

# **EXPERT**

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## **Reserve Services, Inc.**



**Reserve Studies - Replacement Cost Valuations**

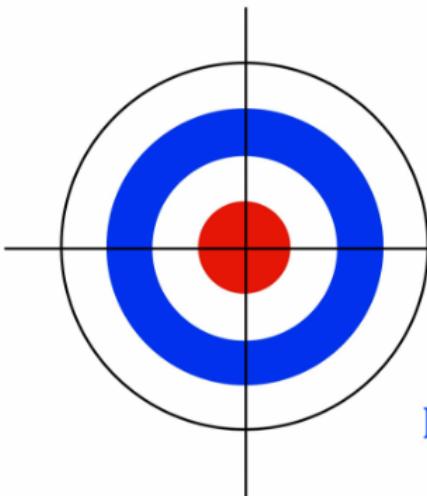
**Riviera Village**



*Level I Reserve Study with On-Site Analysis*

*Prepared for Fiscal Year 2025*

*May 23, 2024*



# **EXPERT**

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## **Reserve Services, Inc.**



**Reserve Studies - Replacement Cost Valuations**

## **Annual Update Program**

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

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

### **Benefits:**

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

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

Thank you,

Anastasia Kolodzik, President

PRA, RS, CAM

## Assumptions

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

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

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

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

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

**Riviera Village**  
**1684 Espanola Avenue, Holly Hill, FL 32116**  
**Reserve Study Year 2025**  
**May 23, 2024**

As authorized, a reserve study report has been prepared for Riviera Village Homeowners' Association located at 1684 Espanola Avenue, Holly Hill, FL 32116. Built-in 1986 containing 32 units with components including but not limited to, items listed in this report.

In the realm of property governance, the term "Homeowners' association" or simply "association" pertains to a Florida corporation duly entrusted with overseeing the functioning of a residential community or mobile home subdivision. This corporation is characterized by a voting membership comprised of parcel owners or their designated representatives, or a combination thereof. Importantly, membership in this association is obligatory for parcel ownership, and it possesses the legal authority to levy assessments. Non-payment of these assessments may result in a lien being placed on the respective parcel. It is imperative to note that the term "homeowners' association" explicitly excludes entities such as community development districts or other analogous special taxing districts established in accordance with statutory provisions.

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

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

# FINANCIAL SUMMARY

## Fiscal Year 2025

### NONSTRUCTURAL (TRS)

Projected Beginning Balance as of 12/31/2024:	\$0
Projected Expenditures (2025):	\$14,225
Threshold Model - Full Funding (1/1/2026):	\$21,902
Annual Contribution (2025):	\$36,127
Annual Contribution per Unit (2025):	\$1,129

Based on all the components stated above and our inspection, it is our opinion, that Riviera Village Homeowners' 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 Inspectors, 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.*

# Reserve Disclosures

## Profile

Name	Riviera Village
Location	Holly Hill, FL 32116
Units / General Type	32 / Condominium
Base Year / Age	1986 / 39
Fiscal Year Ends	Dec 31

## Parameters

Level of Service	Level I Reserve Study with On-Site Analysis
Prepared for Fiscal Year (FY)	2025
Most Recent On-Site Inspection Date	N/A
Allocation Increase Rate (Avg)	4.18%
Inflation Rate	3.00%
Interest Rate	4.50%
Current Reserve Allocation	N/A per year
Current Reserve Balance	\$0 as of [starting balance date]
Funding Plan - Method / Goal	Threshold Model

## Summary

FY Start Balance	\$0 (projected to current FY end/next FY start)		
Fully Funded Balance	\$21,902		
Percent Funded	9.97%		
Proposed Budget	per year	per month	per unit per month
Reserve Allocation	\$36,127	\$3,011	\$94

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

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

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

## First Five Years

PROPERTY								OWNER (PER UNIT)	
YEAR	STARTING BALANCE	CONTRIBUTIONS	SPECIAL ASSMNT	ADDT'L CAPITAL	INTEREST	RESERVE EXPENSES	ENDING BALANCE	MONTHLY CONTRIB	SPECIAL ASSMNT
2025	\$0	\$36,127	\$0	\$0	\$0	\$14,225	\$21,902	\$94	\$0
2026	\$21,902	\$37,572	\$0	\$0	\$986	\$19,894	\$40,565	\$98	\$0
2027	\$40,565	\$39,075	\$0	\$0	\$1,825	\$14,098	\$67,367	\$102	\$0
2028	\$67,367	\$40,638	\$0	\$0	\$3,032	\$107,711	\$3,326	\$106	\$0
2029	\$3,326	\$42,263	\$0	\$0	\$150	\$3,478	\$42,262	\$110	\$0

## Financial Summary

ASSOCIATION	FIRST YEAR (2025)	5 YEARS (2029)	10 YEARS (2034)	30 YEARS (2054)
Starting Balance	\$0	\$0	\$0	\$0
Contributions	\$36,127	\$195,675	\$424,146	\$1,966,240
Special Assessments	\$0	\$0	\$0	\$0
Additional Capital	\$0	\$0	\$0	\$0
Interest / Inv Returns	\$0	\$5,992	\$21,727	\$155,920
Reserve Expenses	(\$14,225)	(\$159,406)	(\$278,703)	(\$2,082,124)
Reserves Balance	\$21,902	\$42,262	\$167,170	\$40,036
# of Special Assessments	0	0	0	0
Owner				
Avg Contributions (/unit/month)	\$94	\$102	\$110	\$171
Special Assessments				
Avg Total Amount (/unit)	\$0	\$0	\$0	\$0
Avg Assessment Amount (/unit)	\$0	\$0	\$0	\$0

# Reserve Disclosures

<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
<b>Buildings 1 Non-Structural</b>			
1.03 Shingle Roofing	\$53,581	15:00	10:00
1.04 Aluminium Gutters	\$10,740	20:00	15:00
1.05 Downspouts	\$160	20:00	15:00
1.06 Unit Building Exterior Paint	\$14,225	24:00	0:00
<b>Buildings 1 Non-Structural Total</b>	<b>\$78,706</b>		
<b>Buildings 2 Non-Structural</b>			
1.09 Shingle Roofing	\$62,244	15:00	11:00
1.10 Aluminium Gutters	\$11,780	20:00	16:00
1.11 Downspouts	\$160	20:00	16:00
1.12 Unit Building Exterior Paint	\$16,225	25:00	1:00
<b>Buildings 2 Non-Structural Total</b>	<b>\$90,409</b>		
<b>Buildings 3 Non-Structural</b>			
1.15 Shingle Roofing	\$34,738	15:00	12:00
1.16 Aluminium Gutters	\$8,160	20:00	17:00
1.17 Downspouts	\$160	20:00	17:00
1.18 Unit Building Exterior Paint	\$10,200	26:00	2:00
<b>Buildings 3 Non-Structural Total</b>	<b>\$53,258</b>		
<b>Buildings 4 Non-Structural</b>			
1.21 Shingle Roofing	\$41,008	15:00	5:00
1.22 Aluminium Gutters	\$9,880	22:00	5:00
1.23 Downspouts	\$160	20:00	3:00
1.24 Unit Building Exterior Paint	\$12,350	27:00	3:00
<b>Buildings 4 Non-Structural Total</b>	<b>\$63,398</b>		
<b>Buildings Non-Structural</b>			
1.25 Building Restoration Allowance	\$100,000	15:00	14:11
1.26 Electrical Allowance	\$1,545	1:01	1:00
1.27 Plumbing Allowance	\$1,545	1:01	1:00
<b>Buildings Non-Structural Total</b>	<b>\$103,090</b>		
<b>Common Areas</b>			
2.01 Laundry Room Allowance	\$16,000	20:00	19:11

<i>Reserve Component</i>		<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
2.02	Mailboxes	\$2,600	30:00	15:00
Common Areas Total		\$18,600		
<b>Concrete</b>				
3.01	Grounds Concrete Allowance	\$5,000	30:00	29:11
Concrete Total		\$5,000		
<b>Fencing</b>				
3.05	Masonry Fencing Allowance	\$32,290	30:00	29:11
Fencing Total		\$32,290		
<b>Grounds Components</b>				
7.01	Chain Link Fencing Allowance	\$21,167	30:01	30:00
7.02	Mailbox Structure Shingle Roofing	\$772	12:00	6:00
Grounds Components Total		\$21,939		
<b>Lighting</b>				
4.01	Lighting Allowance	\$5,000	10:00	9:11
Lighting Total		\$5,000		
<b>Signs</b>				
5.01	Building Signs Allowance	\$4,000	10:00	9:11
Signs Total		\$4,000		
<b>Storm Water Drainage</b>				
6.01	Storm Water Drainage Allowance	\$10,000	10:00	9:11
Storm Water Drainage Total		\$10,000		
<b>Streets/Asphalt</b>				
3.03	Asphalt Parking Lot Remilling	\$82,969	23:00	3:00
3.04	Asphalt Parking Lot Resealing	\$13,042	5:00	6:05
Streets/Asphalt Total		\$96,011		
<i>Grand Total</i>		30	\$581,701	

# Cash Flow/Threshold Analysis

Fiscal Year	FY Starting Balance	Interest Earned	Reserve Allocation	Allocation Increase Rate	Special Assessment	Disbursement	FY End Balance	Fully Funded Balance	Percent Funded
2025	\$0	\$0	\$36,127	N/A	\$0	\$14,225	\$21,902	\$219,742	9.97%
2026	\$21,902	\$986	\$37,572	4.00%	\$0	\$19,894	\$40,565	\$247,015	16.42%
2027	\$40,565	\$1,825	\$39,075	4.00%	\$0	\$14,098	\$67,367	\$275,766	24.43%
2028	\$67,367	\$3,032	\$40,638	4.00%	\$0	\$107,711	\$3,326	\$313,289	1.06%
2029	\$3,326	\$150	\$42,263	4.00%	\$0	\$3,478	\$42,262	\$258,317	16.36%
2030	\$42,262	\$1,902	\$43,109	2.00%	\$0	\$62,575	\$24,697	\$310,451	7.96%
2031	\$24,697	\$1,111	\$43,971	2.00%	\$0	\$20,185	\$49,595	\$304,772	16.27%
2032	\$49,595	\$2,232	\$44,850	2.00%	\$0	\$3,800	\$92,876	\$344,052	26.99%
2033	\$92,876	\$4,179	\$47,093	5.00%	\$0	\$3,914	\$140,234	\$402,915	34.80%
2034	\$140,234	\$6,311	\$49,448	5.00%	\$0	\$28,822	\$167,170	\$465,000	35.95%
2035	\$167,170	\$7,523	\$51,920	5.00%	\$0	\$95,284	\$131,328	\$504,913	26.01%
2036	\$131,328	\$5,910	\$54,516	5.00%	\$0	\$130,949	\$60,806	\$479,243	12.69%
2037	\$60,806	\$2,736	\$57,242	5.00%	\$0	\$68,477	\$52,307	\$417,782	12.52%
2038	\$52,307	\$2,354	\$60,104	5.00%	\$0	\$22,672	\$92,092	\$420,595	21.90%
2039	\$92,092	\$4,144	\$63,109	5.00%	\$0	\$155,933	\$3,412	\$472,493	0.72%
2040	\$3,412	\$154	\$64,371	2.00%	\$0	\$25,846	\$42,090	\$390,570	10.78%
2041	\$42,090	\$1,894	\$65,659	2.00%	\$0	\$45,046	\$64,596	\$442,114	14.61%
2042	\$64,596	\$2,907	\$66,972	2.00%	\$0	\$18,859	\$115,616	\$477,422	24.22%
2043	\$115,616	\$5,203	\$68,311	2.00%	\$0	\$5,261	\$183,869	\$542,815	33.87%
2044	\$183,869	\$8,274	\$69,677	2.00%	\$0	\$66,791	\$195,030	\$626,292	31.14%
2045	\$195,030	\$8,776	\$73,161	5.00%	\$0	\$105,339	\$171,628	\$651,075	26.36%
2046	\$171,628	\$7,723	\$76,819	5.00%	\$0	\$61,631	\$194,539	\$639,142	30.44%
2047	\$194,539	\$8,754	\$80,660	5.00%	\$0	\$25,464	\$258,490	\$674,181	38.34%
2048	\$258,490	\$11,632	\$84,693	5.00%	\$0	\$194,536	\$160,279	\$749,901	21.37%
2049	\$160,279	\$7,213	\$88,928	5.00%	\$0	\$6,281	\$250,138	\$656,202	38.12%
2050	\$250,138	\$11,256	\$93,374	5.00%	\$0	\$139,345	\$215,423	\$756,120	28.49%
2051	\$215,423	\$9,694	\$98,043	5.00%	\$0	\$169,021	\$154,139	\$724,582	21.27%
2052	\$154,139	\$6,936	\$102,945	5.00%	\$0	\$84,026	\$179,994	\$664,206	27.10%
2053	\$179,994	\$8,100	\$108,092	5.00%	\$0	\$7,070	\$289,117	\$692,325	41.76%
2054	\$289,117	\$13,010	\$113,497	5.00%	\$0	\$375,588	\$40,036	\$803,395	4.98%

4.50% - Interest Rate
3.00% - Inflation

Min FY End Balance:	\$3,326
Avg FY End Balance:	\$116,831

Min % Funded:	0.72%
Avg % Funded:	21.90%

# *Disbursement By Year*

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ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2025 (Year 1)</b>						
1.06	Unit Building Exterior Paint	\$2.50	5,690 SF	\$14,225	24y	2035
<b>2025 (Year 1) Total</b>						<b>\$14,225</b>
<b>2026 (Year 2)</b>						
1.26	Electrical Allowance	\$1,591.35	1 Allow	\$1,591	1y	2027
1.27	Plumbing Allowance	\$1,591.35	1 Allow	\$1,591	1y	2027
1.12	Unit Building Exterior Paint	\$2.575	6,490 SF	\$16,712	10y	2036
<b>2026 (Year 2) Total</b>						<b>\$19,894</b>
<b>2027 (Year 3)</b>						
1.26	Electrical Allowance	\$1,639.09	1 Allow	\$1,639	1y	2028
1.27	Plumbing Allowance	\$1,639.09	1 Allow	\$1,639	1y	2028
1.18	Unit Building Exterior Paint	\$2.652	4,080 SF	\$10,820	10y	2037
<b>2027 (Year 3) Total</b>						<b>\$14,098</b>
<b>2028 (Year 4)</b>						
3.03	Asphalt Parking Lot Remilling	\$26.903	3,370 SY	\$90,663	20y	2048
1.23	Downspouts	\$174.84	1 Ea	\$175	20y	2048
1.26	Electrical Allowance	\$1,688.26	1 Allow	\$1,688	1y	2029
1.27	Plumbing Allowance	\$1,688.26	1 Allow	\$1,688	1y	2029
1.24	Unit Building Exterior Paint	\$2.732	4,940 SF	\$13,496	10y	2038
<b>2028 (Year 4) Total</b>						<b>\$107,711</b>
<b>2029 (Year 5)</b>						
1.26	Electrical Allowance	\$1,738.91	1 Allow	\$1,739	1y	2030
1.27	Plumbing Allowance	\$1,738.91	1 Allow	\$1,739	1y	2030
<b>2029 (Year 5) Total</b>						<b>\$3,478</b>
<b>2030 (Year 6)</b>						

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.22	Aluminium Gutters	\$23.185	494 LF	\$11,453	20y	2050
1.26	Electrical Allowance	\$1,791.08	1 Allow	\$1,791	1y	2031
1.27	Plumbing Allowance	\$1,791.08	1 Allow	\$1,791	1y	2031
1.21	Shingle Roofing	\$6.376	7,456 SF	\$47,539	15y	2045
<b>2030 (Year 6) Total</b>						<b>\$62,575</b>
<b>2031 (Year 7)</b>						
3.04	Asphalt Parking Lot Resealing	\$4.621	3,370 SY	\$15,573	5y	2036
1.26	Electrical Allowance	\$1,844.81	1 Allow	\$1,845	1y	2032
7.02	Mailbox Structure Shingle Roofing	\$922.40	1	\$922	15y	2046
1.27	Plumbing Allowance	\$1,844.81	1 Allow	\$1,845	1y	2032
<b>2031 (Year 7) Total</b>						<b>\$20,185</b>
<b>2032 (Year 8)</b>						
1.26	Electrical Allowance	\$1,900.16	1 Allow	\$1,900	1y	2033
1.27	Plumbing Allowance	\$1,900.16	1 Allow	\$1,900	1y	2033
<b>2032 (Year 8) Total</b>						<b>\$3,800</b>
<b>2033 (Year 9)</b>						
1.26	Electrical Allowance	\$1,957.16	1 Allow	\$1,957	1y	2034
1.27	Plumbing Allowance	\$1,957.16	1 Allow	\$1,957	1y	2034
<b>2033 (Year 9) Total</b>						<b>\$3,914</b>
<b>2034 (Year 10)</b>						
5.01	Building Signs Allowance	\$5,219.09	1 Ea	\$5,219	10y	2044
1.26	Electrical Allowance	\$2,015.88	1 Allow	\$2,016	1y	2035
4.01	Lighting Allowance	\$6,523.87	1 Allow	\$6,524	10y	2044
1.27	Plumbing Allowance	\$2,015.88	1 Allow	\$2,016	1y	2035
6.01	Storm Water Drainage Allowance	\$13,047.73	1 Allow	\$13,048	10y	2044
<b>2034 (Year 10) Total</b>						<b>\$28,822</b>
<b>2035 (Year 11)</b>						
1.26	Electrical Allowance	\$2,076.35	1 Allow	\$2,076	1y	2036
1.27	Plumbing Allowance	\$2,076.35	1 Allow	\$2,076	1y	2036

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.03	Shingle Roofing	\$7,392	9,742 SF	\$72,013	15y	2050
1.06	Unit Building Exterior Paint	\$3.36	5,690 SF	\$19,118	10y	2045
<b>2035 (Year 11) Total</b>						<b>\$95,284</b>
<b>2036 (Year 12)</b>						
3.04	Asphalt Parking Lot Resealing	\$5.357	3,370 SY	\$18,053	5y	2041
1.26	Electrical Allowance	\$2,138.64	1 Allow	\$2,139	1y	2037
1.27	Plumbing Allowance	\$2,138.64	1 Allow	\$2,139	1y	2037
1.09	Shingle Roofing	\$7.613	11,317 SF	\$86,156	15y	2051
1.12	Unit Building Exterior Paint	\$3.461	6,490 SF	\$22,462	10y	2046
<b>2036 (Year 12) Total</b>						<b>\$130,949</b>
<b>2037 (Year 13)</b>						
1.26	Electrical Allowance	\$2,202.80	1 Allow	\$2,203	1y	2038
1.27	Plumbing Allowance	\$2,202.80	1 Allow	\$2,203	1y	2038
1.15	Shingle Roofing	\$7.842	6,316 SF	\$49,530	15y	2052
1.18	Unit Building Exterior Paint	\$3.564	4,080 SF	\$14,541	10y	2047
<b>2037 (Year 13) Total</b>						<b>\$68,477</b>
<b>2038 (Year 14)</b>						
1.26	Electrical Allowance	\$2,268.88	1 Allow	\$2,269	1y	2039
1.27	Plumbing Allowance	\$2,268.88	1 Allow	\$2,269	1y	2039
1.24	Unit Building Exterior Paint	\$3.671	4,940 SF	\$18,135	10y	2048
<b>2038 (Year 14) Total</b>						<b>\$22,672</b>
<b>2039 (Year 15)</b>						
1.25	Building Restoration Allowance	\$151,258.97	1 Ea	\$151,259	15y	2054
1.26	Electrical Allowance	\$2,336.95	1 Allow	\$2,337	1y	2040
1.27	Plumbing Allowance	\$2,336.95	1 Allow	\$2,337	1y	2040
<b>2039 (Year 15) Total</b>						<b>\$155,933</b>
<b>2040 (Year 16)</b>						
1.04	Aluminium Gutters	\$31.159	537 LF	\$16,732	20y	N/A
1.05	Downspouts	\$249.28	1 Ea	\$249	20y	N/A

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.26	Electrical Allowance	\$2,407.06	1 Allow	\$2,407	1y	2041
2.02	Mailboxes	\$4,050.72	1 Ea	\$4,051	30y	N/A
1.27	Plumbing Allowance	\$2,407.06	1 Allow	\$2,407	1y	2041
2040 (Year 16) Total						\$25,846
2041 (Year 17)						
1.10	Aluminium Gutters	\$32.094	589 LF	\$18,903	20y	N/A
3.04	Asphalt Parking Lot Resealing	\$6.21	3,370 SY	\$20,928	5y	2046
1.11	Downspouts	\$256.75	1 Ea	\$257	20y	N/A
1.26	Electrical Allowance	\$2,479.27	1 Allow	\$2,479	1y	2042
1.27	Plumbing Allowance	\$2,479.27	1 Allow	\$2,479	1y	2042
2041 (Year 17) Total						\$45,046
2042 (Year 18)						
1.16	Aluminium Gutters	\$33.057	408 LF	\$13,487	20y	N/A
1.17	Downspouts	\$264.46	1 Ea	\$264	20y	N/A
1.26	Electrical Allowance	\$2,553.65	1 Allow	\$2,554	1y	2043
1.27	Plumbing Allowance	\$2,553.65	1 Allow	\$2,554	1y	2043
2042 (Year 18) Total						\$18,859
2043 (Year 19)						
1.26	Electrical Allowance	\$2,630.26	1 Allow	\$2,630	1y	2044
1.27	Plumbing Allowance	\$2,630.26	1 Allow	\$2,630	1y	2044
2043 (Year 19) Total						\$5,261
2044 (Year 20)						
5.01	Building Signs Allowance	\$7,014.02	1 Ea	\$7,014	10y	2054
1.26	Electrical Allowance	\$2,709.17	1 Allow	\$2,709	1y	2045
2.01	Laundy Room Allowance	\$28,056.10	1 Allow	\$28,056	20y	N/A
4.01	Lighting Allowance	\$8,767.53	1 Allow	\$8,768	10y	2054
1.27	Plumbing Allowance	\$2,709.17	1 Allow	\$2,709	1y	2045
6.01	Storm Water Drainage Allowance	\$17,535.06	1 Allow	\$17,535	10y	2054
2044 (Year 20) Total						\$66,791

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2045 (Year 21)</b>						
1.26	Electrical Allowance	\$2,790.44	1 Allow	\$2,790	1y	2046
1.27	Plumbing Allowance	\$2,790.44	1 Allow	\$2,790	1y	2046
1.21	Shingle Roofing	\$9.934	7,456 SF	\$74,068	15y	N/A
1.06	Unit Building Exterior Paint	\$4.515	5,690 SF	\$25,690	10y	N/A
<b>2045 (Year 21) Total</b>					<b>\$105,339</b>	
<b>2046 (Year 22)</b>						
3.04	Asphalt Parking Lot Resealing	\$7.199	3,370 SY	\$24,261	5y	2051
1.26	Electrical Allowance	\$2,874.16	1 Allow	\$2,874	1y	2047
7.02	Mailbox Structure Shingle Roofing	\$1,437.08	1	\$1,437	15y	N/A
1.27	Plumbing Allowance	\$2,874.16	1 Allow	\$2,874	1y	2047
1.12	Unit Building Exterior Paint	\$4.651	6,490 SF	\$30,185	10y	N/A
<b>2046 (Year 22) Total</b>					<b>\$61,631</b>	
<b>2047 (Year 23)</b>						
1.26	Electrical Allowance	\$2,960.38	1 Allow	\$2,960	1y	2048
1.27	Plumbing Allowance	\$2,960.38	1 Allow	\$2,960	1y	2048
1.18	Unit Building Exterior Paint	\$4.79	4,080 SF	\$19,543	10y	N/A
<b>2047 (Year 23) Total</b>					<b>\$25,464</b>	
<b>2048 (Year 24)</b>						
3.03	Asphalt Parking Lot Remilling	\$48.59	3,370 SY	\$163,748	20y	N/A
1.23	Downspouts	\$315.77	1 Ea	\$316	20y	N/A
1.26	Electrical Allowance	\$3,049.19	1 Allow	\$3,049	1y	2049
1.27	Plumbing Allowance	\$3,049.19	1 Allow	\$3,049	1y	2049
1.24	Unit Building Exterior Paint	\$4.934	4,940 SF	\$24,374	10y	N/A
<b>2048 (Year 24) Total</b>					<b>\$194,536</b>	
<b>2049 (Year 25)</b>						
1.26	Electrical Allowance	\$3,140.67	1 Allow	\$3,141	1y	2050
1.27	Plumbing Allowance	\$3,140.67	1 Allow	\$3,141	1y	2050
<b>2049 (Year 25) Total</b>					<b>\$6,281</b>	

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2050 (Year 26)</b>						
1.22	Aluminium Gutters	\$41,876	494 LF	\$20,687	20y	N/A
1.26	Electrical Allowance	\$3,234.89	1 Allow	\$3,235	1y	2051
1.27	Plumbing Allowance	\$3,234.89	1 Allow	\$3,235	1y	2051
1.03	Shingle Roofing	\$11.516	9,742 SF	\$112,189	15y	N/A
<b>2050 (Year 26) Total</b>					<b>\$139,345</b>	
<b>2051 (Year 27)</b>						
3.04	Asphalt Parking Lot Resealing	\$8.346	3,370 SY	\$28,126	5y	N/A
1.26	Electrical Allowance	\$3,331.93	1 Allow	\$3,332	1y	2052
1.27	Plumbing Allowance	\$3,331.93	1 Allow	\$3,332	1y	2052
1.09	Shingle Roofing	\$11.861	11,317 SF	\$134,231	15y	N/A
<b>2051 (Year 27) Total</b>					<b>\$169,021</b>	
<b>2052 (Year 28)</b>						
1.26	Electrical Allowance	\$3,431.89	1 Allow	\$3,432	1y	2053
1.27	Plumbing Allowance	\$3,431.89	1 Allow	\$3,432	1y	2053
1.15	Shingle Roofing	\$12.217	6,316 SF	\$77,163	15y	N/A
<b>2052 (Year 28) Total</b>					<b>\$84,026</b>	
<b>2053 (Year 29)</b>						
1.26	Electrical Allowance	\$3,534.85	1 Allow	\$3,535	1y	2054
1.27	Plumbing Allowance	\$3,534.85	1 Allow	\$3,535	1y	2054
<b>2053 (Year 29) Total</b>					<b>\$7,070</b>	
<b>2054 (Year 30)</b>						
1.25	Building Restoration Allowance	\$235,656.55	1 Ea	\$235,657	15y	N/A
5.01	Building Signs Allowance	\$9,426.26	1 Ea	\$9,426	10y	N/A
1.26	Electrical Allowance	\$3,640.89	1 Allow	\$3,641	1y	N/A
3.01	Grounds Concrete Allowance	\$11,782.83	1 Allow	\$11,783	30y	N/A
4.01	Lighting Allowance	\$11,782.83	1 Allow	\$11,783	10y	N/A
3.05	Masonry Fencing Allowance	\$76,092.56	1 LF	\$76,093	30y	N/A
1.27	Plumbing Allowance	\$3,640.89	1 Allow	\$3,641	1y	N/A

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
6.01	Storm Water Drainage Allowance	\$23,565.66	1 Allow	\$23,566	10y	N/A
2054 (Year 30) Total						\$375,588

## Component Details

Reserve Component	UL	RL	Quantity	Unit Cost	Rplc %	Extended Cost
<b>Buildings 1 Non-Structural</b>						
1.03 Shingle Roofing	15:00	10:00	9,742 SF	\$5.50	100%	\$53,581
1.04 Aluminium Gutters	20:00	15:00	537 LF	\$20.00	100%	\$10,740
1.05 Downspouts	20:00	15:00	1 Ea	\$160.00	100%	\$160
1.06 Unit Building Exterior Paint	24:00	0:00	5,690 SF	\$2.50	100%	\$14,225
<b>Buildings 2 Non-Structural</b>						
1.09 Shingle Roofing	15:00	11:00	11,317 SF	\$5.50	100%	\$62,244
1.10 Aluminium Gutters	20:00	16:00	589 LF	\$20.00	100%	\$11,780
1.11 Downspouts	20:00	16:00	1 Ea	\$160.00	100%	\$160
1.12 Unit Building Exterior Paint	25:00	1:00	6,490 SF	\$2.50	100%	\$16,225
<b>Buildings 3 Non-Structural</b>						
1.15 Shingle Roofing	15:00	12:00	6,316 SF	\$5.50	100%	\$34,738
1.16 Aluminium Gutters	20:00	17:00	408 LF	\$20.00	100%	\$8,160
1.17 Downspouts	20:00	17:00	1 Ea	\$160.00	100%	\$160
1.18 Unit Building Exterior Paint	26:00	2:00	4,080 SF	\$2.50	100%	\$10,200
<b>Buildings 4 Non-Structural</b>						
1.21 Shingle Roofing	15:00	5:00	7,456 SF	\$5.50	100%	\$41,008
1.22 Aluminium Gutters	22:00	5:00	494 LF	\$20.00	100%	\$9,880
1.23 Downspouts	20:00	3:00	1 Ea	\$160.00	100%	\$160
1.24 Unit Building Exterior Paint	27:00	3:00	4,940 SF	\$2.50	100%	\$12,350
<b>Buildings Non-Structural</b>						
1.25 Building Restoration Allowance	15:00	14:11	1 Ea	\$100,000.00	100%	\$100,000
1.26 Electrical Allowance	1:01	1:00	1 Allow	\$1,500.00	100%	\$1,545
1.27 Plumbing Allowance	1:01	1:00	1 Allow	\$1,500.00	100%	\$1,545
<b>Common Areas</b>						
2.01 Laundry Room Allowance	20:00	19:11	1 Allow	\$16,000.00	100%	\$16,000
2.02 Mailboxes	30:00	15:00	1 Ea	\$2,600.00	100%	\$2,600
<b>Concrete</b>						
3.01 Grounds Concrete Allowance	30:00	29:11	1 Allow	\$5,000.00	100%	\$5,000
<b>Fencing</b>						
3.05 Masonry Fencing Allowance	30:00	29:11	1 LF	\$32,289.60	100%	\$32,290

<i>Reserve Component</i>		<i>UL</i>	<i>RL</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Rplc %</i>	<i>Extended Cost</i>
<b>Grounds Components</b>							
7.01	Chain Link Fencing Allowance	30:01	30:00	1 Allow	\$20,550.26	100%	\$21,167
7.02	Mailbox Structure Shingle Roofing	12:00	6:00	1	\$750.00	100%	\$772
<b>Lighting</b>							
4.01	Lighting Allowance	10:00	9:11	1 Allow	\$5,000.00	100%	\$5,000
<b>Signs</b>							
5.01	Building Signs Allowance	10:00	9:11	1 Ea	\$4,000.00	100%	\$4,000
<b>Storm Water Drainage</b>							
6.01	Storm Water Drainage Allowance	10:00	9:11	1 Allow	\$10,000.00	100%	\$10,000
<b>Streets/Asphalt</b>							
3.03	Asphalt Parking Lot Remilling	23:00	3:00	3,370 SY	\$24.62	100%	\$82,969
3.04	Asphalt Parking Lot Resealing	5:00	6:05	3,370 SY	\$3.87	100%	\$13,042

*Grand Total:*

30

# *Appendices*

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## Calculations

**1) Allocation % =**

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

**2) Current Cost =**

Extended Cost (for a component without subcomponents)

-or-

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

**3) Extended Cost =**

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

**4) Fully Funded Balance =**

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

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

*Initial or current fiscal year-*

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

*Subsequent fiscal years-*

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

**6) Interest Earned=**

*Initial fiscal year-*

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

*Subsequent fiscal years-*

FY Start Balance x Interest Rate (net effective)

**7) Percent Funded =**

(FY Start Balance / Fully Funded Balance) x 100

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

Current Cost / Useful Life

## Definitions

### Abbreviations

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

### 1) Age

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

### 2) Allocation %

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

### 3) Allocation Increase Rate

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

### 4) Base Year

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

### 5) Common Interest Development (CID)

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

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

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

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

### 6) Component Inventory

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

## **7) Contingency Rate**

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

## **8) Current Cost**

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

## **9) Disbursement**

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

## **10) Extended Cost**

See Calculations- APPENDIX B.

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

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

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

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

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

See Calculations- APPENDIX B.

## **13) Funding Goal**

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

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

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

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

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

on the sum of allocations for individual components.

**15) Funding Plan**

The combined Funding Method & Funding Goal.

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

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

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

The balance in reserves at start of applicable fiscal year.

**18) Inflation Rate**

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

**19) Interest Earned**

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

**20) Interest Rate**

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

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

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

**22) Levels of Service**

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

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

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

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

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

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

- a) Life and Valuation Estimates

- b) Fund Status
- c) Funding Plan

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

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

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

#### **24) Quantity**

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

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

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

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

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

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

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

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

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

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

#### **29) Restoration**

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

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

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

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

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

**31) Unit Cost**

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

**32) Unit of Measure**

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

**33) Useful Life (UL)**

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

## Component Detail Pages

### Shingle Roofing

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$5.50
Category:	Buildings 1 Non-Structural	Total Qty to Maintain (100% of Total):	9,742 SF
Useful Life:	15:00	Total Current Cost:	\$53,581
Inflation Rate:	3.00%		

### Comments

Included for the replacement of Shingle Roofing

### Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Shingle Roofing	15:00	10:00	9,742 SF	\$53,581
Total			9,742 SF	\$53,581

### Photos



# Aluminium Gutters

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 1 Non-Structural
Useful Life:	20:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$20.00
Total Qty to Maintain (100% of Total):	537 LF
Total Current Cost:	\$10,740

## Comments

Included for the replacement of \*\*Type\*\* Gutters

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Aluminium Gutters	20:00	15:00	537 LF	\$10,740
Total			537 LF	\$10,740

## Photos



# Downspouts

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 1 Non-Structural
Useful Life:	20:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$160.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	\$160

## Comments

Included for the replacement of Downspouts

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Downspouts	20:00	15:00	1 Ea	\$160
Total			1 Ea	\$160

## Photos



# Unit Building Exterior Paint

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 1 Non-Structural
Useful Life:	10:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$2.50
Total Qty to Maintain (100% of Total):	5,690 SF
Total Current Cost:	\$14,225

## Comments

Included for Waterproofing/Painting at X-year intervals

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Unit Building Exterior Paint	24:00	0:00	5,690 SF	\$14,225
Total			5,690 SF	\$14,225

## Photos





# Shingle Roofing

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 2 Non-Structural
Useful Life:	15:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$5.50
Total Qty to Maintain (100% of Total):	11,317 SF
Total Current Cost:	\$62,244

## Comments

Included for the replacement of Shingle Roofing

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Shingle Roofing	15:00	11:00	11,317 SF	\$62,244
Total			11,317 SF	\$62,244

## Photos





# Aluminium Gutters

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 2 Non-Structural
Useful Life:	20:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$20.00
Total Qty to Maintain (100% of Total):	589 LF
Total Current Cost:	\$11,780

## Comments

Included for the replacement of \*\*Type\*\* Gutters

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Aluminium Gutters	20:00	16:00	589 LF	\$11,780
Total			589 LF	\$11,780

## Photos



# Downspouts

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 2 Non-Structural
Useful Life:	20:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$160.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	\$160

## Comments

Included for the replacement of Downspouts

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Downspouts	20:00	16:00	1 Ea	\$160
Total			1 Ea	\$160

## Photos



# Unit Building Exterior Paint

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 2 Non-Structural
Useful Life:	10:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$2.50
Total Qty to Maintain (100% of Total):	6,490 SF
Total Current Cost:	\$16,225

## Comments

Included for Waterproofing/Painting at X-year intervals

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Unit Building Exterior Paint	25:00	1:00	6,490 SF	\$16,225
Total			6,490 SF	\$16,225

## Photos





# Shingle Roofing

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 3 Non-Structural
Useful Life:	15:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$5.50
Total Qty to Maintain (100% of Total):	6,316 SF
Total Current Cost:	\$34,738

## Comments

Included for the replacement of Shingle Roofing

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Shingle Roofing	15:00	12:00	6,316 SF	\$34,738
Total			6,316 SF	\$34,738

## Photos





# Aluminium Gutters

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 3 Non-Structural
Useful Life:	20:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$20.00
Total Qty to Maintain (100% of Total):	408 LF
Total Current Cost:	\$8,160

## Comments

Included for the replacement of \*\*Type\*\* Gutters

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Aluminium Gutters	20:00	17:00	408 LF	\$8,160
Total			408 LF	\$8,160

## Photos



# Downspouts

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 3 Non-Structural
Useful Life:	20:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$160.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	\$160

## Comments

Included for the replacement of Downspouts

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Downspouts	20:00	17:00	1 Ea	\$160
Total			1 Ea	\$160

## Photos



# Unit Building Exterior Paint

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 3 Non-Structural
Useful Life:	10:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$2.50
Total Qty to Maintain (100% of Total):	4,080 SF
Total Current Cost:	\$10,200

## Comments

Included for Waterproofing/Painting at X-year intervals

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Unit Building Exterior Paint	26:00	2:00	4,080 SF	\$10,200
Total			4,080 SF	\$10,200

## Photos



# Shingle Roofing

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 4 Non-Structural
Useful Life:	15:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$5.50
Total Qty to Maintain (100% of Total):	7,456 SF
Total Current Cost:	\$41,008

## Comments

Included for the replacement of Shingle Roofing

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Shingle Roofing	15:00	5:00	7,456 SF	\$41,008
Total			7,456 SF	\$41,008

## Photos





# Aluminium Gutters

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 4 Non-Structural
Useful Life:	20:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$20.00
Total Qty to Maintain (100% of Total):	494 LF
Total Current Cost:	\$9,880

## Comments

Included for the replacement of \*\*Type\*\* Gutters

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Aluminium Gutters	22:00	5:00	494 LF	\$9,880
Total			494 LF	\$9,880

## Photos



# Downspouts

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 4 Non-Structural
Useful Life:	20:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$160.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	\$160

## Comments

Included for the replacement of Downspouts

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Downspouts	20:00	3:00	1 Ea	\$160
Total			1 Ea	\$160

## Photos



# Unit Building Exterior Paint

## Basic Info

Type of Cost:	Replacement
Category:	Buildings 4 Non-Structural
Useful Life:	10:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$2.50
Total Qty to Maintain (100% of Total):	4,940 SF
Total Current Cost:	\$12,350

## Comments

Included for Waterproofing/Painting at X-year intervals

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Unit Building Exterior Paint	27:00	3:00	4,940 SF	\$12,350
Total			4,940 SF	\$12,350

## Photos





# Building Restoration Allowance

## Basic Info

Type of Cost: Buildings Non-Structural  
Category: Buildings Non-Structural  
Useful Life: 15:00  
Inflation Rate: 3.00%

## Cost Data

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

## Comments

Included for stucco repair on building envelope

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Building Restoration Allowance	15:00	14:11	1 Ea	\$100,000
Total			1 Ea	\$100,000

## Photos





# Electrical Allowance

## Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Buildings Non-Structural
Useful Life:	1:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (03/22/2024):	\$1,500.00
Total Qty to Maintain (100% of Total):	1 Allow
Total Current Cost:	\$1,545

## Comments

Included for as-needed repairs/replacements of electrical components.

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Electrical Allowance	1:01	1:00	1 Allow	\$1,545
Total			1 Allow	\$1,545

## Photos





# Plumbing Allowance

## Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Buildings Non-Structural
Useful Life:	1:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (03/22/2024):	\$1,500.00
Total Qty to Maintain (100% of Total):	1 Allow
Total Current Cost:	\$1,545

## Comments

Included for as-needed repairs/replacements of electrical components

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Plumbing Allowance	1:01	1:00	1 Allow	\$1,545
Total			1 Allow	\$1,545

## Photos



# Laundy Room Allowance

## Basic Info

Type of Cost: Common Areas  
Category: Common Areas  
Useful Life: 20:00  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$16,000.00  
Total Qty to Maintain (100% of Total): 1 Allow  
Total Current Cost: \$16,000

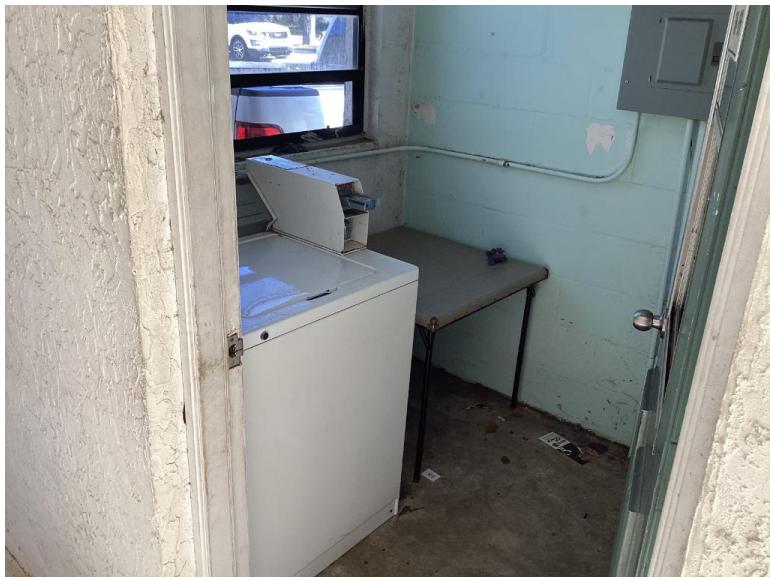
## Comments

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

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Laundy Room Allowance	20:00	19:11	1 Allow	\$16,000
Total			1 Allow	\$16,000

## Photos





# Mailboxes

## Basic Info

Type of Cost:	Replacement
Category:	Common Areas
Useful Life:	30:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$2,600.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	\$2,600

## Comments

Included for the replacements of Mailboxes

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Mailboxes	30:00	15:00	1 Ea	\$2,600
Total			1 Ea	\$2,600

## Photos





# Grounds Concrete Allowance

## Basic Info

Type of Cost: **Concrete**  
Category: **Concrete**  
Useful Life: **30:00**  
Inflation Rate: **3.00%**

## Cost Data

Unit Cost (01/01/2025): **\$5,000.00**  
Total Qty to Maintain (100% of Total): **1 Allow**  
Total Current Cost: **\$5,000**

## Comments

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

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Grounds Concrete Allowance	30:00	29:11	1 Allow	\$5,000
Total			1 Allow	\$5,000

## Photos





# Asphalt Parking Lot Remilling

## Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Streets/Asphalt
Useful Life:	20:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$24.62
Total Qty to Maintain (100% of Total):	3,370 SY
Total Current Cost:	\$82,969

## Comments

Included for cyclical Asphalt Parking Lot Remilling

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Asphalt Parking Lot Remilling	23:00	3:00	3,370 SY	\$82,969
Total			3,370 SY	\$82,969

## Photos





# Asphalt Parking Lot Resealing

## Basic Info

Type of Cost: Repairs & Maintenance  
Category: Streets/Asphalt  
Useful Life: 5:00  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$3.87  
Total Qty to Maintain (100% of Total): 3,370 SY  
Total Current Cost: \$13,042

## Comments

Included for cyclical Asphalt Parking Lot Resealing

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Asphalt Parking Lot Resealing	5:00	6:05	3,370 SY	\$13,042
Total			3,370 SY	\$13,042

## Photos





# Masonry Fencing Allowance

## Basic Info

Type of Cost:  
Category: Fencing  
Useful Life: 30:00  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$32,289.60  
Total Qty to Maintain (100% of Total): 1 LF  
Total Current Cost: \$32,290

## Comments

Included for the replacement of Masonry Fencing

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Masonry Fencing Allowance	30:00	29:11	1 LF	\$32,290
Total			1 LF	\$32,290

## Photos





# Lighting Allowance

## Basic Info

Type of Cost: **Lighting**  
Category: **Lighting**  
Useful Life: **10:00**  
Inflation Rate: **3.00%**

## Cost Data

Unit Cost (01/01/2025): **\$5,000.00**  
Total Qty to Maintain (100% of Total): **1 Allow**  
Total Current Cost: **\$5,000**

## Comments

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

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Lighting Allowance	10:00	9:11	1 Allow	\$5,000
Total			1 Allow	\$5,000

## Photos





# Building Signs Allowance

## Basic Info

Type of Cost:  
Category: Signs  
Useful Life: 10:00  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$4,000.00  
Total Qty to Maintain (100% of Total): 1 Ea  
Total Current Cost: \$4,000

## Comments

Included for the replacement of Building Sign(s)

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Building Signs Allowance	10:00	9:11	1 Ea	\$4,000
Total			1 Ea	\$4,000

## Photos





# Storm Water Drainage Allowance

## Basic Info

Type of Cost: Storm Water Drainage  
Category: Storm Water Drainage  
Useful Life: 10:00  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$10,000.00  
Total Qty to Maintain (100% of Total): 1 Allow  
Total Current Cost: \$10,000

## Comments

Included for as-needed replacements of Storm Water Drainage Systems

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Storm Water Drainage Allowance	10:00	9:11	1 Allow	\$10,000
Total			1 Allow	\$10,000

## Photos





# Chain Link Fencing Allowance

## Basic Info

Type of Cost:	Replacement
Category:	Grounds Components
Useful Life:	30:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (04/01/2024):	\$20,550.26
Total Qty to Maintain (100% of Total):	1 Allow
Total Current Cost:	\$21,167

## Comments

Included for the replacement of Chain Link Fencing.

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Chain Link Fencing Allowance	30:01	30:00	1 Allow	\$21,167
Total			1 Allow	\$21,167

## Photos





# Mailbox Structure Shingle Roofing

## Basic Info

Type of Cost:	Replacement
Category:	Grounds Components
Useful Life:	15:00
Inflation Rate:	3.00%

## Cost Data

Unit Cost (04/01/2024):	\$750.00
Total Qty to Maintain (100% of Total):	1
Total Current Cost:	\$772

## Comments

Included for replacement of shingle roofing on mailbox structure

## Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Mailbox Structure Shingle Roofing	12:00	6:00	1	\$772
Total			1	\$772

## Photos



