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Meadowbrook Lakes View C.A., Inc.
SIRS Components
Dania Beach, FL

Report #: 44959-1
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY
Update "No-Site-Visit"

January 17, 2025

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is " predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**
  Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.
- **Reserve Fund Strength**
  A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.
- **Reserve Funding Plan**
  A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.

ASSOCIATION RESERVES®

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Reserve Study Executive Summary — No-Site-Visit

Meadowbrook Lakes View C.A., Inc. - SIRS Components Report #: **44959-1**
Dania Beach, FL # of Units: 240
Level of Service: **Update "No-Site-Visit"** **January 1, 2025** through **December 31, 2025**

Findings & Recommendations **as of January 1, 2025**

Projected Starting Reserve Balance	**$1,019,213**
Projected "Fully Funded" (Ideal) Reserve Balance	**$2,428,433**
Percent Funded	**42.0 %**
Required 2025 Special Assessments	**$0**
Minimum 2025 Funding Required to Maintain Reserves above $0 through Year 30	**$268,000**
(Optional Alternative) Recommended 2025 Funding to Achieve 100% Funded by Year 30	**$280,000**

Reserve Fund Strength: 42.0% **Weak** **Fair** **Strong**
< 30% **< 70%** **> 130%**
X
Risk of Special Assessment: **High** **Medium** **Low**

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves . . . **3.00 %**
Annual Inflation Rate . . . **3.00 %**

This document is an "Update, No-Site-Visit" Reserve Study based on a prior Report prepared by Association Reserves for your 2023 Fiscal Year. The most recent visual inspection of the property was conducted July 12th, 2022.

NOTE: This document also qualifies as Structural Integrity Reserve Study in accordance with the requirements of Senate Bill 154.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 42.0 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Medium.

Component cost estimates, life expectancies, and recommended reserve contributions are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2025). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Allocation of Existing Pooled Reserve Funds:

As a result of the passage of Senate Bill 154 in 2023, Florida statutes have been amended to state: "For a budget adopted on or after December 31, 2024, members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not vote to use reserve funds, or any interest accruing thereon, for any other purpose other than the replacement or deferred maintenance costs of the components listed in paragraph (g)."

In the event that the association has a single, pre-existing pool of reserve funds, which had heretofore been utilized for both "Structural" and "Non-Structural"(subsequently referred to as General) components, this existing pooled fund must now be allocated into separate pools of funds due to the restrictions upon spending described above. In order to facilitate the generation of separate funding recommendations, this study has allocated any pre-existing pooled reserve funding balances between Structural and General components, in the following manner:

A. The theoretical Fully Funded Balance has been independently calculated for each schedule of components, so as to determine the optimal amount of funds that should be on hand at present for each. (Please refer to the Fully Funded Balance table in this study to review in more detail.) Any existing pooled funds have been prioritized first toward those components identified as Structural, based on the condition that these components may no longer be waived or partially funded in any budgeted adopted on or after December 31, 2024.

B. Once the Structural components have been 100% funded, any leftover funds have been shown as available in the pooled fund for General components.

C. In the event that this allocation results in otherwise-unnecessary special assessments required for General components, some additional funds may be re-allocated to General Reserves at our discretion.

Special Assessments:

There are no special assessments required as part of the funding plan shown here.

Minimum Funding Required:

For Florida community associations using the pooled method, Florida Administrative Code requires that, at minimum: "the current year contribution should not be less than that required to ensure that the balance on hand at the beginning of the period when the budget will go into effect plus the projected annual cash inflows over the estimated remaining lives of the items in the pool are greater than the estimated cash outflows over the estimated remaining lives of the items in the pool." It should be noted that while this is often understood to describe “fully funding” of reserves in Florida, this practice is also described in the Community Association Institute’s Reserve Study Standards (RSS) as “baseline funding.” RSS characterizes baseline funding as “establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs.”

Our projection of the minimum reserve funding required (taken together with any projected special assessments) is designed to maintain this pooled fund balance above $0 throughout the forecast period.

Recommended Funding Plan:

Our “recommended” funding plan is an optional, more conservative alternative to the minimum funding plan described above. This recommended amount is intended to help the Association to (gradually, over 30 years) attain and maintain Reserves at or near 100 percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other “surprise” circumstances.

Annual Increases to Reserve Funding:

In accordance with Florida statutes, the Association may adjust reserve contributions annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance. As such, we recommend increasing the Reserve funding annually as illustrated in the 30-Year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates.

Waiving or Partial Funding of Reserves:

(NON-SIRS): For components not considered “structural” in nature, Florida statutes allow that: “The members of a unit-owner-controlled association may determine, by a majority vote of the total voting interests of the association, to provide no reserves or less reserves than required by this subsection.” As such, a majority of the association’s voting interests may elect to fund the reserves at lower amounts than shown in this study--or to waive reserve funding entirely—but only for these specific components. Please consult with your Association’s legal counsel for additional guidance regarding the waiving or partial funding of reserves.

(SIRS): Florida statutes state that: “For a budget adopted on or after December 31, 2024, the members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not determine to provide no reserves or less reserves than required by this subsection for items listed in paragraph (g)…” As such, the Association is obligated to fund reserves for these specific components going forward.

STRAIGHT-LINE FUNDING (AKA “Component Method”):

For Clients currently using the “straight-line” method of Reserve funding (also known as the component method), an additional table has been added to the Reserve Study to provide recommendations calculated using this method.

By nature, the straight-line method may only be used to generate recommended contribution rates for one fiscal year at a time, and does not include any assumptions for interest earnings or inflationary cost increases. When using this method, the required contribution for each component is calculated by estimating the replacement cost for the component, subtracting any available funds already collected, and dividing the resulting difference (herein labeled as the “unfunded balance,” measured in dollars) by the remaining useful life of the component, measured in years. The resulting figure is the required amount to fund that component. For groups of like components (i.e. multiple individual roof components, all falling within a ‘roof reserve’), the individual contribution amounts are added together to determine the total amount required to fund the group as a whole.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
	A. Roof (Condos)			
2377	Roof (Condos) - Replace	20	10	$1,590,000
	A. Roof (Clubhouse)			
2381	Roof (Clubhouse) - Replace	20	17	$33,100
	B. Structure			
2341	Building Exterior - Restoration	8	0	$168,000
	C. Fireproofing and Fire Protection Systems			
2557	Fire Alarm Systems - Modernize	20	9	$110,100
	D. Plumbing			
2579	Plumbing System - Repair/Replace	10	3	$120,000
	E. Electrical			
2551	Electrical System - Repair/Replace	20	19	$52,000
	F. Waterproofing and Exterior Painting			
2316	Coated Walkways - Resurface	32	8	$382,200
2320	Tile Deck - Resurface	32	0	$363,500
2343	Building Exterior - Seal/Paint	8	0	$349,850
	G. Windows and Exterior Doors			
2367	Windows & Doors (Laundry) - Replace	40	30	$37,250
2371	Utility Doors - Phase 1 Replace	40	0	$64,000
2371	Utility Doors - Phase 2 Replace	40	1	$64,000
2371	Utility Doors - Phase 3 Replace	40	2	$64,000
2371	Utility Doors - Phase 4 Replace	40	3	$64,000
2371	Utility Doors - Phase 5 Replace	40	4	$64,000
15	**Total Funded Components**			

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction

A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.

RESERVE STUDY RESULTS

Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

For this Update No-Site-Visit Reserve Study, we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.

RESERVE COMPONENT "THREE-PART TEST"

How do we establish Useful Life and Remaining Useful Life estimates?

1) Visual Inspection (observed wear and age)
2) Association Reserves database of experience
3) Client History (install dates & previous life cycle information)
4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

1) Actual client cost history, or current proposals
2) Comparison to Association Reserves database of work done at similar associations
3) Vendor Recommendations
4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
2) Compare that to the Reserve Fund Balance, and express as a percentage.

Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we transfer to Reserves?

RESERVE FUNDING PRINCIPLES

According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*

FUNDING OBJECTIVES

Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Cash Flow Detail table.

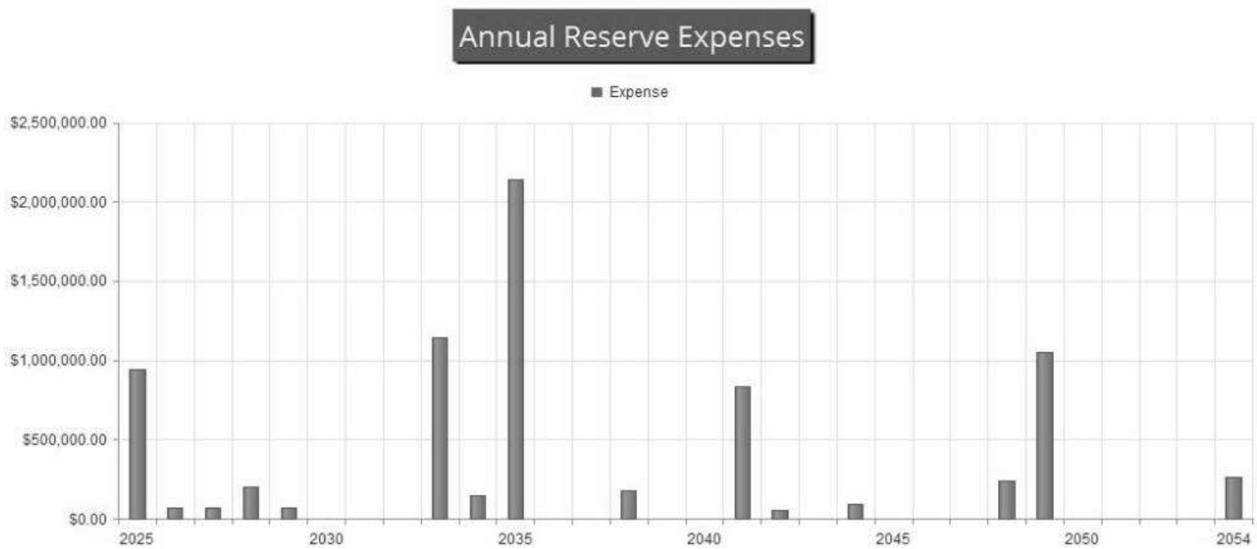

Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be $1,019,213 as-of the start of your Fiscal Year on 1/1/2025. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted contributions and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be $2,428,433. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 42.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of $280,000 in the upcoming fiscal year. At minimum, the Association must budget $268,000 for Reserves in the upcoming year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

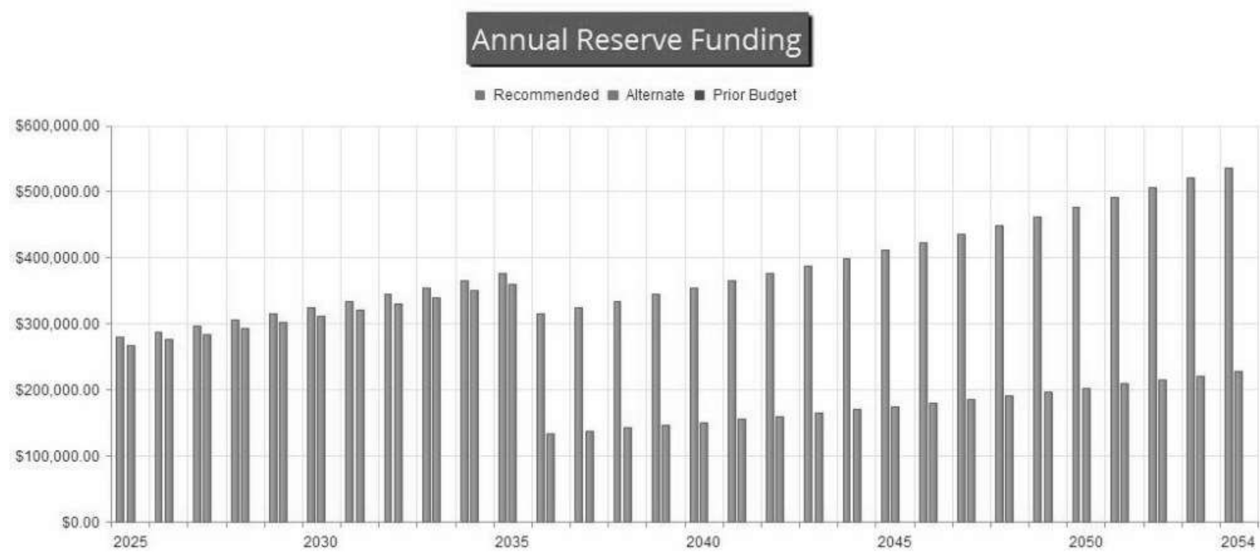

Figure 2

The following chart shows your Reserve balance under our recommended plan, the minimum funding plan and at the Association's current contribution rate, all compared to your always-changing Fully Funded Balance target.

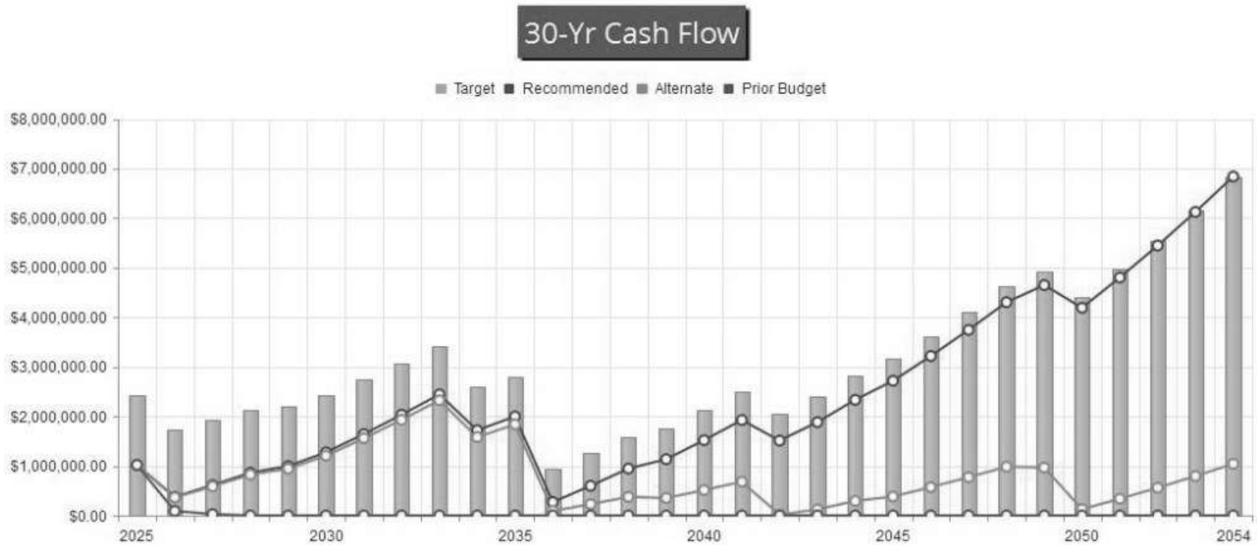

Figure 3

This figure shows the same information described above, but plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

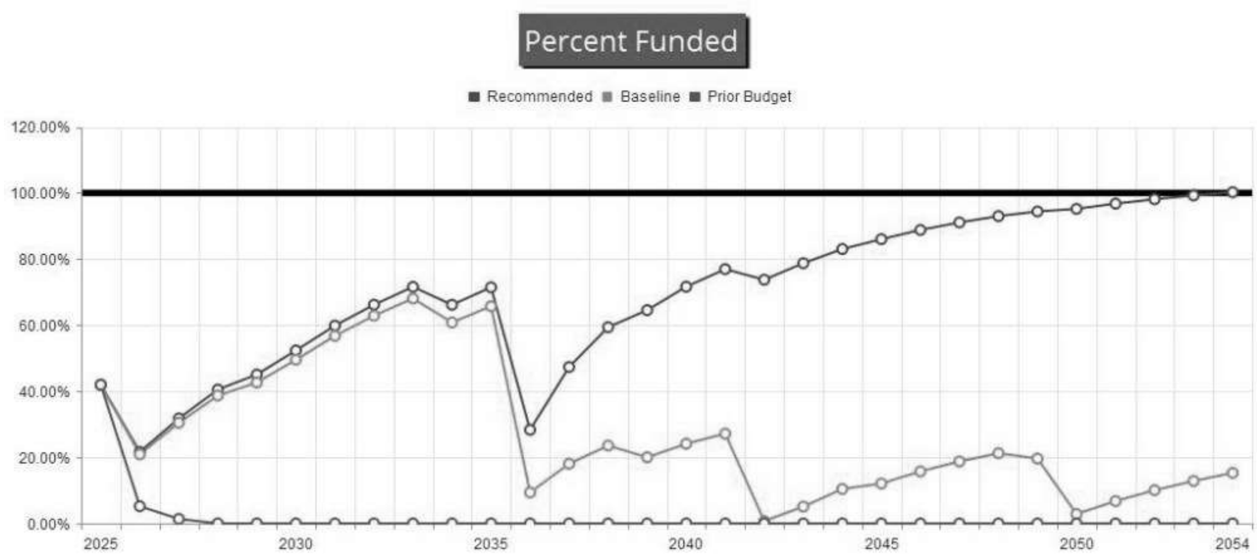

Figure 4

Table Descriptions

Executive Summary is a summary of your Reserve Components

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve funding requirements. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
	A. Roof (Condos)							
2377	Roof (Condos) - Replace	$1,590,000	X	10	/	20	=	$795,000
	A. Roof (Clubhouse)							
2381	Roof (Clubhouse) - Replace	$33,100	X	3	/	20	=	$4,965
	B. Structure							
2341	Building Exterior - Restoration	$168,000	X	8	/	8	=	$168,000
	C. Fireproofing and Fire Protection Systems							
2557	Fire Alarm Systems - Modernize	$110,100	X	11	/	20	=	$60,555
	D. Plumbing							
2579	Plumbing System - Repair/Replace	$120,000	X	7	/	10	=	$84,000
	E. Electrical							
2551	Electrical System - Repair/Replace	$52,000	X	1	/	20	=	$2,600
	F. Waterproofing and Exterior Painting							
2316	Coated Walkways - Resurface	$382,200	X	24	/	32	=	$286,650
2320	Tile Deck - Resurface	$363,500	X	32	/	32	=	$363,500
2343	Building Exterior - Seal/Paint	$349,850	X	8	/	8	=	$349,850
	G. Windows and Exterior Doors							
2367	Windows & Doors (Laundry) - Replace	$37,250	X	10	/	40	=	$9,313
2371	Utility Doors - Phase 1 Replace	$64,000	X	40	/	40	=	$64,000
2371	Utility Doors - Phase 2 Replace	$64,000	X	39	/	40	=	$62,400
2371	Utility Doors - Phase 3 Replace	$64,000	X	38	/	40	=	$60,800
2371	Utility Doors - Phase 4 Replace	$64,000	X	37	/	40	=	$59,200
2371	Utility Doors - Phase 5 Replace	$64,000	X	36	/	40	=	$57,600
								$2,428,433

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
	A. Roof (Condos)				
2377	Roof (Condos) - Replace	20	$1,590,000	$79,500	40.11 %
	A. Roof (Clubhouse)				
2381	Roof (Clubhouse) - Replace	20	$33,100	$1,655	0.83 %
	B. Structure				
2341	Building Exterior - Restoration	8	$168,000	$21,000	10.59 %
	C. Fireproofing and Fire Protection Systems				
2557	Fire Alarm Systems - Modernize	20	$110,100	$5,505	2.78 %
	D. Plumbing				
2579	Plumbing System - Repair/Replace	10	$120,000	$12,000	6.05 %
	E. Electrical				
2551	Electrical System - Repair/Replace	20	$52,000	$2,600	1.31 %
	F. Waterproofing and Exterior Painting				
2316	Coated Walkways - Resurface	32	$382,200	$11,944	6.03 %
2320	Tile Deck - Resurface	32	$363,500	$11,359	5.73 %
2343	Building Exterior - Seal/Paint	8	$349,850	$43,731	22.06 %
	G. Windows and Exterior Doors				
2367	Windows & Doors (Laundry) - Replace	40	$37,250	$931	0.47 %
2371	Utility Doors - Phase 1 Replace	40	$64,000	$1,600	0.81 %
2371	Utility Doors - Phase 2 Replace	40	$64,000	$1,600	0.81 %
2371	Utility Doors - Phase 3 Replace	40	$64,000	$1,600	0.81 %
2371	Utility Doors - Phase 4 Replace	40	$64,000	$1,600	0.81 %
2371	Utility Doors - Phase 5 Replace	40	$64,000	$1,600	0.81 %
15	Total Funded Components			$198,226	100.00 %

Fiscal Year Start: 2025

Net After Tax Interest: 3.00 % | **Avg 30-Yr Inflation:** 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes			
Year	**Starting Reserve Balance**	**Fully Funded Balance**	**Percent Funded**	**Special Assmt Risk**	**Reserve Funding**	**Loan or Special Assmts**	**Interest Income**	**Reserve Expenses**
2025	$1,019,213	$2,428,433	42.0 %	Medium	$280,000	$0	$20,882	$945,350
2026	$374,745	$1,731,747	21.6 %	High	$288,400	$0	$14,782	$65,920
2027	$612,007	$1,926,100	31.8 %	Medium	$297,052	$0	$22,100	$67,898
2028	$863,261	$2,130,555	40.5 %	Medium	$305,964	$0	$27,852	$201,062
2029	$996,015	$2,210,482	45.1 %	Medium	$315,142	$0	$33,992	$72,033
2030	$1,273,117	$2,432,401	52.3 %	Medium	$324,597	$0	$43,660	$0
2031	$1,641,373	$2,742,065	59.9 %	Medium	$334,335	$0	$55,008	$0
2032	$2,030,716	$3,068,119	66.2 %	Medium	$344,365	$0	$67,003	$0
2033	$2,442,084	$3,411,269	71.6 %	Low	$354,696	$0	$62,333	$1,140,156
2034	$1,718,956	$2,597,886	66.2 %	Medium	$365,336	$0	$55,655	$143,656
2035	$1,996,292	$2,794,256	71.4 %	Low	$376,297	$0	$33,945	$2,136,827
2036	$269,707	$951,542	28.3 %	High	$315,000	$0	$12,994	$0
2037	$597,701	$1,262,711	47.3 %	Medium	$324,450	$0	$23,114	$0
2038	$945,265	$1,591,693	59.4 %	Medium	$334,184	$0	$31,153	$176,224
2039	$1,134,377	$1,757,767	64.5 %	Medium	$344,209	$0	$39,738	$0
2040	$1,518,324	$2,119,329	71.6 %	Low	$354,535	$0	$51,573	$0
2041	$1,924,433	$2,501,003	76.9 %	Low	$365,171	$0	$51,449	$830,997
2042	$1,510,056	$2,047,743	73.7 %	Low	$376,126	$0	$50,818	$54,709
2043	$1,882,291	$2,390,291	78.7 %	Low	$387,410	$0	$63,143	$0
2044	$2,332,845	$2,809,589	83.0 %	Low	$399,033	$0	$75,637	$91,182
2045	$2,716,333	$3,157,976	86.0 %	Low	$411,004	$0	$88,870	$0
2046	$3,216,206	$3,621,474	88.8 %	Low	$423,334	$0	$104,262	$0
2047	$3,743,802	$4,109,939	91.1 %	Low	$436,034	$0	$120,503	$0
2048	$4,300,338	$4,624,452	93.0 %	Low	$449,115	$0	$134,027	$236,830
2049	$4,646,650	$4,922,203	94.4 %	Low	$462,588	$0	$132,358	$1,052,682
2050	$4,188,914	$4,400,646	95.2 %	Low	$476,466	$0	$134,656	$0
2051	$4,800,036	$4,960,157	96.8 %	Low	$490,760	$0	$153,461	$0
2052	$5,444,256	$5,549,278	98.1 %	Low	$505,483	$0	$173,280	$0
2053	$6,123,019	$6,169,283	99.3 %	Low	$520,647	$0	$194,155	$0
2054	$6,837,821	$6,821,493	100.2 %	Low	$536,266	$0	$212,189	$259,458

30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 44959-1
No-Site-Visit

Fiscal Year Start: 2025	Net After Tax Interest: 3.00 %	Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes			
Year	**Starting Reserve Balance**	**Fully Funded Balance**	**Percent Funded**	**Special Assmt Risk**	**Reserve Funding**	**Loan or Special Assmts**	**Interest Income**	**Reserve Expenses**
2025	$1,019,213	$2,428,433	42.0 %	Medium	$268,000	$0	$20,699	$945,350
2026	$362,562	$1,731,747	20.9 %	High	$276,040	$0	$14,223	$65,920
2027	$586,906	$1,926,100	30.5 %	Medium	$284,321	$0	$21,143	$67,898
2028	$824,472	$2,130,555	38.7 %	Medium	$292,851	$0	$26,473	$201,062
2029	$942,734	$2,210,482	42.6 %	Medium	$301,636	$0	$32,166	$72,033
2030	$1,204,504	$2,432,401	49.5 %	Medium	$310,685	$0	$41,361	$0
2031	$1,556,550	$2,742,065	56.8 %	Medium	$320,006	$0	$52,211	$0
2032	$1,928,767	$3,068,119	62.9 %	Medium	$329,606	$0	$63,678	$0
2033	$2,322,051	$3,411,269	68.1 %	Medium	$339,494	$0	$58,451	$1,140,156
2034	$1,579,840	$2,597,886	60.8 %	Medium	$349,679	$0	$51,186	$143,656
2035	$1,837,049	$2,794,256	65.7 %	Medium	$360,170	$0	$28,856	$2,136,827
2036	$89,248	$951,542	9.4 %	High	$134,000	$0	$4,752	$0
2037	$228,000	$1,262,711	18.1 %	High	$138,020	$0	$9,034	$0
2038	$375,054	$1,591,693	23.6 %	High	$142,161	$0	$10,890	$176,224
2039	$351,880	$1,757,767	20.0 %	High	$146,425	$0	$12,930	$0
2040	$511,235	$2,119,329	24.1 %	High	$150,818	$0	$17,843	$0
2041	$679,897	$2,501,003	27.2 %	High	$155,343	$0	$10,404	$830,997
2042	$14,647	$2,047,743	0.7 %	High	$160,003	$0	$2,047	$54,709
2043	$121,987	$2,390,291	5.1 %	High	$164,803	$0	$6,217	$0
2044	$293,007	$2,809,589	10.4 %	High	$169,747	$0	$10,107	$91,182
2045	$381,679	$3,157,976	12.1 %	High	$174,840	$0	$14,268	$0
2046	$570,787	$3,621,474	15.8 %	High	$180,085	$0	$20,100	$0
2047	$770,971	$4,109,939	18.8 %	High	$185,487	$0	$26,271	$0
2048	$982,729	$4,624,452	21.3 %	High	$191,052	$0	$29,194	$236,830
2049	$966,145	$4,922,203	19.6 %	High	$196,784	$0	$16,370	$1,052,682
2050	$126,616	$4,400,646	2.9 %	High	$202,687	$0	$6,934	$0
2051	$336,237	$4,960,157	6.8 %	High	$208,768	$0	$13,402	$0
2052	$558,406	$5,549,278	10.1 %	High	$215,031	$0	$20,255	$0
2053	$793,692	$6,169,283	12.9 %	High	$221,482	$0	$27,509	$0
2054	$1,042,682	$6,821,493	15.3 %	High	$228,126	$0	$31,238	$259,458

#	Fiscal Year	2025	2026	2027	2028	2029
	Starting Reserve Balance	$1,019,213	$374,745	$612,007	$863,261	$996,015
	Annual Reserve Funding	$280,000	$288,400	$297,052	$305,964	$315,142
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$20,882	$14,782	$22,100	$27,852	$33,992
	Total Income	$1,320,095	$677,927	$931,158	$1,197,077	$1,345,149
#	Component					
	A. Roof (Condos)					
2377	Roof (Condos) - Replace	$0	$0	$0	$0	$0
	A. Roof (Clubhouse)					
2381	Roof (Clubhouse) - Replace	$0	$0	$0	$0	$0
	B. Structure					
2341	Building Exterior - Restoration	$168,000	$0	$0	$0	$0
	C. Fireproofing and Fire Protection Systems					
2557	Fire Alarm Systems - Modernize	$0	$0	$0	$0	$0
	D. Plumbing					
2579	Plumbing System - Repair/Replace	$0	$0	$0	$131,127	$0
	E. Electrical					
2551	Electrical System - Repair/Replace	$0	$0	$0	$0	$0
	F. Waterproofing and Exterior Painting					
2316	Coated Walkways - Resurface	$0	$0	$0	$0	$0
2320	Tile Deck - Resurface	$363,500	$0	$0	$0	$0
2343	Building Exterior - Seal/Paint	$349,850	$0	$0	$0	$0
	G. Windows and Exterior Doors					
2367	Windows & Doors (Laundry) - Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 1 Replace	$64,000	$0	$0	$0	$0
2371	Utility Doors - Phase 2 Replace	$0	$65,920	$0	$0	$0
2371	Utility Doors - Phase 3 Replace	$0	$0	$67,898	$0	$0
2371	Utility Doors - Phase 4 Replace	$0	$0	$0	$69,935	$0
2371	Utility Doors - Phase 5 Replace	$0	$0	$0	$0	$72,033
	Total Expenses	$945,350	$65,920	$67,898	$201,062	$72,033
	Ending Reserve Balance	$374,745	$612,007	$863,261	$996,015	$1,273,117

#	Fiscal Year	2030	2031	2032	2033	2034
	Starting Reserve Balance	$1,273,117	$1,641,373	$2,030,716	$2,442,084	$1,718,956
	Annual Reserve Funding	$324,597	$334,335	$344,365	$354,696	$365,336
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$43,660	$55,008	$67,003	$62,333	$55,655
	Total Income	$1,641,373	$2,030,716	$2,442,084	$2,859,113	$2,139,948
#	Component					
	A. Roof (Condos)					
2377	Roof (Condos) - Replace	$0	$0	$0	$0	$0
	A. Roof (Clubhouse)					
2381	Roof (Clubhouse) - Replace	$0	$0	$0	$0	$0
	B. Structure					
2341	Building Exterior - Restoration	$0	$0	$0	$212,817	$0
	C. Fireproofing and Fire Protection Systems					
2557	Fire Alarm Systems - Modernize	$0	$0	$0	$0	$143,656
	D. Plumbing					
2579	Plumbing System - Repair/Replace	$0	$0	$0	$0	$0
	E. Electrical					
2551	Electrical System - Repair/Replace	$0	$0	$0	$0	$0
	F. Waterproofing and Exterior Painting					
2316	Coated Walkways - Resurface	$0	$0	$0	$484,160	$0
2320	Tile Deck - Resurface	$0	$0	$0	$0	$0
2343	Building Exterior - Seal/Paint	$0	$0	$0	$443,180	$0
	G. Windows and Exterior Doors					
2367	Windows & Doors (Laundry) - Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 1 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 2 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 3 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 4 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 5 Replace	$0	$0	$0	$0	$0
	Total Expenses	$0	$0	$0	$1,140,156	$143,656
	Ending Reserve Balance	$1,641,373	$2,030,716	$2,442,084	$1,718,956	$1,996,292

#	Fiscal Year	2035	2036	2037	2038	2039
	Starting Reserve Balance	$1,996,292	$269,707	$597,701	$945,265	$1,134,377
	Annual Reserve Funding	$376,297	$315,000	$324,450	$334,184	$344,209
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$33,945	$12,994	$23,114	$31,153	$39,738
	Total Income	$2,406,534	$597,701	$945,265	$1,310,602	$1,518,324
#	Component					
	A. Roof (Condos)					
2377	Roof (Condos) - Replace	$2,136,827	$0	$0	$0	$0
	A. Roof (Clubhouse)					
2381	Roof (Clubhouse) - Replace	$0	$0	$0	$0	$0
	B. Structure					
2341	Building Exterior - Restoration	$0	$0	$0	$0	$0
	C. Fireproofing and Fire Protection Systems					
2557	Fire Alarm Systems - Modernize	$0	$0	$0	$0	$0
	D. Plumbing					
2579	Plumbing System - Repair/Replace	$0	$0	$0	$176,224	$0
	E. Electrical					
2551	Electrical System - Repair/Replace	$0	$0	$0	$0	$0
	F. Waterproofing and Exterior Painting					
2316	Coated Walkways - Resurface	$0	$0	$0	$0	$0
2320	Tile Deck - Resurface	$0	$0	$0	$0	$0
2343	Building Exterior - Seal/Paint	$0	$0	$0	$0	$0
	G. Windows and Exterior Doors					
2367	Windows & Doors (Laundry) - Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 1 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 2 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 3 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 4 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 5 Replace	$0	$0	$0	$0	$0
	Total Expenses	$2,136,827	$0	$0	$176,224	$0
	Ending Reserve Balance	$269,707	$597,701	$945,265	$1,134,377	$1,518,324

#	Fiscal Year	2040	2041	2042	2043	2044
	Starting Reserve Balance	$1,518,324	$1,924,433	$1,510,056	$1,882,291	$2,332,845
	Annual Reserve Funding	$354,535	$365,171	$376,126	$387,410	$399,033
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$51,573	$51,449	$50,818	$63,143	$75,637
	Total Income	$1,924,433	$2,341,053	$1,937,000	$2,332,845	$2,807,515
#	Component					
	A. Roof (Condos)					
2377	Roof (Condos) - Replace	$0	$0	$0	$0	$0
	A. Roof (Clubhouse)					
2381	Roof (Clubhouse) - Replace	$0	$0	$54,709	$0	$0
	B. Structure					
2341	Building Exterior - Restoration	$0	$269,591	$0	$0	$0
	C. Fireproofing and Fire Protection Systems					
2557	Fire Alarm Systems - Modernize	$0	$0	$0	$0	$0
	D. Plumbing					
2579	Plumbing System - Repair/Replace	$0	$0	$0	$0	$0
	E. Electrical					
2551	Electrical System - Repair/Replace	$0	$0	$0	$0	$91,182
	F. Waterproofing and Exterior Painting					
2316	Coated Walkways - Resurface	$0	$0	$0	$0	$0
2320	Tile Deck - Resurface	$0	$0	$0	$0	$0
2343	Building Exterior - Seal/Paint	$0	$561,407	$0	$0	$0
	G. Windows and Exterior Doors					
2367	Windows & Doors (Laundry) - Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 1 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 2 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 3 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 4 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 5 Replace	$0	$0	$0	$0	$0
	Total Expenses	$0	$830,997	$54,709	$0	$91,182
	Ending Reserve Balance	$1,924,433	$1,510,056	$1,882,291	$2,332,845	$2,716,333

#	Fiscal Year	2045	2046	2047	2048	2049
	Starting Reserve Balance	$2,716,333	$3,216,206	$3,743,802	$4,300,338	$4,646,650
	Annual Reserve Funding	$411,004	$423,334	$436,034	$449,115	$462,588
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$88,870	$104,262	$120,503	$134,027	$132,358
	Total Income	$3,216,206	$3,743,802	$4,300,338	$4,883,480	$5,241,596
#	Component					
	A. Roof (Condos)					
2377	Roof (Condos) - Replace	$0	$0	$0	$0	$0
	A. Roof (Clubhouse)					
2381	Roof (Clubhouse) - Replace	$0	$0	$0	$0	$0
	B. Structure					
2341	Building Exterior - Restoration	$0	$0	$0	$0	$341,509
	C. Fireproofing and Fire Protection Systems					
2557	Fire Alarm Systems - Modernize	$0	$0	$0	$0	$0
	D. Plumbing					
2579	Plumbing System - Repair/Replace	$0	$0	$0	$236,830	$0
	E. Electrical					
2551	Electrical System - Repair/Replace	$0	$0	$0	$0	$0
	F. Waterproofing and Exterior Painting					
2316	Coated Walkways - Resurface	$0	$0	$0	$0	$0
2320	Tile Deck - Resurface	$0	$0	$0	$0	$0
2343	Building Exterior - Seal/Paint	$0	$0	$0	$0	$711,173
	G. Windows and Exterior Doors					
2367	Windows & Doors (Laundry) - Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 1 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 2 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 3 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 4 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 5 Replace	$0	$0	$0	$0	$0
	Total Expenses	$0	$0	$0	$236,830	$1,052,682
	Ending Reserve Balance	$3,216,206	$3,743,802	$4,300,338	$4,646,650	$4,188,914

#	Fiscal Year	2050	2051	2052	2053	2054
	Starting Reserve Balance	$4,188,914	$4,800,036	$5,444,256	$6,123,019	$6,837,821
	Annual Reserve Funding	$476,466	$490,760	$505,483	$520,647	$536,266
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$134,656	$153,461	$173,280	$194,155	$212,189
	Total Income	$4,800,036	$5,444,256	$6,123,019	$6,837,821	$7,586,276
#	Component					
	A. Roof (Condos)					
2377	Roof (Condos) - Replace	$0	$0	$0	$0	$0
	A. Roof (Clubhouse)					
2381	Roof (Clubhouse) - Replace	$0	$0	$0	$0	$0
	B. Structure					
2341	Building Exterior - Restoration	$0	$0	$0	$0	$0
	C. Fireproofing and Fire Protection Systems					
2557	Fire Alarm Systems - Modernize	$0	$0	$0	$0	$259,458
	D. Plumbing					
2579	Plumbing System - Repair/Replace	$0	$0	$0	$0	$0
	E. Electrical					
2551	Electrical System - Repair/Replace	$0	$0	$0	$0	$0
	F. Waterproofing and Exterior Painting					
2316	Coated Walkways - Resurface	$0	$0	$0	$0	$0
2320	Tile Deck - Resurface	$0	$0	$0	$0	$0
2343	Building Exterior - Seal/Paint	$0	$0	$0	$0	$0
	G. Windows and Exterior Doors					
2367	Windows & Doors (Laundry) - Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 1 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 2 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 3 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 4 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 5 Replace	$0	$0	$0	$0	$0
	Total Expenses	$0	$0	$0	$0	$259,458
	Ending Reserve Balance	$4,800,036	$5,444,256	$6,123,019	$6,837,821	$7,326,818

30-Year Income/Expense Detail (Alternate Funding Plan)

Report # 44959-1
No-Site-Visit

#	Fiscal Year	2025	2026	2027	2028	2029
	Starting Reserve Balance	$1,019,213	$362,562	$586,906	$824,472	$942,734
	Annual Reserve Funding	$268,000	$276,040	$284,321	$292,851	$301,636
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$20,699	$14,223	$21,143	$26,473	$32,166
	Total Income	$1,307,912	$652,826	$892,370	$1,143,796	$1,276,536
#	Component					
	A. Roof (Condos)					
2377	Roof (Condos) - Replace	$0	$0	$0	$0	$0
	A. Roof (Clubhouse)					
2381	Roof (Clubhouse) - Replace	$0	$0	$0	$0	$0
	B. Structure					
2341	Building Exterior - Restoration	$168,000	$0	$0	$0	$0
	C. Fireproofing and Fire Protection Systems					
2557	Fire Alarm Systems - Modernize	$0	$0	$0	$0	$0
	D. Plumbing					
2579	Plumbing System - Repair/Replace	$0	$0	$0	$131,127	$0
	E. Electrical					
2551	Electrical System - Repair/Replace	$0	$0	$0	$0	$0
	F. Waterproofing and Exterior Painting					
2316	Coated Walkways - Resurface	$0	$0	$0	$0	$0
2320	Tile Deck - Resurface	$363,500	$0	$0	$0	$0
2343	Building Exterior - Seal/Paint	$349,850	$0	$0	$0	$0
	G. Windows and Exterior Doors					
2367	Windows & Doors (Laundry) - Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 1 Replace	$64,000	$0	$0	$0	$0
2371	Utility Doors - Phase 2 Replace	$0	$65,920	$0	$0	$0
2371	Utility Doors - Phase 3 Replace	$0	$0	$67,898	$0	$0
2371	Utility Doors - Phase 4 Replace	$0	$0	$0	$69,935	$0
2371	Utility Doors - Phase 5 Replace	$0	$0	$0	$0	$72,033
	Total Expenses	$945,350	$65,920	$67,898	$201,062	$72,033
	Ending Reserve Balance	$362,562	$586,906	$824,472	$942,734	$1,204,504

#	Fiscal Year	2030	2031	2032	2033	2034
	Starting Reserve Balance	$1,204,504	$1,556,550	$1,928,767	$2,322,051	$1,579,840
	Annual Reserve Funding	$310,685	$320,006	$329,606	$339,494	$349,679
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$41,361	$52,211	$63,678	$58,451	$51,186
	Total Income	$1,556,550	$1,928,767	$2,322,051	$2,719,996	$1,980,705
#	Component					
	A. Roof (Condos)					
2377	Roof (Condos) - Replace	$0	$0	$0	$0	$0
	A. Roof (Clubhouse)					
2381	Roof (Clubhouse) - Replace	$0	$0	$0	$0	$0
	B. Structure					
2341	Building Exterior - Restoration	$0	$0	$0	$212,817	$0
	C. Fireproofing and Fire Protection Systems					
2557	Fire Alarm Systems - Modernize	$0	$0	$0	$0	$143,656
	D. Plumbing					
2579	Plumbing System - Repair/Replace	$0	$0	$0	$0	$0
	E. Electrical					
2551	Electrical System - Repair/Replace	$0	$0	$0	$0	$0
	F. Waterproofing and Exterior Painting					
2316	Coated Walkways - Resurface	$0	$0	$0	$484,160	$0
2320	Tile Deck - Resurface	$0	$0	$0	$0	$0
2343	Building Exterior - Seal/Paint	$0	$0	$0	$443,180	$0
	G. Windows and Exterior Doors					
2367	Windows & Doors (Laundry) - Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 1 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 2 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 3 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 4 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 5 Replace	$0	$0	$0	$0	$0
	Total Expenses	$0	$0	$0	$1,140,156	$143,656
	Ending Reserve Balance	$1,556,550	$1,928,767	$2,322,051	$1,579,840	$1,837,049

#	Fiscal Year	2035	2036	2037	2038	2039
	Starting Reserve Balance	$1,837,049	$89,248	$228,000	$375,054	$351,880
	Annual Reserve Funding	$360,170	$134,000	$138,020	$142,161	$146,425
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$28,856	$4,752	$9,034	$10,890	$12,930
	Total Income	$2,226,075	$228,000	$375,054	$528,104	$511,235
#	Component					
	A. Roof (Condos)					
2377	Roof (Condos) - Replace	$2,136,827	$0	$0	$0	$0
	A. Roof (Clubhouse)					
2381	Roof (Clubhouse) - Replace	$0	$0	$0	$0	$0
	B. Structure					
2341	Building Exterior - Restoration	$0	$0	$0	$0	$0
	C. Fireproofing and Fire Protection Systems					
2557	Fire Alarm Systems - Modernize	$0	$0	$0	$0	$0
	D. Plumbing					
2579	Plumbing System - Repair/Replace	$0	$0	$0	$176,224	$0
	E. Electrical					
2551	Electrical System - Repair/Replace	$0	$0	$0	$0	$0
	F. Waterproofing and Exterior Painting					
2316	Coated Walkways - Resurface	$0	$0	$0	$0	$0
2320	Tile Deck - Resurface	$0	$0	$0	$0	$0
2343	Building Exterior - Seal/Paint	$0	$0	$0	$0	$0
	G. Windows and Exterior Doors					
2367	Windows & Doors (Laundry) - Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 1 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 2 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 3 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 4 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 5 Replace	$0	$0	$0	$0	$0
	Total Expenses	$2,136,827	$0	$0	$176,224	$0
	Ending Reserve Balance	$89,248	$228,000	$375,054	$351,880	$511,235

#	Fiscal Year	2040	2041	2042	2043	2044
	Starting Reserve Balance	$511,235	$679,897	$14,647	$121,987	$293,007
	Annual Reserve Funding	$150,818	$155,343	$160,003	$164,803	$169,747
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$17,843	$10,404	$2,047	$6,217	$10,107
	Total Income	$679,897	$845,644	$176,697	$293,007	$472,861
#	Component					
	A. Roof (Condos)					
2377	Roof (Condos) - Replace	$0	$0	$0	$0	$0
	A. Roof (Clubhouse)					
2381	Roof (Clubhouse) - Replace	$0	$0	$54,709	$0	$0
	B. Structure					
2341	Building Exterior - Restoration	$0	$269,591	$0	$0	$0
	C. Fireproofing and Fire Protection Systems					
2557	Fire Alarm Systems - Modernize	$0	$0	$0	$0	$0
	D. Plumbing					
2579	Plumbing System - Repair/Replace	$0	$0	$0	$0	$0
	E. Electrical					
2551	Electrical System - Repair/Replace	$0	$0	$0	$0	$91,182
	F. Waterproofing and Exterior Painting					
2316	Coated Walkways - Resurface	$0	$0	$0	$0	$0
2320	Tile Deck - Resurface	$0	$0	$0	$0	$0
2343	Building Exterior - Seal/Paint	$0	$561,407	$0	$0	$0
	G. Windows and Exterior Doors					
2367	Windows & Doors (Laundry) - Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 1 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 2 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 3 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 4 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 5 Replace	$0	$0	$0	$0	$0
	Total Expenses	$0	$830,997	$54,709	$0	$91,182
	Ending Reserve Balance	$679,897	$14,647	$121,987	$293,007	$381,679

#	Fiscal Year	2045	2046	2047	2048	2049
	Starting Reserve Balance	$381,679	$570,787	$770,971	$982,729	$966,145
	Annual Reserve Funding	$174,840	$180,085	$185,487	$191,052	$196,784
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$14,268	$20,100	$26,271	$29,194	$16,370
	Total Income	$570,787	$770,971	$982,729	$1,202,976	$1,179,299
#	Component					
	A. Roof (Condos)					
2377	Roof (Condos) - Replace	$0	$0	$0	$0	$0
	A. Roof (Clubhouse)					
2381	Roof (Clubhouse) - Replace	$0	$0	$0	$0	$0
	B. Structure					
2341	Building Exterior - Restoration	$0	$0	$0	$0	$341,509
	C. Fireproofing and Fire Protection Systems					
2557	Fire Alarm Systems - Modernize	$0	$0	$0	$0	$0
	D. Plumbing					
2579	Plumbing System - Repair/Replace	$0	$0	$0	$236,830	$0
	E. Electrical					
2551	Electrical System - Repair/Replace	$0	$0	$0	$0	$0
	F. Waterproofing and Exterior Painting					
2316	Coated Walkways - Resurface	$0	$0	$0	$0	$0
2320	Tile Deck - Resurface	$0	$0	$0	$0	$0
2343	Building Exterior - Seal/Paint	$0	$0	$0	$0	$711,173
	G. Windows and Exterior Doors					
2367	Windows & Doors (Laundry) - Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 1 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 2 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 3 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 4 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 5 Replace	$0	$0	$0	$0	$0
	Total Expenses	$0	$0	$0	$236,830	$1,052,682
	Ending Reserve Balance	$570,787	$770,971	$982,729	$966,145	$126,616

#	Fiscal Year	2050	2051	2052	2053	2054
	Starting Reserve Balance	$126,616	$336,237	$558,406	$793,692	$1,042,682
	Annual Reserve Funding	$202,687	$208,768	$215,031	$221,482	$228,126
	Recommended Special Assessments	$0	$0	$0	$0	$0
	Interest Earnings	$6,934	$13,402	$20,255	$27,509	$31,238
	Total Income	$336,237	$558,406	$793,692	$1,042,682	$1,302,046
#	Component					
	A. Roof (Condos)					
2377	Roof (Condos) - Replace	$0	$0	$0	$0	$0
	A. Roof (Clubhouse)					
2381	Roof (Clubhouse) - Replace	$0	$0	$0	$0	$0
	B. Structure					
2341	Building Exterior - Restoration	$0	$0	$0	$0	$0
	C. Fireproofing and Fire Protection Systems					
2557	Fire Alarm Systems - Modernize	$0	$0	$0	$0	$259,458
	D. Plumbing					
2579	Plumbing System - Repair/Replace	$0	$0	$0	$0	$0
	E. Electrical					
2551	Electrical System - Repair/Replace	$0	$0	$0	$0	$0
	F. Waterproofing and Exterior Painting					
2316	Coated Walkways - Resurface	$0	$0	$0	$0	$0
2320	Tile Deck - Resurface	$0	$0	$0	$0	$0
2343	Building Exterior - Seal/Paint	$0	$0	$0	$0	$0
	G. Windows and Exterior Doors					
2367	Windows & Doors (Laundry) - Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 1 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 2 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 3 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 4 Replace	$0	$0	$0	$0	$0
2371	Utility Doors - Phase 5 Replace	$0	$0	$0	$0	$0
	Total Expenses	$0	$0	$0	$0	$259,458
	Ending Reserve Balance	$336,237	$558,406	$793,692	$1,042,682	$1,042,588

Component Method (Straight-Line) Funding

Component	Useful Life	Rem. Useful Life	Current Replacement Cost (Component)	Existing Funds (Group)	Group Fund Allocation	Unfunded Balance	2025 Funding (Component)	2025 Funding (Group)
Informational								
-	0	0	$0.00	$0	$0.00	$0.00	$0.00	$0.00
A. Roof (Condos)								
Roof (Condos) - Replace	20	10	$1,590,000	$351,236.28	$351,236.28	$1,238,763.72	$123,876.37	$123,876.37
A. Roof (Clubhouse)								
Roof (Clubhouse) - Replace	20	17	$33,100	$875.92	$875.92	$32,224.08	$1,895.53	$1,895.53
B. Structure								
Building Exterior - Restoration	8	0	$168,000	$26,316.05	$26,316.05	$141,683.95	$141,683.95	$141,683.95
C. Fireproofing and Fire Protection Systems								
Fire Alarm Systems - Modernize	20	9	$110,100	$0	$0	$110,100	$12,233.33	$12,233.33
D. Plumbing								
Plumbing System - Repair/Replace	10	3	$120,000	$0	$0	$120,000	$40,000	$40,000.00
E. Electrical								
Electrical System - Repair/Replace	20	19	$52,000	$0	$0	$52,000	$2,736.84	$2,736.84
F. Waterproofing and Exterior Painting								
Coated Walkways - Resurface	32	8	$382,200	$432,490.07	$150,881.02	$231,318.98	$28,914.87	$460,655.83
Tile Deck - Resurface	32	0	$363,500	$432,490.07	$143,498.83	$220,001.17	$220,001.17	
Building Exterior - Seal/Paint	8	0	$349,850	$432,490.07	$138,110.22	$211,739.78	$211,739.78	
G. Windows and Exterior Doors								
Windows & Doors (Laundry) - Replace	40	30	$37,250	$208,294.93	$21,718.65	$15,531.35	$517.71	$82,795.67
Utility Doors - Phase 1 Replace	40	0	$64,000	$208,294.93	$37,315.26	$26,684.74	$26,684.74	
Utility Doors - Phase 2 Replace	40	1	$64,000	$208,294.93	$37,315.26	$26,684.74	$26,684.74	
Utility Doors - Phase 3 Replace	40	2	$64,000	$208,294.93	$37,315.26	$26,684.74	$13,342.37	
Utility Doors - Phase 4 Replace	40	3	$64,000	$208,294.93	$37,315.26	$26,684.74	$8,894.91	
Utility Doors - Phase 5 Replace	40	4	$64,000	$208,294.93	$37,315.26	$26,684.74	$6,671.19	
							Grand Total:	$865,877.53

Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. William G. Simons, RS is the President of Association Reserves – Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves – Florida, LLC is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. In accordance with National Reserve Study Standards, information provided by the official representative(s) of the client regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study, and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records. For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals/firms. The scope of work for "Full" and "Update, With-Site-Visit" Reserve Studies includes visual inspection of accessible areas and components, and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, or hidden issues such as plumbing or electrical problems, or problems with sub-surface drainage system components. The scope of work for "Update, No-Site-Visit" Reserve Studies does not include any inspections. Information provided to us about historical or upcoming projects, including information provided by the client's vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements. The actual or projected total Reserve account balance(s) presented in the Reserve Study is/are based upon information provided and was/were not audited. Because the physical condition of the client's components, the client's Reserve balance, the economic environment, and the legislative environment change each year, this Reserve Study is by nature a "one-year" document. Reality often differs from even the best assumptions due to the changing economy, physical factors including weather and usage, client financial decisions, legislation, or owner expectations. It is only because a long-term perspective improves the accuracy of near-term planning that this Reserve Study projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of these expense projections, and the funding necessary to prepare for those estimated expenses. Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective. Compensation for this Reserve Study is not contingent upon client's agreement with our conclusions or recommendations, and Association Reserves' liability in any matter involving this Reserve Study is limited to our Fees for services rendered.

Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.

Component Details

The following pages contain a great deal of detailed observations, photos, and commentary related to each component included in the Reserve Study. All components are included as necessary and appropriate, consistent with Florida Statutes and National Reserve Study Standards. Inspecting for construction defects, performing diagnostic or destructive testing to search for hidden issues (such as plumbing or electrical problems), environmental hazards (asbestos, radon, lead, etc.), or accounting for unpredictable acts of nature are all outside our scope of work and such components are not included herein unless otherwise noted.

Comp #: 2000 Client Not Responsible **Quantity: Numerous Components**
Location: Throughout property/development
Funded?: No. Per information provided - Client/Association not responsible.
History:
Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as “Reserve Study Standards.” These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The first part of the test is that the client/association “has the obligation to maintain or replace the existing element.” Additional component selection guidelines state “Association maintenance/replacement responsibility is generally established by a review of governing documents as well as established association precedent.” In our opinion, there are multiple SIRS-related components throughout the property that do not pass this test on the basis that they are either the responsibility of individual unit owners or the responsibility of another entity (i.e. local municipality, third-party vendor, master association, or adjacent development). These components include but are not necessarily limited to:

- Unit Interiors (Within Wall Boundaries)
- Unit Windows and Doors
- Lanai Screen Enclosures
- Unit Electrical Infrastructure (Serving Individual Unit Only)
- Unit HVAC Systems (Serving Individual Unit Only)
- Unit Plumbing Infrastructure (Serving Individual Unit Only)

Since the client is not deemed to be responsible for the above components, there is no basis for funding inclusion within the Reserve Study at this time. However, the findings/statements within this report are not intended to be a professional legal opinion and we reserve the right to incorporate funding for any of these components if the client is otherwise found to be responsible for replacement.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2010 Not Reasonably Anticipated **Quantity: Numerous Components**
Location: Throughout property/development
Funded?: No. Life expectancy and/or cost too indeterminate for Reserve designation.
History:
Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The second part of the test is that the "the need and schedule for this project can be reasonably anticipated." Additional component selection guidelines state: "When a project becomes 'reasonably anticipated' will vary based on building age, construction type, and the judgment of the reserve study provider. This test means that component definitions should be based on some degree of certainty." There are multiple SIRS-related components throughout the property that do not currently pass this test on the basis that their useful life (need) and/or remaining useful life (schedule) cannot be reasonably anticipated. Those components include but are not limited to:

- Building Foundation
- Non-Accessible Building Structural Members (Load Bearing Walls, Beams, Columns, Etc.)
- Comprehensive Replacement of Non-Accessible Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)

In some cases, adequate evaluation would require additional diagnostics, destructive testing, or inspection beyond the limited visual inspection which serves as the basis of this engagement. Since the components listed above are currently deemed to be too indeterminate for Reserve designation, there are no funding recommendations within this Reserve Study for those items. However, this determination is not a guarantee that substantial expenses will not occur, as these elements may eventually require repair/replacement projects at potentially a significant cost to the client. In the event that the client desires to incorporate funding for any of the above components within the Reserve Study, we recommend further consultation with qualified professionals (i.e. engineer, contractor, and/or vendor) in order to define the following values for projects under consideration:

1. Total Life Expectancy (Recurring Interval Between Project Cycles)
2. Remaining Useful Life (Before Next Project)
3. Total Project Cost Estimate (In Current Dollars)

In the event that these values can be reasonably anticipated, they can be provided for our review, at which time funding recommendations may be incorporated into subsequent Reserve Studies.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2020 Immaterial/Unpredictable Cost **Quantity: Numerous Components**
Location: Throughout property/development
Funded?: No. Cost estimates below minimum threshold set for Reserve consideration.
History:
Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The third part of the test is that the "The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs." Additional component selection guidelines state: "The community's budget should be reviewed, to establish the amount of maintenance planned and which projects are being funded from the operating account." After discussion with the client and/or consideration of the association's size, a minimum threshold of $10,000 was used for Reserve consideration. There may be certain SIRS-related components throughout the property that do not pass this test on the basis that projected costs are immaterial in nature, or cannot be reasonably estimated. Those components include but are not limited to:

- Concrete Balustrades

Because the anticipated (full and/or partial) replacement costs for the above components are not anticipated to meet the above threshold, we anticipate that the client will incorporate any related expenditures within their Operating budget. However, in unison with these assumptions, we recommend that the client track any related expenditures, and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2030 Including in Operating Budget **Quantity: Numerous Components**

Location: Throughout property/development
Funded?: No. Expected to be handled through the client's annual Operating budget.
History:
Comments: Certain components within a Reserve Study may not qualify for Reserve consideration based on the assumption that the client will incur all related costs through their general Operating budget. This may or may not include ongoing maintenance contracts with client vendors, or agreements between the client and management officials. The SIRS-related components included within this assumption are listed below:

- Pressure Washing
- Roof Cleaning/Treatment
- Roof Repairs (Minor/Ongoing)

Because costs related to the above items are anticipated to be handled through the client’s Operating budget, there is no recommendation for Reserve funding at this time. However, in unison with these assumptions, we recommend that the client track any related expenditures and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client’s Reserve funding plan at that time.

Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

A. Roof (Condos)

Comp #: 2377 Roof (Condos) - Replace **Quantity: Approx 63,600 GSF**

Location: Building rooftop
Funded?: Yes.
History: Re-roofing was completed in 2015 at a cost of $558,000 (per information provided)
Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2022 for the 2023 fiscal year).

*NOTE (2024): Although the roofing systems included within this component typically have a functional life expectancy of up to 20 years, some clients have had to replace their flat roofing systems once they've reached 15 years of age to maintain insurance coverage. However, no such requirements have been reported as anticipated by the client at this time. As such, we have used a 20-year life expectancy for financial planning purposes within this report. We recommend that the client consults with their insurance vendor to verify this assumption, and any new information obtained should be incorporated within a future Reserve Study revision or update based on the most current information available at that time. If an advanced replacement does become required, a more significant financial recommendation (i.e. special assessment or higher annual Reserve contribution) could be necessary moving forward to fund that project in the immediate to long term.

Useful Life: 20 years Remaining Life: 10 years
Best Case: $ 1,431,000 Worst Case: $1,749,000
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

A. Roof (Clubhouse)

Comp #: 2381 Roof (Clubhouse) - Replace **Quantity: Approx 4,520 GSF**

Location: Building rooftop (Clubhouse)

Funded?: Yes.

History: Roof replaced in 2022 (per information provided)

Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2022 for the 2023 fiscal year).

Useful Life: 20 years | Remaining Life: 17 years

Best Case: $ 29,800 | Worst Case: $36,400

Lower estimate to replace | Higher estimate

Cost Source: Estimate Provided by Client

B. Structure

Comp #: 2341 Building Exterior - Restoration **Quantity: Lump Sum Allowance**

Location: Building exterior
Funded?: Yes.
History:
Comments: To be completed in 2025 (per information provided).

Useful Life:	8 years	Remaining Life:	0 years
Best Case:	$ 130,000 Lower allowance for partial restoration	Worst Case:	$206,000 Higher allowance

Cost Source: AR Cost Database

C. Fireproofing and Fire Protection Systems

Comp #: 2557 Fire Alarm Systems - Modernize **Quantity: (5) Systems**

Location: Throughout building
Funded?: Yes.
History: Upgraded Fire Alarms in 2014-2015 at $83,000 (per information provided)
Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2022 for the 2023 fiscal year).

Useful Life: 20 years
Remaining Life: 9 years
Best Case: $ 99,200
Lower estimate to modernize
Worst Case: $121,000
Higher estimate
Cost Source: AR Cost Database

D. Plumbing

Comp #: 2579 Plumbing System - Repair/Replace **Quantity: (240) Units**
Location: Throughout building
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2022 for the 2023 fiscal year).

An allowance has been provided here for periodic camera work and repairs. If the camera work requires further major projects, relining or re-piping may need to be included in the reserve schedule. However, the scope of such projects is indeterminate at this time (pending camera work), and is to be tracked and monitored with future reserve study updates. Should there be a surplus of funds after the camera work and inspections, remaining funds may be used for annual repairs as needed.

In accordance with Florida Statutes, a Structural Integrity Reserve Study is based only on a visual inspection. However, thorough analysis of plumbing systems requires inspection and testing beyond visual inspection (such as the use of internal cameras) in order to properly diagnose and detect problems which may require immediate repair or replacement. We recommend that the client consult with a qualified professional (i.e. plumber or other contractor) to more thoroughly evaluate the existing system(s) and to more accurately determine replacement timelines and cost estimates. Multiple types of piping used historically are known to be life limited, although numerous factors can affect overall life expectancy. These factors include but are not limited to: original construction material/design, manufacturing defects, chemical makeup (harshness) of water being passed through the pipes, geographic location, environmental exposure, level of preventative maintenance/cleaning, and severity/frequency of repairs. Due to such variability, it is our opinion that timelines and costs for comprehensive plumbing projects (i.e. re-lining and/or re-piping of existing lines) are too indeterminate to warrant a funded Reserve component at this time. However, based on our experience with similar clients, we recommend an ongoing allowance to be used for partial repairs and/or replacements as needed. Funding recommendations shown below may be adjusted within future Reserve Study updates if dictated by further client project history and/or vendor consult recommendations.

Useful Life: 10 years | Remaining Life: 3 years
Best Case: $ 100,000 | Worst Case: $140,000
Lower allowance for repairs | Higher allowance
Cost Source: AR Cost Database

E. Electrical

Comp #: 2551 Electrical System - Repair/Replace **Quantity: (240) Units**

Location: Throughout building
Funded?: Yes. Too indeterminate for Reserve designation.
History:
Comments: 2024: $52,000 in electrical repairs to be completed in 2024 (per information provided).

Useful Life:	20 years	Remaining Life:	19 years
Best Case:	$ 40,000 Lower allowance for misc. repairs	Worst Case:	$64,000 Higher allowance

Cost Source: Estimate Provided by Client

F. Waterproofing and Exterior Painting

Comp #: 2315 Coated Walkways - Repair/Re-coat **Quantity: Approx 29,400 GSF**
Location: Exterior common walkways
Funded?: No.
History:
Comments: To be recoated in 2025, but are included under component #2343. Bids provided for our review already included coating of walkways. To be monitored and updated during future reserve study updates.
Useful Life: Remaining Life:
Best Case: Worst Case:
Cost Source:

Comp #: 2316 Coated Walkways - Resurface **Quantity: Approx 29,400 GSF**
Location: Exterior common walkways
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2022 for the 2023 fiscal year).
Useful Life: 32 years Remaining Life: 8 years
Best Case: $ 352,800 Worst Case: $411,600
Lower estimate to resurface/restore Higher estimate
Cost Source: AR Cost Database

Comp #: 2320 Tile Deck - Resurface **Quantity: Approx 11,000 GSF**
Location: Exterior common walkways near elevators
Funded?: Yes.
History:
Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2022 for the 2023 fiscal year).
Useful Life: 32 years Remaining Life: 0 years
Best Case: $ 327,000 Worst Case: $400,000
Lower estimate to resurface/restore Higher estimate
Cost Source: AR Cost Database

Comp #: 2343 Building Exterior - Seal/Paint **Quantity: Approx 192,000 GSF**
Location: Building exterior
Funded?: Yes.
History:
Comments: To be completed in 2025 (per information provided). Bids reportedly range from $265,000- $434,700. Estimate includes building, stairwells, railings, doors, frames, and clubhouse
Useful Life: 8 years Remaining Life: 0 years
Best Case: $ 265,000 Worst Case: $434,700
Lower estimate to seal/repaint Higher estimate
Cost Source: Estimates Provided by Client

G. Windows and Exterior Doors

Comp #: 2367 Windows & Doors (Laundry) - Replace **Quantity: Lump Sum Allowance**
Location: Building exterior
Funded?: Yes.
History: Replaced in 2015 per information provided
Comments: No project history or other relevant information provided by the client during this engagement (2024). Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2022 for the 2023 fiscal year).
Useful Life: 40 years Remaining Life: 30 years
Best Case: $ 33,500 Worst Case: $41,000
Lower estimate to replace Higher estimate
Cost Source: AR Cost Database

Comp #: 2371 Utility Doors - Phase 1 Replace **Quantity: Approx (160) Total Doors**
Location: Building exteriors (mechanical, storage, utility rooms)
Funded?: Yes.
History:
Comments: 2024: To be done over a 5 year period, with (1) Building completed at a time (per information provided).
Useful Life: 40 years Remaining Life: 0 years
Best Case: $ 60,000 Worst Case: $68,000
Lower allowance to replace Higher allowance
Cost Source: Prior Estimate Provided by Client, plus Inflation

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Comp #: 2371 Utility Doors - Phase 2 Replace **Quantity: Approx (160) Total Doors**
Location: Building exteriors (mechanical, storage, utility rooms)
Funded?: Yes.
History:
Comments: 2024: To be done over a 5 year period, with (1) Building completed at a time (per information provided).
Useful Life: 40 years Remaining Life: 1 years
Best Case: $ 60,000 Worst Case: $68,000
Lower allowance to replace Higher allowance
Cost Source: Prior Estimate Provided by Client, plus Inflation

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Comp #: 2371 Utility Doors - Phase 3 Replace **Quantity: Approx (160) Total Doors**
Location: Building exteriors (mechanical, storage, utility rooms)
Funded?: Yes.
History:
Comments: 2024: To be done over a 5 year period, with (1) Building completed at a time (per information provided).
Useful Life: 40 years Remaining Life: 2 years
Best Case: $ 60,000 Worst Case: $68,000
Lower allowance to replace Higher allowance
Cost Source: Prior Estimate Provided by Client, plus Inflation

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Comp #: 2371 Utility Doors - Phase 4 Replace **Quantity: Approx (160) Total Doors**
Location: Building exteriors (mechanical, storage, utility rooms)
Funded?: Yes.
History:
Comments: 2024: To be done over a 5 year period, with (1) Building completed at a time (per information provided).
Useful Life: 40 years Remaining Life: 3 years
Best Case: $ 60,000 Worst Case: $68,000
Lower allowance to replace Higher allowance
Cost Source: Prior Estimate Provided by Client, plus Inflation

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Comp #: 2371 Utility Doors - Phase 5 Replace **Quantity: Approx (160) Total Doors**

Location: Building exteriors (mechanical, storage, utility rooms)
Funded?: Yes.
History:
Comments: 2024: To be done over a 5 year period, with (1) Building completed at a time (per information provided).

Useful Life: 40 years	Remaining Life: 4 years
Best Case: $ 60,000 Lower allowance to replace	Worst Case: $68,000 Higher allowance

Cost Source: Prior Estimate Provided by Client,
plus Inflation