



***EXPERT***



**Reserve Services, Inc.**

**Reserve Studies - Replacement Cost Valuations**

**Sunset Harbor HOA**



***Level I Reserve Study with On-Site Analysis***

***Prepared for Fiscal Year 2025***

***March 14, 2024***

## 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.*

# Sunset Harbor HOA

3873 South Banana River Blvd., Cocoa Beach, FL 32931

## Reserve Study Year 2025

March 14, 2024

As authorized, a reserve study report has been prepared for Sunset Harbor HOA located at 3873 South Banana River Blvd., Cocoa Beach, FL 32931. Built-in 1985 containing 45 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 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

## STRUCTURAL (SIRS)

|   |           |
|---|-----------|
| Projected Beginning Balance as of 12/31/2024: | \$155,000 |
| Projected Expenditures (2025):                | \$7,500   |
| Threshold Model - Full Funding (1/1/2026):    | \$227,150 |
| Annual Contribution (2025):                   | \$75,000  |
| Annual Contribution per Unit (2025):          | \$1,667   |

Based on all the components stated above and our inspection, it is our opinion, that Sunset Harbor HOA 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

# Table of Contents

---

Assumptions (Appendix A) ..... 2

Executive Summary - COA..... 3

Preface ..... 7

Reserve Disclosures (Part 1)..... 8

Reserve Disclosures (Part 2)..... 10

Cash Flow/Threshold Analysis ..... 11

Disbursement By Year ..... 12

Component Details ..... 18

Appendices..... 19

Calculations (Appendix B)..... 20

Definitions (Appendix C)..... 21

Component Detail Pages (Appendix D)..... 26

## *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                 | Sunset Harbor HOA     |
| Location             | Cocoa Beach, FL 32931 |
| Units / General Type | 45 / Condominium      |
| Base Year / Age      | 1985 / 40             |
| 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)      | 4.00%                                       |
| Inflation Rate                      | 3.00%                                       |
| Interest Rate                       | 3.00%                                       |
| Current Reserve Allocation          | \$0 per year                                |
| Current Reserve Balance             | \$155,000 as of [starting balance date]     |
| Funding Plan - Method / Goal        | Threshold Model                             |

## Summary

|                             |   |                  |                           |
|-----------------------------|---|------------------|---------------------------|
| <b>FY Start Balance</b>     | <b>\$155,000</b> <i>(projected to current FY end/next FY start)</i> |                  |                           |
| <b>Fully Funded Balance</b> | <b>\$227,150</b>  |                  |                           |
| <hr/>                       |   |                  |                           |
| <b>Percent Funded</b>       | 84.12%  |                  |                           |
| <hr/>                       |   |                  |                           |
| <i>Proposed Budget</i>      | <i>per year</i>   | <i>per month</i> | <i>per unit per month</i> |
| <b>Reserve Allocation</b>   | <b>\$75,000</b>   | <b>\$6,250</b>   | <b>\$139</b>              |

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'TL CAPITAL | INTEREST | RESERVE EXPENSES | ENDING BALANCE | MONTHLY CONTRIB  | SPECIAL ASSMNT |
| 2025     | \$155,000        | \$75,000      | \$0            | \$0            | \$4,650  | \$7,500          | \$227,150      | \$139            | \$0            |
| 2026     | \$227,150        | \$78,000      | \$0            | \$0            | \$6,814  | \$7,725          | \$304,240      | \$144            | \$0            |
| 2027     | \$304,240        | \$81,120      | \$0            | \$0            | \$9,127  | \$152,323        | \$242,164      | \$150            | \$0            |
| 2028     | \$242,164        | \$84,365      | \$0            | \$0            | \$7,265  | \$8,195          | \$325,598      | \$156            | \$0            |
| 2029     | \$325,598        | \$87,739      | \$0            | \$0            | \$9,768  | \$8,441          | \$414,664      | \$162            | \$0            |

## Financial Summary

| ASSOCIATION                     | FIRST YEAR (2025) | 5 YEARS (2029) | 10 YEARS (2034) | 30 YEARS (2054) |
|---------------------------------|-------------------|----------------|-----------------|-----------------|
| Starting Balance                | \$155,000         | \$155,000      | \$155,000       | \$155,000       |
| Contributions                   | \$75,000          | \$406,224      | \$900,458       | \$4,206,371     |
| Special Assessments             | \$0               | \$0            | \$0             | \$0             |
| Additional Capital              | \$0               | \$0            | \$0             | \$0             |
| Interest / Inv Returns          | \$4,650           | \$37,625       | \$130,243       | \$665,094       |
| Reserve Expenses                | (\$7,500)         | (\$184,184)    | (\$407,884)     | (\$4,005,657)   |
| Reserves Balance                | \$227,150         | \$414,664      | \$777,818       | \$1,020,808     |
| # of Special Assessments        | 0                 | 0              | 0               | 0               |
| <b>Owner</b>                    |                   |                |                 |                 |
| Avg Contributions (/unit/month) | \$139             | \$150          | \$167           | \$260           |
| <b>Special Assessments</b>      |                   |                |                 |                 |
| Avg Total Amount (/unit)        | \$0               | \$0            | \$0             | \$0             |
| Avg Assessment Amount (/unit)   | \$0               | \$0            | \$0             | \$0             |

# Reserve Disclosures

| <i>Reserve Component</i>               | <i>Current Cost</i> | <i>Useful Life</i> | <i>Remaining Life</i> |
|--|---------------------|--------------------|-----------------------|
| <b>Building 1 Structural</b>           |                     |                    |                       |
| 1.01 TPO Roofing                       | \$352,858           | 20:00              | 13:00                 |
| 3.01 Unit Building Exterior Paint      | \$136,080           | 7:00               | 2:01                  |
| 4.01 Fire Prevention Allowance         | \$2,500             | 1:00               | 0:11                  |
| 5.01 Building Restoration Allowance    | \$596,678           | 15:00              | 14:11                 |
| 5.02 Plumbing Allowance                | \$2,500             | 1:00               | 0:11                  |
| 5.03 Electrical Allowance              | \$2,500             | 1:00               | 0:11                  |
| 6.01 Common Area Steel Doors Allowance | \$3,750             | 20:00              | 19:11                 |
| 7.01 Garage Door Replacement           | \$4,635             | 20:00              | 12:00                 |
| <b>Building 1 Structural Total</b>     | <b>\$1,101,501</b>  |                    |                       |
| <b>Grand Total</b>                     | 8                   | \$1,101,501        |                       |

# 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        | \$155,000           | \$4,650         | \$75,000           | N/A                      | \$0                | \$7,500      | \$227,150      | \$270,020            | 84.12%         |
| 2026        | \$227,150           | \$6,814         | \$78,000           | 4.00%                    | \$0                | \$7,725      | \$304,240      | \$357,720            | 85.05%         |
| 2027        | \$304,240           | \$9,127         | \$81,120           | 4.00%                    | \$0                | \$152,323    | \$242,164      | \$450,439            | 53.76%         |
| 2028        | \$242,164           | \$7,265         | \$84,365           | 4.00%                    | \$0                | \$8,195      | \$325,598      | \$399,700            | 81.46%         |
| 2029        | \$325,598           | \$9,768         | \$87,739           | 4.00%                    | \$0                | \$8,441      | \$414,664      | \$498,671            | 83.15%         |
| 2030        | \$414,664           | \$12,440        | \$91,249           | 4.00%                    | \$0                | \$8,695      | \$509,659      | \$603,221            | 84.49%         |
| 2031        | \$509,659           | \$15,290        | \$94,899           | 4.00%                    | \$0                | \$8,955      | \$610,892      | \$713,595            | 85.61%         |
| 2032        | \$610,892           | \$18,327        | \$98,695           | 4.00%                    | \$0                | \$9,224      | \$718,690      | \$830,048            | 86.58%         |
| 2033        | \$718,690           | \$21,561        | \$102,643          | 4.00%                    | \$0                | \$9,501      | \$833,392      | \$952,846            | 87.46%         |
| 2034        | \$833,392           | \$25,002        | \$106,748          | 4.00%                    | \$0                | \$187,325    | \$777,818      | \$1,082,266          | 71.87%         |
| 2035        | \$777,818           | \$23,335        | \$111,018          | 4.00%                    | \$0                | \$10,079     | \$902,091      | \$1,035,712          | 87.10%         |
| 2036        | \$902,091           | \$27,063        | \$115,459          | 4.00%                    | \$0                | \$10,382     | \$1,034,231    | \$1,173,758          | 88.11%         |
| 2037        | \$1,034,231         | \$31,027        | \$120,077          | 4.00%                    | \$0                | \$17,302     | \$1,168,034    | \$1,319,155          | 88.54%         |
| 2038        | \$1,168,034         | \$35,041        | \$124,881          | 4.00%                    | \$0                | \$529,202    | \$798,754      | \$1,465,412          | 54.51%         |
| 2039        | \$798,754           | \$23,963        | \$129,876          | 4.00%                    | \$0                | \$913,873    | \$38,719       | \$1,092,539          | 3.54%          |
| 2040        | \$38,719            | \$1,162         | \$135,071          | 4.00%                    | \$0                | \$11,685     | \$163,266      | \$316,111            | 51.65%         |
| 2041        | \$163,266           | \$4,898         | \$140,474          | 4.00%                    | \$0                | \$230,398    | \$78,239       | \$449,607            | 17.40%         |
| 2042        | \$78,239            | \$2,347         | \$146,093          | 4.00%                    | \$0                | \$12,396     | \$214,283      | \$365,909            | 58.56%         |
| 2043        | \$214,283           | \$6,428         | \$151,936          | 4.00%                    | \$0                | \$12,768     | \$359,879      | \$508,451            | 70.78%         |
| 2044        | \$359,879           | \$10,796        | \$158,014          | 4.00%                    | \$0                | \$19,727     | \$508,962      | \$659,217            | 77.21%         |
| 2045        | \$508,962           | \$15,269        | \$164,334          | 4.00%                    | \$0                | \$13,546     | \$675,020      | \$811,798            | 83.15%         |
| 2046        | \$675,020           | \$20,251        | \$170,908          | 4.00%                    | \$0                | \$13,952     | \$852,226      | \$979,917            | 86.97%         |
| 2047        | \$852,226           | \$25,567        | \$177,744          | 4.00%                    | \$0                | \$14,371     | \$1,041,166    | \$1,157,392          | 89.96%         |
| 2048        | \$1,041,166         | \$31,235        | \$184,854          | 4.00%                    | \$0                | \$283,363    | \$973,891      | \$1,344,634          | 72.43%         |
| 2049        | \$973,891           | \$29,217        | \$192,248          | 4.00%                    | \$0                | \$15,246     | \$1,180,109    | \$1,265,446          | 93.26%         |
| 2050        | \$1,180,109         | \$35,403        | \$199,938          | 4.00%                    | \$0                | \$15,703     | \$1,399,747    | \$1,465,218          | 95.53%         |
| 2051        | \$1,399,747         | \$41,992        | \$207,935          | 4.00%                    | \$0                | \$16,174     | \$1,633,500    | \$1,675,838          | 97.47%         |
| 2052        | \$1,633,500         | \$49,005        | \$216,253          | 4.00%                    | \$0                | \$16,660     | \$1,882,098    | \$1,897,776          | 99.17%         |
| 2053        | \$1,882,098         | \$56,463        | \$224,903          | 4.00%                    | \$0                | \$17,159     | \$2,146,305    | \$2,131,521          | 100.69%        |
| 2054        | \$2,146,305         | \$64,389        | \$233,899          | 4.00%                    | \$0                | \$1,423,785  | \$1,020,808    | \$2,377,584          | 42.93%         |

|                       |
|-----------------------|
| 3.00% - Interest Rate |
| 3.00% - Inflation     |

|                     |           |
|---------------------|-----------|
| Min FY End Balance: | \$38,719  |
| Avg FY End Balance: | \$767,853 |

|               |        |
|---------------|--------|
| Min % Funded: | 3.54%  |
| Avg % Funded: | 75.42% |

# Disbursement By Year

The table below is a placeholder. HomeRun IQ will produce a new customizable table for this one.

| ASSET №                    | NAME                         | UNIT COST  | QTY.      | FUTURE COST      | USEFUL LIFE | NEXT ACTIVITY |
|----------------------------|------------------------------|------------|-----------|------------------|-------------|---------------|
| <b>2025 (Year 1)</b>       |                              |            |           |                  |             |               |
| 5.03                       | Electrical Allowance         | \$2,500.00 | 1 Allow   | \$2,500          | 1y          | 2026          |
| 4.01                       | Fire Prevention Allowance    | \$2,500.00 | 1 Allow   | \$2,500          | 1y          | 2026          |
| 5.02                       | Plumbing Allowance           | \$2,500.00 | 1 Allow   | \$2,500          | 1y          | 2026          |
| <b>2025 (Year 1) Total</b> |                              |            |           | <b>\$7,500</b>   |             |               |
| <b>2026 (Year 2)</b>       |                              |            |           |                  |             |               |
| 5.03                       | Electrical Allowance         | \$2,575.00 | 1 Allow   | \$2,575          | 1y          | 2027          |
| 4.01                       | Fire Prevention Allowance    | \$2,575.00 | 1 Allow   | \$2,575          | 1y          | 2027          |
| 5.02                       | Plumbing Allowance           | \$2,575.00 | 1 Allow   | \$2,575          | 1y          | 2027          |
| <b>2026 (Year 2) Total</b> |                              |            |           | <b>\$7,725</b>   |             |               |
| <b>2027 (Year 3)</b>       |                              |            |           |                  |             |               |
| 5.03                       | Electrical Allowance         | \$2,652.25 | 1 Allow   | \$2,652          | 1y          | 2028          |
| 4.01                       | Fire Prevention Allowance    | \$2,652.25 | 1 Allow   | \$2,652          | 1y          | 2028          |
| 5.02                       | Plumbing Allowance           | \$2,652.25 | 1 Allow   | \$2,652          | 1y          | 2028          |
| 3.01                       | Unit Building Exterior Paint | \$4.774    | 30,240 SF | \$144,366        | 7y          | 2034          |
| <b>2027 (Year 3) Total</b> |                              |            |           | <b>\$152,323</b> |             |               |
| <b>2028 (Year 4)</b>       |                              |            |           |                  |             |               |
| 5.03                       | Electrical Allowance         | \$2,731.82 | 1 Allow   | \$2,732          | 1y          | 2029          |
| 4.01                       | Fire Prevention Allowance    | \$2,731.82 | 1 Allow   | \$2,732          | 1y          | 2029          |
| 5.02                       | Plumbing Allowance           | \$2,731.82 | 1 Allow   | \$2,732          | 1y          | 2029          |
| <b>2028 (Year 4) Total</b> |                              |            |           | <b>\$8,195</b>   |             |               |
| <b>2029 (Year 5)</b>       |                              |            |           |                  |             |               |
| 5.03                       | Electrical Allowance         | \$2,813.77 | 1 Allow   | \$2,814          | 1y          | 2030          |
| 4.01                       | Fire Prevention Allowance    | \$2,813.77 | 1 Allow   | \$2,814          | 1y          | 2030          |
| 5.02                       | Plumbing Allowance           | \$2,813.77 | 1 Allow   | \$2,814          | 1y          | 2030          |

| ASSET Nº                    | NAME                         | UNIT COST  | QTY.      | FUTURE COST      | USEFUL LIFE | NEXT ACTIVITY |
|-----------------------------|------------------------------|------------|-----------|------------------|-------------|---------------|
| <b>2029 (Year 5) Total</b>  |                              |            |           | <b>\$8,441</b>   |             |               |
| <b>2030 (Year 6)</b>        |                              |            |           |                  |             |               |
| 5.03                        | Electrical Allowance         | \$2,898.18 | 1 Allow   | \$2,898          | 1y          | 2031          |
| 4.01                        | Fire Prevention Allowance    | \$2,898.18 | 1 Allow   | \$2,898          | 1y          | 2031          |
| 5.02                        | Plumbing Allowance           | \$2,898.18 | 1 Allow   | \$2,898          | 1y          | 2031          |
| <b>2030 (Year 6) Total</b>  |                              |            |           | <b>\$8,695</b>   |             |               |
| <b>2031 (Year 7)</b>        |                              |            |           |                  |             |               |
| 5.03                        | Electrical Allowance         | \$2,985.13 | 1 Allow   | \$2,985          | 1y          | 2032          |
| 4.01                        | Fire Prevention Allowance    | \$2,985.13 | 1 Allow   | \$2,985          | 1y          | 2032          |
| 5.02                        | Plumbing Allowance           | \$2,985.13 | 1 Allow   | \$2,985          | 1y          | 2032          |
| <b>2031 (Year 7) Total</b>  |                              |            |           | <b>\$8,955</b>   |             |               |
| <b>2032 (Year 8)</b>        |                              |            |           |                  |             |               |
| 5.03                        | Electrical Allowance         | \$3,074.68 | 1 Allow   | \$3,075          | 1y          | 2033          |
| 4.01                        | Fire Prevention Allowance    | \$3,074.68 | 1 Allow   | \$3,075          | 1y          | 2033          |
| 5.02                        | Plumbing Allowance           | \$3,074.68 | 1 Allow   | \$3,075          | 1y          | 2033          |
| <b>2032 (Year 8) Total</b>  |                              |            |           | <b>\$9,224</b>   |             |               |
| <b>2033 (Year 9)</b>        |                              |            |           |                  |             |               |
| 5.03                        | Electrical Allowance         | \$3,166.92 | 1 Allow   | \$3,167          | 1y          | 2034          |
| 4.01                        | Fire Prevention Allowance    | \$3,166.92 | 1 Allow   | \$3,167          | 1y          | 2034          |
| 5.02                        | Plumbing Allowance           | \$3,166.92 | 1 Allow   | \$3,167          | 1y          | 2034          |
| <b>2033 (Year 9) Total</b>  |                              |            |           | <b>\$9,501</b>   |             |               |
| <b>2034 (Year 10)</b>       |                              |            |           |                  |             |               |
| 5.03                        | Electrical Allowance         | \$3,261.93 | 1 Allow   | \$3,262          | 1y          | 2035          |
| 4.01                        | Fire Prevention Allowance    | \$3,261.93 | 1 Allow   | \$3,262          | 1y          | 2035          |
| 5.02                        | Plumbing Allowance           | \$3,261.93 | 1 Allow   | \$3,262          | 1y          | 2035          |
| 3.01                        | Unit Building Exterior Paint | \$5.871    | 30,240 SF | \$177,539        | 7y          | 2041          |
| <b>2034 (Year 10) Total</b> |                              |            |           | <b>\$187,325</b> |             |               |
| <b>2035 (Year 11)</b>       |                              |            |           |                  |             |               |
| 5.03                        | Electrical Allowance         | \$3,359.79 | 1 Allow   | \$3,360          | 1y          | 2036          |

| ASSET Nº             | NAME                           | UNIT COST    | QTY.      | FUTURE COST | USEFUL LIFE | NEXT ACTIVITY |
|----------------------|--------------------------------|--------------|-----------|-------------|-------------|---------------|
| 4.01                 | Fire Prevention Allowance      | \$3,359.79   | 1 Allow   | \$3,360     | 1y          | 2036          |
| 5.02                 | Plumbing Allowance             | \$3,359.79   | 1 Allow   | \$3,360     | 1y          | 2036          |
| 2035 (Year 11) Total |                                |              |           | \$10,079    |             |               |
| 2036 (Year 12)       |                                |              |           |             |             |               |
| 5.03                 | Electrical Allowance           | \$3,460.58   | 1 Allow   | \$3,461     | 1y          | 2037          |
| 4.01                 | Fire Prevention Allowance      | \$3,460.58   | 1 Allow   | \$3,461     | 1y          | 2037          |
| 5.02                 | Plumbing Allowance             | \$3,460.58   | 1 Allow   | \$3,461     | 1y          | 2037          |
| 2036 (Year 12) Total |                                |              |           | \$10,382    |             |               |
| 2037 (Year 13)       |                                |              |           |             |             |               |
| 5.03                 | Electrical Allowance           | \$3,564.40   | 1 Allow   | \$3,564     | 1y          | 2038          |
| 4.01                 | Fire Prevention Allowance      | \$3,564.40   | 1 Allow   | \$3,564     | 1y          | 2038          |
| 7.01                 | Garage Door Replacement        | \$6,608.40   | 1         | \$6,608     | 20y         | N/A           |
| 5.02                 | Plumbing Allowance             | \$3,564.40   | 1 Allow   | \$3,564     | 1y          | 2038          |
| 2037 (Year 13) Total |                                |              |           | \$17,302    |             |               |
| 2038 (Year 14)       |                                |              |           |             |             |               |
| 5.03                 | Electrical Allowance           | \$3,671.33   | 1 Allow   | \$3,671     | 1y          | 2039          |
| 4.01                 | Fire Prevention Allowance      | \$3,671.33   | 1 Allow   | \$3,671     | 1y          | 2039          |
| 5.02                 | Plumbing Allowance             | \$3,671.33   | 1 Allow   | \$3,671     | 1y          | 2039          |
| 1.01                 | TPO Roofing                    | \$32.308     | 16,039 SF | \$518,188   | 20y         | N/A           |
| 2038 (Year 14) Total |                                |              |           | \$529,202   |             |               |
| 2039 (Year 15)       |                                |              |           |             |             |               |
| 5.01                 | Building Restoration Allowance | \$902,529.01 | 1 Allow   | \$902,529   | 15y         | 2054          |
| 5.03                 | Electrical Allowance           | \$3,781.47   | 1 Allow   | \$3,781     | 1y          | 2040          |
| 4.01                 | Fire Prevention Allowance      | \$3,781.47   | 1 Allow   | \$3,781     | 1y          | 2040          |
| 5.02                 | Plumbing Allowance             | \$3,781.47   | 1 Allow   | \$3,781     | 1y          | 2040          |
| 2039 (Year 15) Total |                                |              |           | \$913,873   |             |               |
| 2040 (Year 16)       |                                |              |           |             |             |               |
| 5.03                 | Electrical Allowance           | \$3,894.92   | 1 Allow   | \$3,895     | 1y          | 2041          |
| 4.01                 | Fire Prevention Allowance      | \$3,894.92   | 1 Allow   | \$3,895     | 1y          | 2041          |

| ASSET Nº             | NAME                              | UNIT COST  | QTY.      | FUTURE COST | USEFUL LIFE | NEXT ACTIVITY |
|----------------------|-----------------------------------|------------|-----------|-------------|-------------|---------------|
| 5.02                 | Plumbing Allowance                | \$3,894.92 | 1 Allow   | \$3,895     | 1y          | 2041          |
| 2040 (Year 16) Total |                                   |            |           | \$11,685    |             |               |
| 2041 (Year 17)       |                                   |            |           |             |             |               |
| 5.03                 | Electrical Allowance              | \$4,011.77 | 1 Allow   | \$4,012     | 1y          | 2042          |
| 4.01                 | Fire Prevention Allowance         | \$4,011.77 | 1 Allow   | \$4,012     | 1y          | 2042          |
| 5.02                 | Plumbing Allowance                | \$4,011.77 | 1 Allow   | \$4,012     | 1y          | 2042          |
| 3.01                 | Unit Building Exterior Paint      | \$7.221    | 30,240 SF | \$218,363   | 7y          | 2048          |
| 2041 (Year 17) Total |                                   |            |           | \$230,398   |             |               |
| 2042 (Year 18)       |                                   |            |           |             |             |               |
| 5.03                 | Electrical Allowance              | \$4,132.12 | 1 Allow   | \$4,132     | 1y          | 2043          |
| 4.01                 | Fire Prevention Allowance         | \$4,132.12 | 1 Allow   | \$4,132     | 1y          | 2043          |
| 5.02                 | Plumbing Allowance                | \$4,132.12 | 1 Allow   | \$4,132     | 1y          | 2043          |
| 2042 (Year 18) Total |                                   |            |           | \$12,396    |             |               |
| 2043 (Year 19)       |                                   |            |           |             |             |               |
| 5.03                 | Electrical Allowance              | \$4,256.08 | 1 Allow   | \$4,256     | 1y          | 2044          |
| 4.01                 | Fire Prevention Allowance         | \$4,256.08 | 1 Allow   | \$4,256     | 1y          | 2044          |
| 5.02                 | Plumbing Allowance                | \$4,256.08 | 1 Allow   | \$4,256     | 1y          | 2044          |
| 2043 (Year 19) Total |                                   |            |           | \$12,768    |             |               |
| 2044 (Year 20)       |                                   |            |           |             |             |               |
| 6.01                 | Common Area Steel Doors Allowance | \$6,575.65 | 1 Ea      | \$6,576     | 20y         | N/A           |
| 5.03                 | Electrical Allowance              | \$4,383.76 | 1 Allow   | \$4,384     | 1y          | 2045          |
| 4.01                 | Fire Prevention Allowance         | \$4,383.76 | 1 Allow   | \$4,384     | 1y          | 2045          |
| 5.02                 | Plumbing Allowance                | \$4,383.76 | 1 Allow   | \$4,384     | 1y          | 2045          |
| 2044 (Year 20) Total |                                   |            |           | \$19,727    |             |               |
| 2045 (Year 21)       |                                   |            |           |             |             |               |
| 5.03                 | Electrical Allowance              | \$4,515.28 | 1 Allow   | \$4,515     | 1y          | 2046          |
| 4.01                 | Fire Prevention Allowance         | \$4,515.28 | 1 Allow   | \$4,515     | 1y          | 2046          |
| 5.02                 | Plumbing Allowance                | \$4,515.28 | 1 Allow   | \$4,515     | 1y          | 2046          |
| 2045 (Year 21) Total |                                   |            |           | \$13,546    |             |               |

| ASSET N°                    | NAME                         | UNIT COST  | QTY.      | FUTURE COST      | USEFUL LIFE | NEXT ACTIVITY |
|-----------------------------|------------------------------|------------|-----------|------------------|-------------|---------------|
| <b>2046 (Year 22)</b>       |                              |            |           |                  |             |               |
| 5.03                        | Electrical Allowance         | \$4,650.74 | 1 Allow   | \$4,651          | 1y          | 2047          |
| 4.01                        | Fire Prevention Allowance    | \$4,650.74 | 1 Allow   | \$4,651          | 1y          | 2047          |
| 5.02                        | Plumbing Allowance           | \$4,650.74 | 1 Allow   | \$4,651          | 1y          | 2047          |
| <b>2046 (Year 22) Total</b> |                              |            |           | <b>\$13,952</b>  |             |               |
| <b>2047 (Year 23)</b>       |                              |            |           |                  |             |               |
| 5.03                        | Electrical Allowance         | \$4,790.26 | 1 Allow   | \$4,790          | 1y          | 2048          |
| 4.01                        | Fire Prevention Allowance    | \$4,790.26 | 1 Allow   | \$4,790          | 1y          | 2048          |
| 5.02                        | Plumbing Allowance           | \$4,790.26 | 1 Allow   | \$4,790          | 1y          | 2048          |
| <b>2047 (Year 23) Total</b> |                              |            |           | <b>\$14,371</b>  |             |               |
| <b>2048 (Year 24)</b>       |                              |            |           |                  |             |               |
| 5.03                        | Electrical Allowance         | \$4,933.97 | 1 Allow   | \$4,934          | 1y          | 2049          |
| 4.01                        | Fire Prevention Allowance    | \$4,933.97 | 1 Allow   | \$4,934          | 1y          | 2049          |
| 5.02                        | Plumbing Allowance           | \$4,933.97 | 1 Allow   | \$4,934          | 1y          | 2049          |
| 3.01                        | Unit Building Exterior Paint | \$8.881    | 30,240 SF | \$268,561        | 7y          | N/A           |
| <b>2048 (Year 24) Total</b> |                              |            |           | <b>\$283,363</b> |             |               |
| <b>2049 (Year 25)</b>       |                              |            |           |                  |             |               |
| 5.03                        | Electrical Allowance         | \$5,081.98 | 1 Allow   | \$5,082          | 1y          | 2050          |
| 4.01                        | Fire Prevention Allowance    | \$5,081.98 | 1 Allow   | \$5,082          | 1y          | 2050          |
| 5.02                        | Plumbing Allowance           | \$5,081.98 | 1 Allow   | \$5,082          | 1y          | 2050          |
| <b>2049 (Year 25) Total</b> |                              |            |           | <b>\$15,246</b>  |             |               |
| <b>2050 (Year 26)</b>       |                              |            |           |                  |             |               |
| 5.03                        | Electrical Allowance         | \$5,234.44 | 1 Allow   | \$5,234          | 1y          | 2051          |
| 4.01                        | Fire Prevention Allowance    | \$5,234.44 | 1 Allow   | \$5,234          | 1y          | 2051          |
| 5.02                        | Plumbing Allowance           | \$5,234.44 | 1 Allow   | \$5,234          | 1y          | 2051          |
| <b>2050 (Year 26) Total</b> |                              |            |           | <b>\$15,703</b>  |             |               |
| <b>2051 (Year 27)</b>       |                              |            |           |                  |             |               |
| 5.03                        | Electrical Allowance         | \$5,391.48 | 1 Allow   | \$5,391          | 1y          | 2052          |
| 4.01                        | Fire Prevention Allowance    | \$5,391.48 | 1 Allow   | \$5,391          | 1y          | 2052          |

| ASSET Nº             | NAME                           | UNIT COST      | QTY.    | FUTURE COST | USEFUL LIFE | NEXT ACTIVITY |
|----------------------|--------------------------------|----------------|---------|-------------|-------------|---------------|
| 5.02                 | Plumbing Allowance             | \$5,391.48     | 1 Allow | \$5,391     | 1y          | 2052          |
| 2051 (Year 27) Total |                                |                |         | \$16,174    |             |               |
| 2052 (Year 28)       |                                |                |         |             |             |               |
| 5.03                 | Electrical Allowance           | \$5,553.22     | 1 Allow | \$5,553     | 1y          | 2053          |
| 4.01                 | Fire Prevention Allowance      | \$5,553.22     | 1 Allow | \$5,553     | 1y          | 2053          |
| 5.02                 | Plumbing Allowance             | \$5,553.22     | 1 Allow | \$5,553     | 1y          | 2053          |
| 2052 (Year 28) Total |                                |                |         | \$16,660    |             |               |
| 2053 (Year 29)       |                                |                |         |             |             |               |
| 5.03                 | Electrical Allowance           | \$5,719.82     | 1 Allow | \$5,720     | 1y          | 2054          |
| 4.01                 | Fire Prevention Allowance      | \$5,719.82     | 1 Allow | \$5,720     | 1y          | 2054          |
| 5.02                 | Plumbing Allowance             | \$5,719.82     | 1 Allow | \$5,720     | 1y          | 2054          |
| 2053 (Year 29) Total |                                |                |         | \$17,159    |             |               |
| 2054 (Year 30)       |                                |                |         |             |             |               |
| 5.01                 | Building Restoration Allowance | \$1,406,110.79 | 1 Allow | \$1,406,111 | 15y         | N/A           |
| 5.03                 | Electrical Allowance           | \$5,891.41     | 1 Allow | \$5,891     | 1y          | N/A           |
| 4.01                 | Fire Prevention Allowance      | \$5,891.41     | 1 Allow | \$5,891     | 1y          | N/A           |
| 5.02                 | Plumbing Allowance             | \$5,891.41     | 1 Allow | \$5,891     | 1y          | N/A           |
| 2054 (Year 30) Total |                                |                |         | \$1,423,785 |             |               |

# Component Details

| Reserve Component                      | UL    | RL    | Quantity  | Unit Cost    | Rplc % | Extended Cost |
|--|-------|-------|-----------|--------------|--------|---------------|
| <b>Building 1 Structural</b>           |       |       |           |              |        |               |
| 1.01 TPO Roofing                       | 20:00 | 13:00 | 16,039 SF | \$22.00      | 100%   | \$352,858     |
| 3.01 Unit Building Exterior Paint      | 7:00  | 2:01  | 30,240 SF | \$4.50       | 100%   | \$136,080     |
| 4.01 Fire Prevention Allowance         | 1:00  | 0:11  | 1 Allow   | \$2,500.00   | 100%   | \$2,500       |
| 5.01 Building Restoration Allowance    | 15:00 | 14:11 | 1 Allow   | \$596,678.00 | 100%   | \$596,678     |
| 5.02 Plumbing Allowance                | 1:00  | 0:11  | 1 Allow   | \$2,500.00   | 100%   | \$2,500       |
| 5.03 Electrical Allowance              | 1:00  | 0:11  | 1 Allow   | \$2,500.00   | 100%   | \$2,500       |
| 6.01 Common Area Steel Doors Allowance | 20:00 | 19:11 | 1 Ea      | \$3,750.00   | 100%   | \$3,750       |
| 7.01 Garage Door Replacement           | 20:00 | 12:00 | 1         | \$4,500.00   | 100%   | \$4,635       |

*Grand Total:*

|   |
|---|
| 8 |
|---|

# *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



## 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

### TPO Roofing

| Basic Info      |                       | Cost Data                              |           |
|-----------------|-----------------------|--|-----------|
| Type of Cost:   | Replacement           | Unit Cost (01/01/2025):                | \$22.00   |
| Category:       | Building 1 Structural | Total Qty to Maintain (100% of Total): | 16,039 SF |
| Useful Life:    | 20:00                 | Total Current Cost:                    | \$352,858 |
| Inflation Rate: | 3.00%                 |  |           |

### Comments

Included for the replacement of TPO Roofing

### Items

| Item        | Useful Life | Remaining Life | Quantity  | Total Current Cost |
|-------------|-------------|----------------|-----------|--------------------|
| TPO Roofing | 20:00       | 13:00          | 16,039 SF | \$352,858          |
| Total       |             |                | 16,039 SF | \$352,858          |

### Photos





# Unit Building Exterior Paint

## Basic Info

|                 |                       |
|-----------------|-----------------------|
| Type of Cost:   | Replacement           |
| Category:       | Building 1 Structural |
| Useful Life:    | 7:00                  |
| Inflation Rate: | 3.00%                 |

## Cost Data

|  |           |
|--|-----------|
| Unit Cost (01/01/2025):                | \$4.50    |
| Total Qty to Maintain (100% of Total): | 30,240 SF |
| Total Current Cost:                    | \$136,080 |

## Comments

Included for Waterproofing/Painting at X-year intervals

## Items

| Item                         | Useful Life | Remaining Life | Quantity  | Total Current Cost |
|------------------------------|-------------|----------------|-----------|--------------------|
| Unit Building Exterior Paint | 7:00        | 2:01           | 30,240 SF | \$136,080          |
| Total                        |             |                | 30,240 SF | \$136,080          |

## Photos





# Fire Prevention Allowance

## Basic Info

Type of Cost:  
 Category: Building 1 Structural  
 Useful Life: 1:00  
 Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$2,500.00  
 Total Qty to Maintain (100% of Total): 1 Allow  
 Total Current Cost: \$2,500

## Comments

Included for repairs/replacement of smaller items in a larger component system

## Items

| Item                      | Useful Life | Remaining Life | Quantity | Total Current Cost |
|---------------------------|-------------|----------------|----------|--------------------|
| Fire Prevention Allowance | 1:00        | 0:11           | 1 Allow  | \$2,500            |
| Total                     |             |                | 1 Allow  | \$2,500            |

## Photos





# Building Restoration Allowance

## Basic Info

Type of Cost: Repairs & Maintenance  
 Category: Building 1 Structural  
 Useful Life: 15:00  
 Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$596,678.00  
 Total Qty to Maintain (100% of Total): 1 Allow  
 Total Current Cost: \$596,678

## Comments

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

## Items

| Item                           | Useful Life | Remaining Life | Quantity | Total Current Cost |
|--------------------------------|-------------|----------------|----------|--------------------|
| Building Restoration Allowance | 15:00       | 14:11          | 1 Allow  | \$596,678          |
| Total                          |             |                | 1 Allow  | \$596,678          |

## Photos





# Plumbing Allowance

## Basic Info

Type of Cost:  
 Category: Building 1 Structural  
 Useful Life: 1:00  
 Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$2,500.00  
 Total Qty to Maintain (100% of Total): 1 Allow  
 Total Current Cost: \$2,500

## Comments

Included for repairs/replacement of smaller items in a larger component system

## Items

| Item               | Useful Life | Remaining Life | Quantity | Total Current Cost |
|--------------------|-------------|----------------|----------|--------------------|
| Plumbing Allowance | 1:00        | 0:11           | 1 Allow  | \$2,500            |
| Total              |             |                | 1 Allow  | \$2,500            |

## Photos



# Electrical Allowance

## Basic Info

Type of Cost:  
 Category: Building 1 Structural  
 Useful Life: 1:00  
 Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$2,500.00  
 Total Qty to Maintain (100% of Total): 1 Allow  
 Total Current Cost: \$2,500

## Comments

Included for repairs/replacement of smaller items in a larger component system

## Items

| Item                 | Useful Life | Remaining Life | Quantity | Total Current Cost |
|----------------------|-------------|----------------|----------|--------------------|
| Electrical Allowance | 1:00        | 0:11           | 1 Allow  | \$2,500            |
| Total                |             |                | 1 Allow  | \$2,500            |

## Photos





# Common Area Steel Doors Allowance

## Basic Info

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

## Cost Data

Unit Cost (01/01/2025): \$3,750.00  
 Total Qty to Maintain (100% of Total): 1 Ea  
 Total Current Cost: \$3,750

## Comments

Included for the replacement of Common Area Steel Doors

## Items

| Item                              | Useful Life | Remaining Life | Quantity | Total Current Cost |
|-----------------------------------|-------------|----------------|----------|--------------------|
| Common Area Steel Doors Allowance | 20:00       | 19:11          | 1 Ea     | \$3,750            |
| Total                             |             |                | 1 Ea     | \$3,750            |

## Photos





# Garage Door Replacement

## Basic Info

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

## Cost Data

Unit Cost (02/27/2024): \$4,500.00  
Total Qty to Maintain (100% of Total): 1  
Total Current Cost: \$4,635

## Comments

## Items

| Item                    | Useful Life | Remaining Life | Quantity | Total Current Cost |
|-------------------------|-------------|----------------|----------|--------------------|
| Garage Door Replacement | 20:00       | 12:00          | 1        | \$4,635            |
| Total                   |             |                | 1        | \$4,635            |

## Photos





