827.63

As with many associations of this age, environmental elements and construction techniques play a large part in useful life and remaining life of components. Fluctuations in construction costs, disasters, and insurance policy limitations cannot be foretold in specific form to regulate guaranteed results and therefore, we reserve the right to amend this statement upon future events and information provided. Future updates can be obtained on an annual basis and is highly recommended in this uncertain economy.

This report is prepared as a budget tool to assist the association in its long range financial planning. Its use for any other purpose is not appropriate. The visual observations made do NOT constitute an "Engineering Inspection" and are not detailed enough to be relied upon, nor should they be relied upon, to determine violations of jurisdictional requirements (building ordinances, codes, etc.) relating to the safety, soundness, structural integrity, or habitability of the projects buildings or of any individual component. The Engineering Study is used as a guideline to produce this report for compliance and funding purposes.

This report is prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Expert Reserve Services, Inc.

Thank you for allowing Expert Reserve Services, Inc. the opportunity to serve your Association. Upon your review of this report, please do not hesitate to contact us with any questions that may arise.

Anastasia Kolodzik

Expert Reserve Services, Inc.

RS, PRA # 2340, CAM 52338



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Sixty vining Court

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Sixty vining Court
Ormond Beach, FL
Structural Integrity Full Funding Model Summary 2024

Report Date	December 15, 2023
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	16

<i>Report Parameters</i>	
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.00%
2024 Beginning Balance	\$53,066

Threshold Funding Model
Year-Inflation
2024 8.30%
2025 7.30%
2026 6.30%
2027 5.30%
2028 4.30%

<i>Threshold Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$2,436.80
<i>\$152.30 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$0.00</u>
Total Monthly Allocation to Reserves	\$2,436.80
<i>\$152.30 per unit monthly</i>	

Sixty vining Court
Structural Integrity Full Funding Model Projection 2024

Beginning Balance: \$53,066

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	215,119	29,242		7,500	74,808	111,331	67%
2025	232,974	31,669		8,122	98,354	137,654	71%
2026	249,979	33,980		8,715	123,619	165,670	75%
2027	265,727	36,121		9,264	150,475	194,819	77%
2028	279,811	38,035		59,833	128,677	172,209	75%
2029	291,843	39,671		10,175	158,173	201,772	78%
2030	304,392	41,377		39,620	159,930	203,304	79%
2031	317,481	43,156		11,069	192,017	236,151	81%
2032	331,132	45,012		11,545	225,484	271,446	83%
2033	345,371	46,947		36,123	236,308	284,223	83%
2034	360,222	43,511		236,307	43,511	90,424	48%
2035	375,712	45,382		13,099	75,793	122,838	62%
2036	391,867	47,333		13,662	109,464	157,872	69%
2037	408,718	49,368		53,199	105,634	155,068	68%
2038	426,292	51,491		14,862	142,262	194,102	73%
2039	444,623	53,705		15,502	180,466	236,206	76%
2040	463,742	56,015		16,168	220,312	281,572	78%
2041	483,683	58,423		16,863	261,872	330,403	79%
2042	504,481	60,935		17,588	305,219	382,912	80%
2043	526,174	63,556		149,204	219,571	302,841	73%
2044	548,799	66,288		71,432	214,427	302,983	71%
2045	572,398	69,139		19,956	263,610	359,470	73%
2046	597,011	72,112		20,814	314,907	420,254	75%
2047	622,682	75,213		21,709	368,410	485,602	76%
2048	649,457	78,447		22,643	424,214	555,792	76%
2049	677,384	81,820		424,214	81,820	213,298	38%
2050	706,512	85,338		24,632	142,526	276,111	52%
2051	736,892	89,008		95,914	135,620	270,689	50%
2052	768,578	92,835		26,796	201,659	340,682	59%
2053	801,627	96,827		83,845	214,641	357,894	60%

Sixty vining Court

Structural Integrity Full Funding Model Assessment & Category Summary 2024

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Roof							
Shingle Roofing	2028	15	0	4	<u>30,250</u>	<u>22,183</u>	<u>22,183</u>
Roof - Total					\$30,250	\$22,183	\$22,183
Mansard							
Shingle Mansard	2028	15	0	4	<u>8,250</u>	<u>6,050</u>	<u>6,050</u>
Mansard - Total					\$8,250	\$6,050	\$6,050
Paint							
Unit Building Exterior Paint	2030	7	0	6	<u>20,500</u>	<u>2,929</u>	<u>2,929</u>
Paint - Total					\$20,500	\$2,929	\$2,929
Building							
Building Restoration Allowance	2034	15	0	10	<u>127,219</u>	<u>8,333</u>	<u>42,406</u>
Building - Total					\$127,219	\$8,333	\$42,406
Fire Prevention							
Electrical Allowance	2024	1	0	0	2,500	2,500	2,500
Fire Prevention Allowance	2024	1	0	0	2,500	2,500	2,500
Plumbing Allowance	2024	1	0	0	<u>2,500</u>	<u>2,500</u>	<u>2,500</u>
Fire Prevention - Total					\$7,500	\$7,500	\$7,500
Windows and Doors							
Unit Doors	2034	35	0	10	6,400	4,571	4,571
Unit Window Allowance	2033	10	0	9	<u>15,000</u>	<u>1,500</u>	<u>1,500</u>
Windows and Doors - Total					\$21,400	\$6,071	\$6,071
Total Asset Summary					<u>\$215,119</u>	<u>\$53,066</u>	<u>\$87,140</u>

Percent Fully Funded	61%
Current Average Liability per Unit (Total Units: 16)	-\$2,130

Sixty vining Court
Structural Integrity Fully Funded Calculation 2024

Asset ID	Description	Current Cost	x	Age	/	Useful Life	=	Fully Funded
Roof								
	Shingle Roofing	\$30,250	x	11	/	15	=	<u>\$22,183</u>
	Roof - Total:							<u>\$22,183</u>
Mansard								
	Shingle Mansard	\$8,250	x	11	/	15	=	<u>\$6,050</u>
	Mansard - Total:							<u>\$6,050</u>
Paint								
	Unit Building Exterior Paint	\$20,500	x	1	/	7	=	<u>\$2,929</u>
	Paint - Total:							<u>\$2,929</u>
Building								
	Building Restoration Allowa...	\$127,219	x	5	/	15	=	<u>\$42,406</u>
	Building - Total:							<u>\$42,406</u>
Fire Prevention								
	Electrical Allowance	\$2,500	x	1	/	1	=	<u>\$2,500</u>
	Fire Prevention Allowance	\$2,500	x	1	/	1	=	<u>\$2,500</u>
	Plumbing Allowance	\$2,500	x	1	/	1	=	<u>\$2,500</u>
	Fire Prevention - Total:							<u>\$7,500</u>
Windows and Doors								
	Unit Doors	\$6,400	x	25	/	35	=	<u>\$4,571</u>
	Unit Window Allowance	\$15,000	x	1	/	10	=	<u>\$1,500</u>
	Windows and Doors - Total:							<u>\$6,071</u>
	Total Asset Summary:							<u><u>\$87,140</u></u>

Sixty vining Court
Structural Integrity Annual Expenditure Detail

Description	Expenditures
Replacement Year 2024	
Electrical Allowance	2,500
Fire Prevention Allowance	2,500
Plumbing Allowance	2,500
Total for 2024	\$7,500
Replacement Year 2025	
Electrical Allowance	2,707
Fire Prevention Allowance	2,707
Plumbing Allowance	2,707
Total for 2025	\$8,122
Replacement Year 2026	
Electrical Allowance	2,905
Fire Prevention Allowance	2,905
Plumbing Allowance	2,905
Total for 2026	\$8,715
Replacement Year 2027	
Electrical Allowance	3,088
Fire Prevention Allowance	3,088
Plumbing Allowance	3,088
Total for 2027	\$9,264
Replacement Year 2028	
Electrical Allowance	3,252
Fire Prevention Allowance	3,252
Plumbing Allowance	3,252
Shingle Mansard	10,731
Shingle Roofing	39,347
Total for 2028	\$59,833
Replacement Year 2029	
Electrical Allowance	3,392
Fire Prevention Allowance	3,392
Plumbing Allowance	3,392
Total for 2029	\$10,175
Replacement Year 2030	
Electrical Allowance	3,537

Sixty vining Court
Structural Integrity Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2030 continued...</i>	
Fire Prevention Allowance	3,537
Plumbing Allowance	3,537
Unit Building Exterior Paint	29,007
Total for 2030	\$39,620
 Replacement Year 2031	
Electrical Allowance	3,690
Fire Prevention Allowance	3,690
Plumbing Allowance	3,690
Total for 2031	\$11,069
 Replacement Year 2032	
Electrical Allowance	3,848
Fire Prevention Allowance	3,848
Plumbing Allowance	3,848
Total for 2032	\$11,545
 Replacement Year 2033	
Electrical Allowance	4,014
Fire Prevention Allowance	4,014
Plumbing Allowance	4,014
Unit Window Allowance	24,082
Total for 2033	\$36,123
 Replacement Year 2034	
Building Restoration Allowance	213,031
Electrical Allowance	4,186
Fire Prevention Allowance	4,186
Plumbing Allowance	4,186
Unit Doors	10,717
Total for 2034	\$236,307
 Replacement Year 2035	
Electrical Allowance	4,366
Fire Prevention Allowance	4,366
Plumbing Allowance	4,366
Total for 2035	\$13,099

Sixty vining Court
Structural Integrity Annual Expenditure Detail

Description	Expenditures
Replacement Year 2036	
Electrical Allowance	4,554
Fire Prevention Allowance	4,554
Plumbing Allowance	4,554
Total for 2036	\$13,662
Replacement Year 2037	
Electrical Allowance	4,750
Fire Prevention Allowance	4,750
Plumbing Allowance	4,750
Unit Building Exterior Paint	38,949
Total for 2037	\$53,199
Replacement Year 2038	
Electrical Allowance	4,954
Fire Prevention Allowance	4,954
Plumbing Allowance	4,954
Total for 2038	\$14,862
Replacement Year 2039	
Electrical Allowance	5,167
Fire Prevention Allowance	5,167
Plumbing Allowance	5,167
Total for 2039	\$15,502
Replacement Year 2040	
Electrical Allowance	5,389
Fire Prevention Allowance	5,389
Plumbing Allowance	5,389
Total for 2040	\$16,168
Replacement Year 2041	
Electrical Allowance	5,621
Fire Prevention Allowance	5,621
Plumbing Allowance	5,621
Total for 2041	\$16,863
Replacement Year 2042	
Electrical Allowance	5,863

Sixty vining Court
Structural Integrity Annual Expenditure Detail

Description	Expenditures
<i>Replacement Year 2042 continued...</i>	
Fire Prevention Allowance	5,863
Plumbing Allowance	5,863
Total for 2042	\$17,588
Replacement Year 2043	
Electrical Allowance	6,115
Fire Prevention Allowance	6,115
Plumbing Allowance	6,115
Shingle Mansard	20,179
Shingle Roofing	73,990
Unit Window Allowance	36,689
Total for 2043	\$149,204
Replacement Year 2044	
Electrical Allowance	6,378
Fire Prevention Allowance	6,378
Plumbing Allowance	6,378
Unit Building Exterior Paint	52,298
Total for 2044	\$71,432
Replacement Year 2045	
Electrical Allowance	6,652
Fire Prevention Allowance	6,652
Plumbing Allowance	6,652
Total for 2045	\$19,956
Replacement Year 2046	
Electrical Allowance	6,938
Fire Prevention Allowance	6,938
Plumbing Allowance	6,938
Total for 2046	\$20,814
Replacement Year 2047	
Electrical Allowance	7,236
Fire Prevention Allowance	7,236
Plumbing Allowance	7,236
Total for 2047	\$21,709

Sixty vining Court
Structural Integrity Annual Expenditure Detail

Description	Expenditures
Replacement Year 2048	
Electrical Allowance	7,548
Fire Prevention Allowance	7,548
Plumbing Allowance	7,548
Total for 2048	\$22,643
Replacement Year 2049	
Building Restoration Allowance	400,597
Electrical Allowance	7,872
Fire Prevention Allowance	7,872
Plumbing Allowance	7,872
Total for 2049	\$424,214
Replacement Year 2050	
Electrical Allowance	8,211
Fire Prevention Allowance	8,211
Plumbing Allowance	8,211
Total for 2050	\$24,632
Replacement Year 2051	
Electrical Allowance	8,564
Fire Prevention Allowance	8,564
Plumbing Allowance	8,564
Unit Building Exterior Paint	70,223
Total for 2051	\$95,914
Replacement Year 2052	
Electrical Allowance	8,932
Fire Prevention Allowance	8,932
Plumbing Allowance	8,932
Total for 2052	\$26,796
Replacement Year 2053	
Electrical Allowance	9,316
Fire Prevention Allowance	9,316
Plumbing Allowance	9,316
Unit Window Allowance	55,897
Total for 2053	\$83,845

Sixty vining Court
Structural Integrity Asset Summary Report 2024

Description	Asset ID	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Building Restoration Allowance		2034	127,219	15	0	10	213,031	1 @	127,219.00
Electrical Allowance		2024	2,500	1	0	0	2,500	1 @	2,500.00
Fire Prevention Allowance		2024	2,500	1	0	0	2,500	1 @	2,500.00
Plumbing Allowance		2024	2,500	1	0	0	2,500	1 @	2,500.00
Shingle Mansard		2028	8,250	15	0	4	10,731	15 @	550.00
Shingle Roofing		2028	30,250	15	0	4	39,347	55 @	550.00
Unit Building Exterior Paint		2030	20,500	7	0	6	29,007	8200 @	2.50
Unit Doors		2034	6,400	35	0	10	10,717	16 @	400.00
Unit Window Allowance		2033	15,000	10	0	9	24,082	1 @	15,000.00

Sixty vining Court
Structural Integrity Spread Sheet

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning Balance	53,066	74,808	98,354	123,619	150,475	128,677	158,173	159,930	192,017	225,484
Annual Assessment	29,242	31,669	33,980	36,121	38,035	39,671	41,377	43,156	45,012	46,947
Interest Earned										
Expenditures	7,500	8,122	8,715	9,264	59,833	10,175	39,620	11,069	11,545	36,123
Fully Funded Reserves	111,331	137,654	165,670	194,819	172,209	201,772	203,304	236,151	271,446	284,223
Percent Fully Funded	67%	71%	75%	77%	75%	78%	79%	81%	83%	83%
Ending Balance	74,808	98,354	123,619	150,475	128,677	158,173	159,930	192,017	225,484	236,308
Description										
Roof										
Shingle Roofing					39,347					
Roof Total:					39,347					
Mansard										
Shingle Mansard					10,731					
Mansard Total:					10,731					
Paint										
Unit Building Exterior Paint							29,007			
Paint Total:							29,007			
Building										
Building Restoration Allowance										
Building Total:										
Fire Prevention										
Electrical Allowance	2,500	2,707	2,905	3,088	3,252	3,392	3,537	3,690	3,848	4,014
Fire Prevention Allowance	2,500	2,707	2,905	3,088	3,252	3,392	3,537	3,690	3,848	4,014
Plumbing Allowance	2,500	2,707	2,905	3,088	3,252	3,392	3,537	3,690	3,848	4,014
Fire Prevention Total:	7,500	8,122	8,715	9,264	9,755	10,175	10,612	11,069	11,545	12,041
Windows and Doors										
Unit Doors										
Unit Window Allowance										24,082
Windows and Doors Total:										24,082
Year Total:	7,500	8,122	8,715	9,264	59,833	10,175	39,620	11,069	11,545	36,123

Sixty vining Court
Structural Integrity Spread Sheet

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Beginning Balance	236,308	43,511	75,793	109,464	105,634	142,262	180,466	220,312	261,872	305,219
Annual Assessment	43,511	45,382	47,333	49,368	51,491	53,705	56,015	58,423	60,935	63,556
Interest Earned										
Expenditures	236,307	13,099	13,662	53,199	14,862	15,502	16,168	16,863	17,588	149,204
Fully Funded Reserves	90,424	122,838	157,872	155,068	194,102	236,206	281,572	330,403	382,912	302,841
Percent Fully Funded	48%	62%	69%	68%	73%	76%	78%	79%	80%	73%
Ending Balance	43,511	75,793	109,464	105,634	142,262	180,466	220,312	261,872	305,219	219,571
Description										
Roof										
Shingle Roofing										73,990
Roof Total:										73,990
Mansard										
Shingle Mansard										20,179
Mansard Total:										20,179
Paint										
Unit Building Exterior Paint				38,949						
Paint Total:				38,949						
Building										
Building Restoration Allowance	213,031									
Building Total:	213,031									
Fire Prevention										
Electrical Allowance	4,186	4,366	4,554	4,750	4,954	5,167	5,389	5,621	5,863	6,115
Fire Prevention Allowance	4,186	4,366	4,554	4,750	4,954	5,167	5,389	5,621	5,863	6,115
Plumbing Allowance	4,186	4,366	4,554	4,750	4,954	5,167	5,389	5,621	5,863	6,115
Fire Prevention Total:	12,559	13,099	13,662	14,250	14,862	15,502	16,168	16,863	17,588	18,345
Windows and Doors										
Unit Doors	10,717									
Unit Window Allowance										36,689
Windows and Doors Total:	10,717									36,689
Year Total:	236,307	13,099	13,662	53,199	14,862	15,502	16,168	16,863	17,588	149,204

Sixty vining Court
Structural Integrity Spread Sheet

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Beginning Balance	219,571	214,427	263,610	314,907	368,410	424,214	81,820	142,526	135,620	201,659
Annual Assessment	66,288	69,139	72,112	75,213	78,447	81,820	85,338	89,008	92,835	96,827
Interest Earned										
Expenditures	71,432	19,956	20,814	21,709	22,643	424,214	24,632	95,914	26,796	83,845
Fully Funded Reserves	302,983	359,470	420,254	485,602	555,792	213,298	276,111	270,689	340,682	357,894
Percent Fully Funded	71%	73%	75%	76%	76%	38%	52%	50%	59%	60%
Ending Balance	214,427	263,610	314,907	368,410	424,214	81,820	142,526	135,620	201,659	214,641
Description										
Roof										
Shingle Roofing										
Roof Total:										
Mansard										
Shingle Mansard										
Mansard Total:										
Paint										
Unit Building Exterior Paint	52,298							70,223		
Paint Total:	52,298							70,223		
Building										
Building Restoration Allowance						400,597				
Building Total:						400,597				
Fire Prevention										
Electrical Allowance	6,378	6,652	6,938	7,236	7,548	7,872	8,211	8,564	8,932	9,316
Fire Prevention Allowance	6,378	6,652	6,938	7,236	7,548	7,872	8,211	8,564	8,932	9,316
Plumbing Allowance	6,378	6,652	6,938	7,236	7,548	7,872	8,211	8,564	8,932	9,316
Fire Prevention Total:	19,134	19,956	20,814	21,709	22,643	23,617	24,632	25,691	26,796	27,948
Windows and Doors										
Unit Doors										
Unit Window Allowance										55,897
Windows and Doors Total:										55,897
Year Total:	71,432	19,956	20,814	21,709	22,643	424,214	24,632	95,914	26,796	83,845

Sixty vining Court
Florida Funding Summary Threshold 2024

Description	Future Cost	Useful Life	Remaining Life	Distribution	Required Contribution	Future Liability	Fully Funded
BUILDING 1 STRUCTURAL							
Building Restoration Allowance	213,031	15	10	8,333	14,415	204,699	42,406
Electrical Allowance	2,500	1	0	2,500	1,907	0	2,500
Fire Prevention Allowance	2,500	1	0	2,500	1,907	0	2,500
Plumbing Allowance	2,500	1	0	2,500	1,907	0	2,500
Shingle Mansard	10,731	15	4	6,050	824	4,681	6,050
Shingle Roofing	39,347	15	4	22,183	3,022	17,164	22,183
Unit Building Exterior Paint	29,007	7	6	2,929	3,061	26,079	2,929
Unit Doors	10,717	35	10	4,571	433	6,146	4,571
Unit Window Allowance	24,082	10	9	<u>1,500</u>	<u>1,767</u>	<u>22,582</u>	<u>1,500</u>
BUILDING 1 STRUCTURAL - ..				\$53,066	\$29,242	\$281,350	\$87,140
Grand Total:	<u>\$334,416</u>			<u>\$53,066</u>	<u>\$29,242</u>	<u>\$281,350</u>	<u>\$87,140</u>

Percent Fully Funded	61%
Current Average Liability per Unit (Total Units: 16)	-\$2,130

Sixty vining Court
Detail Report by Category

Building Restoration Allowance - 2034

Asset ID		1 LUMP SUM	@ \$127,219.00
BUILDING 1 STRUCTURAL		Asset Actual Cost	\$127,219.00
Category	Building	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$213,031.39
Useful Life	15	Assigned Reserves	\$8,332.67
Replacement Year	2034	Monthly Assessment	<u>\$1,201.27</u>
Remaining Life	10	Reserve Allocation	<u>\$1,201.27</u>



This component is expected to have a useful life cycle of 15 years based on location, products used, and application standards. The amount of this allowance and the useful life cycle may vary widely from actual expenses in the future and this report can be amended as more information becomes available. Allowances accrue funding for specific components? repair to extend remaining life until a complete replacement is required or if partial replacement is adequate for maintaining the area. This allowance includes building structure and all supporting components.

Electrical Allowance - 2024

Asset ID		1 EA	@ \$2,500.00
BUILDING 1 STRUCTURAL		Asset Actual Cost	\$2,500.00
Category	Fire Prevention	Percent Replacement	100%
Placed in Service	December 2023	Future Cost	\$2,500.00
Useful Life	1	Assigned Reserves	\$2,500.00
Replacement Year	2024	Monthly Assessment	<u>\$158.89</u>
Remaining Life	0	Reserve Allocation	<u>\$158.89</u>

Electrical Allowance continued...



This entry was included for as-needed repair to electrical boxes, wiring, etc. An allowance approach is suggested as the entirety of the assemblies is not required to be replaced at one given time. This includes irrigation pipes, building plumbing, and electrical which is not part of the unit owner's responsibility.

Fire Prevention Allowance - 2024

Fire Prevention Allowance - 2024		1 EA	@ \$2,500.00
Asset ID		Asset Actual Cost	\$2,500.00
BUILDING 1 STRUCTURAL		Percent Replacement	100%
Category	Fire Prevention	Future Cost	\$2,500.00
Placed in Service	December 2023	Assigned Reserves	\$2,500.00
Useful Life	1		
Replacement Year	2024	Monthly Assessment	<u>\$158.89</u>
Remaining Life	0	Reserve Allocation	\$158.89



Due to improvements in technology and/or parts obsolescence, major modernization of fire alarm system components (panels, pull stations, horns/strobes, detectors, hoses, extinguishers) is typically necessary on a 10-year schedule with panels on a 30-year schedule. Given ever-changing technologies and/or changing fire codes, we recommend that as these systems age, a qualified life safety engineer(s) assess the subject's fire alarm systems periodically to determine more specific remaining useful life and cost parameters

Sixty vining Court
Detail Report by Category

Plumbing Allowance - 2024

Asset ID	BUILDING 1 STRUCTURAL	Category	Fire Prevention	Placed in Service	December 2023	Useful Life	1	Replacement Year	2024	Remaining Life	0	1 EA	@ \$2,500.00
												Asset Actual Cost	\$2,500.00
												Percent Replacement	100%
												Future Cost	\$2,500.00
												Assigned Reserves	\$2,500.00
												Monthly Assessment	<u>\$158.89</u>
												Reserve Allocation	\$158.89



This entry was included for as-needed repair to plumbing lines, etc. An allowance approach is suggested as the entirety of the assemblies is not required to be replaced at one given time. This includes irrigation pipes, building plumbing, and electrical which is not part of the unit owner's responsibility.

Shingle Mansard - 2028

Asset ID	BUILDING 1 STRUCTURAL	Category	Mansard	Placed in Service	November 2013	Useful Life	15	Replacement Year	2028	Remaining Life	4	15 SF	@ \$550.00
												Asset Actual Cost	\$8,250.00
												Percent Replacement	100%
												Future Cost	\$10,730.99
												Assigned Reserves	\$6,050.00
												Monthly Assessment	<u>\$68.68</u>
												Reserve Allocation	\$68.68

Sixty vining Court
Detail Report by Category

Shingle Mansard continued...



Mansard shingle roofing approximately sq ft. Data gathered from within the local market suggests a probable life cycle in the 20-25-year range for a professionally designed, installed, and maintained roof. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, etc., and installation of like roofing.

Shingle Roofing - 2028

Asset ID		55 SQ	@ \$550.00
BUILDING 1 STRUCTURAL		Asset Actual Cost	\$30,250.00
Category	Roof	Percent Replacement	100%
Placed in Service	November 2013	Future Cost	\$39,346.96
Useful Life	15	Assigned Reserves	\$22,183.33
Replacement Year	2028	Monthly Assessment	<u>\$251.81</u>
Remaining Life	4	Reserve Allocation	\$251.81

Data gathered from within the local market suggests a probable life cycle in the 18-20-year range for a professionally designed, installed and maintained roof including gutters. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, etc., and installation of like roofing.

Unit Building Exterior Paint - 2030

Asset ID		8,200 SF	@ \$2.50
BUILDING 1 STRUCTURAL		Asset Actual Cost	\$20,500.00
Category	Paint	Percent Replacement	100%
Placed in Service	January 2023	Future Cost	\$29,007.36
Useful Life	7	Assigned Reserves	\$2,928.57
Replacement Year	2030	Monthly Assessment	<u>\$255.07</u>
Remaining Life	6	Reserve Allocation	\$255.07

Sixty vining Court Detail Report by Category

Unit Building Exterior Paint continued...



To ensure proper protection of the underlying concrete, stucco, wood, and metal surfaces, the market reflects a maximum 7-year useful life for exterior painting & waterproofing (instead of an association-purchased 10-year warranty). The current average per dwelling cost in keeping with market standards for similar buildings includes typical minor concrete/stucco repairs, surface preparation, as-needed window/sliding glass door caulking, and painting/refinishing of all exterior concrete, stucco, wood, and metal surfaces (including railings and window/slider frames). This does not include windows and doors (see separate entry where applicable).

Unit Doors - 2034

Asset ID	BUILDING 1 STRUCTURAL	16 EA	@ \$400.00
Category	Windows and Doors	Asset Actual Cost	\$6,400.00
Placed in Service	January 1999	Percent Replacement	100%
Useful Life	35	Future Cost	\$10,716.96
Replacement Year	2034	Assigned Reserves	\$4,571.43
Remaining Life	10	Monthly Assessment	\$36.06
		Reserve Allocation	\$36.06



This category refers to unit doors replacement including facings and installation. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component.

Sixty vining Court
Detail Report by Category

Unit Window Allowance - 2033

Asset ID	BUILDING 1 STRUCTURAL	1 EA	@ \$15,000.00
Category	Windows and Doors	Asset Actual Cost	\$15,000.00
Placed in Service	December 2023	Percent Replacement	100%
Useful Life	10	Future Cost	\$24,082.33
Replacement Year	2033	Assigned Reserves	\$1,500.00
Remaining Life	9	Monthly Assessment	<u>\$147.25</u>
		Reserve Allocation	\$147.25



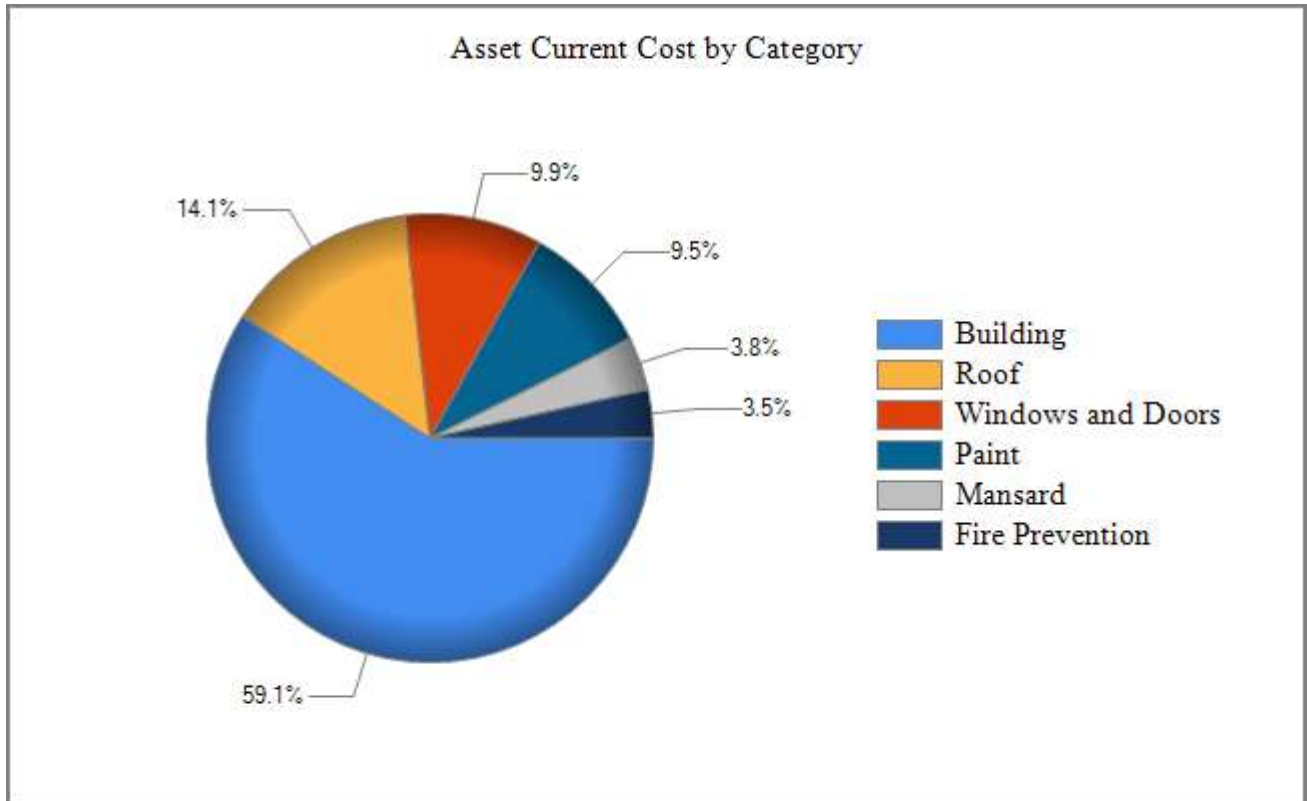
This category refers to unit windows replacement including facings and installation. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component. Windows, which are replaced on a historical 35-year schedule, are subject to conditions such as construction, quality, material, building code changes, and elements.

BUILDING 1 STRUCTURAL - Total Current Cost	\$215,119
Assigned Reserves	\$53,066
Fully Funded Reserves	\$87,140

Sixty vining Court
Category Detail Index

Asset ID	Description	Replacement	Page
BUILDING 1 STRUCTURAL			
	Building Restoration Allowance	2034	2-15
	Electrical Allowance	2024	2-15
	Fire Prevention Allowance	2024	2-16
	Plumbing Allowance	2024	2-17
	Shingle Mansard	2028	2-17
	Shingle Roofing	2028	2-18
	Unit Building Exterior Paint	2030	2-18
	Unit Doors	2034	2-19
	Unit Window Allowance	2033	2-20
	Total Funded Assets	9	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	9	

Sixty vining Court
Asset Current Cost by Category



**Sixty vining Court
Annual Expenditure Chart**

