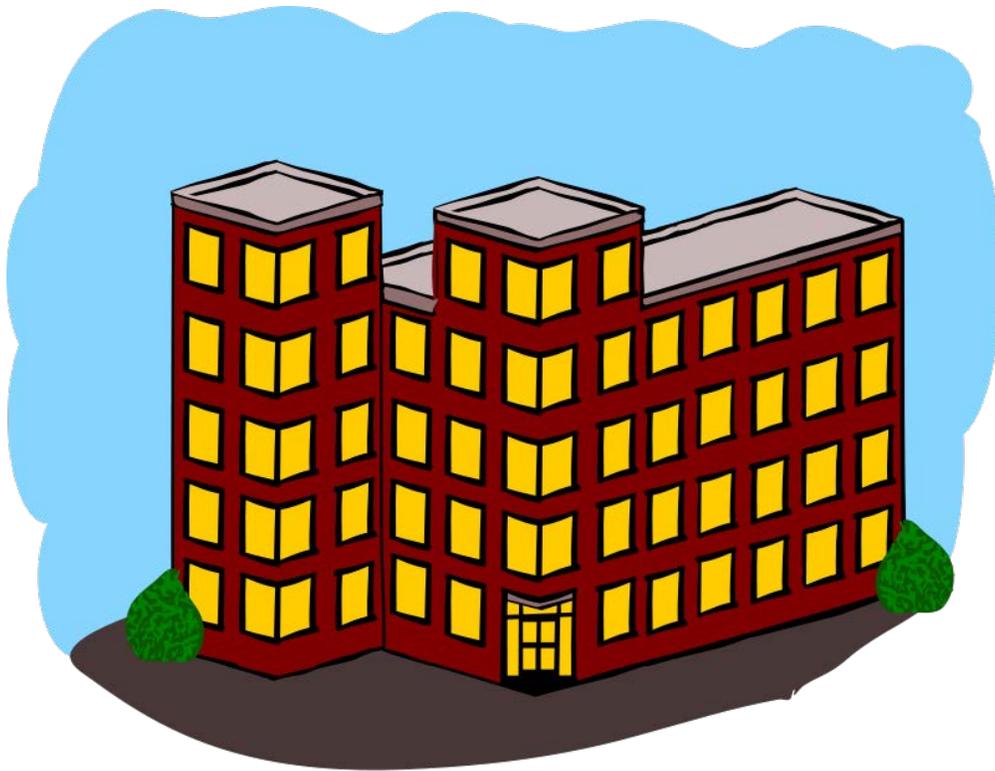




Traditional Reserve Study
ABC Condominium



Prepared for Fiscal Year 2026 Final Date: October 30, 2025



Annual Update Program

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

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

Benefits:

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

If you have not already chosen to accept the Annual Update Program and would like to do so, please contact us. We will be please to provide you with a quote for the program.

Thank you,

Anastasia Kolodzik

President

PRA, RS, CAM

Assumptions

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

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

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

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

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

1234 Some Place, Some Beach, FL 32000

Traditional Reserve Study Year 2026

October 30, 2025

As authorized, a reserve study report has been prepared for ABC Condominium Association located at 1234 Some Place, Some Beach, FL 32000. Built-in 1974 containing 121 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 2026.

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

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

FINANCIAL SUMMARY

Fiscal Year 2026

Traditional Reserve Study (TRS)

Projected Beginning Balance as of 12/31/2025:	\$113,347
Projected Expenditures (2026):	\$21,449
Threshold Model - Full Funding (1/1/2027):	\$241,898
Annual Contribution (2026):	\$150,000
Annual Contribution per Unit (2026):	\$1,240

As directed by the association, an inflation rate of 3.00% annually has been applied to this report.

****Under SB-4D and SB-154, you are not required to "Fully Fund" your Non-Structural Component Account. However, this account must exist as an entity separate from your Structural Account, must contain NO Structural Components, and must be "funded to a percentage of replacement cost" by 1/1/2027.****

Based on all the components stated above and our inspection, it is our opinion that Condominium Association is of average maintenance and most components are in well-maintained condition unless otherwise noted.

As with many associations of this age, environmental elements and construction techniques play a large part in the useful life and remaining life of components. Fluctuations in construction costs, disasters, and insurance policy limitations cannot be foretold in a specific form to regulate guaranteed results, and therefore, we reserve the right to amend this statement upon future events and information provided. Future updates can be obtained on an annual basis and are highly recommended in this uncertain economy.

This report is being prepared as a budget tool to assist the association in its long-range financial planning. Its use for any other purpose is not appropriate. The visual observations made do NOT constitute an "Engineering Inspection" and are not detailed enough to be relied upon, nor should they be relied upon, to determine violations of jurisdictional requirements (building ordinances, codes, etc.) relating to the safety, soundness, structural integrity, or habitability of the project's buildings or any individual component.

This report has been prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Alliance Reserve Services, Inc.

Thank you for allowing Alliance 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

Alliance 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.

Alliance Reserve Services, Inc. is committed to conducting reserve studies with the highest standards of integrity and professionalism. We ensure that all recommendations and decisions are made solely in the best interests of our clients, free from any financial, personal, or business relationships that could influence our judgment. Any potential conflicts of interest will be disclosed to the client promptly. We do not accept referral fees, commissions, or compensation from third parties for recommending products or services. Our employees undergo regular training on ethical standards, and compliance with these policies is mandatory. We are dedicated to maintaining client trust by conducting all work in an unbiased and transparent manner.

Reserve Disclosures

Profile

Name	ABC Condominium
Location	Some Beach, FL 32000
Units / General Type	121 / Condominiums (Condos)
Base Year / Age	1974 / 52
Fiscal Year Ends	Dec 31

Parameters

Level of Service	Update, No-Site-Visit/Off Site Review 2026
Prepared for Fiscal Year (FY)	May 21, 2024
Most Recent On-Site Inspection Date	
Allocation Increase Rate (Avg)	2.94%
Inflation Rate	3.00%
Interest Rate	0.00%
Current Reserve Allocation	\$150,000 per year
Current Reserve Balance	\$113,347 as of 1/1/2026
Funding Plan - Method / Goal	THRESHOLD

Summary

FY Start Balance	\$113,347 <i>(projected to current FY end/next FY start)</i>		
Fully Funded Balance	\$241,898		
<hr/>			
Percent Funded	19.55%		
<hr/>			
<i>Proposed Budget</i>	<i>per year</i>	<i>per month</i>	<i>per unit per month</i>
Reserve Allocation	\$150,000	\$12,500	\$103

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 0.00% 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
2026	\$113,347	\$150,000	\$0	\$0	\$0	\$21,449	\$241,898	\$103	\$0
2027	\$241,898	\$154,500	\$0	\$0	\$0	\$104,614	\$291,784	\$106	\$0
2028	\$291,784	\$159,135	\$0	\$0	\$0	\$89,324	\$361,595	\$110	\$0
2029	\$361,595	\$163,909	\$0	\$0	\$0	\$86,553	\$438,951	\$113	\$0
2030	\$438,951	\$168,826	\$0	\$0	\$0	\$22,746	\$585,031	\$116	\$0

Financial Summary

ASSOCIATION	FIRST YEAR (2026)	5 YEARS (2030)	10 YEARS (2035)	30 YEARS (2055)
Starting Balance	\$113,347	\$113,347	\$113,347	\$113,347
Contributions	\$150,000	\$796,370	\$1,719,582	\$7,136,312
Special Assessments	\$0	\$0	\$0	\$0
Additional Capital	\$0	\$0	\$0	\$0
Interest / Inv Returns	\$0	\$0	\$0	\$0
Reserve Expenses	(\$21,449)	(\$324,686)	(\$1,038,016)	(\$5,770,637)
Reserves Balance	\$241,898	\$585,031	\$794,913	\$1,479,022
# of Special Assessments	0	0	0	0
Owner				
Avg Contributions (/unit/month)	\$103	\$110	\$118	\$164
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				
01.07	01.07 - Elevator Cab Modernization Allowance: Elevator Modernization	\$124,637	30y	12y
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,600	1y	N/A
01.17	01.17 - Garage Door Assembly Motor #1 North: Garage Door Assembly Motor #1 North	\$10,300	10y	9y
01.18	01.18 - Garage Door Assembly Motor #2 South: Garage Door Assembly Motor #2 South	\$10,300	10y	9y
04.02	04.02 - Railing/Mullion Repaint and Repair: Railing/Mullion Repaint and Repair	\$77,250	10y	9y
05.02	05.02 - HVAC - Common Areas: HVAC - Common Areas	\$65,838	7y	2y
05.05	05.05 - Elevator Traction Mechanism: Elevator Traction Mechanism	\$669,926	31y	13y
05.12	05.12 - Water Heater - Phase 1: Water Heater - Phase 1	\$8,240	25y	0y
05.13	05.13 - Water Heater - Phase 2: Water Heater - Phase 2	\$3,296	20y	6y
Building 1 Non-Structural Total		\$972,387		
Common Areas				
02.02	02.02 - Garage Door Grill South: Garage Door Grille South	\$10,300	10y	9y
02.02	02.02 - Garage Door Grille North: Garage Door Grille	\$10,300	10y	9y
02.03	02.03 - Ground/Mezzanine/Office Carpeting: Ground Floor Carpeting	\$28,075	15y	3y
02.06	02.06 - Social Room Shutters: Social Room Shutters	\$27,830	15y	6y
02.07	02.07 - Ground Floor Tile: Ground Floor Tile	\$29,257	25y	1y
02.09	02.09 - Upper Hallway Carpeting: Upper Level Carpeting	\$176,202	15y	5y

	<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
02.10	02.10 - Upper Hallway Tile Landings: Upper Level Tile Landings	\$89,159	40y	28y
03.03	03.03 - Laundry Rooms: Laundry Rooms	\$7,000	8y	4y
03.06	03.06 - Interior Paint/Lobby, Hallways, Ceilings: Interior Paint/ Lobby, Hallways, Ceilings	\$25,000	15y	11y
Common Areas Total		\$403,123		
Concrete				
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$10,609	1y	0y
Concrete Total		\$10,609		
Fencing				
04.01	04.01 - Brown Mezzanine Pool Ramp Railing: Pool Ramp Railing	\$37,925	20y	3y
04.03	04.03 - Parking Deck/Mezzanine Gated Fencing: Parking Deck/ Mezzanine Gated Fencing	\$187,378	20y	12y
Fencing Total		\$225,303		
Insurance				
01.03	01.03 - Insurance Deductible**: Insurance Deductible**	\$0	10y	9y
Insurance Total		\$0		
Mechanical				
05.14	05.14 - Sump Pumps	\$1,533	10y	8y
Mechanical Total		\$1,533		
Mechanical - NONSTRUCTURAL				
05.08	05.08 - Generator: Generator	\$70,040	30y	20y
Mechanical - NONSTRUCTURAL Total		\$70,040		
Miscellaneous				
02.01	02.01 - Beach Stairs: Beach Stairs	\$5,150	5y	2y
Miscellaneous Total		\$5,150		
Pavers				
07.04	07.04 - Mezzanine Pavers	\$39,147	36y	27y
Pavers Total		\$39,147		
Recreation/Pool/Spa				
02.04	02.04 - Pool Access Fence with Gate: Pool Fencing	\$64,843	20y	7y

	<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
02.05	02.05 - Pool Tile Trim: Pool Tile Trim	\$8,783	11y	1y
06.01	06.01 - Pool Furniture Replacement: Pool Furniture Replacement	\$32,717	10y	5y
06.02	06.02 - Pool Furniture Repair: Pool Furniture Repair	\$7,883	11y	1y
07.07	07.07 - Pool Deck Pavers: Pool Deck Pavers	\$137,569	30y	22y
08.01	08.01 - Pool Equipment: Pool Equipment	\$40,975	10y	7y
08.02	08.02 - Pool Finish: Pool Finish/ Resurface	\$42,436	12y	1y
Recreation/Pool/Spa Total		\$335,206		
Seawall				
01.12	01.12 - Seawall Repair Allowance: Seawall Allowance	\$51,500	10y	5y
Seawall Total		\$51,500		
Grand Total	34	\$2,113,998		

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
2026	\$113,347	\$0	\$150,000	0.00%	\$0	\$21,449	\$241,898	\$1,237,098	19.55%
2027	\$241,898	\$0	\$154,500	3.00%	\$0	\$104,614	\$291,784	\$1,298,373	22.47%
2028	\$291,784	\$0	\$159,135	3.00%	\$0	\$89,324	\$361,595	\$1,375,712	26.28%
2029	\$361,595	\$0	\$163,909	3.00%	\$0	\$86,553	\$438,951	\$1,462,138	30.02%
2030	\$438,951	\$0	\$168,826	3.00%	\$0	\$22,746	\$585,031	\$1,620,907	36.09%
2031	\$585,031	\$0	\$173,891	3.00%	\$0	\$317,210	\$441,712	\$1,485,290	29.74%
2032	\$441,712	\$0	\$179,108	3.00%	\$0	\$52,939	\$567,881	\$1,622,083	35.01%
2033	\$567,881	\$0	\$184,481	3.00%	\$0	\$152,722	\$599,640	\$1,664,602	36.02%
2034	\$599,640	\$0	\$190,016	3.00%	\$0	\$18,675	\$770,981	\$1,850,997	41.65%
2035	\$770,981	\$0	\$195,716	3.00%	\$0	\$171,784	\$794,913	\$1,889,958	42.06%
2036	\$794,913	\$0	\$201,587	3.00%	\$0	\$17,752	\$978,748	\$2,093,550	46.75%
2037	\$978,748	\$0	\$207,635	3.00%	\$0	\$134,699	\$1,051,684	\$2,187,747	48.07%
2038	\$1,051,684	\$0	\$213,864	3.00%	\$0	\$481,015	\$784,534	\$1,933,168	40.58%
2039	\$784,534	\$0	\$220,280	3.00%	\$0	\$1,003,207	\$1,607	\$1,131,002	0.14%
2040	\$1,607	\$0	\$226,888	3.00%	\$0	\$19,980	\$208,515	\$1,322,681	15.76%
2041	\$208,515	\$0	\$233,695	3.00%	\$0	\$151,786	\$290,424	\$1,389,705	20.90%
2042	\$290,424	\$0	\$240,706	3.00%	\$0	\$21,196	\$509,934	\$1,598,755	31.90%
2043	\$509,934	\$0	\$247,927	3.00%	\$0	\$206,889	\$550,972	\$1,628,497	33.83%
2044	\$550,972	\$0	\$255,365	3.00%	\$0	\$72,892	\$733,445	\$1,802,981	40.68%
2045	\$733,445	\$0	\$263,026	3.00%	\$0	\$230,864	\$765,607	\$1,826,018	41.93%
2046	\$765,607	\$0	\$270,917	3.00%	\$0	\$496,125	\$540,399	\$1,582,732	34.14%
2047	\$540,399	\$0	\$279,044	3.00%	\$0	\$186,290	\$633,153	\$1,657,662	38.20%
2048	\$633,153	\$0	\$287,416	3.00%	\$0	\$298,774	\$621,794	\$1,625,561	38.25%
2049	\$621,794	\$0	\$296,038	3.00%	\$0	\$100,916	\$816,916	\$1,803,069	45.31%
2050	\$816,916	\$0	\$304,919	3.00%	\$0	\$26,851	\$1,094,984	\$2,069,170	52.92%
2051	\$1,094,984	\$0	\$314,067	3.00%	\$0	\$203,989	\$1,205,062	\$2,167,987	55.58%
2052	\$1,205,062	\$0	\$323,489	3.00%	\$0	\$152,604	\$1,375,947	\$2,330,104	59.05%
2053	\$1,375,947	\$0	\$333,193	3.00%	\$0	\$362,789	\$1,346,351	\$2,288,291	58.84%
2054	\$1,346,351	\$0	\$343,189	3.00%	\$0	\$253,738	\$1,435,802	\$2,365,418	60.70%
2055	\$1,435,802	\$0	\$353,485	3.00%	\$0	\$310,265	\$1,479,022	\$2,394,719	61.76%

0.00% - Interest Rate
3.00% - Inflation

Min FY End Balance:	\$1,607
Avg FY End Balance:	\$717,310

Min % Funded:	0.14%
Avg % Funded:	38.14%

Disbursement By Year

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2026 (Year 1)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$10,609.00	1 Allow	\$10,609	1y	2027
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,300.00	2 LS	\$2,600	1y	2027
05.12	05.12 - Water Heater - Phase 1: Water Heater - Phase 1	\$1,648.00	5 Ea	\$8,240	25y	2046
2026 (Year 1) Total				\$21,449		
2027 (Year 2)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$10,927.00	1 Allow	\$10,927	1y	2028
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,339.00	2 LS	\$2,678	1y	2028
02.05	02.05 - Pool Tile Trim: Pool Tile Trim	\$9,046.00	1 SF	\$9,046	11y	2037
02.07	02.07 - Ground Floor Tile: Ground Floor Tile	\$22.21	1,357 SF	\$30,135	25y	2052
06.02	06.02 - Pool Furniture Repair: Pool Furniture Repair	\$8,119.00	1 LS	\$8,119	11y	2037
08.02	08.02 - Pool Finish: Pool Finish/ Resurface	\$43,709.00	1 LS	\$43,709	12y	2037
2027 (Year 2) Total				\$104,614		
2028 (Year 3)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$11,255.00	1 Allow	\$11,255	1y	2029
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,379.00	2 LS	\$2,758	1y	2029
02.01	02.01 - Beach Stairs: Beach Stairs	\$5,464.00	1 Allow	\$5,464	5y	2033
05.02	05.02 - HVAC - Common Areas: HVAC - Common Areas	\$69,847.00	1 Ea	\$69,847	7y	2043
2028 (Year 3) Total				\$89,324		
2029 (Year 4)						

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$11,593.00	1 Allow	\$11,593	1y	2030
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,420.50	2 LS	\$2,841	1y	2030
02.03	02.03 - Ground/Mezzanine/Office Carpeting: Ground Floor Carpeting	\$19.74	1,554 SF	\$30,678	15y	2044
04.01	04.01 - Brown Mezzanine Pool Ramp Railing: Pool Ramp Railing	\$318.78	130 LF	\$41,441	20y	2049
2029 (Year 4) Total				\$86,553		
2030 (Year 5)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$11,941.00	1 Allow	\$11,941	1y	2031
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,463.00	2 LS	\$2,926	1y	2031
03.03	03.03 - Laundry Rooms: Laundry Rooms	\$7,879.00	1 Ea	\$7,879	8y	2038
2030 (Year 5) Total				\$22,746		
2031 (Year 6)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$12,299.00	1 Allow	\$12,299	1y	2032
01.12	01.12 - Seawall Repair Allowance: Seawall Allowance	\$59,703.00	1 Allow	\$59,703	10y	2041
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,507.00	2 LS	\$3,014	1y	2032
02.09	02.09 - Upper Hallway Carpeting: Upper Level Carpeting	\$23.21	8,800 SF	\$204,266	15y	2046
06.01	06.01 - Pool Furniture Replacement: Pool Furniture Replacement	\$37,928.00	1 LS	\$37,928	10y	2041
2031 (Year 6) Total				\$317,210		
2032 (Year 7)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$12,668.00	1 Allow	\$12,668	1y	2033
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,552.50	2 LS	\$3,105	1y	2033
02.06	02.06 - Social Room Shutters: Social Room Shutters	\$33,230.00	1 LS	\$33,230	15y	2047

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
05.13	05.13 - Water Heater - Phase 2: Water Heater - Phase 2	\$1,968.00	2 Ea	\$3,936	20y	2052
2032 (Year 7) Total				\$52,939		
2033 (Year 8)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$13,048.00	1 Allow	\$13,048	1y	2034
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,599.00	2 LS	\$3,198	1y	2034
02.01	02.01 - Beach Stairs: Beach Stairs	\$6,334.00	1 Allow	\$6,334	5y	2038
02.04	02.04 - Pool Access Fence with Gate: Pool Fencing	\$79,748.00	1 LS	\$79,748	20y	2053
08.01	08.01 - Pool Equipment: Pool Equipment	\$50,394.00	1 Ea	\$50,394	10y	2043
2033 (Year 8) Total				\$152,722		
2034 (Year 9)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$13,439.00	1 Allow	\$13,439	1y	2035
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,647.00	2 LS	\$3,294	1y	2035
05.14	05.14 - Sump Pumps	\$1,942.00	1 LS	\$1,942	10y	2044
2034 (Year 9) Total				\$18,675		
2035 (Year 10)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$13,842.00	1 Allow	\$13,842	1y	2036
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,696.00	2 LS	\$3,392	1y	2036
01.17	01.17 - Garage Door Assembly Motor #1 North: Garage Door Assembly Motor #1 North	\$13,439.00	1 Ea	\$13,439	10y	2045
01.18	01.18 - Garage Door Assembly Motor #2 South: Garage Door Assembly Motor #2 South	\$13,439.00	1 Ea	\$13,439	10y	2045
02.02	02.02 - Garage Door Grill South: Garage Door Grille South	\$13,439.00	1 Ea	\$13,439	10y	2045
02.02	02.02 - Garage Door Grille North: Garage Door Grille	\$13,439.00	1 Ea	\$13,439	10y	2045

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
04.02	04.02 - Railing/Mullion Repaint and Repair: Railing/Mullion Repaint and Repair	\$100,794.00	1 LF	\$100,794	10y	2045
2035 (Year 10) Total				\$171,784		
2036 (Year 11)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$14,258.00	1 Allow	\$14,258	1y	2037
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,747.00	2 LS	\$3,494	1y	2037
2036 (Year 11) Total				\$17,752		
2037 (Year 12)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$14,685.00	1 Allow	\$14,685	1y	2038
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,799.50	2 LS	\$3,599	1y	2038
02.05	02.05 - Pool Tile Trim: Pool Tile Trim	\$12,157.00	1 SF	\$12,157	10y	2047
03.06	03.06 - Interior Paint/Lobby, Hallways, Ceilings: Interior Paint/Lobby, Hallways, Ceilings	\$34,606.00	1 LS	\$34,606	15y	2052
06.02	06.02 - Pool Furniture Repair: Pool Furniture Repair	\$10,911.00	1 LS	\$10,911	10y	2047
08.02	08.02 - Pool Finish: Pool Finish/ Resurface	\$58,741.00	1 LS	\$58,741	10y	2047
2037 (Year 12) Total				\$134,699		
2038 (Year 13)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$15,126.00	1 Allow	\$15,126	1y	2039
01.07	01.07 - Elevator Cab Modernization Allowance: Elevator Modernization	\$88,851.50	2 Ea	\$177,703	30y	N/A
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,853.50	2 LS	\$3,707	1y	2039
02.01	02.01 - Beach Stairs: Beach Stairs	\$7,343.00	1 Allow	\$7,343	5y	2043
03.03	03.03 - Laundry Rooms: Laundry Rooms	\$9,980.00	1 Ea	\$9,980	8y	2046
04.03	04.03 - Parking Deck/Mezzanine Gated Fencing: Parking Deck/Mezzanine Gated Fencing	\$267.16	1,000 LF	\$267,156	20y	N/A
2038 (Year 13) Total				\$481,015		

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2039 (Year 14)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$15,580.00	1 Allow	\$15,580	1y	2040
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,909.00	2 LS	\$3,818	1y	2040
05.05	05.05 - Elevator Traction Mechanism: Elevator Traction Mechanism	\$491,904.50	2 Ea	\$983,809	31y	N/A
2039 (Year 14) Total				\$1,003,207		
2040 (Year 15)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$16,047.00	1 Allow	\$16,047	1y	2041
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$1,966.50	2 LS	\$3,933	1y	2041
2040 (Year 15) Total				\$19,980		
2041 (Year 16)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$16,528.00	1 Allow	\$16,528	1y	2042
01.12	01.12 - Seawall Repair Allowance: Seawall Allowance	\$80,235.00	1 Allow	\$80,235	10y	2051
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,025.50	2 LS	\$4,051	1y	2042
06.01	06.01 - Pool Furniture Replacement: Pool Furniture Replacement	\$50,972.00	1 LS	\$50,972	10y	2051
2041 (Year 16) Total				\$151,786		
2042 (Year 17)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$17,024.00	1 Allow	\$17,024	1y	2043
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,086.00	2 LS	\$4,172	1y	2043
2042 (Year 17) Total				\$21,196		
2043 (Year 18)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$17,535.00	1 Allow	\$17,535	1y	2044
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,148.50	2 LS	\$4,297	1y	2044

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
02.01	02.01 - Beach Stairs: Beach Stairs	\$8,512.00	1 Allow	\$8,512	5y	2048
05.02	05.02 - HVAC - Common Areas: HVAC - Common Areas	\$108,820.00	1 Ea	\$108,820	15y	N/A
08.01	08.01 - Pool Equipment: Pool Equipment	\$67,725.00	1 Ea	\$67,725	10y	2053
2043 (Year 18) Total				\$206,889		
2044 (Year 19)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$18,061.00	1 Allow	\$18,061	1y	2045
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,213.00	2 LS	\$4,426	1y	2045
02.03	02.03 - Ground/Mezzanine/Office Carpeting: Ground Floor Carpeting	\$30.76	1,554 SF	\$47,795	15y	N/A
05.14	05.14 - Sump Pumps	\$2,610.00	1 LS	\$2,610	10y	2054
2044 (Year 19) Total				\$72,892		
2045 (Year 20)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$18,603.00	1 Allow	\$18,603	1y	2046
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,279.50	2 LS	\$4,559	1y	2046
01.17	01.17 - Garage Door Assembly Motor #1 North: Garage Door Assembly Motor #1 North	\$18,061.00	1 Ea	\$18,061	10y	2055
01.18	01.18 - Garage Door Assembly Motor #2 South: Garage Door Assembly Motor #2 South	\$18,061.00	1 Ea	\$18,061	10y	2055
02.02	02.02 - Garage Door Grill South: Garage Door Grille South	\$18,061.00	1 Ea	\$18,061	10y	2055
02.02	02.02 - Garage Door Grille North: Garage Door Grille	\$18,061.00	1 Ea	\$18,061	10y	2055
04.02	04.02 - Railing/Mullion Repaint and Repair: Railing/Mullion Repaint and Repair	\$135,458.00	1 LF	\$135,458	10y	2055
2045 (Year 20) Total				\$230,864		
2046 (Year 21)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$19,161.00	1 Allow	\$19,161	1y	2047

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,348.00	2 LS	\$4,696	1y	2047
02.09	02.09 - Upper Hallway Carpeting: Upper Level Carpeting	\$36.16	8,800 SF	\$318,243	15y	N/A
03.03	03.03 - Laundry Rooms: Laundry Rooms	\$12,643.00	1 Ea	\$12,643	8y	2054
05.08	05.08 - Generator: Generator	\$126,500.00	1 Ea	\$126,500	30y	N/A
05.12	05.12 - Water Heater - Phase 1: Water Heater - Phase 1	\$2,976.40	5 Ea	\$14,882	20y	N/A
2046 (Year 21) Total				\$496,125		
2047 (Year 22)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$19,736.00	1 Allow	\$19,736	1y	2048
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,418.50	2 LS	\$4,837	1y	2048
02.05	02.05 - Pool Tile Trim: Pool Tile Trim	\$16,339.00	1 SF	\$16,339	10y	N/A
02.06	02.06 - Social Room Shutters: Social Room Shutters	\$51,771.00	1 LS	\$51,771	15y	N/A
06.02	06.02 - Pool Furniture Repair: Pool Furniture Repair	\$14,664.00	1 LS	\$14,664	10y	N/A
08.02	08.02 - Pool Finish: Pool Finish/ Resurface	\$78,943.00	1 LS	\$78,943	10y	N/A
2047 (Year 22) Total				\$186,290		
2048 (Year 23)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$20,328.00	1 Allow	\$20,328	1y	2049
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,491.00	2 LS	\$4,982	1y	2049
02.01	02.01 - Beach Stairs: Beach Stairs	\$9,868.00	1 Allow	\$9,868	5y	2053
07.07	07.07 - Pool Deck Pavers: Pool Deck Pavers	\$263,596.00	1 LS	\$263,596	30y	N/A
2048 (Year 23) Total				\$298,774		
2049 (Year 24)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$20,938.00	1 Allow	\$20,938	1y	2050
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,565.50	2 LS	\$5,131	1y	2050

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
04.01	04.01 - Brown Mezzanine Pool Ramp Railing: Pool Ramp Railing	\$575.75	130 LF	\$74,847	20y	N/A
2049 (Year 24) Total				\$100,916		
2050 (Year 25)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$21,566.00	1 Allow	\$21,566	1y	2051
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,642.50	2 LS	\$5,285	1y	2051
2050 (Year 25) Total				\$26,851		
2051 (Year 26)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$22,213.00	1 Allow	\$22,213	1y	2052
01.12	01.12 - Seawall Repair Allowance: Seawall Allowance	\$107,830.00	1 Allow	\$107,830	10y	N/A
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,722.00	2 LS	\$5,444	1y	2052
06.01	06.01 - Pool Furniture Replacement: Pool Furniture Replacement	\$68,502.00	1 LS	\$68,502	10y	N/A
2051 (Year 26) Total				\$203,989		
2052 (Year 27)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$22,879.00	1 Allow	\$22,879	1y	2053
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,803.50	2 LS	\$5,607	1y	2053
02.07	02.07 - Ground Floor Tile: Ground Floor Tile	\$46.50	1,357 SF	\$63,095	25y	N/A
03.06	03.06 - Interior Paint/Lobby, Hallways, Ceilings: Interior Paint/Lobby, Hallways, Ceilings	\$53,915.00	1 LS	\$53,915	15y	N/A
05.13	05.13 - Water Heater - Phase 2: Water Heater - Phase 2	\$3,554.00	2 Ea	\$7,108	20y	N/A
2052 (Year 27) Total				\$152,604		
2053 (Year 28)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$23,566.00	1 Allow	\$23,566	1y	2054
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,887.50	2 LS	\$5,775	1y	2054

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
02.01	02.01 - Beach Stairs: Beach Stairs	\$11,440.00	1 Allow	\$11,440	5y	N/A
02.04	02.04 - Pool Access Fence with Gate: Pool Fencing	\$144,034.00	1 LS	\$144,034	20y	N/A
07.04	07.04 - Mezzanine Pavers	\$86,957.00	1 LS	\$86,957	36y	N/A
08.01	08.01 - Pool Equipment: Pool Equipment	\$91,017.00	1 Ea	\$91,017	10y	N/A
2053 (Year 28) Total				\$362,789		
2054 (Year 29)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$24,273.00	1 Allow	\$24,273	1y	2055
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,974.50	2 LS	\$5,949	1y	2055
02.10	02.10 - Upper Hallway Tile Landings: Upper Level Tile Landings	\$53.68	3,800 SF	\$203,992	40y	N/A
03.03	03.03 - Laundry Rooms: Laundry Rooms	\$16,016.00	1 Ea	\$16,016	8y	N/A
05.14	05.14 - Sump Pumps	\$3,508.00	1 LS	\$3,508	10y	N/A
2054 (Year 29) Total				\$253,738		
2055 (Year 30)						
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$25,001.00	1 Allow	\$25,001	1y	N/A
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$3,063.50	2 LS	\$6,127	1y	N/A
01.17	01.17 - Garage Door Assembly Motor #1 North: Garage Door Assembly Motor #1 North	\$24,273.00	1 Ea	\$24,273	10y	N/A
01.18	01.18 - Garage Door Assembly Motor #2 South: Garage Door Assembly Motor #2 South	\$24,273.00	1 Ea	\$24,273	10y	N/A
02.02	02.02 - Garage Door Grill South: Garage Door Grille South	\$24,273.00	1 Ea	\$24,273	10y	N/A
02.02	02.02 - Garage Door Grille North: Garage Door Grille	\$24,273.00	1 Ea	\$24,273	10y	N/A
04.02	04.02 - Railing/Mullion Repaint and Repair: Railing/Mullion Repaint and Repair	\$182,045.00	1 LF	\$182,045	10y	N/A
2055 (Year 30) Total				\$310,265		

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							
01.07	01.07 - Elevator Cab Modernization Allowance: Elevator Modernization	30y	12y	2 Ea	\$62,318.70	100%	\$124,637
01.13	01.13 - Washers & Dryers : Washers & Dryers	1y	N/A	2 LS	\$1,300.00	100%	\$2,600
01.17	01.17 - Garage Door Assembly Motor #1 North: Garage Door Assembly Motor #1 North	10y	9y	1 Ea	\$10,300.00	100%	\$10,300
01.18	01.18 - Garage Door Assembly Motor #2 South: Garage Door Assembly Motor #2 South	10y	9y	1 Ea	\$10,300.00	100%	\$10,300
04.02	04.02 - Railing/Mullion Repaint and Repair: Railing/Mullion Repaint and Repair	10y	9y	1 LF	\$77,250.00	100%	\$77,250
05.02	05.02 - HVAC - Common Areas: HVAC - Common Areas	7y	2y	1 Ea	\$65,837.60	100%	\$65,838
05.05	05.05 - Elevator Traction Mechanism: Elevator Traction Mechanism	31y	13y	2 Ea	\$334,962.99	100%	\$669,926
05.12	05.12 - Water Heater - Phase 1: Water Heater - Phase 1	25y	0y	5 Ea	\$1,648.00	100%	\$8,240
05.13	05.13 - Water Heater - Phase 2: Water Heater - Phase 2	20y	6y	2 Ea	\$1,648.00	100%	\$3,296
Common Areas							
02.02	02.02 - Garage Door Grill South: Garage Door Grille South	10y	9y	1 Ea	\$10,300.00	100%	\$10,300
02.02	02.02 - Garage Door Grille North: Garage Door Grille	10y	9y	1 Ea	\$10,300.00	100%	\$10,300
02.03	02.03 - Ground/Mezzanine/Office Carpeting: Ground Floor Carpeting	15y	3y	1,554 SF	\$18.07	100%	\$28,075
02.06	02.06 - Social Room Shutters: Social Room Shutters	15y	6y	1 LS	\$27,829.63	100%	\$27,830
02.07	02.07 - Ground Floor Tile: Ground Floor Tile	25y	1y	1,357 SF	\$21.56	100%	\$29,257
02.09	02.09 - Upper Hallway Carpeting: Upper Level Carpeting	15y	5y	8,800 SF	\$20.02	100%	\$176,202

	<i>Reserve Component</i>	<i>UL</i>	<i>RL</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Rplc %</i>	<i>Extended Cost</i>
02.10	02.10 - Upper Hallway Tile Landings: Upper Level Tile Landings	40y	28y	3,800 SF	\$23.46	100%	\$89,159
03.03	03.03 - Laundry Rooms: Laundry Rooms	8y	4y	1 Ea	\$7,000.00	100%	\$7,000
03.06	03.06 - Interior Paint/Lobby, Hallways, Ceilings: Interior Paint/Lobby, Hallways, Ceilings	15y	11y	1 LS	\$25,000.00	100%	\$25,000
Concrete							
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	1y	0y	1 Allow	\$10,609.00	100%	\$10,609
Fencing							
04.01	04.01 - Brown Mezzanine Pool Ramp Railing: Pool Ramp Railing	20y	3y	130 LF	\$291.73	100%	\$37,925
04.03	04.03 - Parking Deck/Mezzanine Gated Fencing: Parking Deck/Mezzanine Gated Fencing	20y	12y	1,000 LF	\$187.38	100%	\$187,378
Insurance							
01.03	01.03 - Insurance Deductible**: Insurance Deductible**	10y	9y	1 Allow	\$802,237.66	100%	\$0
Mechanical							
05.14	05.14 - Sump Pumps	10y	8y	1 LS	\$1,533.38	100%	\$1,533
Mechanical - NONSTRUCTURAL							
05.08	05.08 - Generator: Generator	30y	20y	1 Ea	\$70,040.00	100%	\$70,040
Miscellaneous							
02.01	02.01 - Beach Stairs: Beach Stairs	5y	2y	1 Allow	\$5,150.00	100%	\$5,150
Pavers							
07.04	07.04 - Mezzanine Pavers	36y	27y	1 LS	\$39,147.21	100%	\$39,147
Recreation/Pool/Spa							
02.04	02.04 - Pool Access Fence with Gate: Pool Fencing	20y	7y	1 LS	\$64,842.60	100%	\$64,843
02.05	02.05 - Pool Tile Trim: Pool Tile Trim	11y	1y	1 SF	\$8,782.81	100%	\$8,783
06.01	06.01 - Pool Furniture Replacement: Pool Furniture Replacement	10y	5y	1 LS	\$32,716.92	100%	\$32,717
06.02	06.02 - Pool Furniture Repair: Pool Furniture Repair	11y	1y	1 LS	\$7,882.54	100%	\$7,883
07.07	07.07 - Pool Deck Pavers: Pool	30y	22y	1 LS	\$137,568.52	100%	\$137,569

	<i>Reserve Component</i>	<i>UL</i>	<i>RL</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Rplc %</i>	<i>Extended Cost</i>
	Deck Pavers						
08.01	08.01 - Pool Equipment: Pool Equipment	10y	7y	1 Ea	\$40,975.00	100%	\$40,975
08.02	08.02 - Pool Finish: Pool Finish/Resurface	12y	1y	1 LS	\$42,436.00	100%	\$42,436
	Seawall						
01.12	01.12 - Seawall Repair Allowance: Seawall Allowance	10y	5y	1 Allow	\$51,500.00	100%	\$51,500

Grand Total:

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Florida Funding Summary

Total Allocation: \$263,347 Total Expenditures (2026 & 2027): \$73,756 Total Available Allocation: \$189,591

Asset No	Description	Current Cost	Useful Life	Remaining Life	2025 EOL Cost	2025 Adj. Cost	Adj. Cost %	Allocation	Future Liability (Surplus)	100% Funded
Building 1 Non-Structural										
01.07	01.07 - Elevator Cab Modernization Allowance: Elevator Modernization	\$124,637	30y	12y	N/A	\$10,386	4.34%	\$8,233	\$116,404	\$81,305
01.13	01.13 - Washers & Dryers : Washers & Dryers	\$2,600	1y	0y	\$2,600	N/A	N/A	\$2,600	\$0	\$2,678
01.17	01.17 - Garage Door Assembly Motor #1 North: Garage Door Assembly Motor #1 North	\$10,300	10y	9y	N/A	\$1,144	0.48%	\$907	\$9,393	\$2,122
01.18	01.18 - Garage Door Assembly Motor #2 South: Garage Door Assembly Motor #2 South	\$10,300	10y	9y	N/A	\$1,144	0.48%	\$907	\$9,393	\$2,122
04.02	04.02 - Railing/Mullion Repaint and Repair: Railing/Mullion Repaint and Repair	\$77,250	10y	9y	N/A	\$8,583	3.59%	\$6,804	\$70,446	\$15,914
05.02	05.02 - HVAC - Common Areas: HVAC - Common Areas	\$65,838	7y	2y	N/A	\$32,919	13.76%	\$26,094	\$39,744	\$58,126
05.05	05.05 - Elevator Traction Mechanism: Elevator Traction Mechanism	\$669,926	31y	13y	N/A	\$51,533	21.55%	\$40,848	\$629,078	\$422,918
05.12	05.12 - Water Heater - Phase 1: Water Heater - Phase 1	\$8,240	25y	0y	\$8,240	N/A	N/A	\$8,240	\$0	\$424
05.13	05.13 - Water Heater - Phase 2: Water Heater - Phase 2	\$3,296	20y	6y	N/A	\$549	0.23%	\$435	\$2,861	\$2,546
Building 1 Non-Structural Total:		\$972,387			\$10,840	\$106,260	44.43%	\$95,069	\$877,318	\$588,155
Common Areas										
02.02	02.02 - Garage Door Grill South: Garage Door Grille South	\$10,300	10y	9y	N/A	\$1,144	0.48%	\$907	\$9,393	\$2,122
02.02	02.02 - Garage Door	\$10,300	10y	9y	N/A	\$1,144	0.48%	\$907	\$9,393	\$2,122

<i>Asset No</i>	<i>Description</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>	<i>2025 EOL Cost</i>	<i>2025 Adj. Cost</i>	<i>Adj. Cost %</i>	<i>Allocation</i>	<i>Future Liability (Surplus)</i>	<i>100% Funded</i>
	Grille North: Garage Door Grille									
02.03	02.03 - Ground/ Mezzanine/Office Carpeting: Ground Floor Carpeting	\$28,075	15y	3y	N/A	\$9,358	3.91%	\$7,418	\$20,657	\$25,062
02.06	02.06 - Social Room Shutters: Social Room Shutters	\$27,830	15y	6y	N/A	\$4,638	1.94%	\$3,677	\$24,153	\$19,110
02.07	02.07 - Ground Floor Tile: Ground Floor Tile	\$29,257	25y	1y	\$14,628	N/A	N/A	\$14,628	\$14,628	\$30,135
02.09	02.09 - Upper Hallway Carpeting: Upper Level Carpeting	\$176,202	15y	5y	N/A	\$35,240	14.73%	\$27,934	\$148,268	\$133,091
02.10	02.10 - Upper Hallway Tile Landings: Upper Level Tile Landings	\$89,159	40y	28y	N/A	\$3,184	1.33%	\$2,524	\$86,635	\$29,846
03.03	03.03 - Laundry Rooms: Laundry Rooms	\$7,000	8y	4y	N/A	\$1,750	0.73%	\$1,387	\$5,613	\$4,506
03.06	03.06 - Interior Paint/ Lobby, Hallways, Ceilings: Interior Paint/ Lobby, Hallways, Ceilings	\$25,000	15y	11y	N/A	\$2,273	0.95%	\$1,802	\$23,198	\$8,583
Common Areas Total:		\$403,123			\$14,628	\$58,733	24.56%	\$61,184	\$341,939	\$254,577
Concrete										
01.06	01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	\$10,609	1y	0y	\$10,609	N/A	N/A	\$10,609	\$0	\$10,927
Concrete Total:		\$10,609			\$10,609	\$0	0.00%	\$10,609	\$0	\$10,927
Fencing										
04.01	04.01 - Brown Mezzanine Pool Ramp Railing: Pool Ramp Railing	\$37,925	20y	3y	N/A	\$12,642	5.29%	\$10,021	\$27,904	\$35,156
04.03	04.03 - Parking Deck/ Mezzanine Gated Fencing: Parking Deck/ Mezzanine Gated Fencing	\$187,378	20y	12y	N/A	\$15,615	6.53%	\$12,377	\$175,001	\$86,850
Fencing Total:		\$225,303			\$0	\$28,256	11.81%	\$22,398	\$202,905	\$122,006
Insurance										
Insurance Total:		\$0			\$0	\$0	0.00%	\$0	\$0	\$0
Mechanical										

Asset No	Description	Current Cost	Useful Life	Remaining Life	2025 EOL Cost	2025 Adj. Cost	Adj. Cost %	Allocation	Future Liability (Surplus)	100% Funded
05.14	05.14 - Sump Pumps	\$1,533	10y	8y	N/A	\$192	0.08%	\$152	\$1,381	\$474
Mechanical Total:		\$1,533			\$0	\$192	0.08%	\$152	\$1,381	\$474
Mechanical - NONSTRUCTURAL										
05.08	05.08 - Generator: Generator	\$70,040	30y	20y	N/A	\$3,502	1.46%	\$2,776	\$67,264	\$26,452
Mechanical - NONSTRUCTURAL Total:		\$70,040			\$0	\$3,502	1.46%	\$2,776	\$67,264	\$26,452
Miscellaneous										
02.01	02.01 - Beach Stairs: Beach Stairs	\$5,150	5y	2y	N/A	\$2,575	1.08%	\$2,041	\$3,109	\$4,244
Miscellaneous Total:		\$5,150			\$0	\$2,575	1.08%	\$2,041	\$3,109	\$4,244
Pavers										
07.04	07.04 - Mezzanine Pavers	\$39,147	36y	27y	N/A	\$1,450	0.61%	\$1,149	\$37,998	\$11,200
Pavers Total:		\$39,147			\$0	\$1,450	0.61%	\$1,149	\$37,998	\$11,200
Recreation/Pool/Spa										
02.04	02.04 - Pool Access Fence with Gate: Pool Fencing	\$64,843	20y	7y	N/A	\$9,263	3.87%	\$7,343	\$57,500	\$46,752
02.05	02.05 - Pool Tile Trim: Pool Tile Trim	\$8,783	11y	1y	\$4,392	N/A	N/A	\$4,392	\$4,392	\$9,046
06.01	06.01 - Pool Furniture Replacement: Pool Furniture Replacement	\$32,717	10y	5y	N/A	\$6,543	2.74%	\$5,187	\$27,530	\$20,219
06.02	06.02 - Pool Furniture Repair: Pool Furniture Repair	\$7,883	11y	1y	\$3,942	N/A	N/A	\$3,942	\$3,942	\$8,119
07.07	07.07 - Pool Deck Pavers: Pool Deck Pavers	\$137,569	30y	22y	N/A	\$6,253	2.61%	\$4,957	\$132,612	\$42,509
08.01	08.01 - Pool Equipment: Pool Equipment	\$40,975	10y	7y	N/A	\$5,854	2.45%	\$4,640	\$36,335	\$16,882
08.02	08.02 - Pool Finish: Pool Finish/ Resurface	\$42,436	12y	1y	\$21,218	N/A	N/A	\$21,218	\$21,218	\$43,709
Recreation/Pool/Spa Total:		\$335,206			\$29,551	\$27,913	11.67%	\$51,677	\$283,529	\$187,236
Seawall										
01.12	01.12 - Seawall Repair Allowance: Seawall Allowance	\$51,500	10y	5y	N/A	\$10,300	4.31%	\$8,164	\$43,336	\$31,827
Seawall Total:		\$51,500			\$0	\$10,300	4.31%	\$8,164	\$43,336	\$31,827
Grand Total:		\$2,113,998			\$65,628	\$239,181	100%	\$255,220	\$1,858,778	\$1,237,098

Appendices

Calculations

1) Allocation % =

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

2) Current Cost =

Extended Cost (for a component without subcomponents)

-or-

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

3) Extended Cost =

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

4) Fully Funded Balance =

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

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

Initial or current fiscal year-

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

Subsequent fiscal years-

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

6) Interest Earned=

Initial fiscal year-

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

Subsequent fiscal years-

FY Start Balance x Interest Rate (net effective)

7) Percent Funded =

(FY Start Balance / Fully Funded Balance) x 100

8) Reserve Allocation (Component Method) =

Current Cost / Useful Life

Definitions

Abbreviations

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

1) Age

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

2) Allocation %

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

3) Allocation Increase Rate

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

4) Base Year

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

5) Common Interest Development (CID)

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

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

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

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

6) Component Inventory

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

7) Contingency Rate

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

8) Current Cost

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

9) Disbursement

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

10) Extended Cost

See Calculations- APPENDIX B.

11) Fiscal Year (FY)

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

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

12) Full Funded Balance (FFB)

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

See Calculations- APPENDIX B.

13) Funding Goal

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

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

14) Funding Method (or Funding Plan)

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

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

on the sum of allocations for individual components.

15) **Funding Plan**

The combined Funding Method & Funding Goal.

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

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

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

The balance in reserves at start of applicable fiscal year.

18) **Inflation Rate**

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

19) **Interest Earned**

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

20) **Interest Rate**

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

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

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

22) **Levels of Service**

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

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

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

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

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

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

- a) Life and Valuation Estimates

- b) Fund Status
- c) Funding Plan

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

23) Percent Funded

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

24) Quantity

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

25) Remaining Life (RL)

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

26) Replacement %

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

27) Reserve Allocation

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

28) Reserve Component (or subcomponent)

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

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

29) Restoration

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

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

30) Risk Factor

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

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

31) Unit Cost

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

32) Unit of Measure

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

33) Useful Life (UL)

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

01.03 - Insurance Deductible**

Basic Info

Type of Cost: Replacement
 Category: Insurance
 Useful Life: 10y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$802,237.66
 Total Qty to Maintain (100% of Total): 1 Allow
 Total Current Cost: \$802,238

Comments

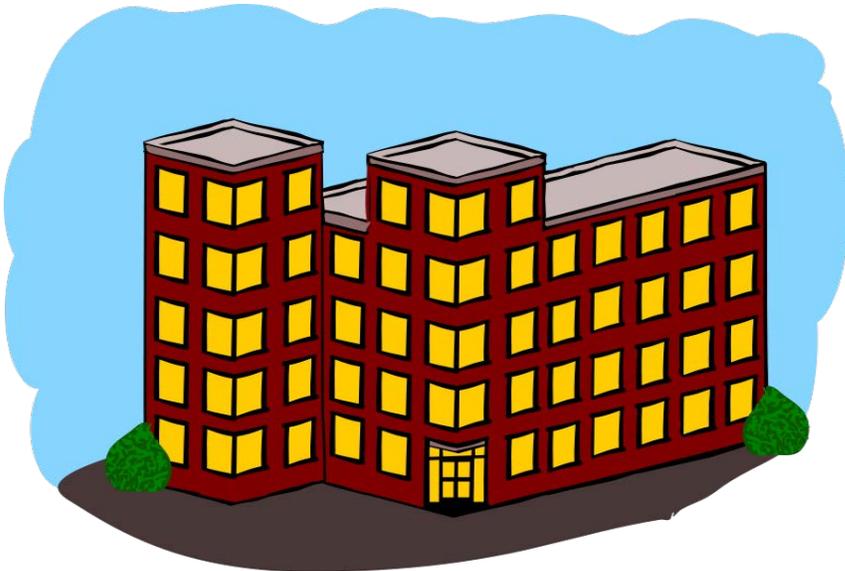
Included as a safety net against insurable events.

This is currently unfunded, but has been left in this report for possible future use.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
01.03 - Insurance Deductible**: Insurance Deductible**	01/01/2025	01/01/2035	1 Allow	\$0
Total			1 Allow	\$802,238

Photos



01.06 - Grounds Concrete Allowance (Annual)

Basic Info

Type of Cost: Replacement
 Category: Concrete
 Useful Life: 1y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$10,609.00
 Total Qty to Maintain (100% of Total): 1 Allow
 Total Current Cost: \$10,609

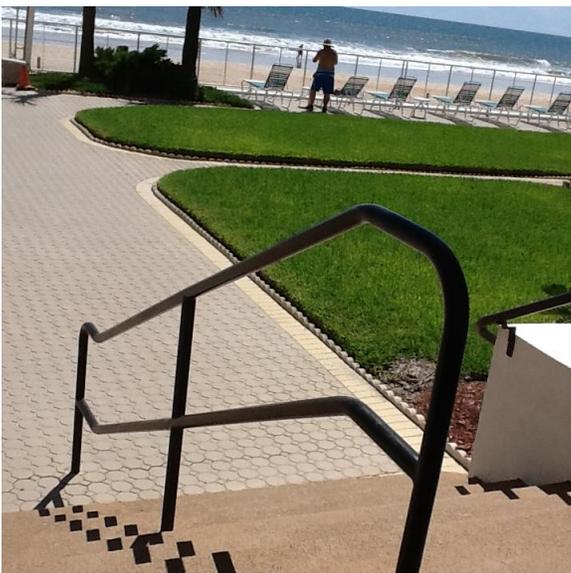
Comments

Allowance as per Board for concrete repair. Replacement of the concrete paving (curbing, sidewalks, etc.), building stucco and concrete, decorative concrete features, walkways, and balcony decks, should not be necessary at any one given time under normal operating conditions. As such, reserving for total replacement is not considered practical or necessary. This allowance is designed to cover approximately 20% of the total square feet of concrete /pavement to begin after an initial life of 20 years has been achieved, in keeping with our experience with similar properties. The amount of this allowance and the useful life cycle may vary widely from actual expenses in the future and this report can be amended as more information becomes available. Allowances accrues funding for specific components' repair to extend remaining life until complete replacement is required or if partial replacement is adequate for maintaining area.

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
01.06 - Grounds Concrete Allowance (Annual): Grounds Concrete Allowance (Annual)	01/01/2025	01/01/2026	1 Allow	\$10,609
Total			1 Allow	\$10,609

Photos





01.07 - Elevator Cab Modernization Allowance

Basic Info

Type of Cost: Replacement
 Category: Building 1 Non-Structural
 Useful Life: 30y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$62,318.70
 Total Qty to Maintain (100% of Total): 2 Ea
 Total Current Cost: \$124,637

Comments

(2) # 22127- 2500 lbs #22128- 3500 lbs

Full modernization of elevator cabs, walls, flooring, buttons, including (but not necessarily limited to), controllers, door hardware, etc. has been observed on life cycles in the 25–30-year range in properties of similar quality, assuming a typical maintenance program. The useful life is often determined by an association's dissatisfaction with the elevator's appearance and functional interior components. The current cost estimate is based on construction cost indexes and is in keeping with actual costs incurred for similar modernization projects.

Most recent in service date: 1- Jan-08

Items

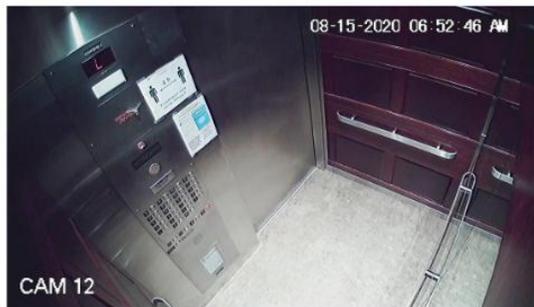
Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
01.07 - Elevator Cab Modernization Allowance: Elevator Modernization	01/01/2008	01/01/2038	2 Ea	\$124,637
Total			2 Ea	\$124,637

Photos



Elevator No. 1

1002



Elevator No. 2

01.12 - Seawall Repair Allowance

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Seawall
 Useful Life: 10y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$51,500.00
 Total Qty to Maintain (100% of Total): 1 Allow
 Total Current Cost: \$51,500

Comments

This category refers to costs associated with the replacement and repair/ resealing of concrete seawall areas. Barring unforeseen damage and assuming proper and routine maintenance, a full replacement value is not prudent unless the subject experiences a disaster. The current repair cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component.

Most recent in service date: 1- Jan-21

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
01.12 - Seawall Repair Allowance: Seawall Allowance	01/01/2021	01/01/2031	1 Allow	\$51,500
Total			1 Allow	\$51,500

Photos





01.13 - Washers & Dryers

Basic Info

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

Cost Data

Unit Cost (01/01/2026): \$1,300.00
 Total Qty to Maintain (100% of Total): 2 LS
 Total Current Cost: \$2,600

Comments

Replace as needed, scheduled as 2 machines per year.
 This entry was included as needed for washers and dryers under the equipment heading for common use in the association. The lump sum cost estimate is based on the quality of the existing inventories and our experience with similar properties. As with any equipment replacement, the actual costs and time frames may vary from our estimates, based on association preferences.

Full unit inventory is kept in the Manager's Files

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
01.13 - Washers & Dryers : Washers & Dryers	01/01/2026	01/01/2027	2 LS	\$2,600
Total			2 LS	\$2,600

Photos



Typical Floor Laundry Room Washer and Dryer

1009

01.17 - Garage Door Assembly Motor #1 North

Basic Info

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

Cost Data

Unit Cost (01/01/2026): \$10,300.00
 Total Qty to Maintain (100% of Total): 1 Ea
 Total Current Cost: \$10,300

Comments

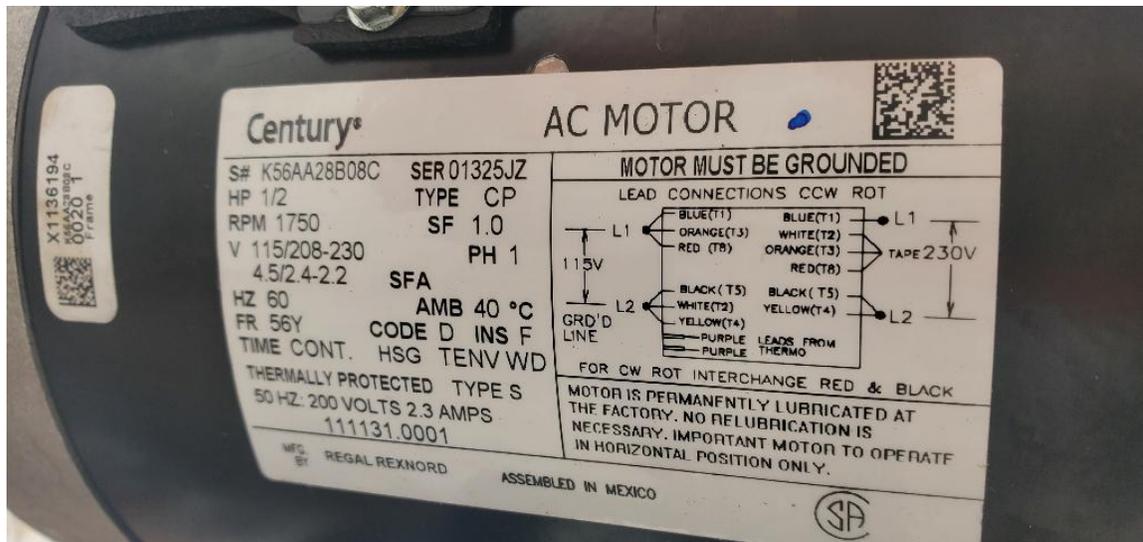
This refers to the costs associated with the replacement of the aluminum entry gate's motor. Barring unforeseen damage to the subject's gates, and assuming proper and routine maintenance, a minimum A useful life of approximately 10 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component.

Most recent in service date: 15-Jun-25

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
01.17 - Garage Door Assembly Motor #1 North: Garage Door Assembly Motor #1 North	01/01/2025	01/01/2035	1 Ea	\$10,300
Total			1 Ea	\$10,300

Photos



01.18 - Garage Door Assembly Motor #2 South

Basic Info

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

Cost Data

Unit Cost (01/01/2026): \$10,300.00
 Total Qty to Maintain (100% of Total): 1 Ea
 Total Current Cost: \$10,300

Comments

This refers to the costs associated with the replacement of the aluminum entry gate's motor. Barring unforeseen damage to the subject's gates, and assuming proper and routine maintenance, a minimum A useful life of approximately 10 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component.

Most recent in service date: 15-Jun-25

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
01.18 - Garage Door Assembly Motor #2 South: Garage Door Assembly Motor #2 South	01/01/2025	01/01/2035	1 Ea	\$10,300
Total			1 Ea	\$10,300

Photos



02.01 - Beach Stairs

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Miscellaneous
 Useful Life: 5y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$5,150.00
 Total Qty to Maintain (100% of Total): 1 Allow
 Total Current Cost: \$5,150

Comments

Wood beach stairs repair/ replace as per proposal provided. This category refers to wooden or concrete beach access stairs and installation. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component.

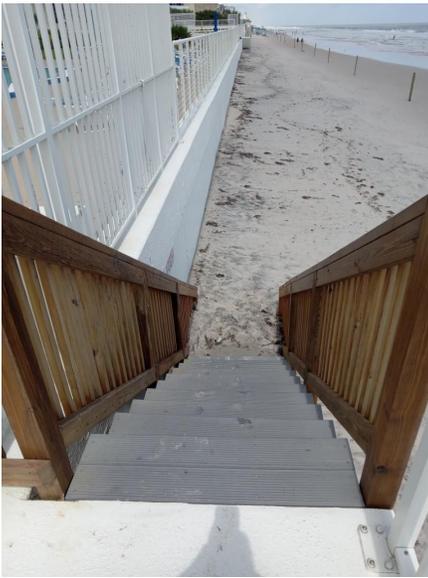
Most recent in service date: 1-Feb-23

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
02.01 - Beach Stairs: Beach Stairs	01/01/2023	01/01/2028	1 Allow	\$5,150
Total			1 Allow	\$5,150

Photos





02.02 - Garage Door Grill South

Basic Info

Type of Cost:	Replacement
Category:	Common Areas
Useful Life:	10y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2026):	\$10,300.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	\$10,300

Comments

Entrance doors to the garage (2) include removal and installation.

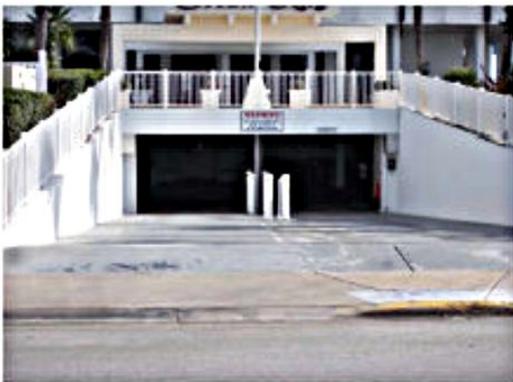
This category refers to unit garage doors replacement, including facings and installation. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component. Doors, which are replaced on a historical 10-year schedule, are subject to conditions such as construction, quality, material, and elements.

Most recent in service date: 15-Jun-25

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
02.02 - Garage Door Grill South: Garage Door Grille South	01/01/2025	01/01/2035	1 Ea	\$10,300
Total			1 Ea	\$10,300

Photos



1011

02.02 - Garage Door Grille North

Basic Info

Type of Cost:	Replacement
Category:	Common Areas
Useful Life:	10y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2026):	\$10,300.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	\$10,300

Comments

Entrance doors to the garage include removal and installation.

This category refers to unit garage doors replacement, including facings and installation. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component. Doors, which are replaced on a historical 10-year schedule, are subject to conditions such as construction, quality, material, and elements.

Most recent in service date: 15-Jun-25

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
02.02 - Garage Door Grille North: Garage Door Grille	01/01/2025	01/01/2035	1 Ea	\$10,300
Total			1 Ea	\$10,300

Photos

02.03 - Ground/Mezzanine/Office Carpeting

Basic Info

Type of Cost: Replacement
 Category: Common Areas
 Useful Life: 15y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$18.07
 Total Qty to Maintain (100% of Total): 1,554 SF
 Total Current Cost: \$28,075

Comments

Included for the replacement of Ground Level Carpeting. Includes Ground Floor, Mezzanine and Offices

Including Social Room 663 sq ft Including Manager's office 198 sq ft Including Front Office 345 sq ft Including Maintenance Office 48 sq ft Gym 300 sq ft Total carpet 1554 sq ft Includes removal and installation labor- ground and manager office 9/2015

This entry was included for as needed for carpet in common area replacement. The lump sum cost estimate is based on the quality of the existing inventories, and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences

Most recent in service date: 1-Jan-14

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
02.03 - Ground/Mezzanine/Office Carpeting: Ground Floor Carpeting	01/01/2014	01/01/2029	1,554 SF	\$28,075
Total			1,554 SF	\$28,075

Photos





02.04 - Pool Access Fence with Gate

Basic Info

Type of Cost:	Replacement
Category:	Recreation/Pool/Spa
Useful Life:	20y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2026):	\$64,842.60
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	\$64,843

Comments

Access fence around pool area on seawall

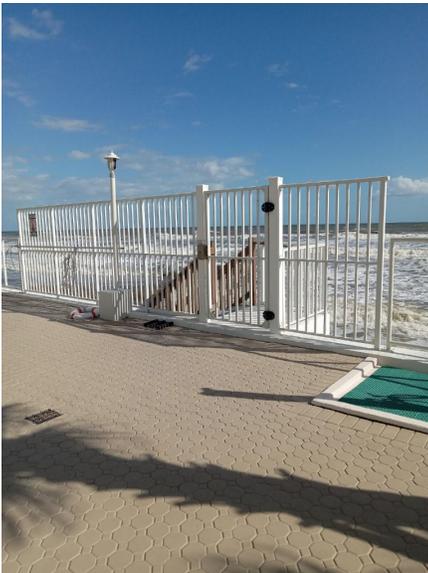
This entry was included for as-needed fencing in common areas, perimeter, and separation areas. The lump sum cost estimate is based on the quality of the existing inventories and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences.

Most recent in service date: 1-Jan-13

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
02.04 - Pool Access Fence with Gate: Pool Fencing	01/01/2013	01/01/2033	1 LS	\$64,843
Total			1 LS	\$64,843

Photos





02.05 - Pool Tile Trim

Basic Info

Type of Cost:	Replacement
Category:	Recreation/Pool/Spa
Useful Life:	10y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2026):	\$8,782.81
Total Qty to Maintain (100% of Total):	1 SF
Total Current Cost:	\$8,783

Comments

Replacement of tile trim in the pool area, including labor

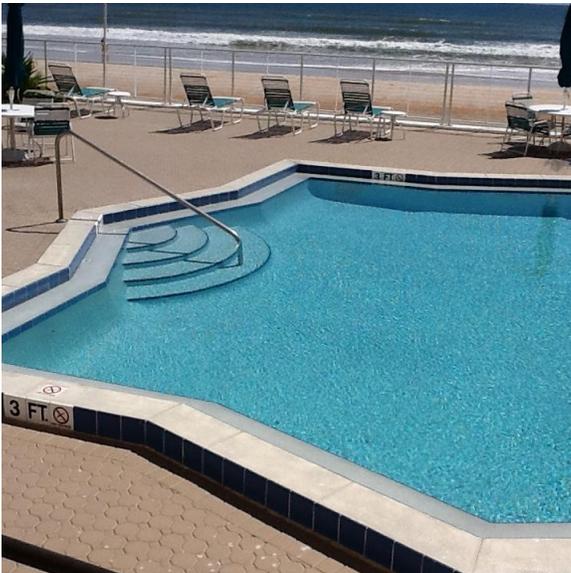
This category refers to costs associated with the replacement and repair/ resealing of tile around pool areas. Barring unforeseen damage, and assuming proper and routine maintenance, a minimum useful life of approximately 10 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component.

Most recent in service date: 1-Jan-16

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
02.05 - Pool Tile Trim: Pool Tile Trim	01/01/2016	01/01/2027	1 SF	\$8,783
Total			1 SF	\$8,783

Photos



02.06 - Social Room Shutters

Basic Info

Type of Cost:	Replacement
Category:	Common Areas
Useful Life:	15y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2026):	\$27,829.63
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	\$27,830

Comments

Six individual window panel storm shutters. The lump sum cost estimate is based on the quality of the existing inventories and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences.

Most recent in service date: 1-Jan-17

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
02.06 - Social Room Shutters: Social Room Shutters	01/01/2017	01/01/2032	1 LS	\$27,830
Total			1 LS	\$27,830

Photos



Six individual window panel storm shutters

1015

02.07 - Ground Floor Tile

Basic Info

Type of Cost:	Replacement
Category:	Common Areas
Useful Life:	25y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2026):	\$21.56
Total Qty to Maintain (100% of Total):	1,357 SF
Total Current Cost:	\$29,257

Comments

Tile ground floor, Social Room 76 sq ft, Kitchen Area 195 sq ft, Front Lobby 345 sq ft Manager's office to stairwell 175 sq ft, Elevator Hallway 259 sq ft, Hallway to Bathrooms 142 sq ft Hallway to Unit 001 55 sq ft Women's Bathroom 55 sq ft Men's Bathroom 55 sq ft
This entry was included for as-needed replacement of hallway/ landing tile floors in the common area.

The lump sum cost estimate is based on the quality of the existing inventories and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences.

Fitness Center Hallway Tile replaced 1-Aug-22

Most recent in service date: 1-Jan-02

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
02.07 - Ground Floor Tile: Ground Floor Tile	01/01/2002	01/01/2027	1,357 SF	\$29,257
Total			1,357 SF	\$29,257

Photos



02.09 - Upper Hallway Carpeting

Basic Info

Type of Cost:	Replacement
Category:	Common Areas
Useful Life:	15y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2026):	\$20.02
Total Qty to Maintain (100% of Total):	8,800 SF
Total Current Cost:	\$176,202

Comments

Hallways- 20 @ 440 sq ft Includes removal and installation labor

This entry was included for as-needed hallway carpet in the common area replacement. The lump sum cost estimate is based on the quality of the existing inventories and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences

Most recent in service date: 1-Jan-16

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
02.09 - Upper Hallway Carpeting: Upper Level Carpeting	01/01/2016	01/01/2031	8,800 SF	\$176,202
Total			8,800 SF	\$176,202

Photos



02.10 - Upper Hallway Tile Landings

Basic Info

Type of Cost: Replacement
 Category: Common Areas
 Useful Life: 40y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$23.46
 Total Qty to Maintain (100% of Total): 3,800 SF
 Total Current Cost: \$89,159

Comments

Elevator Landing 200 sq ft x 19 floors

This entry was included for as-needed replacement of hallway/ landing tile floors in the common area replacement. The lump sum cost estimate is based on the quality of the existing inventories and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences.

Most recent in service date: 1-Jan-14

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
02.10 - Upper Hallway Tile Landings: Upper Level Tile Landings	01/01/2014	01/01/2054	3,800 SF	\$89,159
Total			3,800 SF	\$89,159

Photos



1019 Lobby Floor



Typical Upper Hallways

03.03 - Laundry Rooms

Basic Info

Type of Cost: Replacement
 Category: Common Areas
 Useful Life: 8y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$7,000.00
 Total Qty to Maintain (100% of Total): 1 Ea
 Total Current Cost: \$7,000

Comments

Laundry room finishes

This category refers to office walls painting, replacement of flooring and ceiling finishes, electrical and or plumbing components, décor, appliances, and furnishings.

Most recent in service date: 1-Jan-22

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
03.03 - Laundry Rooms: Laundry Rooms	01/01/2022	01/01/2030	1 Ea	\$7,000
Total			1 Ea	\$7,000

Photos





03.06 - Interior Paint/Lobby, Hallways, Ceilings

Basic Info

Type of Cost: Replacement
 Category: Common Areas
 Useful Life: 15y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$25,000.00
 Total Qty to Maintain (100% of Total): 1 LS
 Total Current Cost: \$25,000

Comments

Including preparation, materials, and repaint of hallway ceilings. 20 floors
 To ensure proper protection of the underlying concrete, stucco, wood, and metal surfaces, the market reflects a maximum 7-year useful life for exterior painting & waterproofing (in lieu of An association purchased a 10-year warranty. The current average per dwelling cost, in keeping with market standards for similar buildings, includes typical minor concrete/stucco repairs, surface preparation, as needed, window/sliding glass door caulking, and painting/refinishing of all exterior concrete, stucco, wood, and metal surfaces (including railings and window/slider frames).

Most recent in service date: 1-Jan-22

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
03.06 - Interior Paint/Lobby, Hallways, Ceilings: Interior Paint/Lobby, Hallways, Ceilings	01/01/2022	01/01/2037	1 LS	\$25,000
Total			1 LS	\$25,000

Photos





02.08

Typical Upper Hallway Carpet

04.01 - Brown Mezzanine Pool Ramp Railing

Basic Info

Type of Cost: Replacement
 Category: Fencing
 Useful Life: 20y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$291.73
 Total Qty to Maintain (100% of Total): 130 LF
 Total Current Cost: \$37,925

Comments

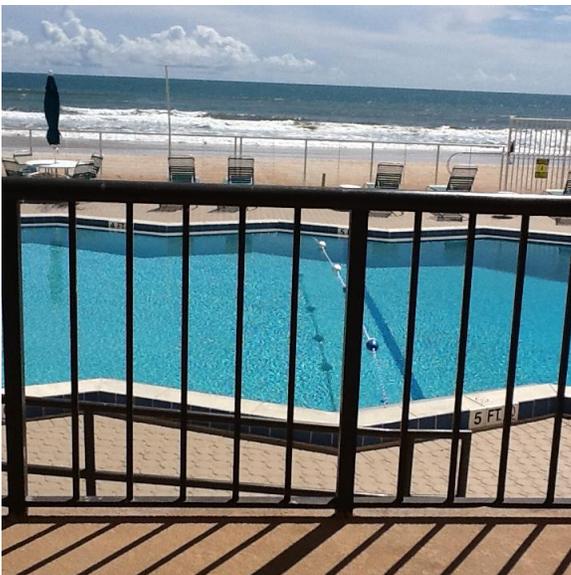
Steel picket powder-coated fence set in concrete
 This entry was included for as-needed fencing in common areas, perimeter, and separation areas.
 The lump sum cost estimate is based on the quality of the existing inventories and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences.

Most recent in service date: 1-Jan-09

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
04.01 - Brown Mezzanine Pool Ramp Railing: Pool Ramp Railing	01/01/2009	01/01/2029	130 LF	\$37,925
Total			130 LF	\$37,925

Photos





04.02 - Railing/Mullion Repair and Repair

Basic Info

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

Cost Data

Unit Cost (01/01/2026): \$77,250.00
 Total Qty to Maintain (100% of Total): 1 LF
 Total Current Cost: \$77,250

Comments

To replace mullions as per Keystone Engineers report # 13. at \$473,600.00
 As per the engineering report/the consultant is to be replaced in 2045, including mobilization for 20 floors - to be done in conjunction with exterior paint. Estimated at \$482,232.00
 This category refers to costs associated with the repair of mullions. Barring unforeseen damage to the subject's decking, and assuming proper and routine maintenance, a minimum useful life of approximately 40-50 years can be expected. The current replacement/ repair cost estimate is based on industry standards, national cost estimating indexes, the number and placement of the association's mullions, provided estimates, and our experience with this type of component. Repair of mullions has historically lengthened the life of railing assemblies.
 This useful life will be amended after the repair has been completed. May not need replacement, only periodic repairs.

Most recent in service date: 1-Nov-25

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
04.02 - Railing/Mullion Repair and Repair: Railing/Mullion Repair and Repair	01/01/2025	01/01/2035	1 LF	\$77,250
Total			1 LF	\$77,250

Photos



04.03 - Parking Deck/Mezzanine Gated Fencing

Basic Info

Type of Cost:	Replacement
Category:	Fencing
Useful Life:	20y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2026):	\$187.38
Total Qty to Maintain (100% of Total):	1,000 LF
Total Current Cost:	\$187,378

Comments

Aluminum railing around parking deck, 72" fence between deck and pool, and mezzanine gate

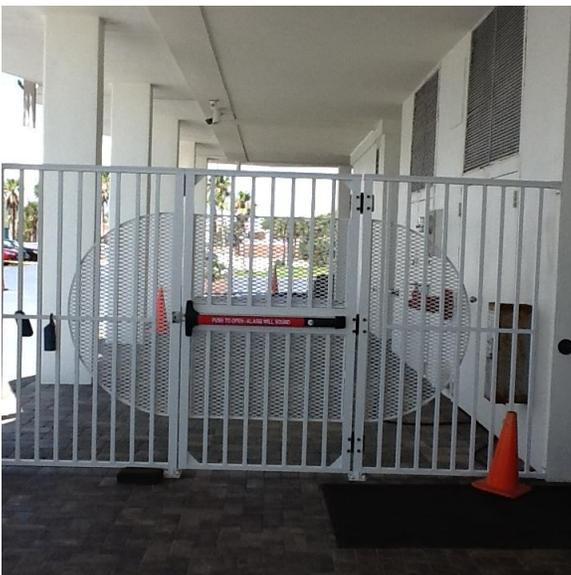
This entry was included for as-needed fencing in common areas, perimeter, and separation areas. The lump sum cost estimate is based on the quality of the existing inventories and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences.

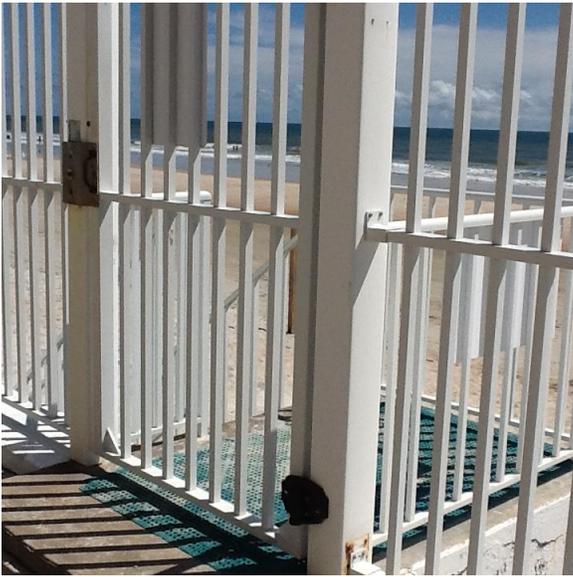
Most recent in service date: 1-Jan-18

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
04.03 - Parking Deck/Mezzanine Gated Fencing: Parking Deck/Mezzanine Gated Fencing	01/01/2018	01/01/2038	1,000 LF	\$187,378
Total			1,000 LF	\$187,378

Photos





05.02 - HVAC - Common Areas

Basic Info

Type of Cost: Replacement
 Category: Building 1 Non-Structural
 Useful Life: 15y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$65,837.60
 Total Qty to Maintain (100% of Total): 1 Ea
 Total Current Cost: \$65,838

Comments

20 Ton \$50,000 (Top Floor Unit/Common Area Hallways). The number of units is subject to change.

3 Ton \$6510 (Elevator Mechanical)

1.5 Ton Kitchen and Social Room \$3945

Split Fitness Room and Lobby \$3465

Social Room/Kitchen Heat Controller LLC Manufacture Date: Jan - 2011

Social Room/Kitchen Serial Number: V11015630

Fitness Room/Lobby Bosch Manufacture Date: Sep 2009

Fitness Room/Lobby Serial Number: 2940-077-000002-7735072129

Elevator Room Trane Manufacture Date: Mar 2009

Elevator Room Serial Number: 9141JBS1V

Top Floor/Common United Technologies Carrier Areas Manufacture Date: 2nd Week January 2010

Top Floor/Common Areas Serial Number: 0210V93206

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
05.02 - HVAC - Common Areas: HVAC - Common Areas	01/01/2021	01/01/2028	1 Ea	\$65,838
Total			1 Ea	\$65,838

Photos



**Carrier 20 Ton
Electric Roof-Top
Water Source
Package.**

**208 - 230 Volt
3-Phase Circuit**

05.02-1 Located in Electro-Mechanical Room above 21st Floor

05.05 - Elevator Traction Mechanism

Basic Info

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

Cost Data

Unit Cost (01/01/2026): \$334,962.99
 Total Qty to Maintain (100% of Total): 2 Ea
 Total Current Cost: \$669,926

Comments

Elevator mechanisms replacement
 Full replacement of traction elevator mechanical and electrical components, including (but not necessarily limited to), pumps, pulleys, etc., has been observed on life cycles in the 30-50-year range in properties of similar quality, assuming a typical maintenance program. The useful life is often determined by an association's dissatisfaction with the elevators' speed, smoothness of ride, and noise. The current cost estimate is based on construction cost indexes and is in keeping with actual costs incurred for similar modernization projects.

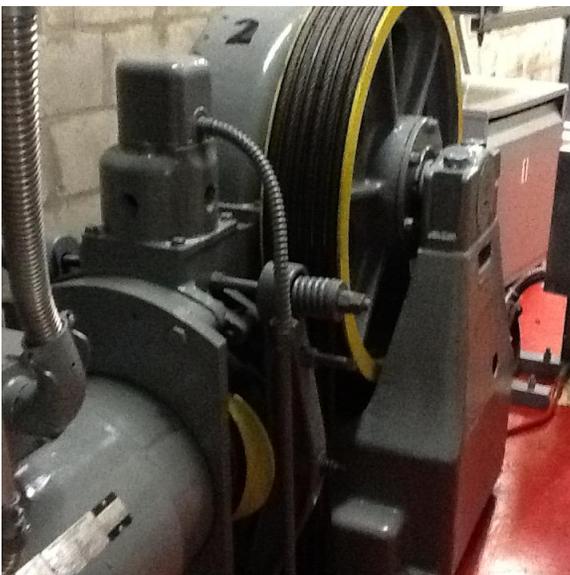
The mechanism was rebuilt in 2008.

Most recent in service date: 1-Jan-99

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
05.05 - Elevator Traction Mechanism: Elevator Traction Mechanism	01/01/2008	01/01/2039	2 Ea	\$669,926
Total			2 Ea	\$669,926

Photos





05.08 - Generator

Basic Info

Type of Cost: Replacement
 Category: Mechanical - NONSTRUCTURAL
 Useful Life: 30y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$70,040.00
 Total Qty to Maintain (100% of Total): 1 Ea
 Total Current Cost: \$70,040

Comments

Hard-wired Kohler generator
 The emergency generator has a market indicated life cycle of 35-40+ years, given its location within an enclosed building area, and assuming proper and routine maintenance. The current cost estimate includes the transfer switch, fuel tank, and other associated equipment.

Most recent in service date: 1-Jan-16

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
05.08 - Generator: Generator	01/01/2016	01/01/2046	1 Ea	\$70,040
Total			1 Ea	\$70,040

Photos



interconnection
of standby and normal
sources of supply.

KOHLER

General Model: 150ME25C
 Spec Number: 5M50599-0A1
 Serial Number: 5106324178
 Material Number: 150ME25C-CPL

Service Unit	0164021	Area	000	SP	100
Warranty	2017400	Phase	3	PH	100
A/C Voltage	480V	KVA	1000	KV	11.3
Frequency	60	Battery	120	BR	100
W.P. Zone	00110-0110	Fuel	60-1-000		

UL LISTED
 150ME25C
 150ME25C

Stationary Engine Generator Assembly
 150ME25C-CP1
 150ME25C-CP1
 150ME25C-CP1
 150ME25C-CP1

WARNING



Unbalanced weight.
 Improper lift can cause personal injury
 and equipment damage.

Use both lifting eyes when provided.

Do not apply force to fan or rotor
 when lifting.

Rotor must be secured in generator
 while lifting.

For generators without lifting eyes,
 secure chain tightly around frame or
 end bracket lifting rib.

LIFTING METHOD



Frame set with
 generator set with

05.12 - Water Heater - Phase 1

Basic Info

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

Cost Data

Unit Cost (01/01/2026): \$1,648.00
 Total Qty to Maintain (100% of Total): 5 Ea
 Total Current Cost: \$8,240

Comments

This category refers to costs associated with the replacement of water heaters in common areas. Barring unforeseen damage, and assuming proper and routine maintenance, a minimum useful life of approximately 20 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with these types of components.

Social Room Rheem Installation Date: 21-Jan-25

Social Room

Manufacture Date:

3-Dec-24

Social Room Serial

Number: Q482475963

Floor 4 US/Craftmaster Installation Date: 1-Feb-02

Floor 4

Manufacture

Date: 2001

Floor 4 Serial Number:

0145 116979

Floor 8 GE Installation

Date: Unknown

Floor 8

Manufacture

Date: 2001

Floor 8 Serial Number:

1201 D05743

Floor 14 US/Craftmaster Installation Date: 5-Feb-02

Floor 14

Manufacture

Date: 2001

Floor 14 Serial Number:

0145 124494

Floor 18 US/Craftmaster Installation Date: 22-Jan-02

Floor 18

Manufacture

Date: 2001

Floor 18 Serial Number:

0143 120557

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
05.12 - Water Heater - Phase 1:	01/01/2001	01/01/2026	5 Ea	\$8,240

Water Heater - Phase 1

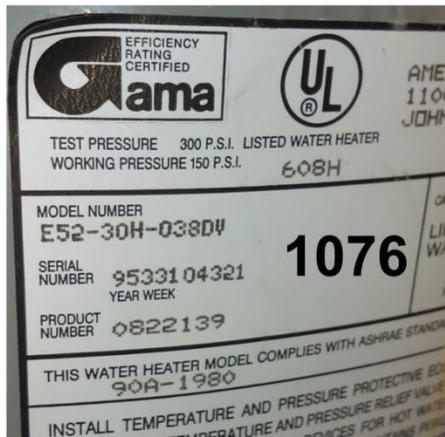
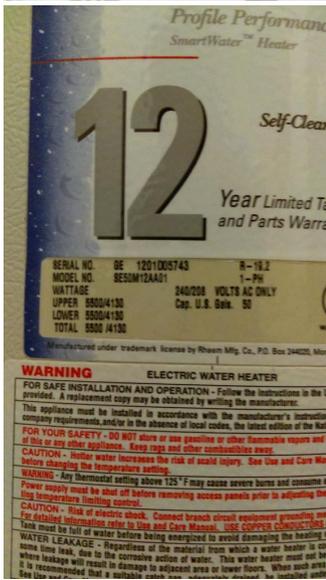
Total

5 Ea

\$8,240

Photos





Social Room

1076

Social Room Hot Water Heater

0 20352 64529 2

Manufacturer's Rating Label

Serial No.	Q482475963	
Model No.	PROE30 M2 RH95	
Manufacture Date.	03DEC2024	
Cap. U.S. Gals.	30	
Phase	1	1
Volts AC	240	208
Upper Element Watts	4500	3380
Lower Element Watts	4500	3380
Total Watts	4500	3380

UL LISTED HOUSEHOLD STORAGE TANK WATER HEATER 7564

APR CERTIFIED

ASSEMBLED IN MEXICO

Resen Sales Company, Inc.
Water Heating Division
Montgomery, Alabama 36117 USA

WARNING **ELECTRIC WATER HEATER** **CAUTION**

FOR SAFE INSTALLATION AND OPERATION - Follow the instructions in the Use and Care Manual provided. An replacement copy may be obtained by writing the manufacturer.

This appliance must be installed in accordance with the manufacturer's instructions, local codes, state regulatory requirements, and/or in the absence of local codes, the latest edition of the National Electrical Code.

SAFETY - DO NOT store or use gasoline or other flammable vapors and liquids in the vicinity of any part of this appliance.



05.13 - Water Heater - Phase 2

Basic Info

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

Cost Data

Unit Cost (01/01/2026): \$1,648.00
 Total Qty to Maintain (100% of Total): 2 Ea
 Total Current Cost: \$3,296

Comments

This category refers to costs associated with the replacement of water heaters in common areas. Barring unforeseen damage, and assuming proper and routine maintenance, a minimum useful life of approximately 15 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with these types of components.

Floor 2 US/Craftmaster Installation Date: Unknown

Floor 2

Manufacture

Date: 2012

Floor 2 Serial Number:

1246 T480660

Floor 11 US/Craftmaster Installation Date: Unknown

Floor 11

Manufacture

Date: 2011

Floor 11 Serial Number:

1106 T416457

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
05.13 - Water Heater - Phase 2: Water Heater - Phase 2	01/01/2012	01/01/2032	2 Ea	\$3,296
Total			2 Ea	\$3,296

05.14 - Sump Pumps

Basic Info

Type of Cost:	Replacement
Category:	Mechanical
Useful Life:	10y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2026):	\$1,533.38
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	\$1,533

Comments

Included for the replacement of two Sump Pumps located in the garage. As the pumps are different sizes but on the same replacement schedule, we have taken a Lump Sum approach to this component "system".

Most recent in service date: 1-Sep-24

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
05.14 - Sump Pumps	01/01/2024	01/01/2034	1 LS	\$1,533
Total			1 LS	\$1,533

Photos





06.01 - Pool Furniture Replacement

Basic Info

Type of Cost: Replacement
 Category: Recreation/Pool/Spa
 Useful Life: 10y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$32,716.92
 Total Qty to Maintain (100% of Total): 1 LS
 Total Current Cost: \$32,717

Comments

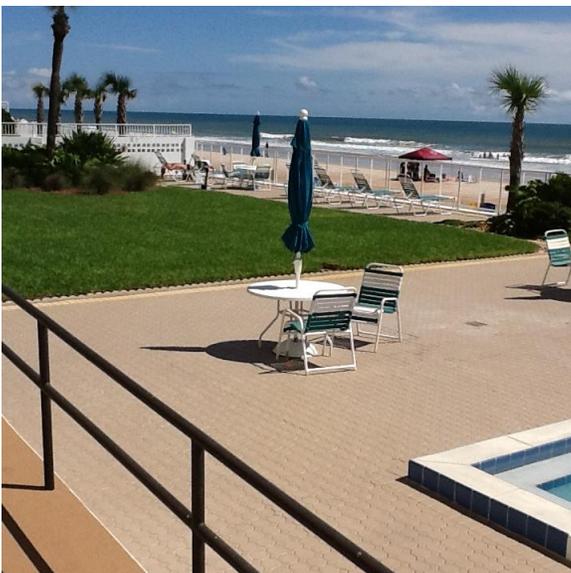
This allowance was included for as-needed furniture/furnishings replacement and/or renovations within the pool area, including chairs, tables, chaise lounges, and umbrellas, etc. The lump sum cost estimate is based on the quality of the existing inventories and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences.

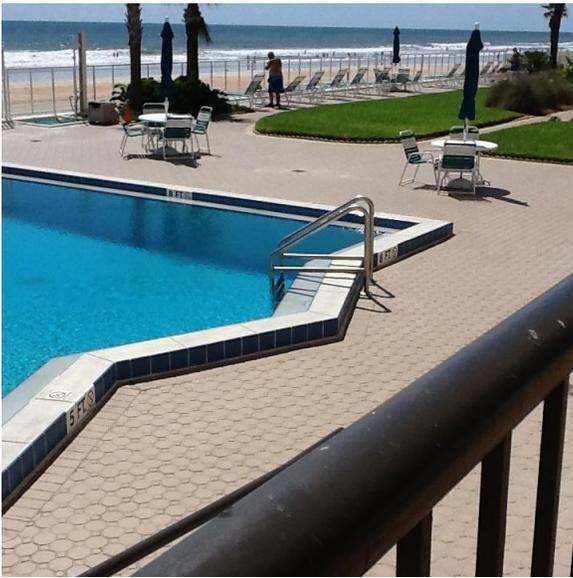
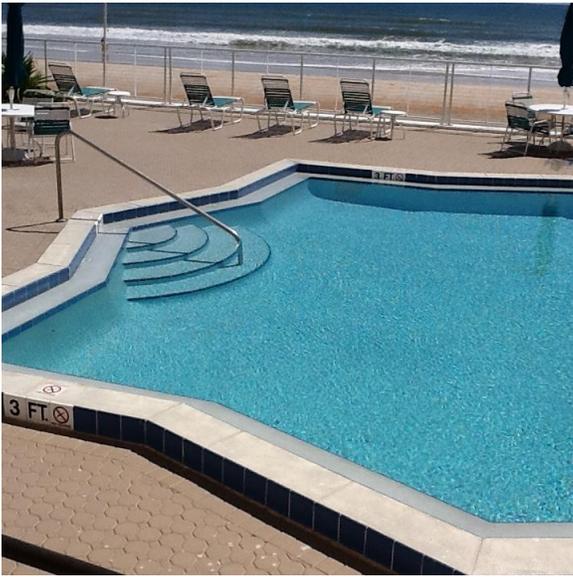
Most recent in service date: 1-Feb-21

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
06.01 - Pool Furniture Replacement: Pool Furniture Replacement	01/01/2021	01/01/2031	1 LS	\$32,717
Total			1 LS	\$32,717

Photos





06.02 - Pool Furniture Repair

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Recreation/Pool/Spa
Useful Life:	10y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2026):	\$7,882.54
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	\$7,883

Comments

Included for as-needed repair of pool furniture.

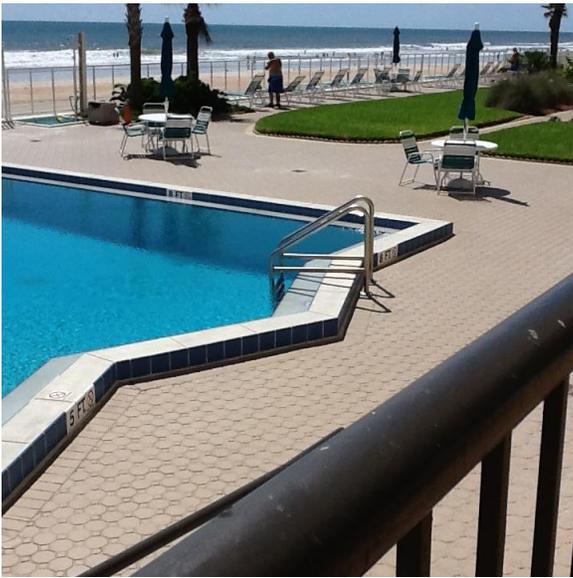
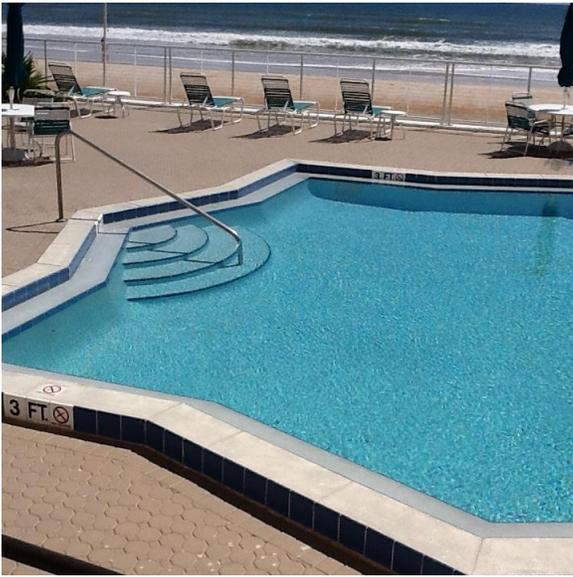
Most recent in service date: 1-Feb-21 had been backdated to 2/1/16 to cause 10-year repairs, which come in 2026

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
06.02 - Pool Furniture Repair: Pool Furniture Repair	01/01/2016	01/01/2027	1 LS	\$7,883
Total			1 LS	\$7,883

Photos





07.04 - Mezzanine Pavers

Basic Info

Type of Cost:	Replacement
Category:	Pavers
Useful Life:	35y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2026):	\$39,147.21
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	\$39,147

Comments

Pavers in the mezzanine area.

This category refers to costs associated with the replacement and repair/ resealing of pavers at entrance areas. Barring unforeseen damage, and assuming proper and routine maintenance, a minimum useful life of approximately 35 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component.

Most recent in service date: 1-Jan-17

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
07.04 - Mezzanine Pavers	01/01/2017	01/01/2053	1 LS	\$39,147
Total			1 LS	\$39,147

Photos



07.07 - Pool Deck Pavers

Basic Info

Type of Cost: Repairs & Maintenance
 Category: Recreation/Pool/Spa
 Useful Life: 30y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$137,568.52
 Total Qty to Maintain (100% of Total): 1 LS
 Total Current Cost: \$137,569

Comments

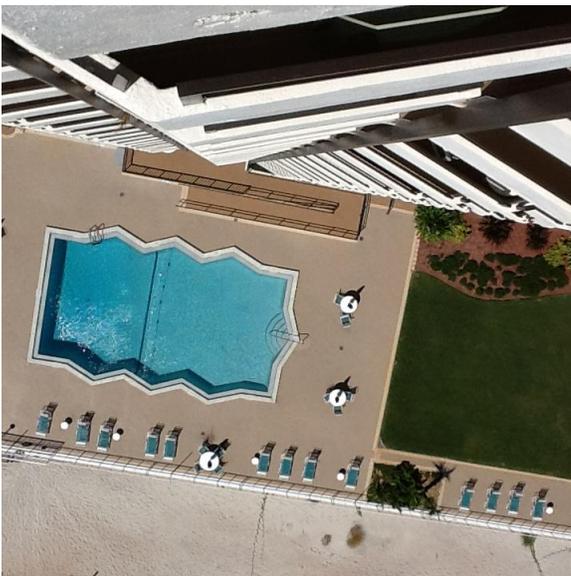
This category refers to costs associated with the replacement and repair/ resealing of pavers at entrance areas. Barring unforeseen damage, and assuming proper and routine maintenance, a minimum useful life of approximately 30 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component.

Most recent in service date: 1-Jan-18

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
07.07 - Pool Deck Pavers: Pool Deck Pavers	01/01/2018	01/01/2048	1 LS	\$137,569
Total			1 LS	\$137,569

Photos





08.01 - Pool Equipment

Basic Info

Type of Cost: Replacement
 Category: Recreation/Pool/Spa
 Useful Life: 10y
 Inflation Rate: 3.00%

Cost Data

Unit Cost (01/01/2026): \$40,975.00
 Total Qty to Maintain (100% of Total): 1 Ea
 Total Current Cost: \$40,975

Comments

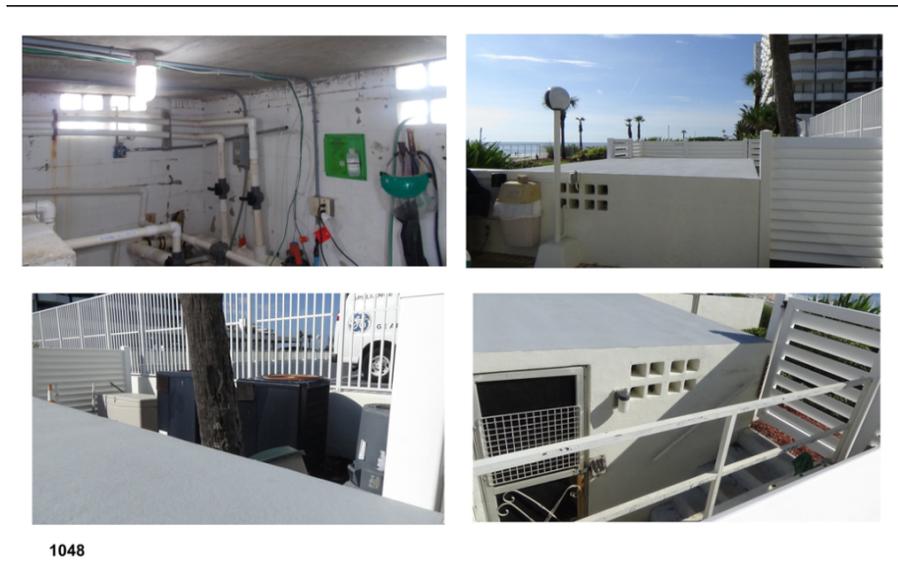
With routine maintenance, including (but not necessarily limited to) periodic assembly replacements, housing replacements, pump replacements, etc., a life cycle in the 10-year range is the market norm we have observed for system modernization and replacement of these components. The current cost estimate is based on our experience with similar properties.
 This subject line includes pumps, heaters, and all plumbing and electrical lines.

Most recent in service date: 1-Jan-23, heat pumps replaced 2025

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
08.01 - Pool Equipment: Pool Equipment	01/01/2023	01/01/2033	1 Ea	\$40,975
Total			1 Ea	\$40,975

Photos



08.02 - Pool Finish

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Recreation/Pool/Spa
Useful Life:	10y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2026):	\$42,436.00
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	\$42,436

Comments

This category refers to costs associated with recoating of the pool interior area, any minor repair to the pool floor, and labor to refill and reestablish the pool for use. Barring unforeseen extreme damage to the subject's base floor, and assuming proper and routine maintenance, a minimum useful life of approximately 15 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, size, related costs of associations nearby, and our experience with this type of component.

Most recent in service date: 1-Jan-15

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
08.02 - Pool Finish: Pool Finish/Resurface	01/01/2015	01/01/2027	1 LS	\$42,436
Total			1 LS	\$42,436

Photos



