

EXPERT



Reserve Services, Inc.

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

Traditional Reserve Study

Cedar Point of Holly Hill



Level II Reserve Study Update with On-Site Analysis

Prepared for Fiscal Year 2025 Final Date: November 26, 2024



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. We will be please 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.

Cedar Point of Holly Hill

940 - 946 15th Street, Holly Hill, FL 32117

Reserve Study Year 2025

November 26, 2024

As authorized, a reserve study report has been prepared for Cedar Point of Holly Hill Condominium Association located at 940 - 946 15th Street, Holly Hill, FL 32117. Built-in 2005 containing 32 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:	\$306,936
Projected Expenditures (2025):	\$5,400
Threshold Model - Full Funding (1/1/2026):	\$380,139
Annual Contribution (2025):	\$71,850
Annual Contribution per Unit (2025):	\$2,245

As directed by the association an inflation rate of 4.00% annually has been applied to this report.

****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 Cedar Point of Holly Hill 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	Cedar Point of Holly Hill
Location	Holly Hill, FL 32117
Units / General Type	32 / Condominium
Base Year / Age	2005 / 20
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	N/A
Allocation Increase Rate (Avg)	7.50%
Inflation Rate	4.00%
Interest Rate	2.20%
Current Reserve Allocation	\$0 per year
Current Reserve Balance	\$306,936 as of [starting balance date]
Funding Plan - Method / Goal	Threshold Model

Summary

FY Start Balance	\$306,936 (projected to current FY end/next FY start)		
Fully Funded Balance	\$380,139		
Percent Funded	56.69%		
Proposed Budget	per year	per month	per unit per month
Reserve Allocation	\$71,850	\$5,988	\$187

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	ADD'T'L CAPITAL	INTEREST	RESERVE EXPENSES	ENDING BALANCE	MONTHLY CONTRIB	SPECIAL ASSMNT
2025	\$306,936	\$71,850	\$0	\$0	\$6,753	\$5,400	\$380,139	\$187	\$0
2026	\$380,139	\$77,239	\$0	\$0	\$8,363	\$5,616	\$460,124	\$201	\$0
2027	\$460,124	\$83,032	\$0	\$0	\$10,123	\$96,582	\$456,697	\$216	\$0
2028	\$456,697	\$89,259	\$0	\$0	\$10,047	\$6,074	\$549,929	\$232	\$0
2029	\$549,929	\$95,953	\$0	\$0	\$12,098	\$38,799	\$619,182	\$250	\$0

Financial Summary

ASSOCIATION	FIRST YEAR (2025)	5 YEARS (2029)	10 YEARS (2034)	30 YEARS (2054)
Starting Balance	\$306,936	\$306,936	\$306,936	\$306,936
Contributions	\$71,850	\$417,333	\$1,016,468	\$7,429,247
Special Assessments	\$0	\$0	\$0	\$0
Additional Capital	\$0	\$0	\$0	\$0
Interest / Inv Returns	\$6,753	\$47,384	\$138,233	\$576,697
Reserve Expenses	(\$5,400)	(\$152,471)	(\$1,021,395)	(\$6,294,527)
Reserves Balance	\$380,139	\$619,182	\$440,242	\$2,018,353
# of Special Assessments	0	0	0	0
Owner				
Avg Contributions (/unit/month)	\$187	\$217	\$265	\$645
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>
Carports				
1.16	Shingle Roofing (Carports)	\$55,000	20y	19y 8m
Carports Total		\$55,000		
Concrete				
1.19	Concrete Restoration Allowance	\$399,904	10y	9y 11m
Concrete Total		\$399,904		
Doors				
1.27	Door Replacement	\$243,200	20y	17y 11m
Doors Total		\$243,200		
Electrical Systems				
1.21	Electrical Allowance	\$2,500	1y	0y 11m
Electrical Systems Total		\$2,500		
Fencing				
1.11	Chain Link & PVC Fencing: Chain Link Fencing	\$27,765	25y	4y 11m
Fencing Total		\$27,765		
Fire Prevention				
1.18	Fire Prevention Allowance	\$400	1y	0y 11m
Fire Prevention Total		\$400		
Landscaping				
1.06	Irrigation System Allowance: Irrigation System Allowance	\$25,000	20y	15y 11m
Landscaping Total		\$25,000		
Lighting				
1.13	Lighting Allowance	\$26,169	20y	15y 11m
Lighting Total		\$26,169		
Paint				
1.17	Unit Building Exterior Paint/ Waterproofing	\$145,000	10y	9y 11m
Paint Total		\$145,000		
Plumbing				
1.20	Plumbing Allowance	\$2,500	1y	0y 11m

<i>Reserve Component</i>		<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
Plumbing Total		\$2,500		
Pumps				
1.23	Lift Station Pump - 2005	\$15,000	25y	5y 11m
1.24	Lift Station Pump - 2020	\$15,000	25y	20y 11m
Pumps Total		\$30,000		
Railings				
1.01	Railings Replacement	\$40,920	30y	11y 11m
Railings Total		\$40,920		
Roof				
1.16	Shingle Roofing 940 Building	\$48,000	20y	13y 11m
1.16	Shingle Roofing 942 Building	\$48,000	20y	13y 11m
1.16	Shingle Roofing 944 Building	\$48,000	20y	10y 11m
1.16	Shingle Roofing 946 Building	\$48,000	20y	13y 11m
Roof Total		\$192,000		
Storm Water Drainage				
1.15	Storm Water Drainage Allowance	\$83,895	10y	2y 11m
Storm Water Drainage Total		\$83,895		
Streets/Asphalt				
1.07	Parking Area Resurfacing	\$24,739	12y	6y 11m
1.08	Parking Lot Car Stop Replacement	\$5,775	15y	9y 11m
Streets/Asphalt Total		\$30,514		
Windows				
1.26	Window Replacement	\$276,480	30y	21y 11m
Windows Total		\$276,480		
Grand Total	21	\$1,815,620		

Cash Flow/Threshold Analysis

Fiscal Year	FY Starting Balance	Interest Earned	Contribution	Contribution Increase Rate	Special Assessment	Expenditures	Fully Funded Balance	100% Funded Balance	Percent Funded
2025	\$306,936	\$6,753	\$71,850	N/A	\$0	\$5,400	\$380,139	\$541,400	56.69%
2026	\$380,139	\$8,363	\$77,239	7.50%	\$0	\$5,616	\$460,124	\$676,933	56.16%
2027	\$460,124	\$10,123	\$83,032	7.50%	\$0	\$96,582	\$456,697	\$728,073	63.20%
2028	\$456,697	\$10,047	\$89,259	7.50%	\$0	\$6,074	\$549,929	\$880,363	51.88%
2029	\$549,929	\$12,098	\$95,953	7.50%	\$0	\$38,799	\$619,182	\$1,010,234	54.44%
2030	\$619,182	\$13,622	\$103,150	7.50%	\$0	\$24,821	\$711,133	\$1,165,231	53.14%
2031	\$711,133	\$15,645	\$110,886	7.50%	\$0	\$38,135	\$799,529	\$1,318,198	53.95%
2032	\$799,529	\$17,590	\$119,203	7.50%	\$0	\$7,106	\$929,216	\$1,515,396	52.76%
2033	\$929,216	\$20,443	\$128,143	7.50%	\$0	\$7,389	\$1,070,412	\$1,726,263	53.83%
2034	\$1,070,412	\$23,549	\$137,754	7.50%	\$0	\$791,473	\$440,242	\$1,136,437	94.19%
2035	\$440,242	\$9,685	\$148,085	7.50%	\$0	\$79,046	\$518,966	\$1,270,507	34.65%
2036	\$518,966	\$11,417	\$159,192	7.50%	\$0	\$71,308	\$618,267	\$1,424,824	36.42%
2037	\$618,267	\$13,602	\$171,131	7.50%	\$0	\$142,964	\$660,036	\$1,517,897	40.73%
2038	\$660,036	\$14,521	\$183,966	7.50%	\$0	\$248,764	\$609,758	\$1,512,050	43.65%
2039	\$609,758	\$13,415	\$197,763	7.50%	\$0	\$9,351	\$811,585	\$1,762,648	34.59%
2040	\$811,585	\$17,855	\$212,595	7.50%	\$0	\$101,877	\$940,158	\$1,935,292	41.94%
2041	\$940,158	\$20,683	\$228,540	7.50%	\$0	\$10,113	\$1,179,269	\$2,218,601	42.38%
2042	\$1,179,269	\$25,944	\$245,680	7.50%	\$0	\$484,248	\$966,645	\$2,028,800	58.13%
2043	\$966,645	\$21,266	\$264,107	7.50%	\$0	\$61,057	\$1,190,961	\$2,280,530	42.39%
2044	\$1,190,961	\$26,201	\$283,915	7.50%	\$0	\$1,275,284	\$225,793	\$1,288,890	92.40%
2045	\$225,793	\$4,967	\$305,208	7.50%	\$0	\$44,699	\$491,269	\$1,547,136	14.59%
2046	\$491,269	\$10,808	\$328,099	7.50%	\$0	\$642,340	\$187,836	\$1,204,290	40.79%
2047	\$187,836	\$4,132	\$352,706	7.50%	\$0	\$211,622	\$333,052	\$1,306,213	14.38%
2048	\$333,052	\$7,327	\$379,159	7.50%	\$0	\$13,310	\$706,229	\$1,629,406	20.44%
2049	\$706,229	\$15,537	\$407,596	7.50%	\$0	\$99,814	\$1,029,548	\$1,886,956	37.43%
2050	\$1,029,548	\$22,650	\$438,166	7.50%	\$0	\$14,396	\$1,475,967	\$2,255,489	45.65%
2051	\$1,475,967	\$32,471	\$471,028	7.50%	\$0	\$14,971	\$1,964,496	\$2,650,486	55.69%
2052	\$1,964,496	\$43,219	\$506,355	7.50%	\$0	\$15,569	\$2,498,501	\$3,073,475	63.92%
2053	\$2,498,501	\$54,967	\$544,332	7.50%	\$0	\$16,193	\$3,081,607	\$3,526,061	70.86%
2054	\$3,081,607	\$67,795	\$585,157	7.50%	\$0	\$1,716,206	\$2,018,353	\$2,242,597	137.41%

2.20% - Interest Rate	Min FY End Balance:	\$187,836	Min % Funded:	14.38%
4.00% - Inflation	Avg FY End Balance:	\$930,830	Avg % Funded:	51.96%

Disbursement By Year

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2025 (Year 1)						
1.21	Electrical Allowance	\$2,500.00	1 Allow	\$2,500	1y	2026
1.18	Fire Prevention Allowance	\$400.00	1 Allow	\$400	1y	2026
1.20	Plumbing Allowance	\$2,500.00	1 Allow	\$2,500	1y	2026
2025 (Year 1) Total				\$5,400		
2026 (Year 2)						
1.21	Electrical Allowance	\$2,600.00	1 Allow	\$2,600	1y	2027
1.18	Fire Prevention Allowance	\$416.00	1 Allow	\$416	1y	2027
1.20	Plumbing Allowance	\$2,600.00	1 Allow	\$2,600	1y	2027
2026 (Year 2) Total				\$5,616		
2027 (Year 3)						
1.21	Electrical Allowance	\$2,704.00	1 Allow	\$2,704	1y	2028
1.18	Fire Prevention Allowance	\$433.00	1 Allow	\$433	1y	2028
1.20	Plumbing Allowance	\$2,704.00	1 Allow	\$2,704	1y	2028
1.15	Storm Water Drainage Allowance	\$90,741.00	1 Allow	\$90,741	10y	2037
2027 (Year 3) Total				\$96,582		
2028 (Year 4)						
1.21	Electrical Allowance	\$2,812.00	1 Allow	\$2,812	1y	2029
1.18	Fire Prevention Allowance	\$450.00	1 Allow	\$450	1y	2029
1.20	Plumbing Allowance	\$2,812.00	1 Allow	\$2,812	1y	2029
2028 (Year 4) Total				\$6,074		
2029 (Year 5)						
1.11	Chain Link & PVC Fencing: Chain Link Fencing	\$32,481.00	1 LS	\$32,481	25y	2049
1.21	Electrical Allowance	\$2,925.00	1 Allow	\$2,925	1y	2030

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.18	Fire Prevention Allowance	\$468.00	1 Allow	\$468	1y	2030
1.20	Plumbing Allowance	\$2,925.00	1 Allow	\$2,925	1y	2030
2029 (Year 5) Total				\$38,799		
2030 (Year 6)						
1.21	Electrical Allowance	\$3,042.00	1 Allow	\$3,042	1y	2031
1.18	Fire Prevention Allowance	\$487.00	1 Allow	\$487	1y	2031
1.23	Lift Station Pump - 2005	\$18,250.00	1 Ea	\$18,250	25y	N/A
1.20	Plumbing Allowance	\$3,042.00	1 Allow	\$3,042	1y	2031
2030 (Year 6) Total				\$24,821		
2031 (Year 7)						
1.21	Electrical Allowance	\$3,163.00	1 Allow	\$3,163	1y	2032
1.18	Fire Prevention Allowance	\$506.00	1 Allow	\$506	1y	2032
1.07	Parking Area Resurfacing	\$31,303.00	1 LS	\$31,303	12y	2043
1.20	Plumbing Allowance	\$3,163.00	1 Allow	\$3,163	1y	2032
2031 (Year 7) Total				\$38,135		
2032 (Year 8)						
1.21	Electrical Allowance	\$3,290.00	1 Allow	\$3,290	1y	2033
1.18	Fire Prevention Allowance	\$526.00	1 Allow	\$526	1y	2033
1.20	Plumbing Allowance	\$3,290.00	1 Allow	\$3,290	1y	2033
2032 (Year 8) Total				\$7,106		
2033 (Year 9)						
1.21	Electrical Allowance	\$3,421.00	1 Allow	\$3,421	1y	2034
1.18	Fire Prevention Allowance	\$547.00	1 Allow	\$547	1y	2034
1.20	Plumbing Allowance	\$3,421.00	1 Allow	\$3,421	1y	2034
2033 (Year 9) Total				\$7,389		
2034 (Year 10)						
1.19	Concrete Restoration Allowance	\$569,188.00	1 Allow	\$569,188	10y	2044
1.21	Electrical Allowance	\$3,558.00	1 Allow	\$3,558	1y	2035
1.18	Fire Prevention Allowance	\$569.00	1 Allow	\$569	1y	2035

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.08	Parking Lot Car Stop Replacement	\$8,220.00	1 LS	\$8,220	15y	2049
1.20	Plumbing Allowance	\$3,558.00	1 Allow	\$3,558	1y	2035
1.17	Unit Building Exterior Paint/ Waterproofing	\$206,380.00	1 SF	\$206,380	10y	2044
2034 (Year 10) Total				\$791,473		
2035 (Year 11)						
1.21	Electrical Allowance	\$3,701.00	1 Allow	\$3,701	1y	2036
1.18	Fire Prevention Allowance	\$592.00	1 Allow	\$592	1y	2036
1.20	Plumbing Allowance	\$3,701.00	1 Allow	\$3,701	1y	2036
1.16	Shingle Roofing 944 Building	\$71,052.00	1 LS	\$71,052	20y	N/A
2035 (Year 11) Total				\$79,046		
2036 (Year 12)						
1.21	Electrical Allowance	\$3,849.00	1 Allow	\$3,849	1y	2037
1.18	Fire Prevention Allowance	\$616.00	1 Allow	\$616	1y	2037
1.20	Plumbing Allowance	\$3,849.00	1 Allow	\$3,849	1y	2037
1.01	Railings Replacement	\$62,994.00	1 LS	\$62,994	30y	N/A
2036 (Year 12) Total				\$71,308		
2037 (Year 13)						
1.21	Electrical Allowance	\$4,003.00	1 Allow	\$4,003	1y	2038
1.18	Fire Prevention Allowance	\$640.00	1 Allow	\$640	1y	2038
1.20	Plumbing Allowance	\$4,003.00	1 Allow	\$4,003	1y	2038
1.15	Storm Water Drainage Allowance	\$134,318.00	1 Allow	\$134,318	10y	2047
2037 (Year 13) Total				\$142,964		
2038 (Year 14)						
1.21	Electrical Allowance	\$4,163.00	1 Allow	\$4,163	1y	2039
1.18	Fire Prevention Allowance	\$666.00	1 Allow	\$666	1y	2039
1.20	Plumbing Allowance	\$4,163.00	1 Allow	\$4,163	1y	2039
1.16	Shingle Roofing 940 Building	\$79,924.00	1 LS	\$79,924	20y	N/A
1.16	Shingle Roofing 942 Building	\$79,924.00	1 LS	\$79,924	20y	N/A

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.16	Shingle Roofing 946 Building	\$79,924.00	1 LS	\$79,924	20y	N/A
2038 (Year 14) Total				\$248,764		
2039 (Year 15)						
1.21	Electrical Allowance	\$4,329.00	1 Allow	\$4,329	1y	2040
1.18	Fire Prevention Allowance	\$693.00	1 Allow	\$693	1y	2040
1.20	Plumbing Allowance	\$4,329.00	1 Allow	\$4,329	1y	2040
2039 (Year 15) Total				\$9,351		
2040 (Year 16)						
1.21	Electrical Allowance	\$4,502.00	1 Allow	\$4,502	1y	2041
1.18	Fire Prevention Allowance	\$720.00	1 Allow	\$720	1y	2041
1.06	Irrigation System Allowance: Irrigation System Allowance	\$45,024.00	1 Allow	\$45,024	20y	N/A
1.13	Lighting Allowance	\$47,129.00	1 Allow	\$47,129	20y	N/A
1.20	Plumbing Allowance	\$4,502.00	1 Allow	\$4,502	1y	2041
2040 (Year 16) Total				\$101,877		
2041 (Year 17)						
1.21	Electrical Allowance	\$4,682.00	1 Allow	\$4,682	1y	2042
1.18	Fire Prevention Allowance	\$749.00	1 Allow	\$749	1y	2042
1.20	Plumbing Allowance	\$4,682.00	1 Allow	\$4,682	1y	2042
2041 (Year 17) Total				\$10,113		
2042 (Year 18)						
1.27	Door Replacement	\$473,729.00	1 LS	\$473,729	20y	N/A
1.21	Electrical Allowance	\$4,870.00	1 Allow	\$4,870	1y	2043
1.18	Fire Prevention Allowance	\$779.00	1 Allow	\$779	1y	2043
1.20	Plumbing Allowance	\$4,870.00	1 Allow	\$4,870	1y	2043
2042 (Year 18) Total				\$484,248		
2043 (Year 19)						
1.21	Electrical Allowance	\$5,065.00	1 Allow	\$5,065	1y	2044
1.18	Fire Prevention Allowance	\$810.00	1 Allow	\$810	1y	2044

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.07	Parking Area Resurfacing	\$50,117.00	1 LS	\$50,117	12y	N/A
1.20	Plumbing Allowance	\$5,065.00	1 Allow	\$5,065	1y	2044
2043 (Year 19) Total				\$61,057		
2044 (Year 20)						
1.19	Concrete Restoration Allowance	\$842,537.00	1 Allow	\$842,537	10y	2054
1.21	Electrical Allowance	\$5,267.00	1 Allow	\$5,267	1y	2045
1.18	Fire Prevention Allowance	\$843.00	1 Allow	\$843	1y	2045
1.20	Plumbing Allowance	\$5,267.00	1 Allow	\$5,267	1y	2045
1.16	Shingle Roofing (Carports)	\$115,877.00	1 LS	\$115,877	20y	N/A
1.17	Unit Building Exterior Paint/ Waterproofing	\$305,493.00	1 SF	\$305,493	10y	2054
2044 (Year 20) Total				\$1,275,284		
2045 (Year 21)						
1.21	Electrical Allowance	\$5,478.00	1 Allow	\$5,478	1y	2046
1.18	Fire Prevention Allowance	\$876.00	1 Allow	\$876	1y	2046
1.24	Lift Station Pump - 2020	\$32,867.00	1 Ea	\$32,867	25y	N/A
1.20	Plumbing Allowance	\$5,478.00	1 Allow	\$5,478	1y	2046
2045 (Year 21) Total				\$44,699		
2046 (Year 22)						
1.21	Electrical Allowance	\$5,697.00	1 Allow	\$5,697	1y	2047
1.18	Fire Prevention Allowance	\$912.00	1 Allow	\$912	1y	2047
1.20	Plumbing Allowance	\$5,697.00	1 Allow	\$5,697	1y	2047
1.26	Window Replacement	\$630,034.00	1 LS	\$630,034	30y	N/A
2046 (Year 22) Total				\$642,340		
2047 (Year 23)						
1.21	Electrical Allowance	\$5,925.00	1 Allow	\$5,925	1y	2048
1.18	Fire Prevention Allowance	\$948.00	1 Allow	\$948	1y	2048
1.20	Plumbing Allowance	\$5,925.00	1 Allow	\$5,925	1y	2048
1.15	Storm Water Drainage Allowance	\$198,824.00	1 Allow	\$198,824	10y	N/A
2047 (Year 23) Total				\$211,622		

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2048 (Year 24)						
1.21	Electrical Allowance	\$6,162.00	1 Allow	\$6,162	1y	2049
1.18	Fire Prevention Allowance	\$986.00	1 Allow	\$986	1y	2049
1.20	Plumbing Allowance	\$6,162.00	1 Allow	\$6,162	1y	2049
2048 (Year 24) Total				\$13,310		
2049 (Year 25)						
1.11	Chain Link & PVC Fencing: Chain Link Fencing	\$71,170.00	1 LS	\$71,170	20y	N/A
1.21	Electrical Allowance	\$6,408.00	1 Allow	\$6,408	1y	2050
1.18	Fire Prevention Allowance	\$1,025.00	1 Allow	\$1,025	1y	2050
1.08	Parking Lot Car Stop Replacement	\$14,803.00	1 LS	\$14,803	15y	N/A
1.20	Plumbing Allowance	\$6,408.00	1 Allow	\$6,408	1y	2050
2049 (Year 25) Total				\$99,814		
2050 (Year 26)						
1.21	Electrical Allowance	\$6,665.00	1 Allow	\$6,665	1y	2051
1.18	Fire Prevention Allowance	\$1,066.00	1 Allow	\$1,066	1y	2051
1.20	Plumbing Allowance	\$6,665.00	1 Allow	\$6,665	1y	2051
2050 (Year 26) Total				\$14,396		
2051 (Year 27)						
1.21	Electrical Allowance	\$6,931.00	1 Allow	\$6,931	1y	2052
1.18	Fire Prevention Allowance	\$1,109.00	1 Allow	\$1,109	1y	2052
1.20	Plumbing Allowance	\$6,931.00	1 Allow	\$6,931	1y	2052
2051 (Year 27) Total				\$14,971		
2052 (Year 28)						
1.21	Electrical Allowance	\$7,208.00	1 Allow	\$7,208	1y	2053
1.18	Fire Prevention Allowance	\$1,153.00	1 Allow	\$1,153	1y	2053
1.20	Plumbing Allowance	\$7,208.00	1 Allow	\$7,208	1y	2053
2052 (Year 28) Total				\$15,569		
2053 (Year 29)						

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.21	Electrical Allowance	\$7,497.00	1 Allow	\$7,497	1y	2054
1.18	Fire Prevention Allowance	\$1,199.00	1 Allow	\$1,199	1y	2054
1.20	Plumbing Allowance	\$7,497.00	1 Allow	\$7,497	1y	2054
2053 (Year 29) Total				\$16,193		
2054 (Year 30)						
1.19	Concrete Restoration Allowance	\$1,247,161.00	1 Allow	\$1,247,161	10y	N/A
1.21	Electrical Allowance	\$7,797.00	1 Allow	\$7,797	1y	N/A
1.18	Fire Prevention Allowance	\$1,247.00	1 Allow	\$1,247	1y	N/A
1.20	Plumbing Allowance	\$7,797.00	1 Allow	\$7,797	1y	N/A
1.17	Unit Building Exterior Paint/ Waterproofing	\$452,204.00	1 SF	\$452,204	10y	N/A
2054 (Year 30) Total				\$1,716,206		

Component Details

Reserve Component	UL	RL	Quantity	Unit Cost	Rplc %	Extended Cost
Carports						
1.16 Shingle Roofing (Carports)	20y	19y 8m	1 LS	\$55,000.00	100%	\$55,000
Concrete						
1.19 Concrete Restoration Allowance	10y	9y 11m	1 Allow	\$399,904.00	100%	\$399,904
Doors						
1.27 Door Replacement	20y	17y 11m	1 LS	\$243,200.00	100%	\$243,200
Electrical Systems						
1.21 Electrical Allowance	1y	0y 11m	1 Allow	\$2,500.00	100%	\$2,500
Fencing						
1.11 Chain Link & PVC Fencing: Chain Link Fencing	25y	4y 11m	1 LS	\$27,765.10	100%	\$27,765
Fire Prevention						
1.18 Fire Prevention Allowance	1y	0y 11m	1 Allow	\$400.00	100%	\$400
Landscaping						
1.06 Irrigation System Allowance: Irrigation System Allowance	20y	15y 11m	1 Allow	\$25,000.00	100%	\$25,000
Lighting						
1.13 Lighting Allowance	20y	15y 11m	1 Allow	\$26,169.00	100%	\$26,169
Paint						
1.17 Unit Building Exterior Paint/ Waterproofing	10y	9y 11m	1 SF	\$145,000.00	100%	\$145,000
Plumbing						
1.20 Plumbing Allowance	1y	0y 11m	1 Allow	\$2,500.00	100%	\$2,500
Pumps						
1.23 Lift Station Pump - 2005	25y	5y 11m	1 Ea	\$15,000.00	100%	\$15,000
1.24 Lift Station Pump - 2020	25y	20y 11m	1 Ea	\$15,000.00	100%	\$15,000
Railings						
1.01 Railings Replacement	30y	11y 11m	1 LS	\$40,920.00	100%	\$40,920
Roof						
1.16 Shingle Roofing 940 Building	20y	13y	1 LS	\$48,000.00	100%	\$48,000

<i>Reserve Component</i>	<i>UL</i>	<i>RL</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Rplc %</i>	<i>Extended Cost</i>
		11m				
1.16 Shingle Roofing 942 Building	20y	13y 11m	1 LS	\$48,000.00	100%	\$48,000
1.16 Shingle Roofing 944 Building	20y	10y 11m	1 LS	\$48,000.00	100%	\$48,000
1.16 Shingle Roofing 946 Building	20y	13y 11m	1 LS	\$48,000.00	100%	\$48,000
Storm Water Drainage						
1.15 Storm Water Drainage Allowance	10y	2y 11m	1 Allow	\$83,894.80	100%	\$83,895
Streets/Asphalt						
1.07 Parking Area Resurfacing	12y	6y 11m	1 LS	\$24,739.00	100%	\$24,739
1.08 Parking Lot Car Stop Replacement	15y	9y 11m	1 LS	\$5,775.00	100%	\$5,775
Windows						
1.26 Window Replacement	30y	21y 11m	1 LS	\$276,480.00	100%	\$276,480

Grand Total:

21

Appendices

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.

Railings Replacement

Basic Info		Cost Data	
Asset ID:	1.01	Unit Cost (01/01/2025):	\$40,920.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 LS
Category:	Railings	Total Current Cost:	\$40,920
Useful Life:	30y		
Inflation Rate:	4.00%		

Comments

Included for the replacement of Balcony Railing

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Railings Replacement	12/31/2006	12/31/2036	1 LS	\$40,920
Total			1 LS	\$40,920

Photos





Irrigation System Allowance

Basic Info		Cost Data	
Asset ID:	1.06	Unit Cost (01/01/2025):	\$25,000.00
Type of Cost:	Repairs & Maintenance	Total Qty to Maintain (100% of Total):	1 Allow
Category:	Landscaping	Total Current Cost:	\$25,000
Useful Life:	18y		
Inflation Rate:	4.00%		

Comments

Included for as-needed reairs/replacements of smaller items in a larger component system.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Irrigation System Allowance: Irrigation System Allowance	12/31/2020	12/31/2040	1 Allow	\$25,000
Total			1 Allow	\$25,000

Photos



Parking Area Resurfacing

Basic Info		Cost Data	
Asset ID:	1.07	Unit Cost (01/01/2025):	\$24,739.00
Type of Cost:		Total Qty to Maintain (100% of Total):	1 LS
Category:	Streets/Asphalt	Total Current Cost:	\$24,739
Useful Life:	12y		
Inflation Rate:	4.00%		

Comments

Included for cyclical Ashpalt Parking Lot Resurfacing

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Parking Area Resurfacing	12/31/2019	12/31/2031	1 LS	\$24,739
Total			1 LS	\$24,739

Photos





Parking Lot Car Stop Replacement

Basic Info		Cost Data	
Asset ID:	1.08	Unit Cost (01/01/2025):	\$5,775.00
Type of Cost:		Total Qty to Maintain (100% of Total):	1 LS
Category:	Streets/Asphalt	Total Current Cost:	\$5,775
Useful Life:	15y		
Inflation Rate:	4.00%		

Comments

Included for the replacement of Car Stops.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Parking Lot Car Stop Replacement	12/31/2019	12/31/2034	1 LS	\$5,775
Total			1 LS	\$5,775

Photos



Chain Link & PVC Fencing

Basic Info		Cost Data	
Asset ID:	1.11	Unit Cost (01/01/2025):	\$27,765.10
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 LS
Category:	Fencing	Total Current Cost:	\$27,765
Useful Life:	20y		
Inflation Rate:	4.00%		

Comments

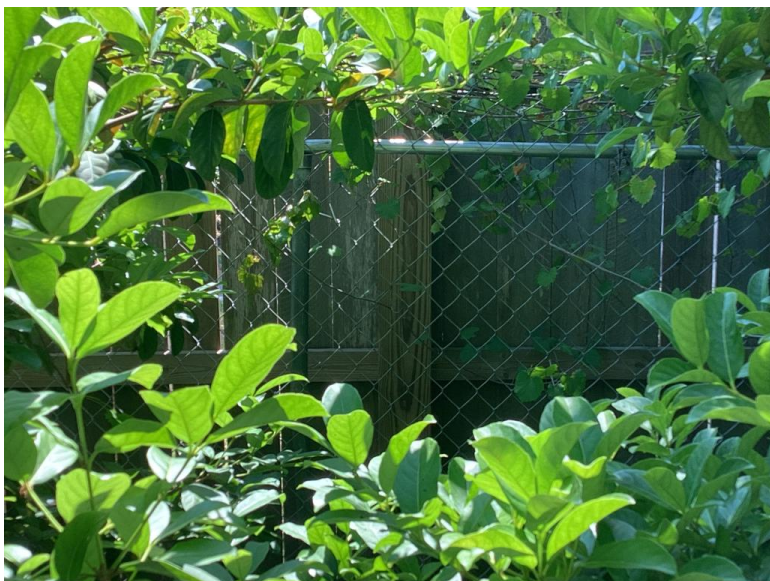
Included for the replacement of Chain Link & PVC Fencing

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Chain Link & PVC Fencing: Chain Link Fencing	12/31/2004	12/31/2029	1 LS	\$27,765
Total			1 LS	\$27,765

Photos





Lighting Allowance

Basic Info		Cost Data	
Asset ID:	1.13	Unit Cost (01/01/2025):	\$26,169.00
Type of Cost:		Total Qty to Maintain (100% of Total):	1 Allow
Category:	Lighting	Total Current Cost:	\$26,169
Useful Life:	20y		
Inflation Rate:	4.00%		

Comments

Included for as-needed reoairs/replacements of smaller items in a larger component system

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Lighting Allowance	12/31/2020	12/31/2040	1 Allow	\$26,169
Total			1 Allow	\$26,169

Photos





Storm Water Drainage Allowance

Basic Info		Cost Data	
Asset ID:	1.15	Unit Cost (01/01/2025):	\$83,894.80
Type of Cost:		Total Qty to Maintain (100% of Total):	1 Allow
Category:	Storm Water Drainage	Total Current Cost:	\$83,895
Useful Life:	10y		
Inflation Rate:	4.00%		

Comments

Included for as-needed replacements of Storm Water Drainage Systems

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Storm Water Drainage Allowance	12/31/2017	12/31/2027	1 Allow	\$83,895
Total			1 Allow	\$83,895

Photos





Shingle Roofing (Carports)

Basic Info		Cost Data	
Asset ID:	1.16	Unit Cost (01/01/2025):	\$55,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 LS
Category:	Carports	Total Current Cost:	\$55,000
Useful Life:	20y		
Inflation Rate:	4.00%		

Comments

Included for the replacement of Shingle Roofing

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Shingle Roofing (Carports)	09/30/2024	09/30/2044	1 LS	\$55,000
Total			1 LS	\$55,000

Photos





Shingle Roofing 940 Building

Basic Info		Cost Data	
Asset ID:	1.16	Unit Cost (01/01/2025):	\$48,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 LS
Category:	Roof	Total Current Cost:	\$48,000
Useful Life:	20y		
Inflation Rate:	4.00%		

Comments

Included for the replacement of Shingle Roofing

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Shingle Roofing 940 Building	12/31/2018	12/31/2038	1 LS	\$48,000
Total			1 LS	\$48,000

Photos





Shingle Roofing 942 Building

Basic Info		Cost Data	
Asset ID:	1.16	Unit Cost (01/01/2025):	\$48,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 LS
Category:	Roof	Total Current Cost:	\$48,000
Useful Life:	20y		
Inflation Rate:	4.00%		

Comments

Included for the replacement of Shingle Roofing

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Shingle Roofing 942 Building	12/31/2018	12/31/2038	1 LS	\$48,000
Total			1 LS	\$48,000

Photos





Shingle Roofing 944 Building

Basic Info		Cost Data	
Asset ID:	1.16	Unit Cost (01/01/2025):	\$48,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 LS
Category:	Roof	Total Current Cost:	\$48,000
Useful Life:	20y		
Inflation Rate:	4.00%		

Comments

Included for the replacement of Shingle Roofing

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Shingle Roofing 944 Building	12/31/2015	12/31/2035	1 LS	\$48,000
Total			1 LS	\$48,000

Photos





Shingle Roofing 946 Building

Basic Info		Cost Data	
Asset ID:	1.16	Unit Cost (01/01/2025):	\$48,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 LS
Category:	Roof	Total Current Cost:	\$48,000
Useful Life:	20y		
Inflation Rate:	4.00%		

Comments

Included for the replacement of Shingle Roofing

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Shingle Roofing 946 Building	12/31/2018	12/31/2038	1 LS	\$48,000
Total			1 LS	\$48,000

Photos





Unit Building Exterior Paint/ Waterproofing

Basic Info		Cost Data	
Asset ID:	1.17	Unit Cost (01/01/2025):	\$145,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 SF
Category:	Paint	Total Current Cost:	\$145,000
Useful Life:	10y		
Inflation Rate:	4.00%		

Comments

Included for Waterproofing/Painting at 7-10 year intervals

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Unit Building Exterior Paint/ Waterproofing	12/31/2024	12/31/2034	1 SF	\$145,000
Total			1 SF	\$145,000

Photos





Fire Prevention Allowance

Basic Info		Cost Data	
Asset ID:	1.18	Unit Cost (01/01/2025):	\$400.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Allow
Category:	Fire Prevention	Total Current Cost:	\$400
Useful Life:	1y		
Inflation Rate:	4.00%		

Comments

Included for replacements of smaller items, such as fire hydrants, pull switches, alarms and sprinkler heads. This allowance can also be applied to any Fire Prevention components not specifically listed in this report.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Fire Prevention Allowance	12/31/2024	12/31/2025	1 Allow	\$400
Total			1 Allow	\$400

Photos



Concrete Restoration Allowance

Basic Info		Cost Data	
Asset ID:	1.19	Unit Cost (01/01/2025):	\$399,904.00
Type of Cost:	Repairs & Maintenance	Total Qty to Maintain (100% of Total):	1 Allow
Category:	Concrete	Total Current Cost:	\$399,904
Useful Life:	10y		
Inflation Rate:	4.00%		

Comments

Included for repair to exterior concrete, walkways, balconies, slab floors, foundation, and internal load bearing walls

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Concrete Restoration Allowance	12/31/2024	12/31/2034	1 Allow	\$399,904
Total			1 Allow	\$399,904

Photos





Plumbing Allowance

Basic Info		Cost Data	
Asset ID:	1.20	Unit Cost (01/01/2025):	\$2,500.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Allow
Category:	Plumbing	Total Current Cost:	\$2,500
Useful Life:	1y		
Inflation Rate:	4.00%		

Comments

Included for replacement and refurbishment of Association owned Plumbing lines that deliver water between Units within the Residential Structure

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Plumbing Allowance	12/31/2024	12/31/2025	1 Allow	\$2,500
Total			1 Allow	\$2,500

Photos



Electrical Allowance

Basic Info		Cost Data	
Asset ID:	1.21	Unit Cost (01/01/2025):	\$2,500.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Allow
Category:	Electrical Systems	Total Current Cost:	\$2,500
Useful Life:	1y		
Inflation Rate:	4.00%		

Comments

Included for replacement and refurbishment of Association owned wiring that delivers Electricity to components hroughout the Residential Building. This does NOT include the components themselves, which either have their own line-item or are the responsibility of Unit Owners

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Electrical Allowance	12/31/2024	12/31/2025	1 Allow	\$2,500
Total			1 Allow	\$2,500

Photos





Lift Station Pump - 2005

Basic Info		Cost Data	
Asset ID:	1.23	Unit Cost (01/01/2025):	\$15,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Category:	Pumps	Total Current Cost:	\$15,000
Useful Life:	25y		
Inflation Rate:	4.00%		

Comments

Included for the replacement of Lift Station #1

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Lift Station Pump - 2005	12/31/2005	12/31/2030	1 Ea	\$15,000
Total			1 Ea	\$15,000

Photos

Lift Station Pump - 2020

Basic Info		Cost Data	
Asset ID:	1.24	Unit Cost (01/01/2025):	\$15,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 Ea
Category:	Pumps	Total Current Cost:	\$15,000
Useful Life:	25y		
Inflation Rate:	4.00%		

Comments

Included for the replacement of Lift Station #2

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Lift Station Pump - 2020	12/31/2020	12/31/2045	1 Ea	\$15,000
Total			1 Ea	\$15,000

Photos

Window Replacement

Basic Info		Cost Data	
Asset ID:	1.26	Unit Cost (01/01/2025):	\$276,480.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 LS
Category:	Windows	Total Current Cost:	\$276,480
Useful Life:	30y		
Inflation Rate:	4.00%		

Comments

Included for the replacement of Unit Windows

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Window Replacement	12/31/2016	12/31/2046	1 LS	\$276,480
Total			1 LS	\$276,480

Photos





Door Replacement

Basic Info		Cost Data	
Asset ID:	1.27	Unit Cost (01/01/2025):	\$243,200.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 LS
Category:	Doors	Total Current Cost:	\$243,200
Useful Life:	20y		
Inflation Rate:	4.00%		

Comments

Included for the replacement of Unit Doors

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Door Replacement	12/31/2022	12/31/2042	1 LS	\$243,200
Total			1 LS	\$243,200

Photos





