

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

NONSTRUCTURAL (TRS)

Projected Beginning Balance as of 12/31/2024:	\$0
Projected Expenditures (2025):	\$5,372
Threshold Model - Full Funding (1/1/2026):	\$24,628
Annual Contribution (2025):	\$30,000
Annual Contribution per Unit (2025):	\$667

****Under SB-4D and SB-154, you are not required to "Fully Fund" your Non-Structural Component Account. However, this account must exist as an entity separate from your Structural Account, must contain NO Structural Components and must be "funded to a percentage of replacement cost" by 1/1/2025.**

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

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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	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)	5.88%
Inflation Rate	3.00%
Interest Rate	1.00%
Current Reserve Allocation	N/A per year
Current Reserve Balance	\$0 as of [starting balance date]
Funding Plan - Method / Goal	Threshold Model

Summary

FY Start Balance	\$0 <i>(projected to current FY end/next FY start)</i>		
Fully Funded Balance	\$24,628		
Percent Funded	8.82%		
<i>Proposed Budget</i>	<i>per year</i>	<i>per month</i>	<i>per unit per month</i>
Reserve Allocation	\$30,000	\$2,500	\$56

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

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

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

First Five Years

PROPERTY								OWNER (PER UNIT)	
YEAR	STARTING BALANCE	CONTRIBUTIONS	SPECIAL ASSMNT	ADD'T'L CAPITAL	INTEREST	RESERVE EXPENSES	ENDING BALANCE	MONTHLY CONTRIB	SPECIAL ASSMNT
2025	\$0	\$30,000	\$0	\$0	\$0	\$5,372	\$24,628	\$56	\$0
2026	\$24,628	\$31,200	\$0	\$0	\$246	\$20,815	\$35,259	\$58	\$0
2027	\$35,259	\$32,448	\$0	\$0	\$353	\$2,185	\$65,875	\$60	\$0
2028	\$65,875	\$33,746	\$0	\$0	\$659	\$2,251	\$98,028	\$62	\$0
2029	\$98,028	\$35,096	\$0	\$0	\$980	\$3,669	\$130,435	\$65	\$0

Financial Summary

ASSOCIATION	FIRST YEAR (2025)	5 YEARS (2029)	10 YEARS (2034)	30 YEARS (2054)
Starting Balance	\$0	\$0	\$0	\$0
Contributions	\$30,000	\$162,490	\$372,198	\$2,203,532
Special Assessments	\$0	\$0	\$0	\$0
Additional Capital	\$0	\$0	\$0	\$0
Interest / Inv Returns	\$0	\$2,238	\$7,897	\$55,636
Reserve Expenses	(\$5,372)	(\$34,292)	(\$272,812)	(\$1,974,598)
Reserves Balance	\$24,628	\$130,435	\$107,283	\$284,570
# of Special Assessments	0	0	0	0
Owner				
Avg Contributions (/unit/month)	\$56	\$60	\$69	\$136
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>
Building 1 Non-Structural				
1.01	Balcony Railing Replacement Allowance	\$78,000	57:00	28:00
1.02	Balcony Railing Repaint and Repair	\$20,304	17:00	8:00
1.03	Walkway Railing Replacement	\$49,856	40:00	28:00
1.04	Walkway Railing Repaint and Repair	\$11,808	10:00	8:00
1.05	Elevator Replacement	\$250,000	44:00	35:00
1.06	Screened Balcony Enclosures Allowance	\$78,000	35:00	5:00
1.07	Elevator Modernization	\$42,000	24:00	15:00
1.08	Downspouts	\$2,400	20:00	10:00
1.09	Trash Chute	\$2,800	25:00	23:00
1.10	Trash Chute Doors	\$1,200	10:00	4:00
1.11	Stairway Railing Replacement	\$13,984	40:00	30:00
1.12	Stairway Railing Repaint and Repair	\$3,312	10:00	0:00
Building 1 Non-Structural Total		\$553,664		
Clubhouse				
4.01	Clubhouse Restoration Allowance	\$25,000	25:00	24:11
4.02	Clubhouse Kitchen Allowance	\$6,000	10:00	9:11
4.03	Clubhouse Furniture Allowance	\$5,000	10:00	9:11
Clubhouse Total		\$36,000		
Concrete				
5.01	Grounds Concrete Allowance	\$8,000	30:00	29:11
Concrete Total		\$8,000		
Dock				
5.05	Wooden Dock Upgrade	\$50,000	20:00	19:11
Dock Total		\$50,000		
Grounds Components				
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$2,060	1:00	0:11
Grounds Components Total		\$2,060		
Insurance				

	<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
1.0.1	Insurance Deductible Allowance	\$5,000	10:00	9:11
	Insurance Total	\$5,000		
Lighting				
7.01	Lighting Allowance	\$8,000	10:00	9:11
	Lighting Total	\$8,000		
Recreation/Pool/Spa				
2.01	Pool Deck Resurface Allowance	\$26,351	15:00	14:00
2.02	Pool Resurface	\$47,618	15:00	14:00
2.03	Pool Equipment	\$26,500	15:00	10:00
2.04	Pool Fencing	\$14,820	24:00	15:00
2.05	Pool Furniture Allowance	\$10,000	20:00	19:11
	Recreation/Pool/Spa Total	\$125,289		
Seawall				
5.02	Seawall Allowance	\$20,000	10:00	9:11
	Seawall Total	\$20,000		
Signs				
9.01	Building Signs Allowance	\$12,000	10:00	9:11
	Signs Total	\$12,000		
Streets/Asphalt				
5.03	Asphalt Parking Lot Remilling	\$115,460	20:00	16:00
5.04	Asphalt Parking Lot Resealing	\$18,149	5:00	1:00
	Streets/Asphalt Total	\$133,609		
Grand Total	29	\$953,622		

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	\$30,000	N/A	\$0	\$5,372	\$24,628	\$279,307	8.82%
2026	\$24,628	\$246	\$31,200	4.00%	\$0	\$20,815	\$35,259	\$327,811	10.76%
2027	\$35,259	\$353	\$32,448	4.00%	\$0	\$2,185	\$65,875	\$363,233	18.14%
2028	\$65,875	\$659	\$33,746	4.00%	\$0	\$2,251	\$98,028	\$420,318	23.32%
2029	\$98,028	\$980	\$35,096	4.00%	\$0	\$3,669	\$130,435	\$480,500	27.15%
2030	\$130,435	\$1,304	\$37,202	6.00%	\$0	\$92,811	\$76,130	\$542,524	14.03%
2031	\$76,130	\$761	\$39,434	6.00%	\$0	\$24,131	\$92,194	\$516,134	17.86%
2032	\$92,194	\$922	\$41,800	6.00%	\$0	\$2,534	\$132,382	\$561,282	23.59%
2033	\$132,382	\$1,324	\$44,308	6.00%	\$0	\$43,288	\$134,725	\$631,664	21.33%
2034	\$134,725	\$1,347	\$46,966	6.00%	\$0	\$75,755	\$107,283	\$664,956	16.13%
2035	\$107,283	\$1,073	\$49,784	6.00%	\$0	\$46,059	\$112,081	\$667,574	16.79%
2036	\$112,081	\$1,121	\$52,771	6.00%	\$0	\$27,974	\$137,999	\$702,678	19.64%
2037	\$137,999	\$1,380	\$55,937	6.00%	\$0	\$2,937	\$192,379	\$759,338	25.34%
2038	\$192,379	\$1,924	\$59,294	6.00%	\$0	\$3,025	\$250,571	\$845,418	29.64%
2039	\$250,571	\$2,506	\$62,851	6.00%	\$0	\$116,816	\$199,112	\$935,980	21.27%
2040	\$199,112	\$1,991	\$66,622	6.00%	\$0	\$91,733	\$175,992	\$914,103	19.25%
2041	\$175,992	\$1,760	\$70,620	6.00%	\$0	\$217,708	\$30,664	\$919,880	3.33%
2042	\$30,664	\$307	\$74,857	6.00%	\$0	\$3,405	\$102,422	\$798,260	12.83%
2043	\$102,422	\$1,024	\$79,348	6.00%	\$0	\$58,176	\$124,619	\$895,976	13.91%
2044	\$124,619	\$1,246	\$84,109	6.00%	\$0	\$207,019	\$2,955	\$942,527	0.31%
2045	\$2,955	\$30	\$89,156	6.00%	\$0	\$9,702	\$82,438	\$839,554	9.82%
2046	\$82,438	\$824	\$94,505	6.00%	\$0	\$37,593	\$140,174	\$939,186	14.93%
2047	\$140,174	\$1,402	\$100,175	6.00%	\$0	\$3,947	\$237,804	\$1,015,613	23.41%
2048	\$237,804	\$2,378	\$106,186	6.00%	\$0	\$9,592	\$336,776	\$1,131,598	29.76%
2049	\$336,776	\$3,368	\$112,557	6.00%	\$0	\$57,447	\$395,254	\$1,247,936	31.67%
2050	\$395,254	\$3,953	\$119,310	6.00%	\$0	\$59,798	\$458,718	\$1,321,241	34.72%
2051	\$458,718	\$4,587	\$126,469	6.00%	\$0	\$43,583	\$546,192	\$1,397,175	39.09%
2052	\$546,192	\$5,462	\$134,057	6.00%	\$0	\$4,576	\$681,135	\$1,495,026	45.56%
2053	\$681,135	\$6,811	\$142,100	6.00%	\$0	\$370,709	\$459,337	\$1,639,014	28.03%
2054	\$459,337	\$4,593	\$150,626	6.00%	\$0	\$329,987	\$284,570	\$1,414,691	20.12%

1.00% - Interest Rate
3.00% - Inflation

Min FY End Balance:	\$2,955
Avg FY End Balance:	\$194,938

Min % Funded:	0.31%
Avg % Funded:	20.68%

Disbursement By Year

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

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2025 (Year 1)						
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$2,060.00	1 Allow	\$2,060	1y	2026
1.12	Stairway Railing Repaint and Repair	\$18.00	184 LF	\$3,312	10y	2035
2025 (Year 1) Total				\$5,372		
2026 (Year 2)						
5.04	Asphalt Parking Lot Resealing	\$3.986	4,689.667 SY	\$18,693	5y	2031
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$2,121.80	1 Allow	\$2,122	1y	2027
2026 (Year 2) Total				\$20,815		
2027 (Year 3)						
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$2,185.45	1 Allow	\$2,185	1y	2028
2027 (Year 3) Total				\$2,185		
2028 (Year 4)						
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$2,251.02	1 Allow	\$2,251	1y	2029
2028 (Year 4) Total				\$2,251		
2029 (Year 5)						
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$2,318.55	1 Allow	\$2,319	1y	2030
1.10	Trash Chute Doors	\$337.652	4 Ea	\$1,351	10y	2039
2029 (Year 5) Total				\$3,669		
2030 (Year 6)						
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$2,388.10	1 Allow	\$2,388	1y	2031
1.06	Screened Balcony Enclosures Allowance	\$90,423.38	1 Allow	\$90,423	35y	N/A
2030 (Year 6) Total				\$92,811		

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2031 (Year 7)						
5.04	Asphalt Parking Lot Resealing	\$4.621	4,689.667 SY	\$21,671	5y	2036
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$2,459.75	1 Allow	\$2,460	1y	2032
2031 (Year 7) Total				\$24,131		
2032 (Year 8)						
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$2,533.54	1 Allow	\$2,534	1y	2033
2032 (Year 8) Total				\$2,534		
2033 (Year 9)						
1.02	Balcony Railing Repaint and Repair	\$22.802	1,128 LF	\$25,721	10y	2043
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$2,609.55	1 Allow	\$2,610	1y	2034
1.04	Walkway Railing Repaint and Repair	\$22.802	656 LF	\$14,958	10y	2043
2033 (Year 9) Total				\$43,288		
2034 (Year 10)						
9.01	Building Signs Allowance	\$15,657.28	1 Ea	\$15,657	10y	2044
4.03	Clubhouse Furniture Allowance	\$6,523.87	1 Allow	\$6,524	10y	2044
4.02	Clubhouse Kitchen Allowance	\$7,828.64	1 Ea	\$7,829	10y	2044
1.0.1	Insurance Deductible Allowance	\$6,523.87	1 Ea	\$6,524	10y	2044
7.01	Lighting Allowance	\$10,438.18	1 Allow	\$10,438	10y	2044
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$2,687.83	1 Allow	\$2,688	1y	2035
5.02	Seawall Allowance	\$26,095.46	1 Allow	\$26,095	10y	2044
2034 (Year 10) Total				\$75,755		
2035 (Year 11)						
1.08	Downspouts	\$268.783	12 Ea	\$3,225	20y	N/A
2.03	Pool Equipment	\$35,613.78	1 Ea	\$35,614	15y	2050
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$2,768.47	1 Allow	\$2,768	1y	2036
1.12	Stairway Railing Repaint and Repair	\$24.19	184 LF	\$4,451	10y	2045

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2035 (Year 11) Total				\$46,059		
2036 (Year 12)						
5.04	Asphalt Parking Lot Resealing	\$5.357	4,689.667 SY	\$25,123	5y	2041
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$2,851.52	1 Allow	\$2,852	1y	2037
2036 (Year 12) Total				\$27,974		
2037 (Year 13)						
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$2,937.07	1 Allow	\$2,937	1y	2038
2037 (Year 13) Total				\$2,937		
2038 (Year 14)						
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$3,025.18	1 Allow	\$3,025	1y	2039
2038 (Year 14) Total				\$3,025		
2039 (Year 15)						
2.01	Pool Deck Resurface Allowance	\$39,858.25	1 Ea	\$39,858	15y	2054
2.02	Pool Resurface	\$44.516	1,618 Ea	\$72,027	15y	2054
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$3,115.94	1 Allow	\$3,116	1y	2040
1.10	Trash Chute Doors	\$453.778	4 Ea	\$1,815	10y	2049
2039 (Year 15) Total				\$116,816		
2040 (Year 16)						
1.07	Elevator Modernization	\$65,434.63	1 Ea	\$65,435	20y	N/A
2.04	Pool Fencing	\$118.406	195 LF	\$23,089	30y	N/A
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$3,209.41	1 Allow	\$3,209	1y	2041
2040 (Year 16) Total				\$91,733		
2041 (Year 17)						
5.03	Asphalt Parking Lot Remilling	\$39.508	4,689.667 SY	\$185,279	20y	N/A
5.04	Asphalt Parking Lot Resealing	\$6.21	4,689.667 SY	\$29,123	5y	2046
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$3,305.70	1 Allow	\$3,306	1y	2042

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2041 (Year 17) Total				\$217,708		
2042 (Year 18)						
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$3,404.87	1 Allow	\$3,405	1y	2043
2042 (Year 18) Total				\$3,405		
2043 (Year 19)						
1.02	Balcony Railing Repaint and Repair	\$30.644	1,128 LF	\$34,566	10y	2053
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$3,507.01	1 Allow	\$3,507	1y	2044
1.04	Walkway Railing Repaint and Repair	\$30.644	656 LF	\$20,102	10y	2053
2043 (Year 19) Total				\$58,176		
2044 (Year 20)						
9.01	Building Signs Allowance	\$21,042.07	1 Ea	\$21,042	10y	2054
4.03	Clubhouse Furniture Allowance	\$8,767.53	1 Allow	\$8,768	10y	2054
4.02	Clubhouse Kitchen Allowance	\$10,521.04	1 Ea	\$10,521	10y	2054
1.0.1	Insurance Deductible Allowance	\$8,767.53	1 Ea	\$8,768	10y	2054
7.01	Lighting Allowance	\$14,028.05	1 Allow	\$14,028	10y	2054
2.05	Pool Furniture Allowance	\$17,535.06	1 Allow	\$17,535	20y	N/A
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$3,612.22	1 Allow	\$3,612	1y	2045
5.02	Seawall Allowance	\$35,070.12	1 Allow	\$35,070	10y	2054
5.05	Wooden Dock Upgrade	\$87,675.30	1 LS	\$87,675	20y	N/A
2044 (Year 20) Total				\$207,019		
2045 (Year 21)						
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$3,720.59	1 Allow	\$3,721	1y	2046
1.12	Stairway Railing Repaint and Repair	\$32.51	184 LF	\$5,982	10y	N/A
2045 (Year 21) Total				\$9,702		
2046 (Year 22)						
5.04	Asphalt Parking Lot Resealing	\$7.199	4,689.667 SY	\$33,761	5y	2051

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$3,832.21	1 Allow	\$3,832	1y	2047
2046 (Year 22) Total				\$37,593		
2047 (Year 23)						
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$3,947.17	1 Allow	\$3,947	1y	2048
2047 (Year 23) Total				\$3,947		
2048 (Year 24)						
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$4,065.59	1 Allow	\$4,066	1y	2049
1.09	Trash Chute	\$5,526.04	1 Ea	\$5,526	25y	N/A
2048 (Year 24) Total				\$9,592		
2049 (Year 25)						
4.01	Clubhouse Restoration Allowance	\$50,819.85	1 Allow	\$50,820	25y	N/A
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$4,187.56	1 Allow	\$4,188	1y	2050
1.10	Trash Chute Doors	\$609.838	4 Ea	\$2,439	10y	N/A
2049 (Year 25) Total				\$57,447		
2050 (Year 26)						
2.03	Pool Equipment	\$55,485.12	1 Ea	\$55,485	15y	N/A
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$4,313.18	1 Allow	\$4,313	1y	2051
2050 (Year 26) Total				\$59,798		
2051 (Year 27)						
5.04	Asphalt Parking Lot Resealing	\$8.346	4,689.667 SY	\$39,140	5y	N/A
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$4,442.58	1 Allow	\$4,443	1y	2052
2051 (Year 27) Total				\$43,583		
2052 (Year 28)						
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$4,575.86	1 Allow	\$4,576	1y	2053
2052 (Year 28) Total				\$4,576		
2053 (Year 29)						

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.02	Balcony Railing Repaint and Repair	\$41.183	1,128 LF	\$46,454	10y	N/A
1.01	Balcony Railing Replacement Allowance	\$178,458.36	1 Allow	\$178,458	40y	N/A
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$4,713.13	1 Allow	\$4,713	1y	2054
1.04	Walkway Railing Repaint and Repair	\$41.183	656 LF	\$27,016	10y	N/A
1.03	Walkway Railing Replacement	\$173.883	656 LF	\$114,067	40y	N/A
2053 (Year 29) Total				\$370,709		
2054 (Year 30)						
9.01	Building Signs Allowance	\$28,278.79	1 Ea	\$28,279	10y	N/A
4.03	Clubhouse Furniture Allowance	\$11,782.83	1 Allow	\$11,783	10y	N/A
4.02	Clubhouse Kitchen Allowance	\$14,139.39	1 Ea	\$14,139	10y	N/A
5.01	Grounds Concrete Allowance	\$18,852.52	1 Allow	\$18,853	30y	N/A
1.0.1	Insurance Deductible Allowance	\$11,782.83	1 Ea	\$11,783	10y	N/A
7.01	Lighting Allowance	\$18,852.52	1 Allow	\$18,853	10y	N/A
2.01	Pool Deck Resurface Allowance	\$62,097.86	1 Ea	\$62,098	15y	N/A
2.02	Pool Resurface	\$69.354	1,618 Ea	\$112,215	15y	N/A
3.04	Rain Bird 8-Zone Irrigation System Allowance	\$4,854.52	1 Allow	\$4,855	1y	N/A
5.02	Seawall Allowance	\$47,131.31	1 Allow	\$47,131	10y	N/A
2054 (Year 30) Total				\$329,987		

Component Details

<i>Reserve Component</i>	<i>UL</i>	<i>RL</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Rplc %</i>	<i>Extended Cost</i>	
Building 1 Non-Structural							
1.01	Balcony Railing Replacement Allowance	57:00	28:00	1 Allow	\$78,000.00	100%	\$78,000
1.02	Balcony Railing Repaint and Repair	17:00	8:00	1,128 LF	\$18.00	100%	\$20,304
1.03	Walkway Railing Replacement	40:00	28:00	656 LF	\$76.00	100%	\$49,856
1.04	Walkway Railing Repaint and Repair	10:00	8:00	656 LF	\$18.00	100%	\$11,808
1.05	Elevator Replacement	44:00	35:00	1 Ea	\$250,000.00	100%	\$250,000
1.06	Screened Balcony Enclosures Allowance	35:00	5:00	1 Allow	\$78,000.00	100%	\$78,000
1.07	Elevator Modernization	24:00	15:00	1 Ea	\$42,000.00	100%	\$42,000
1.08	Downspouts	20:00	10:00	12 Ea	\$200.00	100%	\$2,400
1.09	Trash Chute	25:00	23:00	1 Ea	\$2,800.00	100%	\$2,800
1.10	Trash Chute Doors	10:00	4:00	4 Ea	\$300.00	100%	\$1,200
1.11	Stairway Railing Replacement	40:00	30:00	184 LF	\$76.00	100%	\$13,984
1.12	Stairway Railing Repaint and Repair	10:00	0:00	184 LF	\$18.00	100%	\$3,312
Clubhouse							
4.01	Clubhouse Restoration Allowance	25:00	24:11	1 Allow	\$25,000.00	100%	\$25,000
4.02	Clubhouse Kitchen Allowance	10:00	9:11	1 Ea	\$6,000.00	100%	\$6,000
4.03	Clubhouse Furniture Allowance	10:00	9:11	1 Allow	\$5,000.00	100%	\$5,000
Concrete							
5.01	Grounds Concrete Allowance	30:00	29:11	1 Allow	\$8,000.00	100%	\$8,000
Dock							
5.05	Wooden Dock Upgrade	20:00	19:11	1 LS	\$50,000.00	100%	\$50,000
Grounds Components							
3.04	Rain Bird 8-Zone Irrigation System Allowance	1:00	0:11	1 Allow	\$2,000.00	100%	\$2,060
Insurance							
1.0.1	Insurance Deductible Allowance	10:00	9:11	1 Ea	\$5,000.00	100%	\$5,000
Lighting							
7.01	Lighting Allowance	10:00	9:11	1 Allow	\$8,000.00	100%	\$8,000

<i>Reserve Component</i>	<i>UL</i>	<i>RL</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Rplc %</i>	<i>Extended Cost</i>
Recreation/Pool/Spa						
2.01 Pool Deck Resurface Allowance	15:00	14:00	1 Ea	\$26,351.00	100%	\$26,351
2.02 Pool Resurface	15:00	14:00	1,618 Ea	\$29.43	100%	\$47,618
2.03 Pool Equipment	15:00	10:00	1 Ea	\$26,500.00	100%	\$26,500
2.04 Pool Fencing	24:00	15:00	195 LF	\$76.00	100%	\$14,820
2.05 Pool Furniture Allowance	20:00	19:11	1 Allow	\$10,000.00	100%	\$10,000
Seawall						
5.02 Seawall Allowance	10:00	9:11	1 Allow	\$20,000.00	100%	\$20,000
Signs						
9.01 Building Signs Allowance	10:00	9:11	1 Ea	\$12,000.00	100%	\$12,000
Streets/Asphalt						
5.03 Asphalt Parking Lot Remilling	20:00	16:00	4,689.667 SY	\$24.62	100%	\$115,460
5.04 Asphalt Parking Lot Resealing	5:00	1:00	4,689.667 SY	\$3.87	100%	\$18,149

Grand Total:

29

Appendices

Calculations

1) Allocation % =

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

2) Current Cost =

Extended Cost (for a component without subcomponents)

-or-

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

3) Extended Cost =

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

4) Fully Funded Balance =

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

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

Initial or current fiscal year-

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

Subsequent fiscal years-

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

6) Interest Earned=

Initial fiscal year-

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

Subsequent fiscal years-

FY Start Balance x Interest Rate (net effective)

7) Percent Funded =

(FY Start Balance / Fully Funded Balance) x 100

8) Reserve Allocation (Component Method) =

Current Cost / Useful Life

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

Insurance Deductible Allowance

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$5,000.00
Category:	Insurance	Total Qty to Maintain (100% of Total):	1 Ea
Useful Life:	10:00	Total Current Cost:	\$5,000
Inflation Rate:	3.00%		

Comments

Included as a safety net against insurable events

Items

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

Photos

Balcony Railing Replacement Allowance

Basic Info

Type of Cost: Replacement
 Category: Building 1 Non-Structural
 Useful Life: 40:00
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2025): \$78,000.00
 Total Qty to Maintain (100% of Total): 1 Allow
 Total Current Cost: \$78,000

Comments

Included for the replacement of Balcony Railing

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Balcony Railing Replacement Allowance	57:00	28:00	1 Allow	\$78,000
Total			1 Allow	\$78,000

Photos





Balcony Railing Repaint and Repair

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Building 1 Non-Structural
 Useful Life: 10:00
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2025): \$18.00
 Total Qty to Maintain (100% of Total): 1,128 LF
 Total Current Cost: \$20,304

Comments

Included for the cyclical Balcony Railing Repaint and Repair

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Balcony Railing Repaint and Repair	17:00	8:00	1,128 LF	\$20,304
Total			1,128 LF	\$20,304

Photos





Walkway Railing Replacement

Basic Info

Type of Cost:	Replacement
Category:	Building 1 Non-Structural
Useful Life:	40:00
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2025):	\$76.00
Total Qty to Maintain (100% of Total):	656 LF
Total Current Cost:	\$49,856

Comments

Included for the replacement of Walkway Railing

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Walkway Railing Replacement	40:00	28:00	656 LF	\$49,856
Total			656 LF	\$49,856

Photos





Walkway Railing Repaint and Repair

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Building 1 Non-Structural
 Useful Life: 10:00
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2025): \$18.00
 Total Qty to Maintain (100% of Total): 656 LF
 Total Current Cost: \$11,808

Comments

Included for the cyclical Walkway Railing Repaint and Repair

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Walkway Railing Repaint and Repair	10:00	8:00	656 LF	\$11,808
Total			656 LF	\$11,808

Photos





Elevator Replacement

Basic Info

Type of Cost: Replacement
Category: Building 1 Non-Structural
Useful Life: 40:00
Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2025): \$250,000.00
Total Qty to Maintain (100% of Total): 1 Ea
Total Current Cost: \$250,000

Comments

Included for the replacement of Elevator(s)

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Elevator Replacement	44:00	35:00	1 Ea	\$250,000
Total			1 Ea	\$250,000

Photos





Screened Balcony Enclosures Allowance

Basic Info

Type of Cost: Replacement
 Category: Building 1 Non-Structural
 Useful Life: 35:00
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2025): \$78,000.00
 Total Qty to Maintain (100% of Total): 1 Allow
 Total Current Cost: \$78,000

Comments

Included for the replacement of balcony enclosure screens

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Screened Balcony Enclosures Allowance	35:00	5:00	1 Allow	\$78,000
Total			1 Allow	\$78,000

Photos





Elevator Modernization

Basic Info

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

Cost Data

Unit Cost (01/01/2025): \$42,000.00
Total Qty to Maintain (100% of Total): 1 Ea
Total Current Cost: \$42,000

Comments

Included for Elevator Modernization

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Elevator Modernization	24:00	15:00	1 Ea	\$42,000
Total			1 Ea	\$42,000

Photos





Downspouts

Basic Info

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

Cost Data

Unit Cost (01/01/2025): \$200.00
 Total Qty to Maintain (100% of Total): 12 Ea
 Total Current Cost: \$2,400

Comments

Included for the replacement of Downspouts

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Downspouts	20:00	10:00	12 Ea	\$2,400
Total			12 Ea	\$2,400

Photos





Trash Chute

Basic Info

Type of Cost: Replacement
Category: Building 1 Non-Structural
Useful Life: 25:00
Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2025): \$2,800.00
Total Qty to Maintain (100% of Total): 1 Ea
Total Current Cost: \$2,800

Comments

Included for the replacement of Trash Chute

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Trash Chute	25:00	23:00	1 Ea	\$2,800
Total			1 Ea	\$2,800

Photos





Trash Chute Doors

Basic Info

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

Cost Data

Unit Cost (01/01/2025): \$300.00
 Total Qty to Maintain (100% of Total): 4 Ea
 Total Current Cost: \$1,200

Comments

Included for the replacement of Trash Chute Doors

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Trash Chute Doors	10:00	4:00	4 Ea	\$1,200
Total			4 Ea	\$1,200

Photos





Stairway Railing Replacement

Basic Info

Type of Cost:	Replacement
Category:	Building 1 Non-Structural
Useful Life:	40:00
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2025):	\$76.00
Total Qty to Maintain (100% of Total):	184 LF
Total Current Cost:	\$13,984

Comments

Included for the replacement of stairway railings

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Stairway Railing Replacement	40:00	30:00	184 LF	\$13,984
Total			184 LF	\$13,984

Photos





Stairway Railing Repaint and Repair

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Building 1 Non-Structural
 Useful Life: 10:00
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2025): \$18.00
 Total Qty to Maintain (100% of Total): 184 LF
 Total Current Cost: \$3,312

Comments

Included for as-needed repairs and repainting of stairway railings

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Stairway Railing Repaint and Repair	10:00	0:00	184 LF	\$3,312
Total			184 LF	\$3,312

Photos





Pool Deck Resurface Allowance

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Recreation/Pool/Spa
 Useful Life: 15:00
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2025): \$26,351.00
 Total Qty to Maintain (100% of Total): 1 Ea
 Total Current Cost: \$26,351

Comments

Included for Pool Deck Resurfacing

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Pool Deck Resurface Allowance	15:00	14:00	1 Ea	\$26,351
Total			1 Ea	\$26,351

Photos





Pool Resurface

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Recreation/Pool/Spa
 Useful Life: 15:00
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2025): \$29.43
 Total Qty to Maintain (100% of Total): 1,618 Ea
 Total Current Cost: \$47,618

Comments

Included for Pool Resurfacing

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Pool Resurface	15:00	14:00	1,618 Ea	\$47,618
Total			1,618 Ea	\$47,618

Photos





Pool Equipment

Basic Info

Type of Cost: Replacement
 Category: Recreation/Pool/Spa
 Useful Life: 15:00
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2025): \$26,500.00
 Total Qty to Maintain (100% of Total): 1 Ea
 Total Current Cost: \$26,500

Comments

Included for replacement of Pool Equipment

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Pool Equipment	15:00	10:00	1 Ea	\$26,500
Total			1 Ea	\$26,500

Photos





Pool Fencing

Basic Info

Type of Cost: Replacement
Category: Recreation/Pool/Spa
Useful Life: 30:00
Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2025): \$76.00
Total Qty to Maintain (100% of Total): 195 LF
Total Current Cost: \$14,820

Comments

Included for replacement of Pool Fencing

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Pool Fencing	24:00	15:00	195 LF	\$14,820
Total			195 LF	\$14,820

Photos





Pool Furniture Allowance

Basic Info

Type of Cost:
 Category: Recreation/Pool/Spa
 Useful Life: 20:00
 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 repairs/replacements of smaller items in a larger component system

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Pool Furniture Allowance	20:00	19:11	1 Allow	\$10,000
Total			1 Allow	\$10,000

Photos





Rain Bird 8-Zone Irrigation System Allowance

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Grounds Components
 Useful Life: 1:00
 Inflation Rate: 3.00%

Cost Data

Unit Cost (03/08/2024): \$2,000.00
 Total Qty to Maintain (100% of Total): 1 Allow
 Total Current Cost: \$2,060

Comments

Included for the repair and replacement of irrigation system.

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Rain Bird 8-Zone Irrigation System Allowance	1:00	0:11	1 Allow	\$2,060
Total			1 Allow	\$2,060

Photos



Clubhouse Restoration Allowance

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Clubhouse
 Useful Life: 25:00
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2025): \$25,000.00
 Total Qty to Maintain (100% of Total): 1 Allow
 Total Current Cost: \$25,000

Comments

Included for as-needed repairs/replacements of smaller items in a larger component system. This is to include but not limited to the flooring, interior paint, finishing, ceiling materials, and as-needed wind and door replacements.

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Clubhouse Restoration Allowance	25:00	24:11	1 Allow	\$25,000
Total			1 Allow	\$25,000

Photos





Clubhouse Kitchen Allowance

Basic Info

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

Cost Data

Unit Cost (01/01/2025): \$6,000.00
 Total Qty to Maintain (100% of Total): 1 Ea
 Total Current Cost: \$6,000

Comments

Included for replacements of Clubhouse Kitchen Components

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Clubhouse Kitchen Allowance	10:00	9:11	1 Ea	\$6,000
Total			1 Ea	\$6,000

Photos





Clubhouse Furniture Allowance

Basic Info

Type of Cost:
 Category: Clubhouse
 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 repairs/replacements of smaller items in a larger component system

Items

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

Photos





Grounds Concrete Allowance

Basic Info

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

Cost Data

Unit Cost (01/01/2025): \$8,000.00
 Total Qty to Maintain (100% of Total): 1 Allow
 Total Current Cost: \$8,000

Comments

Included for as-needed repairs/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	\$8,000
Total			1 Allow	\$8,000

Photos





Seawall Allowance

Basic Info

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

Cost Data

Unit Cost (01/01/2025): \$20,000.00
 Total Qty to Maintain (100% of Total): 1 Allow
 Total Current Cost: \$20,000

Comments

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

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Seawall Allowance	10:00	9:11	1 Allow	\$20,000
Total			1 Allow	\$20,000

Photos





Asphalt Parking Lot Remilling

Basic Info

Type of Cost:
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): 4,689.667 SY
Total Current Cost: \$115,460

Comments

Included for cyclical Asphalt Parking Lot Remilling

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Asphalt Parking Lot Remilling	20:00	16:00	4,689.667 SY	\$115,460
Total			4,689.667 SY	\$115,460

Photos





Asphalt Parking Lot Resealing

Basic Info

Type of Cost:
 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): 4,689.667 SY
 Total Current Cost: \$18,149

Comments

Included for cyclical Asphalt Parking Lot Resealing

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Asphalt Parking Lot Resealing	5:00	1:00	4,689.667 SY	\$18,149
Total			4,689.667 SY	\$18,149

Photos





Wooden Dock Upgrade

Basic Info

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

Cost Data

Unit Cost (01/01/2025): \$50,000.00
 Total Qty to Maintain (100% of Total): 1 LS
 Total Current Cost: \$50,000

Comments

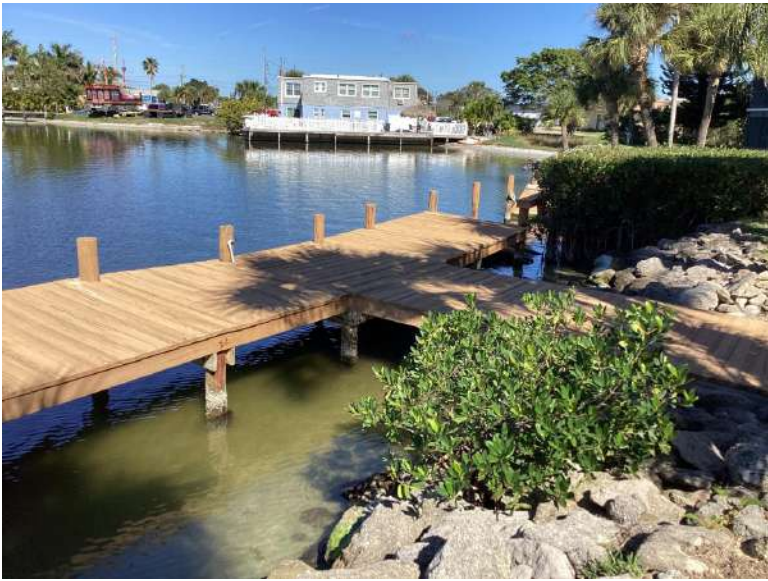
Included for the removal and replacement of the deck structure

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Wooden Dock Upgrade	20:00	19:11	1 LS	\$50,000
Total			1 LS	\$50,000

Photos





Lighting Allowance

Basic Info

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

Cost Data

Unit Cost (01/01/2025): \$8,000.00
 Total Qty to Maintain (100% of Total): 1 Allow
 Total Current Cost: \$8,000

Comments

Included for as-needed repairs/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	\$8,000
Total			1 Allow	\$8,000

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): \$12,000.00
 Total Qty to Maintain (100% of Total): 1 Ea
 Total Current Cost: \$12,000

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	\$12,000
Total			1 Ea	\$12,000

Photos





