

# **EXPERT**



## **Reserve Services, Inc.**

Traditional Reserve Studies - Replacement Cost Valuations  
Structural Integrity Reserve Studies - Milestone Inspections

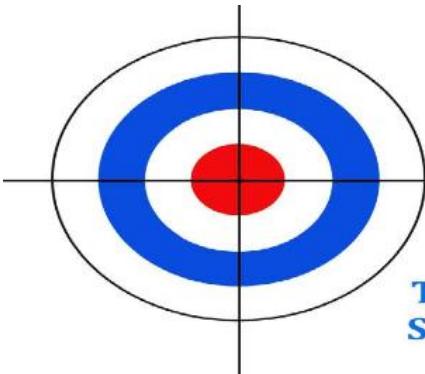
*Traditional Reserve Study*

Bent Palm Club



*Level II Reserve Study Update with On-Site Analysis*

*Prepared for Fiscal Year 2025 Draft Date: August 30, 2024*



# **EXPERT** **Reserve Services, Inc.**

**Traditional Reserve Studies - Replacement Cost Valuations**  
**Structural Integrity Reserve Studies - Milestone Inspections**

## **Annual Update Program**

Expert Reserve Services is pleased to offer our clients a program to provide annual updates on their reserve studies for the next five years for a guaranteed fee.

The Update Program is valid only if there are no changes to the property such as additions, major upgrades, etc. Replacement of existing components would not be considered major upgrades. Changes to the property during the contracted period would require a site visit at a higher fee.

### **Benefits:**

- Annual Reserve Study updates on the property provide a written validation of reserve study needs in an ever-changing economy.
- Demonstrates due diligence and impartiality on the part of the property manager and board members by the involvement of a credentialed third-party professional.
- Update costs are steady and can be budgeted easily.
- Provides peace of mind to members of the community with a fresh report every year that is contracted.

If you have not already chosen to accept the Annual Update Program and would like to do so, please contact our bid proposal specialist at (386)-356-2065 or email her at [Kim@expertreserveservices](mailto:Kim@expertreserveservices). We will be pleased to provide you with a quote for the program.

Thank you,

Anastasia Kolodzik, President

PRA, RS, CAM

## Assumptions

*The parameters and assumptions under which this study was completed, is based on information provided by the association/client, its representatives, its management company (as applicable), its contractors, other contractors, specialists and independent consultants, the Department of Business and Professional Regulation (or other state agency, as applicable), the Community Associations Institute (CAI), construction pricing and estimating manuals, and the preparer's own experience gained in the preparation of reserve study reports.*

*The reserve funding program reflects assumptions about future events. Some may not materialize, and unanticipated events/circumstances may develop. Therefore, the actual component cost and/or remaining life of a reserve component may vary from the reserve funding program. The preparer of this report does not express an opinion on the probability that actual item cost and/or remaining life may or may not approximate the reserve funding program.*

*It is assumed, unless otherwise indicated to the preparer, that all reserve items have been constructed properly, and that each estimated useful life will approximate that of the norm per industry standards and manufacturers specifications. Arbitrary estimates may have been used on reserve components with an indeterminable but potential liability to the association. The decision for the inclusion of these reserve components, and other assets considered or not, is ultimately left to the association/client.*

*The remaining life of the reserve components does not have a variance factor for unusual weather or natural disasters. It is assumed that a reasonable schedule of maintenance/repair will be conducted. The level of maintenance/repair any particular component receives may serve to prolong or shorten that components useful life. The actual life of any given component may vary due to quality of construction, original design, workmanship, intensity of use, maintenance/repair, and unusual weather. This study only addresses the maintenance and replacement of those reserve components listed, the associated costs/lives, and a reserve funding program.*

*Various percentage rate factors are generally used in the Cash Flow/Threshold Analysis. The annual inflation rate is normally determined using the local "CPI", the Consumer Price Index for consumers in the region of which the association is located. Because it is difficult to accurately predict these factors over time, it is vital to update them annually.*

**Bent Palm Club**  
**935 Ocean Shore Blvd, Ormond Beach, FL 32176**  
**Reserve Study Year 2025**  
**August 30, 2024**

As authorized, a reserve study report has been prepared for Bent Palm Club Condominium Association located at 935 Ocean Shore Blvd, Ormond Beach, FL 32176. Built-in 1972 containing 40 units with components including but not limited to, items listed in this report.

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

In this report, we have taken both approved accounting formulas as outlined by The State of Florida, the Threshold, and the Component Method. These schedules will give you the recommended contribution per unit for the reporting year 2025.

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 the Condominium Association's reserve schedule is adequate for risk management, State requirements, and budget planning provided the suggested contribution in this report is adopted based on the association's appropriate funding method.

This report identifies the major assets maintained by the Association and provides estimates on useful life, remaining life, scheduled replacement date, and future replacement cost. This information was derived from a combination of market standards, cost databases, historical and provided information, local vendor estimates, and experience with similar properties.

# FINANCIAL SUMMARY

## Fiscal Year 2025

### NONSTRUCTURAL (TRS)

Projected Beginning Balance as of 12/31/2024:	\$0
Projected Expenditures (2025):	\$12,207
Threshold Model - Full Funding (1/1/2026):	\$70,793
Annual Contribution (2025):	\$83,000
Annual Contribution per Unit (2025):	\$2,075

**\*\*Under SB-4D and SB-154, you are not required to "Fully Fund" your Non-Structural Component Account. However, this account must exist as an entity separate from your Structural Account, must contain NO Structural Components and must be "funded to a percentage of replacement cost" by 1/1/2026.\*\***

Based on all the components stated above and our inspection, it is our opinion, that Bent Palm Club Condominium Association is of average maintenance and most components are in well-maintained condition unless otherwise noted.

As with many associations of this age, environmental elements and construction techniques play a large part in the useful life and remaining life of components. Fluctuations in construction costs, disasters, and insurance policy limitations cannot be foretold in a 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 are highly recommended in this uncertain economy.

This report is being 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 project's buildings or any individual component.

This report has been 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 # 2294, CAM 52338



Please note: Once a report is finalized, any adjustments will incur a separate charge

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## **Preface**

*This comprehensive reserve study report was produced using specialized web-based software powered by HomeRun IQ.*

*The individual responsible for report preparation and/or oversight is Anastasia Kolodzik.*

*Information contained in the report is considered reliable, but is not guaranteed. The report does not warrant against the contingency of unforeseen conditions or circumstances, unreliable information, or an unpredictable inflationary or deflationary spiral. The report is not intended to predict precise expenditures, but rather to chart the expenditures that a reasonable person might anticipate in planning for the fiscal future. The scope of this report is expressly limited to the components described herein.*

*It is strongly recommended by the Reserve Study Industry to have this reserve study report updated on an annual basis to ensure the security of a long-term funding plan. These necessary updates provide statutory compliance (as applicable) and allow for adjustments due to actual year-end inflation rate, actual year-end reserve balance and the unpredictable nature of the lives of many of the reserve components under consideration.*

*Expert Reserve Services, Inc. is committed to conducting reserve studies with the highest standards of integrity and professionalism. We ensure that all recommendations and decisions are made solely in the best interests of our clients, free from any financial, personal, or business relationships that could influence our judgment. Any potential conflicts of interest will be disclosed to the client promptly. We do not accept referral fees, commissions, or compensation from third parties for recommending products or services. Our employees undergo regular training on ethical standards, and compliance with these policies is mandatory. We are dedicated to maintaining client trust by conducting all work in an unbiased and transparent manner.*

# Reserve Disclosures

## Profile

Name	Bent Palm Club
Location	Ormond Beach, FL 32176
Units / General Type	40 / Condominium
Base Year / Age	1972 / 53
Fiscal Year Ends	Dec 31

## Parameters

Level of Service	Level II Reserve Study Update with On-Site Analysis
Prepared for Fiscal Year (FY)	2025
Most Recent On-Site Inspection Date	July 22, 2024
Allocation Increase Rate (Avg)	2.06%
Inflation Rate	3.00%
Interest Rate	1.00%
Current Reserve Allocation	N/A per year
Current Reserve Balance	\$0 as of [starting balance date]
Funding Plan - Method / Goal	Threshold Model

## Summary

FY Start Balance	\$0 (projected to current FY end/next FY start)		
Fully Funded Balance	\$70,793		
Percent Funded	11.02%		
Proposed Budget	per year	per month	per unit per month
Reserve Allocation	\$83,000	\$6,917	\$173

Association management/members need to understand that Percent Funded is a general indication of reserve strength and that the parameter fluctuates from year to year due to the Disbursement Schedule.

The Reserve Allocation was determined using the Funding Plan indicated above under the Parameters section. This allocation should be increased annually using the Allocation Increase Rate found in the Cash Flow/Threshold Analysis.

Association management should budget the Reserve Allocation amount toward reserves for next fiscal year, to ensure the availability of reserves to fund future reserve component expenditures. This amount reflects an increase of N/A from the Current Reserve Allocation. The Reserve Allocation must be reviewed and adjusted for inflation (and other vital factors) in succeeding years to ensure the security of a successful plan!

## First Five Years

PROPERTY								OWNER (PER UNIT)	
YEAR	STARTING BALANCE	CONTRIBUTIONS	SPECIAL ASSMNT	ADDT'L CAPITAL	INTEREST	RESERVE EXPENSES	ENDING BALANCE	MONTHLY CONTRIB	SPECIAL ASSMNT
2025	\$0	\$83,000	\$0	\$0	\$0	\$12,207	\$70,793	\$173	\$0
2026	\$70,793	\$86,320	\$0	\$0	\$708	\$72,697	\$85,123	\$180	\$0
2027	\$85,123	\$89,773	\$0	\$0	\$851	\$170,206	\$5,542	\$187	\$0
2028	\$5,542	\$93,364	\$0	\$0	\$55	\$31,689	\$67,272	\$195	\$0
2029	\$67,272	\$97,098	\$0	\$0	\$673	\$119,079	\$45,964	\$202	\$0

## Financial Summary

ASSOCIATION	FIRST YEAR (2025)	5 YEARS (2029)	10 YEARS (2034)	30 YEARS (2054)
Starting Balance	\$0	\$0	\$0	\$0
Contributions	\$83,000	\$449,555	\$996,507	\$4,081,335
Special Assessments	\$0	\$0	\$0	\$0
Additional Capital	\$0	\$0	\$0	\$0
Interest / Inv Returns	\$0	\$2,287	\$8,725	\$70,760
Reserve Expenses	(\$12,207)	(\$405,878)	(\$905,325)	(\$3,550,992)
Reserves Balance	\$70,793	\$45,964	\$99,907	\$601,104
# of Special Assessments	0	0	0	0
Owner				
Avg Contributions (/unit/month)	\$173	\$187	\$208	\$283
Special Assessments				
Avg Total Amount (/unit)	\$0	\$0	\$0	\$0
Avg Assessment Amount (/unit)	\$0	\$0	\$0	\$0

# Reserve Disclosures

<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
<b>Building 1 Non-Structural</b>			
1.01 Balcony Railing Replacement	\$135,264	40y	36y
1.05 Elevator Replacement	\$220,000	40y	15y
1.06 Elevator Modernization	\$66,000	20y	4y
9.07 Unit 106 Allowance	\$2,000	1y	0y 11m
<b>Building 1 Non-Structural Total</b>	<b>\$423,264</b>		
<b>Common Areas</b>			
4.05 Mailboxes	\$3,672	40y	15y
<b>Common Areas Total</b>	<b>\$3,672</b>		
<b>Equipment</b>			
9.05 Roof Hatches Building 1 & 4	\$48,600	25y	22y 3m
9.06 Stairwell Vents	\$19,440	15y	8y
<b>Equipment Total</b>	<b>\$68,040</b>		
<b>Fencing</b>			
5.17 Pool Aluminum Fencing	\$44,565	30y	15y
5.2 Perimeter Vinyl Fencing	\$15,043	30y	20y
<b>Fencing Total</b>	<b>\$59,608</b>		
<b>Insurance</b>			
9.02 Insurance Deductible	\$76,000	5y	2y 11m
9.03 Debris Cleanup	\$21,600	5y	2y 11m
<b>Insurance Total</b>	<b>\$97,600</b>		
<b>Lighting</b>			
7.01 Lighting Allowance	\$37,800	10y	7y 11m
<b>Lighting Total</b>	<b>\$37,800</b>		
<b>Miscellaneous</b>			
9.04 Professional Services Allowance	\$27,000	2y	1y 11m
<b>Miscellaneous Total</b>	<b>\$27,000</b>		
<b>Recreation/Pool/Spa</b>			
2.01 Pool Resurface	\$60,835	15y	2y
2.02 Pool Deck Replace	\$115,649	25y	9y
2.04 Pool Equipment	\$41,580	20y	1y

<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
2.06 Pool Furniture Allowance	\$37,800	15y	4y
Recreation/Pool/Spa Total		\$255,864	
<b>Seawall</b>			
5.09 Seawall Allowance	\$15,512	10y	9y 11m
Seawall Total		\$15,512	
<b>Signs</b>			
9.01 Building Signs	\$10,800	10y	7y 11m
Signs Total		\$10,800	
<b>Streets/Asphalt</b>			
5.13 Asphalt Parking Lot Remilling	\$62,950	20y	15y
5.14 Asphalt Parking Lot Resealing	\$10,207	5y	0y
Streets/Asphalt Total		\$73,157	
<i>Grand Total</i>	21	\$1,072,317	

# Cash Flow/Threshold Analysis

Fiscal Year	FY Starting Balance	Interest Earned	Reserve Allocation	Allocation Increase Rate	Special Assessment	Disbursement	FY End Balance	Fully Funded Balance	Percent Funded
2025	\$0	\$0	\$83,000	N/A	\$0	\$12,207	\$70,793	\$642,319	11.02%
2026	\$70,793	\$708	\$86,320	4.00%	\$0	\$72,697	\$85,123	\$668,826	12.73%
2027	\$85,123	\$851	\$89,773	4.00%	\$0	\$170,206	\$5,542	\$598,159	0.93%
2028	\$5,542	\$55	\$93,364	4.00%	\$0	\$31,689	\$67,272	\$670,577	10.03%
2029	\$67,272	\$673	\$97,098	4.00%	\$0	\$119,079	\$45,964	\$657,774	6.99%
2030	\$45,964	\$460	\$100,982	4.00%	\$0	\$45,452	\$101,954	\$723,112	14.10%
2031	\$101,954	\$1,020	\$105,021	4.00%	\$0	\$2,388	\$205,607	\$837,539	24.55%
2032	\$205,607	\$2,056	\$109,222	4.00%	\$0	\$215,474	\$101,411	\$738,776	13.73%
2033	\$101,411	\$1,014	\$113,591	4.00%	\$0	\$27,160	\$188,857	\$833,957	22.65%
2034	\$188,857	\$1,889	\$118,135	4.00%	\$0	\$208,973	\$99,907	\$747,754	13.36%
2035	\$99,907	\$999	\$122,860	4.00%	\$0	\$16,405	\$207,361	\$860,429	24.10%
2036	\$207,361	\$2,074	\$127,775	4.00%	\$0	\$40,143	\$297,067	\$955,250	31.10%
2037	\$297,067	\$2,971	\$132,886	4.00%	\$0	\$142,006	\$290,918	\$951,308	30.58%
2038	\$290,918	\$2,909	\$138,201	4.00%	\$0	\$42,587	\$389,440	\$1,053,058	36.98%
2039	\$389,440	\$3,894	\$143,729	4.00%	\$0	\$3,025	\$534,039	\$1,202,122	44.42%
2040	\$534,039	\$5,340	\$149,478	4.00%	\$0	\$577,062	\$111,795	\$768,019	14.56%
2041	\$111,795	\$1,118	\$155,457	4.00%	\$0	\$3,209	\$265,161	\$915,687	28.96%
2042	\$265,161	\$2,652	\$161,676	4.00%	\$0	\$390,130	\$39,358	\$673,093	5.85%
2043	\$39,358	\$394	\$161,837	0.10%	\$0	\$3,405	\$198,184	\$825,504	24.01%
2044	\$198,184	\$1,982	\$161,999	0.10%	\$0	\$144,335	\$217,831	\$841,398	25.89%
2045	\$217,831	\$2,178	\$162,161	0.10%	\$0	\$49,217	\$332,953	\$959,936	34.68%
2046	\$332,953	\$3,330	\$162,323	0.10%	\$0	\$131,300	\$367,307	\$1,001,804	36.66%
2047	\$367,307	\$3,673	\$162,486	0.10%	\$0	\$283,967	\$249,499	\$892,131	27.97%
2048	\$249,499	\$2,495	\$162,648	0.10%	\$0	\$95,601	\$319,042	\$977,765	32.63%
2049	\$319,042	\$3,190	\$162,811	0.10%	\$0	\$138,230	\$346,813	\$1,026,781	33.78%
2050	\$346,813	\$3,468	\$162,974	0.10%	\$0	\$82,091	\$431,164	\$1,139,954	37.82%
2051	\$431,164	\$4,312	\$163,137	0.10%	\$0	\$4,313	\$594,299	\$1,341,640	44.30%
2052	\$594,299	\$5,943	\$163,300	0.10%	\$0	\$389,170	\$374,372	\$1,158,130	52.33%
2053	\$374,372	\$3,744	\$163,463	0.10%	\$0	\$4,576	\$537,003	\$1,370,564	39.18%
2054	\$537,003	\$5,370	\$163,627	0.10%	\$0	\$104,895	\$601,104	\$1,491,510	40.30%

1.00% - Interest Rate
3.00% - Inflation

Min FY End Balance:	\$5,542
Avg FY End Balance:	\$255,905

Min % Funded:	0.93%
Avg % Funded:	25.21%

# *Disbursement By Year*

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ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2025 (Year 1)</b>						
5.14	Asphalt Parking Lot Resealing	\$10,207.08	1 LS	\$10,207	5y	2030
9.07	Unit 106 Allowance	\$2,000.00	1 Ea	\$2,000	1y	2026
<b>2025 (Year 1) Total</b>						<b>\$12,207</b>
<b>2026 (Year 2)</b>						
2.04	Pool Equipment	\$42,827.40	1 Ea	\$42,827	20y	2046
9.04	Professional Services Allowance	\$27,810.00	1 Ea	\$27,810	2y	2028
9.07	Unit 106 Allowance	\$2,060.00	1 Ea	\$2,060	1y	2027
<b>2026 (Year 2) Total</b>						<b>\$72,697</b>
<b>2027 (Year 3)</b>						
9.03	Debris Cleanup	\$22,915.44	1 Ea	\$22,915	5y	2032
9.02	Insurance Deductible	\$80,628.40	1 Ea	\$80,628	5y	2032
2.01	Pool Resurface	\$64,540.19	1 LS	\$64,540	15y	2042
9.07	Unit 106 Allowance	\$2,121.80	1 Ea	\$2,122	1y	2028
<b>2027 (Year 3) Total</b>						<b>\$170,206</b>
<b>2028 (Year 4)</b>						
9.04	Professional Services Allowance	\$29,503.63	1 Ea	\$29,504	2y	2030
9.07	Unit 106 Allowance	\$2,185.45	1 Ea	\$2,185	1y	2029
<b>2028 (Year 4) Total</b>						<b>\$31,689</b>
<b>2029 (Year 5)</b>						
1.06	Elevator Modernization	\$74,283.58	1 Ea	\$74,284	20y	2049
2.06	Pool Furniture Allowance	\$42,544.23	1 Allow	\$42,544	15y	2044
9.07	Unit 106 Allowance	\$2,251.02	1 Ea	\$2,251	1y	2030
<b>2029 (Year 5) Total</b>						<b>\$119,079</b>
<b>2030 (Year 6)</b>						

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
5.14	Asphalt Parking Lot Resealing	\$11,832.80	1 LS	\$11,833	5y	2035
9.04	Professional Services Allowance	\$31,300.40	1 Ea	\$31,300	2y	2032
9.07	Unit 106 Allowance	\$2,318.55	1 Ea	\$2,319	1y	2031
2030 (Year 6) Total						\$45,452
2031 (Year 7)						
9.07	Unit 106 Allowance	\$2,388.10	1 Ea	\$2,388	1y	2032
2031 (Year 7) Total						\$2,388
2032 (Year 8)						
9.01	Building Signs	\$13,282.64	1 LS	\$13,283	10y	2042
9.03	Debris Cleanup	\$26,565.28	1 Ea	\$26,565	5y	2037
9.02	Insurance Deductible	\$93,470.41	1 Ea	\$93,470	5y	2037
7.01	Lighting Allowance	\$46,489.23	1 Allow	\$46,489	10y	2042
9.04	Professional Services Allowance	\$33,206.59	1 Ea	\$33,207	2y	2034
9.07	Unit 106 Allowance	\$2,459.75	1 Ea	\$2,460	1y	2033
2032 (Year 8) Total						\$215,474
2033 (Year 9)						
9.06	Stairwell Vents	\$24,626.01	1 Ea	\$24,626	15y	2048
9.07	Unit 106 Allowance	\$2,533.54	1 Ea	\$2,534	1y	2034
2033 (Year 9) Total						\$27,160
2034 (Year 10)						
2.02	Pool Deck Replace	\$150,895.14	1 LS	\$150,895	25y	N/A
9.04	Professional Services Allowance	\$35,228.88	1 Ea	\$35,229	2y	2036
5.09	Seawall Allowance	\$20,239.64	1 Allow	\$20,240	10y	2044
9.07	Unit 106 Allowance	\$2,609.55	1 Ea	\$2,610	1y	2035
2034 (Year 10) Total						\$208,973
2035 (Year 11)						
5.14	Asphalt Parking Lot Resealing	\$13,717.46	1 LS	\$13,717	5y	2040
9.07	Unit 106 Allowance	\$2,687.83	1 Ea	\$2,688	1y	2036
2035 (Year 11) Total						\$16,405

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2036 (Year 12)</b>						
9.04	Professional Services Allowance	\$37,374.32	1 Ea	\$37,374	2y	2038
9.07	Unit 106 Allowance	\$2,768.47	1 Ea	\$2,768	1y	2037
<b>2036 (Year 12) Total</b>						<b>\$40,143</b>
<b>2037 (Year 13)</b>						
9.03	Debris Cleanup	\$30,796.44	1 Ea	\$30,796	5y	2042
9.02	Insurance Deductible	\$108,357.83	1 Ea	\$108,358	5y	2042
9.07	Unit 106 Allowance	\$2,851.52	1 Ea	\$2,852	1y	2038
<b>2037 (Year 13) Total</b>						<b>\$142,006</b>
<b>2038 (Year 14)</b>						
9.04	Professional Services Allowance	\$39,650.41	1 Ea	\$39,650	2y	2040
9.07	Unit 106 Allowance	\$2,937.07	1 Ea	\$2,937	1y	2039
<b>2038 (Year 14) Total</b>						<b>\$42,587</b>
<b>2039 (Year 15)</b>						
9.07	Unit 106 Allowance	\$3,025.18	1 Ea	\$3,025	1y	2040
<b>2039 (Year 15) Total</b>						<b>\$3,025</b>
<b>2040 (Year 16)</b>						
5.13	Asphalt Parking Lot Remilling	\$98,073.99	1 LS	\$98,074	20y	N/A
5.14	Asphalt Parking Lot Resealing	\$15,902.30	1 LS	\$15,902	5y	2045
1.05	Elevator Replacement	\$342,752.83	1 Ea	\$342,753	40y	N/A
4.05	Mailboxes	\$5,720.86	1 LS	\$5,721	40y	N/A
5.17	Pool Aluminum Fencing	\$69,431.00	1 LS	\$69,431	30y	N/A
9.04	Professional Services Allowance	\$42,065.12	1 Ea	\$42,065	2y	2042
9.07	Unit 106 Allowance	\$3,115.94	1 Ea	\$3,116	1y	2041
<b>2040 (Year 16) Total</b>						<b>\$577,062</b>
<b>2041 (Year 17)</b>						
9.07	Unit 106 Allowance	\$3,209.41	1 Ea	\$3,209	1y	2042
<b>2041 (Year 17) Total</b>						<b>\$3,209</b>
<b>2042 (Year 18)</b>						

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
9.01	Building Signs	\$17,850.75	1 LS	\$17,851	10y	2052
9.03	Debris Cleanup	\$35,701.51	1 Ea	\$35,702	5y	2047
9.02	Insurance Deductible	\$125,616.42	1 Ea	\$125,616	5y	2047
7.01	Lighting Allowance	\$62,477.64	1 Allow	\$62,478	10y	2052
2.01	Pool Resurface	\$100,551.52	1 LS	\$100,552	15y	N/A
9.04	Professional Services Allowance	\$44,626.89	1 Ea	\$44,627	2y	2044
9.07	Unit 106 Allowance	\$3,305.70	1 Ea	\$3,306	1y	2043
2042 (Year 18) Total		\$390,130				
2043 (Year 19)						
9.07	Unit 106 Allowance	\$3,404.87	1 Ea	\$3,405	1y	2044
2043 (Year 19) Total		\$3,405				
2044 (Year 20)						
2.06	Pool Furniture Allowance	\$66,282.53	1 Allow	\$66,283	15y	N/A
9.04	Professional Services Allowance	\$47,344.66	1 Ea	\$47,345	2y	2046
5.09	Seawall Allowance	\$27,200.39	1 Allow	\$27,200	10y	2054
9.07	Unit 106 Allowance	\$3,507.01	1 Ea	\$3,507	1y	2045
2044 (Year 20) Total		\$144,335				
2045 (Year 21)						
5.14	Asphalt Parking Lot Resealing	\$18,435.12	1 LS	\$18,435	5y	2050
5.2	Perimeter Vinyl Fencing	\$27,169.91	1 LF	\$27,170	30y	N/A
9.07	Unit 106 Allowance	\$3,612.22	1 Ea	\$3,612	1y	2046
2045 (Year 21) Total		\$49,217				
2046 (Year 22)						
2.04	Pool Equipment	\$77,351.05	1 Ea	\$77,351	20y	N/A
9.04	Professional Services Allowance	\$50,227.95	1 Ea	\$50,228	2y	2048
9.07	Unit 106 Allowance	\$3,720.59	1 Ea	\$3,721	1y	2047
2046 (Year 22) Total		\$131,300				
2047 (Year 23)						
9.03	Debris Cleanup	\$41,387.83	1 Ea	\$41,388	5y	2052

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
9.02	Insurance Deductible	\$145,623.86	1 Ea	\$145,624	5y	2052
9.05	Roof Hatches Building 1 & 4	\$93,122.63	1 Ea	\$93,123	25y	N/A
9.07	Unit 106 Allowance	\$3,832.21	1 Ea	\$3,832	1y	2048
2047 (Year 23) Total						\$283,967
2048 (Year 24)						
9.04	Professional Services Allowance	\$53,286.84	1 Ea	\$53,287	2y	2050
9.06	Stairwell Vents	\$38,366.52	1 Ea	\$38,367	15y	N/A
9.07	Unit 106 Allowance	\$3,947.17	1 Ea	\$3,947	1y	2049
2048 (Year 24) Total						\$95,601
2049 (Year 25)						
1.06	Elevator Modernization	\$134,164.41	1 Ea	\$134,164	20y	N/A
9.07	Unit 106 Allowance	\$4,065.59	1 Ea	\$4,066	1y	2050
2049 (Year 25) Total						\$138,230
2050 (Year 26)						
5.14	Asphalt Parking Lot Resealing	\$21,371.36	1 LS	\$21,371	5y	N/A
9.04	Professional Services Allowance	\$56,532.00	1 Ea	\$56,532	2y	2052
9.07	Unit 106 Allowance	\$4,187.56	1 Ea	\$4,188	1y	2051
2050 (Year 26) Total						\$82,091
2051 (Year 27)						
9.07	Unit 106 Allowance	\$4,313.18	1 Ea	\$4,313	1y	2052
2051 (Year 27) Total						\$4,313
2052 (Year 28)						
9.01	Building Signs	\$23,989.92	1 LS	\$23,990	10y	N/A
9.03	Debris Cleanup	\$47,979.84	1 Ea	\$47,980	5y	N/A
9.02	Insurance Deductible	\$168,817.96	1 Ea	\$168,818	5y	N/A
7.01	Lighting Allowance	\$83,964.72	1 Allow	\$83,965	10y	N/A
9.04	Professional Services Allowance	\$59,974.80	1 Ea	\$59,975	2y	2054
9.07	Unit 106 Allowance	\$4,442.58	1 Ea	\$4,443	1y	2053
2052 (Year 28) Total						\$389,170

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2053 (Year 29)</b>						
9.07	Unit 106 Allowance	\$4,575.86	1 Ea	\$4,576	1y	2054
<b>2053 (Year 29) Total</b>						<b>\$4,576</b>
<b>2054 (Year 30)</b>						
9.04	Professional Services Allowance	\$63,627.27	1 Ea	\$63,627	2y	N/A
5.09	Seawall Allowance	\$36,555.04	1 Allow	\$36,555	10y	N/A
9.07	Unit 106 Allowance	\$4,713.13	1 Ea	\$4,713	1y	N/A
<b>2054 (Year 30) Total</b>						<b>\$104,895</b>

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## Component Details

Reserve Component	UL	RL	Quantity	Unit Cost	Rplc %	Extended Cost
<b>Building 1 Non-Structural</b>						
1.01 Balcony Railing Replacement	40y	36y	1 LS	\$135,263.52	100%	\$135,264
1.05 Elevator Replacement	40y	15y	1 Ea	\$220,000.00	100%	\$220,000
1.06 Elevator Modernization	20y	4y	1 Ea	\$66,000.00	100%	\$66,000
9.07 Unit 106 Allowance	1y	0y 11m	1 Ea	\$2,000.00	100%	\$2,000
<b>Common Areas</b>						
4.05 Mailboxes	40y	15y	1 LS	\$3,672.00	100%	\$3,672
<b>Equipment</b>						
9.05 Roof Hatches Building 1 & 4	25y	22y 3m	1 Ea	\$48,600.00	100%	\$48,600
9.06 Stairwell Vents	15y	8y	1 Ea	\$19,440.00	100%	\$19,440
<b>Fencing</b>						
5.17 Pool Aluminum Fencing	30y	15y	1 LS	\$44,565.12	100%	\$44,565
5.2 Perimeter Vinyl Fencing	30y	20y	1 LF	\$15,043.32	100%	\$15,043
<b>Insurance</b>						
9.02 Insurance Deductible	5y	2y 11m	1 Ea	\$76,000.00	100%	\$76,000
9.03 Debris Cleanup	5y	2y 11m	1 Ea	\$21,600.00	100%	\$21,600
<b>Lighting</b>						
7.01 Lighting Allowance	10y	7y 11m	1 Allow	\$37,800.00	100%	\$37,800
<b>Miscellaneous</b>						
9.04 Professional Services Allowance	2y	1y 11m	1 Ea	\$27,000.00	100%	\$27,000
<b>Recreation/Pool/Spa</b>						
2.01 Pool Resurface	15y	2y	1 LS	\$60,835.32	100%	\$60,835
2.02 Pool Deck Replace	25y	9y	1 LS	\$115,648.56	100%	\$115,649
2.04 Pool Equipment	20y	1y	1 Ea	\$41,580.00	100%	\$41,580
2.06 Pool Furniture Allowance	15y	4y	1 Allow	\$37,800.00	100%	\$37,800
<b>Seawall</b>						
5.09 Seawall Allowance	10y	9y 11m	1 Allow	\$15,512.00	100%	\$15,512
<b>Signs</b>						
9.01 Building Signs	10y	7y 11m	1 LS	\$10,800.00	100%	\$10,800
<b>Streets/Asphalt</b>						
5.13 Asphalt Parking Lot Remilling	20y	15y	1 LS	\$62,949.96	100%	\$62,950

<i>Reserve Component</i>	<i>UL</i>	<i>RL</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Rplc %</i>	<i>Extended Cost</i>
5.14 Asphalt Parking Lot Resealing	5y	0y	1 LS	\$10,207.08	100%	\$10,207

*Grand Total:* 21

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# Appendices

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## Calculations

### 1) Allocation % =

Reserve Allocation (Component Method) / Total Reserve Allocation (Component Method) x 100

### 2) Current Cost =

Extended Cost (for a component without subcomponents)

-or-

Sum of subcomponent Extended Costs (for a component with subcomponents)

### 3) Extended Cost =

Quantity x Unit Cost x Replacement % x (1+Contingency Rate)

### 4) Fully Funded Balance =

Current Cost / Useful Life x (Useful Life - Remaining Life)

### 5) FY End Balance (same as Next FY Start Balance) =

*Initial or current fiscal year-*

Current Reserve Balance + Interest Earned + Reserve Allocation to Fund + Special Assessment to Fund + Funds Due from Operating - Approved Funds to Disburse - Disbursements

*Subsequent fiscal years-*

FY Start Balance + Interest Earned + (Reserve Allocation (from previous year) x (1 + Reserve Allocation Rate)) - Disbursements

### 6) Interest Earned=

*Initial fiscal year-*

Current Reserve Balance x (Interest Rate (net effective)/12 x Number of funding months remaining in current fiscal year)

*Subsequent fiscal years-*

FY Start Balance x Interest Rate (net effective)

### 7) Percent Funded =

(FY Start Balance / Fully Funded Balance) x 100

### 8) Reserve Allocation (Component Method) =

Current Cost / Useful Life

## Definitions

### Abbreviations

bldgs = <i>buildings</i>	lf or lin ft = <i>linear feet</i>	sy or sq yd = <i>square yard</i>
ea = <i>each</i>	RL = <i>remaining life</i>	UL = <i>useful life</i>
FY = <i>fiscal year</i>	sf or sq ft = <i>square feet</i>	% = <i>percent</i>
		(100 sq ft = 1 square)

### 1) Age

The approximate age of the complex. This parameter is provided for information only.

### 2) Allocation %

A percentage of the total Reserve Allocation. See Calculations- APPENDIX B.

### 3) Allocation Increase Rate

Expressed as a percentage rate that reflects the increase of a given year's Reserve Allocation over the previous year's Reserve Allocation and utilized only in the Cash Flow/Threshold Analysis.

### 4) Base Year

The year in which the governing documents were recorded and/or the buildings constructed (average year may be used for phases built over a period of time), and utilized to determine the approximate complex age. This parameter is provided for information only.

### 5) Common Interest Development (CID)

Defined by shared property and restrictions in the deed on use of the property. A CID is governed by a mandatory Association of homeowners which administers the property and enforces its restrictions. The Association Board is responsible for repairing, replacing, or maintaining the common areas, other than the exclusive use common areas, and the owner of each separate interest is responsible for maintaining that separate interest and any exclusive use common area appurtenant to the separate interest. The following are two typical CID subdivision types:

A) Condominium- In general, the recorded owner has title to the unit (or airspace). They are typically responsible for the interior of their individual unit/garage, all utilities that service their unit and any exclusive use common area associated with their unit (e.g. balcony, doors/windows, patio yard, etc.).

B) Planned Development- In general, the recorded owner has title to the lot. They are typically responsible for the maintenance and repair of any structure or improvement located on their respective lot.

*Note- CIDs & subdivision types are general and may not apply or may vary, based on your local.*

### 6) Component Inventory

The task of selecting and quantifying reserve items. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of established association precedents, and discussion with appropriate association representatives.

## **7) Contingency Rate**

Expressed as a percentage rate that reflects a factor added to the unit cost to prepare for an event that is liable to occur, but not with certainty.

## **8) Current Cost**

The current fiscal year's estimated cost to maintain, replace, repair, or restore a reserve component to its original functional condition. Sources utilized to obtain estimates may include: the association, its contractors, other contractors, specialists and independent consultants, the State department of Real Estate (or other state department as applicable), construction pricing and estimating manuals, and the preparer's own experience and/or database of costs formulated in the preparation of other reserve study reports. See Calculations- APPENDIX B.

## **9) Disbursement**

The funds expected to be paid or expended from the Reserve Balance.

## **10) Extended Cost**

See Calculations- APPENDIX B.

## **11) Fiscal Year (FY)**

A 12-month period for which an organization plans the use of its funds. There are two distinct types:

- A) Calendar Fiscal Year (ends December 31)
- B) Non-Calendar Fiscal Year (does not end December 31)

## **12) Full Funded Balance (FFB)**

Total Accrued Depreciation. An indicator against which the FY Start Balance can be compared. The balance that is in direct proportion to the fraction of life "used up" of the cost.

See Calculations- APPENDIX B.

## **13) Funding Goal**

Independent of methodology utilized, the following represents the basic categories of funding plan goals:

- A) Baseline Funding- Maintaining a Net Reserve Balance at or near zero.
- B) Full Funding- Maintaining a Reserve Balance at or near Percent Funded of 100%.
- C) Statutory Funding- Maintaining a specified Reserve Balance/Percent Funded per statutes.
- D) Threshold Funding- Establishing and maintaining a set Net Reserve Balance or Percent Funded.

## **14) Funding Method (or Funding Plan)**

An association's plan to provide income to the reserve fund to offset expected disbursements from that fund. The following represents two (2) basic methodologies used to fund reserves:

- A) Cash Flow/Threshold Method- A method of developing a reserve funding plan where allocations to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.
- B) Component Method- A method of developing a reserve funding plan where the total reserve allocation is based

on the sum of allocations for individual components.

**15) Funding Plan**

The combined Funding Method & Funding Goal.

**16) FY End Balance (same as next FY Start Balance)**

The balance in reserves at end of applicable fiscal year. See Calculations- Appendix B.

**17) FY Start Balance (same as prior year FY End Balance)**

The balance in reserves at start of applicable fiscal year.

**18) Inflation Rate**

Expressed as a percentage rate that reflects the increase of this year's costs over the previous year's costs. Also known as a 'cost increase factor'.

**19) Interest Earned**

The annual earning of reserve funds that have been deposited in certificates of deposit (CDs), money market accounts or other investment vehicles. See Calculations- Appendix B.

**20) Interest Rate**

The ratio of the gain received from an investment and the investment over a period of time (usually one year), prior to any federal or state imposed taxes.

**21) Interest Rate (net effective)**

The ratio of the gain received from an investment and the investment over a period of time (usually one year), after any federal or state imposed taxes.

**22) Levels of Service**

A) Level 1 Reserve Study (Full or Comprehensive)- A Reserve Study in which the following five Reserve Study tasks are performed:

- a) Component Inventory
- b) Life and Valuation Estimates
- c) Fund Status
- d) Funding Plan

B) Level 2 Reserve Study (Update, With-Site-Visit/On-Site Review)- A Reserve Study update in which the following five tasks are performed:

- a) Component Inventory
- b) Life and Valuation Estimates
- c) Fund Status
- d) Funding Plan

\*Note- Updates are reliant on the validity of prior Reserve Studies.

C) Level 3 Reserve Study (Update, No-Site-Visit/Off-Site Review)- A Reserve Study update with no on-site visual observations in which the following three tasks are performed:

- a) Life and Valuation Estimates

- b) Fund Status
- c) Funding Plan

\*Note- Updates are reliant on the validity of prior Reserve Studies.

#### **23) Percent Funded**

A comparison of the Fully Funded Balance to the FY Start Balance expressed as a percentage, and used to provide a 'general indication' of reserve strength. See Calculations- APPENDIX B.

#### **24) Quantity**

The number or amount of a particular reserve component or subcomponent.

#### **25) Remaining Life (RL)**

The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year (but have not been approved) have a remaining life of "zero".

#### **26) Replacement %**

A percentage of the total replacement for a particular reserve component or subcomponent. This parameter is normally 100%.

#### **27) Reserve Allocation**

The amount to be annually budgeted towards reserves based on a Funding Plan.

#### **28) Reserve Component (or subcomponent)**

The individual line items in the reserve study, developed or updated in the physical analysis that form the building blocks of the reserve study. They typically are:

- A) association responsibility,
- B) with limited useful life expectancies,
- C) predictable remaining useful life expectancies,
- D) above a minimum threshold cost,
- E) and, as required by statutes.

#### **29) Restoration**

Defined as to bring back to an unimpaired or improved condition. General types follow:

- A) Building- In general, funding utilized to defray the cost (in whole or part) of major building components that are not necessarily included as line items and may include termite treatment.
- B) Irrigation System- In general, funding utilized to defray the cost (in whole or part) of sectional irrigation system areas including modernization to improve water management.
- C) Landscape- In general, funding utilized to defray the cost (in whole or part) of sectional landscape areas including modernization to improve water conservation & drainage.

#### **30) Risk Factor**

The associated risk of the availability of reserves to fund expenditures by interpreting the Percent Funded parameter as follows:

- A) 70% and above- LOW
- B) 31% to 69%- MODERATE
- C) 30% and below- HIGH

**31) Unit Cost**

The current fiscal year's estimated cost to maintain, replace, repair, or restore an individual "unit of measure" of a reserve component or subcomponent to its original functional condition.

**32) Unit of Measure**

A system of units used in measuring a reserve component or subcomponent (i.e. each, lineal feet, square feet, etc.).

**33) Useful Life (UL)**

Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve item can be expected to serve its intended function if properly constructed and maintained in its present application or installation.

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# Balcony Railing Replacement

## Basic Info

Type of Cost:	Replacement
Category:	Building 1 Non-Structural
Useful Life:	40y
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$135,263.52
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	\$135,264

## Comments

Included for the replacement of Balcony Railing

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Balcony Railing Replacement	01/01/2021	01/01/2061	1 LS	\$135,264
Total			1 LS	\$135,264

## Photos





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# Elevator Replacement

## Basic Info

Type of Cost:	Replacement
Category:	Building 1 Non-Structural
Useful Life:	40y
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$220,000.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	\$220,000

## Comments

Included for the replacement of Elevator(s). Relates to all Elevator System Components located outside the cab(s)

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Elevator Replacement	01/01/2000	01/01/2040	1 Ea	\$220,000
Total			1 Ea	\$220,000

## Photos





DRAFT

# Elevator Modernization

## Basic Info

Type of Cost:	Replacement
Category:	Building 1 Non-Structural
Useful Life:	20y
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$66,000.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	\$66,000

## Comments

Included for Elevator Modernization. Relates to all Elevator System Components located inside the cabs.

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Elevator Modernization	01/01/2009	01/01/2029	1 Ea	\$66,000
Total			1 Ea	\$66,000

## Photos





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# Pool Resurface

## Basic Info

Type of Cost: Repairs & Maintenance  
Category: Recreation/Pool/Spa  
Useful Life: 15y  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$60,835.32  
Total Qty to Maintain (100% of Total): 1 LS  
Total Current Cost: \$60,835

## Comments

Included for Pool Resurfacing

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Pool Resurface	01/01/2012	01/01/2027	1 LS	\$60,835
Total			1 LS	\$60,835

## Photos



# Pool Deck Replace

## Basic Info

Type of Cost: Repairs & Maintenance  
Category: Recreation/Pool/Spa  
Useful Life: 25y  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$115,648.56  
Total Qty to Maintain (100% of Total): 1 LS  
Total Current Cost: \$115,649

## Comments

Included for Pool Deck Resurfacing

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Pool Deck Replace	01/01/2009	01/01/2034	1 LS	\$115,649
Total			1 LS	\$115,649

## Photos



# Pool Equipment

## Basic Info

Type of Cost:	Replacement
Category:	Recreation/Pool/Spa
Useful Life:	20y
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$41,580.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	\$41,580

## Comments

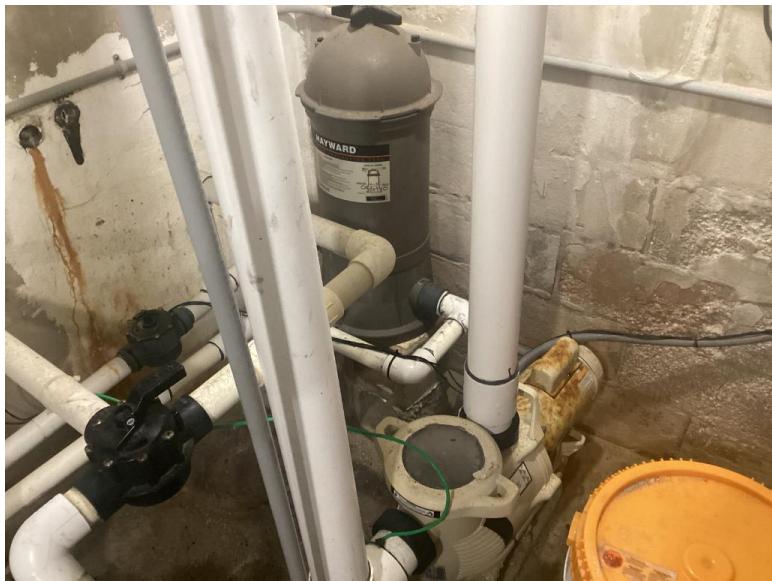
Included for replacement of Pool Equipment

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Pool Equipment	01/01/2006	01/01/2026	1 Ea	\$41,580
Total			1 Ea	\$41,580

## Photos





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# Pool Furniture Allowance

## Basic Info

Type of Cost: Recreation/Pool/Spa  
Category: Recreation/Pool/Spa  
Useful Life: 15y  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$37,800.00  
Total Qty to Maintain (100% of Total): 1 Allow  
Total Current Cost: \$37,800

## Comments

Included for as-needed replacement of pool furniture

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Pool Furniture Allowance	01/01/2014	01/01/2029	1 Allow	\$37,800
Total			1 Allow	\$37,800

## Photos



# Mailboxes

## Basic Info

Type of Cost: Replacement  
Category: Common Areas  
Useful Life: 40y  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$3,672.00  
Total Qty to Maintain (100% of Total): 1 LS  
Total Current Cost: \$3,672

## Comments

Included for the replacements of Mailboxes

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Mailboxes	01/01/2000	01/01/2040	1 LS	\$3,672
Total			1 LS	\$3,672

## Photos



# Seawall Allowance

## Basic Info

Type of Cost: Seawall  
Category: Seawall  
Useful Life: 10y  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$15,512.00  
Total Qty to Maintain (100% of Total): 1 Allow  
Total Current Cost: \$15,512

## Comments

Included for as-needed Seawall repair, such as resealing and concrete repair

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Perimeter Vinyl Fencing	01/01/2015	01/01/2045	1 LF	\$15,043
Total			1 Allow	\$15,512

## Photos



# Asphalt Parking Lot Remilling

## Basic Info

Type of Cost: Streets/Asphalt  
Category: Streets/Asphalt  
Useful Life: 20y  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$62,949.96  
Total Qty to Maintain (100% of Total): 1 LS  
Total Current Cost: \$62,950

## Comments

Included for cyclical Asphalt Parking Lot Remilling

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Seawall Allowance	12/31/2024	12/31/2034	1 Allow	\$15,512
Total			1 LS	\$62,950

## Photos





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# Asphalt Parking Lot Resealing

## Basic Info

Type of Cost: Streets/Asphalt  
Category: Streets/Asphalt  
Useful Life: 5y  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$10,207.08  
Total Qty to Maintain (100% of Total): 1 LS  
Total Current Cost: \$10,207

## Comments

Included for cyclical Asphalt Parking Lot Resealing

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Asphalt Parking Lot Remilling	01/01/2020	01/01/2040	1 LS	\$62,950
Total			1 LS	\$10,207

## Photos





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# Pool Aluminum Fencing

## Basic Info

Type of Cost: **Fencing**  
Category: **Fencing**  
Useful Life: **30y**  
Inflation Rate: **3.00%**

## Cost Data

Unit Cost (01/01/2025): **\$44,565.12**  
Total Qty to Maintain (100% of Total): **1 LS**  
Total Current Cost: **\$44,565**

## Comments

Included for the replacement of \*\*Location\*\* Aluminum Fencing

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Asphalt Parking Lot Resealing	01/01/2020	01/01/2025	1 LS	\$10,207
<b>Total</b>			<b>1 LS</b>	<b>\$44,565</b>

## Photos





# Perimeter Vinyl Fencing

## Basic Info

Type of Cost: **Unit Cost (01/01/2025):** \$15,043.32  
Category: **Fencing**  
Useful Life: **30y**  
Inflation Rate: **3.00%**

## Cost Data

**Total Qty to Maintain (100% of Total):** 1 LF  
**Total Current Cost:** \$15,043

## Comments

Included for the replacement of \*\*Location\*\* Vinyl Fencing

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Pool Aluminum Fencing	01/01/2010	01/01/2040	1 LS	\$44,565
<b>Total</b>			1 LF	<b>\$15,043</b>

## Photos





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# Lighting Allowance

## Basic Info

Type of Cost: **Lighting**  
Category: **Lighting**  
Useful Life: **10y**  
Inflation Rate: **3.00%**

## Cost Data

Unit Cost (01/01/2025):	\$37,800.00
Total Qty to Maintain (100% of Total):	1 Allow
Total Current Cost:	\$37,800

## Comments

Included for as-needed replacement of light fixtures located throughout the property.

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Lighting Allowance	12/31/2022	12/31/2032	1 Allow	\$37,800
Total			1 Allow	\$37,800

## Photos





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# Building Signs

## Basic Info

Type of Cost: Signs  
Category: Signs  
Useful Life: 10y  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$10,800.00  
Total Qty to Maintain (100% of Total): 1 LS  
Total Current Cost: \$10,800

## Comments

Included for the replacement of Building Sign(s)

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Building Signs	12/31/2022	12/31/2032	1 LS	\$10,800
Total			1 LS	\$10,800

## Photos





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# Insurance Deductible

## Basic Info

Type of Cost: **Insurance**  
Category: **Insurance**  
Useful Life: **5y**  
Inflation Rate: **3.00%**

## Cost Data

Unit Cost (01/01/2025): **\$76,000.00**  
Total Qty to Maintain (100% of Total): **1 Ea**  
Total Current Cost: **\$76,000**

## Comments

Included as a safety net against insurable events

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Insurance Deductible	12/31/2022	12/31/2027	1 Ea	\$76,000
<b>Total</b>			<b>1 Ea</b>	<b>\$76,000</b>

## Photos

# Debris Cleanup

## Basic Info

Type of Cost:  
Category: Insurance  
Useful Life: 5y  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$21,600.00  
Total Qty to Maintain (100% of Total): 1 Ea  
Total Current Cost: \$21,600

## Comments

Included for the additional expenses not covered by insurance

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Debris Cleanup	12/31/2022	12/31/2027	1 Ea	\$21,600
Total			1 Ea	\$21,600

## Photos

# Professional Services Allowance

## Basic Info

Type of Cost: Miscellaneous  
Category: Miscellaneous  
Useful Life: 2y  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$27,000.00  
Total Qty to Maintain (100% of Total): 1 Ea  
Total Current Cost: \$27,000

## Comments

Included for the additional expenses not covered by insurance

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Professional Services Allowance	12/31/2024	12/31/2026	1 Ea	\$27,000
Total			1 Ea	\$27,000

## Photos

# Roof Hatches Building 1 & 4

## Basic Info

Type of Cost: **Equipment**  
Category: **Equipment**  
Useful Life: **25y**  
Inflation Rate: **3.00%**

## Cost Data

Unit Cost (01/01/2025): **\$48,600.00**  
Total Qty to Maintain (100% of Total): **1 Ea**  
Total Current Cost: **\$48,600**

## Comments

Included for the additional expenses not covered by insurance

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Roof Hatches Building 1 & 4	04/01/2022	04/01/2047	1 Ea	\$48,600
Total			1 Ea	\$48,600

## Photos

# Stairwell Vents

## Basic Info

Type of Cost: **Equipment**  
Category: **Equipment**  
Useful Life: **15y**  
Inflation Rate: **3.00%**

## Cost Data

Unit Cost (01/01/2025): **\$19,440.00**  
Total Qty to Maintain (100% of Total): **1 Ea**  
Total Current Cost: **\$19,440**

## Comments

Included for the additional expenses not covered by insurance

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Stairwell Vents	01/01/2018	01/01/2033	1 Ea	\$19,440
Total			1 Ea	\$19,440

## Photos

# Unit 106 Allowance

## Basic Info

Type of Cost: **Building 1 Non-Structural**  
Category: **Building 1 Non-Structural**  
Useful Life: **1y**  
Inflation Rate: **3.00%**

## Cost Data

Unit Cost (01/01/2025): **\$2,000.00**  
Total Qty to Maintain (100% of Total): **1 Ea**  
Total Current Cost: **\$2,000**

## Comments

Included for the additional expenses not covered by insurance

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Unit 106 Allowance	12/31/2024	12/31/2025	1 Ea	\$2,000
Total			1 Ea	\$2,000

## Photos





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