



Watermark (TRS)



Level III Reserve Study Update with Off-Site Analysis

Prepared for Fiscal Year 2025

July 25, 2024



Annual Update Program

Expert Reserve Services is pleased to offer our clients a program to provide annual updates on their reserve studies for the next five years for a guaranteed fee.

The Update Program is valid only if there are no changes to the property such as additions, major upgrades, etc. Replacement of existing components would not be considered major upgrades. Changes to the property during the contracted period would require a site visit at a higher fee.

Benefits:

- Annual Reserve Study updates on the property provide a written validation of reserve study needs in an ever-changing economy.
- Demonstrates due diligence and impartiality on the part of the property manager and board members by the involvement of a credentialed third-party professional.
- Update costs are steady and can be budgeted easily.
- Provides peace of mind to members of the community with a fresh report every year that is contracted.

If you have not already chosen to accept the Annual Update Program and would like to do so, please contact our bid proposal specialist at (386)-356-2065 or email her at Kim@expertreserveservices. We will be please to provide you with a quote for the program.

Thank you,

Anastasia Kolodzik, President

PRA, RS, CAM

Assumptions

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

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

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

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

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

Watermark (TRS)

401 North Atlantic Avenue , New Smyrna Beach, FL 32169

Reserve Study Year 2025

July 25, 2024

As authorized, a reserve study report has been prepared for Watermark (TRS) Condominium Association located at 401 North Atlantic Avenue , New Smyrna Beach, FL 32169. Built-in 1980 containing 35 units with components including but not limited to, items listed in this report.

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

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

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

It is the opinion of Expert Reserve Services, Inc. that the Condominium Association's reserve schedule is adequate for risk management, State requirements, and budget planning provided the suggested contribution in this report is adopted based on the association's appropriate funding method.

This report identifies the major assets maintained by the Association and provides estimates on useful life, remaining life, scheduled replacement date, and future replacement cost. This information was derived from a combination of market standards, cost databases, historical and provided information, local vendor estimates, and experience with similar properties.

FINANCIAL SUMMARY

Fiscal Year 2025

NON-STRUCTURAL

Projected Beginning Balance as of 12/31/2024:	\$6,200
Projected Expenditures (2025):	\$0
Threshold Model - Full Funding (1/1/2026):	\$16,700
Annual Contribution (2025):	\$10,500
Annual Contribution per Unit (2025):	\$300

****Under SB-4D and SB-154, you are not required to "Fully Fund" your Non-Structural Component Account. However, this account must exist as an entity separate from your Structural Account, must contain NO Structural Components and must be "funded to a percentage of replacement cost" by Jan 1, 2026.****

Based on all the components stated above and our inspection, it is our opinion, that Watermark (TRS) Condominium Association is of average maintenance and most components are in well-maintained condition unless otherwise noted.

As with many associations of this age, environmental elements and construction techniques play a large part in the useful life and remaining life of components. Fluctuations in construction costs, disasters, and insurance policy limitations cannot be foretold in a specific form to regulate guaranteed results, and therefore, we reserve the right to amend this statement upon future events and information provided. Future updates can be obtained on an annual basis and are highly recommended in this uncertain economy.

This report is being prepared as a budget tool to assist the association in its long-range financial planning. Its use for any other purpose is not appropriate. The visual observations made do NOT constitute an "Engineering Inspection" and are not detailed enough to be relied upon, nor should they be relied upon, to determine violations of jurisdictional requirements (building ordinances, codes, etc.) relating to the safety, soundness, structural integrity, or habitability of the project's buildings or any individual component.

This report has been prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Expert Inspectors, Inc.

Thank you for allowing Expert Reserve Services, Inc. the opportunity to serve your Association. Upon your review of this report, please do not hesitate to contact us with any questions that may arise.

Anastasia Kolodzik

Expert Reserve Services, Inc.
RS, PRA # 2294, CAM 52338



Please note: Once a report is finalized, any adjustments will incur a separate charge

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Preface

This comprehensive reserve study report was produced using specialized web-based software powered by HomeRun IQ.

The individual responsible for report preparation and/or oversight is Anastasia Kolodzik.

Information contained in the report is considered reliable, but is not guaranteed. The report does not warrant against the contingency of unforeseen conditions or circumstances, unreliable information, or an unpredictable inflationary or deflationary spiral. The report is not intended to predict precise expenditures, but rather to chart the expenditures that a reasonable person might anticipate in planning for the fiscal future. The scope of this report is expressly limited to the components described herein.

It is strongly recommended by the Reserve Study Industry to have this reserve study report updated on an annual basis to ensure the security of a long-term funding plan. These necessary updates provide statutory compliance (as applicable) and allow for adjustments due to actual year-end inflation rate, actual year-end reserve balance and the unpredictable nature of the lives of many of the reserve components under consideration.

Reserve Disclosures

Profile

Name	Watermark (TRS)
Location	New Smyrna Beach, FL 32169
Units / General Type	35 / Condominium
Base Year / Age	1980 / 45
Fiscal Year Ends	Dec 31

Parameters

Level of Service	Level III Reserve Study Update with Off-Site Analysis
Prepared for Fiscal Year (FY)	2025
Most Recent On-Site Inspection Date	N/A
Allocation Increase Rate (Avg)	6.77%
Inflation Rate	4.49%
Interest Rate	0.00%
Current Reserve Allocation	\$7,000 per year
Current Reserve Balance	\$6,200 as of [starting balance date]
Funding Plan - Method / Goal	THRESHOLD

Summary

FY Start Balance	\$6,200 (projected to current FY end/next FY start)		
Fully Funded Balance	\$16,700		
Percent Funded	4.00%		
Proposed Budget	per year	per month	per unit per month
Reserve Allocation	\$10,500	\$875	\$25

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

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

Association management should budget the Reserve Allocation amount toward reserves for next fiscal year, to ensure the availability of reserves to fund future reserve component expenditures. This amount reflects an increase of 50.00% from the Current Reserve Allocation. The Reserve Allocation must be reviewed and adjusted for inflation (and other vital factors) in succeeding years to ensure the security of a successful plan!

First Five Years

PROPERTY								OWNER (PER UNIT)	
YEAR	STARTING BALANCE	CONTRIBUTIONS	SPECIAL ASSMNT	ADD'T'L CAPITAL	INTEREST	RESERVE EXPENSES	ENDING BALANCE	MONTHLY CONTRIB	SPECIAL ASSMNT
2025	\$6,200	\$10,500	\$0	\$0	\$0	\$0	\$16,700	\$25	\$0
2026	\$16,700	\$15,750	\$0	\$0	\$0	\$0	\$32,450	\$38	\$0
2027	\$32,450	\$23,625	\$0	\$0	\$0	\$0	\$56,075	\$56	\$0
2028	\$56,075	\$35,438	\$0	\$0	\$0	\$513	\$90,999	\$84	\$0
2029	\$90,999	\$53,156	\$0	\$0	\$0	\$109,191	\$34,964	\$127	\$0

Financial Summary

ASSOCIATION	FIRST YEAR (2025)	5 YEARS (2029)	10 YEARS (2034)	30 YEARS (2054)
Starting Balance	\$6,200	\$6,200	\$6,200	\$6,200
Contributions	\$10,500	\$138,469	\$579,051	\$3,943,955
Special Assessments	\$0	\$0	\$0	\$0
Additional Capital	\$0	\$0	\$0	\$0
Interest / Inv Returns	\$0	\$0	\$0	\$0
Reserve Expenses	\$0	(\$109,705)	(\$431,178)	(\$3,453,717)
Reserves Balance	\$16,700	\$34,964	\$154,073	\$496,438
# of Special Assessments	0	0	0	0
Owner				
Avg Contributions (/unit/month)	\$25	\$66	\$138	\$313
Special Assessments				
Avg Total Amount (/unit)	\$0	\$0	\$0	\$0
Avg Assessment Amount (/unit)	\$0	\$0	\$0	\$0

Reserve Disclosures

	<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
Building 1 Non-Structural				
1.01	Balcony Railing Replacement	\$253,106	40:00	34:00
1.02	Balcony Railing Repaint and Repair	\$67,494	10:00	4:00
1.03	Walkway Railing Replacement	\$90,395	40:00	34:00
1.04	Walkway Railing Repaint and Repair	\$24,105	10:00	4:00
1.07	Elevator Modernization	\$42,000	20:00	18:10
1.08	Elevator Replacement	\$250,000	40:00	18:10
1.13	AC Units + Air Handlers	\$15,000	10:00	5:00
1.16	Trash Chute	\$5,000	25:00	10:00
1.17	Trash Chute Doors	\$3,700	10:00	5:00
Building 1 Non-Structural Total		\$750,800		
Clubhouse				
3.06	PoolHouse Interior Allowance	\$11,000	10:00	9:11
3.06	PoolHouse Restoration Allowance	\$11,000	20:00	19:11
Clubhouse Total		\$22,000		
Common Areas				
5.01	Mailboxes	\$12,000	30:00	5:00
Common Areas Total		\$12,000		
Concrete				
6.01	Grounds Concrete Allowance	\$12,000	30:00	29:11
6.02	Beachwalk Pavers Replacement	\$2,292	35:00	33:00
6.03	Beachwalk Pavers Reseal	\$450	5:00	3:00
Concrete Total		\$14,742		
Fencing				
6.09	Vinyl Fencing - Northside	\$4,684	30:00	13:00
Fencing Total		\$4,684		
Garages				
2.01	Unit Garage Doors	\$45,360	25:00	18:05
2.02	North Garage Restoration Allowance	\$29,345	25:00	24:11
2.03	South Garage Restoration Allowance	\$30,830	25:00	24:11
2.04	North Garage Shingle Roof	\$19,800	15:00	8:05

	<i>Reserve Component</i>	<i>Current Cost</i>	<i>Useful Life</i>	<i>Remaining Life</i>
2.05	South Garage Shingle Roof	\$19,800	15:00	8:05
	Garages Total	\$145,135		
	Landscaping			
6.06	Landscaping Allowance	\$25,000	10:00	9:11
	Landscaping Total	\$25,000		
	Recreation/Pool/Spa			
3.01	Pool Resurface	\$41,614	15:00	6:10
3.02	Concrete Pool Deck Resurface	\$57,897	25:00	21:00
3.03	Pool Equipment Allowance	\$26,500	15:00	11:00
3.04	Pool Fencing	\$25,080	30:00	23:00
4.01	Tennis Court Resurface/Refence	\$92,301	15:00	13:00
	Recreation/Pool/Spa Total	\$243,392		
	Seawall			
6.04	Seawall Allowance	\$10,000	10:00	9:11
6.05	Retaining Wall Allowance (Stone)	\$20,000	10:00	9:11
	Seawall Total	\$30,000		
	Signs			
6.11	Monument Sign	\$8,000	40:00	37:00
	Signs Total	\$8,000		
	Streets/Asphalt			
6.07	Asphalt Parking Lot Remilling	\$49,240	30:00	6:04
6.08	Asphalt Parking Lot Resealing	\$7,740	10:00	6:04
	Streets/Asphalt Total	\$56,980		
Grand Total	32	\$1,312,733		

Cash Flow/Threshold Analysis

Fiscal Year	FY Starting Balance	Interest Earned	Reserve Allocation	Allocation Increase Rate	Special Assessment	Disbursement	FY End Balance	Fully Funded Balance	Percent Funded
2025	\$6,200	\$0	\$10,500	50.00%	\$0	\$0	\$16,700	\$417,183	4.00%
2026	\$16,700	\$0	\$15,750	50.00%	\$0	\$0	\$32,450	\$498,350	6.51%
2027	\$32,450	\$0	\$23,625	50.00%	\$0	\$0	\$56,075	\$585,964	9.57%
2028	\$56,075	\$0	\$35,438	50.00%	\$0	\$513	\$90,999	\$680,441	13.37%
2029	\$90,999	\$0	\$53,156	50.00%	\$0	\$109,191	\$34,964	\$781,684	4.47%
2030	\$34,964	\$0	\$79,734	50.00%	\$0	\$38,239	\$76,459	\$777,114	9.84%
2031	\$76,459	\$0	\$83,721	5.00%	\$0	\$128,322	\$31,858	\$849,818	3.75%
2032	\$31,858	\$0	\$87,907	5.00%	\$0	\$0	\$119,765	\$836,204	14.32%
2033	\$119,765	\$0	\$92,302	5.00%	\$0	\$56,915	\$155,153	\$959,758	16.17%
2034	\$155,153	\$0	\$96,918	5.00%	\$0	\$97,998	\$154,073	\$1,033,254	14.91%
2035	\$154,073	\$0	\$101,763	5.00%	\$0	\$7,757	\$248,079	\$1,071,154	23.16%
2036	\$248,079	\$0	\$106,852	5.00%	\$0	\$55,508	\$299,422	\$1,209,265	24.76%
2037	\$299,422	\$0	\$112,194	5.00%	\$0	\$0	\$411,616	\$1,308,088	31.47%
2038	\$411,616	\$0	\$117,804	5.00%	\$0	\$172,460	\$356,960	\$1,473,951	24.22%
2039	\$356,960	\$0	\$123,694	5.00%	\$0	\$169,410	\$311,244	\$1,471,869	21.15%
2040	\$311,244	\$0	\$129,879	5.00%	\$0	\$36,138	\$404,985	\$1,477,907	27.40%
2041	\$404,985	\$0	\$136,373	5.00%	\$0	\$15,630	\$525,728	\$1,628,723	32.28%
2042	\$525,728	\$0	\$143,191	5.00%	\$0	\$0	\$668,919	\$1,813,228	36.89%
2043	\$668,919	\$0	\$150,351	5.00%	\$0	\$744,762	\$74,508	\$2,028,083	3.67%
2044	\$74,508	\$0	\$157,868	5.00%	\$0	\$177,382	\$54,994	\$1,480,373	3.71%
2045	\$54,994	\$0	\$165,762	5.00%	\$0	\$0	\$220,756	\$1,507,188	14.65%
2046	\$220,756	\$0	\$174,050	5.00%	\$0	\$269,756	\$125,050	\$1,727,094	7.24%
2047	\$125,050	\$0	\$182,752	5.00%	\$0	\$0	\$307,802	\$1,681,842	18.30%
2048	\$307,802	\$0	\$191,890	5.00%	\$0	\$178,857	\$320,835	\$1,923,568	16.68%
2049	\$320,835	\$0	\$201,485	5.00%	\$0	\$435,504	\$86,816	\$1,996,726	4.35%
2050	\$86,816	\$0	\$211,559	5.00%	\$0	\$56,067	\$242,307	\$1,812,794	13.37%
2051	\$242,307	\$0	\$222,137	5.00%	\$0	\$107,269	\$357,175	\$2,025,224	17.64%
2052	\$357,175	\$0	\$233,244	5.00%	\$0	\$0	\$590,419	\$2,202,205	26.81%
2053	\$590,419	\$0	\$244,906	5.00%	\$0	\$317,257	\$518,067	\$2,508,115	20.66%
2054	\$518,067	\$0	\$257,151	5.00%	\$0	\$278,780	\$496,438	\$2,505,554	19.81%

<div>0.00% - Interest Rate</div> <div>4.49% - Inflation</div>	Min FY End Balance:	\$16,700	Min % Funded:	3.67%
	Avg FY End Balance:	\$246,354	Avg % Funded:	16.17%

Disbursement By Year

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2025 (Year 1)						
2025 (Year 1) Total				\$0		
2026 (Year 2)						
2026 (Year 2) Total				\$0		
2027 (Year 3)						
2027 (Year 3) Total				\$0		
2028 (Year 4)						
6.03	Beachwalk Pavers Reseal	\$3.423	150 SF	\$513	5y	2033
2028 (Year 4) Total				\$513		
2029 (Year 5)						
1.02	Balcony Railing Repaint and Repair	\$57.469	1,400 LF	\$80,457	10y	2039
1.04	Walkway Railing Repaint and Repair	\$57.469	500 LF	\$28,734	10y	2039
2029 (Year 5) Total				\$109,191		
2030 (Year 6)						
1.13	AC Units + Air Handlers	\$9,341.895	2 Ea	\$18,684	10y	2040
5.01	Mailboxes	\$14,947.03	1 LS	\$14,947	30y	N/A
1.17	Trash Chute Doors	\$921.732	5 Ea	\$4,609	10y	2040
2030 (Year 6) Total				\$38,239		
2031 (Year 7)						
6.07	Asphalt Parking Lot Remilling	\$32.043	2,000 SY	\$64,086	30y	N/A
6.08	Asphalt Parking Lot Resealing	\$5.037	2,000 SY	\$10,074	5y	2036
3.01	Pool Resurface	\$38.304	1,414 SF	\$54,162	15y	2046
2031 (Year 7) Total				\$128,322		
2032 (Year 8)						
2032 (Year 8) Total				\$0		
2033 (Year 9)						

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
6.03	Beachwalk Pavers Reseal	\$4.263	150 SF	\$639	5y	2038
2.04	North Garage Shingle Roof	\$7.816	3,600 SF	\$28,138	15y	2048
2.05	South Garage Shingle Roof	\$7.816	3,600 SF	\$28,138	15y	2048
2033 (Year 9) Total				\$56,915		
2034 (Year 10)						
6.06	Landscaping Allowance	\$37,120.39	1 Allow	\$37,120	10y	2044
3.06	PoolHouse Interior Allowance	\$16,332.97	1 Allow	\$16,333	10y	2044
6.05	Retaining Wall Allowance (Stone)	\$29,696.32	1 Allow	\$29,696	10y	2044
6.04	Seawall Allowance	\$14,848.16	1 Allow	\$14,848	10y	2044
2034 (Year 10) Total				\$97,998		
2035 (Year 11)						
1.16	Trash Chute	\$7,757.42	1 Ea	\$7,757	25y	N/A
2035 (Year 11) Total				\$7,757		
2036 (Year 12)						
6.08	Asphalt Parking Lot Resealing	\$6.274	2,000 SY	\$12,548	5y	2041
3.03	Pool Equipment Allowance	\$42,960.36	1 LS	\$42,960	15y	2051
2036 (Year 12) Total				\$55,508		
2037 (Year 13)						
2037 (Year 13) Total				\$0		
2038 (Year 14)						
6.03	Beachwalk Pavers Reseal	\$5.31	150 SF	\$796	5y	2043
4.01	Tennis Court Resurface/Refence	\$163,372.10	1 LS	\$163,372	15y	2053
6.09	Vinyl Fencing - Northside	\$59.224	140 LF	\$8,291	30y	N/A
2038 (Year 14) Total				\$172,460		
2039 (Year 15)						
1.02	Balcony Railing Repaint and Repair	\$89.163	1,400 LF	\$124,828	10y	2049
1.04	Walkway Railing Repaint and Repair	\$89.163	500 LF	\$44,582	10y	2049
2039 (Year 15) Total				\$169,410		
2040 (Year 16)						

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.13	AC Units + Air Handlers	\$14,493.80	2 Ea	\$28,988	10y	2050
1.17	Trash Chute Doors	\$1,430.056	5 Ea	\$7,150	10y	2050
2040 (Year 16) Total				\$36,138		
2041 (Year 17)						
6.08	Asphalt Parking Lot Resealing	\$7.815	2,000 SY	\$15,630	5y	2046
2041 (Year 17) Total				\$15,630		
2042 (Year 18)						
2042 (Year 18) Total				\$0		
2043 (Year 19)						
6.03	Beachwalk Pavers Reseal	\$6.614	150 SF	\$992	5y	2048
1.07	Elevator Modernization	\$92,596.47	1 Ea	\$92,596	20y	N/A
1.08	Elevator Replacement	\$551,169.44	1 Ea	\$551,169	40y	N/A
2.01	Unit Garage Doors	\$2,777.894	36 Ea	\$100,004	25y	N/A
2043 (Year 19) Total				\$744,762		
2044 (Year 20)						
6.06	Landscaping Allowance	\$57,591.70	1 Allow	\$57,592	10y	2054
3.06	PoolHouse Interior Allowance	\$25,340.35	1 Allow	\$25,340	10y	2054
3.06	PoolHouse Restoration Allowance	\$25,340.35	1 Allow	\$25,340	20y	N/A
6.05	Retaining Wall Allowance (Stone)	\$46,073.36	1 Allow	\$46,073	10y	2054
6.04	Seawall Allowance	\$23,036.68	1 Allow	\$23,037	10y	2054
2044 (Year 20) Total				\$177,382		
2045 (Year 21)						
2045 (Year 21) Total				\$0		
2046 (Year 22)						
6.08	Asphalt Parking Lot Resealing	\$9.734	2,000 SY	\$19,468	5y	2051
3.02	Concrete Pool Deck Resurface	\$51.712	2,816 SF	\$145,621	25y	N/A
3.01	Pool Resurface	\$74.022	1,414 SF	\$104,667	15y	N/A
2046 (Year 22) Total				\$269,756		
2047 (Year 23)						
2047 (Year 23) Total				\$0		

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2048 (Year 24)						
6.03	Beachwalk Pavers Reseal	\$8.238	150 SF	\$1,236	5y	2053
2.04	North Garage Shingle Roof	\$15.104	3,600 SF	\$54,374	15y	N/A
3.04	Pool Fencing	\$208.705	330 LF	\$68,873	30y	N/A
2.05	South Garage Shingle Roof	\$15.104	3,600 SF	\$54,374	15y	N/A
2048 (Year 24) Total				\$178,857		
2049 (Year 25)						
1.02	Balcony Railing Repaint and Repair	\$138.335	1,400 LF	\$193,669	10y	N/A
2.02	North Garage Restoration Allowance	\$84,203.01	1 Allow	\$84,203	25y	N/A
2.03	South Garage Restoration Allowance	\$88,464.09	1 Allow	\$88,464	25y	N/A
1.04	Walkway Railing Repaint and Repair	\$138.335	500 LF	\$69,168	10y	N/A
2049 (Year 25) Total				\$435,504		
2050 (Year 26)						
1.13	AC Units + Air Handlers	\$22,486.895	2 Ea	\$44,974	10y	N/A
1.17	Trash Chute Doors	\$2,218.708	5 Ea	\$11,094	10y	N/A
2050 (Year 26) Total				\$56,067		
2051 (Year 27)						
6.08	Asphalt Parking Lot Resealing	\$12.124	2,000 SY	\$24,248	5y	N/A
3.03	Pool Equipment Allowance	\$83,021.17	1 LS	\$83,021	15y	N/A
2051 (Year 27) Total				\$107,269		
2052 (Year 28)						
2052 (Year 28) Total				\$0		
2053 (Year 29)						
6.03	Beachwalk Pavers Reseal	\$10.262	150 SF	\$1,539	5y	N/A
4.01	Tennis Court Resurface/Refence	\$315,717.62	1 LS	\$315,718	15y	N/A
2053 (Year 29) Total				\$317,257		
2054 (Year 30)						
6.01	Grounds Concrete Allowance	\$42,889.24	1 Allow	\$42,889	30y	N/A
6.06	Landscaping Allowance	\$89,352.59	1 Allow	\$89,353	10y	N/A

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
3.06	PoolHouse Interior Allowance	\$39,315.14	1 Allow	\$39,315	10y	N/A
6.05	Retaining Wall Allowance (Stone)	\$71,482.07	1 Allow	\$71,482	10y	N/A
6.04	Seawall Allowance	\$35,741.04	1 Allow	\$35,741	10y	N/A
2054 (Year 30) Total				\$278,780		

Component Details

Reserve Component		UL	RL	Quantity	Unit Cost	Rplc %	Extended Cost
Building 1 Non-Structural							
1.01	Balcony Railing Replacement	40:00	34:00	1,400 LF	\$180.79	100%	\$253,106
1.02	Balcony Railing Repaint and Repair	10:00	4:00	1,400 LF	\$48.21	100%	\$67,494
1.03	Walkway Railing Replacement	40:00	34:00	500 LF	\$180.79	100%	\$90,395
1.04	Walkway Railing Repaint and Repair	10:00	4:00	500 LF	\$48.21	100%	\$24,105
1.07	Elevator Modernization	20:00	18:10	1 Ea	\$42,000.00	100%	\$42,000
1.08	Elevator Replacement	40:00	18:10	1 Ea	\$250,000.00	100%	\$250,000
1.13	AC Units + Air Handlers	10:00	5:00	2 Ea	\$7,500.00	100%	\$15,000
1.16	Trash Chute	25:00	10:00	1 Ea	\$5,000.00	100%	\$5,000
1.17	Trash Chute Doors	10:00	5:00	5 Ea	\$740.00	100%	\$3,700
Clubhouse							
3.06	PoolHouse Interior Allowance	10:00	9:11	1 Allow	\$11,000.00	100%	\$11,000
3.06	PoolHouse Restoration Allowance	20:00	19:11	1 Allow	\$11,000.00	100%	\$11,000
Common Areas							
5.01	Mailboxes	30:00	5:00	1 LS	\$12,000.00	100%	\$12,000
Concrete							
6.01	Grounds Concrete Allowance	30:00	29:11	1 Allow	\$12,000.00	100%	\$12,000
6.02	Beachwalk Pavers Replacement	35:00	33:00	150 SF	\$15.28	100%	\$2,292
6.03	Beachwalk Pavers Reseal	5:00	3:00	150 SF	\$3.00	100%	\$450
Fencing							
6.09	Vinyl Fencing - Northside	30:00	13:00	140 LF	\$33.46	100%	\$4,684
Garages							
2.01	Unit Garage Doors	25:00	18:05	36 Ea	\$1,260.00	100%	\$45,360
2.02	North Garage Restoration Allowance	25:00	24:11	1 Allow	\$29,345.00	100%	\$29,345
2.03	South Garage Restoration Allowance	25:00	24:11	1 Allow	\$30,830.00	100%	\$30,830
2.04	North Garage Shingle Roof	15:00	8:05	3,600 SF	\$5.50	100%	\$19,800
2.05	South Garage Shingle Roof	15:00	8:05	3,600 SF	\$5.50	100%	\$19,800
Landscaping							

<i>Reserve Component</i>	<i>UL</i>	<i>RL</i>	<i>Quantity</i>	<i>Unit Cost</i>	<i>Rplc %</i>	<i>Extended Cost</i>
6.06 Landscaping Allowance	10:00	9:11	1 Allow	\$25,000.00	100%	\$25,000
Recreation/Pool/Spa						
3.01 Pool Resurface	15:00	6:10	1,414 SF	\$29.43	100%	\$41,614
3.02 Concrete Pool Deck Resurface	25:00	21:00	2,816 SF	\$20.56	100%	\$57,897
3.03 Pool Equipment Allowance	15:00	11:00	1 LS	\$26,500.00	100%	\$26,500
3.04 Pool Fencing	30:00	23:00	330 LF	\$76.00	100%	\$25,080
4.01 Tennis Court Resurface/Refence	15:00	13:00	1 LS	\$92,301.00	100%	\$92,301
Seawall						
6.04 Seawall Allowance	10:00	9:11	1 Allow	\$10,000.00	100%	\$10,000
6.05 Retaining Wall Allowance (Stone)	10:00	9:11	1 Allow	\$20,000.00	100%	\$20,000
Signs						
6.11 Monument Sign	40:00	37:00	1 Ea	\$8,000.00	100%	\$8,000
Streets/Asphalt						
6.07 Asphalt Parking Lot Remilling	30:00	6:04	2,000 SY	\$24.62	100%	\$49,240
6.08 Asphalt Parking Lot Resealing	10:00	6:04	2,000 SY	\$3.87	100%	\$7,740

Grand Total:

32

Appendices

Calculations

1) Allocation % =

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

2) Current Cost =

Extended Cost (for a component without subcomponents)

-or-

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

3) Extended Cost =

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

4) Fully Funded Balance =

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

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

Initial or current fiscal year-

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

Subsequent fiscal years-

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

6) Interest Earned=

Initial fiscal year-

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

Subsequent fiscal years-

FY Start Balance x Interest Rate (net effective)

7) Percent Funded =

(FY Start Balance / Fully Funded Balance) x 100

8) Reserve Allocation (Component Method) =

Current Cost / Useful Life

Definitions

Abbreviations

bldgs = <i>buildings</i>	lf or lin ft = <i>linear feet</i>	sy or sq yd = <i>square yard</i>
ea = <i>each</i>	RL = <i>remaining life</i>	UL = <i>useful life</i>
FY = <i>fiscal year</i>	sf or sq ft = <i>square feet</i>	% = <i>percent</i>
	(100 sq ft = 1 square)	

1) Age

The approximate age of the complex. This parameter is provided for information only.

2) Allocation %

A percentage of the total Reserve Allocation. See Calculations- APPENDIX B.

3) Allocation Increase Rate

Expressed as a percentage rate that reflects the increase of a given year's Reserve Allocation over the previous year's Reserve Allocation and utilized only in the Cash Flow/Threshold Analysis.

4) Base Year

The year in which the governing documents were recorded and/or the buildings constructed (average year may be used for phases built over a period of time), and utilized to determine the approximate complex age. This parameter is provided for information only.

5) Common Interest Development (CID)

Defined by shared property and restrictions in the deed on use of the property. A CID is governed by a mandatory Association of homeowners which administers the property and enforces its restrictions. The Association Board is responsible for repairing, replacing, or maintaining the common areas, other than the exclusive use common areas, and the owner of each separate interest is responsible for maintaining that separate interest and any exclusive use common area appurtenant to the separate interest. The following are two typical CID subdivision types:

A) Condominium- In general, the recorded owner has title to the unit (or airspace). They are typically responsible for the interior of their individual unit/garage, all utilities that service their unit and any exclusive use common area associated with their unit (e.g. balcony, doors/windows, patio yard, etc.).

B) Planned Development- In general, the recorded owner has title to the lot. They are typically responsible for the maintenance and repair of any structure or improvement located on their respective lot.

Note- CIDs & subdivision types are general and may not apply or may vary, based on your local.

6) Component Inventory

The task of selecting and quantifying reserve items. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of established association precedents, and discussion with appropriate association representatives.

7) Contingency Rate

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

8) Current Cost

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

9) Disbursement

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

10) Extended Cost

See Calculations- APPENDIX B.

11) Fiscal Year (FY)

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

A) Calendar Fiscal Year (ends December 31)

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

12) Full Funded Balance (FFB)

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

See Calculations- APPENDIX B.

13) Funding Goal

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

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

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

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

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

14) Funding Method (or Funding Plan)

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

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

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

on the sum of allocations for individual components.

15) Funding Plan

The combined Funding Method & Funding Goal.

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

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

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

The balance in reserves at start of applicable fiscal year.

18) Inflation Rate

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

19) Interest Earned

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

20) Interest Rate

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

21) Interest Rate (net effective)

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

22) Levels of Service

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

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

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

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

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

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

- a) Life and Valuation Estimates

- b) Fund Status
- c) Funding Plan

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

23) Percent Funded

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

24) Quantity

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

25) Remaining Life (RL)

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

26) Replacement %

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

27) Reserve Allocation

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

28) Reserve Component (or subcomponent)

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

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

29) Restoration

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

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

30) Risk Factor

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

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

31) Unit Cost

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

32) Unit of Measure

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

33) Useful Life (UL)

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

Component Detail Pages

Balcony Railing Replacement

Basic Info

Type of Cost:	Replacement
Category:	Building 1 Non-Structural
Useful Life:	40:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	\$180.79
Total Qty to Maintain (100% of Total):	1,400 LF
Total Current Cost:	\$253,106

Comments

Included for the replacement of Balcony Railing

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Balcony Railing Replacement	40:00	34:00	1,400 LF	\$253,106
Total			1,400 LF	\$253,106

Photos





Balcony Railing Repaint and Repair

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$48.21
Category:	Building 1 Non-Structural	Total Qty to Maintain (100% of Total):	1,400 LF
Useful Life:	10:00	Total Current Cost:	\$67,494
Inflation Rate:	4.49%		

Comments

Included for the cyclical Balcony Railing Repaint and Repair

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Balcony Railing Repaint and Repair	10:00	4:00	1,400 LF	\$67,494
Total			1,400 LF	\$67,494

Photos





Walkway Railing Replacement

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$180.79
Category:	Building 1 Non-Structural	Total Qty to Maintain (100% of Total):	500 LF
Useful Life:	40:00	Total Current Cost:	\$90,395
Inflation Rate:	4.49%		

Comments

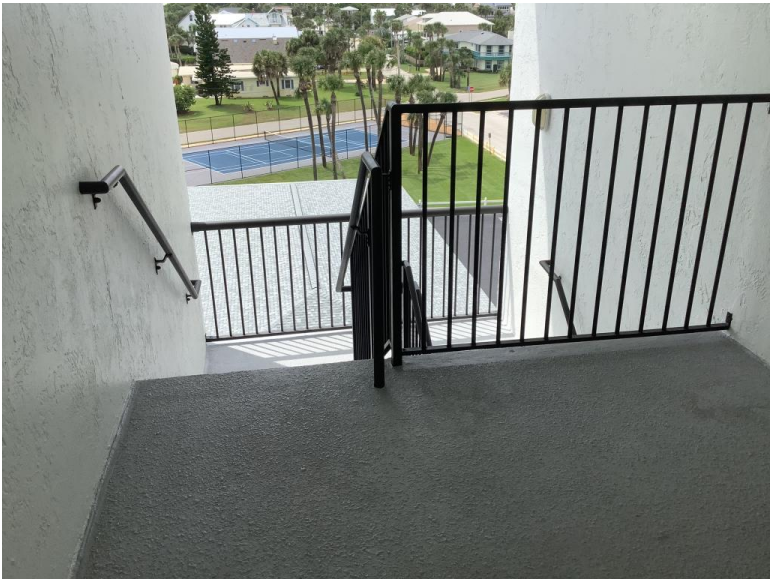
Included for the replacement of Walkway Railing

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Walkway Railing Replacement	40:00	34:00	500 LF	\$90,395
Total			500 LF	\$90,395

Photos





Walkway Railing Repaint and Repair

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$48.21
Category:	Building 1 Non-Structural	Total Qty to Maintain (100% of Total):	500 LF
Useful Life:	10:00	Total Current Cost:	\$24,105
Inflation Rate:	4.49%		

Comments

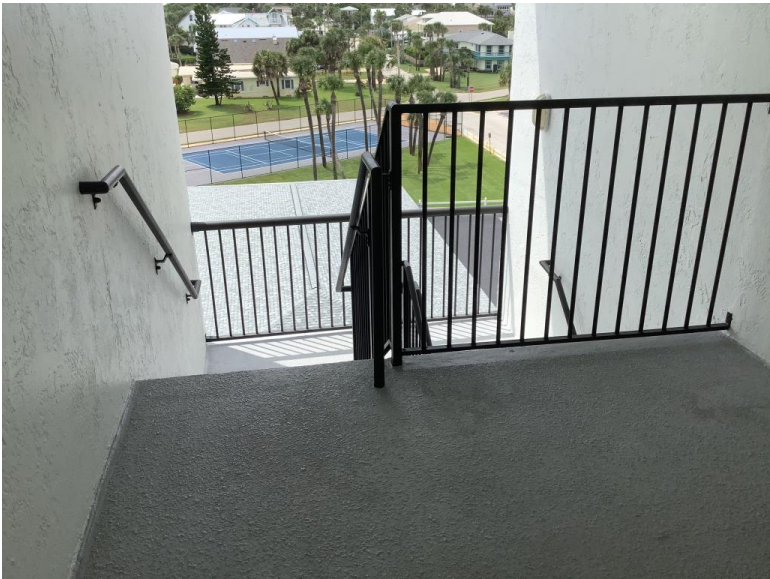
Included for the cyclical Walkway Railing Repaint and Repair

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Walkway Railing Repaint and Repair	10:00	4:00	500 LF	\$24,105
Total			500 LF	\$24,105

Photos





Elevator Modernization

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$42,000.00
Category:	Building 1 Non-Structural	Total Qty to Maintain (100% of Total):	1 Ea
Useful Life:	20:00	Total Current Cost:	\$42,000
Inflation Rate:	4.49%		

Comments

Included for Elevator Modernization

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Elevator Modernization	20:00	18:10	1 Ea	\$42,000
Total			1 Ea	\$42,000

Photos





Elevator Replacement

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$250,000.00
Category:	Building 1 Non-Structural	Total Qty to Maintain (100% of Total):	1 Ea
Useful Life:	40:00	Total Current Cost:	\$250,000
Inflation Rate:	4.49%		

Comments

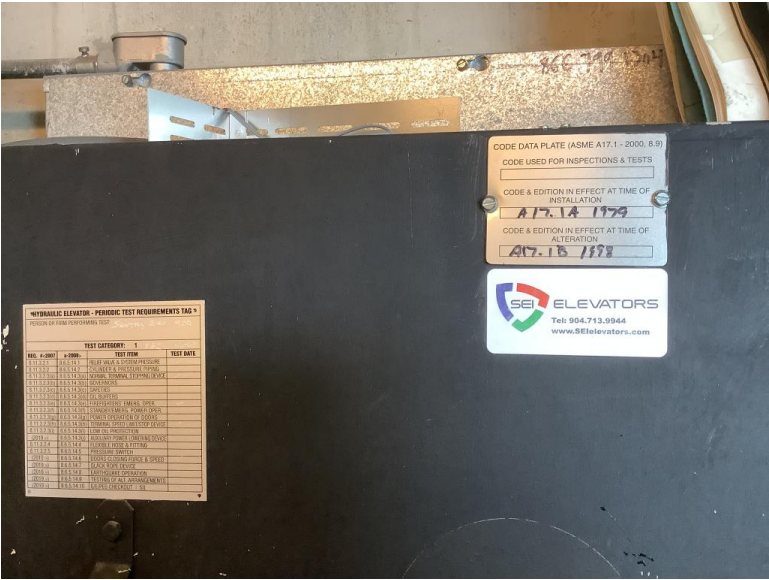
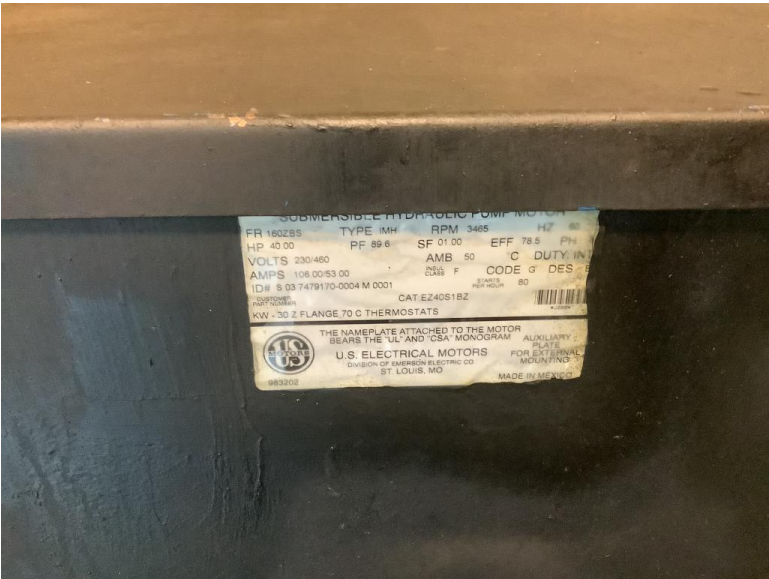
Included for the replacement of Elevator(s)

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Elevator Replacement	40:00	18:10	1 Ea	\$250,000
Total			1 Ea	\$250,000

Photos





AC Units + Air Handlers

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$7,500.00
Category:	Building 1 Non-Structural	Total Qty to Maintain (100% of Total):	2 Ea
Useful Life:	10:00	Total Current Cost:	\$15,000
Inflation Rate:	4.49%		

Comments

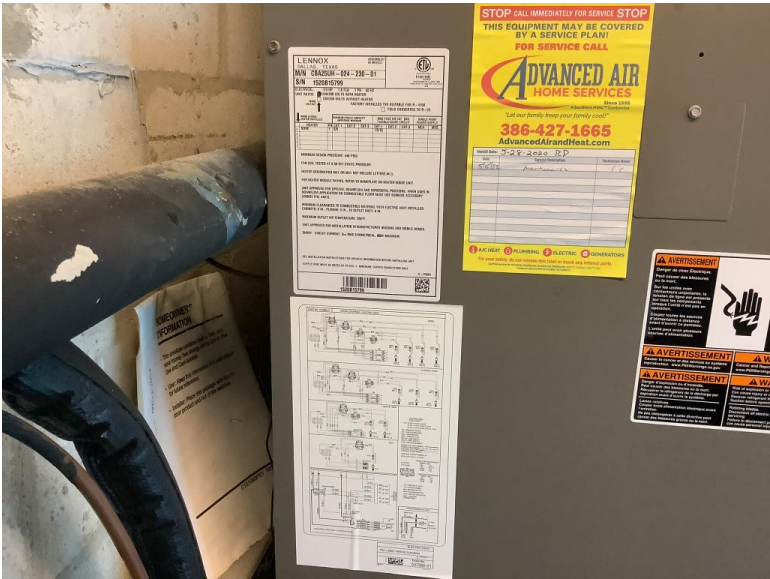
Included for the replacement of AC Units

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
AC Units + Air Handlers	10:00	5:00	2 Ea	\$15,000
Total			2 Ea	\$15,000

Photos





Trash Chute

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$5,000.00
Category:	Building 1 Non-Structural	Total Qty to Maintain (100% of Total):	1 Ea
Useful Life:	25:00	Total Current Cost:	\$5,000
Inflation Rate:	4.49%		

Comments

Included for the replacement of Trash Chute

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Trash Chute	25:00	10:00	1 Ea	\$5,000
Total			1 Ea	\$5,000

Photos



Trash Chute Doors

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$740.00
Category:	Building 1 Non-Structural	Total Qty to Maintain (100% of Total):	5 Ea
Useful Life:	10:00	Total Current Cost:	\$3,700
Inflation Rate:	4.49%		

Comments

Included for the replacement of Trash Chute Doors

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Trash Chute Doors	10:00	5:00	5 Ea	\$3,700
Total			5 Ea	\$3,700

Photos



Unit Garage Doors

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$1,260.00
Category:	Garages	Total Qty to Maintain (100% of Total):	36 Ea
Useful Life:	25:00	Total Current Cost:	\$45,360
Inflation Rate:	4.49%		

Comments

Included for the replacement of Unit Garage Doors

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Unit Garage Doors	25:00	18:05	36 Ea	\$45,360
Total			36 Ea	\$45,360

Photos





North Garage Restoration Allowance

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$29,345.00
Category:	Garages	Total Qty to Maintain (100% of Total):	1 Allow
Useful Life:	25:00	Total Current Cost:	\$29,345
Inflation Rate:	4.49%		

Comments

Included for Concrete Restoraqtion and Waterproofing of North Garage

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
North Garage Restoration Allowance	25:00	24:11	1 Allow	\$29,345
Total			1 Allow	\$29,345

Photos



South Garage Restoration Allowance

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$30,830.00
Category:	Garages	Total Qty to Maintain (100% of Total):	1 Allow
Useful Life:	25:00	Total Current Cost:	\$30,830
Inflation Rate:	4.49%		

Comments

Included for Concrete Restoraqtion and Waterproofing of South Garage

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
South Garage Restoration Allowance	25:00	24:11	1 Allow	\$30,830
Total			1 Allow	\$30,830

Photos



North Garage Shingle Roof

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$5.50
Category:	Garages	Total Qty to Maintain (100% of Total):	3,600 SF
Useful Life:	15:00	Total Current Cost:	\$19,800
Inflation Rate:	4.49%		

Comments

Included for Replacement of North Garage Roof

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
North Garage Shingle Roof	15:00	8:05	3,600 SF	\$19,800
Total			3,600 SF	\$19,800

Photos



South Garage Shingle Roof

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$5.50
Category:	Garages	Total Qty to Maintain (100% of Total):	3,600 SF
Useful Life:	15:00	Total Current Cost:	\$19,800
Inflation Rate:	4.49%		

Comments

Included for Replacement of South Garage Roof

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
South Garage Shingle Roof	15:00	8:05	3,600 SF	\$19,800
Total			3,600 SF	\$19,800

Photos



Pool Resurface

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$29.43
Category:	Recreation/Pool/Spa	Total Qty to Maintain (100% of Total):	1,414 SF
Useful Life:	15:00	Total Current Cost:	\$41,614
Inflation Rate:	4.49%		

Comments

Included for Pool Resurfacing

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Pool Resurface	15:00	6:10	1,414 SF	\$41,614
Total			1,414 SF	\$41,614

Photos



Concrete Pool Deck Resurface

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$20.56
Category:	Recreation/Pool/Spa	Total Qty to Maintain (100% of Total):	2,816 SF
Useful Life:	25:00	Total Current Cost:	\$57,897
Inflation Rate:	4.49%		

Comments

Included for Concrete Pool Resurfacing

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Concrete Pool Deck Resurface	25:00	21:00	2,816 SF	\$57,897
Total			2,816 SF	\$57,897

Photos



Pool Equipment Allowance

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$26,500.00
Category:	Recreation/Pool/Spa	Total Qty to Maintain (100% of Total):	1 LS
Useful Life:	15:00	Total Current Cost:	\$26,500
Inflation Rate:	4.49%		

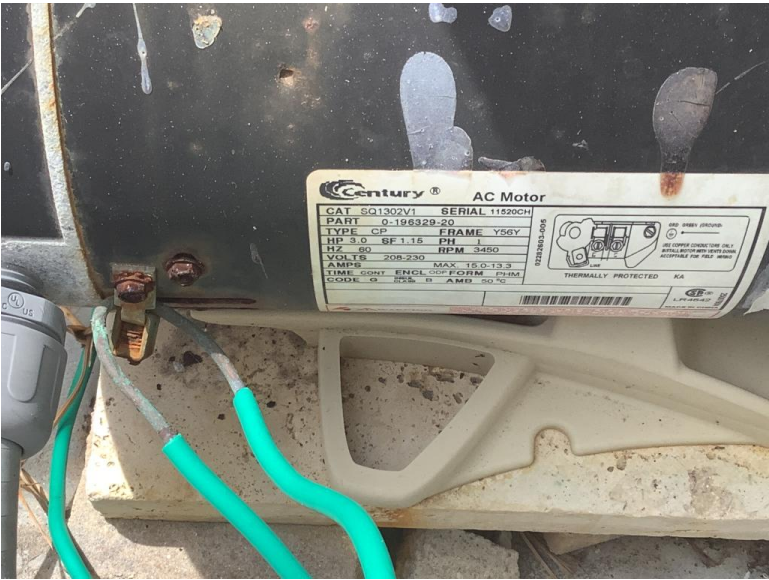
Comments

Included for replacement of Pool Equipment

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Pool Equipment Allowance	15:00	11:00	1 LS	\$26,500
Total			1 LS	\$26,500

Photos





Pool Fencing

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$76.00
Category:	Recreation/Pool/Spa	Total Qty to Maintain (100% of Total):	330 LF
Useful Life:	30:00	Total Current Cost:	\$25,080
Inflation Rate:	4.49%		

Comments

Included for replacement of Pool Fencing

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Pool Fencing	30:00	23:00	330 LF	\$25,080
Total			330 LF	\$25,080

Photos



PoolHouse Interior Allowance

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$11,000.00
Category:	Clubhouse	Total Qty to Maintain (100% of Total):	1 Allow
Useful Life:	10:00	Total Current Cost:	\$11,000
Inflation Rate:	4.49%		

Comments

Included for renovations inside the Poolhoues, including restrooms, refinishes , reflooring and other interior projects

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
PoolHouse Interior Allowance	10:00	9:11	1 Allow	\$11,000
Total			1 Allow	\$11,000

Photos





PoolHouse Restoration Allowance

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$11,000.00
Category:	Clubhouse	Total Qty to Maintain (100% of Total):	1 Allow
Useful Life:	20:00	Total Current Cost:	\$11,000
Inflation Rate:	4.49%		

Comments

Included for restoration of Poolhoues, including concrete, waterproofing and roof replacement

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
PoolHouse Restoration Allowance	20:00	19:11	1 Allow	\$11,000
Total			1 Allow	\$11,000

Photos





Tennis Court Resurface/Refence

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$92,301.00
Category:	Recreation/Pool/Spa	Total Qty to Maintain (100% of Total):	1 LS
Useful Life:	15:00	Total Current Cost:	\$92,301
Inflation Rate:	4.49%		

Comments

Included for *Type* Court Resurfacing

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Tennis Court Resurface/Refence	15:00	13:00	1 LS	\$92,301
Total			1 LS	\$92,301

Photos





Mailboxes

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$12,000.00
Category:	Common Areas	Total Qty to Maintain (100% of Total):	1 LS
Useful Life:	30:00	Total Current Cost:	\$12,000
Inflation Rate:	4.49%		

Comments

Included for the replacements of Mailboxes

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Mailboxes	30:00	5:00	1 LS	\$12,000
Total			1 LS	\$12,000

Photos



Grounds Concrete Allowance

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$12,000.00
Category:	Concrete	Total Qty to Maintain (100% of Total):	1 Allow
Useful Life:	30:00	Total Current Cost:	\$12,000
Inflation Rate:	4.49%		

Comments

Included for as-needed reoairs/replacements of smaller items in a larger component system

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Grounds Concrete Allowance	30:00	29:11	1 Allow	\$12,000
Total			1 Allow	\$12,000

Photos



Beachwalk Pavers Replacement

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$15.28
Category:	Concrete	Total Qty to Maintain (100% of Total):	150 SF
Useful Life:	35:00	Total Current Cost:	\$2,292
Inflation Rate:	4.49%		

Comments

Included for the replacement of ** Location** Pavers

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Beachwalk Pavers Replacement	35:00	33:00	150 SF	\$2,292
Total			150 SF	\$2,292

Photos





Beachwalk Pavers Reseal

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$3.00
Category:	Concrete	Total Qty to Maintain (100% of Total):	150 SF
Useful Life:	5:00	Total Current Cost:	\$450
Inflation Rate:	4.49%		

Comments

Included for the resealing of ** Location** Pavers

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Beachwalk Pavers Reseal	5:00	3:00	150 SF	\$450
Total			150 SF	\$450

Photos



Seawall Allowance

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$10,000.00
Category:	Seawall	Total Qty to Maintain (100% of Total):	1 Allow
Useful Life:	10:00	Total Current Cost:	\$10,000
Inflation Rate:	4.49%		

Comments

Included for as need repair and recoating of Seawall

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Seawall Allowance	10:00	9:11	1 Allow	\$10,000
Total			1 Allow	\$10,000

Photos



Retaining Wall Allowance (Stone)

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$20,000.00
Category:	Seawall	Total Qty to Maintain (100% of Total):	1 Allow
Useful Life:	10:00	Total Current Cost:	\$20,000
Inflation Rate:	4.49%		

Comments

Included for as need replacement of Stones in retainingand landscaping walls

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Retaining Wall Allowance (Stone)	10:00	9:11	1 Allow	\$20,000
Total			1 Allow	\$20,000

Photos





Landscaping Allowance

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$25,000.00
Category:	Landscaping	Total Qty to Maintain (100% of Total):	1 Allow
Useful Life:	10:00	Total Current Cost:	\$25,000
Inflation Rate:	4.49%		

Comments

Included for as-needed reairs/replacements of smaller items in a larger component system

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Landscaping Allowance	10:00	9:11	1 Allow	\$25,000
Total			1 Allow	\$25,000

Photos





Asphalt Parking Lot Remilling

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$24.62
Category:	Streets/Asphalt	Total Qty to Maintain (100% of Total):	2,000 SY
Useful Life:	30:00	Total Current Cost:	\$49,240
Inflation Rate:	4.49%		

Comments

Included for cyclical Ashpalt Parking Lot Remilling

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Asphalt Parking Lot Remilling	30:00	6:04	2,000 SY	\$49,240
Total			2,000 SY	\$49,240

Photos



Asphalt Parking Lot Resealing

Basic Info		Cost Data	
Type of Cost:	Repairs & Maintenance	Unit Cost (01/01/2025):	\$3.87
Category:	Streets/Asphalt	Total Qty to Maintain (100% of Total):	2,000 SY
Useful Life:	5:00	Total Current Cost:	\$7,740
Inflation Rate:	4.49%		

Comments

Included for cyclical Asphalt Parking Lot Resealing

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Asphalt Parking Lot Resealing	10:00	6:04	2,000 SY	\$7,740
Total			2,000 SY	\$7,740

Photos



Vinyl Fencing - Northside

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$33.46
Category:	Fencing	Total Qty to Maintain (100% of Total):	140 LF
Useful Life:	30:00	Total Current Cost:	\$4,684
Inflation Rate:	4.49%		

Comments

Included for the replacement of **Location** Vinyl Fencing

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Vinyl Fencing - Northside	30:00	13:00	140 LF	\$4,684
Total			140 LF	\$4,684

Photos



Monument Sign

Basic Info		Cost Data	
Type of Cost:	Replacement	Unit Cost (01/01/2025):	\$8,000.00
Category:	Signs	Total Qty to Maintain (100% of Total):	1 Ea
Useful Life:	40:00	Total Current Cost:	\$8,000
Inflation Rate:	4.49%		

Comments

Included for the replacement of Monument Sign(s)

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Monument Sign	40:00	37:00	1 Ea	\$8,000
Total			1 Ea	\$8,000

Photos



