

Boca Isles South

Property Owners Association, Inc.

Inspected: March 18, 2026 • Revised on: May 15, 2026
Boca Raton, FL

FULL RESERVE STUDY



Boca Isles South Property Owners Association, Inc.
Boca Raton, FL

Dear Board of Directors of Boca Isles South Property Owners Association, Inc.:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of Boca Isles South Property Owners Association, Inc. in Boca Raton, FL and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, March 18, 2026.

This *Full Reserve Study* exceeds the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help Boca Isles South Property Owners Association, Inc. plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on May 15, 2026 by

Reserve Advisors, LLC

Visual Inspection and Report by: Michael Skinner, RS¹
Review by: Jordan M. Rosales, RS, Regional Engineering Manager
Alan M. Ebert, RS, PRA², Director of Quality Assurance



¹ RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

² PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Boca Isles South Property Owners Association, Inc. (Boca Isles South)

Location: Boca Raton, FL

Reference: 244230

Property Basics: Boca Isles South Property Owners Association, Inc. is a homeowners association which is responsible for the common elements shared by 412 single family homes. The community was built in 1994.

Reserve Components Identified: 48 Reserve Components.

Inspection Date: March 18, 2026.

Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes these threshold funding years in 2034 due to the replacement of the perimeter fence and landscaping and in 2039 due to the renovation of the clubhouse. In addition, the Reserve Funding Plan recommends 2056 year end accumulated reserves of approximately \$3,364,800. We judge this amount of accumulated reserves in 2056 necessary to fund the likely subsequent renovation of the clubhouse after 2056. These future needs, although beyond the limit of the Cash Flow Analysis of this Reserve Study, are reflected in the amount of accumulated 2056 year end reserves.

Methodology: We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 2.6% anticipated annual rate of return on invested reserves
- 3.8% future Inflation Rate for estimating Future Replacement Costs

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Unaudited Cash Status of Reserve Fund:

- \$487,502 as of January 31, 2026
- 2026 budgeted Reserve Contributions of \$250,000
- A potential deficit in reserves might occur by 2028 based upon continuation of the most recent annual reserve contribution of \$250,000 and the identified Reserve Expenditures.

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** tables and include a *Five-Year Outlook* table following the **Reserve Funding Plan** in Section 3. We recommend the Association prioritize the following projects in the next five years based on the conditions identified:

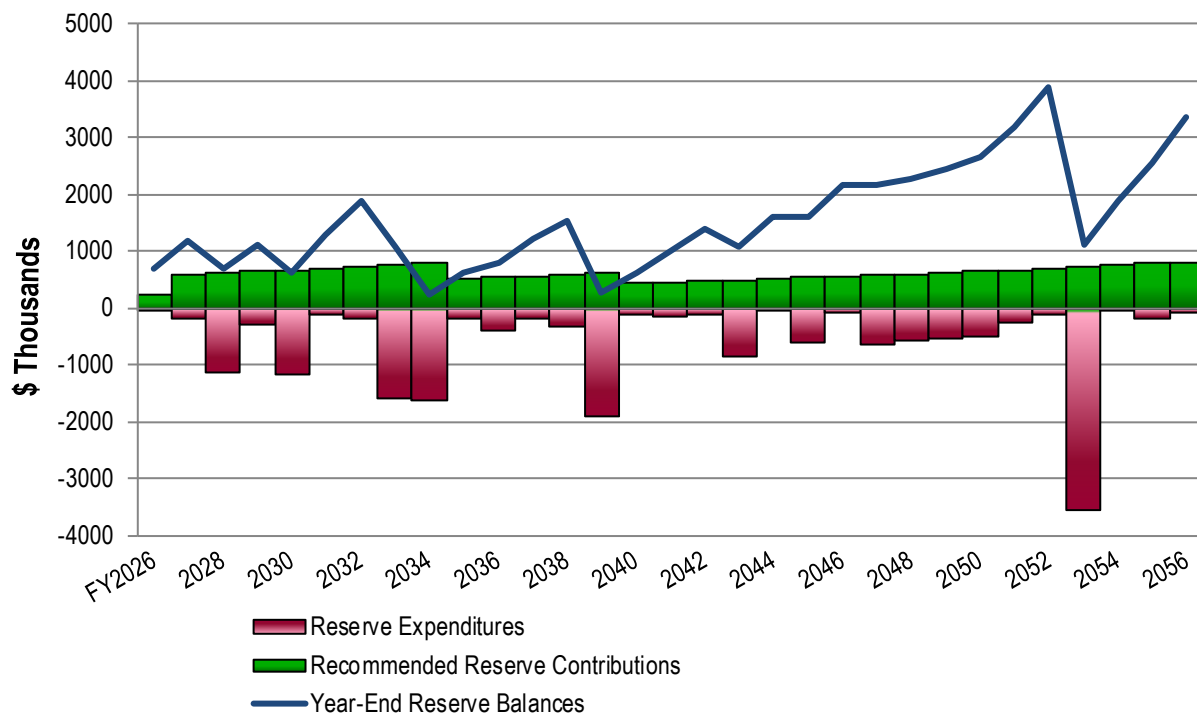
- Pool area renovations
- Systematic replacement of the surveillance system to avoid service interruptions
- Paint finish applications to limit water infiltration, and to maintain a uniformly clean and consistent appearance of the buildings

Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Increase Reserve Contributions to \$605,000 in 2027
- Inflationary increases from 2028 through 2034
- Decrease to \$530,000 by 2035 due to fully funding for repaving of the asphalt pavement
- Inflationary increases from 2036 through 2039
- Decrease to \$450,000 by 2040 due to fully funding for renovation of the clubhouse
- Inflationary increases thereafter through 2056, the limit of this study's Cash Flow Analysis
- Initial adjustment in Reserve Contributions of \$355,000 represents an average monthly increase of \$71.80 per owner and about a fifteen percent (15.1%) adjustment in the 2026 Total Budget of \$2,355,734.

**Boca Isles South
Recommended Reserve Funding Table and Graph**

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2027	605,000	1,173,392	2037	571,000	1,228,229	2047	584,100	2,170,987
2028	628,000	698,382	2038	592,700	1,532,338	2048	606,300	2,279,482
2029	651,900	1,105,522	2039	615,200	287,301	2049	629,300	2,440,340
2030	676,700	643,786	2040	450,000	638,776	2050	653,200	2,675,354
2031	702,400	1,278,186	2041	467,100	996,775	2051	678,000	3,172,050
2032	729,100	1,878,921	2042	484,800	1,390,529	2052	703,800	3,872,638
2033	756,800	1,086,944	2043	503,200	1,093,026	2053	730,500	1,104,363
2034	785,600	255,879	2044	522,300	1,618,818	2054	758,300	1,872,451
2035	530,000	619,627	2045	542,100	1,616,749	2055	787,100	2,551,457
2036	550,100	815,409	2046	562,700	2,157,250	2056	817,000	3,364,784





2.RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Full Reserve Study* of

Boca Isles South Property Owners Association, Inc.

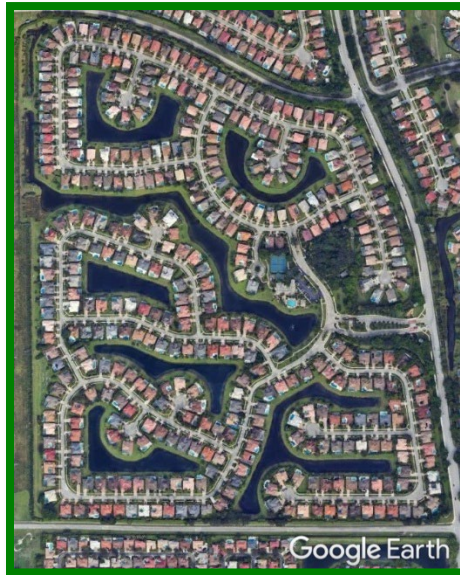
Boca Raton, FL

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, March 18, 2026.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration or which were identified as part of your request for proposed services. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Owners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Association and through conversations with Management. These classes of property include:

- Reserve Components
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Owners
- Property Maintained by Others

We advise the Board conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. Reserve Components are defined by CAI as property elements with:

- Boca Isles South responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold

The following tables depict the items excluded from the Reserve Expenditure plan:

Excluded Components

for

Boca Isles South

Property Owners Association, Inc.

Boca Raton, FL

Operating Budget Components

Repairs normally funded through the Operating Budget and Expenditures less than \$5,000 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds.

- Catch Basins, Landscape
- Gate Entry System¹
- Guardhouse, Interior Renovations
- Irrigation System, Pipes and Controls²
- Landscape
- Life Safety System, Emergency Devices¹
- Maintenance Building, Interior Renovations
- Paint Finishes, Touch Up
- Pond, Aerator
- Signage, Street and Traffic¹

¹ Replacement as-needed in lieu of an aggregate replacement

² The Association has historically replaced sections on an as need basis rather than replacing large sections at one time and has performed these replacements through the operating budget. Future reserve studies will determine if the irrigation needs to be added to reserves based on future conditions.

Long-Lived Components

These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.

	Useful Life	Estimated Cost
• Electrical Systems, Common Buildings	to 70+	N/A
• Foundations, Common Buildings	Indeterminate	N/A
• Pipes, Interior Building, Domestic Water, Sanitary Waste and Vent, Common	to 80+	N/A
• Pipes, Subsurface Utilities	to 85+	N/A
• Pool Deck and Structures	to 70+	N/A
• Structural Frames, Common Buildings	Indeterminate	N/A

Owners Responsibility Components

Certain items have been designated as the responsibility of the Owners to repair or replace at their cost, including items billed back.

- Homes and Lots

Excluded Components
for
Boca Isles South
Property Owners Association, Inc.
Boca Raton, FL

Others Responsibility Components	
Certain items have been designated as the responsibility of Others to repair or replace.	
• Lift Station ¹	
• Light Poles and Fixtures, Main Streets ²	
¹ Palm Beach County	
² Florida Power and Light	

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2026 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end
- Predicted reserves based on current funding level

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your association, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

RESERVE EXPENDITURES

Boca Isles South
Property Owners Association, Inc.
Boca Raton, FL

Explanatory Notes:

- 1) 3.8% is the estimated Inflation Rate for estimating Future Replacement Costs.
2) FY2026 is Fiscal Year beginning January 1, 2026 and ending December 31, 2026.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041	
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)																		
Exterior Building Elements																												
1.240	1,000	1,000	Linear Feet	Gutters and Downspouts, Aluminum, Common Buildings	2045	20 to 25	19	13.00	13,000	13,000	0.2%																	
1.365	130	130	Squares	Roofs, Concrete Tiles, Common Buildings	2045	to 25	19	1,700.00	221,000	221,000	2.6%																	
1.500	1,700	1,700	Square Feet	Roof, Modified Bitumen, Clubhouse	2040	15 to 20	14	20.00	34,000	34,000	0.3%															57,312		
1.880	9,600	9,600	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs, Common Buildings	2029	5 to 7	3	2.00	19,200	19,200	0.8%				21,473							27,879						
1.980	1,500	1,500	Square Feet	Windows and Doors, Clubhouse, Guardhouse and Pool House	2036	to 40	10	120.00	180,000	180,000	1.5%											261,364						
Property Site Elements																												
4.020	59,900	59,900	Square Yards	Asphalt Pavement, Streets, Patch Repairs (Incl. Seal Coat at Clubhouse)	2029	3 to 5	3	0.50	29,950	29,950	1.5%				33,496								45,141				52,403	
4.040	59,900	59,900	Square Yards	Asphalt Pavement, Streets, Mill and Overlay (Incl. Partial Replacement of Stamped Concrete)	2033	15 to 20	7	17.00	1,018,300	1,018,300	23.6%								1,322,078									
4.080	290	290	Square Yards	Asphalt Pavement, Walking Path, Maintenance Building	2043	15 to 20	17	34.00	9,860	9,860	0.1%																	
4.100	95	95	Each	Catch Basins, Inspections and Repairs (Reduced Scope for Initial Event)	2033	15 to 20	7	850.00	80,750	80,750	1.6%								52,420									
4.110	43,100	1,437	Linear Feet	Concrete Curbs and Gutters, Partial (Reduced Scope for Initial Event)	2028	to 65	2 to 30+	36.00	51,720	1,551,600	3.1%			27,863					67,149					80,915				
4.140	156,700	5,223	Square Feet	Concrete Sidewalks, Partial (Reduced Scope of Work for Initial Event)	2028	to 65	2 to 30+	12.00	62,680	1,880,400	3.7%			33,767					81,379					98,061				
4.200	150	150	Linear Feet	Fence, Aluminum, Playground	2043	to 25	17	43.00	6,450	6,450	0.1%																	
4.220	8,400	8,400	Linear Feet	Fences, Chain Link, Perimeter	2034	to 25	8	36.00	302,400	302,400	2.3%								407,531									
4.320	4	1	Each	Gate Operators, Lift Arm Operators, Phased	2029	to 10	3 to 9	5,400.00	5,400	21,600	0.7%				6,039		6,507		7,011		7,554			8,769		9,448		
4.335	2	1	Each	Golf Carts, Phased	2029	8 to 12	3 to 8	10,000.00	10,000	20,000	0.6%				11,184				13,477					16,239				
4.410	1	1	Each	Irrigation System, Pump, 5-HP	2031	to 15	5	7,500.00	7,500	7,500	0.1%						9,037											
4.411	1	1	Each	Irrigation System, Pump, 25-HP	2031	to 20	5	25,000.00	25,000	25,000	0.5%						30,125											
4.500	1	1	Allowance	Landscape, Partial Replacements	2034	N/A	8	900,000.00	900,000	900,000	7.0%								1,212,890									
4.560	8	8	Each	Light Poles and Fixtures	2035	to 25	9	3,000.00	24,000	24,000	0.2%										33,573							
4.620	2,100	2,100	Square Feet	Pavers, Travertine, Clubhouse Entrance	2042	15 to 20	16	15.00	31,500	31,500	0.3%																	
4.650	1	1	Allowance	Pipes, Subsurface Utilities, Berm Storm Drainage (2027 is Planned)	2027	to 85+	1	150,000.00	150,000	150,000	2.7%		150,000															
4.660	1	1	Allowance	Playground Equipment	2043	15 to 20	17	120,000.00	120,000	120,000	1.3%																	
4.710	21,800	2,180	Linear Feet	Ponds, Erosion Control, Partial	2035	to 15	9 to 30+	36.00	78,480	784,800	1.7%										109,783							
4.800	1	1	Allowance	Signage, Monuments, Near Term	2030	N/A	4	1,000,000.00	1,000,000	1,000,000	6.7%					1,160,886												
4.801	1	1	Allowance	Signage, Monuments, Subsequent	2050	15 to 20	24	100,000.00	100,000	100,000	1.4%																	
4.840	440	440	Linear Feet	Sport Courts, Tennis, Fence	2043	to 25	17	57.00	25,080	25,080	0.3%																	
4.850	9	9	Each	Sport Courts, Tennis, Light Poles and Fixtures	2037	to 25	11	3,100.00	27,900	27,900	0.2%											42,051						
4.855	1,650	1,650	Square Yards	Sport Courts, Tennis and Basketball, Surface Color Coat	2028	4 to 6	2	15.00	24,750	24,750	1.3%			26,667					32,133					38,721				
4.860	1,650	1,650	Square Yards	Sport Courts, Tennis and Basketball, Surface Replacement	2043	to 25	17	55.00	90,750	90,750	1.0%																	
Clubhouse Elements																												
5.070	12	3	Each	Air Handling Units, Split Systems, Clubhouse, Guardhouse and Maintenance Building, Phased	2028	10 to 15	2 to 14	10,500.00	31,500	126,000	2.7%			33,939				39,400				45,739				53,097		
5.160	3	1	Allowance	Exercise Equipment, Cardiovascular, Phased (2026 is Budgeted)	2026	to 6	0 to 5	19,000.00	19,000	57,000	2.9%	6,000			21,249		22,895		24,668		26,578		28,637		30,855		33,244	
5.161	3	1	Allowance	Exercise Equipment, Strength Training, Phased (2026 is Budgeted)	2026	to 15	0 to 10	20,000.00	20,000	60,000	1.5%	11,000					24,100					29,040				34,994		
5.180	1	1	Allowance	Exercise Room, Renovation	2039	10 to 15	13	15,500.00	15,500	15,500	0.4%														25,171			
5.500	1	1	Allowance	Interior Renovations, Complete	2039	to 20	13	1,110,000.00	1,110,000	1,110,000	10.3%														1,802,555			
5.510	1	1	Allowance	Interior Renovations, Partial	2029	to 10	3	150,000.00	150,000	150,000	3.0%				167,758													
5.555	1	1	Allowance	Life Safety System, Control Panel	2029	to 15	3	6,000.00	6,000	6,000	0.1%				6,710													

RESERVE EXPENDITURES

				Boca Isles South Property Owners Association, Inc. Boca Raton, FL		Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056		
Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory				Unit (2026)	Per Phase (2026)	Total (2026)																			
Exterior Building Elements																													
1.240	1,000	1,000	Linear Feet	Gutters and Downspouts, Aluminum, Common Buildings	2045	20 to 25	19	13.00	13,000	13,000	0.2%					26,405													
1.365	130	130	Squares	Roofs, Concrete Tiles, Common Buildings	2045	to 25	19	1,700.00	221,000	221,000	2.6%					448,892													
1.500	1,700	1,700	Square Feet	Roof, Modified Bitumen, Clubhouse	2040	15 to 20	14	20.00	34,000	34,000	0.3%																		
1.880	9,600	9,600	Square Feet	Walls, Stucco, Paint Finishes and Capital Repairs, Common Buildings	2029	5 to 7	3	2.00	19,200	19,200	0.8%		36,196							46,993									
1.980	1,500	1,500	Square Feet	Windows and Doors, Clubhouse, Guardhouse and Pool House	2036	to 40	10	120.00	180,000	180,000	1.5%																		
Property Site Elements																													
4.020	59,900	59,900	Square Yards	Asphalt Pavement, Streets, Patch Repairs (Incl. Seal Coat at Clubhouse)	2029	3 to 5	3	0.50	29,950	29,950	1.5%					60,834				70,621									
4.040	59,900	59,900	Square Yards	Asphalt Pavement, Streets, Mill and Overlay (Incl. Partial Replacement of Stamped Concrete)	2033	15 to 20	7	17.00	1,018,300	1,018,300	23.6%													2,787,432					
4.080	290	290	Square Yards	Asphalt Pavement, Walking Path, Maintenance Building	2043	15 to 20	17	34.00	9,860	9,860	0.1%		18,588																
4.100	95	95	Each	Catch Basins, Inspections and Repairs (Reduced Scope for Initial Event)	2033	15 to 20	7	850.00	80,750	80,750	1.6%													221,040					
4.110	43,100	1,437	Linear Feet	Concrete Curbs and Gutters, Partial (Reduced Scope for Initial Event)	2028	to 65	2 to 30+	36.00	51,720	1,551,600	3.1%		97,502						117,490					141,575					
4.140	156,700	5,223	Square Feet	Concrete Sidewalks, Partial (Reduced Scope of Work for Initial Event)	2028	to 65	2 to 30+	12.00	62,680	1,880,400	3.7%		118,164					142,387					171,576						
4.200	150	150	Linear Feet	Fence, Aluminum, Playground	2043	to 25	17	43.00	6,450	6,450	0.1%		12,159																
4.220	8,400	8,400	Linear Feet	Fences, Chain Link, Perimeter	2034	to 25	8	36.00	302,400	302,400	2.3%																		
4.320	4	1	Each	Gate Operators, Lift Arm Operators, Phased	2029	to 10	3 to 9	5,400.00	5,400	21,600	0.7%		10,180		10,968				12,733		13,719		14,782		15,926				
4.335	2	1	Each	Golf Carts, Phased	2029	8 to 12	3 to 8	10,000.00	10,000	20,000	0.6%				19,568				23,580				28,414						
4.410	1	1	Each	Irrigation System, Pump, 5-HP	2031	to 15	5	7,500.00	7,500	7,500	0.1%					15,813													
4.411	1	1	Each	Irrigation System, Pump, 25-HP	2031	to 20	5	25,000.00	25,000	25,000	0.5%										63,515								
4.500	1	1	Allowance	Landscape, Partial Replacements	2034	N/A	8	900,000.00	900,000	900,000	7.0%																		
4.560	8	8	Each	Light Poles and Fixtures	2035	to 25	9	3,000.00	24,000	24,000	0.2%																		
4.620	2,100	2,100	Square Feet	Pavers, Travertine, Clubhouse Entrance	2042	15 to 20	16	15.00	31,500	31,500	0.3%	57,210																	
4.650	1	1	Allowance	Pipes, Subsurface Utilities, Berm Storm Drainage (2027 is Planned)	2027	to 85+	1	150,000.00	150,000	150,000	2.7%							328,273											
4.660	1	1	Allowance	Playground Equipment	2043	15 to 20	17	120,000.00	120,000	120,000	1.3%		226,223																
4.710	21,800	2,180	Linear Feet	Ponds, Erosion Control, Partial	2035	to 15	9 to 30+	36.00	78,480	784,800	1.7%									192,086									
4.800	1	1	Allowance	Signage, Monuments, Near Term	2030	N/A	4	1,000,000.00	1,000,000	1,000,000	6.7%																		
4.801	1	1	Allowance	Signage, Monuments, Subsequent	2050	15 to 20	24	100,000.00	100,000	100,000	1.4%									244,758									
4.840	440	440	Linear Feet	Sport Courts, Tennis, Fence	2043	to 25	17	57.00	25,080	25,080	0.3%		47,281																
4.850	9	9	Each	Sport Courts, Tennis, Light Poles and Fixtures	2037	to 25	11	3,100.00	27,900	27,900	0.2%																		
4.855	1,650	1,650	Square Yards	Sport Courts, Tennis and Basketball, Surface Color Coat	2028	4 to 6	2	15.00	24,750	24,750	1.3%							56,223				67,749							
4.860	1,650	1,650	Square Yards	Sport Courts, Tennis and Basketball, Surface Replacement	2043	to 25	17	55.00	90,750	90,750	1.0%		171,081																
Clubhouse Elements																													
5.070	12	3	Each	Air Handling Units, Split Systems, Clubhouse, Guardhouse and Maintenance Building, Phased	2028	10 to 15	2 to 14	10,500.00	31,500	126,000	2.7%		59,383					68,937				80,028				92,904			
5.160	3	1	Allowance	Exercise Equipment, Cardiovascular, Phased (2026 is Budgeted)	2026	to 6	0 to 5	19,000.00	19,000	57,000	2.9%		35,819		38,593		41,581		44,802		48,271		52,009		56,037				
5.161	3	1	Allowance	Exercise Equipment, Strength Training, Phased (2026 is Budgeted)	2026	to 15	0 to 10	20,000.00	20,000	60,000	1.5%					42,167					50,812					61,228			
5.180	1	1	Allowance	Exercise Room, Renovation	2039	10 to 15	13	15,500.00	15,500	15,500	0.4%											42,429							
5.500	1	1	Allowance	Interior Renovations, Complete	2039	to 20	13	1,110,000.00	1,110,000	1,110,000	10.3%																		
5.510	1	1	Allowance	Interior Renovations, Partial	2029	to 10	3	150,000.00	150,000	150,000	3.0%								353,696										
5.555	1	1	Allowance	Life Safety System, Control Panel	2029	to 15	3	6,000.00	6,000	6,000	0.1%				11,741														

RESERVE EXPENDITURES

Boca Isles South
Property Owners Association, Inc.
Boca Raton, FL

Explanatory Notes:

- 1) 3.8% is the estimated Inflation Rate for estimating Future Replacement Costs.
2) FY2026 is Fiscal Year beginning January 1, 2026 and ending December 31, 2026.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031	6 2032	7 2033	8 2034	9 2035	10 2036	11 2037	12 2038	13 2039	14 2040	15 2041
						Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)																	
5.720	1	1	Allowance	Security System, Access Control System	2032	10 to 15	6	50,000.00	50,000	50,000	1.0%							62,539									
5.721	3	1	Allowance	Security System, Surveillance System, Phased (Near Term Is Planned)	2027	10 to 15	1 to 11	13,000.00	13,000	39,000	0.8%		13,494					16,260					19,594				
Pool Elements																											
6.105	1	1	Allowance	Bar, Renovations (Subsequent)	2048	15 to 20	22	5,000.00	5,000	5,000	0.1%																
6.200	5,000	5,000	Square Feet	Concrete Deck, Textured Coating, Partial Replacements and Repairs (Subsequent)	2038	8 to 12	12	4.00	20,000	20,000	0.4%													31,289			
6.201	2,600	2,600	Square Feet	Deck, Pavers, Masonry (Incl. Paths to Tennis Courts, Subsequent)	2053	to 25	27	9.00	23,400	23,400	0.4%																
6.400	340	340	Linear Feet	Fences, Aluminum, Replacement	2032	to 25	6	53.00	18,020	18,020	0.1%							22,539									
6.500	1	1	Allowance	Furniture	2037	to 12	11	10,000.00	10,000	10,000	0.2%													15,072			
6.600	3	1	Allowance	Mechanical Equipment, Phased (Subsequent)	2032	to 15	6 to 16	22,500.00	22,500	67,500	1.2%							28,143					33,912				
6.800	2,180	2,180	Square Feet	Pool Finishes, Plaster, Main Pool (Subsequent)	2038	8 to 12	12	22.00	47,960	47,960	1.1%													75,032			
6.801	190	190	Linear Feet	Pool Finishes, Tile, Main Pool (Subsequent)	2048	15 to 25	22	43.00	8,170	8,170	0.1%																
6.802	1	1	Allowance	Pool Finishes, Plaster and Tile, Spa (2026 is Budgeted)	2026	8 to 12	0	6,000.00	6,000	6,000	0.3%	6,000										8,712					
6.850	2	2	Each	Rest Rooms, Renovation (Subsequent)	2048	to 20	22	12,000.00	24,000	24,000	0.3%																
	1	1	Allowance	2028 Reserve Expenditures, Pool Area Renovations	2028	N/A	0	1,000,000.00	1,000,000	1,000,000	5.7%			1,000,000													
		1	Allowance	Reserve Study Update with Site Visit	2028	to 2	2	4,450.00	4,450	4,450	0.0%			4,795													
Anticipated Expenditures, By Year (\$17,428,390 over 30 years)												23,000	163,494	1,127,031	267,910	1,160,886	92,664	168,882	1,586,838	1,633,897	177,488	372,734	184,406	324,018	1,883,589	110,409	130,089

RESERVE EXPENDITURES

Boca Isles South Property Owners Association, Inc. Boca Raton, FL				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056	
Line Item	Total Quantity	Per Phase Quantity	Units		Useful	Remaining	Unit (2026)	Per Phase (2026)	Total (2026)																	
Reserve Component Inventory																										
5.720	1	1 Allowance	Security System, Access Control System	2032	10 to 15	6	50,000.00	50,000	50,000	1.0%						109,424										
5.721	3	1 Allowance	Security System, Surveillance System, Phased (Near Term Is Planned)	2027	10 to 15	1 to 11	13,000.00	13,000	39,000	0.8%	23,610					28,450						34,283				
Pool Elements																										
6.105	1	1 Allowance	Bar, Renovations (Subsequent)	2048	15 to 20	22	5,000.00	5,000	5,000	0.1%							11,358									
6.200	5,000	5,000 Square Feet	Concrete Deck, Textured Coating, Partial Replacements and Repairs (Subsequent)	2038	8 to 12	12	4.00	20,000	20,000	0.4%							45,433									
6.201	2,600	2,600 Square Feet	Deck, Pavers, Masonry (Incl. Paths to Tennis Courts, Subsequent)	2053	to 25	27	9.00	23,400	23,400	0.4%												64,054				
6.400	340	340 Linear Feet	Fences, Aluminum, Replacement	2032	to 25	6	53.00	18,020	18,020	0.1%																
6.500	1	1 Allowance	Furniture	2037	to 12	11	10,000.00	10,000	10,000	0.2%								23,580								
6.600	3	1 Allowance	Mechanical Equipment, Phased (Subsequent)	2032	to 15	6 to 16	22,500.00	22,500	67,500	1.2%	40,864					49,241						59,335				
6.800	2,180	2,180 Square Feet	Pool Finishes, Plaster, Main Pool (Subsequent)	2038	8 to 12	12	22.00	47,960	47,960	1.1%							108,948									
6.801	190	190 Linear Feet	Pool Finishes, Tile, Main Pool (Subsequent)	2048	15 to 25	22	43.00	8,170	8,170	0.1%							18,559									
6.802	1	1 Allowance	Pool Finishes, Plaster and Tile, Spa (2026 is Budgeted)	2026	8 to 12	0	6,000.00	6,000	6,000	0.3%					12,650										18,368	
6.850	2	2 Each	Rest Rooms, Renovation (Subsequent)	2048	to 20	22	12,000.00	24,000	24,000	0.3%							54,520									
	1	1 Allowance	2028 Reserve Expenditures, Pool Area Renovations	2028	N/A	0	1,000,000.00	1,000,000	1,000,000	5.7%																
		1 Allowance	Reserve Study Update with Site Visit	2028	to 2	2	4,450.00	4,450	4,450	0.0%																
Anticipated Expenditures, By Year (\$17,428,390 over 30 years)											121,684	832,575	31,309	585,693	70,630	625,908	554,919	529,012	483,837	256,345	93,618	3,562,647	28,414	164,868	79,596	

RESERVE FUNDING PLAN

CASH FLOW ANALYSIS		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
Boca Isles South																	
Property Owners Association, Inc.																	
Boca Raton, FL		FY2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Reserves at Beginning of Year	(Note 1)	487,502	707,745	1,173,392	698,382	1,105,522	643,786	1,278,186	1,878,921	1,086,944	255,879	619,627	815,409	1,228,229	1,532,338	287,301	638,776
Total Recommended Reserve Contributions	(Note 2)	229,167	605,000	628,000	651,900	676,700	702,400	729,100	756,800	785,600	530,000	550,100	571,000	592,700	615,200	450,000	467,100
Estimated Interest Earned, During Year	(Note 3)	14,076	24,141	24,021	23,150	22,449	24,665	40,516	38,061	17,233	11,236	18,416	26,226	35,427	23,352	11,884	20,989
Anticipated Expenditures, By Year		(23,000)	(163,494)	(1,127,031)	(267,910)	(1,160,886)	(92,664)	(168,882)	(1,586,838)	(1,633,897)	(177,488)	(372,734)	(184,406)	(324,018)	(1,883,589)	(110,409)	(130,089)
Anticipated Reserves at Year End		<u>\$707,745</u>	<u>\$1,173,392</u>	<u>\$698,382</u>	<u>\$1,105,522</u>	<u>\$643,786</u>	<u>\$1,278,186</u>	<u>\$1,878,921</u>	<u>\$1,086,944</u>	<u>\$255,879</u>	<u>\$619,627</u>	<u>\$815,409</u>	<u>\$1,228,229</u>	<u>\$1,532,338</u>	<u>\$287,301</u>	<u>\$638,776</u>	<u>\$996,775</u>
										(NOTE 5)					(NOTE 5)		
Predicted Reserves based on 2026 funding level of:	\$250,000	707,745	813,777	(53,497)	(73,031)												

(continued)		Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
		2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Reserves at Beginning of Year		996,775	1,390,529	1,093,026	1,618,818	1,616,749	2,157,250	2,170,987	2,279,482	2,440,340	2,675,354	3,172,050	3,872,638	1,104,363	1,872,451	2,551,457
Total Recommended Reserve Contributions		484,800	503,200	522,300	542,100	562,700	584,100	606,300	629,300	653,200	678,000	703,800	730,500	758,300	787,100	817,000
Estimated Interest Earned, During Year		30,637	31,872	34,802	41,523	48,432	55,545	57,114	60,570	65,651	75,041	90,406	63,871	38,202	56,773	75,924
Anticipated Expenditures, By Year		(121,684)	(832,575)	(31,309)	(585,693)	(70,630)	(625,908)	(554,919)	(529,012)	(483,837)	(256,345)	(93,618)	(3,562,647)	(28,414)	(164,868)	(79,596)
Anticipated Reserves at Year End		<u>\$1,390,529</u>	<u>\$1,093,026</u>	<u>\$1,618,818</u>	<u>\$1,616,749</u>	<u>\$2,157,250</u>	<u>\$2,170,987</u>	<u>\$2,279,482</u>	<u>\$2,440,340</u>	<u>\$2,675,354</u>	<u>\$3,172,050</u>	<u>\$3,872,638</u>	<u>\$1,104,363</u>	<u>\$1,872,451</u>	<u>\$2,551,457</u>	<u>\$3,364,784</u>
																(NOTE 4)

Explanatory Notes:

- 1) Year 2026 starting reserves are as of January 31, 2026; FY2026 starts January 1, 2026 and ends December 31, 2026.
- 2) Reserve Contributions for 2026 are the remaining budgeted 11 months; 2027 is the first year of recommended contributions.
- 3) 2.6% is the estimated annual rate of return on invested reserves; 2026 is a partial year of interest earned.
- 4) Accumulated year 2056 ending reserves consider the need to fund for subsequent renovation of the clubhouse shortly after 2056, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

FIVE-YEAR OUTLOOK**Boca Isles South
Property Owners Association, Inc.**
Boca Raton, FL

Line Item	Reserve Component Inventory	RUL = 0 FY2026	1 2027	2 2028	3 2029	4 2030	5 2031
<u>Exterior Building Elements</u>							
1.880	Walls, Stucco, Paint Finishes and Capital Repairs, Common Buildings				21,473		
<u>Property Site Elements</u>							
4.020	Asphalt Pavement, Streets, Patch Repairs (Incl. Seal Coat at Clubhouse)				33,496		
4.110	Concrete Curbs and Gutters, Partial (Reduced Scope for Initial Event)			27,863			
4.140	Concrete Sidewalks, Partial (Reduced Scope of Work for Initial Event)			33,767			
4.320	Gate Operators, Lift Arm Operators, Phased				6,039		6,507
4.335	Golf Carts, Phased				11,184		
4.410	Irrigation System, Pump, 5-HP						9,037
4.411	Irrigation System, Pump, 25-HP						30,125
4.650	Pipes, Subsurface Utilities, Berm Storm Drainage (2027 is Planned)		150,000				
4.800	Signage, Monuments, Near Term					1,160,886	
4.855	Sport Courts, Tennis and Basketball, Surface Color Coat			26,667			
<u>Clubhouse Elements</u>							
5.070	Air Handling Units, Split Systems, Clubhouse, Guardhouse and Maintenance Building, Phased			33,939			
5.160	Exercise Equipment, Cardiovascular, Phased (2026 is Budgeted)	6,000			21,249		22,895
5.161	Exercise Equipment, Strength Training, Phased (2026 is Budgeted)	11,000					24,100
5.510	Interior Renovations, Partial				167,758		
5.555	Life Safety System, Control Panel				6,710		
5.721	Security System, Surveillance System, Phased (Near Term Is Planned)		13,494				
<u>Pool Elements</u>							
6.802	Pool Finishes, Plaster and Tile, Spa (2026 is Budgeted)	6,000					
	2028 Reserve Expenditures, Pool Area Renovations			1,000,000			
	Reserve Study Update with Site Visit			4,795			
Anticipated Expenditures, By Year (\$2,834,984 over 5 years)		23,000	163,494	1,127,031	267,910	1,160,886	92,664

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Full Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

Exterior Building Elements



Clubhouse front overview



Clubhouse rear overview



Guardhouse overview



Pool house overview



Maintenance building overview

Gutters and Downspouts, Aluminum

Line Item: 1.240

Quantity: Approximately 1,000 linear feet of aluminum six-inch gutters and three-inch by four-inch downspouts

History: Replaced in 2020.

Condition: Good overall condition with no significant deterioration.



Aluminum gutters and downspouts



Aluminum gutters and downspouts



Aluminum gutters and downspouts

Useful Life: 20- to 25-years

Component Detail Notes: The size of the gutter is determined by the roof's watershed area, a roof pitch factor and the rainfall intensity number of the Association's region. We recommend sloping gutters 1/16 inch per linear foot and providing fasteners a maximum of every three feet.

Downspouts can drain 100 square feet of roof area per one square inch of downspout cross sectional area. We recommend the use of downspout extensions and splash blocks at the downspout discharge to direct storm water away from the foundations. The useful life of gutters and downspouts coincides with that of the sloped roofs. Coordinated replacement will result in the most economical unit price and minimize the possibility of damage to other roof components as compared to separate replacements.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Clean out debris and leaves that collect in the gutters
 - Repair and refasten any loose gutter fasteners
 - Repair and seal any leaking seams or end caps
 - Verify downspouts discharge away from foundations

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Roofs, Concrete Tiles

Line Item: 1.365

Quantity: Approximately 130 *squares*¹. This quantity includes the clubhouse, guardhouse, maintenance building, pool house and tennis gazebo .

History: Replaced in 2020. ; The Association conducts inspections of the roofs annually. We concur with this preventive maintenance practice and recommend the Association continue to fund these inspections through the operating budget.

Condition: Good overall condition with isolated damaged tiles evident.



Concrete tile roof at clubhouse



Concrete tile roof at clubhouse



Concrete tile roof at clubhouse



Concrete tile roof at pool house

¹ We quantify the roof area in squares where one square is equal to 100 square feet of surface area.



Concrete tile roof at guardhouse



Concrete tile roof at tennis gazebo



Concrete tile roof at maintenance building



Damaged tiles at clubhouse

Useful Life: Up to 25 years

Component Detail Notes: A tile roof rarely fails at all points of application simultaneously. Rather, occurrences of roof leaks will increase as more concrete tiles crack, break and dislodge. This deterioration will result in increased maintenance costs such that replacement becomes the least costly long-term alternative as compared to ongoing repairs.

A concrete tile roof system comprises sheathing, underlayments, battens and the tiles themselves. Replacement standards should conform to the local building code and manufacturer's specifications at the time of actual replacement. The manner of construction is such that the underlayment is the primary line of defense from water infiltration. The tiles act to shade the underlayment from harmful sunlight and to protect the roof from heavy winds. Most storm water is shed from the roof tiles into the gutters or over the edge of the roof. However, this tile style is meant to allow water to pass between the tiles onto the underlayment. The underlayment thus sheds any remaining water into the gutters. In fact, horizontal driving rains will force their way up and under the tile only to be shed at some other point.

Preventative Maintenance Notes: We recommend the Association maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Record any areas of water infiltration, flashing deterioration, damage or loose tiles
 - Implement repairs as needed if issues are reoccurring
 - Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation
 - Trim tree branches that are near or in contact with roof
 - Periodic cleaning at areas with organic growth (We do not recommend pressure washing as it may cause further damage to tiles.)

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Roof, Modified Bitumen

Line Item: 1.500

Quantity: Approximately 1,700 square feet

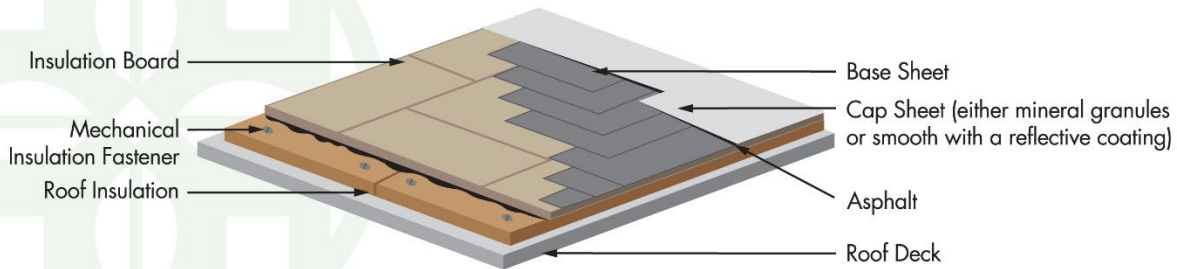
History: Replaced in 2020. We recommend the Association conduct inspections of the roof semiannually and fund these inspections through the operating budget.

Condition: Reported in satisfactory overall condition with no history of leaks. We note the roof was not accessible at the time of inspection due to lack of fixed access to the roof.

Useful Life: 15- to 20-years

Component Detail Notes: Modified bitumen roofing systems are composed of factory manufactured sheets of polymer-modified bitumen with polyester and/or fiberglass reinforcements. The bitumen adds a waterproof characteristic to the system and the reinforcements add strength and puncture resistance. These factory-assembled roofing systems offer the advantages of a built-up roofing system through a less labor-intensive installation. The following detail depicts a typical modified bitumen roof although it may not reflect the actual configuration at Boca Isles South:

MODIFIED BITUMEN ROOF DETAIL



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Contractors can install a new modified bitumen roof in one of two ways: *tear-off* or an *overlay*. An overlay is the application of a new roof membrane over an existing roof. This method, although initially more economical, often covers up problems with the deck, flashing and saturated insulation. The tear-off method of replacement includes removal of the existing roofing, flashings and insulation, and installation of a new roofing system.

The contractor should follow the manufacturer's directions and specifications upon installation of the roof. The contractor should remove the original insulation if saturated or compacted and apply a new layer of insulation per the manufacturer's instructions. The insulation should fit loosely with gaps no greater than $\frac{1}{4}$ inch. Gaps will cause failure of the membrane later. Mechanical fastening of the insulation is the best manner of installation. The contractor applies the base sheet of roofing over the insulation board. This sheet is normally 30-pound material. The contractor should start the installation of a roof membrane from the lowest points of the roof. Mechanical fastening and embedding the base sheet in a flood coat of hot asphalt is the best manner of installation. The membrane and plies are either torch applied (thermoset) or hot asphalt applied. We recommend the contractor use the torch method to install a modified bitumen membrane roof system.

Preventative Maintenance Notes: We recommend the Association maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:

- Note drainage issues with water ponding after 48 hours of rainfall event. Verify scuppers and drains are free of debris. Replace damaged or missing drain covers.
- Inspect perimeter flashing for loose fasteners, deflections, and sealant damage
- Verify membrane surface is free of ruptures or damage, and areas of extensive blistering or bubbling
- Remove oil spills or contaminants from mechanical equipment
- In areas of possible foot traffic, remove any sharp debris or trash and note areas of crushed insulation
- If frequency of leaks increase or location of water infiltration is unknown, we recommend the consideration of a thermal image inspection

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walls, Stucco

Line Item: 1.880

Quantity: Approximately 9,600 square feet of the building exteriors at the common area buildings.

History: Applied paint finishes and repaired in 2022.

Condition: Good to fair overall condition with isolated cracks and finish fade evident.



Stucco wall finishes



Stucco wall finishes



Stucco wall finishes



Stucco wall finishes



Stucco wall finishes



Stucco wall finishes



Finish fade

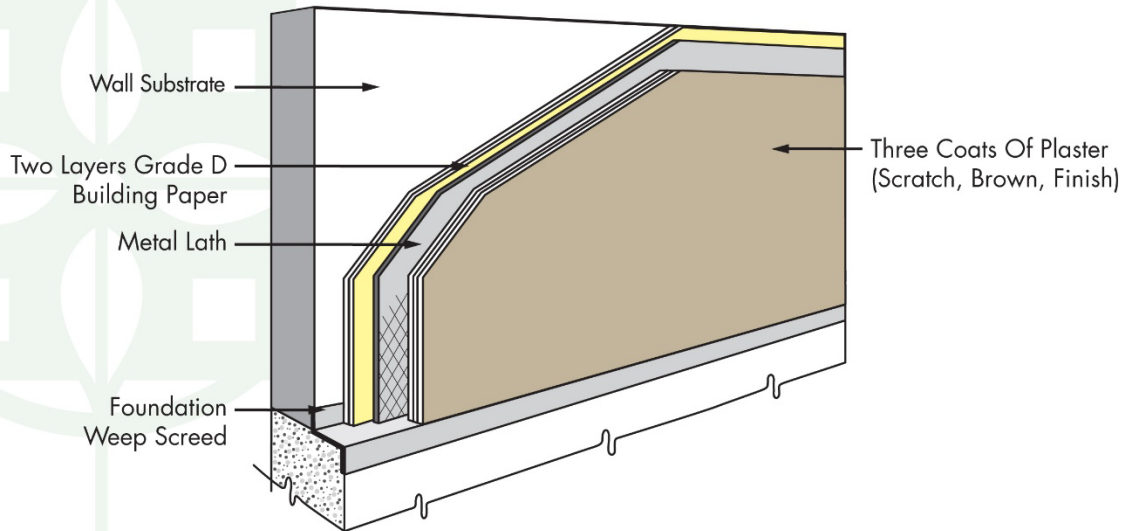


Stucco cracks at guardhouse

Useful Life: We recommend inspections, repairs and paint finish applications every five-to seven-years.

Component Detail Notes: The following graphic details the typical components of a stucco wall system on frame construction although it may not reflect the actual configuration at Boca Isles South:

STUCCO DETAIL



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Correct and complete preparation of the surface before application of the paint finish maximizes the useful life of the paint finish and surface. The contractor should remove all loose, peeled or blistered paint before application of the new paint finish. The contractor should then power wash the surface to remove all dirt and biological growth. Water-soluble cleaners that will not attack Portland cement are acceptable for removing stains.

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost anticipates the following in coordination with each paint finish application:

- Complete inspection of the stucco
- Crack repairs as needed (Each paint product has the limited ability to cover and seal cracks but we recommend repair of all cracks which exceed the ability of the paint product to bridge.)
- Replacement of up to one percent (1%) of the stucco walls (The exact amount of area in need of replacement will be discretionary based on the actual future conditions and the desired appearance.)
- Replacement of up to thirty-three percent (33%) of the sealants in coordination with each paint finish application.

Windows and Doors

Line Item: 1.980

Quantity: Approximately 1,500 square feet

History: Original

Condition: Good to fair overall condition with frame finish deterioration evident.



Common windows and doors



Common door



Common windows and doors



Common windows and doors



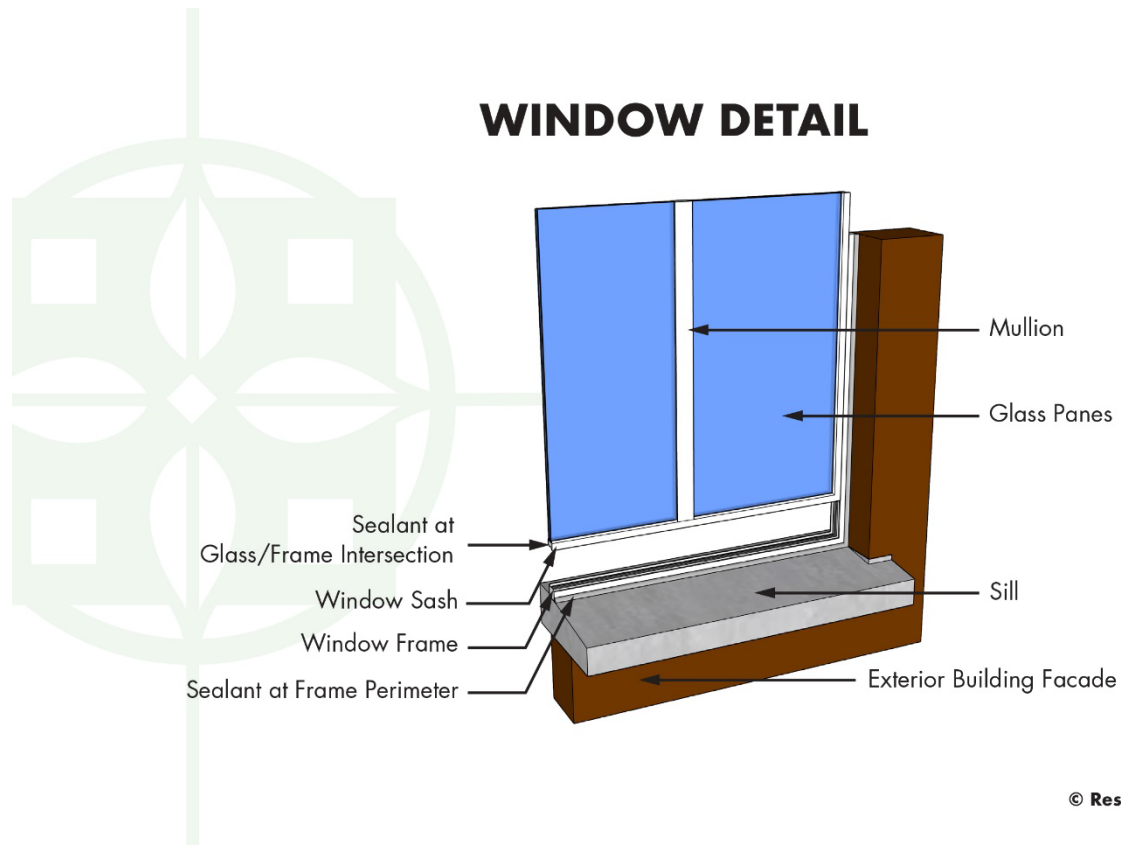
Frame finish deterioration

Useful Life: Up to 40 years

Component Detail Notes: Construction includes the following:

- Aluminum frames
- Fixed and sliding windows
- Hinged doors

The following schematic depicts the typical components of a window system although it may not reflect the actual configuration at Boca Isles South:



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Properly designed window assemblies anticipate the penetration of some storm water beyond the gaskets. This infiltrated storm water collects in an internal drainage system and drains, or exits, the frames through weep holes. These weep holes can become clogged with dirt or if a sealant is applied, resulting in trapped storm water. However, as window frames, gaskets and sealants deteriorate, leaks into the interior can result. The windows and doors will eventually need replacement or major capital repairs to prevent water infiltration and damage from wind driven rain.

The thermal efficiencies of the window and door assemblies are affected by their design and construction components. These components include glazings, thickness of air space between glazings, low-conductivity gas, tinted coatings, low-e coatings and thermal barriers. The Association should thoroughly investigate these component options at the time of replacement. Some manufacturers may include these components as part of the standard product and other manufacturers may consider these components as options for an additional cost. Boca Isles South should review the specifications provided by the manufacturers to understand the thermal design and construction components of the proposed assemblies.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose weather stripping and/or lock damage
 - Inspect for broken glass and damaged screens
 - Record instances of water infiltration, trapped moisture or leaks
- As-needed:
 - Verify weep holes are unobstructed and not blocked with dirt or sealant, if applicable
 - Replace damaged or deteriorated sliding glass rollers, if applicable

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the ***Reserve Expenditures*** table in Section 3.

Property Site Elements

Asphalt Pavement

Line Items: 4.020 and 4.040

Quantity: Approximately 59,900 square yards. Our quantity includes the stamped concrete at the property entrance

History:

- Repaving: Repaved in 2014.
- Repairs: The age was unavailable at the time of inspection

Condition: Good to fair overall condition with isolated cracks evident.



Pavement overview



Pavement overview



Pavement overview



Pavement overview



Pavement overview



Pavement overview



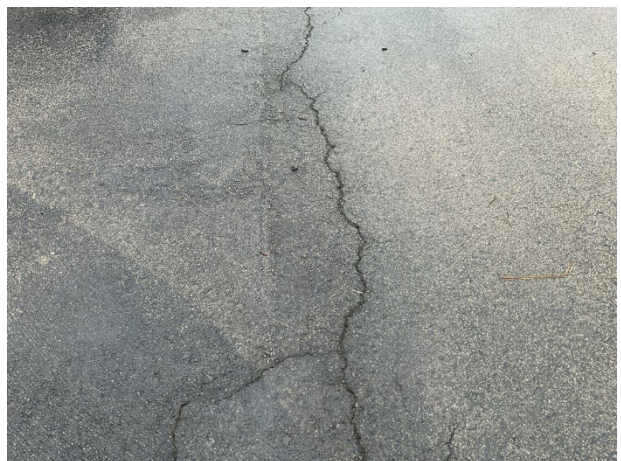
Pavement overview



Stamped concrete at property entrance



Concrete cracks



Pavement cracks



Pavement cracks

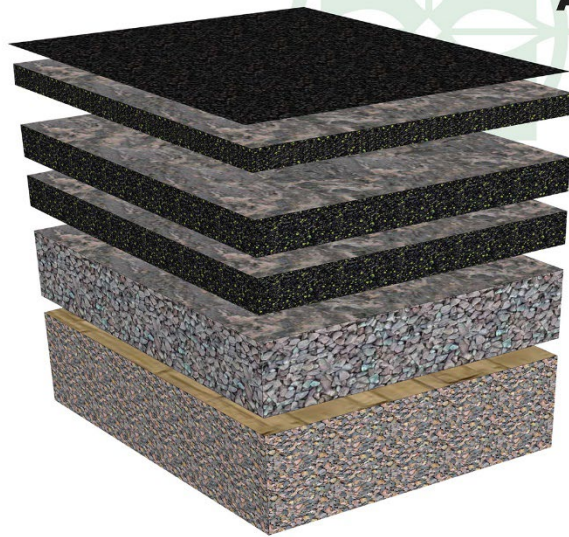


Pavement cracks

Useful Life: 15- to 20-years with the benefit of patch repairs and seal coat every three- to five-years. We note we only include for seal coating at the clubhouse parking lot.

Component Detail Notes: Patch repairs are conducted at areas exhibiting settlement, potholes, or excessive cracking. These conditions typically occur near high traffic areas, catch basins, and pavement edges. The contractor should only apply seal coat applications after repairs are completed. These activities minimize the damaging effects of vehicle fluids, maintain a uniform and positive appearance, and maximize the useful life of the pavement.

The initial installation of asphalt uses at least two lifts, or two separate applications of asphalt, over the base course. The first lift is the binder course. The second lift is the wearing course. The wearing course comprises a finer aggregate for a smoother, more watertight finish. The following diagram depicts the typical components although it may not reflect the actual configuration at Boca Isles South:



ASPHALT DIAGRAM

Sealcoat or Wearing Surface

Asphalt Overlay Not to Exceed
1.5 inch Thickness per Lift or Layer

Original Pavement Inspected and
milled until sound pavement is found,
usually comprised of two layers

**Compacted Crushed Stone
or Aggregate Base**

**Subbase of Undisturbed
Native Soils** Compacted to
95% dry density

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The manner of repaving is either a mill and overlay or total replacement. A mill and overlay is a method of repaving where cracked, worn and failed pavement is mechanically removed or milled until sound pavement is found. A new layer of asphalt is overlaid atop the remaining base course of pavement. Total replacement includes the removal of all existing asphalt down to the base course of aggregate and native soil followed by the application of two or more new lifts of asphalt. We recommend mill and overlayment on asphalt pavement that exhibits normal deterioration and wear. We recommend total replacement of asphalt pavement that exhibits severe deterioration, inadequate drainage, pavement that has been overlaid multiple times in the past or where the configuration makes overlayment not possible. Based on the apparent visual condition and configuration of the asphalt pavement, we recommend the mill and overlay method of repaving at Boca Isles South.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect for settlement, large cracks and trip hazards, and ensure proper drainage
 - Repair areas which could cause vehicular damage such as potholes
- As needed:
 - Perform crack repairs and patching

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for milling and overlayment includes area

patching of up to ten percent (10%). Our cost for repairs includes an allowance for patch repairs at up to one percent (1%) of the pavement.

Asphalt Pavement, Walking Path

Line Item: 4.080

Quantity: Approximately 290 square yards located at the maintenance building.

History: Repaved in 2025.

Condition: Good overall condition with no significant deterioration.



Asphalt pavement walking path



Asphalt pavement walking path



Asphalt pavement walking path

Useful Life: 15- to 20-years with the benefit of timely crack repairs and patching, and the need to maintain a safe pedestrian surface

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Catch Basins

Line Item: 4.100

Quantity: Approximately 95 catch basins²

History: Original

Condition: Good overall condition with no significant deterioration



Catch basin



Catch basin

Useful Life: The useful life of catch basins is up to 65 years. However, achieving this useful life usually requires interim capital repairs or partial replacements every 15- to 20-years.

Component Detail Notes: Erosion causes settlement around the collar of catch basins. Left unrepaired, the entire catch basin will shift and need replacement.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair any settlement and collar cracks
 - Ensure proper drainage and inlets are free of debris
 - If property drainage is not adequate in heavy rainfall events, typically bi-annual cleaning of the catch basins is recommended

Priority: Defer only upon opinion of independent professional or engineer

² We utilize the terminology catch basin to refer to all storm water collection structures including curb inlets.

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan for inspections and capital repairs to the catch basins in conjunction with repaving. We note we have reduced the scope of work for the initial event based on the condition at the time of inspection.

Concrete Curbs and Gutters

Line Item: 4.110

Quantity: Approximately 43,100 linear feet

Condition: Good to fair overall condition with isolated cracks and spalled concrete evident.



Concrete curb



Concrete gutter



Concrete gutter



Concrete cracks



Concrete cracks



Concrete spalls

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair major cracks, spalls and trip hazards
 - Mark with orange safety paint prior to replacement or repair
 - Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 8,620 linear feet of curbs and gutters, or twenty percent (20%) of the total, will require replacement during the next 30 years. We note we have reduced the scope of work for the initial event based on the condition at the time of inspection.

Concrete Sidewalks

Line Item: 4.140

Quantity: Approximately 156,700 square feet

Condition: Good overall condition with isolated cracks and previous repairs evident.



Concrete sidewalk



Concrete sidewalk



Concrete sidewalk



Concrete sidewalk



Previous repairs



Sidewalk cracks

Useful Life: Up to 65 years although interim deterioration of areas is common

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:

- Inspect and repair major cracks, spalls and trip hazards
- Mark with orange safety paint prior to replacement or repair
- Repair or perform concrete leveling in areas in immediate need of repair or possible safety hazard

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We estimate that up to 31,340 square feet of concrete sidewalks, or twenty percent (20%) of the total, will require replacement during the next 30 years. We note we have reduced the scope of work for the initial event based on the condition at the time of inspection.

Fence, Aluminum

Line Item: 4.200

Quantity: Approximately 150 linear feet of aluminum fence at the playground

History: The age was unavailable at the time of our inspection.

Condition: Good overall condition with no significant deterioration.



Aluminum fence



Aluminum fence

Useful Life: Up to 25 years (The useful life of the finish is indeterminate. Future updates of this Reserve Study will again consider the need to refinish the railings based on condition.)

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose fasteners or sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Fences, Chain Link

Line Item: 4.220

Quantity: 8,400 linear feet of chain link fences located at the perimeters.

History: The age was unavailable at the time of our inspection. We have been informed that the Association will likely replace all the hedges and chain link fencing around the perimeter of the property within the next seven to ten years.

Condition: Fair overall condition; We note most of the fencing was not observable at the time of inspection due to large amounts of landscaping covering the fencing.



Chain link fence



Chain link fence



Chain link fence

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Gate Operators, Lift Arm Operators

Line Item: 4.320

Quantity: Four each

History: Varied ages

Condition: Reported in satisfactory operational condition



Lift arm operators

Useful Life: Up to 10 years

Priority: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Golf Carts

Line Item: 4.335

Quantity: Two each

History: The age was unavailable at the time of inspection

Condition: Reported in satisfactory overall condition



Golf cart overview

Useful Life: 8- to 12-years

Priority: Per Management discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Irrigation System, Pumps

Line Items: 4.410 and 4.411

Quantity: One 5-Hp pump and one 25-HP pump. The 5-HP pump is located behind the clubhouse, and the 25-HP pump is located at the perimeter of the property along Park Access Road.

History: The age was unavailable at the time of our inspection.

Condition: Reported satisfactory overall condition without reported deficiencies



Irrigation pump



Irrigation pump

Useful Life: Up to 15 years for the 5-HP pump and up to 20 years for the 25-HP pump

Preventative Maintenance Notes: The Association informs us preventative maintenance is conducted on a regular basis. We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the Association maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology.

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Landscaping

Line Item: 4.500

Component Detail Notes: The Association contains a large quantity of hedges around the perimeter of the property. Replacement of these elements is an ongoing need. Many associations budget for these replacements as normal maintenance. Other associations fund ongoing replacements from reserves. Large amounts of landscape may need replacement due to disease, drought or other forces of nature. If the cost of removal and replacement is substantial, funding from reserves is logical. The Association may also desire to periodically update the appearance of the community through major improvements to the landscape.



Hedges around perimeter

Useful Life: We include a one time event for replacement of all of the hedges around the perimeter of the property. We have been informed by the Association that this project will likely occur in the next seven to ten years.

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We base our estimate of cost on historical information provided by the Association.

Light Poles and Fixtures

Line Item: 4.560

Quantity: Eight aluminum poles with light fixtures at the entrance of the property

History: The age was unavailable at the time of our inspection.

Condition: Good to fair overall condition with isolated finish deterioration evident.



Light pole and fixtures



Finish deterioration

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
 - Inspect and repair broken or dislodged fixtures, and leaning or damaged poles
 - Replaced burned out bulbs as needed

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Pavers

Line Item: 4.620

Quantity: Approximately 2,100 square feet of travertine pavers located at the clubhouse entrance

History: Replaced in 2022.

Condition: Good overall condition with isolated cracked pavers evident.



Pavers overview



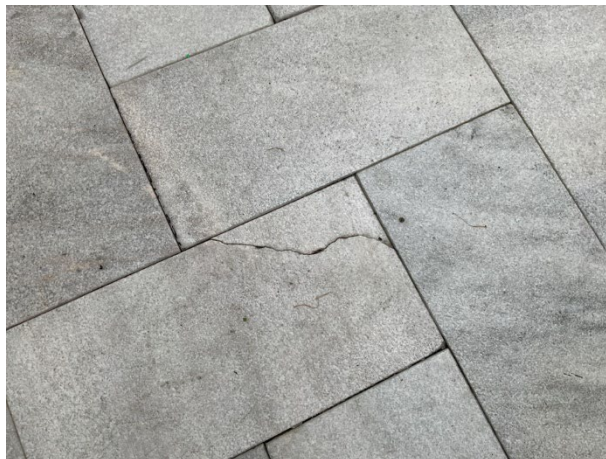
Pavers overview



Pavers overview



Pavers overview

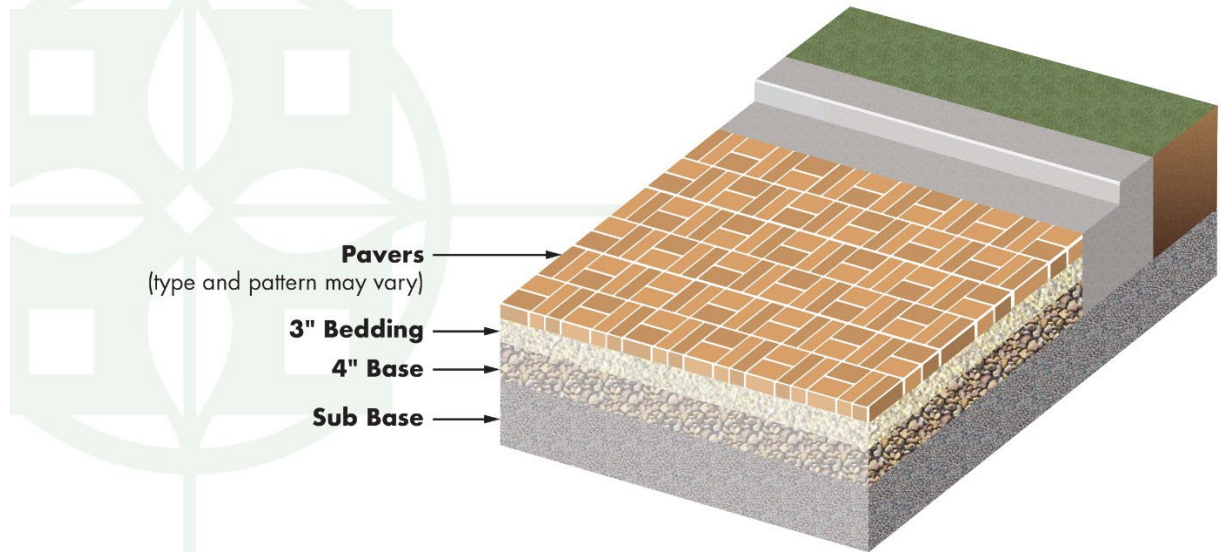


Cracked paver

Useful Life: 15- to 20-years

Component Detail Notes: The following diagram depicts the typical components of a masonry paver system although it may not reflect the actual configuration at Boca Isles South:

MASONRY PAVER DIAGRAM



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Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair settlement, trip hazards and paver spalls at heavy traffic areas
 - Re-set and/or reseal damaged pavers as necessary
 - Periodically clean and remove overgrown vegetation as needed

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We suggest the Association conduct interim resetting and replacement of minor areas of pavers as normal maintenance, funded from the operating budget.

Pipes, Subsurface Utilities, Berm Storm Drainage

Line Item: 4.650

History: Original

Condition: We have been informed that the Association will do repairs in 2027 and that some of the pipes have experienced failure.

Useful Life: Up to and likely beyond 85 years

Component Detail Notes: The Association maintains the subsurface utility pipes throughout the property. The exact amounts and locations of the subsurface utility pipes were not ascertained due to the nature of the underground construction and the non-invasive nature of the inspection.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
 - Video inspect waste pipes for breaks and damaged piping
 - Monitor for water and gas leaks through pressure losses and present odors
 - Partially replace damaged section of pipes

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. At this time we do not anticipate replacement of continuous lengths of subsurface utility pipes. Rather we recommend the Association budget for repairs to isolated occurrences of breached utilities. Although it is likely that the times of replacement and extent of repair costs may vary from the budgetary allowance, Boca Isles South could budget sufficient reserves for these utility repairs and have the opportunity to adjust its future reserves up or down to meet any changes to these budgetary estimates. Updates of this Reserve Study would incorporate changes to budgetary costs through a continued historical analysis of the rate of deterioration and actual repairs to budget sufficient reserves.

Playground Equipment

Line Item: 4.660

Quantity: Playground equipment includes the following elements:

- Playsets
- Benches and trash receptacles
- Rubber safety surface

History: Replaced in 2023.

Condition: Good overall condition with no significant deterioration.



Playground equipment

Useful Life: 15- to 20-years

Component Detail Notes: Safety is the major purpose for maintaining playground equipment. We recommend an annual inspection of the playground equipment to identify and repair as normal maintenance loose connections and fasteners or damaged elements. We suggest the Association learn more about the specific requirements of playground equipment at [PlaygroundSafety.org](https://www.playgroundsafety.org). We recommend the use of a specialist for the design or replacement of the playground equipment environment.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose connections and fasteners or damaged elements
 - Inspect for safety hazards and adequate coverage of ground surface cover

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We base our estimate of cost on historical information provided by the Association.

Ponds, Erosion Control

Line Item: 4.710

Quantity: Approximately 21,800 linear feet of natural vegetation shorelines

History: Original

Condition: Good overall condition with no significant deterioration.



Pond overview



Pond shoreline



Pond shoreline



Pond shoreline



Pond shoreline

Useful Life: Shorelines are subject to fluctuations in water levels, increased plant growth and migrating storm and ground water resulting in the need for erosion control measures up to every 15 years.

Component Detail Notes: The steep shoreline embankments are likely to exacerbate soil movement and erosion. The use and maintenance of landscape, natural vegetation and/or stone rip rap along the pond shorelines will help maintain an attractive appearance and prevent soil erosion.

Shoreline plantings are referred to as buffer zones. Buffer zones provide the following advantages:

- Control insects naturally
- Create an aesthetically pleasing shoreline
- Enhance water infiltration and storage
- Filter nutrients and pollutants
- Increase fish and wildlife habitat
- Reduce lawn maintenance
- Stabilize shoreline and reduce erosion
- Trap sediments

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association plan to install a combination of plantings and rip rap around the ponds along 2,180 linear feet, or approximately ten percent (10%), of the shorelines per event.

Signage, Monuments

Line Items: 4.800 and 4.801

Quantity: The property monument signage includes the following elements:

- Tile and masonry signs
- Fountains and their mechanical equipment
- Landscaping
- Light Fixtures

History: The age was unavailable at the time of our inspection.

Condition: We have been informed that the Association wants to completely replace the monuments at the front entrance and along Park Access Road within the next five years. The exact scope of work was unknown at the time of inspection. We note plaster discoloration at the entrance fountain.



Entrance monument



Entrance monument



Entrance monument and planters



Entrance fountain



Fountain equipment



Entrance monument at Park Access Road



Plaster discoloration at fountain

Useful Life: 15- to 20-years

Component Detail Notes: Community signage contributes to the overall aesthetic appearance of the property to owners and potential buyers. Renovation or replacement of community signs is often predicated upon the desire to "update" the perceived identity of the community rather than for utilitarian concerns. Therefore, the specific times for replacement or renovation are discretionary.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair damage, vandalism and loose components
 - Verify lighting is working properly
 - Touch-up paint finish applications if applicable

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost for renovation of the main entrance monument is based on information provided by the Association, and we note the cost can vary

significantly depending on the scope of work chosen by the Board. The exact scope of work for this replacement was unknown at the time of inspection but would likely include complete replacement of the current monuments, replacing the filled in fountains, replacing landscaping and replacing irrigation, electrical and mechanical equipment. We do not anticipate future events to be as extensive. For this reason, we have included a second line item for subsequent renovations, and we assume a cost of ten percent (10%) of the near-term complete replacement. Future updates to this reserve study will adjust timing and cost based on the scope of work as it becomes more available. Our cost for renovations of the Park Access Road monument includes replacement of the sign, landscaping and lighting.

Sport Courts, Tennis Fence

Line Item: 4.840

Quantity: Approximately 440 linear feet

History: The age was unavailable at the time of our inspection.

Condition: Good overall condition



Chain link fence



Chain link fence



Chain link fence

Useful Life: Up to 25 years

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost includes replacement of the windscreens.

Sport Courts, Tennis, Light Poles and Fixtures

Line Item: 4.850

Quantity: Nine metal light poles and fixtures

History: The age was unavailable at the time of our inspection.

Condition: Good to fair overall condition with minor finish deterioration evident



Light poles and fixtures



Light pole and fixtures



Pole finish deterioration

Useful Life: Up to 25 years

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Sport Courts, Tennis and Basketball, Surface

Line Items: 4.855 and 4.860

Quantity: 1,650 square yards of asphalt comprising two tennis courts

History:

- Color Coat: The age was unavailable at the time of our inspection.
- Surface: Replaced in 2018.

Condition: Good to fair overall condition with cracks evident.



Tennis courts overview



Basketball court overview



Surface cracks



Surface cracks

Useful Life: Up to 25 years for replacement of the surface with the benefit of color coat applications and repairs every four- to six-years

Preventative Maintenance Notes: Prior to the application of the color coat, the Association should require the contractor to rout and fill all cracks with hot emulsion. This deters water infiltration and further deterioration of the asphalt playing surface. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair large cracks, trip hazards and possibly safety hazards
 - Verify gate and fencing is secure
 - Verify lighting is working properly if applicable
 - Inspect and repair standards and windscreens as needed

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Clubhouse Elements

Air Handling Units, Split Systems

Line Item: 5.070

Quantity: 12 split systems which serve the clubhouse, guardhouse and maintenance building.

History: Varied ages. Three units at the clubhouse and the unit at the guardhouse were replaced in 2024.

Condition: Reported satisfactory without operational deficiencies. We note damage at one of the clubhouse condensing units.



Split system condensing unit



Split system condensing units



Split system condensing units



Damaged condensing unit

Useful Life: 10- to 15-years

Component Detail Notes: A split system air conditioner consists of an outside condensing unit, an interior evaporator coil, refrigerant lines and an interior electric air

handling unit. The condensing systems have cooling capacities that range from 2 to 5 tons.

Preventative Maintenance Notes: The Association informs us preventative maintenance is conducted on a regular basis. We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Lubricate motors and bearings
 - Change or clean air filters as needed
 - Inspect condenser base and piping insulation
 - Inspect base pan, coil, cabinet and clear obstructions as necessary
- Annually:
 - Clean coils and drain pans, clean fan assembly, check refrigerant charge, inspect fan drive system and controls
 - Inspect and clean accessible ductwork as needed
 - Clean debris from inside cabinet, inspect condenser compressor and associated tubing for damage

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The condensing unit may require replacement prior to replacement of the related interior forced air unit. For purposes of this Reserve Study, we assume coordination of replacement of the interior forced air unit, evaporator coil, refrigerant lines and exterior condensing unit.

Exercise Equipment

Line Items: 5.160 and 5.161

Quantity: The exercise room contains the following types of cardiovascular aerobic training equipment:

- Ellipticals
- Stationary cycles
- Steppers
- Televisions
- Treadmills

The exercise room contains the following types of strength training equipment:

- Dumbbells
- Weight benches
- Weight machines
- Weight training

History: Varied ages. We note a treadmill and a few pieces of strength training equipment are being replaced in 2026.

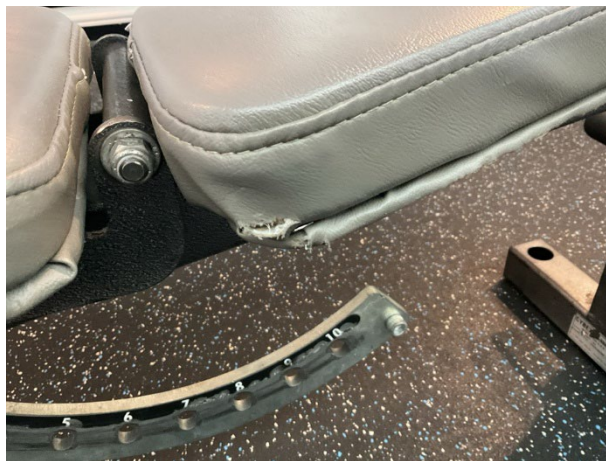
Conditions: Good overall condition with isolated minor seat fabric tears evident.



Cardiovascular exercise equipment



Strength training exercise equipment



Seat fabric tear

Useful Life: The useful life of the cardio vascular exercise equipment is up to six years, and the useful life of the strength training exercise equipment is up to 15 years.

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost includes for replacement of approximately thirty-three percent (33%) of the cardiovascular equipment and up to thirty-three percent (33%) of the strength training equipment per event.

Exercise Room, Renovation

Line Item: 5.180

Quantity: The exercise room components include:

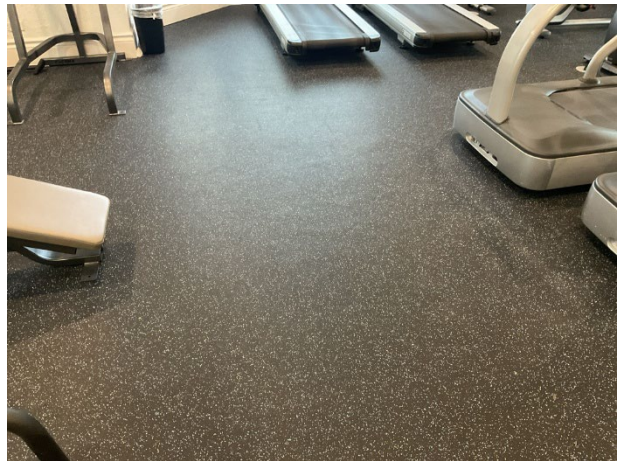
- Floor coverings: Rubber
- Wall finishes: Paint
- Ceilings finishes: Paint
- Light fixtures
- Furnishings

History: Renovated in 2025.

Condition: Good overall condition with no significant deterioration.



Exercise room overview



Exercise room flooring

Useful Life: Renovation every 10- to 15-years

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Interior Renovations

Line Items: 5.500 and 5.510

Quantity: The clubhouse components include:

- Floor coverings: Vinyl, tile and carpet
- Wall finishes: Paint, wall coverings and tile
- Ceilings finishes: Paint
- Furnishings
- Light fixtures
- Plumbing fixtures
- Saunas
- Movie theater equipment

History: Renovated in 2022.

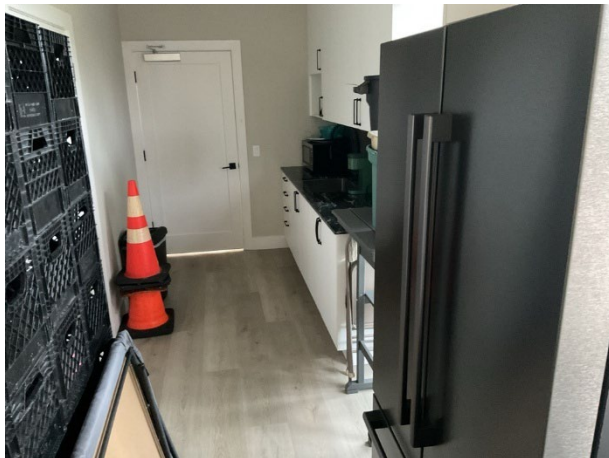
Condition: Good overall condition with isolated wall scuffs evident.



Clubhouse interior



Clubhouse hallway



Clubhouse kitchenette



Clubhouse billiards room



Clubhouse rest room



Rest room shower



Rest room sauna



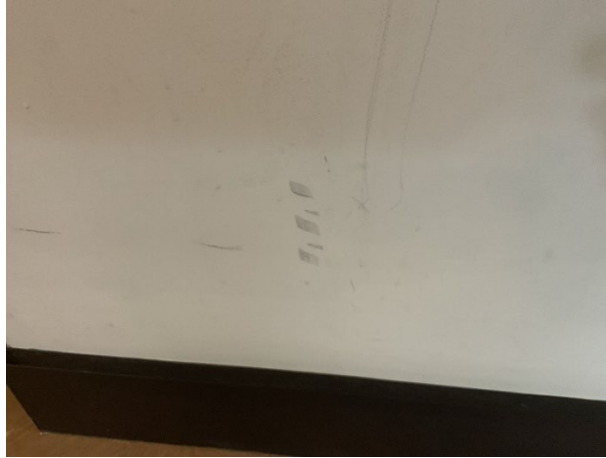
Clubhouse office



Clubhouse movie theater



Movie theater seating



Wall scuffs

Useful Life: Complete renovation up to every 20 years and partial renovation up to every 10 years, however, the scope and cost of clubhouse renovations may vary greatly based on the direction of the Board.

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. The complete renovation should include replacement of all components listed above and the partial renovations should include the following:

- Floor coverings and paint finishes
- Replacement of up to fifty percent (50%) of the furnishings
- We note our cost of complete renovations is based on historical information provided by the Association.

Life Safety System, Control Panel

Line Item: 5.555

Quantity: One each

History: The age was unavailable at the time of inspection

Conditions: Reported satisfactory without operational deficiencies.



Control panel

Useful Life: Up to 15 years for the control panel

Preventative Maintenance Notes: We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. In accordance with *NFPA 72* (National Fire Alarm and Signaling Code) we also recommend the Association maintain a maintenance contract with a qualified professional. The display panel read 'System is Normal' at the time of our inspection. The required preventative maintenance may vary in frequency and scope based on the age of the components, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and test all components and devices, including, but not limited to, control panels, annunciators, detectors, audio/visual fixtures and signal transmitters
 - Test backup batteries
- As-needed:
 - Ensure clear line of access to components such as pull stations
 - Ensure detectors are properly positioned and clean of debris

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. Our estimate of future cost considers only that amount necessary to duplicate the same functionality. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement.

Security System

Line Items: 5.720 and 5.721

Quantity: Boca Isles South utilizes the following security system components:

- Access control system
- Cameras
- Recorder
- Multiplexer

History: Components vary in age

Condition: We have been informed that the Association will replace some of the cameras in the near term and the rest of the surveillance equipment was reported as satisfactory. We have also been informed that the access system is not up to fire code, so the Association is not able to use the system. The Association will replace the system to one that is up to fire code, but at the time of inspection it was a lower priority item and will likely be done after some of the larger upcoming projects.



Access control point



Security system camera

Useful Life: 10- to 15-years

Preventative Maintenance Notes: We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

Monthly:

- Check cameras for proper focus, fields of view are unobstructed and camera and lenses are clean and dust-free
- Check recording equipment for proper operation
- Verify monitors are free from distortion with correct brightness and contrast

Annually:

- Check exposed wiring and cables for wear, proper connections and signal transmission
- Check power connections, and if applicable, functionality of battery power supply systems

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We base our estimate of cost on historical information provided by the Association. The Association should anticipate replacement of thirty-three percent (33%) of the surveillance system components per event and replacement of one hundred percent (100%) of the access system per event, and our cost is based on information provided by the Association.

Pool Elements



Pool overview

Bar, Renovations

Line Item: 6.105

Quantity: One bar located at the pool house

History: The age was unavailable at the time of inspection; We have been informed that the Association will renovate the bar during the pool area renovation project that is planned in 2028.

Condition: Fair overall condition with broken tiles evident. We have been informed that the Association will likely renovate the bar when the main pool is refinished.



Pool bar overview



Tile damage



Tile damage

Useful Life: 15- to 20-years

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Concrete Deck

Line Item: 6.200

Quantity: Approximately 5,000 square feet

History: Coated in 2026; We have been informed that the Association plans on replacing the pool structure in 2028 and the deck will be refinished at that time.

Condition: Good overall condition with no significant deterioration.



Concrete pool deck overview



Concrete pool deck overview



Concrete pool deck overview

Useful Life: The useful life of a concrete pool deck is up to 60 years or more with timely repairs. We recommend the Association conduct inspections, partial replacements and repairs to the every 8- to 12-years.

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and repair large cracks, trip hazards, and possible safety hazards
 - Inspect and repair pool coping for cracks, settlement, heaves or sealant deterioration
 - Repair concrete spalling
 - Schedule periodic pressure cleanings as needed

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We base our estimate of cost on historical information

provided by the Association. We recommend the Association budget for the following per event:

- Selective cut out and replacements of up to ten percent (10%) of concrete
- Crack repairs as needed
- Mortar joint repairs
- Replacement of the concrete coating

Deck, Pavers

Line Item: 6.201

Quantity: Approximately 2,600 square feet including the pavers at the paths near the tennis courts.

History: The age was unavailable at the time of inspection; We have been informed that the pavers will be replaced during the pool area renovation project in 2028.

Condition: Good overall condition with no significant deterioration.



Paver pool deck overview



Pavers at pool area



Pavers at pool area



Pavers near tennis court

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair settlement, trip hazards and significant paver spall
 - Reset and/or reseal damaged pavers as necessary
 - Periodically clean and remove overgrown vegetation as needed

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association fund interim inspections, partial replacements and repairs through the operating budget.

Fences, Aluminum

Line Item: 6.400

Quantity: Approximately 340 linear feet

History: The age was unavailable at the time of our inspection. We have been informed that the Association will replace the fence in 2028 during the pool area renovation project.

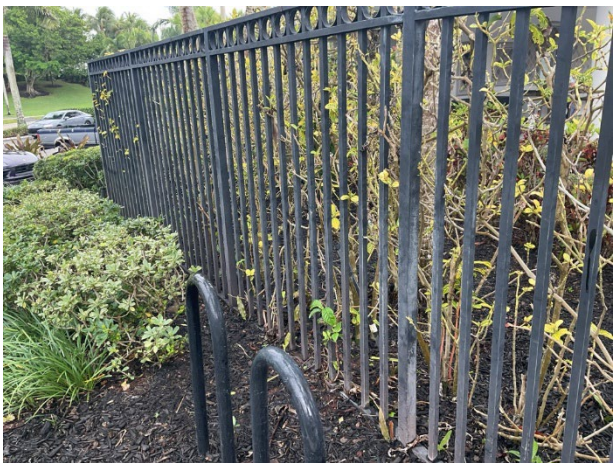
Condition: Good to fair overall condition with periodic finish deterioration evident.



Aluminum pool fence



Aluminum pool fence



Aluminum pool fence (note finish deterioration)



Fence finish deterioration

Useful Life: Up to 25 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair loose fasteners or sections, and damage
 - Repair leaning sections and clear vegetation from fence areas which could cause damage

Priority: Not recommended to defer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Furniture

Line Item: 6.500

Quantity: The pool furniture includes the following:

- Chairs
- Lounges
- Tables
- Ladders and life safety equipment

History: Replaced in 2025.

Condition: Good overall condition with no significant deterioration.



Pool furniture



Pool furniture

Useful Life: Up to 12 years

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We base our estimate of cost on historical information provided by the Association. We recommend interim re-strapping, refinishing, cushion replacements, reupholstering and other repairs to the furniture as normal maintenance to maximize its useful life.

Mechanical Equipment

Line Item: 6.600

Quantity: The mechanical equipment includes the following:

- Automatic chlorinator and controls
- Electrical panels
- Interconnected pipe, fittings and valves

- Pumps, filters and heaters

History: Varied ages; We have been informed that the Association will have to replace all of the pool equipment in 2028 during the pool area renovation project.

Condition: Reported satisfactory without operational deficiencies.



Pool heaters



Pool pumps and filters

Useful Life: Up to 15 years

Preventative Maintenance Notes: We recommend the Association maintain a maintenance contract with a qualified professional and follow the manufacturer's specific recommended maintenance and local, state and/or federal inspection guidelines.

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the Reserve Expenditures table in Section 3. Failure of the pool mechanical equipment as a single event is unlikely. Therefore, we include replacement of up to thirty-three percent (33%) of the equipment per event. We consider interim replacement of motors and minor repairs as normal maintenance.

Pool Finishes

Line Items: 6.800, 6.801 and 6.802

Quantity: Approximately 2,180 square feet of high grade plaster based on the horizontal surface area and approximately 190 linear feet of tile at the main pool. There is also one spa.

History:

- Pool: The age was unavailable at the time of our inspection. The Association plans on replacing the pool structures in 2028 and the pool will be refinished at that time
- Spa: The spa is budgeted to be refinished in 2026

Condition: The pool is in fair overall condition and the spa is in poor overall condition with frequent plaster chips evident.



Pool plaster overview



Pool plaster finish with tile perimeter



Spa overview



Plaster chips at pool



Plaster chips at pool



Plaster chips at pool



Plaster chips at spa

Useful Life: 8- to 12-years for the pool plaster and 15- to 25-years for the tile

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and patch areas of significant plaster delamination, coping damage and structure cracks
 - Inspect main drain connection and anti-entrapment covers, pressure test circulation piping and valves
 - Test handrails and safety features for proper operation

Priority: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association budget for full tile replacement every other plaster replacement event. Removal and replacement provides the opportunity to inspect the pool structure and to allow for partial repairs of the underlying concrete surfaces as needed. To maintain the integrity of the pool structure, we recommend the Association budget for the following:

- Removal and replacement of the high grade plaster finish
- Partial replacements of the scuppers as needed
- Replacement of tiles as needed
- Replacement of joint sealants as needed
- Concrete structure repairs as needed

Rest Rooms, Renovation

Line Item: 6.850

Quantity: The rest room components include:

- Floor coverings: Tile
- Wall finishes: Paint and tile
- Ceilings finishes: Paint
- Light fixtures
- Plumbing fixtures

History: The age was unavailable at the time of inspection; We have been informed that the Association plans on renovating the rest rooms in 2028 during the pool area renovation project.

Condition: Good overall condition with no significant deterioration.



Pool house rest room overview



Pool house rest room overview

Useful Life: Renovation up to every 20 years

Priority: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

2028 Reserve Expenditures, Pool Area Renovations

Line Item: Second to last

Component Detail Notes: Boca Isles South will expend \$1,000,000 in reserve expenditures in 2028. These expenditures relate to the following:

- \$1,000,000: Complete renovation of the pool area which will include but is not limited to pool structure replacements, rest room renovations, replacement of the pavers, fencing and mechanical equipment and any other miscellaneous work.

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. We recommend the Board budget for an Update to this Reserve Study every three years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Boca Isles South can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level monthly reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Association were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level I Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Boca Raton, FL at an annual inflation rate³. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Boca Isles South and their effects on remaining useful lives
- Financial information provided by the Association pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.

6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

MICHAEL P. SKINNER
Responsible Advisor

CURRENT CLIENT SERVICES

Michael Skinner, a Civil Engineer, is an Advisor for Reserve Advisors. Mr. Skinner is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. He also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. He is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.



The following is a partial list of clients served by Michael Skinner demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.

Legends at the Gardens Condominium Association - Located in Palm Beach Gardens, Florida, this condominium association contains 186 units in 22 buildings. The Association maintains a pool and pool house, building exteriors including roofs and painting, landscape and maintenance equipment, and a paver road system.

The Villages of North Redington Beach - Yacht Club Homeowners Association - This townhome development is located in North Redington Beach, Florida. This beachside community consist of 28 units in 6 buildings. The Villages of North Redington Beach maintains a dock area that consist of several docks, a boardwalk and a bulkhead. The Association is also responsible for landscaping, irrigation, and gate entry systems.

Magdalene Reserve Homeowners Association - Located in Tampa, Florida, Magdalene Reserve maintains several ponds throughout the community. The association performs shoreline erosion control and is responsible for retaining walls around the ponds and throughout the community. The community also maintains several perimeter walls and security systems.

Mariner Village Property Owners - This development comprises of 333 single family homes. This Community Association is located in Stuart, Florida. A road system, several storm water retention ponds, a pool and pool house, basketball and tennis courts and a gate house are a few of the elements maintained by the Association.

Holiday Cove RV Resort Condominium Association - Located in Cortez, Florida, this Association includes 97 members who each own a lot on the property. In addition to roads and parking areas, the Association maintains a clubhouse with a metal roof, a swimming pool, patio area and 20 docks.

Stonegate of Pasco Homeowners Association - This large community is located in Land O'Lakes, Florida, and is responsible for the common elements shared by 309 single family homes. The Association maintains a clubhouse with a kitchen, weight room, entertainment areas, a pool, a playground, and multiple common spaces throughout the community.

PRIOR RELEVANT EXPERIENCE

Mr. Skinner earned his Bachelor of Science degree in Civil Engineering from the University of Colorado Boulder. His relevant course work includes structural systems, construction engineering, materials science, computer aided design, and drainage systems engineering.

EDUCATION

University of Colorado Boulder - Civil Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Engineer Intern Certification - Florida



JORDAN M. ROSALES, RS
Regional Engineering Manager and Quality Assurance Engineer

CURRENT CLIENT SERVICES

Jordan M. Rosales, an Engineer, is an Advisor for Reserve Advisors. Mr. Rosales is responsible for the inspection and analysis of the condition of clients' property, recommending engineering solutions to prolong the lives of the components, forecasting capital expenditures for the repair and/or replacement of the property components, and preparation of technical reports on assignments. He is responsible for conducting Life Cycle Cost Analysis and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes, and homeowner associations.



The following is a partial list of clients served by Jordan Rosales demonstrating the breadth of experiential knowledge of community associations in construction and related buildings systems.

Copper Lakes Homeowners Association is a large homeowners association located in Houston, Texas consisting of over 1,400 homes. The sprawling property features two pools, six playgrounds, three ponds, tennis courts, a spacious clubhouse, and extensive site infrastructure.

2208 Post Office Condominium Association, Inc. is in Galveston, Texas. The 1920's historical building was converted to condominiums in 2008. The peculiar building consists of a thermoplastic roof, parking garage housing the original timber columns, hydraulic elevators and various mechanical equipment, and a grand atrium.

Park Regency Condominium Association, Inc. is a Highrise condominium community located in Atlanta, Georgia which consists of 143 units in a 26-story building. The modern architecture includes of a complex curtain wall and waterproof system to create a variety of challenging maintenance and replacement needs.

121 Community Church, Inc. is a Congregational church located in Grapevine, Texas, and comprises of over 100,000 square feet of worship space, classrooms, and complex performance and musical recording equipment.

Ronald McDonald House – Denpasar is a modern temporary housing construction located in Bali, Indonesia. The House consists of 25 guest bedrooms, common areas, and an office. The exterior of the building comprises painted concrete walls, aluminum frame windows and doors, and a concrete and clay tile roof. The components were estimated in the local currency and translated for implementation.

PRIOR RELEVANT EXPERIENCE

Mr. Rosales earned his Bachelor of Science degree in Petroleum Engineering from Louisiana State University. His studies largely focused on application of the principles of science and mathematics to develop cost-effective solutions to technical problems. Before joining Reserve Advisors, Mr. Rosales was a Production Enhancement Engineer where he helped optimize oil and gas wells in West Texas and New Mexico. Mr. Rosales has also worked in the industrial general contracting space as a Design Build Manager and completed multiple warehouse construction projects.

EDUCATION

Louisiana State University– B.S. Petroleum Engineering

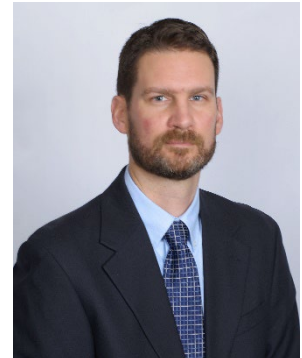
PROFESSIONAL AFFILIATIONS

Reserve Specialist (RS) - Community Associations Institute

ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES:

Alan M. Ebert is the Director of Quality Assurance at Reserve Advisors and a direct, accessible resource to client boards, community managers, and stakeholders. Since entering the reserve study industry in 2007, he has conducted or personally reviewed approximately 20,000 reserve studies across the United States and internationally. He continues to perform hands-on technical reviews while leading the firm's Quality Assurance Engineers and production team to ensure accurate, consistent, and timely delivery of reports. Clients rely on Mr. Ebert for clear explanations, practical recommendations, and ongoing support before, during, and after report delivery.



SCOPE OF EXPERIENCE:

Mr. Ebert's background in geological engineering includes analysis of foundations, retaining walls, and slope stability—critical components that inform his assessment of building systems and site infrastructure. He has directed and reviewed reserve studies for a wide range of properties and building systems, including:

- High-rise and mid-rise condominium buildings with complex façades, balconies, structured parking, elevators, and life-safety systems
- Garden-style condominiums and townhome communities with extensive roofing portfolios, exterior cladding, and common-area infrastructure
- Master-planned and large-scale HOAs with private roadways, stormwater systems, lakes and water features, irrigation networks, and recreational amenities (pools, clubhouses, courts, fitness facilities)
- Historic and legacy properties with specialized envelope, structural and accessibility
- Coastal and cold-climate communities subject to salt exposure, wind-driven rain, and freeze-thaw durability demands
- Properties with on-site utilities and site structures, such as septic and wastewater systems, retaining walls, slope stabilization, bridges, and extensive hardscapes
- Mixed-use and commercial association components, including central HVAC plants and building automation systems

LEADERSHIP, QUALITY ASSURANCE, AND CLIENT SERVICE

- Oversees Quality Assurance Engineers and the Production Team to align standards, workflows, and schedules for on-time, high-quality reserve study reports
- Conducts in-depth technical reviews; standardizes methodologies, cost databases, and component life modeling to drive consistency and accuracy
- Serves as a personal resource to clients—available for planning discussions, board presentations, and Q&A to ensure clarity of findings and funding recommendations
- Tailors analyses to community goals, governing documents, and statutory requirements; collaborates with clients on phasing strategies and budget alignment

EDUCATION

- University of Wisconsin–Madison, B.S., Geological Engineering

LICENSES AND CREDENTIALS

- Licensed Professional Engineer (PE): Illinois, Colorado, North Carolina, Wisconsin (since 2012)
- Reserve Specialist (RS), Community Associations Institute (CAI)
- Professional Reserve Analyst (PRA), Association of Professional Reserve Analysts (APRA)



RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions 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.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Boca Isles South responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Boca Isles South responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.

8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase 1 report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.



Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part ***is not and cannot be used as a design specification for design engineering purposes or as an appraisal.*** You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report ***to any party that conducts reserve studies without the written consent of RA.***

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.