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**Colonial Manor West Apartments C.A., Inc**  
**Non-SIRS Components**  
***Fort Lauderdale, FL***



Report #: 46382-1  
Beginning: January 1, 2026  
Expires: December 31, 2026

**RESERVE STUDY**  
**Update "No-Site-Visit"**

December 12, 2025

# Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

## Questions?

Please contact your Project Manager directly.



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Colonial Manor West Apartments C.A., Inc - Non-SIRS Components

Report #: 46382-1

Fort Lauderdale, FL

# of Units: 36

Level of Service: Update "No-Site-Visit"

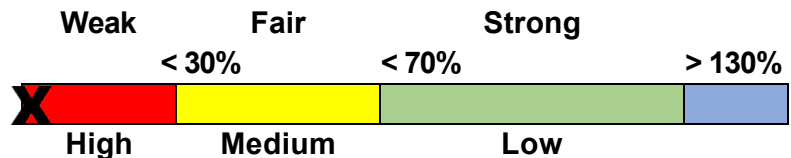
January 1, 2026 through December 31, 2026

Findings & Recommendations

as of January 1, 2026

Projected Starting Reserve Balance	\$0
Projected "Fully Funded" (Ideal) Reserve Balance	\$238,879
Percent Funded	0.0 %
Required 2026 Special Assessments	\$100,000
Minimum 2026 Reserve Funding (Baseline Funding)	\$48,600
Recommended 2026 Reserve Funding (Fully Funding, Achieve 100% by Year 30)	\$55,000

Reserve Fund Strength: 0.0%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves	2.00 %
Annual Inflation Rate	3.00 %

This document is a "Update, No-Site-Visit" Reserve Study based on a prior Report prepared by Association Reserves for your 2024 Fiscal Year. The most recent visual inspection of the property was conducted 02/16/2023.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 0.0 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently High.

Component cost estimates, life expectancies, and recommended reserve funding amounts are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2026). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Allocation of Existing Pooled Reserve Funds:

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

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

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

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

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

D. Please note--the redistribution or reallocation of existing reserve funds may require a vote of the association's membership. We highly recommend that the association consult their legal counsel and review their governing documents to ensure compliance with all applicable laws and regulations. Association Reserves is not responsible for providing legal advice or determining the necessity of membership votes.

In our opinion, the National Reserve Study Standards definition of fully funding not only complies with all relevant jurisdictional requirements, but is also more likely to provide an adequate "cushion" of accumulated funds, which will help mitigate financial risks in the event of higher-than-expected component costs, reduced component life expectancies, or other unforeseen negative circumstances. In our experience, Clients that choose to fund their Reserves using a baseline (or threshold) funding goal are significantly more likely to experience special assessments and deferred maintenance in the event of these circumstances.

For additional questions or to request more information about reserve funding goals and methods, please contact our office.

#### **Special Assessments:**

There are no recommendations for any special assessments for Reserve funding included in the Reserve Study at this time.

#### **Minimum Reserve Funding (Baseline Funding):**

As of 2025, Florida statutes have been amended to define baseline funding as follows: "...a baseline funding plan...provides a reserve funding goal in which the reserve funding for each budget year is sufficient to maintain the reserve cash balance above zero. Our projection of the minimum reserve funding required (taken together with any projected special assessments) is designed to maintain this pooled fund balance above \$0 throughout the forecast period.

#### **Recommended Reserve Funding (Fully Funding, Achieve 100% by Year 30):**

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

#### **Annual Increases to Reserve Funding:**

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

#### **Waiving or Partial Funding of Reserves:**

For components not considered "structural" in nature, Florida statutes allow that: "The members of a unit-owner-controlled association may determine, by a majority vote of the total voting interests of the

association, to provide no reserves or less reserves than required by this subsection.” As such, a majority of the association’s voting interests may elect to fund the reserves at lower amounts than shown in this study-- or to waive reserve funding entirely—but only for these specific components. Please consult with your Association’s legal counsel for additional guidance regarding the waiving or partial funding of reserves.

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

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

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

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Site and Grounds</b>			
2114 Site Drainage - Inspect/Repair/Cert	5	2	\$10,600
2123 Asphalt - Seal/Repair	4	0	\$5,300
2125 Asphalt - Resurface	20	6	\$31,680
2137 Metal Gates/Fencing - Replace	25	10	\$17,300
<b>Building Exteriors</b>			
2301 Mailboxes - Replace	20	7	\$6,840
2303 Exterior Lights - Replace	20	9	\$5,940
<b>Mechanical/Electrical/Plumbing</b>			
2513 Elevator - Modernize	25	0	\$115,000
2517 Elevator Cab - Remodel	25	0	\$21,200
2522 HVAC (Rec Room) Sub-Unit - Replace	10	8	\$2,250
<b>Common Interiors</b>			
2753 Recreational Room - Remodel	20	6	\$26,500
<b>Exterior Amenities</b>			
2115 Pool Deck - Resurface/Replace	30	10	\$7,900
2771 Pool Fence - Replace	20	10	\$10,800
2773 Swimming Pool - Resurface	12	4	\$23,000
2781 Pool Heater - Replace	5	0	\$5,750

**14 Total Funded Components**

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

## Introduction



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

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



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

## Methodology

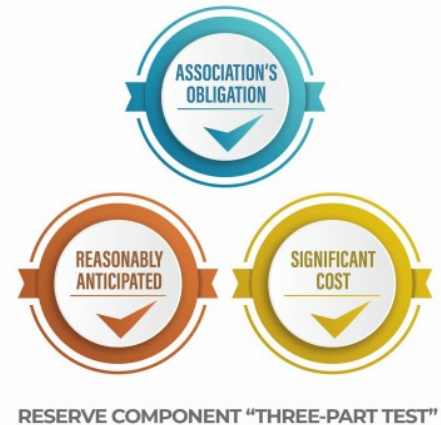


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

## *Which Physical Assets are Funded by Reserves?*

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



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

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

## *How do we establish Current Repair/Replacement Cost Estimates?*

In this order...

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

## How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

## How much should we transfer to Reserves?



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

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

### What is our Recommended Funding Goal?

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



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

## Projected Expenses

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

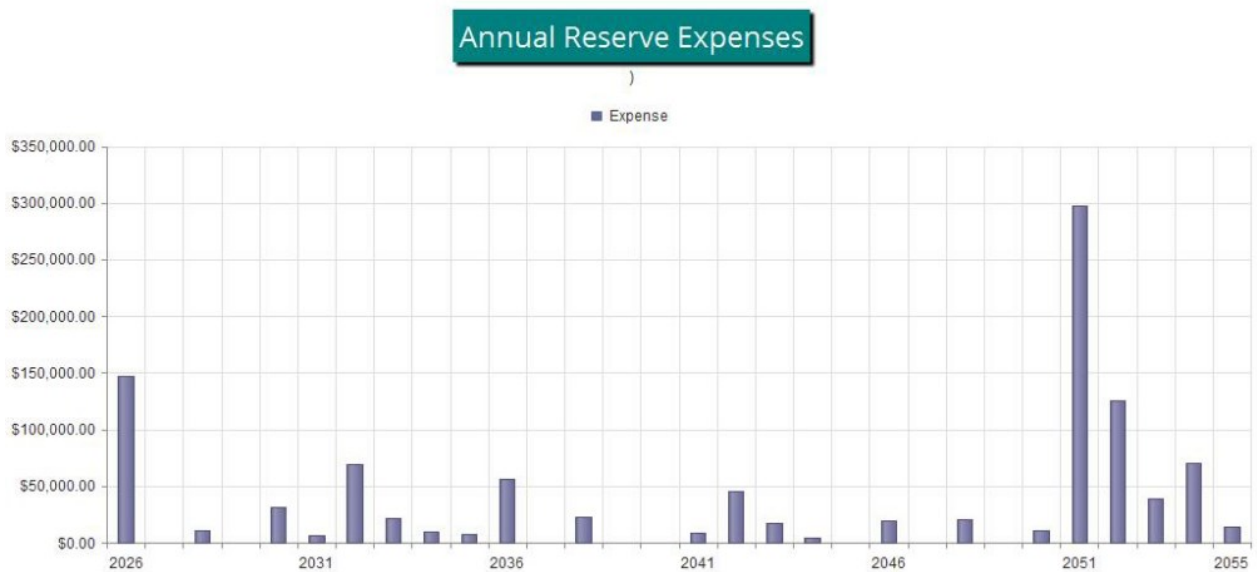


Figure 1

## Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$0 as-of the start of your Fiscal Year on 1/1/2026.

This balance was provided by Board member Simon Malak as of 11/18/2025.

As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$238,879. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 0.0 % Funded. The starting point for our financial analysis is your Reserve Fund balance, projected to be \$0 as-of the start of your Fiscal Year on 1/1/2026.

## Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted funding of \$55,000 in the upcoming fiscal year. At minimum, the Association must budget \$48,600 for Reserves in the upcoming year. Either funding plan would also require a special assessment of \$100,000 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

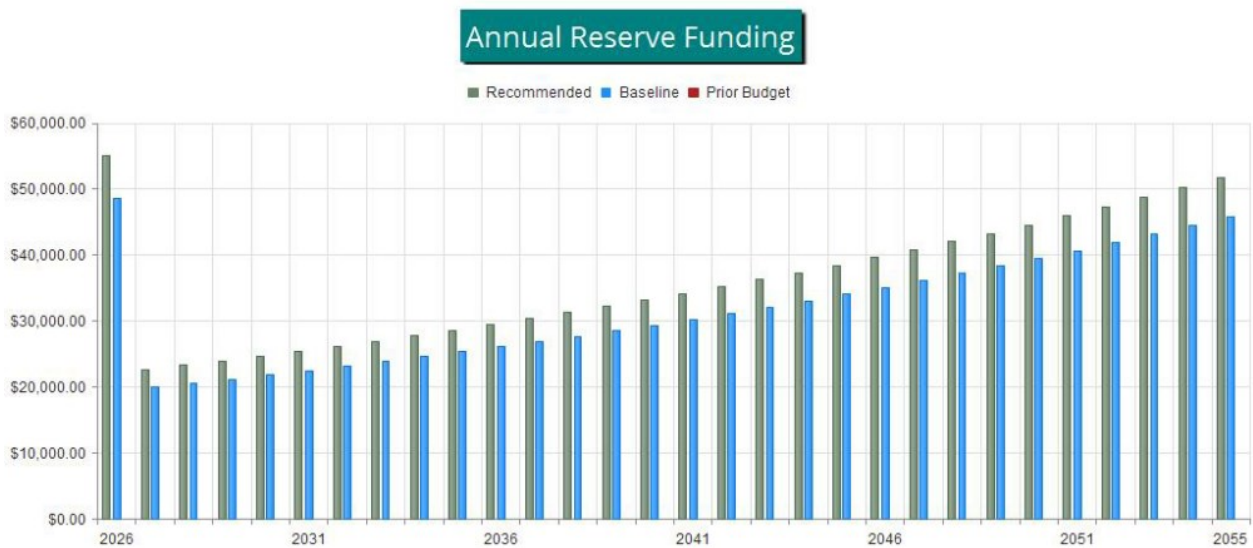


Figure 2

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

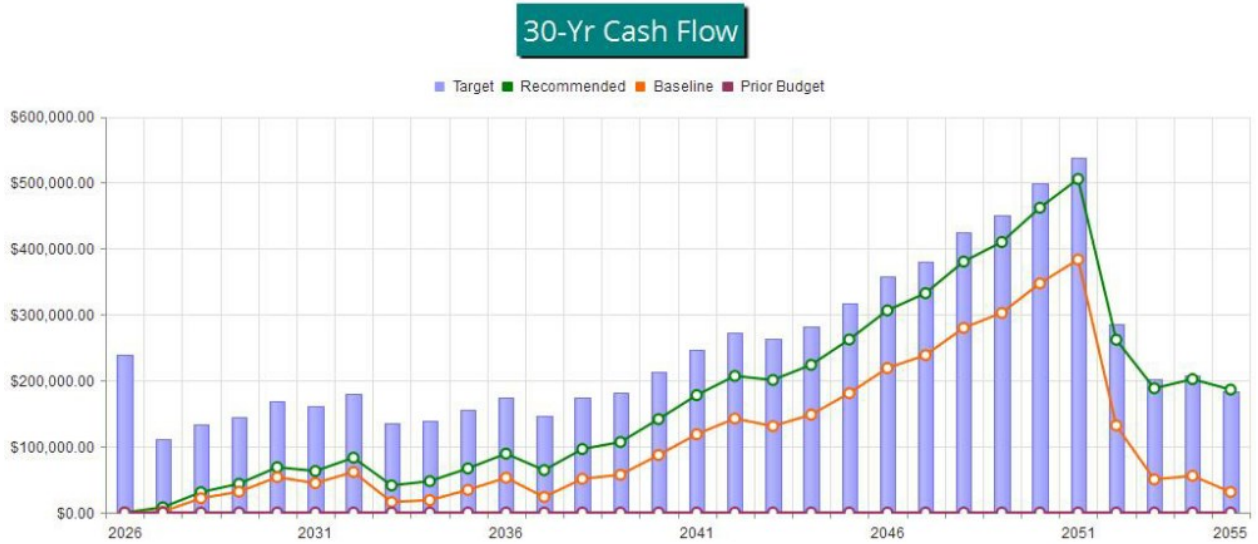


Figure 3

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

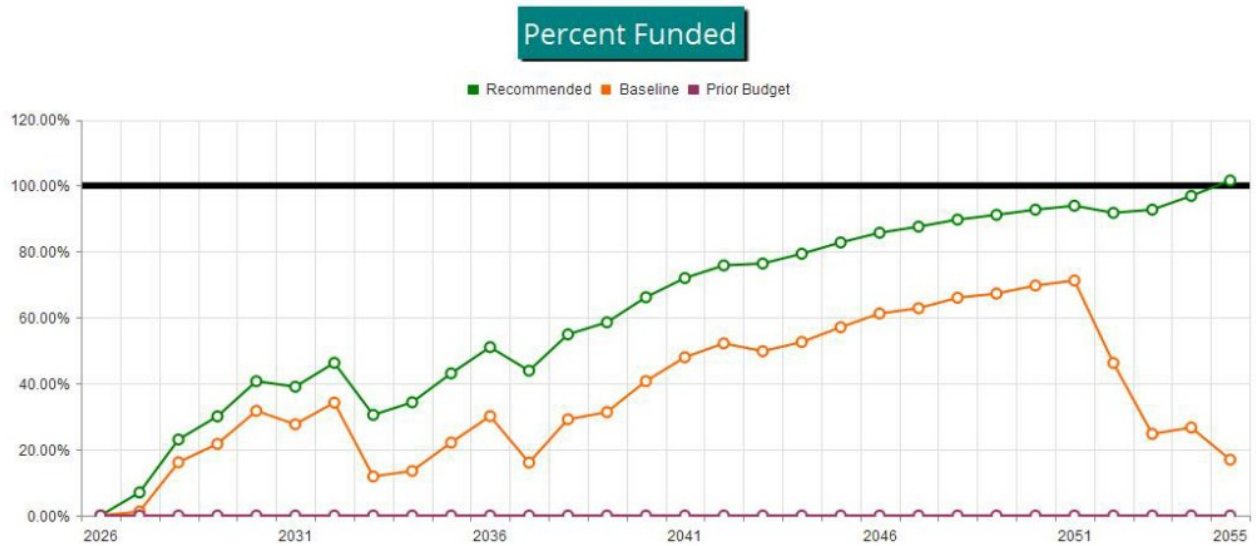


Figure 4



Executive Summary is a summary of your Reserve Components

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

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

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

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

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
<b>Site and Grounds</b>								
2114	Site Drainage - Inspect/Repair/Cert	\$10,600	X	3	/	5	=	\$6,360
2123	Asphalt - Seal/Repair	\$5,300	X	4	/	4	=	\$5,300
2125	Asphalt - Resurface	\$31,680	X	14	/	20	=	\$22,176
2137	Metal Gates/Fencing - Replace	\$17,300	X	15	/	25	=	\$10,380
<b>Building Exteriors</b>								
2301	Mailboxes - Replace	\$6,840	X	13	/	20	=	\$4,446
2303	Exterior Lights - Replace	\$5,940	X	11	/	20	=	\$3,267
<b>Mechanical/Electrical/Plumbing</b>								
2513	Elevator - Modernize	\$115,000	X	25	/	25	=	\$115,000
2517	Elevator Cab - Remodel	\$21,200	X	25	/	25	=	\$21,200
2522	HVAC (Rec Room) Sub-Unit - Replace	\$2,250	X	2	/	10	=	\$450
<b>Common Interiors</b>								
2753	Recreational Room - Remodel	\$26,500	X	14	/	20	=	\$18,550
<b>Exterior Amenities</b>								
2115	Pool Deck - Resurface/Replace	\$7,900	X	20	/	30	=	\$5,267
2771	Pool Fence - Replace	\$10,800	X	10	/	20	=	\$5,400
2773	Swimming Pool - Resurface	\$23,000	X	8	/	12	=	\$15,333
2781	Pool Heater - Replace	\$5,750	X	5	/	5	=	\$5,750
								\$238,879

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
<b>Site and Grounds</b>				
2114 Site Drainage - Inspect/Repair/Cert	5	\$10,600	\$2,120	12.31 %
2123 Asphalt - Seal/Repair	4	\$5,300	\$1,325	7.69 %
2125 Asphalt - Resurface	20	\$31,680	\$1,584	9.19 %
2137 Metal Gates/Fencing - Replace	25	\$17,300	\$692	4.02 %
<b>Building Exteriors</b>				
2301 Mailboxes - Replace	20	\$6,840	\$342	1.99 %
2303 Exterior Lights - Replace	20	\$5,940	\$297	1.72 %
<b>Mechanical/Electrical/Plumbing</b>				
2513 Elevator - Modernize	25	\$115,000	\$4,600	26.70 %
2517 Elevator Cab - Remodel	25	\$21,200	\$848	4.92 %
2522 HVAC (Rec Room) Sub-Unit - Replace	10	\$2,250	\$225	1.31 %
<b>Common Interiors</b>				
2753 Recreational Room - Remodel	20	\$26,500	\$1,325	7.69 %
<b>Exterior Amenities</b>				
2115 Pool Deck - Resurface/Replace	30	\$7,900	\$263	1.53 %
2771 Pool Fence - Replace	20	\$10,800	\$540	3.13 %
2773 Swimming Pool - Resurface	12	\$23,000	\$1,917	11.13 %
2781 Pool Heater - Replace	5	\$5,750	\$1,150	6.68 %
14 Total Funded Components			\$17,228	100.00 %

Fiscal Year Start: 2026

Net After Tax Interest: 2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)				Projected Reserve Balance Changes					
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	\$0	\$238,879	0.0 %	High	0.00 %	\$55,000	\$100,000	\$78	\$147,250
2027	\$7,828	\$112,123	7.0 %	High	-58.91 %	\$22,600	\$0	\$386	\$0
2028	\$30,814	\$133,764	23.0 %	High	3.00 %	\$23,278	\$0	\$743	\$11,246
2029	\$43,590	\$145,019	30.1 %	Medium	3.00 %	\$23,976	\$0	\$1,122	\$0
2030	\$68,688	\$168,760	40.7 %	Medium	3.00 %	\$24,696	\$0	\$1,314	\$31,852
2031	\$62,846	\$160,987	39.0 %	Medium	3.00 %	\$25,436	\$0	\$1,458	\$6,666
2032	\$83,075	\$179,522	46.3 %	Medium	3.00 %	\$26,200	\$0	\$1,240	\$69,470
2033	\$41,045	\$134,542	30.5 %	Medium	3.00 %	\$26,986	\$0	\$884	\$21,449
2034	\$47,466	\$138,310	34.3 %	Medium	3.00 %	\$27,795	\$0	\$1,142	\$9,564
2035	\$66,839	\$155,087	43.1 %	Medium	3.00 %	\$28,629	\$0	\$1,560	\$7,750
2036	\$89,277	\$174,909	51.0 %	Medium	3.00 %	\$29,488	\$0	\$1,533	\$56,109
2037	\$64,190	\$146,212	43.9 %	Medium	3.00 %	\$30,373	\$0	\$1,602	\$0
2038	\$96,164	\$175,162	54.9 %	Medium	3.00 %	\$31,284	\$0	\$2,028	\$22,670
2039	\$106,807	\$182,367	58.6 %	Medium	3.00 %	\$32,222	\$0	\$2,481	\$0
2040	\$141,510	\$213,897	66.2 %	Medium	3.00 %	\$33,189	\$0	\$3,191	\$0
2041	\$177,890	\$247,154	72.0 %	Low	3.00 %	\$34,185	\$0	\$3,845	\$8,958
2042	\$206,961	\$272,988	75.8 %	Low	3.00 %	\$35,210	\$0	\$4,074	\$45,413
2043	\$200,832	\$262,877	76.4 %	Low	3.00 %	\$36,266	\$0	\$4,243	\$17,520
2044	\$223,822	\$282,047	79.4 %	Low	3.00 %	\$37,354	\$0	\$4,856	\$3,830
2045	\$262,201	\$316,773	82.8 %	Low	3.00 %	\$38,475	\$0	\$5,681	\$0
2046	\$306,357	\$357,391	85.7 %	Low	3.00 %	\$39,629	\$0	\$6,382	\$19,958
2047	\$332,411	\$379,606	87.6 %	Low	3.00 %	\$40,818	\$0	\$7,121	\$0
2048	\$380,350	\$424,005	89.7 %	Low	3.00 %	\$42,043	\$0	\$7,896	\$20,311
2049	\$409,979	\$449,806	91.1 %	Low	3.00 %	\$43,304	\$0	\$8,712	\$0
2050	\$461,995	\$498,321	92.7 %	Low	3.00 %	\$44,603	\$0	\$9,666	\$10,774
2051	\$505,491	\$538,245	93.9 %	Low	3.00 %	\$45,941	\$0	\$7,667	\$297,212
2052	\$261,887	\$285,418	91.8 %	Low	3.00 %	\$47,319	\$0	\$4,497	\$125,470
2053	\$188,233	\$203,015	92.7 %	Low	3.00 %	\$48,739	\$0	\$3,900	\$38,739
2054	\$202,133	\$208,620	96.9 %	Low	3.00 %	\$50,201	\$0	\$3,881	\$69,896
2055	\$186,320	\$183,485	101.5 %	Low	3.00 %	\$51,707	\$0	\$4,141	\$13,998



# 30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 46382-1  
No-Site-Visit

Fiscal Year Start: 2026

Net After Tax Interest:

2.00 %

Avg 30-Yr Inflation: 3.00 %

Reserve Fund Strength (as-of Fiscal Year Start)	Projected Reserve Balance Changes								
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Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	% Increase In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2026	\$0	\$238,879	0.0 %	High	0.00 %	\$48,600	\$100,000	\$14	\$147,250
2027	\$1,364	\$112,123	1.2 %	High	-58.85 %	\$20,000	\$0	\$229	\$0
2028	\$21,593	\$133,764	16.1 %	High	3.00 %	\$20,600	\$0	\$530	\$11,246
2029	\$31,478	\$145,019	21.7 %	High	3.00 %	\$21,218	\$0	\$849	\$0
2030	\$53,545	\$168,760	31.7 %	Medium	3.00 %	\$21,855	\$0	\$980	\$31,852
2031	\$44,528	\$160,987	27.7 %	High	3.00 %	\$22,510	\$0	\$1,059	\$6,666
2032	\$61,431	\$179,522	34.2 %	Medium	3.00 %	\$23,185	\$0	\$773	\$69,470
2033	\$15,919	\$134,542	11.8 %	High	3.00 %	\$23,881	\$0	\$346	\$21,449
2034	\$18,697	\$138,310	13.5 %	High	3.00 %	\$24,597	\$0	\$529	\$9,564
2035	\$34,259	\$155,087	22.1 %	High	3.00 %	\$25,335	\$0	\$869	\$7,750
2036	\$52,713	\$174,909	30.1 %	Medium	3.00 %	\$26,095	\$0	\$761	\$56,109
2037	\$23,462	\$146,212	16.0 %	High	3.00 %	\$26,878	\$0	\$745	\$0
2038	\$51,085	\$175,162	29.2 %	High	3.00 %	\$27,685	\$0	\$1,082	\$22,670
2039	\$57,181	\$182,367	31.4 %	Medium	3.00 %	\$28,515	\$0	\$1,442	\$0
2040	\$87,139	\$213,897	40.7 %	Medium	3.00 %	\$29,371	\$0	\$2,055	\$0
2041	\$118,565	\$247,154	48.0 %	Medium	3.00 %	\$30,252	\$0	\$2,608	\$8,958
2042	\$142,466	\$272,988	52.2 %	Medium	3.00 %	\$31,159	\$0	\$2,732	\$45,413
2043	\$130,944	\$262,877	49.8 %	Medium	3.00 %	\$32,094	\$0	\$2,790	\$17,520
2044	\$148,308	\$282,047	52.6 %	Medium	3.00 %	\$33,057	\$0	\$3,288	\$3,830
2045	\$180,823	\$316,773	57.1 %	Medium	3.00 %	\$34,049	\$0	\$3,993	\$0
2046	\$218,865	\$357,391	61.2 %	Medium	3.00 %	\$35,070	\$0	\$4,570	\$19,958
2047	\$238,548	\$379,606	62.8 %	Medium	3.00 %	\$36,122	\$0	\$5,179	\$0
2048	\$279,850	\$424,005	66.0 %	Medium	3.00 %	\$37,206	\$0	\$5,819	\$20,311
2049	\$302,564	\$449,806	67.3 %	Medium	3.00 %	\$38,322	\$0	\$6,494	\$0
2050	\$347,380	\$498,321	69.7 %	Medium	3.00 %	\$39,472	\$0	\$7,301	\$10,774
2051	\$383,379	\$538,245	71.2 %	Low	3.00 %	\$40,656	\$0	\$5,149	\$297,212
2052	\$131,972	\$285,418	46.2 %	Medium	3.00 %	\$41,876	\$0	\$1,820	\$125,470
2053	\$50,197	\$203,015	24.7 %	High	3.00 %	\$43,132	\$0	\$1,058	\$38,739
2054	\$55,647	\$208,620	26.7 %	High	3.00 %	\$44,426	\$0	\$866	\$69,896
2055	\$31,043	\$183,485	16.9 %	High	3.00 %	\$45,759	\$0	\$947	\$13,998

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$0	\$7,828	\$30,814	\$43,590	\$68,688
Annual Reserve Funding	\$55,000	\$22,600	\$23,278	\$23,976	\$24,696
Recommended Special Assessments	\$100,000	\$0	\$0	\$0	\$0
Interest Earnings	\$78	\$386	\$743	\$1,122	\$1,314
<b>Total Income</b>	<b>\$155,078</b>	<b>\$30,814</b>	<b>\$54,836</b>	<b>\$68,688</b>	<b>\$94,698</b>
# Component					
<b>Site and Grounds</b>					
2114 Site Drainage - Inspect/Repair/Cert	\$0	\$0	\$11,246	\$0	\$0
2123 Asphalt - Seal/Repair	\$5,300	\$0	\$0	\$0	\$5,965
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Gates/Fencing - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mechanical/Electrical/Plumbing</b>					
2513 Elevator - Modernize	\$115,000	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$21,200	\$0	\$0	\$0	\$0
2522 HVAC (Rec Room) Sub-Unit - Replace	\$0	\$0	\$0	\$0	\$0
<b>Common Interiors</b>					
2753 Recreational Room - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Exterior Amenities</b>					
2115 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$25,887
2781 Pool Heater - Replace	\$5,750	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$147,250</b>	<b>\$0</b>	<b>\$11,246</b>	<b>\$0</b>	<b>\$31,852</b>
Ending Reserve Balance	\$7,828	\$30,814	\$43,590	\$68,688	\$62,846

<b>Fiscal Year</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>
Starting Reserve Balance	\$62,846	\$83,075	\$41,045	\$47,466	\$66,839
Annual Reserve Funding	\$25,436	\$26,200	\$26,986	\$27,795	\$28,629
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,458	\$1,240	\$884	\$1,142	\$1,560
<b>Total Income</b>	<b>\$89,741</b>	<b>\$110,515</b>	<b>\$68,915</b>	<b>\$76,403</b>	<b>\$97,027</b>
<b># Component</b>					
<b>Site and Grounds</b>					
2114 Site Drainage - Inspect/Repair/Cert	\$0	\$0	\$13,037	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$6,714	\$0
2125 Asphalt - Resurface	\$0	\$37,828	\$0	\$0	\$0
2137 Metal Gates/Fencing - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
2301 Mailboxes - Replace	\$0	\$0	\$8,412	\$0	\$0
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$7,750
<b>Mechanical/Electrical/Plumbing</b>					
2513 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Rec Room) Sub-Unit - Replace	\$0	\$0	\$0	\$2,850	\$0
<b>Common Interiors</b>					
2753 Recreational Room - Remodel	\$0	\$31,642	\$0	\$0	\$0
<b>Exterior Amenities</b>					
2115 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$6,666	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$6,666</b>	<b>\$69,470</b>	<b>\$21,449</b>	<b>\$9,564</b>	<b>\$7,750</b>
Ending Reserve Balance	\$83,075	\$41,045	\$47,466	\$66,839	\$89,277

<b>Fiscal Year</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>
Starting Reserve Balance	\$89,277	\$64,190	\$96,164	\$106,807	\$141,510
Annual Reserve Funding	\$29,488	\$30,373	\$31,284	\$32,222	\$33,189
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,533	\$1,602	\$2,028	\$2,481	\$3,191
<b>Total Income</b>	<b>\$120,298</b>	<b>\$96,164</b>	<b>\$129,476</b>	<b>\$141,510</b>	<b>\$177,890</b>
<b># Component</b>					
<b>Site and Grounds</b>					
2114 Site Drainage - Inspect/Repair/Cert	\$0	\$0	\$15,113	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$7,557	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Gates/Fencing - Replace	\$23,250	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mechanical/Electrical/Plumbing</b>					
2513 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Rec Room) Sub-Unit - Replace	\$0	\$0	\$0	\$0	\$0
<b>Common Interiors</b>					
2753 Recreational Room - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Exterior Amenities</b>					
2115 Pool Deck - Resurface/Replace	\$10,617	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$14,514	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$7,728	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$56,109</b>	<b>\$0</b>	<b>\$22,670</b>	<b>\$0</b>	<b>\$0</b>
Ending Reserve Balance	\$64,190	\$96,164	\$106,807	\$141,510	\$177,890

<b>Fiscal Year</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>
Starting Reserve Balance	\$177,890	\$206,961	\$200,832	\$223,822	\$262,201
Annual Reserve Funding	\$34,185	\$35,210	\$36,266	\$37,354	\$38,475
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,845	\$4,074	\$4,243	\$4,856	\$5,681
<b>Total Income</b>	<b>\$215,920</b>	<b>\$246,246</b>	<b>\$241,342</b>	<b>\$266,032</b>	<b>\$306,357</b>
<b># Component</b>					
<b>Site and Grounds</b>					
2114 Site Drainage - Inspect/Repair/Cert	\$0	\$0	\$17,520	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$8,505	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Gates/Fencing - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mechanical/Electrical/Plumbing</b>					
2513 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Rec Room) Sub-Unit - Replace	\$0	\$0	\$0	\$3,830	\$0
<b>Common Interiors</b>					
2753 Recreational Room - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Exterior Amenities</b>					
2115 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$36,908	\$0	\$0	\$0
2781 Pool Heater - Replace	\$8,958	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$8,958</b>	<b>\$45,413</b>	<b>\$17,520</b>	<b>\$3,830</b>	<b>\$0</b>
Ending Reserve Balance	\$206,961	\$200,832	\$223,822	\$262,201	\$306,357

<b>Fiscal Year</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>
Starting Reserve Balance	\$306,357	\$332,411	\$380,350	\$409,979	\$461,995
Annual Reserve Funding	\$39,629	\$40,818	\$42,043	\$43,304	\$44,603
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$6,382	\$7,121	\$7,896	\$8,712	\$9,666
<b>Total Income</b>	<b>\$352,368</b>	<b>\$380,350</b>	<b>\$430,290</b>	<b>\$461,995</b>	<b>\$516,265</b>
<b># Component</b>					
<b>Site and Grounds</b>					
2114 Site Drainage - Inspect/Repair/Cert	\$0	\$0	\$20,311	\$0	\$0
2123 Asphalt - Seal/Repair	\$9,572	\$0	\$0	\$0	\$10,774
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Gates/Fencing - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mechanical/Electrical/Plumbing</b>					
2513 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Rec Room) Sub-Unit - Replace	\$0	\$0	\$0	\$0	\$0
<b>Common Interiors</b>					
2753 Recreational Room - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Exterior Amenities</b>					
2115 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$10,385	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$19,958</b>	<b>\$0</b>	<b>\$20,311</b>	<b>\$0</b>	<b>\$10,774</b>
Ending Reserve Balance	\$332,411	\$380,350	\$409,979	\$461,995	\$505,491

<b>Fiscal Year</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>	<b>2055</b>
Starting Reserve Balance	\$505,491	\$261,887	\$188,233	\$202,133	\$186,320
Annual Reserve Funding	\$45,941	\$47,319	\$48,739	\$50,201	\$51,707
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,667	\$4,497	\$3,900	\$3,881	\$4,141
<b>Total Income</b>	<b>\$559,099</b>	<b>\$313,704</b>	<b>\$240,873</b>	<b>\$256,216</b>	<b>\$242,168</b>
<b># Component</b>					
<b>Site and Grounds</b>					
2114 Site Drainage - Inspect/Repair/Cert	\$0	\$0	\$23,546	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$12,126	\$0
2125 Asphalt - Resurface	\$0	\$68,321	\$0	\$0	\$0
2137 Metal Gates/Fencing - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
2301 Mailboxes - Replace	\$0	\$0	\$15,194	\$0	\$0
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$13,998
<b>Mechanical/Electrical/Plumbing</b>					
2513 Elevator - Modernize	\$240,784	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$44,388	\$0	\$0	\$0	\$0
2522 HVAC (Rec Room) Sub-Unit - Replace	\$0	\$0	\$0	\$5,148	\$0
<b>Common Interiors</b>					
2753 Recreational Room - Remodel	\$0	\$57,150	\$0	\$0	\$0
<b>Exterior Amenities</b>					
2115 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$52,622	\$0
2781 Pool Heater - Replace	\$12,039	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$297,212</b>	<b>\$125,470</b>	<b>\$38,739</b>	<b>\$69,896</b>	<b>\$13,998</b>
Ending Reserve Balance	\$261,887	\$188,233	\$202,133	\$186,320	\$228,170

Fiscal Year	2026	2027	2028	2029	2030
Starting Reserve Balance	\$0	\$1,364	\$21,593	\$31,478	\$53,545
Annual Reserve Funding	\$48,600	\$20,000	\$20,600	\$21,218	\$21,855
Recommended Special Assessments	\$100,000	\$0	\$0	\$0	\$0
Interest Earnings	\$14	\$229	\$530	\$849	\$980
<b>Total Income</b>	<b>\$148,614</b>	<b>\$21,593</b>	<b>\$42,723</b>	<b>\$53,545</b>	<b>\$76,380</b>
# Component					
<b>Site and Grounds</b>					
2114 Site Drainage - Inspect/Repair/Cert	\$0	\$0	\$11,246	\$0	\$0
2123 Asphalt - Seal/Repair	\$5,300	\$0	\$0	\$0	\$5,965
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Gates/Fencing - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mechanical/Electrical/Plumbing</b>					
2513 Elevator - Modernize	\$115,000	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$21,200	\$0	\$0	\$0	\$0
2522 HVAC (Rec Room) Sub-Unit - Replace	\$0	\$0	\$0	\$0	\$0
<b>Common Interiors</b>					
2753 Recreational Room - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Exterior Amenities</b>					
2115 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$25,887
2781 Pool Heater - Replace	\$5,750	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$147,250</b>	<b>\$0</b>	<b>\$11,246</b>	<b>\$0</b>	<b>\$31,852</b>
Ending Reserve Balance	\$1,364	\$21,593	\$31,478	\$53,545	\$44,528

<b>Fiscal Year</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>
Starting Reserve Balance	\$44,528	\$61,431	\$15,919	\$18,697	\$34,259
Annual Reserve Funding	\$22,510	\$23,185	\$23,881	\$24,597	\$25,335
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,059	\$773	\$346	\$529	\$869
<b>Total Income</b>	<b>\$68,097</b>	<b>\$85,389</b>	<b>\$40,146</b>	<b>\$43,824</b>	<b>\$60,464</b>
# Component					
<b>Site and Grounds</b>					
2114 Site Drainage - Inspect/Repair/Cert	\$0	\$0	\$13,037	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$6,714	\$0
2125 Asphalt - Resurface	\$0	\$37,828	\$0	\$0	\$0
2137 Metal Gates/Fencing - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
2301 Mailboxes - Replace	\$0	\$0	\$8,412	\$0	\$0
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$7,750
<b>Mechanical/Electrical/Plumbing</b>					
2513 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Rec Room) Sub-Unit - Replace	\$0	\$0	\$0	\$2,850	\$0
<b>Common Interiors</b>					
2753 Recreational Room - Remodel	\$0	\$31,642	\$0	\$0	\$0
<b>Exterior Amenities</b>					
2115 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$6,666	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$6,666</b>	<b>\$69,470</b>	<b>\$21,449</b>	<b>\$9,564</b>	<b>\$7,750</b>
Ending Reserve Balance	\$61,431	\$15,919	\$18,697	\$34,259	\$52,713

<b>Fiscal Year</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>
Starting Reserve Balance	\$52,713	\$23,462	\$51,085	\$57,181	\$87,139
Annual Reserve Funding	\$26,095	\$26,878	\$27,685	\$28,515	\$29,371
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$761	\$745	\$1,082	\$1,442	\$2,055
<b>Total Income</b>	<b>\$79,570</b>	<b>\$51,085</b>	<b>\$79,851</b>	<b>\$87,139</b>	<b>\$118,565</b>
<b># Component</b>					
<b>Site and Grounds</b>					
2114 Site Drainage - Inspect/Repair/Cert	\$0	\$0	\$15,113	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$7,557	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Gates/Fencing - Replace	\$23,250	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mechanical/Electrical/Plumbing</b>					
2513 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Rec Room) Sub-Unit - Replace	\$0	\$0	\$0	\$0	\$0
<b>Common Interiors</b>					
2753 Recreational Room - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Exterior Amenities</b>					
2115 Pool Deck - Resurface/Replace	\$10,617	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$14,514	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$7,728	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$56,109</b>	<b>\$0</b>	<b>\$22,670</b>	<b>\$0</b>	<b>\$0</b>
Ending Reserve Balance	\$23,462	\$51,085	\$57,181	\$87,139	\$118,565

<b>Fiscal Year</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>
Starting Reserve Balance	\$118,565	\$142,466	\$130,944	\$148,308	\$180,823
Annual Reserve Funding	\$30,252	\$31,159	\$32,094	\$33,057	\$34,049
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$2,608	\$2,732	\$2,790	\$3,288	\$3,993
<b>Total Income</b>	<b>\$151,424</b>	<b>\$176,357</b>	<b>\$165,828</b>	<b>\$184,653</b>	<b>\$218,865</b>
<b># Component</b>					
<b>Site and Grounds</b>					
2114 Site Drainage - Inspect/Repair/Cert	\$0	\$0	\$17,520	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$8,505	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Gates/Fencing - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mechanical/Electrical/Plumbing</b>					
2513 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Rec Room) Sub-Unit - Replace	\$0	\$0	\$0	\$3,830	\$0
<b>Common Interiors</b>					
2753 Recreational Room - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Exterior Amenities</b>					
2115 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$36,908	\$0	\$0	\$0
2781 Pool Heater - Replace	\$8,958	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$8,958</b>	<b>\$45,413</b>	<b>\$17,520</b>	<b>\$3,830</b>	<b>\$0</b>
Ending Reserve Balance	\$142,466	\$130,944	\$148,308	\$180,823	\$218,865

<b>Fiscal Year</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>
Starting Reserve Balance	\$218,865	\$238,548	\$279,850	\$302,564	\$347,380
Annual Reserve Funding	\$35,070	\$36,122	\$37,206	\$38,322	\$39,472
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,570	\$5,179	\$5,819	\$6,494	\$7,301
<b>Total Income</b>	<b>\$258,505</b>	<b>\$279,850</b>	<b>\$322,875</b>	<b>\$347,380</b>	<b>\$394,153</b>
<b># Component</b>					
<b>Site and Grounds</b>					
2114 Site Drainage - Inspect/Repair/Cert	\$0	\$0	\$20,311	\$0	\$0
2123 Asphalt - Seal/Repair	\$9,572	\$0	\$0	\$0	\$10,774
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Gates/Fencing - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
2301 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
<b>Mechanical/Electrical/Plumbing</b>					
2513 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Rec Room) Sub-Unit - Replace	\$0	\$0	\$0	\$0	\$0
<b>Common Interiors</b>					
2753 Recreational Room - Remodel	\$0	\$0	\$0	\$0	\$0
<b>Exterior Amenities</b>					
2115 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$10,385	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$19,958</b>	<b>\$0</b>	<b>\$20,311</b>	<b>\$0</b>	<b>\$10,774</b>
Ending Reserve Balance	\$238,548	\$279,850	\$302,564	\$347,380	\$383,379

<b>Fiscal Year</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>	<b>2055</b>
Starting Reserve Balance	\$383,379	\$131,972	\$50,197	\$55,647	\$31,043
Annual Reserve Funding	\$40,656	\$41,876	\$43,132	\$44,426	\$45,759
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$5,149	\$1,820	\$1,058	\$866	\$947
<b>Total Income</b>	<b>\$429,184</b>	<b>\$175,668</b>	<b>\$94,387</b>	<b>\$100,939</b>	<b>\$77,749</b>
<b># Component</b>					
<b>Site and Grounds</b>					
2114 Site Drainage - Inspect/Repair/Cert	\$0	\$0	\$23,546	\$0	\$0
2123 Asphalt - Seal/Repair	\$0	\$0	\$0	\$12,126	\$0
2125 Asphalt - Resurface	\$0	\$68,321	\$0	\$0	\$0
2137 Metal Gates/Fencing - Replace	\$0	\$0	\$0	\$0	\$0
<b>Building Exteriors</b>					
2301 Mailboxes - Replace	\$0	\$0	\$15,194	\$0	\$0
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$13,998
<b>Mechanical/Electrical/Plumbing</b>					
2513 Elevator - Modernize	\$240,784	\$0	\$0	\$0	\$0
2517 Elevator Cab - Remodel	\$44,388	\$0	\$0	\$0	\$0
2522 HVAC (Rec Room) Sub-Unit - Replace	\$0	\$0	\$0	\$5,148	\$0
<b>Common Interiors</b>					
2753 Recreational Room - Remodel	\$0	\$57,150	\$0	\$0	\$0
<b>Exterior Amenities</b>					
2115 Pool Deck - Resurface/Replace	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$52,622	\$0
2781 Pool Heater - Replace	\$12,039	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$297,212</b>	<b>\$125,470</b>	<b>\$38,739</b>	<b>\$69,896</b>	<b>\$13,998</b>
<b>Ending Reserve Balance</b>	<b>\$131,972</b>	<b>\$50,197</b>	<b>\$55,647</b>	<b>\$31,043</b>	<b>\$63,751</b>



## Accuracy, Limitations, and Disclosures

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



## Terms and Definitions

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



## Component Details

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

## Informational

**Comp #: 2000 Client Not Responsible****Approx Quantity: 1 Numerous Components****Location:** Throughout property/development**Funded?:** No. Does not pass the National Reserve Study Standards Four-Part Test.**History:**

**Comments:** As stated earlier within this report, the National Reserve Study Standards Four-Part Test states that a client/association must be responsible for any funded component included within its Reserve Study component list. There are multiple components throughout the property that do not pass this test on the basis that they are either the responsibility of individual unit owners or the responsibility of another entity (i.e. municipality, vendor, master association, or adjacent association). Those components include but are not limited to:

- Laundry Machine Replacements (Leased)
- Wood Fence South of Property
- Unit Interiors (Within Wall Boundaries)
- Unit HVAC Systems (Serving Individual Unit Only)

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

**Useful Life:****Remaining Life:****Lower Estimate:** \$ 0**Higher Estimate:**

\$0

**Cost Source:**

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**Comp #: 2010 Not Reasonably Anticipated****Approx Quantity: 1 Informational Component****Location:** Throughout property/development**Funded?:** No. Does not pass the National Reserve Study Standards Four-Part Test.**History:**

**Comments:** As stated earlier within this report, the National Reserve Study Standards Four-Part Test states that a funded component within a Reserve Study must have both a "Limited Useful Life" and a "Predictable Remaining Useful Life". There are multiple components throughout the property that do not pass this test on the basis that their life and/or cost estimates are outright too indeterminate for Reserve designation, or the evaluation related to such components are not included within the scope of a Reserve Study engagement (i.e. visual inspection only). Those components include but are not limited to:

- Stormwater Drainage Infrastructure (Comprehensive Repairs/Replacements)
- Paving Infrastructure (Base, Subbase)

Since the above components are currently deemed to be too indeterminate for Reserve designation, there are no funding recommendations within this Reserve Study for those items. This is not to state that substantial expense will not occur, as many of these items could require projects in unpredictable intervals at a significant cost to the client. However, it is our opinion that these components fail the National Reserve Study Standards Four-Part Test at this time. In any case where the client desires to incorporate any of the above components within the Reserve funding plan, we recommend that the client consult with a qualified professional (i.e. engineer, contractor, and/or vendor) to establish the following parameters for a component project:

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

Once these three items have been established by a client (through the qualified vendor) and provided to Association Reserves in writing, the related component will pass the aforementioned Four-Part Test. Thus, funding can then be incorporated within the client's Reserve funding plan at that time.

**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

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**Comp #: 2020 Immaterial/Unpredictable Cost****Approx Quantity: 1 Informational Component****Location:** Throughout property/development**Funded?:** No. Does not pass the National Reserve Study Standards Four-Part Test.**History:**

**Comments:** As stated earlier within this report, the National Reserve Study Standards Four-Part Test states that a funded component within a Reserve Study must be "Above a Minimum Threshold Cost". After discussion with the client and/or consideration of the association's size, a minimum threshold of \$5,000 was used for Reserve consideration. There are multiple components throughout the property that do not pass this test on the basis that either 1) their total projected costs are not anticipated to meet the minimum threshold or 2) comprehensive replacement of the component type is not anticipated and the individual/partial project costs are not anticipated to meet that threshold. Those components include but are not limited to:

- Chain Link Fence Replacements
- Building Signage Replacements
- Utility Light Replacements (4 Lights)
- Exit/Emergency Fixture Replacements (12 Exit Signs, 4 Emergency Lights)
- Water Heater Replacements (3 Water Heaters)
- Wood Fence Replacement West of Property (107 LF)

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

**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:****Comp #: 2030 Including in Operating Budget****Approx Quantity: 1 Informational Component****Location:** Throughout property/development**Funded?:** No. Expected to be handled through the client's annual Operating budget.**History:**

**Comments:** Certain components within a Reserve Study may not qualify for Reserve consideration based on the assumption that the client will incur all related costs through their general Operating budget. This may or may not include ongoing maintenance contracts with client vendors, or agreements between the client and management officials. The components included within this assumption are listed below:

- Landscaping Maintenance
- Landscaping Refurbishment/Renovation
- Cable/Utility Services
- Computer/IT Equipment

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

**Useful Life:****Remaining Life:****Lower Estimate:****Higher Estimate:****Cost Source:**

## Site and Grounds

**Comp #: 2114 Site Drainage - Inspect/Repair/Cert****Approx Quantity: 1 System****Location:** Throughout property**Funded?:** Yes.**History:****Comments:** No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).**Useful Life:** 5 years**Remaining Life:**

2 years

**Lower Estimate:** \$ 9,540**Higher Estimate:**

\$11,700

**Cost Source:** AR Cost Database**Comp #: 2123 Asphalt - Seal/Repair****Approx Quantity: 1,320 GSY****Location:** Parking lots at property**Funded?:** Yes.**History:** Sealed in 2022 at a cost of \$4,500 (per information provided)**Comments:** No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).**Useful Life:** 4 years**Remaining Life:**

0 years

**Lower Estimate:** \$ 4,770**Higher Estimate:**

\$5,830

**Cost Source:** AR Cost Database/Client Cost**History:****Comp #: 2125 Asphalt - Resurface****Approx Quantity: 1,320 GSY****Location:** Parking lots at property**Funded?:** Yes.**History:** Overlay completed in 2017 at a cost of \$23,312 (per information provided)**Comments:** \*NOTE (2023): Per documentation provided by the client, the overlay project completed in 2017 did not include any milling of the previously existing surface. As such, underlying cracking has become visually evident at this point and indicates advanced deterioration of the overlay layer. The remaining useful life of this component has been partially extended by 10 years from the date of the 2017 project completion.

No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).

**Useful Life:** 20 years**Remaining Life:**

6 years

**Lower Estimate:** \$ 28,500**Higher Estimate:**

\$34,800

**Cost Source:** AR Cost Database/Client Cost**History:****Comp #: 2137 Metal Gates/Fencing - Replace****Approx Quantity: 6 Pedestrian Gates****Location:** Throughout property (entry areas to building/amenities)**Funded?:** Yes.**History:****Comments:** Approximate Height: 6'

Approximate Measurements/Count -

(6) Pedestrian Gates

20 LF of Fencing Adjacent to Gates

No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).

**Useful Life:** 25 years**Remaining Life:**

10 years

**Lower Estimate:** \$ 15,600**Higher Estimate:**

\$19,000

**Cost Source:** AR Cost Database

## Building Exteriors

**Comp #: 2301 Mailboxes - Replace****Approx Quantity: 38 Boxes****Location:** Building exterior**Funded?:** Yes.**History:****Comments:** Manufacturer: Bommer Industries Inc.

Panel Types: Vertical (6) 6-box panels, (2) 1-outgoing box panels

No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).

**Useful Life:** 20 years**Remaining Life:**

7 years

**Lower Estimate:** \$ 6,160**Higher Estimate:**

\$7,520

**Cost Source:** AR Cost Database**Comp #: 2303 Exterior Lights - Replace****Approx Quantity: 64 Lights****Location:** Building exterior**Funded?:** Yes.**History:****Comments:** Approximate Fixture Count -

(39) Ceiling Lights at Walkways

(8) Post-mounted Lights at Pool Deck

(10) Wall-mounted Lights at Stairs

(4) Decorative Wall Lights at Middle of Building by Pool

(3) Decorative Hanging Ceiling Lights at Elevator Landings

No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).

**Useful Life:** 20 years**Remaining Life:**

9 years

**Lower Estimate:** \$ 5,350**Higher Estimate:**

\$6,530

**Cost Source:** AR Cost Database

## Mechanical/Electrical/Plumbing

**Comp #: 2513 Elevator - Modernize****Approx Quantity: 1 Elevator****Location:** Elevator room (ground floor)**Funded?:** Yes.**History:** (Listed Below)**Comments:** \*NOTE (2025): During the revision period, the client reported the elevator was never modernized in 2023 as previously reported. The remaining useful life has been adjusted based on this information.

Project History -

2020: Controller replaced at a cost of \$11,060 (per information provided). Door operator replaced at a cost of \$4,300 (per information provided).

2021: Hydraulic valve replaced at a cost of \$5,300 (per information provided)

2022: Repairs completed at a cost of \$21,059.22 (per information provided)

Elevator Type: Hydraulic

Manufacturer: Motion Elevator

Number of Stops: (3)

Size/Capacity: 2,000-LB

Manufacture Date: 1969

No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).

**Useful Life:** 25 years**Remaining Life:**

0 years

**Lower Estimate:** \$ 104,000**Higher Estimate:**

\$127,000

**Cost Source:** AR Cost Database

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**Comp #: 2517 Elevator Cab - Remodel****Approx Quantity: 1 Cab****Location:** Elevator cab**Funded?:** Yes.**History:****Comments:** No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).**Useful Life:** 25 years**Remaining Life:**

0 years

**Lower Estimate:** \$ 19,100**Higher Estimate:**

\$23,300

**Cost Source:** AR Cost Database

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**Comp #: 2522 HVAC (Rec Room) Sub-Unit - Replace****Approx Quantity: 1 System****Location:** Condenser at rooftop, airhandler in recreation room**Funded?:** Yes.**History:** Installed sub-unit for HVAC in 2024 for \$1,950 (per information provided)**Comments:** \*NOTE (2025): The client reported they installed the "sub unit" of this HVAC system and they will not need to replace the prior existing HVAC air handler and condenser. As such, we have extended the remaining useful life of this component. We recommend the client consult with a qualified vendor to confirm the reported changes with the sub-unit.

System Type: Split

Manufacturer: Goodman

Size/Capacity: 1.5-Tons

Manufacture Date: 2007

Please refer to the Project History field above.

**Useful Life:** 10 years**Remaining Life:**

8 years

**Lower Estimate:** \$ 2,030**Higher Estimate:**

\$2,480

**Cost Source:** Client Cost History, plus Inflation

## Common Interiors

**Comp #: 2753 Recreational Room - Remodel**

**Approx Quantity: 1 Lump Sum Allowance**

**Location:** Recreational room and bathrooms

**Funded?:** Yes.

**History:**

**Comments:** Approximate Measurements/FF&E Count at Common Room (1) -

- 550 GSF of Tile Flooring
- 1,600 GSF of Painted Surfaces
- 10 GSF of Countertops
- 5 LF of Cabinetry
- 10 LF of Window Treatments
- 10 GSF of Window Curtains
- (7) Ceiling Lights
- (2) Storage Cabinets
- (2) Bookshelves
- (4) Armchairs
- (1) Sofa
- (1) Loveseat
- (1) Dining Table
- (8) Dining Chairs
- (3) Area Rugs
- (1) Coffee Table
- (3) Side Tables
- (2) Table Lamps
- (1) Floor Lamp
- (2) Artworks
- (1) Kitchen Roll Cart
- (1) Refrigerator
- (1) Microwave Oven
- (1) Toaster Oven
- (1) Sink
- (1) Coffee Maker

Approximate Measurements/Count Per Bathroom (2) -

- 30 GSF of Tile Flooring
- 170 GSF of Painted Surfaces
- (1) Sink
- (1) Toilet
- (1) Ceiling Light
- (1) Small Mirror
- (1) Small Area Rug

No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).

**Useful Life:** 20 years

**Remaining Life:**

6 years

**Lower Estimate:** \$ 23,900

**Higher Estimate:**

\$29,200

**Cost Source:** AR Cost Database

---

**Comp #: 2760 Laundry Rooms - Remodel**

**Approx Quantity: 3 Laundry Rooms**

**Location:** Laundry room interiors (1st, 2nd and 3rd floors)

**Funded?:** No. Expected to be handled through the client's annual Operating budget - Per information provided

**History:**

**Comments:** \*NOTE (2025): During the revision period, the client reported they handle these projects through the operating budget. As such, funding recommendations for this component have been removed.

Approximate Room Measurements/FF&E Count (Per Room) -

80 GSF of Tile Flooring

370 GSF of Painted Surfaces

(1) Ceiling Light

(1) Folding Table

(1) Sink

No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).

**Useful Life:**

**Remaining Life:**

**Lower Estimate:**

**Higher Estimate:**

**Cost Source:**

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## Exterior Amenities

**Comp #: 2115 Pool Deck - Resurface/Replace**

**Approx Quantity: 1,240 GSF**

**Location:** Pool deck and adjacent ground floor walkways

**Funded?:** Yes.

**History:**

**Comments:** No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).

**Useful Life:** 30 years

**Remaining Life:**

10 years

**Lower Estimate:** \$ 7,110

**Higher Estimate:**

\$8,690

**Cost Source:** AR Cost Database

**Comp #: 2763 Pool Deck Furniture - Replace**

**Approx Quantity: 31 Pieces**

**Location:** Pool deck

**Funded?:** No. Expected to be handled through the client's annual Operating budget - Per information provided

**History:**

**Comments:** \*NOTE (2025): During the revision period, the client reported they handle these projects through the operating budget. As such, funding recommendations for this component have been removed.

Approximate Furniture Count -

(6) Chaise Lounge Chairs

(8) Drink Tables

(2) Dining Tables

(10) Dining Chairs

(2) Umbrellas

(1) Gas Grill

(1) Plastic Chair

(1) Plastic Bench

No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).

**Useful Life:**

**Remaining Life:**

**Lower Estimate:**

**Higher Estimate:**

**Cost Source:**

**Comp #: 2771 Pool Fence - Replace**

**Approx Quantity: 110 LF**

**Location:** Perimeter of pool deck/area

**Funded?:** Yes.

**History:**

**Comments:** Approximate Height: 4'

Construction Material: Aluminum

Pedestrian Gates: (2)

No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).

**Useful Life:** 20 years

**Remaining Life:**

10 years

**Lower Estimate:** \$ 9,720

**Higher Estimate:**

\$11,900

**Cost Source:** AR Cost Database

**Comp #: 2773 Swimming Pool - Resurface**

**Approx Quantity: 1 Pool**

**Location:** Pool deck (interior surfaces of pool)

**Funded?:** Yes.

**History:**

**Comments:** Approximate Footprint: 550 GSF

Waterline Perimeter: 90 LF

Number of Ladders: (1)

Number of Railings: (1)

Depth Range: 3'0" to 6'0"

No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).

**Useful Life:** 12 years

**Remaining Life:**

4 years

**Lower Estimate:** \$ 20,700

**Higher Estimate:**

\$25,300

**Cost Source:** AR Cost Database

**Comp #: 2781 Pool Heater - Replace**

**Approx Quantity: 1 Heater**

**Location:** Exposed location adjacent to pool

**Funded?:** Yes.

**History:**

**Comments:** Heater Type: Gas

Manufacturer: Jandy

Model: JXI260N

Manufacture Date: 2018

No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).

**Useful Life:** 5 years

**Remaining Life:**

0 years

**Lower Estimate:** \$ 5,180

**Higher Estimate:**

\$6,330

**Cost Source:** AR Cost Database

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**Comp #: 2787 Pool Equipment - Repair/Replace**

**Approx Quantity: 1 Pieces**

**Location:** Enclosure adjacent to pool deck

**Funded?:** No. Expected to be handled through the client's annual Operating budget - Per information provided

**History:**

**Comments:** \*NOTE (2025): During the revision period, the client reported they handle these projects through the operating budget. As such, funding recommendations for this component have been removed.

Approximate Equipment Count -

(1) Equipment Enclosure

(1) 1.65-HP Pump/Motor

(1) Cartridge Filter

(1) Other Filter

(1) Sump Pump

No project history reported for this component since the prior Reserve Study engagement (completed in 2023 for the 2024 fiscal year).

**Useful Life:**

**Remaining Life:**

**Lower Estimate:**

**Higher Estimate:**

**Cost Source:**

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