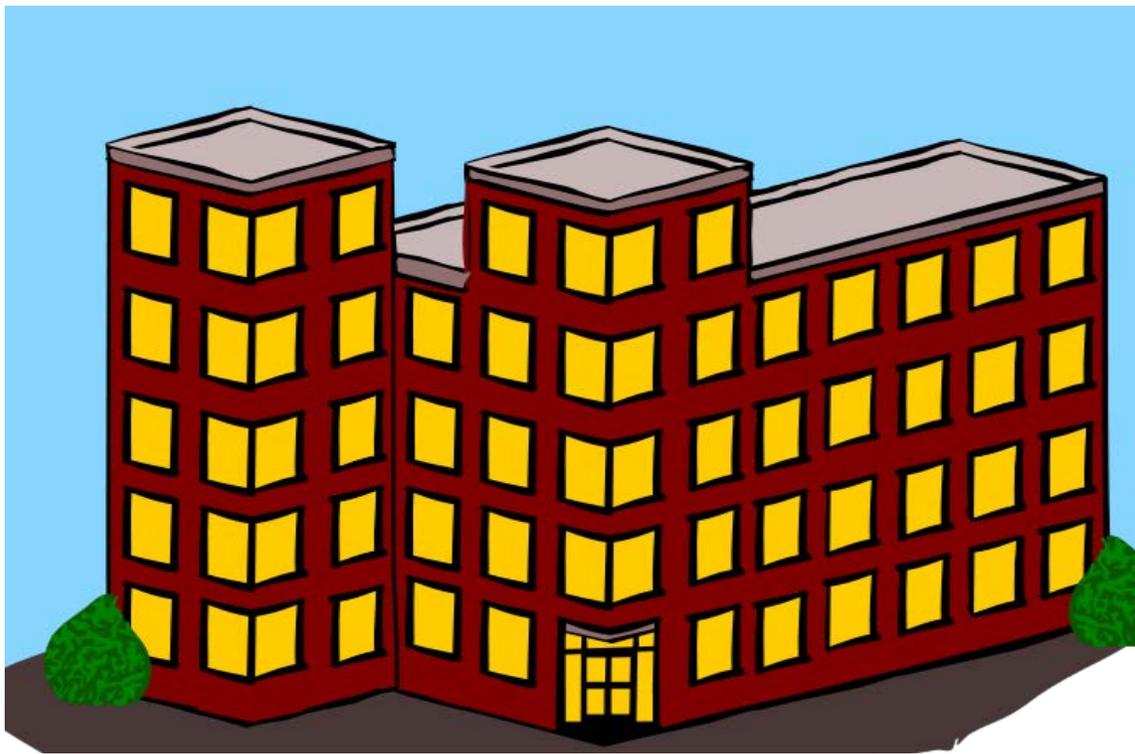




*Structural Integrity Reserve Study*

ABC Condominium



*Level I Reserve Study with On-Site Analysis*

*Prepared for Fiscal Year 2025 Final Date: October 22, 2024*



## 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 pleased to provide you with a quote for the program.

Thank you,

Anastasia Kolodzik

President

PRA, RS, CAM

## Assumptions

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

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

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

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

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

# ABC Condominium

## Reserve Study Year 2025

October 22, 2024

As authorized, a reserve study report has been prepared for ABC Condominium Association located at 1234 Somewhere Drive, Some Beach, FL 32000. Built-in 1980 containing 45 units with components including but not limited to, items listed in this report.

Your report has been divided into sections for easier referencing. The first section contains all general information including definitions, accounting formulas, statutory requirements, etc. An index of sections and components can be found at the end of the Detail Report by Category pages.

In this report, we have taken both approved accounting formulas as outlined by The State of Florida, the Threshold, and the Component Method. These schedules will give you the recommended contribution per unit for the reporting year 2025.

This report contains information to act as a guideline to assist in budget preparation and in no way constitutes a complete budget or any opinion regarding the implication of such and consists of suggested contributions for Reserves only and in no way affects the operating budget.

It is the opinion of 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 2025

## STRUCTURAL (SIRS)

Projected Beginning Balance as of 12/31/2024:	\$71,000
Projected Expenditures (2025):	\$17,500
Threshold Model - Full Funding (1/1/2026):	\$127,230
Annual Contribution (2025):	\$71,600
Annual Contribution per Unit (2025):	\$1,591

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

Based on all the components stated above and our inspection, it is our opinion, that ABC 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	45 / Condominium
Base Year / Age	1980 / 45
Fiscal Year Ends	Dec 31

## Parameters

Level of Service	Level I Reserve Study with On-Site Analysis
Prepared for Fiscal Year (FY)	2025
Most Recent On-Site Inspection Date	May 15, 2024
Allocation Increase Rate (Avg)	4.00%
Inflation Rate	3.00%
Interest Rate	3.00%
Current Reserve Allocation	\$0 per year
Current Reserve Balance	\$71,000 as of 1/1/2025
Funding Plan - Method / Goal	Threshold Model

## Summary

<b>FY Start Balance</b>	<b>\$71,000</b> <i>(projected to current FY end/next FY start)</i>		
<b>Fully Funded Balance</b>	<b>\$127,230</b>		
<hr/>			
<b>Percent Funded</b>	50.93%		
<hr/>			
<i>Proposed Budget</i>	<i>per year</i>	<i>per month</i>	<i>per unit per month</i>
<b>Reserve Allocation</b>	<b>\$71,600</b>	<b>\$5,967</b>	<b>\$133</b>

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

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

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

## First Five Years

PROPERTY								OWNER (PER UNIT)	
YEAR	STARTING BALANCE	CONTRIBUTIONS	SPECIAL ASSMNT	ADD'TL CAPITAL	INTEREST	RESERVE EXPENSES	ENDING BALANCE	MONTHLY CONTRIB	SPECIAL ASSMNT
2025	\$71,000	\$71,600	\$0	\$0	\$2,130	\$17,500	\$127,230	\$133	\$0
2026	\$127,230	\$74,464	\$0	\$0	\$3,817	\$18,025	\$187,486	\$138	\$0
2027	\$187,486	\$77,443	\$0	\$0	\$5,625	\$18,566	\$251,987	\$143	\$0
2028	\$251,987	\$80,540	\$0	\$0	\$7,560	\$19,123	\$320,964	\$149	\$0
2029	\$320,964	\$83,762	\$0	\$0	\$9,629	\$19,696	\$394,659	\$155	\$0

## Financial Summary

ASSOCIATION	FIRST YEAR (2025)	5 YEARS (2029)	10 YEARS (2034)	30 YEARS (2054)
Starting Balance	\$71,000	\$71,000	\$71,000	\$71,000
Contributions	\$71,600	\$387,809	\$859,637	\$4,015,681
Special Assessments	\$0	\$0	\$0	\$0
Additional Capital	\$0	\$0	\$0	\$0
Interest / Inv Returns	\$2,130	\$28,760	\$96,131	\$468,743
Reserve Expenses	(\$17,500)	(\$92,910)	(\$384,773)	(\$3,082,954)
Reserves Balance	\$127,230	\$394,659	\$641,995	\$1,472,470
# of Special Assessments	0	0	0	0
<b>Owner</b>				
Avg Contributions (/unit/month)	\$133	\$144	\$159	\$248
<b>Special Assessments</b>				
Avg Total Amount (/unit)	\$0	\$0	\$0	\$0
Avg Assessment Amount (/unit)	\$0	\$0	\$0	\$0

# Reserve Disclosures

<i>Reserve Component</i>		<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
<b>Building A Structural</b>				
1.01	Bitumen Roofing	\$260,000	20y	19y 11m
1.02	Unit Building Exterior Paint	\$56,650	8y	6y 11m
1.03	Fire Prevention Allowance	\$2,500	1y	0y 11m
1.04	Fire Panel	\$13,000	35y	30y 11m
1.05	Building Restoration Allowance	\$310,730	16y	14y 11m
1.06	Plumbing Allowance	\$2,500	1y	0y 11m
1.07	Electrical Allowance	\$2,500	1y	0y 11m
1.08	Common Area Windows Allowance	\$3,200	35y	10y 11m
1.09	Common Area Door Allowance	\$2,000	1y	0y 11m
3.01	Backflow Prevention Valve	\$5,000	10y	9y 11m
<b>Building A Structural Total</b>		<b>\$658,080</b>		
<b>Building B Structural</b>				
2.01	Bitumen Roofing	\$250,000	20y	19y 11m
2.02	Unit Building Exterior Paint	\$56,650	8y	6y 11m
2.03	Fire Prevention Allowance	\$2,500	1y	0y 11m
2.04	Fire Panel	\$13,000	35y	30y 11m
2.05	Building Restoration Allowance	\$169,082	16y	14y 11m
2.06	Plumbing Allowance	\$2,500	1y	0y 11m
2.07	Electrical Allowance	\$2,500	1y	0y 11m
2.08	Common Area Windows Allowance	\$9,160	35y	10y 11m
2.09	Common Area Door Allowance	\$500	1y	0y 11m
3.02	Backflow Prevention Valve	\$5,000	10y	9y 11m
6.05	Hurricane Shutters	\$30,900	25y	5y 11m
<b>Building B Structural Total</b>		<b>\$541,792</b>		
<b>Grand Total</b>	<b>21</b>	<b>\$1,199,872</b>		

# Cash Flow/Threshold Analysis

Fiscal Year	FY Starting Balance	Interest Earned	Reserve Allocation	Allocation Increase Rate	Special Assessment	Disbursement	FY End Balance	Fully Funded Balance	Percent Funded
2025	\$71,000	\$2,130	\$71,600	N/A	\$0	\$17,500	\$127,230	\$249,823	50.93%
2026	\$127,230	\$3,817	\$74,464	4.00%	\$0	\$18,025	\$187,486	\$334,743	56.01%
2027	\$187,486	\$5,625	\$77,443	4.00%	\$0	\$18,566	\$251,987	\$424,537	59.36%
2028	\$251,987	\$7,560	\$80,540	4.00%	\$0	\$19,123	\$320,964	\$519,418	61.79%
2029	\$320,964	\$9,629	\$83,762	4.00%	\$0	\$19,696	\$394,659	\$619,608	63.69%
2030	\$394,659	\$11,840	\$87,112	4.00%	\$0	\$56,109	\$437,502	\$688,444	63.55%
2031	\$437,502	\$13,125	\$90,597	4.00%	\$0	\$156,182	\$385,042	\$659,513	58.38%
2032	\$385,042	\$11,551	\$94,221	4.00%	\$0	\$21,523	\$469,291	\$771,752	60.81%
2033	\$469,291	\$14,079	\$97,990	4.00%	\$0	\$22,168	\$559,191	\$890,130	62.82%
2034	\$559,191	\$16,776	\$101,909	4.00%	\$0	\$35,881	\$641,995	\$1,001,476	64.10%
2035	\$641,995	\$19,260	\$105,985	4.00%	\$0	\$40,129	\$727,111	\$1,115,437	65.19%
2036	\$727,111	\$21,813	\$110,225	4.00%	\$0	\$24,224	\$834,925	\$1,252,955	66.64%
2037	\$834,925	\$25,048	\$114,634	4.00%	\$0	\$24,951	\$949,656	\$1,397,718	67.94%
2038	\$949,656	\$28,490	\$119,219	4.00%	\$0	\$25,699	\$1,071,665	\$1,550,042	69.14%
2039	\$1,071,665	\$32,150	\$123,988	4.00%	\$0	\$923,605	\$304,198	\$786,201	38.69%
2040	\$304,198	\$9,126	\$128,948	4.00%	\$0	\$27,264	\$415,007	\$926,906	44.77%
2041	\$415,007	\$12,450	\$134,105	4.00%	\$0	\$28,082	\$533,480	\$1,075,340	49.61%
2042	\$533,480	\$16,004	\$139,470	4.00%	\$0	\$28,925	\$660,029	\$1,231,849	53.58%
2043	\$660,029	\$19,801	\$145,048	4.00%	\$0	\$29,793	\$795,086	\$1,396,784	56.92%
2044	\$795,086	\$23,853	\$150,850	4.00%	\$0	\$942,509	\$27,279	\$631,318	4.32%
2045	\$27,279	\$818	\$156,884	4.00%	\$0	\$31,607	\$153,375	\$786,031	19.51%
2046	\$153,375	\$4,601	\$163,160	4.00%	\$0	\$32,555	\$288,581	\$949,451	30.39%
2047	\$288,581	\$8,657	\$169,686	4.00%	\$0	\$250,626	\$216,298	\$898,366	24.08%
2048	\$216,298	\$6,489	\$176,474	4.00%	\$0	\$34,538	\$364,723	\$1,073,677	33.97%
2049	\$364,723	\$10,942	\$183,533	4.00%	\$0	\$35,574	\$523,624	\$1,258,696	41.60%
2050	\$523,624	\$15,709	\$190,874	4.00%	\$0	\$36,641	\$693,565	\$1,453,850	47.71%
2051	\$693,565	\$20,807	\$198,509	4.00%	\$0	\$37,740	\$875,141	\$1,659,586	52.73%
2052	\$875,141	\$26,254	\$206,449	4.00%	\$0	\$38,873	\$1,068,971	\$1,876,351	56.97%
2053	\$1,068,971	\$32,069	\$214,707	4.00%	\$0	\$40,039	\$1,275,709	\$2,104,629	60.61%
2054	\$1,275,709	\$38,271	\$223,295	4.00%	\$0	\$64,806	\$1,472,470	\$2,320,643	63.45%

3.00% - Interest Rate
3.00% - Inflation

Min FY End Balance:	\$27,279
Avg FY End Balance:	\$567,541

Min % Funded:	4.32%
Avg % Funded:	51.64%

# Disbursement By Year

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2025 (Year 1)</b>						
1.09	Common Area Door Allowance	\$2,000.00	1 Allow	\$2,000	1y	2026
2.09	Common Area Door Allowance	\$500.00	1 Allow	\$500	1y	2026
1.07	Electrical Allowance	\$2,500.00	1 Allow	\$2,500	1y	2026
2.07	Electrical Allowance	\$2,500.00	1 Allow	\$2,500	1y	2026
1.03	Fire Prevention Allowance	\$2,500.00	1 Allow	\$2,500	1y	2026
2.03	Fire Prevention Allowance	\$2,500.00	1 Allow	\$2,500	1y	2026
1.06	Plumbing Allowance	\$2,500.00	1 Allow	\$2,500	1y	2026
2.06	Plumbing Allowance	\$2,500.00	1 Allow	\$2,500	1y	2026
<b>2025 (Year 1) Total</b>				<b>\$17,500</b>		
<b>2026 (Year 2)</b>						
1.09	Common Area Door Allowance	\$2,060.00	1 Allow	\$2,060	1y	2027
2.09	Common Area Door Allowance	\$515.00	1 Allow	\$515	1y	2027
1.07	Electrical Allowance	\$2,575.00	1 Allow	\$2,575	1y	2027
2.07	Electrical Allowance	\$2,575.00	1 Allow	\$2,575	1y	2027
1.03	Fire Prevention Allowance	\$2,575.00	1 Allow	\$2,575	1y	2027
2.03	Fire Prevention Allowance	\$2,575.00	1 Allow	\$2,575	1y	2027
1.06	Plumbing Allowance	\$2,575.00	1 Allow	\$2,575	1y	2027
2.06	Plumbing Allowance	\$2,575.00	1 Allow	\$2,575	1y	2027
<b>2026 (Year 2) Total</b>				<b>\$18,025</b>		
<b>2027 (Year 3)</b>						
1.09	Common Area Door Allowance	\$2,121.80	1 Allow	\$2,122	1y	2028
2.09	Common Area Door Allowance	\$530.45	1 Allow	\$530	1y	2028
1.07	Electrical Allowance	\$2,652.25	1 Allow	\$2,652	1y	2028

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2.07	Electrical Allowance	\$2,652.25	1 Allow	\$2,652	1y	2028
1.03	Fire Prevention Allowance	\$2,652.25	1 Allow	\$2,652	1y	2028
2.03	Fire Prevention Allowance	\$2,652.25	1 Allow	\$2,652	1y	2028
1.06	Plumbing Allowance	\$2,652.25	1 Allow	\$2,652	1y	2028
2.06	Plumbing Allowance	\$2,652.25	1 Allow	\$2,652	1y	2028
<b>2027 (Year 3) Total</b>				<b>\$18,566</b>		
<b>2028 (Year 4)</b>						
1.09	Common Area Door Allowance	\$2,185.45	1 Allow	\$2,185	1y	2029
2.09	Common Area Door Allowance	\$546.36	1 Allow	\$546	1y	2029
1.07	Electrical Allowance	\$2,731.82	1 Allow	\$2,732	1y	2029
2.07	Electrical Allowance	\$2,731.82	1 Allow	\$2,732	1y	2029
1.03	Fire Prevention Allowance	\$2,731.82	1 Allow	\$2,732	1y	2029
2.03	Fire Prevention Allowance	\$2,731.82	1 Allow	\$2,732	1y	2029
1.06	Plumbing Allowance	\$2,731.82	1 Allow	\$2,732	1y	2029
2.06	Plumbing Allowance	\$2,731.82	1 Allow	\$2,732	1y	2029
<b>2028 (Year 4) Total</b>				<b>\$19,123</b>		
<b>2029 (Year 5)</b>						
1.09	Common Area Door Allowance	\$2,251.02	1 Allow	\$2,251	1y	2030
2.09	Common Area Door Allowance	\$562.75	1 Allow	\$563	1y	2030
1.07	Electrical Allowance	\$2,813.77	1 Allow	\$2,814	1y	2030
2.07	Electrical Allowance	\$2,813.77	1 Allow	\$2,814	1y	2030
1.03	Fire Prevention Allowance	\$2,813.77	1 Allow	\$2,814	1y	2030
2.03	Fire Prevention Allowance	\$2,813.77	1 Allow	\$2,814	1y	2030
1.06	Plumbing Allowance	\$2,813.77	1 Allow	\$2,814	1y	2030
2.06	Plumbing Allowance	\$2,813.77	1 Allow	\$2,814	1y	2030
<b>2029 (Year 5) Total</b>				<b>\$19,696</b>		
<b>2030 (Year 6)</b>						
1.09	Common Area Door Allowance	\$2,318.55	1 Allow	\$2,319	1y	2031

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2.09	Common Area Door Allowance	\$579.64	1 Allow	\$580	1y	2031
1.07	Electrical Allowance	\$2,898.18	1 Allow	\$2,898	1y	2031
2.07	Electrical Allowance	\$2,898.18	1 Allow	\$2,898	1y	2031
1.03	Fire Prevention Allowance	\$2,898.18	1 Allow	\$2,898	1y	2031
2.03	Fire Prevention Allowance	\$2,898.18	1 Allow	\$2,898	1y	2031
6.05	Hurricane Shutters	\$35,821.57	1 LS	\$35,822	25y	N/A
1.06	Plumbing Allowance	\$2,898.18	1 Allow	\$2,898	1y	2031
2.06	Plumbing Allowance	\$2,898.18	1 Allow	\$2,898	1y	2031
<b>2030 (Year 6) Total</b>				<b>\$56,109</b>		
<b>2031 (Year 7)</b>						
1.09	Common Area Door Allowance	\$2,388.10	1 Allow	\$2,388	1y	2032
2.09	Common Area Door Allowance	\$597.03	1 Allow	\$597	1y	2032
1.07	Electrical Allowance	\$2,985.13	1 Allow	\$2,985	1y	2032
2.07	Electrical Allowance	\$2,985.13	1 Allow	\$2,985	1y	2032
1.03	Fire Prevention Allowance	\$2,985.13	1 Allow	\$2,985	1y	2032
2.03	Fire Prevention Allowance	\$2,985.13	1 Allow	\$2,985	1y	2032
1.06	Plumbing Allowance	\$2,985.13	1 Allow	\$2,985	1y	2032
2.06	Plumbing Allowance	\$2,985.13	1 Allow	\$2,985	1y	2032
1.02	Unit Building Exterior Paint	\$67,643.06	1 LS	\$67,643	8y	2039
2.02	Unit Building Exterior Paint	\$67,643.06	1 LS	\$67,643	8y	2039
<b>2031 (Year 7) Total</b>				<b>\$156,182</b>		
<b>2032 (Year 8)</b>						
1.09	Common Area Door Allowance	\$2,459.75	1 Allow	\$2,460	1y	2033
2.09	Common Area Door Allowance	\$614.94	1 Allow	\$615	1y	2033
1.07	Electrical Allowance	\$3,074.68	1 Allow	\$3,075	1y	2033
2.07	Electrical Allowance	\$3,074.68	1 Allow	\$3,075	1y	2033
1.03	Fire Prevention Allowance	\$3,074.68	1 Allow	\$3,075	1y	2033
2.03	Fire Prevention Allowance	\$3,074.68	1 Allow	\$3,075	1y	2033

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.06	Plumbing Allowance	\$3,074.68	1 Allow	\$3,075	1y	2033
2.06	Plumbing Allowance	\$3,074.68	1 Allow	\$3,075	1y	2033
<b>2032 (Year 8) Total</b>				<b>\$21,523</b>		
<b>2033 (Year 9)</b>						
1.09	Common Area Door Allowance	\$2,533.54	1 Allow	\$2,534	1y	2034
2.09	Common Area Door Allowance	\$633.38	1 Allow	\$633	1y	2034
1.07	Electrical Allowance	\$3,166.92	1 Allow	\$3,167	1y	2034
2.07	Electrical Allowance	\$3,166.92	1 Allow	\$3,167	1y	2034
1.03	Fire Prevention Allowance	\$3,166.92	1 Allow	\$3,167	1y	2034
2.03	Fire Prevention Allowance	\$3,166.92	1 Allow	\$3,167	1y	2034
1.06	Plumbing Allowance	\$3,166.92	1 Allow	\$3,167	1y	2034
2.06	Plumbing Allowance	\$3,166.92	1 Allow	\$3,167	1y	2034
<b>2033 (Year 9) Total</b>				<b>\$22,168</b>		
<b>2034 (Year 10)</b>						
3.01	Backflow Prevention Valve	\$6,523.87	1 Ea	\$6,524	10y	2044
3.02	Backflow Prevention Valve	\$6,523.87	1 Ea	\$6,524	10y	2044
1.09	Common Area Door Allowance	\$2,609.55	1 Allow	\$2,610	1y	2035
2.09	Common Area Door Allowance	\$652.39	1 Allow	\$652	1y	2035
1.07	Electrical Allowance	\$3,261.93	1 Allow	\$3,262	1y	2035
2.07	Electrical Allowance	\$3,261.93	1 Allow	\$3,262	1y	2035
1.03	Fire Prevention Allowance	\$3,261.93	1 Allow	\$3,262	1y	2035
2.03	Fire Prevention Allowance	\$3,261.93	1 Allow	\$3,262	1y	2035
1.06	Plumbing Allowance	\$3,261.93	1 Allow	\$3,262	1y	2035
2.06	Plumbing Allowance	\$3,261.93	1 Allow	\$3,262	1y	2035
<b>2034 (Year 10) Total</b>				<b>\$35,881</b>		
<b>2035 (Year 11)</b>						
1.09	Common Area Door Allowance	\$2,687.83	1 Allow	\$2,688	1y	2036
2.09	Common Area Door Allowance	\$671.96	1 Allow	\$672	1y	2036

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2.08	Common Area Windows Allowance	\$12,310.27	1 Allow	\$12,310	35y	N/A
1.08	Common Area Windows Allowance	\$4,300.53	1 Allow	\$4,301	35y	N/A
1.07	Electrical Allowance	\$3,359.79	1 Allow	\$3,360	1y	2036
2.07	Electrical Allowance	\$3,359.79	1 Allow	\$3,360	1y	2036
1.03	Fire Prevention Allowance	\$3,359.79	1 Allow	\$3,360	1y	2036
2.03	Fire Prevention Allowance	\$3,359.79	1 Allow	\$3,360	1y	2036
1.06	Plumbing Allowance	\$3,359.79	1 Allow	\$3,360	1y	2036
2.06	Plumbing Allowance	\$3,359.79	1 Allow	\$3,360	1y	2036
2035 (Year 11) Total				\$40,129		
2036 (Year 12)						
1.09	Common Area Door Allowance	\$2,768.47	1 Allow	\$2,768	1y	2037
2.09	Common Area Door Allowance	\$692.12	1 Allow	\$692	1y	2037
1.07	Electrical Allowance	\$3,460.58	1 Allow	\$3,461	1y	2037
2.07	Electrical Allowance	\$3,460.58	1 Allow	\$3,461	1y	2037
1.03	Fire Prevention Allowance	\$3,460.58	1 Allow	\$3,461	1y	2037
2.03	Fire Prevention Allowance	\$3,460.58	1 Allow	\$3,461	1y	2037
1.06	Plumbing Allowance	\$3,460.58	1 Allow	\$3,461	1y	2037
2.06	Plumbing Allowance	\$3,460.58	1 Allow	\$3,461	1y	2037
2036 (Year 12) Total				\$24,224		
2037 (Year 13)						
1.09	Common Area Door Allowance	\$2,851.52	1 Allow	\$2,852	1y	2038
2.09	Common Area Door Allowance	\$712.88	1 Allow	\$713	1y	2038
1.07	Electrical Allowance	\$3,564.40	1 Allow	\$3,564	1y	2038
2.07	Electrical Allowance	\$3,564.40	1 Allow	\$3,564	1y	2038
1.03	Fire Prevention Allowance	\$3,564.40	1 Allow	\$3,564	1y	2038
2.03	Fire Prevention Allowance	\$3,564.40	1 Allow	\$3,564	1y	2038
1.06	Plumbing Allowance	\$3,564.40	1 Allow	\$3,564	1y	2038
2.06	Plumbing Allowance	\$3,564.40	1 Allow	\$3,564	1y	2038

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2037 (Year 13) Total</b>				<b>\$24,951</b>		
<b>2038 (Year 14)</b>						
1.09	Common Area Door Allowance	\$2,937.07	1 Allow	\$2,937	1y	2039
2.09	Common Area Door Allowance	\$734.27	1 Allow	\$734	1y	2039
1.07	Electrical Allowance	\$3,671.33	1 Allow	\$3,671	1y	2039
2.07	Electrical Allowance	\$3,671.33	1 Allow	\$3,671	1y	2039
1.03	Fire Prevention Allowance	\$3,671.33	1 Allow	\$3,671	1y	2039
2.03	Fire Prevention Allowance	\$3,671.33	1 Allow	\$3,671	1y	2039
1.06	Plumbing Allowance	\$3,671.33	1 Allow	\$3,671	1y	2039
2.06	Plumbing Allowance	\$3,671.33	1 Allow	\$3,671	1y	2039
<b>2038 (Year 14) Total</b>				<b>\$25,699</b>		
<b>2039 (Year 15)</b>						
1.05	Building Restoration Allowance	\$470,007.00	1 Allow	\$470,007	16y	N/A
2.05	Building Restoration Allowance	\$255,751.70	1 Allow	\$255,752	16y	N/A
1.09	Common Area Door Allowance	\$3,025.18	1 Allow	\$3,025	1y	2040
2.09	Common Area Door Allowance	\$756.30	1 Allow	\$756	1y	2040
1.07	Electrical Allowance	\$3,781.47	1 Allow	\$3,781	1y	2040
2.07	Electrical Allowance	\$3,781.47	1 Allow	\$3,781	1y	2040
1.03	Fire Prevention Allowance	\$3,781.47	1 Allow	\$3,781	1y	2040
2.03	Fire Prevention Allowance	\$3,781.47	1 Allow	\$3,781	1y	2040
1.06	Plumbing Allowance	\$3,781.47	1 Allow	\$3,781	1y	2040
2.06	Plumbing Allowance	\$3,781.47	1 Allow	\$3,781	1y	2040
1.02	Unit Building Exterior Paint	\$85,688.21	1 LS	\$85,688	8y	2047
2.02	Unit Building Exterior Paint	\$85,688.21	1 LS	\$85,688	8y	2047
<b>2039 (Year 15) Total</b>				<b>\$923,605</b>		
<b>2040 (Year 16)</b>						
1.09	Common Area Door Allowance	\$3,115.94	1 Allow	\$3,116	1y	2041
2.09	Common Area Door Allowance	\$778.98	1 Allow	\$779	1y	2041

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.07	Electrical Allowance	\$3,894.92	1 Allow	\$3,895	1y	2041
2.07	Electrical Allowance	\$3,894.92	1 Allow	\$3,895	1y	2041
1.03	Fire Prevention Allowance	\$3,894.92	1 Allow	\$3,895	1y	2041
2.03	Fire Prevention Allowance	\$3,894.92	1 Allow	\$3,895	1y	2041
1.06	Plumbing Allowance	\$3,894.92	1 Allow	\$3,895	1y	2041
2.06	Plumbing Allowance	\$3,894.92	1 Allow	\$3,895	1y	2041
<b>2040 (Year 16) Total</b>				<b>\$27,264</b>		
<b>2041 (Year 17)</b>						
1.09	Common Area Door Allowance	\$3,209.41	1 Allow	\$3,209	1y	2042
2.09	Common Area Door Allowance	\$802.35	1 Allow	\$802	1y	2042
1.07	Electrical Allowance	\$4,011.77	1 Allow	\$4,012	1y	2042
2.07	Electrical Allowance	\$4,011.77	1 Allow	\$4,012	1y	2042
1.03	Fire Prevention Allowance	\$4,011.77	1 Allow	\$4,012	1y	2042
2.03	Fire Prevention Allowance	\$4,011.77	1 Allow	\$4,012	1y	2042
1.06	Plumbing Allowance	\$4,011.77	1 Allow	\$4,012	1y	2042
2.06	Plumbing Allowance	\$4,011.77	1 Allow	\$4,012	1y	2042
<b>2041 (Year 17) Total</b>				<b>\$28,082</b>		
<b>2042 (Year 18)</b>						
1.09	Common Area Door Allowance	\$3,305.70	1 Allow	\$3,306	1y	2043
2.09	Common Area Door Allowance	\$826.42	1 Allow	\$826	1y	2043
1.07	Electrical Allowance	\$4,132.12	1 Allow	\$4,132	1y	2043
2.07	Electrical Allowance	\$4,132.12	1 Allow	\$4,132	1y	2043
1.03	Fire Prevention Allowance	\$4,132.12	1 Allow	\$4,132	1y	2043
2.03	Fire Prevention Allowance	\$4,132.12	1 Allow	\$4,132	1y	2043
1.06	Plumbing Allowance	\$4,132.12	1 Allow	\$4,132	1y	2043
2.06	Plumbing Allowance	\$4,132.12	1 Allow	\$4,132	1y	2043
<b>2042 (Year 18) Total</b>				<b>\$28,925</b>		
<b>2043 (Year 19)</b>						

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.09	Common Area Door Allowance	\$3,404.87	1 Allow	\$3,405	1y	2044
2.09	Common Area Door Allowance	\$851.22	1 Allow	\$851	1y	2044
1.07	Electrical Allowance	\$4,256.08	1 Allow	\$4,256	1y	2044
2.07	Electrical Allowance	\$4,256.08	1 Allow	\$4,256	1y	2044
1.03	Fire Prevention Allowance	\$4,256.08	1 Allow	\$4,256	1y	2044
2.03	Fire Prevention Allowance	\$4,256.08	1 Allow	\$4,256	1y	2044
1.06	Plumbing Allowance	\$4,256.08	1 Allow	\$4,256	1y	2044
2.06	Plumbing Allowance	\$4,256.08	1 Allow	\$4,256	1y	2044
<b>2043 (Year 19) Total</b>				<b>\$29,793</b>		
<b>2044 (Year 20)</b>						
3.01	Backflow Prevention Valve	\$8,767.53	1 Ea	\$8,768	10y	2054
3.02	Backflow Prevention Valve	\$8,767.53	1 Ea	\$8,768	10y	2054
1.01	Bitumen Roofing	\$455,911.57	1 LS	\$455,912	20y	N/A
2.01	Bitumen Roofing	\$438,376.51	1 LS	\$438,377	20y	N/A
1.09	Common Area Door Allowance	\$3,507.01	1 Allow	\$3,507	1y	2045
2.09	Common Area Door Allowance	\$876.75	1 Allow	\$877	1y	2045
1.07	Electrical Allowance	\$4,383.76	1 Allow	\$4,384	1y	2045
2.07	Electrical Allowance	\$4,383.76	1 Allow	\$4,384	1y	2045
1.03	Fire Prevention Allowance	\$4,383.76	1 Allow	\$4,384	1y	2045
2.03	Fire Prevention Allowance	\$4,383.76	1 Allow	\$4,384	1y	2045
1.06	Plumbing Allowance	\$4,383.76	1 Allow	\$4,384	1y	2045
2.06	Plumbing Allowance	\$4,383.76	1 Allow	\$4,384	1y	2045
<b>2044 (Year 20) Total</b>				<b>\$942,509</b>		
<b>2045 (Year 21)</b>						
1.09	Common Area Door Allowance	\$3,612.22	1 Allow	\$3,612	1y	2046
2.09	Common Area Door Allowance	\$903.06	1 Allow	\$903	1y	2046
1.07	Electrical Allowance	\$4,515.28	1 Allow	\$4,515	1y	2046
2.07	Electrical Allowance	\$4,515.28	1 Allow	\$4,515	1y	2046

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.03	Fire Prevention Allowance	\$4,515.28	1 Allow	\$4,515	1y	2046
2.03	Fire Prevention Allowance	\$4,515.28	1 Allow	\$4,515	1y	2046
1.06	Plumbing Allowance	\$4,515.28	1 Allow	\$4,515	1y	2046
2.06	Plumbing Allowance	\$4,515.28	1 Allow	\$4,515	1y	2046
<b>2045 (Year 21) Total</b>				<b>\$31,607</b>		
<b>2046 (Year 22)</b>						
1.09	Common Area Door Allowance	\$3,720.59	1 Allow	\$3,721	1y	2047
2.09	Common Area Door Allowance	\$930.15	1 Allow	\$930	1y	2047
1.07	Electrical Allowance	\$4,650.74	1 Allow	\$4,651	1y	2047
2.07	Electrical Allowance	\$4,650.74	1 Allow	\$4,651	1y	2047
1.03	Fire Prevention Allowance	\$4,650.74	1 Allow	\$4,651	1y	2047
2.03	Fire Prevention Allowance	\$4,650.74	1 Allow	\$4,651	1y	2047
1.06	Plumbing Allowance	\$4,650.74	1 Allow	\$4,651	1y	2047
2.06	Plumbing Allowance	\$4,650.74	1 Allow	\$4,651	1y	2047
<b>2046 (Year 22) Total</b>				<b>\$32,555</b>		
<b>2047 (Year 23)</b>						
1.09	Common Area Door Allowance	\$3,832.21	1 Allow	\$3,832	1y	2048
2.09	Common Area Door Allowance	\$958.05	1 Allow	\$958	1y	2048
1.07	Electrical Allowance	\$4,790.26	1 Allow	\$4,790	1y	2048
2.07	Electrical Allowance	\$4,790.26	1 Allow	\$4,790	1y	2048
1.03	Fire Prevention Allowance	\$4,790.26	1 Allow	\$4,790	1y	2048
2.03	Fire Prevention Allowance	\$4,790.26	1 Allow	\$4,790	1y	2048
1.06	Plumbing Allowance	\$4,790.26	1 Allow	\$4,790	1y	2048
2.06	Plumbing Allowance	\$4,790.26	1 Allow	\$4,790	1y	2048
1.02	Unit Building Exterior Paint	\$108,547.26	1 LS	\$108,547	8y	N/A
2.02	Unit Building Exterior Paint	\$108,547.26	1 LS	\$108,547	8y	N/A
<b>2047 (Year 23) Total</b>				<b>\$250,626</b>		
<b>2048 (Year 24)</b>						

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.09	Common Area Door Allowance	\$3,947.17	1 Allow	\$3,947	1y	2049
2.09	Common Area Door Allowance	\$986.79	1 Allow	\$987	1y	2049
1.07	Electrical Allowance	\$4,933.97	1 Allow	\$4,934	1y	2049
2.07	Electrical Allowance	\$4,933.97	1 Allow	\$4,934	1y	2049
1.03	Fire Prevention Allowance	\$4,933.97	1 Allow	\$4,934	1y	2049
2.03	Fire Prevention Allowance	\$4,933.97	1 Allow	\$4,934	1y	2049
1.06	Plumbing Allowance	\$4,933.97	1 Allow	\$4,934	1y	2049
2.06	Plumbing Allowance	\$4,933.97	1 Allow	\$4,934	1y	2049
<b>2048 (Year 24) Total</b>				<b>\$34,538</b>		
<b>2049 (Year 25)</b>						
1.09	Common Area Door Allowance	\$4,065.59	1 Allow	\$4,066	1y	2050
2.09	Common Area Door Allowance	\$1,016.40	1 Allow	\$1,016	1y	2050
1.07	Electrical Allowance	\$5,081.98	1 Allow	\$5,082	1y	2050
2.07	Electrical Allowance	\$5,081.98	1 Allow	\$5,082	1y	2050
1.03	Fire Prevention Allowance	\$5,081.98	1 Allow	\$5,082	1y	2050
2.03	Fire Prevention Allowance	\$5,081.98	1 Allow	\$5,082	1y	2050
1.06	Plumbing Allowance	\$5,081.98	1 Allow	\$5,082	1y	2050
2.06	Plumbing Allowance	\$5,081.98	1 Allow	\$5,082	1y	2050
<b>2049 (Year 25) Total</b>				<b>\$35,574</b>		
<b>2050 (Year 26)</b>						
1.09	Common Area Door Allowance	\$4,187.56	1 Allow	\$4,188	1y	2051
2.09	Common Area Door Allowance	\$1,046.89	1 Allow	\$1,047	1y	2051
1.07	Electrical Allowance	\$5,234.44	1 Allow	\$5,234	1y	2051
2.07	Electrical Allowance	\$5,234.44	1 Allow	\$5,234	1y	2051
1.03	Fire Prevention Allowance	\$5,234.44	1 Allow	\$5,234	1y	2051
2.03	Fire Prevention Allowance	\$5,234.44	1 Allow	\$5,234	1y	2051
1.06	Plumbing Allowance	\$5,234.44	1 Allow	\$5,234	1y	2051
2.06	Plumbing Allowance	\$5,234.44	1 Allow	\$5,234	1y	2051

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2050 (Year 26) Total</b>				<b>\$36,641</b>		
<b>2051 (Year 27)</b>						
1.09	Common Area Door Allowance	\$4,313.18	1 Allow	\$4,313	1y	2052
2.09	Common Area Door Allowance	\$1,078.30	1 Allow	\$1,078	1y	2052
1.07	Electrical Allowance	\$5,391.48	1 Allow	\$5,391	1y	2052
2.07	Electrical Allowance	\$5,391.48	1 Allow	\$5,391	1y	2052
1.03	Fire Prevention Allowance	\$5,391.48	1 Allow	\$5,391	1y	2052
2.03	Fire Prevention Allowance	\$5,391.48	1 Allow	\$5,391	1y	2052
1.06	Plumbing Allowance	\$5,391.48	1 Allow	\$5,391	1y	2052
2.06	Plumbing Allowance	\$5,391.48	1 Allow	\$5,391	1y	2052
<b>2051 (Year 27) Total</b>				<b>\$37,740</b>		
<b>2052 (Year 28)</b>						
1.09	Common Area Door Allowance	\$4,442.58	1 Allow	\$4,443	1y	2053
2.09	Common Area Door Allowance	\$1,110.64	1 Allow	\$1,111	1y	2053
1.07	Electrical Allowance	\$5,553.22	1 Allow	\$5,553	1y	2053
2.07	Electrical Allowance	\$5,553.22	1 Allow	\$5,553	1y	2053
1.03	Fire Prevention Allowance	\$5,553.22	1 Allow	\$5,553	1y	2053
2.03	Fire Prevention Allowance	\$5,553.22	1 Allow	\$5,553	1y	2053
1.06	Plumbing Allowance	\$5,553.22	1 Allow	\$5,553	1y	2053
2.06	Plumbing Allowance	\$5,553.22	1 Allow	\$5,553	1y	2053
<b>2052 (Year 28) Total</b>				<b>\$38,873</b>		
<b>2053 (Year 29)</b>						
1.09	Common Area Door Allowance	\$4,575.86	1 Allow	\$4,576	1y	2054
2.09	Common Area Door Allowance	\$1,143.96	1 Allow	\$1,144	1y	2054
1.07	Electrical Allowance	\$5,719.82	1 Allow	\$5,720	1y	2054
2.07	Electrical Allowance	\$5,719.82	1 Allow	\$5,720	1y	2054
1.03	Fire Prevention Allowance	\$5,719.82	1 Allow	\$5,720	1y	2054
2.03	Fire Prevention Allowance	\$5,719.82	1 Allow	\$5,720	1y	2054

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.06	Plumbing Allowance	\$5,719.82	1 Allow	\$5,720	1y	2054
2.06	Plumbing Allowance	\$5,719.82	1 Allow	\$5,720	1y	2054
<b>2053 (Year 29) Total</b>				<b>\$40,039</b>		
<b>2054 (Year 30)</b>						
3.01	Backflow Prevention Valve	\$11,782.83	1 Ea	\$11,783	10y	N/A
3.02	Backflow Prevention Valve	\$11,782.83	1 Ea	\$11,783	10y	N/A
1.09	Common Area Door Allowance	\$4,713.13	1 Allow	\$4,713	1y	N/A
2.09	Common Area Door Allowance	\$1,178.28	1 Allow	\$1,178	1y	N/A
1.07	Electrical Allowance	\$5,891.41	1 Allow	\$5,891	1y	N/A
2.07	Electrical Allowance	\$5,891.41	1 Allow	\$5,891	1y	N/A
1.03	Fire Prevention Allowance	\$5,891.41	1 Allow	\$5,891	1y	N/A
2.03	Fire Prevention Allowance	\$5,891.41	1 Allow	\$5,891	1y	N/A
1.06	Plumbing Allowance	\$5,891.41	1 Allow	\$5,891	1y	N/A
2.06	Plumbing Allowance	\$5,891.41	1 Allow	\$5,891	1y	N/A
<b>2054 (Year 30) Total</b>				<b>\$64,806</b>		

## Component Details

Reserve Component	UL	RL	Quantity	Unit Cost	Rplc %	Extended Cost
<b>Building A Structural</b>						
1.01 Bitumen Roofing	20y	19y 11m	1 LS	\$260,000.00	100%	\$260,000
1.02 Unit Building Exterior Paint	8y	6y 11m	1 LS	\$56,650.00	100%	\$56,650
1.03 Fire Prevention Allowance	1y	0y 11m	1 Allow	\$2,500.00	100%	\$2,500
1.04 Fire Panel	35y	30y 11m	1 Ea	\$13,000.00	100%	\$13,000
1.05 Building Restoration Allowance	16y	14y 11m	1 Allow	\$310,730.00	100%	\$310,730
1.06 Plumbing Allowance	1y	0y 11m	1 Allow	\$2,500.00	100%	\$2,500
1.07 Electrical Allowance	1y	0y 11m	1 Allow	\$2,500.00	100%	\$2,500
1.08 Common Area Windows Allowance	35y	10y 11m	1 Allow	\$3,200.00	100%	\$3,200
1.09 Common Area Door Allowance	1y	0y 11m	1 Allow	\$2,000.00	100%	\$2,000
3.01 Backflow Prevention Valve	10y	9y 11m	1 Ea	\$5,000.00	100%	\$5,000
<b>Building B Structural</b>						
2.01 Bitumen Roofing	20y	19y 11m	1 LS	\$250,000.00	100%	\$250,000
2.02 Unit Building Exterior Paint	8y	6y 11m	1 LS	\$56,650.00	100%	\$56,650
2.03 Fire Prevention Allowance	1y	0y 11m	1 Allow	\$2,500.00	100%	\$2,500
2.04 Fire Panel	35y	30y 11m	1 Ea	\$13,000.00	100%	\$13,000
2.05 Building Restoration Allowance	16y	14y 11m	1 Allow	\$169,082.00	100%	\$169,082
2.06 Plumbing Allowance	1y	0y 11m	1 Allow	\$2,500.00	100%	\$2,500
2.07 Electrical Allowance	1y	0y 11m	1 Allow	\$2,500.00	100%	\$2,500
2.08 Common Area Windows Allowance	35y	10y 11m	1 Allow	\$9,160.00	100%	\$9,160
2.09 Common Area Door Allowance	1y	0y 11m	1 Allow	\$500.00	100%	\$500
3.02 Backflow Prevention Valve	10y	9y 11m	1 Ea	\$5,000.00	100%	\$5,000
6.05 Hurricane Shutters	25y	5y 11m	1 LS	\$30,000.00	100%	\$30,900

**Grand Total:**

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# *Appendices*

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## Calculations

### 1) Allocation % =

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

### 2) Current Cost =

Extended Cost (for a component without subcomponents)

-or-

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

### 3) Extended Cost =

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

### 4) Fully Funded Balance =

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

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

*Initial or current fiscal year-*

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

*Subsequent fiscal years-*

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

### 6) Interest Earned=

*Initial fiscal year-*

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

*Subsequent fiscal years-*

FY Start Balance x Interest Rate (net effective)

### 7) Percent Funded =

(FY Start Balance / Fully Funded Balance) x 100

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

Current Cost / Useful Life



## 7) Contingency Rate

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

## 8) Current Cost

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

## 9) Disbursement

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

## 10) Extended Cost

See Calculations- APPENDIX B.

## 11) Fiscal Year (FY)

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

A) Calendar Fiscal Year (ends December 31)

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

## 12) Full Funded Balance (FFB)

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

See Calculations- APPENDIX B.

## 13) Funding Goal

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

A) Baseline Funding- Maintaining a Net Reserve Balance at or near zero.

B) Full Funding- Maintaining a Reserve Balance at or near Percent Funded of 100%.

C) Statutory Funding- Maintaining a specified Reserve Balance/Percent Funded per statutes.

D) Threshold Funding- Establishing and maintaining a set Net Reserve Balance or Percent Funded.

## 14) Funding Method (or Funding Plan)

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

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

B) Component Method- A method of developing a reserve funding plan where the total reserve allocation is based

on the sum of allocations for individual components.

15) **Funding Plan**

The combined Funding Method & Funding Goal.

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

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

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

The balance in reserves at start of applicable fiscal year.

18) **Inflation Rate**

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

19) **Interest Earned**

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

20) **Interest Rate**

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

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

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

22) **Levels of Service**

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

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

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

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

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

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

- a) Life and Valuation Estimates

- b) Fund Status
- c) Funding Plan

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

### 23) Percent Funded

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

### 24) Quantity

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

### 25) Remaining Life (RL)

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

### 26) Replacement %

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

### 27) Reserve Allocation

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

### 28) Reserve Component (or subcomponent)

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

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

### 29) Restoration

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

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

### 30) Risk Factor

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

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

### 31) Unit Cost

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

### 32) Unit of Measure

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

### 33) Useful Life (UL)

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

# Bitumen Roofing

## Basic Info

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

## Cost Data

Unit Cost (01/01/2025):	\$260,000.00
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	\$260,000

## Comments

Included for the replacement of Bitumen Roofing

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Bitumen Roofing	12/31/2024	12/31/2044	1 LS	\$260,000
Total			1 LS	\$260,000

## Photos





# Unit Building Exterior Paint

## Basic Info

Type of Cost:	Replacement
Category:	Building A Structural
Useful Life:	8y
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$56,650.00
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	\$56,650

## Comments

Included for Waterproofing/Painting at 7-10 year intervals This does not include walkways. Waterproofing of the walkways is performed at the same time as building restoration.

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Unit Building Exterior Paint	12/31/2023	12/31/2031	1 LS	\$56,650
Total			1 LS	\$56,650

## Photos





# Fire Prevention Allowance

## Basic Info

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

## Cost Data

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

## Comments

Included for replacements of smaller items, such as fire hydrants, pull switches, alarms and sprinkler heads. This allowance can also be applied to any Fire Prevention components not specifically listed in this report.

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Fire Prevention Allowance	12/31/2024	12/31/2025	1 Allow	\$2,500
Total			1 Allow	\$2,500

## Photos





# Fire Panel

## Basic Info

Type of Cost:	Replacement
Category:	Building A Structural
Useful Life:	35y
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$13,000.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	\$13,000

## Comments

Included for the replacement of fire panel and associated components. This includes panel, transponder, wiring, and other relevant parts.

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Fire Panel	12/31/2020	12/31/2055	1 Ea	\$13,000
Total			1 Ea	\$13,000

## Photos



# Building Restoration Allowance

## Basic Info

Type of Cost: Repairs & Maintenance  
Category: Building A Structural  
Useful Life: 16y  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$310,730.00  
Total Qty to Maintain (100% of Total): 1 Allow  
Total Current Cost: \$310,730

## Comments

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

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Building Restoration Allowance	12/31/2023	12/31/2039	1 Allow	\$310,730
Total			1 Allow	\$310,730

## Photos





# Plumbing Allowance

## Basic Info

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

## Cost Data

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

## Comments

Included for replacement and refurbishment of Association owned Plumbing lines that deliver water between Units within the Residential Structure

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Plumbing Allowance	12/31/2024	12/31/2025	1 Allow	\$2,500
Total			1 Allow	\$2,500

## Photos



# Electrical Allowance

## Basic Info

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

## Cost Data

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

## Comments

Included for replacement and refurbishment of Association owned wiring that delivers Electricity to components throughout the Residential Building. This does NOT include the components themselves, which either have their own line-item or are the responsibility of Unit Owners

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Electrical Allowance	12/31/2024	12/31/2025	1 Allow	\$2,500
Total			1 Allow	\$2,500

## Photos



# Common Area Windows Allowance

## Basic Info

Type of Cost: Replacement  
 Category: Building A Structural  
 Useful Life: 35y  
 Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$3,200.00  
 Total Qty to Maintain (100% of Total): 1 Allow  
 Total Current Cost: \$3,200

## Comments

Included for the replacement of Common Area Windows

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Common Area Windows Allowance	12/31/2000	12/31/2035	1 Allow	\$3,200
Total			1 Allow	\$3,200

## Photos



# Common Area Door Allowance

## Basic Info

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

## Cost Data

Unit Cost (01/01/2025):	\$2,000.00
Total Qty to Maintain (100% of Total):	1 Allow
Total Current Cost:	\$2,000

## Comments

Included for the as needed replacement of Common Area Doors. The useful life of doors will vary based on their location within the Structure. As such, it is accepted that Association's will not do a full, one-time replacement of all doors. This Allowance funds for as needed replacement, as well as any restorative work the Association may do to reasonably extend the Useful life of their doors and frames. This entry accounts for several door types including but not limited to Glass and Steel Door(s), Steel Door(s), and Fiberglass Door(s).

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Common Area Door Allowance	12/31/2024	12/31/2025	1 Allow	\$2,000
Total			1 Allow	\$2,000

## Photos





# Bitumen Roofing

## Basic Info

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

## Cost Data

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

## Comments

Included for the replacement of Bitumen Roofing

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Bitumen Roofing	12/31/2024	12/31/2044	1 LS	\$250,000
Total			1 LS	\$250,000

## Photos





# Unit Building Exterior Paint

## Basic Info

Type of Cost:	Replacement
Category:	Building B Structural
Useful Life:	8y
Inflation Rate:	3.00%

## Cost Data

Unit Cost (01/01/2025):	\$56,650.00
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	\$56,650

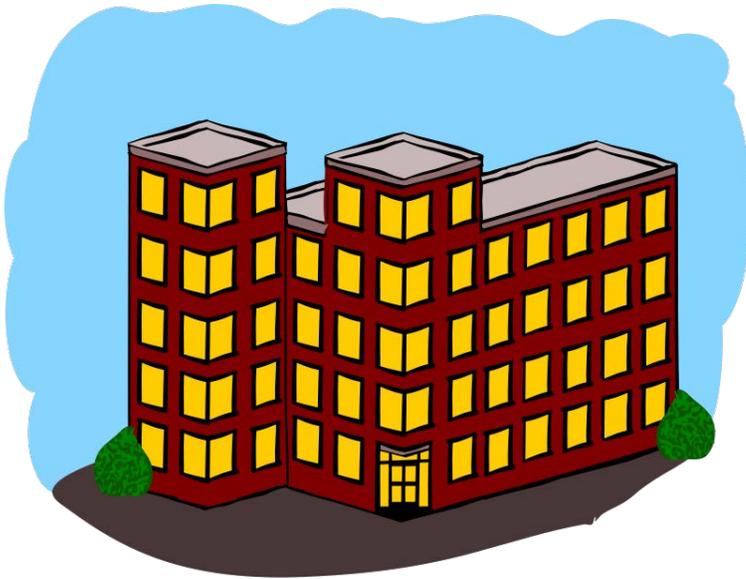
## Comments

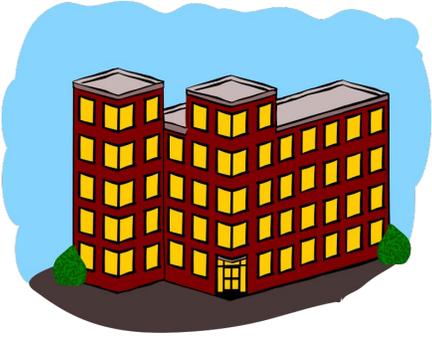
Included for Waterproofing/Painting at 7-10 year intervals This does not include walkways. Waterproofing of the walkways is performed at the same time as building restoration.

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Unit Building Exterior Paint	12/31/2023	12/31/2031	1 LS	\$56,650
Total			1 LS	\$56,650

## Photos





# Fire Prevention Allowance

## Basic Info

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

## Cost Data

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

## Comments

Included for replacements of smaller items, such as fire hydrants, pull switches, alarms and sprinkler heads. This allowance can also be applied to any Fire Prevention components not specifically listed in this report.

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Fire Prevention Allowance	12/31/2024	12/31/2025	1 Allow	\$2,500
<b>Total</b>			<b>1 Allow</b>	<b>\$2,500</b>

## Photos





# Fire Panel

## Basic Info

Type of Cost: Replacement  
 Category: Building B Structural  
 Useful Life: 35y  
 Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$13,000.00  
 Total Qty to Maintain (100% of Total): 1 Ea  
 Total Current Cost: \$13,000

## Comments

Included for the replacement of fire panel and associated components. This includes panel, transponder, wiring, and other relevant parts.

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Fire Panel	12/31/2020	12/31/2055	1 Ea	\$13,000
Total			1 Ea	\$13,000

## Photos



# Building Restoration Allowance

## Basic Info

Type of Cost: Repairs & Maintenance  
Category: Building B Structural  
Useful Life: 16y  
Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$169,082.00  
Total Qty to Maintain (100% of Total): 1 Allow  
Total Current Cost: \$169,082

## Comments

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

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Building Restoration Allowance	12/31/2023	12/31/2039	1 Allow	\$169,082
Total			1 Allow	\$169,082

## Photos





# Plumbing Allowance

## Basic Info

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

## Cost Data

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

## Comments

Included for replacement and refurbishment of Association owned Plumbing lines that deliver water between Units within the Residential Structure

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Plumbing Allowance	12/31/2024	12/31/2025	1 Allow	\$2,500
Total			1 Allow	\$2,500

## Photos



# Electrical Allowance

## Basic Info

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

## Cost Data

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

## Comments

Included for replacement and refurbishment of Association owned wiring that delivers Electricity to components throughout the Residential Building. This does NOT include the components themselves, which either have their own line-item or are the responsibility of Unit Owners

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Electrical Allowance	12/31/2024	12/31/2025	1 Allow	\$2,500
Total			1 Allow	\$2,500

## Photos



# Common Area Windows Allowance

## Basic Info

Type of Cost: Replacement  
 Category: Building B Structural  
 Useful Life: 35y  
 Inflation Rate: 3.00%

## Cost Data

Unit Cost (01/01/2025): \$9,160.00  
 Total Qty to Maintain (100% of Total): 1 Allow  
 Total Current Cost: \$9,160

## Comments

Included for the replacement of Common Area Windows.

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Common Area Windows Allowance	12/31/2000	12/31/2035	1 Allow	\$9,160
Total			1 Allow	\$9,160

## Photos



# Common Area Door Allowance

## Basic Info

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

## Cost Data

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

## Comments

Included for the as needed replacement of Common Area Doors. The useful life of doors will vary based on their location within the Structure. As such, it is accepted that Association's will not do a full, one-time replacement of all doors. This Allowance funds for as needed replacement, as well as any restorative work the Association may do to reasonably extend the Useful life of their doors and frames. This entry accounts for several door types including but not limited to Glass and Steel Door(s), Steel Door(s), and Fiberglass Door(s).

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Common Area Door Allowance	12/31/2024	12/31/2025	1 Allow	\$500
Total			1 Allow	\$500

## Photos





# Backflow Prevention Valve

## Basic Info

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

## Cost Data

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

## Comments

Included for the replacement of the backflow prevention valve and associated components.

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Backflow Prevention Valve	12/31/2024	12/31/2034	1 Ea	\$5,000
Total			1 Ea	\$5,000

## Photos



# Backflow Prevention Valve

## Basic Info

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

## Cost Data

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

## Comments

Included for the replacement of the backflow prevention valve and associated components.

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Backflow Prevention Valve	12/31/2024	12/31/2034	1 Ea	\$5,000
Total			1 Ea	\$5,000

## Photos

# Hurricane Shutters

## Basic Info

Type of Cost:	Replacement
Category:	Building B Structural
Useful Life:	25y
Inflation Rate:	3.00%

## Cost Data

Unit Cost (07/18/2024):	\$30,000.00
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	\$30,900

## Comments

Included for the replacement of 4 Hurricane Shutters.

## Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Hurricane Shutters	12/31/2005	12/31/2030	1 LS	\$30,900
Total			1 LS	\$30,900

## Photos



