



EXPERT



Reserve Services, Inc.

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

Traditonal Reserve Study

Eagles Landing



Level II Reserve Study Update with On-Site Analysis

Prepared for Fiscal Year 2025 Draft 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.

Eagles Landing
Taxiway Echo & Taxiway Delta, Port Orange, FL 32128
Reserve Study Year 2025
November 26, 2024

As authorized, a reserve study report has been prepared for Eagles Landing Condominium Association located at Taxiway Echo & Taxiway Delta, Port Orange, FL 32128. Built-in 1986 containing 13 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:	\$361,862
Projected Expenditures (2025):	\$12,203
Threshold Model - Full Funding (1/1/2026):	\$414,659
Annual Contribution (2025):	\$65,000
Annual Contribution per Unit (2025):	\$5,000

As directed by the association an inflation rate of 3.00% 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 Eagles Landing 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	Eagles Landing
Location	Port Orange, FL 32128
Units / General Type	13 / Condominium
Base Year / Age	1986 / 39
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 26, 2024
Allocation Increase Rate (Avg)	3.00%
Inflation Rate	3.00%
Interest Rate	0.00%
Current Reserve Allocation	\$0 per year
Current Reserve Balance	\$361,862 as of [starting balance date]
Funding Plan - Method / Goal	Threshold Model

Summary

FY Start Balance	\$361,862 (projected to current FY end/next FY start)		
Fully Funded Balance	\$414,659		
Percent Funded	66.31%		
Proposed Budget	per year	per month	per unit per month
Reserve Allocation	\$65,000	\$5,417	\$417

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	\$361,862	\$65,000	\$0	\$0	\$0	\$12,203	\$414,659	\$417	\$0
2026	\$414,659	\$66,950	\$0	\$0	\$0	\$81,157	\$400,452	\$429	\$0
2027	\$400,452	\$68,958	\$0	\$0	\$0	\$24,750	\$444,660	\$442	\$0
2028	\$444,660	\$71,027	\$0	\$0	\$0	\$26,669	\$489,019	\$455	\$0
2029	\$489,019	\$73,158	\$0	\$0	\$0	\$0	\$562,177	\$469	\$0

Financial Summary

ASSOCIATION	FIRST YEAR (2025)	5 YEARS (2029)	10 YEARS (2034)	30 YEARS (2054)
Starting Balance	\$361,862	\$361,862	\$361,862	\$361,862
Contributions	\$65,000	\$345,094	\$745,152	\$3,092,402
Special Assessments	\$0	\$0	\$0	\$0
Additional Capital	\$0	\$0	\$0	\$0
Interest / Inv Returns	\$0	\$0	\$0	\$0
Reserve Expenses	(\$12,203)	(\$144,779)	(\$833,208)	(\$2,807,459)
Reserves Balance	\$414,659	\$562,177	\$273,806	\$646,805
# of Special Assessments	0	0	0	0
Owner				
Avg Contributions (/unit/month)	\$417	\$442	\$478	\$661
Special Assessments				
Avg Total Amount (/unit)	\$0	\$0	\$0	\$0
Avg Assessment Amount (/unit)	\$0	\$0	\$0	\$0

Reserve Disclosures

Reserve Component		Current Cost	Useful Life	Remaining Life
Building Components				
4.01	Gates / Units	\$11,898	20y	7y
Building Components Total		\$11,898		
Grounds Components				
1.04	Perimeter Wall Repair Allowance	\$12,203	10y	0y
2.01	Arbors/ Units	\$29,348	20y	10y
2.02	Monument Sign	\$14,070	15y	2y
Grounds Components Total		\$55,621		
Grounds Concrete				
1.01	Concrete Streets Repair Allowance	\$9,260	5y	2y
6.02	Sidewalks	\$31,641	25y	10y
6.03	Street Tie Ins	\$24,052	15y	7y
6.04	Unit Parking Areas	\$55,645	15y	7y
Grounds Concrete Total		\$120,598		
Insurance				
1.02	Insurance Deductible Allowance	\$24,406	5y	3y
Insurance Total		\$24,406		
Paint/ Waterproofing				
3.01	Building Paint	\$70,776	10y	1y
Paint/ Waterproofing Total		\$70,776		
Recreation				
6.01	Park Area (by Entrance)	\$8,017	15y	1y
Recreation Total		\$8,017		
Roofing				
7.01	Flat Roofs on Unit Buildings	\$300,000	15y	14y
7.02	Tile Roof on Unit Buildings	\$433,764	35y	7y
Roofing Total		\$733,764		
Grand Total				
		13	\$1,025,080	

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	\$361,862	\$0	\$65,000	N/A	\$0	\$12,203	\$414,659	\$625,355	66.31%
2026	\$414,659	\$0	\$66,950	3.00%	\$0	\$81,157	\$400,452	\$621,565	64.43%
2027	\$400,452	\$0	\$68,958	3.00%	\$0	\$24,750	\$444,660	\$677,592	65.62%
2028	\$444,660	\$0	\$71,027	3.00%	\$0	\$26,669	\$489,019	\$735,211	66.51%
2029	\$489,019	\$0	\$73,158	3.00%	\$0	\$0	\$562,177	\$823,968	68.23%
2030	\$562,177	\$0	\$75,353	3.00%	\$0	\$0	\$637,530	\$917,391	69.49%
2031	\$637,530	\$0	\$77,613	3.00%	\$0	\$0	\$715,143	\$1,015,677	70.41%
2032	\$715,143	\$0	\$79,942	3.00%	\$0	\$657,513	\$137,572	\$441,794	31.14%
2033	\$137,572	\$0	\$82,340	3.00%	\$0	\$30,916	\$188,996	\$498,279	37.93%
2034	\$188,996	\$0	\$84,810	3.00%	\$0	\$0	\$273,806	\$590,554	46.36%
2035	\$273,806	\$0	\$87,355	3.00%	\$0	\$98,365	\$262,796	\$586,600	44.80%
2036	\$262,796	\$0	\$89,975	3.00%	\$0	\$97,971	\$254,800	\$585,325	43.53%
2037	\$254,800	\$0	\$92,674	3.00%	\$0	\$13,202	\$334,272	\$673,781	49.61%
2038	\$334,272	\$0	\$95,455	3.00%	\$0	\$35,840	\$393,887	\$744,111	52.93%
2039	\$393,887	\$0	\$98,318	3.00%	\$0	\$453,777	\$38,428	\$388,686	9.89%
2040	\$38,428	\$0	\$101,268	3.00%	\$0	\$0	\$139,696	\$492,677	28.35%
2041	\$139,696	\$0	\$104,306	3.00%	\$0	\$12,865	\$231,137	\$589,309	39.22%
2042	\$231,137	\$0	\$107,435	3.00%	\$0	\$38,559	\$300,013	\$665,226	45.10%
2043	\$300,013	\$0	\$110,658	3.00%	\$0	\$41,549	\$369,122	\$743,279	49.66%
2044	\$369,122	\$0	\$113,978	3.00%	\$0	\$0	\$483,100	\$869,496	55.56%
2045	\$483,100	\$0	\$117,397	3.00%	\$0	\$22,040	\$578,458	\$979,917	59.03%
2046	\$578,458	\$0	\$120,919	3.00%	\$0	\$131,664	\$567,713	\$983,949	57.70%
2047	\$567,713	\$0	\$124,547	3.00%	\$0	\$170,448	\$521,811	\$951,460	54.84%
2048	\$521,811	\$0	\$128,283	3.00%	\$0	\$48,166	\$601,929	\$1,047,352	57.47%
2049	\$601,929	\$0	\$132,132	3.00%	\$0	\$0	\$734,060	\$1,199,246	61.21%
2050	\$734,060	\$0	\$136,096	3.00%	\$0	\$0	\$870,156	\$1,359,307	64.01%
2051	\$870,156	\$0	\$140,178	3.00%	\$0	\$0	\$1,010,334	\$1,527,895	66.13%
2052	\$1,010,334	\$0	\$144,384	3.00%	\$0	\$46,997	\$1,107,721	\$1,656,967	66.85%
2053	\$1,107,721	\$0	\$148,715	3.00%	\$0	\$55,838	\$1,200,598	\$1,784,756	67.27%
2054	\$1,200,598	\$0	\$153,177	3.00%	\$0	\$706,970	\$646,805	\$1,249,778	51.75%

<div>0.00% - Interest Rate</div> <div>3.00% - Inflation</div>	Min FY End Balance:	\$38,428	Min % Funded:	9.89%
	Avg FY End Balance:	\$497,028	Avg % Funded:	53.71%

Disbursement By Year

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2025 (Year 1)						
1.04	Perimeter Wall Repair Allowance	\$12,203.00	1 Ea	\$12,203	10y	2035
2025 (Year 1) Total				\$12,203		
2026 (Year 2)						
3.01	Building Paint	\$72,899.00	1 Bldg	\$72,899	10y	2036
6.01	Park Area (by Entrance)	\$8,258.00	1 Ea	\$8,258	15y	2041
2026 (Year 2) Total				\$81,157		
2027 (Year 3)						
1.01	Concrete Streets Repair Allowance	\$6.471	1,518 SY	\$9,823	5y	2032
2.02	Monument Sign	\$14,927.00	1 Ea	\$14,927	15y	2042
2027 (Year 3) Total				\$24,750		
2028 (Year 4)						
1.02	Insurance Deductible Allowance	\$6,667.25	4 Bldg	\$26,669	5y	2033
2028 (Year 4) Total				\$26,669		
2029 (Year 5)						
2029 (Year 5) Total				\$0		
2030 (Year 6)						
2030 (Year 6) Total				\$0		
2031 (Year 7)						
2031 (Year 7) Total				\$0		
2032 (Year 8)						
1.01	Concrete Streets Repair Allowance	\$7.502	1,518 SY	\$11,388	5y	2037
4.01	Gates / Units	\$1,125.615	13 U	\$14,633	20y	2052
6.03	Street Tie Ins	\$9,860.333	3 U	\$29,581	15y	2047
7.02	Tile Roof on Unit Buildings	\$533,475.00	1 Ea	\$533,475	35y	N/A
6.04	Unit Parking Areas	\$5,703.00	12 U	\$68,436	15y	2047

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2032 (Year 8) Total				\$657,513		
2033 (Year 9)						
1.02	Insurance Deductible Allowance	\$7,729.00	4 Bldg	\$30,916	5y	2038
2033 (Year 9) Total				\$30,916		
2034 (Year 10)						
2034 (Year 10) Total				\$0		
2035 (Year 11)						
2.01	Arbors/ Units	\$3,033.923	13 U	\$39,441	20y	N/A
1.04	Perimeter Wall Repair Allowance	\$16,400.00	1 Ea	\$16,400	10y	2045
6.02	Sidewalks	\$45.922	926 LF	\$42,524	25y	N/A
2035 (Year 11) Total				\$98,365		
2036 (Year 12)						
3.01	Building Paint	\$97,971.00	1 Bldg	\$97,971	10y	2046
2036 (Year 12) Total				\$97,971		
2037 (Year 13)						
1.01	Concrete Streets Repair Allowance	\$8.697	1,518 SY	\$13,202	5y	2042
2037 (Year 13) Total				\$13,202		
2038 (Year 14)						
1.02	Insurance Deductible Allowance	\$8,960.00	4 Bldg	\$35,840	5y	2043
2038 (Year 14) Total				\$35,840		
2039 (Year 15)						
7.01	Flat Roofs on Unit Buildings	\$453,777.00	1 LS	\$453,777	15y	2054
2039 (Year 15) Total				\$453,777		
2040 (Year 16)						
2040 (Year 16) Total				\$0		
2041 (Year 17)						
6.01	Park Area (by Entrance)	\$12,865.00	1 Ea	\$12,865	15y	N/A
2041 (Year 17) Total				\$12,865		
2042 (Year 18)						
1.01	Concrete Streets Repair Allowance	\$10.082	1,518 SY	\$15,304	5y	2047

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2.02	Monument Sign	\$23,255.00	1 Ea	\$23,255	15y	N/A
2042 (Year 18) Total				\$38,559		
2043 (Year 19)						
1.02	Insurance Deductible Allowance	\$10,387.25	4 Bldg	\$41,549	5y	2048
2043 (Year 19) Total				\$41,549		
2044 (Year 20)						
2044 (Year 20) Total				\$0		
2045 (Year 21)						
1.04	Perimeter Wall Repair Allowance	\$22,040.00	1 Ea	\$22,040	10y	N/A
2045 (Year 21) Total				\$22,040		
2046 (Year 22)						
3.01	Building Paint	\$131,664.00	1 Bldg	\$131,664	10y	N/A
2046 (Year 22) Total				\$131,664		
2047 (Year 23)						
1.01	Concrete Streets Repair Allowance	\$11.688	1,518 SY	\$17,742	5y	2052
6.03	Street Tie Ins	\$15,361.667	3 U	\$46,085	15y	N/A
6.04	Unit Parking Areas	\$8,885.083	12 U	\$106,621	15y	N/A
2047 (Year 23) Total				\$170,448		
2048 (Year 24)						
1.02	Insurance Deductible Allowance	\$12,041.50	4 Bldg	\$48,166	5y	2053
2048 (Year 24) Total				\$48,166		
2049 (Year 25)						
2049 (Year 25) Total				\$0		
2050 (Year 26)						
2050 (Year 26) Total				\$0		
2051 (Year 27)						
2051 (Year 27) Total				\$0		
2052 (Year 28)						
1.01	Concrete Streets Repair Allowance	\$13.55	1,518 SY	\$20,569	5y	N/A
4.01	Gates / Units	\$2,032.923	13 U	\$26,428	20y	N/A

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2052 (Year 28) Total				\$46,997		
2053 (Year 29)						
1.02	Insurance Deductible Allowance	\$13,959.50	4 Bldg	\$55,838	5y	N/A
2053 (Year 29) Total				\$55,838		
2054 (Year 30)						
7.01	Flat Roofs on Unit Buildings	\$706,970.00	1 LS	\$706,970	15y	N/A
2054 (Year 30) Total				\$706,970		

Component Details

<i>Reserve Component</i>	<i>UL</i>	<i>RL</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Rplc %</i>	<i>Extended Cost</i>
Building Components						
4.01 Gates / Units	20y	7y	13 U	\$915.21	100%	\$11,898
Grounds Components						
1.04 Perimeter Wall Repair Allowance	10y	0y	1 Ea	\$12,202.77	100%	\$12,203
2.01 Arbors/ Units	20y	10y	13 U	\$2,257.51	100%	\$29,348
2.02 Monument Sign	15y	2y	1 Ea	\$14,069.79	100%	\$14,070
Grounds Concrete						
1.01 Concrete Streets Repair Allowance	5y	2y	1,518 SY	\$6.10	100%	\$9,260
6.02 Sidewalks	25y	10y	926 LF	\$34.17	100%	\$31,641
6.03 Street Tie Ins	15y	7y	3 U	\$8,017.22	100%	\$24,052
6.04 Unit Parking Areas	15y	7y	12 U	\$4,637.05	100%	\$55,645
Insurance						
1.02 Insurance Deductible Allowance	5y	3y	4 Bldg	\$6,101.38	100%	\$24,406
Paint/ Waterproofing						
3.01 Building Paint	10y	1y	1 Bldg	\$70,776.05	100%	\$70,776
Recreation						
6.01 Park Area (by Entrance)	15y	1y	1 Ea	\$8,017.22	100%	\$8,017
Roofing						
7.01 Flat Roofs on Unit Buildings	15y	14y	1 LS	\$300,000.00	100%	\$300,000
7.02 Tile Roof on Unit Buildings	35y	7y	1 Ea	\$433,763.68	100%	\$433,764

Grand Total:

13

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.

Concrete Streets Repair Allowance

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$6.10
Category:	Grounds Concrete	Total Qty to Maintain (100% of Total):	1,518 SY
Useful Life:	5y	Total Current Cost:	\$9,260
Inflation Rate:	3.00%		

Comments

Calculation is for intermittent repair

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Concrete Streets Repair Allowance	01/01/2022	01/01/2027	1,518 SY	\$9,260
Total			1,518 SY	\$9,260

Photos





Insurance Deductible Allowance

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$6,101.38
Category:	Insurance	Total Qty to Maintain (100% of Total):	4 Bldg
Useful Life:	5y	Total Current Cost:	\$24,406
Inflation Rate:	3.00%		

Comments

Included as a safety net against insurable events

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Insurance Deductible Allowance	01/01/2023	01/01/2028	4 Bldg	\$24,406
Total			4 Bldg	\$24,406

Photos

Perimeter Wall Repair Allowance

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$12,202.77
Category:	Grounds Components	Total Qty to Maintain (100% of Total):	1 Ea
Useful Life:	10y	Total Current Cost:	\$12,203
Inflation Rate:	3.00%		

Comments

Formed concrete wall on perimeter of property- calculated for paint, seal and patch

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Perimeter Wall Repair Allowance	01/01/2015	01/01/2025	1 Ea	\$12,203
Total			1 Ea	\$12,203

Photos

Arbors/ Units

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$2,257.51
Category:	Grounds Components	Total Qty to Maintain (100% of Total):	13 U
Useful Life:	20y	Total Current Cost:	\$29,348
Inflation Rate:	3.00%		

Comments

Arbors over entrances of units

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Arbors/ Units	01/01/2015	01/01/2035	13 U	\$29,348
Total			13 U	\$29,348

Photos





Monument Sign

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$14,069.79
Category:	Grounds Components	Total Qty to Maintain (100% of Total):	1 Ea
Useful Life:	15y	Total Current Cost:	\$14,070
Inflation Rate:	3.00%		

Comments

Concrete monument sign at entrance

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Monument Sign	01/01/2012	01/01/2027	1 Ea	\$14,070
Total			1 Ea	\$14,070

Photos



Building Paint

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$70,776.05
Category:	Paint/ Waterproofing	Total Qty to Maintain (100% of Total):	1 Bldg
Useful Life:	10y	Total Current Cost:	\$70,776
Inflation Rate:	3.00%		

Comments

Exterior paint on unit buildings including repair and sealant

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Building Paint	01/01/2016	01/01/2026	1 Bldg	\$70,776
Total			1 Bldg	\$70,776

Photos





Gates / Units

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$915.21
Category:	Building Components	Total Qty to Maintain (100% of Total):	13 U
Useful Life:	20y	Total Current Cost:	\$11,898
Inflation Rate:	3.00%		

Comments

Entrance gates for each unit

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Gates / Units	01/01/2012	01/01/2032	13 U	\$11,898
Total			13 U	\$11,898

Photos





Park Area (by Entrance)

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$8,017.22
Category:	Recreation	Total Qty to Maintain (100% of Total):	1 Ea
Useful Life:	15y	Total Current Cost:	\$8,017
Inflation Rate:	3.00%		

Comments

1" resurface

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Park Area (by Entrance)	01/01/2011	01/01/2026	1 Ea	\$8,017
Total			1 Ea	\$8,017

Photos





Sidewalks

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$34.17
Category:	Grounds Concrete	Total Qty to Maintain (100% of Total):	926 LF
Useful Life:	25y	Total Current Cost:	\$31,641
Inflation Rate:	3.00%		

Comments

926 lin ft sidewalk 3x223 ft, 3x461 ft, 3x 242 ft

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Sidewalks	01/01/2010	01/01/2035	926 LF	\$31,641
Total			926 LF	\$31,641

Photos





Street Tie Ins

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$8,017.22
Category:	Grounds Concrete	Total Qty to Maintain (100% of Total):	3 U
Useful Life:	15y	Total Current Cost:	\$24,052
Inflation Rate:	3.00%		

Comments

Concrete 64 x 61 ft = 3094 sq ft

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Street Tie Ins	01/01/2017	01/01/2032	3 U	\$24,052
Total			3 U	\$24,052

Photos





Unit Parking Areas

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$4,637.05
Category:	Grounds Concrete	Total Qty to Maintain (100% of Total):	12 U
Useful Life:	15y	Total Current Cost:	\$55,645
Inflation Rate:	3.00%		

Comments

Driveway/ parking areas of units

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Unit Parking Areas	01/01/2017	01/01/2032	12 U	\$55,645
Total			12 U	\$55,645

Photos





Flat Roofs on Unit Buildings

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$300,000.00
Category:	Roofing	Total Qty to Maintain (100% of Total):	1 LS
Useful Life:	15y	Total Current Cost:	\$300,000
Inflation Rate:	3.00%		

Comments

Unit building flat roofs including removal and replacement

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Flat Roofs on Unit Buildings	01/01/2024	01/01/2039	1 LS	\$300,000
Total			1 LS	\$300,000

Photos





Tile Roof on Unit Buildings

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$433,763.68
Category:	Roofing	Total Qty to Maintain (100% of Total):	1 Ea
Useful Life:	35y	Total Current Cost:	\$433,764
Inflation Rate:	3.00%		

Comments

Unit building tile roofs including removal and replacement

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Tile Roof on Unit Buildings	01/01/1997	01/01/2032	1 Ea	\$433,764
Total			1 Ea	\$433,764

Photos





Florida Funding Summary

Total Allocation: \$426,862 Total Expenditures (2025 & 2026): \$52,782 Total Available Allocation: \$374,080

Asset No	Description	Current Cost	Useful Life	Remaining Life	2025 EOL Cost	2025 Adj. Cost	Adj. Cost %	Allocation	Future Liability (Surplus)	100% Funded
Building Components										
4.01	Gates / Units	\$11,898	20y	7y	N/A	\$1,700	1.39%	\$5,196	\$6,702	\$8,578
Building Components Total:		\$11,898			\$0	\$1,700	1.39%	\$5,196	\$6,702	\$8,578
Grounds Components										
1.04	Perimeter Wall Repair Allowance	\$12,203	10y	0y	\$12,203	N/A	N/A	\$12,203	\$0	\$1,257
2.01	Arbors/ Units	\$29,348	20y	10y	N/A	\$2,935	2.40%	\$8,971	\$20,377	\$16,626
2.02	Monument Sign	\$14,070	15y	2y	N/A	\$7,035	5.75%	\$21,504	\$0	\$13,526
Grounds Components Total:		\$55,621			\$12,203	\$9,970	8.15%	\$42,678	\$20,377	\$31,409
Grounds Concrete										
1.01	Concrete Streets Repair Allowance	\$9,260	5y	2y	N/A	\$4,630	3.78%	\$14,153	\$0	\$7,630
6.02	Sidewalks	\$31,641	25y	10y	N/A	\$3,164	2.59%	\$9,672	\$21,969	\$20,858
6.03	Street Tie Ins	\$24,052	15y	7y	N/A	\$3,436	2.81%	\$10,503	\$13,549	\$14,864
6.04	Unit Parking Areas	\$55,645	15y	7y	N/A	\$7,949	6.50%	\$24,299	\$31,346	\$34,389
Grounds Concrete Total:		\$120,598			\$0	\$19,179	15.67%	\$58,626	\$66,864	\$77,741
Insurance										
1.02	Insurance Deductible Allowance	\$24,406	5y	3y	N/A	\$8,135	6.65%	\$24,868	\$0	\$15,083
Insurance Total:		\$24,406			\$0	\$8,135	6.65%	\$24,868	\$0	\$15,083
Paint/ Waterproofing										
3.01	Building Paint	\$70,776	10y	1y	\$35,388	N/A	N/A	\$35,388	\$35,388	\$72,899
Paint/ Waterproofing Total:		\$70,776			\$35,388	\$0	0.00%	\$35,388	\$35,388	\$72,899
Recreation										
6.01	Park Area (by Entrance)	\$8,017	15y	1y	\$4,008	N/A	N/A	\$4,008	\$4,008	\$8,258
Recreation Total:		\$8,017			\$4,008	\$0	0.00%	\$4,008	\$4,008	\$8,258
Roofing										
7.01	Flat Roofs on Unit Buildings	\$300,000	15y	14y	N/A	\$21,429	17.51%	\$65,501	\$234,499	\$41,200
7.02	Tile Roof on Unit Buildings	\$433,764	35y	7y	N/A	\$61,966	50.63%	\$189,415	\$244,349	\$370,187
Roofing Total:		\$733,764			\$0	\$83,395	68.14%	\$254,916	\$478,848	\$411,387
Grand Total:		\$1,025,080			\$51,600	\$122,379	100%	\$425,680	\$612,188	\$625,355