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Ocean Summit C.A., Inc.
SIRS Components
Fort Lauderdale, FL



Report #: 46398-1
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY
Update "No-Site-Visit"

August 23, 2024

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

Questions?

Please contact your Project Manager directly.



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**Ocean Summit C.A., Inc. - SIRS Components**Report #: **46398-1**

Fort Lauderdale, FL

of Units: 229

Level of Service: **Update "No-Site-Visit"****January 1, 2025 through December 31, 2025****Findings & Recommendations****as of January 1, 2025**

Projected Starting Reserve Balance	\$1,432,137
Projected "Fully Funded" (Ideal) Reserve Balance	\$2,097,624
Percent Funded	68.3 %
Required 2025 Special Assessments	\$0
Minimum 2025 Funding Required to Maintain Reserves above \$0 through Year 30	\$357,000
(Optional Alternative) Recommended 2025 Funding to Achieve 100% Funded by Year 30 ..	\$404,000

Reserve Fund Strength: 68.3%**Weak****Fair****Strong**

< 30%

< 70%

> 130%

**Risk of Special Assessment:****High****Medium****Low****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.00 %**Annual Inflation Rate **3.00 %**

This document is a "Update, No-Site-Visit" Reserve Study based on a prior Report prepared by Association Reserves for your 2024 Fiscal Year. The most recent visual inspection of the property was conducted on [2/7/2023].

NOTE: This document also qualifies as Structural Integrity Reserve Study in accordance with the requirements of Senate Bill 154.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 68.3 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Medium.

Component cost estimates, life expectancies, and recommended reserve contributions are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2024). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Allocation of Existing Pooled Reserve Funds:

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

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

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

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

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

Special Assessments:

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

Minimum Funding Required:

For Florida community associations using the pooled method, Florida Administrative Code requires that, at minimum: "the current year contribution should not be less than that required to ensure that the balance on hand at the beginning of the period when the budget will go into effect plus the projected annual cash inflows over the estimated remaining lives of the items in the pool are greater than the estimated cash outflows over the estimated remaining lives of the items in the pool." It should be noted that while this is often understood to describe "fully funding" of reserves in Florida, this practice is also described in the Community Association Institute's Reserve Study Standards (RSS) as "baseline funding." RSS characterizes baseline funding as "establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs."

Our projection of the minimum reserve funding required (taken together with any projected special assessments) is designed to maintain this pooled fund balance above \$0 throughout the forecast period.

Recommended Funding Plan:

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

Annual Increases to Reserve Funding:

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

Waiving or Partial Funding of Reserves:

Florida statutes state that: "For a budget adopted on or after December 31, 2024, the members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not determine to provide no reserves or less reserves than required by this subsection for items listed in paragraph (g)..." As such, the Association is obligated to fund reserves for these specific components going forward.

STRAIGHT-LINE FUNDING (AKA "Component Method"):

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

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



Executive Summary Table

Report # 46398-1
No-Site-Visit

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
A. Roof			
2377 Mod. Bitumen Roofing - Replace	20	20	\$920,000
2383 Tile Roofing - Replace	20	6	\$47,250
B. Structure			
2341 Building Exterior - Restoration	7	0	\$717,500
C. Fireproofing and Fire Protection Systems			
2557 Fire Alarm System - Modernize	20	16	\$173,000
2558 Exit/Emergency Fixtures - Replace	20	19	\$6,720
2560 Fire Sprinkler Pump/Controls - Repl	40	6	\$52,500
D. Plumbing			
2579 Plumbing System - Allowance	1	0	\$30,000
E. Electrical Systems			
2551 Electrical System - Allowance	10	7	\$17,500
F. Waterproofing and Exterior Painting			
2315 Balcony Decks - Repair/Re-coat	7	7	\$110,500
2316 Balcony Decks - Resurface	21	21	\$408,500
2320 Garage Deck (Elevated) - Resurface	30	17	\$1,250,000
2343 Building Exterior - Seal/Paint	7	0	\$490,000
G. Windows and Exterior Doors			
2367 Windows/Doors (Other Common) - Rep	40	20	\$50,400
2367 Windows/Doors (Terr. Lounge) - Repl	40	33	\$93,550
2371 Utility Doors - Replace	40	38	\$480,000
H. Other SIRS-Related Components			
2549 Generator - Replace	40	4	\$150,000

16 Total Funded Components

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

Introduction



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

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



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

Methodology

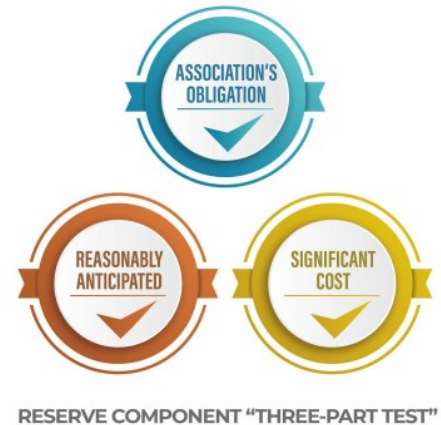


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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

Which Physical Assets are Funded by Reserves?

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



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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

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

What is our Recommended Funding Goal?

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



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

Projected Expenses

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

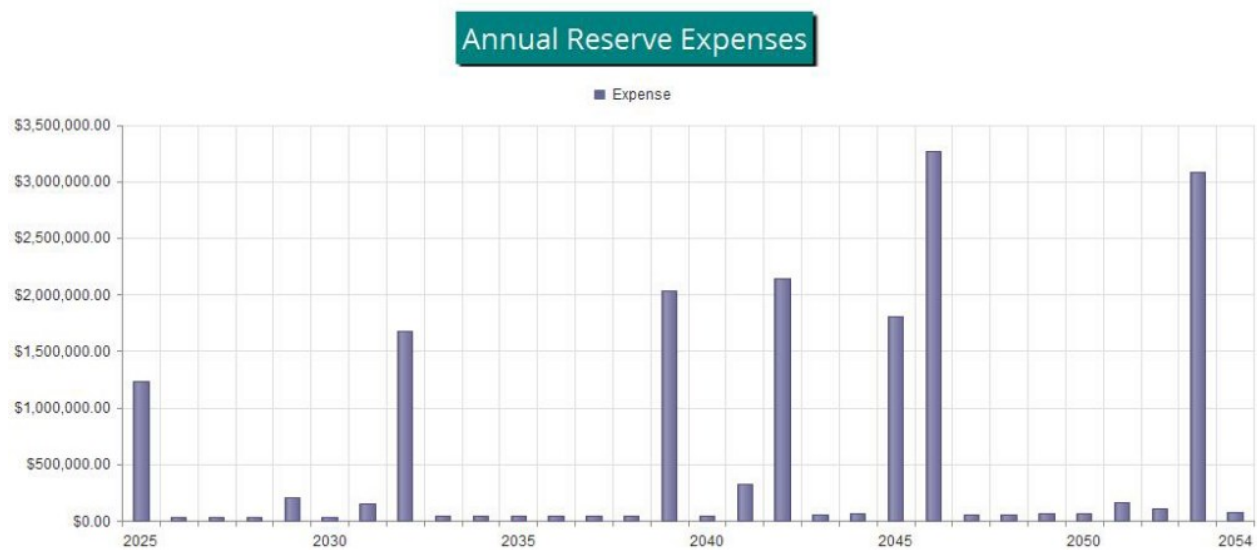


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,432,137 as-of the start of your Fiscal Year on 1/1/2025. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted contributions and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$2,097,624. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 68.3 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$404,000 in the upcoming fiscal year. At minimum, the Association must budget \$357,000 for Reserves in the upcoming year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

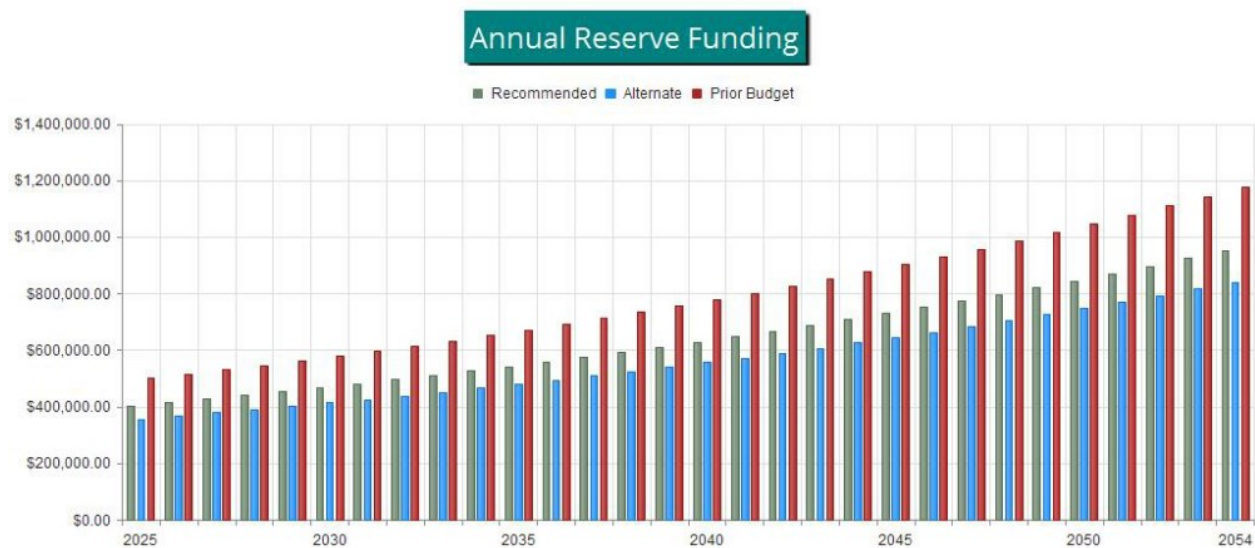


Figure 2

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

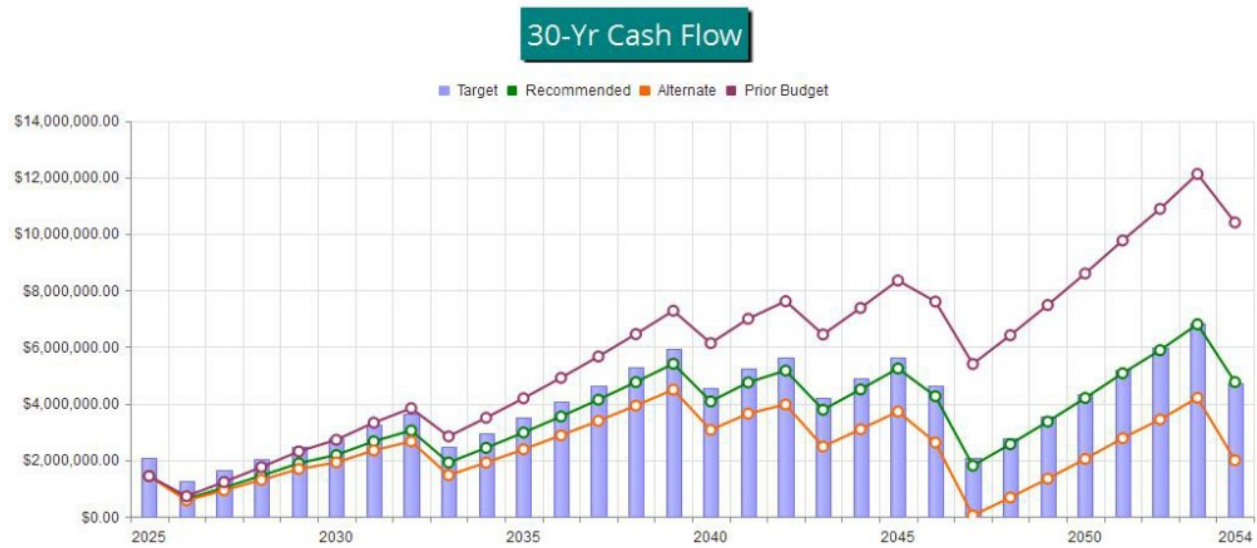


Figure 3

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

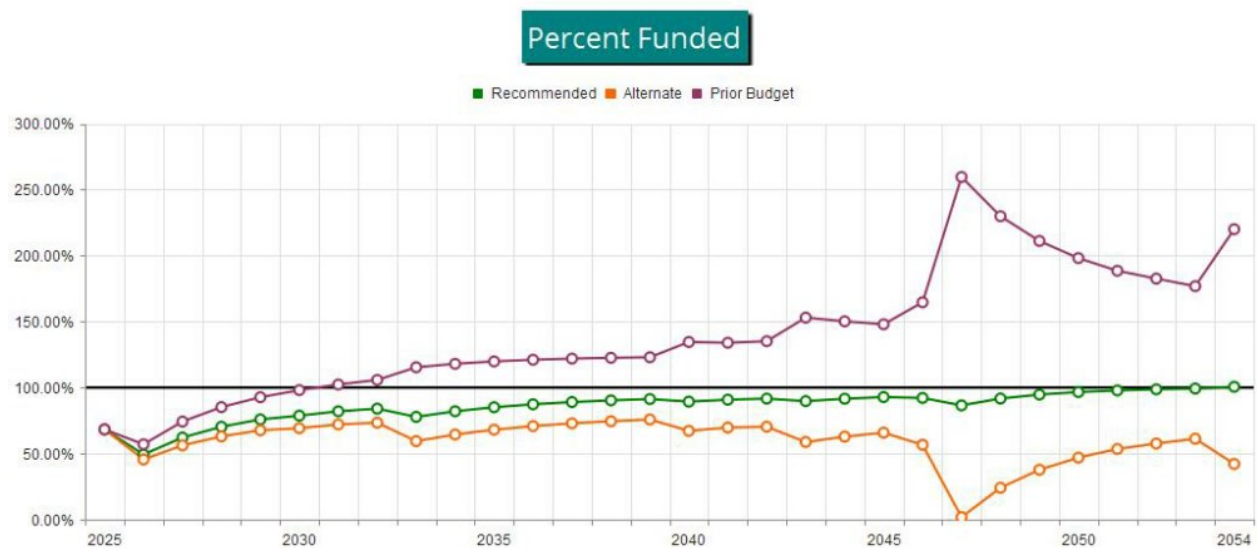


Figure 4

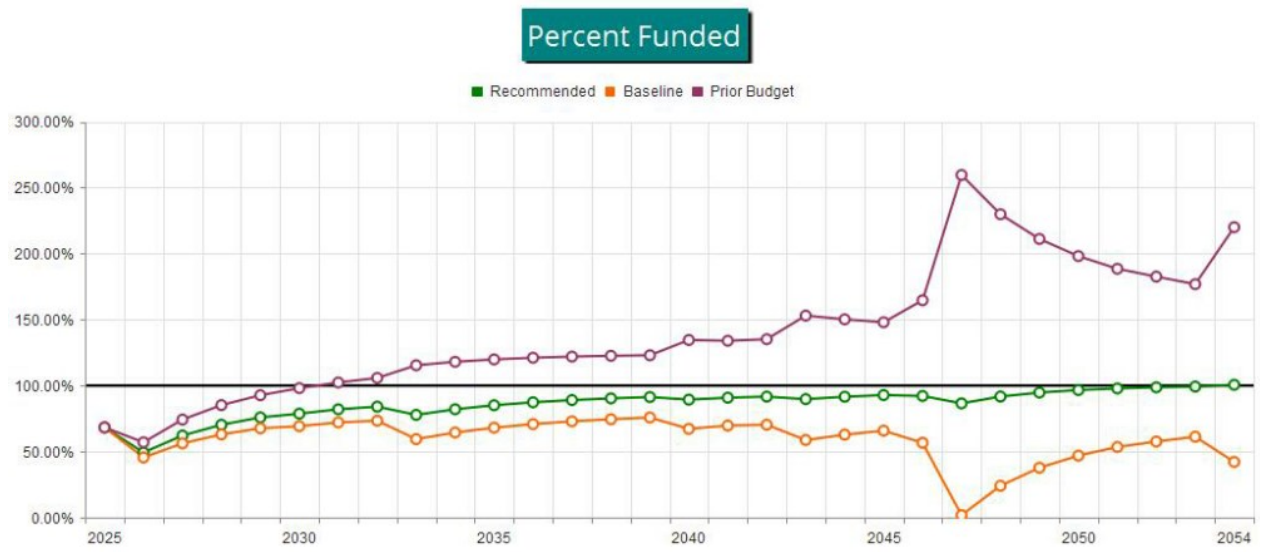


Figure 5



Executive Summary is a summary of your Reserve Components

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

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

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

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



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
A. Roof								
2377	Mod. Bitumen Roofing - Replace	\$920,000	X	0	/	20	=	\$0
2383	Tile Roofing - Replace	\$47,250	X	14	/	20	=	\$33,075
B. Structure								
2341	Building Exterior - Restoration	\$717,500	X	7	/	7	=	\$717,500
C. Fireproofing and Fire Protection Systems								
2557	Fire Alarm System - Modernize	\$173,000	X	4	/	20	=	\$34,600
2558	Exit/Emergency Fixtures - Replace	\$6,720	X	1	/	20	=	\$336
2560	Fire Sprinkler Pump/Controls - Repl	\$52,500	X	34	/	40	=	\$44,625
D. Plumbing								
2579	Plumbing System - Allowance	\$30,000	X	1	/	1	=	\$30,000
E. Electrical Systems								
2551	Electrical System - Allowance	\$17,500	X	3	/	10	=	\$5,250
F. Waterproofing and Exterior Painting								
2315	Balcony Decks - Repair/Re-coat	\$110,500	X	0	/	7	=	\$0
2316	Balcony Decks - Resurface	\$408,500	X	0	/	21	=	\$0
2320	Garage Deck (Elevated) - Resurface	\$1,250,000	X	13	/	30	=	\$541,667
2343	Building Exterior - Seal/Paint	\$490,000	X	7	/	7	=	\$490,000
G. Windows and Exterior Doors								
2367	Windows/Doors (Other Common) - Rep	\$50,400	X	20	/	40	=	\$25,200
2367	Windows/Doors (Terr. Lounge) - Repl	\$93,550	X	7	/	40	=	\$16,371
2371	Utility Doors - Replace	\$480,000	X	2	/	40	=	\$24,000
H. Other SIRS-Related Components								
2549	Generator - Replace	\$150,000	X	36	/	40	=	\$135,000
								\$2,097,624



Component Significance

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#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
A. Roof					
2377	Mod. Bitumen Roofing - Replace	20	\$920,000	\$46,000	12.81 %
2383	Tile Roofing - Replace	20	\$47,250	\$2,363	0.66 %
B. Structure					
2341	Building Exterior - Restoration	7	\$717,500	\$102,500	28.54 %
C. Fireproofing and Fire Protection Systems					
2557	Fire Alarm System - Modernize	20	\$173,000	\$8,650	2.41 %
2558	Exit/Emergency Fixtures - Replace	20	\$6,720	\$336	0.09 %
2560	Fire Sprinkler Pump/Controls - Repl	40	\$52,500	\$1,313	0.37 %
D. Plumbing					
2579	Plumbing System - Allowance	1	\$30,000	\$30,000	8.35 %
E. Electrical Systems					
2551	Electrical System - Allowance	10	\$17,500	\$1,750	0.49 %
F. Waterproofing and Exterior Painting					
2315	Balcony Decks - Repair/Re-coat	7	\$110,500	\$15,786	4.40 %
2316	Balcony Decks - Resurface	21	\$408,500	\$19,452	5.42 %
2320	Garage Deck (Elevated) - Resurface	30	\$1,250,000	\$41,667	11.60 %
2343	Building Exterior - Seal/Paint	7	\$490,000	\$70,000	19.49 %
G. Windows and Exterior Doors					
2367	Windows/Doors (Other Common) - Rep	40	\$50,400	\$1,260	0.35 %
2367	Windows/Doors (Terr. Lounge) - Repl	40	\$93,550	\$2,339	0.65 %
2371	Utility Doors - Replace	40	\$480,000	\$12,000	3.34 %
H. Other SIRS-Related Components					
2549	Generator - Replace	40	\$150,000	\$3,750	1.04 %
16	Total Funded Components			\$359,165	100.00 %



30-Year Reserve Plan Summary

Report # 46398-1
No-Site-Visit

Fiscal Year Start: 2025

Interest: 2.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes			
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$1,432,137	\$2,097,624	68.3 %	Medium	\$404,000	\$0	\$20,495	\$1,237,500
2026	\$619,132	\$1,255,867	49.3 %	Medium	\$416,120	\$0	\$16,384	\$30,900
2027	\$1,020,736	\$1,642,754	62.1 %	Medium	\$428,604	\$0	\$24,607	\$31,827
2028	\$1,442,120	\$2,051,723	70.3 %	Low	\$441,462	\$0	\$33,233	\$32,782
2029	\$1,884,033	\$2,483,753	75.9 %	Low	\$454,706	\$0	\$40,572	\$202,592
2030	\$2,176,719	\$2,765,966	78.7 %	Low	\$468,347	\$0	\$48,311	\$34,778
2031	\$2,658,599	\$3,241,985	82.0 %	Low	\$482,397	\$0	\$56,967	\$154,928
2032	\$3,043,035	\$3,621,395	84.0 %	Low	\$496,869	\$0	\$49,487	\$1,679,393
2033	\$1,909,999	\$2,455,241	77.8 %	Low	\$511,775	\$0	\$43,333	\$38,003
2034	\$2,427,104	\$2,958,383	82.0 %	Low	\$527,128	\$0	\$53,914	\$39,143
2035	\$2,969,004	\$3,489,504	85.1 %	Low	\$542,942	\$0	\$65,000	\$40,317
2036	\$3,536,628	\$4,049,830	87.3 %	Low	\$559,230	\$0	\$76,609	\$41,527
2037	\$4,130,941	\$4,640,635	89.0 %	Low	\$576,007	\$0	\$88,762	\$42,773
2038	\$4,752,938	\$5,263,243	90.3 %	Low	\$593,288	\$0	\$101,478	\$44,056
2039	\$5,403,647	\$5,919,031	91.3 %	Low	\$611,086	\$0	\$94,659	\$2,038,971
2040	\$4,070,421	\$4,556,029	89.3 %	Low	\$629,419	\$0	\$88,039	\$46,739
2041	\$4,741,140	\$5,220,922	90.8 %	Low	\$648,301	\$0	\$98,952	\$325,755
2042	\$5,162,638	\$5,635,666	91.6 %	Low	\$667,750	\$0	\$89,300	\$2,144,570
2043	\$3,775,119	\$4,207,283	89.7 %	Low	\$687,783	\$0	\$82,624	\$51,073
2044	\$4,494,453	\$4,910,693	91.5 %	Low	\$708,416	\$0	\$97,217	\$64,389
2045	\$5,235,698	\$5,640,385	92.8 %	Low	\$729,669	\$0	\$94,808	\$1,806,834
2046	\$4,253,342	\$4,616,709	92.1 %	Low	\$751,559	\$0	\$60,459	\$3,267,607
2047	\$1,797,752	\$2,077,771	86.5 %	Low	\$774,106	\$0	\$43,519	\$57,483
2048	\$2,557,893	\$2,789,739	91.7 %	Low	\$797,329	\$0	\$59,079	\$59,208
2049	\$3,355,093	\$3,542,555	94.7 %	Low	\$821,249	\$0	\$75,393	\$60,984
2050	\$4,190,752	\$4,338,029	96.6 %	Low	\$845,886	\$0	\$92,491	\$62,813
2051	\$5,066,315	\$5,178,043	97.8 %	Low	\$871,263	\$0	\$109,372	\$166,597
2052	\$5,880,353	\$5,959,598	98.7 %	Low	\$897,401	\$0	\$126,683	\$105,511
2053	\$6,798,926	\$6,851,452	99.2 %	Low	\$924,323	\$0	\$115,435	\$3,084,127
2054	\$4,754,557	\$4,726,740	100.6 %	Low	\$952,052	\$0	\$104,862	\$70,697



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 46398-1
No-Site-Visit

Fiscal Year Start: 2025

Interest:

2.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$1,432,137	\$2,097,624	68.3 %		Medium	\$357,000	\$0	\$20,021	\$1,237,500
2026	\$571,658	\$1,255,867	45.5 %		Medium	\$367,710	\$0	\$14,938	\$30,900
2027	\$923,405	\$1,642,754	56.2 %		Medium	\$378,741	\$0	\$22,139	\$31,827
2028	\$1,292,459	\$2,051,723	63.0 %		Medium	\$390,104	\$0	\$29,694	\$32,782
2029	\$1,679,474	\$2,483,753	67.6 %		Medium	\$401,807	\$0	\$35,910	\$202,592
2030	\$1,914,599	\$2,765,966	69.2 %		Medium	\$413,861	\$0	\$42,471	\$34,778
2031	\$2,336,152	\$3,241,985	72.1 %		Low	\$426,277	\$0	\$49,892	\$154,928
2032	\$2,657,393	\$3,621,395	73.4 %		Low	\$439,065	\$0	\$41,120	\$1,679,393
2033	\$1,458,185	\$2,455,241	59.4 %		Medium	\$452,237	\$0	\$33,613	\$38,003
2034	\$1,906,032	\$2,958,383	64.4 %		Medium	\$465,804	\$0	\$42,778	\$39,143
2035	\$2,375,471	\$3,489,504	68.1 %		Medium	\$479,778	\$0	\$52,382	\$40,317
2036	\$2,867,314	\$4,049,830	70.8 %		Low	\$494,171	\$0	\$62,443	\$41,527
2037	\$3,382,402	\$4,640,635	72.9 %		Low	\$508,997	\$0	\$72,977	\$42,773
2038	\$3,921,602	\$5,263,243	74.5 %		Low	\$524,267	\$0	\$84,001	\$44,056
2039	\$4,485,814	\$5,919,031	75.8 %		Low	\$539,995	\$0	\$75,415	\$2,038,971
2040	\$3,062,253	\$4,556,029	67.2 %		Medium	\$556,194	\$0	\$66,951	\$46,739
2041	\$3,638,660	\$5,220,922	69.7 %		Medium	\$572,880	\$0	\$75,938	\$325,755
2042	\$3,961,722	\$5,635,666	70.3 %		Low	\$590,067	\$0	\$64,276	\$2,144,570
2043	\$2,471,496	\$4,207,283	58.7 %		Medium	\$607,769	\$0	\$55,504	\$51,073
2044	\$3,083,695	\$4,910,693	62.8 %		Medium	\$626,002	\$0	\$67,910	\$64,389
2045	\$3,713,218	\$5,640,385	65.8 %		Medium	\$644,782	\$0	\$63,221	\$1,806,834
2046	\$2,614,388	\$4,616,709	56.6 %		Medium	\$664,125	\$0	\$26,495	\$3,267,607
2047	\$37,400	\$2,077,771	1.8 %		High	\$684,049	\$0	\$7,078	\$57,483
2048	\$671,045	\$2,789,739	24.1 %		High	\$704,570	\$0	\$20,058	\$59,208
2049	\$1,336,465	\$3,542,555	37.7 %		Medium	\$725,707	\$0	\$33,684	\$60,984
2050	\$2,034,873	\$4,338,029	46.9 %		Medium	\$747,479	\$0	\$47,982	\$62,813
2051	\$2,767,521	\$5,178,043	53.4 %		Medium	\$769,903	\$0	\$61,949	\$166,597
2052	\$3,432,776	\$5,959,598	57.6 %		Medium	\$793,000	\$0	\$76,227	\$105,511
2053	\$4,196,492	\$6,851,452	61.2 %		Medium	\$816,790	\$0	\$61,821	\$3,084,127
2054	\$1,990,977	\$4,726,740	42.1 %		Medium	\$841,294	\$0	\$47,964	\$70,697

30-Year Income/Expense Detail

Report # 46398-1
No-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$1,432,137	\$619,132	\$1,020,736	\$1,442,120	\$1,884,033
Annual Reserve Funding	\$404,000	\$416,120	\$428,604	\$441,462	\$454,706
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,495	\$16,384	\$24,607	\$33,233	\$40,572
Total Income	\$1,856,632	\$1,051,636	\$1,473,947	\$1,916,815	\$2,379,311
# Component					
A. Roof					
2377 Mod. Bitumen Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
B. Structure					
2341 Building Exterior - Restoration	\$717,500	\$0	\$0	\$0	\$0
C. Fireproofing and Fire Protection Systems					
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2560 Fire Sprinkler Pump/Controls - Repl	\$0	\$0	\$0	\$0	\$0
D. Plumbing					
2579 Plumbing System - Allowance	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765
E. Electrical Systems					
2551 Electrical System - Allowance	\$0	\$0	\$0	\$0	\$0
F. Waterproofing and Exterior Painting					
2315 Balcony Decks - Repair/Re-coat	\$0	\$0	\$0	\$0	\$0
2316 Balcony Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2320 Garage Deck (Elevated) - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$490,000	\$0	\$0	\$0	\$0
G. Windows and Exterior Doors					
2367 Windows/Doors (Other Common) - Rep	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Terr. Lounge) - Repl	\$0	\$0	\$0	\$0	\$0
2371 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
H. Other SIRS-Related Components					
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$168,826
Total Expenses	\$1,237,500	\$30,900	\$31,827	\$32,782	\$202,592
Ending Reserve Balance	\$619,132	\$1,020,736	\$1,442,120	\$1,884,033	\$2,176,719

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$2,176,719	\$2,658,599	\$3,043,035	\$1,909,999	\$2,427,104
Annual Reserve Funding	\$468,347	\$482,397	\$496,869	\$511,775	\$527,128
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$48,311	\$56,967	\$49,487	\$43,333	\$53,914
Total Income	\$2,693,377	\$3,197,963	\$3,589,391	\$2,465,107	\$3,008,147
# Component					
A. Roof					
2377 Mod. Bitumen Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$56,419	\$0	\$0	\$0
B. Structure					
2341 Building Exterior - Restoration	\$0	\$0	\$882,434	\$0	\$0
C. Fireproofing and Fire Protection Systems					
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2560 Fire Sprinkler Pump/Controls - Repl	\$0	\$62,688	\$0	\$0	\$0
D. Plumbing					
2579 Plumbing System - Allowance	\$34,778	\$35,822	\$36,896	\$38,003	\$39,143
E. Electrical Systems					
2551 Electrical System - Allowance	\$0	\$0	\$21,523	\$0	\$0
F. Waterproofing and Exterior Painting					
2315 Balcony Decks - Repair/Re-coat	\$0	\$0	\$135,901	\$0	\$0
2316 Balcony Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2320 Garage Deck (Elevated) - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$602,638	\$0	\$0
G. Windows and Exterior Doors					
2367 Windows/Doors (Other Common) - Rep	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Terr. Lounge) - Repl	\$0	\$0	\$0	\$0	\$0
2371 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
H. Other SIRS-Related Components					
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$34,778	\$154,928	\$1,679,393	\$38,003	\$39,143
Ending Reserve Balance	\$2,658,599	\$3,043,035	\$1,909,999	\$2,427,104	\$2,969,004

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$2,969,004	\$3,536,628	\$4,130,941	\$4,752,938	\$5,403,647
Annual Reserve Funding	\$542,942	\$559,230	\$576,007	\$593,288	\$611,086
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$65,000	\$76,609	\$88,762	\$101,478	\$94,659
Total Income	\$3,576,946	\$4,172,468	\$4,795,710	\$5,447,703	\$6,109,392
# Component					
A. Roof					
2377 Mod. Bitumen Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
B. Structure					
2341 Building Exterior - Restoration	\$0	\$0	\$0	\$0	\$1,085,283
C. Fireproofing and Fire Protection Systems					
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2560 Fire Sprinkler Pump/Controls - Repl	\$0	\$0	\$0	\$0	\$0
D. Plumbing					
2579 Plumbing System - Allowance	\$40,317	\$41,527	\$42,773	\$44,056	\$45,378
E. Electrical Systems					
2551 Electrical System - Allowance	\$0	\$0	\$0	\$0	\$0
F. Waterproofing and Exterior Painting					
2315 Balcony Decks - Repair/Re-coat	\$0	\$0	\$0	\$0	\$167,141
2316 Balcony Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2320 Garage Deck (Elevated) - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$741,169
G. Windows and Exterior Doors					
2367 Windows/Doors (Other Common) - Rep	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Terr. Lounge) - Repl	\$0	\$0	\$0	\$0	\$0
2371 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
H. Other SIRS-Related Components					
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$40,317	\$41,527	\$42,773	\$44,056	\$2,038,971
Ending Reserve Balance	\$3,536,628	\$4,130,941	\$4,752,938	\$5,403,647	\$4,070,421

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$4,070,421	\$4,741,140	\$5,162,638	\$3,775,119	\$4,494,453
Annual Reserve Funding	\$629,419	\$648,301	\$667,750	\$687,783	\$708,416
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$88,039	\$98,952	\$89,300	\$82,624	\$97,217
Total Income	\$4,787,879	\$5,488,394	\$5,919,689	\$4,545,526	\$5,300,087
# Component					
A. Roof					
2377 Mod. Bitumen Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
B. Structure					
2341 Building Exterior - Restoration	\$0	\$0	\$0	\$0	\$0
C. Fireproofing and Fire Protection Systems					
2557 Fire Alarm System - Modernize	\$0	\$277,614	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$11,784
2560 Fire Sprinkler Pump/Controls - Repl	\$0	\$0	\$0	\$0	\$0
D. Plumbing					
2579 Plumbing System - Allowance	\$46,739	\$48,141	\$49,585	\$51,073	\$52,605
E. Electrical Systems					
2551 Electrical System - Allowance	\$0	\$0	\$28,925	\$0	\$0
F. Waterproofing and Exterior Painting					
2315 Balcony Decks - Repair/Re-coat	\$0	\$0	\$0	\$0	\$0
2316 Balcony Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2320 Garage Deck (Elevated) - Resurface	\$0	\$0	\$2,066,060	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
G. Windows and Exterior Doors					
2367 Windows/Doors (Other Common) - Rep	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Terr. Lounge) - Repl	\$0	\$0	\$0	\$0	\$0
2371 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
H. Other SIRS-Related Components					
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$46,739	\$325,755	\$2,144,570	\$51,073	\$64,389
Ending Reserve Balance	\$4,741,140	\$5,162,638	\$3,775,119	\$4,494,453	\$5,235,698

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$5,235,698	\$4,253,342	\$1,797,752	\$2,557,893	\$3,355,093
Annual Reserve Funding	\$729,669	\$751,559	\$774,106	\$797,329	\$821,249
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$94,808	\$60,459	\$43,519	\$59,079	\$75,393
Total Income	\$6,060,175	\$5,065,359	\$2,615,376	\$3,414,301	\$4,251,735
# Component					
A. Roof					
2377 Mod. Bitumen Roofing - Replace	\$1,661,622	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
B. Structure					
2341 Building Exterior - Restoration	\$0	\$1,334,761	\$0	\$0	\$0
C. Fireproofing and Fire Protection Systems					
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2560 Fire Sprinkler Pump/Controls - Repl	\$0	\$0	\$0	\$0	\$0
D. Plumbing					
2579 Plumbing System - Allowance	\$54,183	\$55,809	\$57,483	\$59,208	\$60,984
E. Electrical Systems					
2551 Electrical System - Allowance	\$0	\$0	\$0	\$0	\$0
F. Waterproofing and Exterior Painting					
2315 Balcony Decks - Repair/Re-coat	\$0	\$205,563	\$0	\$0	\$0
2316 Balcony Decks - Resurface	\$0	\$759,930	\$0	\$0	\$0
2320 Garage Deck (Elevated) - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$911,544	\$0	\$0	\$0
G. Windows and Exterior Doors					
2367 Windows/Doors (Other Common) - Rep	\$91,028	\$0	\$0	\$0	\$0
2367 Windows/Doors (Terr. Lounge) - Repl	\$0	\$0	\$0	\$0	\$0
2371 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
H. Other SIRS-Related Components					
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,806,834	\$3,267,607	\$57,483	\$59,208	\$60,984
Ending Reserve Balance	\$4,253,342	\$1,797,752	\$2,557,893	\$3,355,093	\$4,190,752

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$4,190,752	\$5,066,315	\$5,880,353	\$6,798,926	\$4,754,557
Annual Reserve Funding	\$845,886	\$871,263	\$897,401	\$924,323	\$952,052
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$92,491	\$109,372	\$126,683	\$115,435	\$104,862
Total Income	\$5,129,128	\$6,046,950	\$6,904,437	\$7,838,683	\$5,811,472
# Component					
A. Roof					
2377 Mod. Bitumen Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$101,899	\$0	\$0	\$0
B. Structure					
2341 Building Exterior - Restoration	\$0	\$0	\$0	\$1,641,588	\$0
C. Fireproofing and Fire Protection Systems					
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2560 Fire Sprinkler Pump/Controls - Repl	\$0	\$0	\$0	\$0	\$0
D. Plumbing					
2579 Plumbing System - Allowance	\$62,813	\$64,698	\$66,639	\$68,638	\$70,697
E. Electrical Systems					
2551 Electrical System - Allowance	\$0	\$0	\$38,873	\$0	\$0
F. Waterproofing and Exterior Painting					
2315 Balcony Decks - Repair/Re-coat	\$0	\$0	\$0	\$252,816	\$0
2316 Balcony Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2320 Garage Deck (Elevated) - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$1,121,085	\$0
G. Windows and Exterior Doors					
2367 Windows/Doors (Other Common) - Rep	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Terr. Lounge) - Repl	\$0	\$0	\$0	\$0	\$0
2371 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
H. Other SIRS-Related Components					
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$62,813	\$166,597	\$105,511	\$3,084,127	\$70,697
Ending Reserve Balance	\$5,066,315	\$5,880,353	\$6,798,926	\$4,754,557	\$5,740,775



30-Year Income/Expense Detail (Alternate Funding Plan)

Report # 46398-1
No-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$1,432,137	\$571,658	\$923,405	\$1,292,459	\$1,679,474
Annual Reserve Funding	\$357,000	\$367,710	\$378,741	\$390,104	\$401,807
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,021	\$14,938	\$22,139	\$29,694	\$35,910
Total Income	\$1,809,158	\$954,305	\$1,324,286	\$1,712,256	\$2,117,191
# Component					
A. Roof					
2377 Mod. Bitumen Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
B. Structure					
2341 Building Exterior - Restoration	\$717,500	\$0	\$0	\$0	\$0
C. Fireproofing and Fire Protection Systems					
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2560 Fire Sprinkler Pump/Controls - Repl	\$0	\$0	\$0	\$0	\$0
D. Plumbing					
2579 Plumbing System - Allowance	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765
E. Electrical Systems					
2551 Electrical System - Allowance	\$0	\$0	\$0	\$0	\$0
F. Waterproofing and Exterior Painting					
2315 Balcony Decks - Repair/Re-coat	\$0	\$0	\$0	\$0	\$0
2316 Balcony Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2320 Garage Deck (Elevated) - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$490,000	\$0	\$0	\$0	\$0
G. Windows and Exterior Doors					
2367 Windows/Doors (Other Common) - Rep	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Terr. Lounge) - Repl	\$0	\$0	\$0	\$0	\$0
2371 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
H. Other SIRS-Related Components					
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$168,826
Total Expenses	\$1,237,500	\$30,900	\$31,827	\$32,782	\$202,592
Ending Reserve Balance	\$571,658	\$923,405	\$1,292,459	\$1,679,474	\$1,914,589

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$1,914,599	\$2,336,152	\$2,657,393	\$1,458,185	\$1,906,032
Annual Reserve Funding	\$413,861	\$426,277	\$439,065	\$452,237	\$465,804
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$42,471	\$49,892	\$41,120	\$33,613	\$42,778
Total Income	\$2,370,931	\$2,812,321	\$3,137,578	\$1,944,035	\$2,414,614
# Component					
A. Roof					
2377 Mod. Bitumen Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$56,419	\$0	\$0	\$0
B. Structure					
2341 Building Exterior - Restoration	\$0	\$0	\$882,434	\$0	\$0
C. Fireproofing and Fire Protection Systems					
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2560 Fire Sprinkler Pump/Controls - Repl	\$0	\$62,688	\$0	\$0	\$0
D. Plumbing					
2579 Plumbing System - Allowance	\$34,778	\$35,822	\$36,896	\$38,003	\$39,143
E. Electrical Systems					
2551 Electrical System - Allowance	\$0	\$0	\$21,523	\$0	\$0
F. Waterproofing and Exterior Painting					
2315 Balcony Decks - Repair/Re-coat	\$0	\$0	\$135,901	\$0	\$0
2316 Balcony Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2320 Garage Deck (Elevated) - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$602,638	\$0	\$0
G. Windows and Exterior Doors					
2367 Windows/Doors (Other Common) - Rep	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Terr. Lounge) - Repl	\$0	\$0	\$0	\$0	\$0
2371 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
H. Other SIRS-Related Components					
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$34,778	\$154,928	\$1,679,393	\$38,003	\$39,143
Ending Reserve Balance	\$2,336,152	\$2,657,393	\$1,458,185	\$1,906,032	\$2,375,471

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$2,375,471	\$2,867,314	\$3,382,402	\$3,921,602	\$4,485,814
Annual Reserve Funding	\$479,778	\$494,171	\$508,997	\$524,267	\$539,995
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$52,382	\$62,443	\$72,977	\$84,001	\$75,415
Total Income	\$2,907,632	\$3,423,929	\$3,964,375	\$4,529,870	\$5,101,224
# Component					
A. Roof					
2377 Mod. Bitumen Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
B. Structure					
2341 Building Exterior - Restoration	\$0	\$0	\$0	\$0	\$1,085,283
C. Fireproofing and Fire Protection Systems					
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2560 Fire Sprinkler Pump/Controls - Repl	\$0	\$0	\$0	\$0	\$0
D. Plumbing					
2579 Plumbing System - Allowance	\$40,317	\$41,527	\$42,773	\$44,056	\$45,378
E. Electrical Systems					
2551 Electrical System - Allowance	\$0	\$0	\$0	\$0	\$0
F. Waterproofing and Exterior Painting					
2315 Balcony Decks - Repair/Re-coat	\$0	\$0	\$0	\$0	\$167,141
2316 Balcony Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2320 Garage Deck (Elevated) - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$741,169
G. Windows and Exterior Doors					
2367 Windows/Doors (Other Common) - Rep	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Terr. Lounge) - Repl	\$0	\$0	\$0	\$0	\$0
2371 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
H. Other SIRS-Related Components					
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$40,317	\$41,527	\$42,773	\$44,056	\$2,038,971
Ending Reserve Balance	\$2,867,314	\$3,382,402	\$3,921,602	\$4,485,814	\$3,062,253

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$3,062,253	\$3,638,660	\$3,961,722	\$2,471,496	\$3,083,695
Annual Reserve Funding	\$556,194	\$572,880	\$590,067	\$607,769	\$626,002
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$66,951	\$75,938	\$64,276	\$55,504	\$67,910
Total Income	\$3,685,399	\$4,287,478	\$4,616,066	\$3,134,768	\$3,777,607
# Component					
A. Roof					
2377 Mod. Bitumen Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
B. Structure					
2341 Building Exterior - Restoration	\$0	\$0	\$0	\$0	\$0
C. Fireproofing and Fire Protection Systems					
2557 Fire Alarm System - Modernize	\$0	\$277,614	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$11,784
2560 Fire Sprinkler Pump/Controls - Repl	\$0	\$0	\$0	\$0	\$0
D. Plumbing					
2579 Plumbing System - Allowance	\$46,739	\$48,141	\$49,585	\$51,073	\$52,605
E. Electrical Systems					
2551 Electrical System - Allowance	\$0	\$0	\$28,925	\$0	\$0
F. Waterproofing and Exterior Painting					
2315 Balcony Decks - Repair/Re-coat	\$0	\$0	\$0	\$0	\$0
2316 Balcony Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2320 Garage Deck (Elevated) - Resurface	\$0	\$0	\$2,066,060	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$0	\$0
G. Windows and Exterior Doors					
2367 Windows/Doors (Other Common) - Rep	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Terr. Lounge) - Repl	\$0	\$0	\$0	\$0	\$0
2371 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
H. Other SIRS-Related Components					
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$46,739	\$325,755	\$2,144,570	\$51,073	\$64,389
Ending Reserve Balance	\$3,638,660	\$3,961,722	\$2,471,496	\$3,083,695	\$3,713,218

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$3,713,218	\$2,614,388	\$37,400	\$671,045	\$1,336,465
Annual Reserve Funding	\$644,782	\$664,125	\$684,049	\$704,570	\$725,707
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$63,221	\$26,495	\$7,078	\$20,058	\$33,684
Total Income	\$4,421,221	\$3,305,008	\$728,528	\$1,395,673	\$2,095,857
# Component					
A. Roof					
2377 Mod. Bitumen Roofing - Replace	\$1,661,622	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$0	\$0	\$0	\$0
B. Structure					
2341 Building Exterior - Restoration	\$0	\$1,334,761	\$0	\$0	\$0
C. Fireproofing and Fire Protection Systems					
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2560 Fire Sprinkler Pump/Controls - Repl	\$0	\$0	\$0	\$0	\$0
D. Plumbing					
2579 Plumbing System - Allowance	\$54,183	\$55,809	\$57,483	\$59,208	\$60,984
E. Electrical Systems					
2551 Electrical System - Allowance	\$0	\$0	\$0	\$0	\$0
F. Waterproofing and Exterior Painting					
2315 Balcony Decks - Repair/Re-coat	\$0	\$205,563	\$0	\$0	\$0
2316 Balcony Decks - Resurface	\$0	\$759,930	\$0	\$0	\$0
2320 Garage Deck (Elevated) - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$911,544	\$0	\$0	\$0
G. Windows and Exterior Doors					
2367 Windows/Doors (Other Common) - Rep	\$91,028	\$0	\$0	\$0	\$0
2367 Windows/Doors (Terr. Lounge) - Repl	\$0	\$0	\$0	\$0	\$0
2371 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
H. Other SIRS-Related Components					
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,806,834	\$3,267,607	\$57,483	\$59,208	\$60,984
Ending Reserve Balance	\$2,614,388	\$37,400	\$671,045	\$1,336,465	\$2,034,873

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$2,034,873	\$2,767,521	\$3,432,776	\$4,196,492	\$1,990,977
Annual Reserve Funding	\$747,479	\$769,903	\$793,000	\$816,790	\$841,294
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$47,982	\$61,949	\$76,227	\$61,821	\$47,964
Total Income	\$2,830,334	\$3,599,373	\$4,302,003	\$5,075,103	\$2,880,234
# Component					
A. Roof					
2377 Mod. Bitumen Roofing - Replace	\$0	\$0	\$0	\$0	\$0
2383 Tile Roofing - Replace	\$0	\$101,899	\$0	\$0	\$0
B. Structure					
2341 Building Exterior - Restoration	\$0	\$0	\$0	\$1,641,588	\$0
C. Fireproofing and Fire Protection Systems					
2557 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2560 Fire Sprinkler Pump/Controls - Repl	\$0	\$0	\$0	\$0	\$0
D. Plumbing					
2579 Plumbing System - Allowance	\$62,813	\$64,698	\$66,639	\$68,638	\$70,697
E. Electrical Systems					
2551 Electrical System - Allowance	\$0	\$0	\$38,873	\$0	\$0
F. Waterproofing and Exterior Painting					
2315 Balcony Decks - Repair/Re-coat	\$0	\$0	\$0	\$252,816	\$0
2316 Balcony Decks - Resurface	\$0	\$0	\$0	\$0	\$0
2320 Garage Deck (Elevated) - Resurface	\$0	\$0	\$0	\$0	\$0
2343 Building Exterior - Seal/Paint	\$0	\$0	\$0	\$1,121,085	\$0
G. Windows and Exterior Doors					
2367 Windows/Doors (Other Common) - Rep	\$0	\$0	\$0	\$0	\$0
2367 Windows/Doors (Terr. Lounge) - Repl	\$0	\$0	\$0	\$0	\$0
2371 Utility Doors - Replace	\$0	\$0	\$0	\$0	\$0
H. Other SIRS-Related Components					
2549 Generator - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$62,813	\$166,597	\$105,511	\$3,084,127	\$70,697
Ending Reserve Balance	\$2,767,521	\$3,432,776	\$4,196,492	\$1,990,977	\$2,809,537



Accuracy, Limitations, and Disclosures

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



Terms and Definitions

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



Component Details

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

Excluded Components

Comp #: 2000 Client Not Responsible**Quantity: Numerous Components**

Location: Throughout property/development

Funded?: No. Per information provided - Client/Association not responsible.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The first part of the test is that the client/association "has the obligation to maintain or replace the existing element." Additional component selection guidelines state "Association maintenance/replacement responsibility is generally established by a review of governing documents as well as established association precedent." In our opinion, there are multiple SIRS-related components throughout the property that do not pass this test on the basis that they are either the responsibility of individual unit owners or the responsibility of another entity (i.e. local municipality, third-party vendor, master association, or adjacent development). These components include but are not necessarily limited to:

- Unit Windows & Doors
- Unit Interiors (Within Wall Boundaries)
- Unit Electrical Infrastructure (Serving Individual Unit Only)
- Unit HVAC Systems (Serving Individual Unit Only)
- Unit Plumbing Infrastructure (Serving Individual Unit Only)

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2010 Not Reasonably Anticipated**Quantity: Numerous Components**

Location: Throughout property/development

Funded?: No. Life expectancy and/or cost too indeterminate for Reserve designation.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The second part of the test is that the "the need and schedule for this project can be reasonably anticipated." Additional component selection guidelines state: "When a project becomes 'reasonably anticipated' will vary based on building age, construction type, and the judgment of the reserve study provider. This test means that component definitions should be based on some degree of certainty." There are multiple SIRS-related components throughout the property that do not currently pass this test on the basis that their useful life (need) and/or remaining useful life (schedule) cannot be reasonably anticipated. Those components include but are not limited to:

- Building Foundation(s)
- Non-Accessible Building Structural Members (Load Bearing Walls, Beams, Columns, Etc.)
- Comprehensive Replacement of Non-Accessible Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)

In some cases, adequate evaluation would require additional diagnostics, destructive testing, or inspection beyond the limited visual inspection which serves as the basis of this engagement. Since the components listed above are currently deemed to be too indeterminate for Reserve designation, there are no funding recommendations within this Reserve Study for those items. However, this determination is not a guarantee that substantial expenses will not occur, as these elements may eventually require repair/replacement projects at potentially a significant cost to the client. In the event that the client desires to incorporate funding for any of the above components within the Reserve Study, we recommend further consultation with qualified professionals (i.e. engineer, contractor, and/or vendor) in order to define the following values for projects under consideration:

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

In the event that these values can be reasonably anticipated, they can be provided for our review, at which time funding recommendations may be incorporated into subsequent Reserve Studies.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2020 Immaterial/Unpredictable Cost**Quantity: Numerous Components**

Location: Throughout property/development

Funded?: No. Cost estimates below minimum threshold set for Reserve consideration.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The third part of the test is that the "The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs." Additional component selection guidelines state: "The community's budget should be reviewed, to establish the amount of maintenance planned and which projects are being funded from the operating account." There may be certain SIRS-related components throughout the property that do not pass this test on the basis that projected costs are immaterial in nature, or cannot be reasonably estimated. Those components include but are not limited to:

- Landscaping renovations

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2030 Including in Operating Budget **Quantity: Numerous Components**

Location: Throughout property/development

Funded?: No. Expected to be handled through the client's annual Operating budget.

History:

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

- Pressure Washing
- Roof Cleaning/Treatment
- Roof Repairs (Minor/Ongoing)

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

A. Roof

Comp #: 2377 Mod. Bitumen Roofing - Replace

Quantity: Approx 25,600 GSF

Location: Building rooftop

Funded?: Yes.

History: Per information provided, roof to be replaced in 2024-2025 for \$920,000

Comments: Our inspection is limited to a visual evaluation of accessible areas and is not a substitute for a comprehensive inspection including destructive testing, sub-surface moisture evaluation, core sampling, etc. The typical useful life of any flat (AKA "low-slope") roof will vary depending on the quality of the roof system installed, weather/storm activity, and the maintenance receives throughout its life. As routine maintenance, many manufacturers recommend professional roofing inspections at least twice annually and after storms. We generally recommend consideration of ongoing roof maintenance contracts with professional vendors. Ongoing routine inspections by maintenance personnel are also advisable, to remove accumulated debris, clear drains and inspect for minor problems. Keep all drainage elements (scuppers, drains, gutters/downspouts, etc.) clear to allow proper drainage and prevent the ponding of water on the roof surface. We also recommend using walk pads or extra roofing material to provide pathways in high-traffic areas, such as around any HVAC units or other equipment. Take care to minimize any penetrations in the roof system. Rooftop satellite dishes or other equipment should not be permanently mounted into the roof if avoidable; most equipment can instead be weighed down by concrete blocks or other ballast. All penetrations including drains, vent pipes, conduit, etc. should be carefully flashed and waterproofed. For more information, we recommend consulting with independent roofing consultants or with organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Assn. (NRCA) <http://www.nrca.net/>. Remaining useful life is based on consideration of installation/replacement date, evident visual conditions, and/or repair history provided by the Client. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force. Unless otherwise noted, costs to replace are based on assumed replacement with similar materials/quantity as existing.

Useful Life: 20 years

Remaining Life: 20 years

Best Case: \$ 900,000

Worst Case: \$940,000

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2383 Tile Roofing - Replace

Quantity: Approx 3,000 GSF

Location: Pool Deck (Terrace Lounge) Building

Funded?: Yes.

History:

Comments: The timeline for tile roof replacement is generally estimated based on the age of the roof. Remaining useful life can also be adjusted based on inspection of any accessible areas, looking for any cracked, slipping or missing tiles, as well as consultation with the client about history of repairs and preventive maintenance. Typical replacement includes removal and replacement of tiles and underlayment, with repairs to any damaged substrate made as needed. Tile roofing is typically a long-lived component assuming it was properly installed and is properly maintained. The primary reason to replace tile roofs is not based on the condition of the tiles themselves, whose main purpose is to provide a barrier for the underlayment which is the actual waterproofing layer of the roof system. As routine maintenance, many manufacturers recommend inspections at least twice annually and after large storm events. Promptly replace any damaged/missing sections or conduct any other repair needed to ensure waterproof integrity of roof. We recommend having roof inspected in greater detail (including conditions of sub-surface materials) by an independent roofing consultant prior to replacement. There is a wealth of information available through organizations such as the Roof Consultant Institute <http://www.rci-online.org/> and the National Roofing Contractors Association (NRCA) <http://www.nrca.net/>. If the roof has a warranty, be sure to review terms and conduct proper inspections/repairs as needed to keep warranty in force.

Useful Life: 20 years

Remaining Life: 6 years

Best Case: \$ 42,500

Worst Case: \$52,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

B. Structure

Comp #: 2341 Building Exterior - Restoration**Quantity: Lump Sum Allowance**

Location: Building exterior

Funded?: Yes.

History: Painted/Concrete restoration in 2016 for \$750,000. Per client, upcoming restoration/exterior painting project planned for 2025 for \$1,207,500.

Comments: Water intrusion through cracks, gaps or other surface penetrations of the concrete structure can cause significant deterioration and damage if not quickly corrected. If left untreated, small problems can develop into major issues over a relatively short amount of time. In advanced cases, concrete spalling may occur, which results from rusting and subsequent expansion of the rebar inside the concrete structure. Most buildings, but especially those in coastal areas, will experience some level of deterioration on an ongoing basis. Proper cycles of good painting/waterproofing is essential to preventing and limiting the spread of damage. Without further inspection, the extent and severity of damage is fairly unpredictable, and therefore cost estimates for restoration can vary greatly. Our inspection is visual only and is not intended to be comprehensive or forensic in nature. We strongly recommend having the building inspected by a qualified engineer to thoroughly identify and quantify all damaged and deteriorated areas in need of repair. All structural elements should be inspected (as applicable), including but not limited to the following: exterior walls, elevated balcony/walkway decks, concrete railings, window and door thresholds, overhead slabs, planters, columns, beams, pool decks, garage structures, etc. If more comprehensive evaluations are performed, the resulting recommendations should be incorporated into future Reserve Study updates. An allowance for restoration is recommended here, with costs based on any estimates or prior cost records provided by the client, and/or supplemented by our experience working with other properties.

Useful Life: 7 years

Best Case: \$ 645,000

Lower allowance for partial restoration

Cost Source: AR Cost Database

Remaining Life: 0 years

Worst Case: \$790,000

Higher allowance

C. Fireproofing and Fire Protection Systems

Comp #: 2557 Fire Alarm System - Modernize

Quantity: (1) System

Location: Throughout building

Funded?: Yes.

History: Per information provided, fire alarm system modernized in 2021 for \$142,631.95 (per information provided)

Comments: Per information provided, ELSS project in process and is expected to be completed by end of 2024 (estimated cost of \$588,000 for installing sprinklers and \$382,000 for soffit upgrades).

Approximate Device Count (Per NFPA Inspection Records):

(1) (Edwards) Fire Alarm Control Panel

(54) Pull Stations

(161) Smoke Detectors

(3) Heat Detectors

(1) Waterflow Switches

(2) Supervisory Switches

(23) Speakers

(21) Phones

Our inspection is for planning and budgeting purposes only; fire alarm equipment is assumed to have been designed and installed properly and is assumed to comply with all relevant building codes. Regular testing and inspections should be conducted as an Operating expense. In many cases, manufacturers discontinue support of equipment after a certain number of years, which may limit availability of replacement parts as the system ages. Cost estimates are based on quantity and type of existing equipment, not including any expansion or upgrades, which may be required. Cost estimates assume that existing wiring can be re-used and that only panel and devices will be replaced. If wiring requires replacement, estimates should be increased accordingly, but in our experience wiring should have an indefinite useful life. We recommend reviewing system components with fire alarm vendor on a regular basis. If expansion of system is found to be required, the Reserve Study should be updated and any additional costs should be factored accordingly.

*NOTE: We recommend that the client consult with a qualified contractor/vendor to determine potential/necessary installations to bring their building(s) up to code (such as installation of a BDA, or Bi-Directional Amplification, systems). Requirements and requisite installation scopes are deemed to be too indeterminate at this time, but should be incorporated during future Reserve Study updates if deemed necessary by professional recommendation.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 155,000

Worst Case: \$191,000

Lower estimate to modernize

Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2558 Exit/Emergency Fixtures - Replace

Quantity: Approx (64) Fixtures

Location: Throughout common areas

Funded?: Yes.

History: To be replaced as part of ELSS project in 2024

Comments: Exit signs and/or emergency lights were not tested for functionality during site inspection. Replacement of individual signs can be included within the general maintenance and repair category of the Operating budget. Large-scale replacement of most (or all) fixtures may be warranted at some point and should ideally be coordinated with other life-safety components (i.e. fire alarm components) or with aesthetic projects (such as painting or light replacement). Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Funding shown below assumes replacement with fixtures comparable to those currently in place. However, there is a wide variety of fixture styles available, with a wide range of associated costs. As such, the Client should track and report replacement costs as well as any future upgrade anticipations. This component should then be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life: 20 years

Remaining Life: 19 years

Best Case: \$ 6,090

Worst Case: \$7,350

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2560 Fire Sprinkler Pump/Controls - Repl

Quantity: (1) Pump System

Location: Mechanical room

Funded?: Yes.

History:

Comments: Per information provided, ELSS project in process and is expected to be completed by end of 2023 (estimated cost of \$588,000 for installing sprinklers and \$382,000 for soffit upgrades). It has been reported that fire pump will not be replaced as it was reportedly deemed to be adequate.

Useful Life: 40 years

Remaining Life: 6 years

Best Case: \$ 42,000

Worst Case: \$63,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

D. Plumbing

Comp #: 2579 Plumbing System - Allowance**Quantity: (229) Units**

Location: Throughout building

Funded?: Yes.

History: Garage (vertical) pipe replacement done in 2022 at \$80,000 (per information provided). Additional plumbing repairs completed (17th level) in 2023 for \$34,369

Comments: In accordance with Florida Statutes, a Structural Integrity Reserve Study is based only on a visual inspection.

However, thorough analysis of plumbing systems requires inspection and testing beyond visual inspection (such as the use of internal cameras) in order to properly diagnose and detect problems which may require immediate repair or replacement. We recommend that the client consult with a qualified professional (i.e. plumber or other contractor) to more thoroughly evaluate the existing system(s) and to more accurately determine replacement timelines and cost estimates. Multiple types of piping used historically are known to be life limited, although numerous factors can affect overall life expectancy. These factors include but are not limited to: original construction material/design, manufacturing defects, chemical makeup (harshness) of water being passed through the pipes, geographic location, environmental exposure, level of preventative maintenance/cleaning, and severity/frequency of repairs. Due to such variability, it is our opinion that timelines and costs for comprehensive plumbing projects (i.e. re-lining and/or re-piping of existing lines) are too indeterminate to warrant a funded Reserve component at this time.

However, based on our experience with similar clients, we recommend an ongoing allowance to be used for partial repairs and/or replacements as needed. Funding recommendations shown below may be adjusted within future Reserve Study updates if dictated by further client project history and/or vendor consult recommendations.

Useful Life: 1 years

Remaining Life: 0 years

Best Case: \$ 25,000

Worst Case: \$35,000

Lower allowance for repairs

Higher allowance

Cost Source: AR Cost Database

E. Electrical Systems

Comp #: 2551 Electrical System - Allowance**Quantity: (229) Units**

Location: Throughout building

Funded?: Yes.

History: Electric panel replaced in 2022 at a cost of \$4,000 (per information provided)

Comments: In accordance with Florida Statutes, a Structural Integrity Reserve Study is based only on a visual inspection.

However, thorough analysis of electrical components requires testing beyond visual inspection (such as the use of infrared imaging equipment) in order to properly diagnose and detect problems which may require immediate repair or replacement. We recommend that the client consult with a qualified professional (i.e. electrician or other contractor) to more thoroughly evaluate the existing system(s) and to more accurately determine replacement timelines and cost estimates. In our experience, manufacturing defects may become apparent from time to time and certain site conditions can contribute to premature deterioration of system components. An allowance for repairs/replacement is recommended below based on our experience working with similar properties. However, these recommendations may be adjusted in subsequent revisions or in future updates if dictated by vendor recommendations.

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 15,000

Worst Case: \$20,000

Lower allowance for misc. repairs

Higher allowance

Cost Source: AR Cost Database

F. Waterproofing and Exterior Painting

Comp #: 2315 Balcony Decks - Repair/Re-coat**Quantity: Approx 32,400 GSF**

Location: Unit balconies

Funded?: Yes.

History: Per information provided, balcony decks painted/coated in 2016 as part exterior painting project. Per client, upcoming restoration/exterior painting project planned for 2025 for \$2,057,500. Cost to be handled via approved special assessment and reserves. On this basis, remaining useful life reset below.

Comments: Unless otherwise noted, specific brand/type of decking product in place was not confirmed. This component refers only to the top/finish coat unless otherwise noted. Whenever possible, decks should ideally be re-coated at the same time as building exterior painting or other exterior waterproofing projects to obtain better pricing and promote more consistent aesthetic standards. Deck coatings lose thickness each year due to wear, ponding water and exposure to the elements. If more than the topcoat is allowed to wear off, the surface may still appear to be in 'good' condition to the untrained eye, but waterproof integrity may be compromised. Concrete decks must be waterproofed to protect against concrete deterioration, spalling, etc. Should be inspected on a regular basis (at least once a year) to identify any maintenance/repair issues. If decks do not drain water effectively, additional sloping may be needed to prevent ponding water and accelerated deterioration. Keep any potted plants elevated off the surface of the decks. Sealant/caulking should be carefully applied at transition from deck to wall surfaces and around any railing penetrations, drains, etc.

Useful Life: 7 years

Remaining Life: 7 years

Best Case: \$ 102,000

Worst Case: \$119,000

Lower estimate to repair/re-coat

Higher estimate

Cost Source: AR Cost Database

Comp #: 2316 Balcony Decks - Resurface**Quantity: Approx 32,400 GSF**

Location: Unit balconies

Funded?: Yes.

History: Per information provided, balcony decks painted/coated in 2016 as part exterior painting project. Per client, upcoming restoration/exterior painting project planned for 2025 for \$2,057,500. Cost to be handled via approved special assessment and reserves. On this basis, remaining useful life reset below.

Comments: Refer to component #2315 for more general information and observations on conditions. This component refers to the eventual need to completely resurface decking systems, typically required after multiple finish coats have been applied, or in cases of advanced deterioration. Timeline for complete resurfacing may sometimes be prolonged, but at longer intervals, most decking systems/membranes should be completely stripped/removed to expose bare substrate, which should then be repaired or re-sloped as needed. Once structure is deemed to be in good condition, waterproofing system should be applied by trained professionals in accordance with manufacturer's specifications. If not resurfaced or replaced with a new system, water penetration can damage the building structure. We generally recommend consulting with a structural engineer or waterproofing specialist to help define a comprehensive scope of work before obtaining bids.

Useful Life: 21 years

Remaining Life: 21 years

Best Case: \$ 340,000

Worst Case: \$477,000

Lower estimate to resurface/restore

Higher estimate

Cost Source: AR Cost Database

Comp #: 2320 Garage Deck (Elevated) - Resurface**Quantity: Approx 25,000 GSF**

Location: Parking deck area

Funded?: Yes.

History: Per information provided, deck over garage replaced in 2012 for \$1,200,000. Note: This component refers to the non-structural portion of the garage deck (not sitting above garage structure)

Comments: This component refers to elevated deck areas which have a non-coating finish, such as pavers or tile. For these types of deck systems, where the key waterproofing details are hidden from sight, remaining useful life of the overall deck system is typically determined by the known or estimated age of the sub-surface waterproofing membrane, unless otherwise noted. In some cases, resurfacing may also be triggered by physical or aesthetic deterioration/failure of the top surface layers. Life estimates used here are based on the assumption that substrate was properly waterproofed before finish materials were put in place, and that the membrane is aging normally from application date. All waterproofing membranes will eventually deteriorate to the point of failure, at which time the underlying substrate will be more prone to structural concerns. We highly recommend further evaluation, including removal of upper layers to expose waterproofing, especially at perimeter/edges and around drains or other penetrations. Drains should be regularly inspected and cleaned out if necessary to ensure proper drainage and minimize or reduce standing water. The scope of work of this Reserve Study does not include any destructive testing, infrared evaluation or other means to determine hidden conditions, but if such information is obtained by the Client, this component can be re-evaluated in light of new information provided.

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 1,125,000

Worst Case: \$1,375,000

Lower estimate to resurface/restore

Higher estimate

Cost Source: AR Cost Database

Comp #: 2343 Building Exterior - Seal/Paint**Quantity: Approx 164,000 GSF**

Location: Building exterior

Funded?: Yes.

History: Painted/Concrete restoration in 2016 for \$750,000. Per client, upcoming restoration/exterior painting project planned for 2025 for \$1,207,500.

Comments: Approximate Measurements -

164,000 GSF of Painted Surfaces

29,400 LF of Sealants

Poor condition: Painted exterior surfaces determined to be in poor condition typically exhibit clearly noticeable aesthetic concerns such as heavy chalking, staining, fading, inconsistent color and texture, etc. Physically, paint/coatings in poor condition may be peeling and cracking in many locations, may no longer be adhering properly to the painted surface, or otherwise are otherwise no longer providing effective protection to the structure.

There are two important reasons for painting and waterproofing a building: to protect the structure from damage caused by exposure to the elements, and to restore or maintain good aesthetic standards for curb appeal. As routine maintenance, we recommend that regular inspections, spot repairs and touch-up painting be included in the operating budget. Typical paint cycles can vary greatly depending upon many factors including; type of material painted, surface preparations, quality of material, application methods, weather conditions during application, moisture beneath paint, and exposure to weather conditions. During our inspection, we attempted to measure/quantify sealant around window and door frames, but additional sealants may be present in the building envelop which should be replaced at time of painting/waterproofing project. Proper sealant/caulking at window and door perimeters and other "gaps" in the building structure are critical to preventing water intrusion and resulting damage. The general rule of thumb is that sealant/caulking should be in place wherever two dissimilar building material surfaces meet, such as window frame to concrete structure junctions. For best results, the Client may want to consult with a paint company representative, building envelope specialist and/or structural engineer to specify the types of materials to be used and define complete scope of work before bidding. In our experience, cost estimates for painting and waterproofing can vary widely, even when based on the same prescribed scope of work. Estimates shown here should be updated and revised as needed based on actual bids obtained or project cost history during future Reserve Study updates.

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 440,000

Worst Case: \$540,000

Lower estimate to seal/repaint

Higher estimate

Cost Source: AR Cost Database

G. Windows and Exterior Doors

Comp #: 2367 Windows/Doors (Other Common) - Rep**Quantity: Lump Sum Allowance**

Location: Terrace Lounge exterior

Funded?: Yes.

History: Terrace lounge windows were replaced between ~2018. However, remaining common windows (ie. lobby, gym, and conference rooms were replaced in 2005, per information provided)

Comments: Unless otherwise noted, this component refers only to common exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. Clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. We recommend replacement at the approximate interval shown below based on consideration of installation/replacement dates, evident conditions, and/or our experience with similar Clients. Unless otherwise noted, cost estimates are based on replacement with current impact-resistant models.

Useful Life: 40 years

Remaining Life: 20 years

Best Case: \$ 45,400

Worst Case: \$55,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2367 Windows/Doors (Terr. Lounge) - Repl**Quantity: Lump Sum Allowance**

Location: Terrace Lounge

Funded?: Yes.

History: Terrace lounge windows were replaced between ~2018. However, remaining common windows (ie. lobby, gym, and conference rooms were replaced in 2005, per information provided)

Comments: Unless otherwise noted, this component refers only to common exterior windows and doors. All are assumed to have been compliant with applicable building codes at time of installation. Inspect regularly for leaks and cracks around frame and repair as needed. Clean tracks and ensure hardware is functional to prevent accidental damage during opening/closing. With ordinary care and maintenance, useful life is typically long but often difficult to predict. Many factors affect useful life including quality of window currently installed, waterproofing details, exposure to wind and rain, etc. Individual windows and doors should be replaced as an Operating expense if damaged or broken. We recommend replacement at the approximate interval shown below based on consideration of installation/replacement dates, evident conditions, and/or our experience with similar Clients. Unless otherwise noted, cost estimates are based on replacement with current impact-resistant models.

Useful Life: 40 years

Remaining Life: 33 years

Best Case: \$ 85,100

Worst Case: \$102,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2371 Utility Doors - Replace**Quantity: Approx (105) Total Doors**

Location: Building exterior

Funded?: Yes.

History: All utility doors replaced in 2023 for \$457,000 (per information provided). On this basis, remaining useful life extended below.

Comments: Utility doors should have a very long useful life expectancy in most cases. However, occasional replacements may be required, especially for doors located in more exposed areas. Inspect periodically and repair as needed to maintain appearance, security and operation with maintenance funds. Should be painted along with building exteriors or other painting/waterproofing projects to preserve appearance and prolong useful life. Based on our experience with comparable properties, we recommend planning for complete replacement at the approximate interval shown here.

Useful Life: 40 years

Remaining Life: 38 years

Best Case: \$ 459,000

Worst Case: \$501,000

Lower allowance to replace

Higher allowance

Cost Source: Estimate Provided by Client

H. Other SIRS-Related Components

Comp #: 2549 Generator - Replace

Quantity: (1) Generator

Location: Mechanical room (Ground Floor)

Funded?: Yes.

History:

Comments: Vendors typically report that with ongoing maintenance (e.g. fluids, batteries, tune ups), useful life can be extended for many years. However, funding for complete replacement is often warranted due to lack of available replacement parts rather than failure of the generator as a whole. Treat periodic service and inspect as general maintenance expense within Operating budget, not Reserves. Generator is a key building element in this location due to risk of severe storms and power outages, and should be tested evaluated regularly to ensure proper function. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life: 40 years

Remaining Life: 4 years

Best Case: \$ 125,000

Worst Case: \$175,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database