

6/14/2025

**REPLACEMENT RESERVE COST ESTIMATES
PROJECT NO.: 2433113**

**Chatillon Hall Condominium, Inc.
1020 94th Street
Bay Harbor Island, Florida 33154**

Property Type: **Multifamily**
 Number of Stories: **5**
 Units: **12**
 Number of Buildings: **1**
 Reserve Term: **10**
 Actual Property Age: **56**

Item No	Item Description	EUL	Eff. Age	RUL	Quantity	Unit	Unit Cost	Current Reserve Balance	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	Cumulative	
1	Structural - Concrete & Bearing Walls				1	Annual	\$2,000		\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$24,000	
2	Fire/Safety/Alarm (2018)	25	7	18	1	Each	\$25,000		\$1,388.89	\$1,388.89	\$1,388.89	\$1,388.89	\$1,388.89	\$1,388.89	\$1,388.89	\$1,388.89	\$1,388.89	\$1,388.89	\$1,388.89	\$1,388.89	\$1,388.89	\$16,667
3	Exterior Walls - Painting/sealing (2003)	8	0	8	12	Each	\$1,350		\$16,200.00	\$2,025.00	\$2,025.00	\$2,025.00	\$2,025.00	\$2,025.00	\$2,025.00	\$2,025.00	\$2,025.00	\$2,025.00	\$2,025.00	\$2,025.00	\$2,025.00	\$38,475
4	Flat Roof - TPO (2024)	20	0	20	1	LS	\$75,000		\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$45,000
6	Plumbing (inc. water heater)				1	Annual	\$1,850		\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$1,850.00	\$22,200
7	Electrical				1	Annual	\$1,500		\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$18,000
8	Windows - Individual Unit Owners Responsibility																					
9	Doors - Individual Unit Owners Responsibility																					
	Immediate Repairs Total						\$0.00															
	Avialable Reserve Balance																					
	Total Contribution								\$26,689	\$12,514	\$12,514	\$12,514	\$12,514	\$12,514	\$12,514	\$12,514	\$12,514	\$12,514	\$12,514	\$12,514	\$12,514	\$164,342
	Escalation Factor per year				3.00%				\$0.00	\$375.42	\$762.10	\$1,160.38	\$1,570.60	\$1,993.14	\$2,428.35	\$2,876.62	\$3,338.33	\$3,813.90	\$4,303.73	\$4,808.26		
	Total With Escalation								\$26,689	\$12,889	\$13,276	\$13,674	\$14,084	\$14,507	\$14,942	\$15,391	\$15,852	\$16,328	\$16,818	\$17,322		\$191,772
	Reported Annual Funding								\$27,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
	Funds Surplus / Deficiency								\$311	\$2,422	\$4,146	\$5,472	\$6,387	\$6,880	\$6,938	\$6,547	\$5,695	\$4,367	\$2,550	\$228		
	Reserve Strength Percent Funded																					
	Cost Per Unit (escalated)								\$2,224.07	\$1,074.11	\$1,106.33	\$1,139.52	\$1,173.71	\$1,208.92	\$1,245.19	\$1,282.54	\$1,321.02	\$1,360.65	\$1,401.47	\$1,443.51		
	Unescalated cost/unit/month								\$185.34	\$86.90	\$86.90	\$86.90	\$86.90	\$86.90	\$86.90	\$86.90	\$86.90	\$86.90	\$86.90	\$86.90	\$86.90	\$86.90
	Escalated cost/unit/month								\$185.34	\$89.51	\$92.19	\$94.96	\$97.81	\$100.74	\$103.77	\$106.88	\$110.08	\$113.39	\$116.79	\$120.29		