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**The Marbelle Club C.A.
Non-SIRS Components
*Marco Island, FL***



Report #: 33203-7
Beginning: January 1, 2025
Expires: December 31, 2025

**RESERVE STUDY
Update "With-Site-Visit"**

April 19, 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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The Marbelle Club C.A. - Non-SIRS Components

Report #: 33203-7

Marco Island, FL

of Units: 98

Level of Service: **Update "With-Site-Visit"**

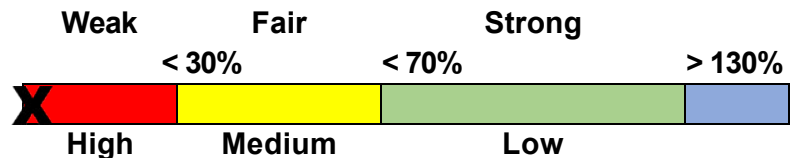
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance	\$0
Projected "Fully Funded" (Ideal) Reserve Balance	\$2,246,899
Percent Funded	0.0 %
Required 2025 Special Assessments	\$0
Minimum 2025 Funding Required to Maintain Reserves above \$0 through Year 30	\$325,950
(Optional Alternative) Recommended 2025 Funding to Achieve 100% Funded by Year 30	\$407,000

Reserve Fund Strength: 0.0%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.00 %**

Annual Inflation Rate **3.00 %**

This document is a "Update, With-Site-Visit" Reserve Study based on a prior study prepared by Association Reserves for your 2024 Fiscal Year. We performed the site inspection on 3/5/2024

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

Component cost estimates, life expectancies, and recommended reserve 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, 2025). 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:

(NON-SIRS): For components not considered "structural" in nature, Florida statutes allow that: "The members of a unit-owner-controlled association may determine, by a majority vote of the total voting interests of the association, to provide no reserves or less reserves than required by this subsection." As such, a majority of the association's voting interests may elect to fund the reserves at lower amounts than shown in this study--or to waive reserve funding entirely—but only for these specific components. Please consult with your Association's legal counsel for additional guidance regarding the waiving or partial funding of reserves.

(SIRS): 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.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds			
2119 Pavers (Roadways) - Replace	40	33	\$290,500
2125 Asphalt - Resurface	20	12	\$41,500
2137 Metal Fencing - Replace	25	17	\$29,900
2175 Site Pole Lights - Replace	20	14	\$68,250
2185 Landscaping - Refurbish	12	6	\$136,500
2188 Beach Walkover - Replace/Rebuild	20	8	\$191,000
Building Exteriors			
2303 Exterior Lights - Replace	20	12	\$56,450
HVAC Systems			
2522 HVAC #01 - MS (Elevator Room)	10	5	\$4,550
2522 HVAC #02 - MS (Elevator Room)	10	0	\$4,550
2522 HVAC #03 - MS (Lobby)	10	0	\$6,550
2522 HVAC #04 - MS (Lobby)	10	6	\$6,000
2522 HVAC #05 - MS (Maintenance)	10	8	\$6,000
2522 HVAC #06 - WSHP (15th Floor)	15	7	\$10,550
2522 HVAC #07 - WSHP (10th Floor)	15	9	\$10,550
2522 HVAC #08 - WSHP (6th Floor)	15	12	\$10,550
2522 HVAC #09 - WSHP (2nd Floor)	15	10	\$10,550
2522 HVAC #10 - WSHP (Lobby/Marabelle)	15	10	\$10,550
2522 HVAC #11 - WSHP (Office)	15	13	\$9,000
2522 HVAC #12 - WSHP (Fitness Room)	15	12	\$9,550
2522 HVAC #13 - WSHP (Guest Suite)	15	13	\$9,000
2522 HVAC #14 - WSHP (Guest Room)	15	12	\$9,550
Mechanical/Electrical/Plumbing			
2503 Access Control System - Replace	10	2	\$17,450
2505 Door Operator (Maint.) - Replace	20	1	\$4,500
2505 Door Operator (Pool) - Replace	20	18	\$4,500
2513 Traction Elevators - Modernize	25	12	\$1,425,000
2517 Elevator Cabs - Remodel	25	12	\$65,050
2532 Exhaust Fans - Repair/Replace	10	3	\$104,300
2536 Heat Exchanger - Replace	20	15	\$62,500
2537 Cooling Tower - Refurbish	20	6	\$92,750
2538 Cooling Tower - Replace	20	16	\$525,500
2539 Condensed Water Pump (Ground) –Repl	20	18	\$27,000
2539 Condensed Water Pump (Roof) –Repl	20	16	\$26,000
2540 VFD (Condenser Pump) -Replace	10	8	\$6,500
2540 VFD's (Domestic Pumps) - Replace	10	8	\$11,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2540 VFD's (Rooftop) -Replace	10	5	\$13,000
2543 Surveillance System - Replace	10	5	\$16,200
2571 Boiler - Replace	20	16	\$49,150
2573 Pressure Tanks (Boiler) - Replace	20	9	\$6,550
2573 Pressure Tanks (HVAC) - Replace	20	16	\$6,550
2575 Domestic Booster Pump (2019) - Repl	10	4	\$20,000
2575 Domestic Booster Pump (2023) - Repl	10	8	\$20,000
Common Interiors			
2315 Epoxy Flooring - Re-Coat	10	8	\$2,035
2701 Interior Surfaces - Repaint	15	13	\$220,000
2705 Interior Lights - Replace	20	18	\$200,000
2709 Tile Flooring - Replace	20	4	\$66,900
2711 Carpeting (Hallways) - Replace	15	13	\$600,000
2711 Carpeting (Lobby) - Replace	15	13	\$1,800
2711 Carpeting (Marbelle Room) - Replace	15	13	\$18,000
2725 Fitness Room - Remodel	20	4	\$11,000
2727 Fitness Equipment - Replace	10	6	\$41,850
2744 Hallway Furnishings - Replace	20	18	\$220,000
2746 Kitchen - Remodel	20	0	\$59,000
2749 Bathrooms (Fitness) - Remodel	20	0	\$59,000
2749 Bathrooms (Marbelle Room) - Remodel	20	0	\$33,000
2750 Lobby FF&E - Remodel	20	14	\$150,000
2752 Office - Remodel	20	0	\$26,750
2753 Marbelle Room FF&E - Remodel	20	14	\$150,000
2759 Guest Room/Suite FF&E - Replace	10	0	\$60,050
2760 Guest Room - Remodel	20	10	\$54,600
2762 Guest Suite - Remodel	20	10	\$191,000
Exterior Amenities			
2746 Gazebo Interior - Remodel	20	0	\$11,000
2763 Pool Deck Furniture - Replace	8	5	\$19,600
2769 Pool Deck (Pavers) - Resurface	40	23	\$65,000
2773 Swimming Pool/Spa - Resurface	12	2	\$58,350
2781 Pool Heater #1 - Replace	8	3	\$7,000
2781 Pool Heater #2 - Replace	8	5	\$7,000
2781 Pool Heater #3 - Replace	8	4	\$7,000
2781 Spa Heater #4 - Replace	8	6	\$7,000
2781 Spa/Pool Heater #5 - Replace	5	3	\$5,000

69 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 contributions are not “for the future”. Reserve contributions are designed 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

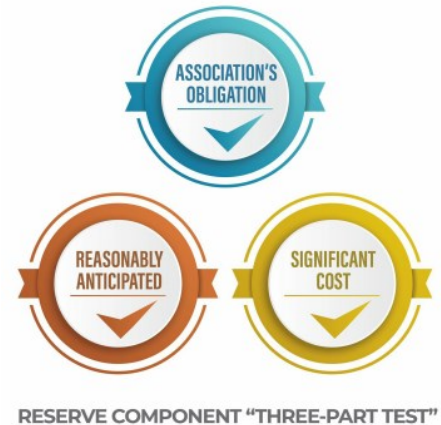


For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

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 contribute?



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 contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions 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 Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions 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, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 3/5/2024, we started with a brief meeting. We thank everyone for their assistance and input during this process. During our inspection, we visually inspected all common areas, amenities, and other components that are the responsibility of the Client. Please refer to the Component Details section at the end of this document for additional photos, observations and other information regarding each component.



Projected Expenses

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

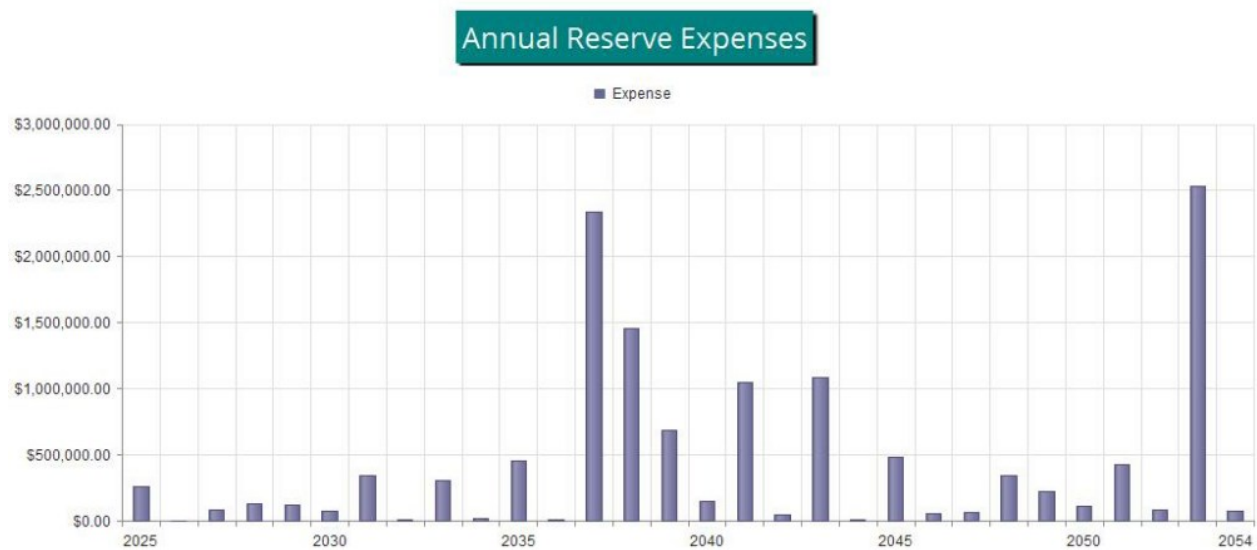


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$0 as-of the start of your Fiscal Year on 1/1/2025. 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 \$2,246,899. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 0.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$407,000 in the upcoming fiscal year. At minimum, the Association must budget \$325,950 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.

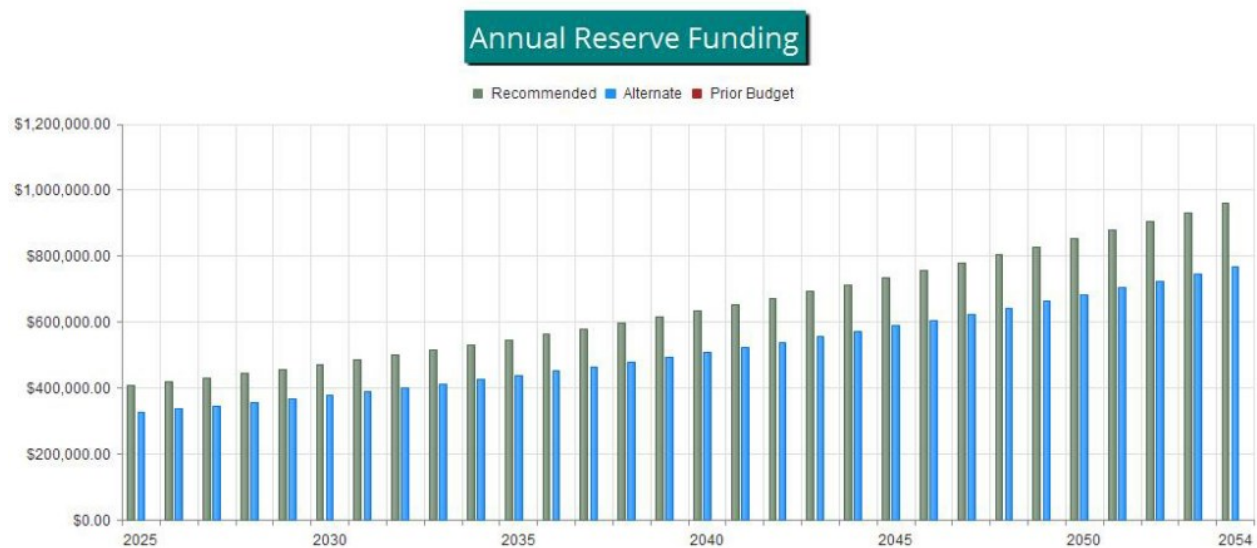


Figure 2

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.

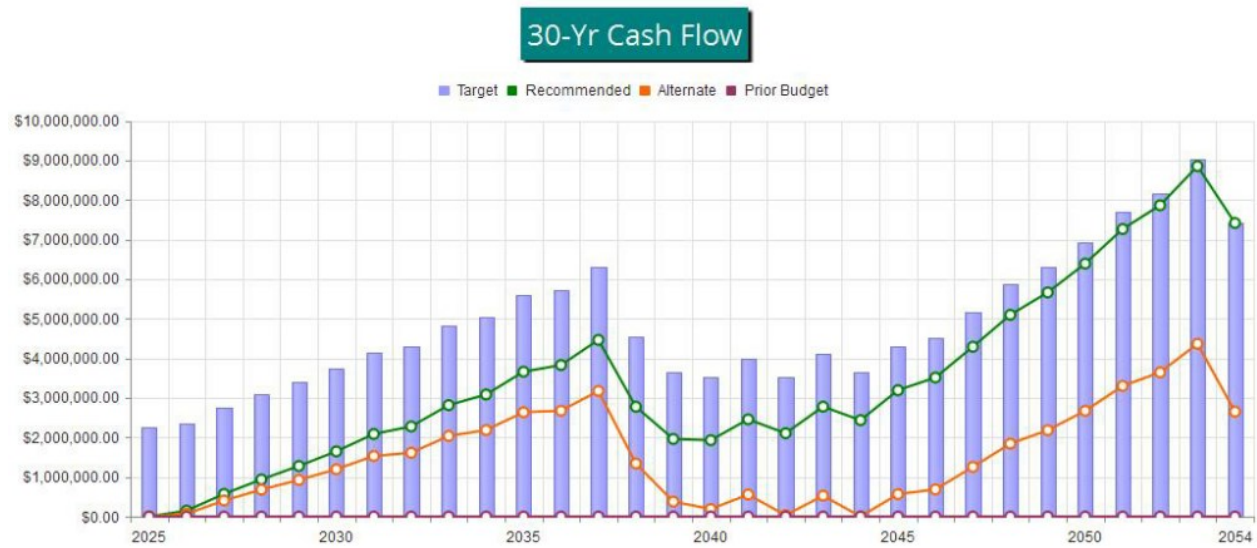


Figure 3

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.

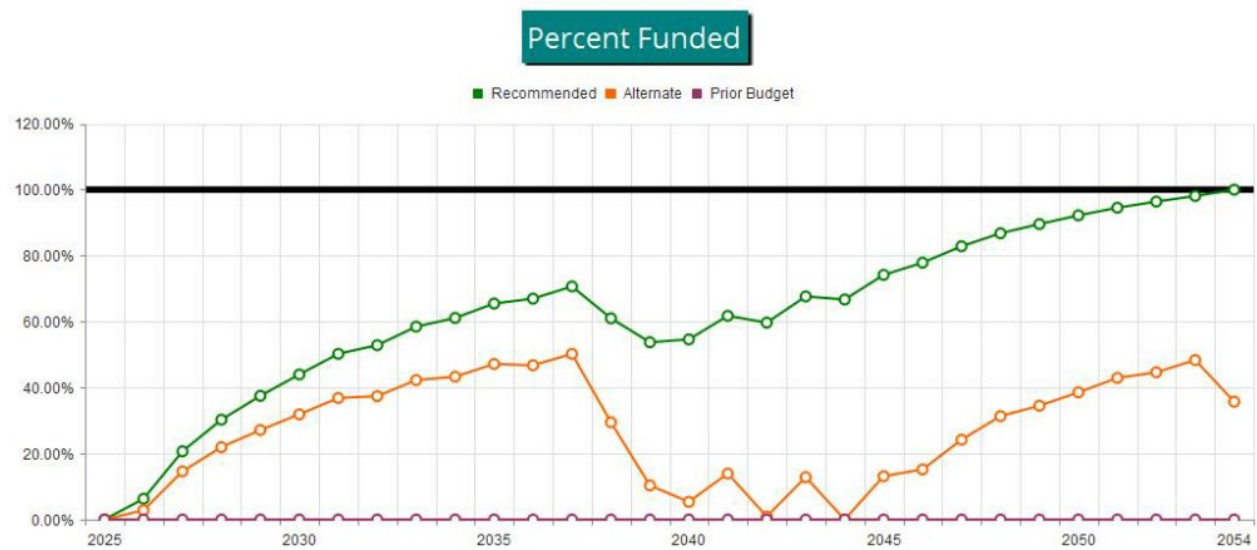


Figure 4

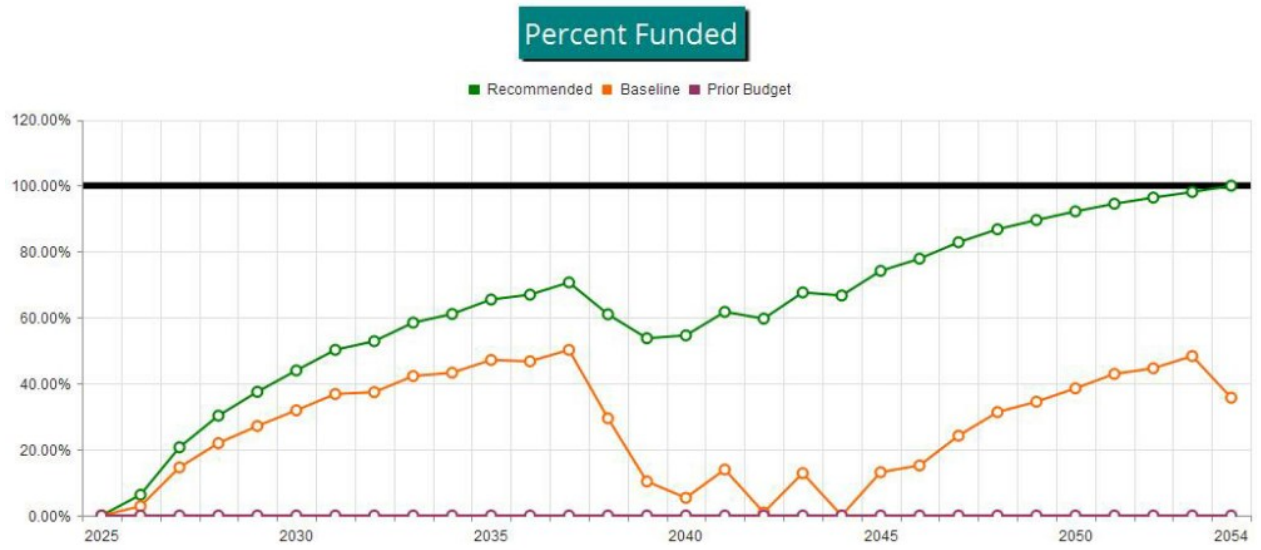


Figure 5



Table Descriptions

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 contributions 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 contribution rate. 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
Site and Grounds								
2119	Pavers (Roadways) - Replace	\$290,500	X	7	/	40	=	\$50,838
2125	Asphalt - Resurface	\$41,500	X	8	/	20	=	\$16,600
2137	Metal Fencing - Replace	\$29,900	X	8	/	25	=	\$9,568
2175	Site Pole Lights - Replace	\$68,250	X	6	/	20	=	\$20,475
2185	Landscaping - Refurbish	\$136,500	X	6	/	12	=	\$68,250
2188	Beach Walkover - Replace/Rebuild	\$191,000	X	12	/	20	=	\$114,600
Building Exteriors								
2303	Exterior Lights - Replace	\$56,450	X	8	/	20	=	\$22,580
HVAC Systems								
2522	HVAC #01 - MS (Elevator Room)	\$4,550	X	5	/	10	=	\$2,275
2522	HVAC #02 - MS (Elevator Room)	\$4,550	X	10	/	10	=	\$4,550
2522	HVAC #03 - MS (Lobby)	\$6,550	X	10	/	10	=	\$6,550
2522	HVAC #04 - MS (Lobby)	\$6,000	X	4	/	10	=	\$2,400
2522	HVAC #05 - MS (Maintenance)	\$6,000	X	2	/	10	=	\$1,200
2522	HVAC #06 - WSHP (15th Floor)	\$10,550	X	8	/	15	=	\$5,627
2522	HVAC #07 - WSHP (10th Floor)	\$10,550	X	6	/	15	=	\$4,220
2522	HVAC #08 - WSHP (6th Floor)	\$10,550	X	3	/	15	=	\$2,110
2522	HVAC #09 - WSHP (2nd Floor)	\$10,550	X	5	/	15	=	\$3,517
2522	HVAC #10 - WSHP (Lobby/Marbelles)	\$10,550	X	5	/	15	=	\$3,517
2522	HVAC #11 - WSHP (Office)	\$9,000	X	2	/	15	=	\$1,200
2522	HVAC #12 - WSHP (Fitness Room)	\$9,550	X	3	/	15	=	\$1,910
2522	HVAC #13 - WSHP (Guest Suite)	\$9,000	X	2	/	15	=	\$1,200
2522	HVAC #14 - WSHP (Guest Room)	\$9,550	X	3	/	15	=	\$1,910
Mechanical/Electrical/Plumbing								
2503	Access Control System - Replace	\$17,450	X	8	/	10	=	\$13,960
2505	Door Operator (Maint.) - Replace	\$4,500	X	19	/	20	=	\$4,275
2505	Door Operator (Pool) - Replace	\$4,500	X	2	/	20	=	\$450
2513	Traction Elevators - Modernize	\$1,425,000	X	13	/	25	=	\$741,000
2517	Elevator Cabs - Remodel	\$65,050	X	13	/	25	=	\$33,826
2532	Exhaust Fans - Repair/Replace	\$104,300	X	7	/	10	=	\$73,010
2536	Heat Exchanger - Replace	\$62,500	X	5	/	20	=	\$15,625
2537	Cooling Tower - Refurbish	\$92,750	X	14	/	20	=	\$64,925
2538	Cooling Tower - Replace	\$525,500	X	4	/	20	=	\$105,100
2539	Condensed Water Pump (Ground) -Repl	\$27,000	X	2	/	20	=	\$2,700
2539	Condensed Water Pump (Roof) -Repl	\$26,000	X	4	/	20	=	\$5,200
2540	VFD (Condenser Pump) -Replace	\$6,500	X	2	/	10	=	\$1,300
2540	VFD's (Domestic Pumps) - Replace	\$11,000	X	2	/	10	=	\$2,200
2540	VFD's (Rooftop) -Replace	\$13,000	X	5	/	10	=	\$6,500
2543	Surveillance System - Replace	\$16,200	X	5	/	10	=	\$8,100
2571	Boiler - Replace	\$49,150	X	4	/	20	=	\$9,830
2573	Pressure Tanks (Boiler) - Replace	\$6,550	X	11	/	20	=	\$3,603
2573	Pressure Tanks (HVAC) - Replace	\$6,550	X	4	/	20	=	\$1,310
2575	Domestic Booster Pump (2019) - Repl	\$20,000	X	6	/	10	=	\$12,000
2575	Domestic Booster Pump (2023) - Repl	\$20,000	X	2	/	10	=	\$4,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Common Interiors								
2315	Epoxy Flooring - Re-Coat	\$2,035	X	2	/	10	=	\$407
2701	Interior Surfaces - Repaint	\$220,000	X	2	/	15	=	\$29,333
2705	Interior Lights - Replace	\$200,000	X	2	/	20	=	\$20,000
2709	Tile Flooring - Replace	\$66,900	X	16	/	20	=	\$53,520
2711	Carpeting (Hallways) - Replace	\$600,000	X	2	/	15	=	\$80,000
2711	Carpeting (Lobby) - Replace	\$1,800	X	2	/	15	=	\$240
2711	Carpeting (Marbelle Room) - Replace	\$18,000	X	2	/	15	=	\$2,400
2725	Fitness Room - Remodel	\$11,000	X	16	/	20	=	\$8,800
2727	Fitness Equipment - Replace	\$41,850	X	4	/	10	=	\$16,740
2744	Hallway Furnishings - Replace	\$220,000	X	2	/	20	=	\$22,000
2746	Kitchen - Remodel	\$59,000	X	20	/	20	=	\$59,000
2749	Bathrooms (Fitness) - Remodel	\$59,000	X	20	/	20	=	\$59,000
2749	Bathrooms (Marbelle Room) - Remodel	\$33,000	X	20	/	20	=	\$33,000
2750	Lobby FF&E - Remodel	\$150,000	X	6	/	20	=	\$45,000
2752	Office - Remodel	\$26,750	X	20	/	20	=	\$26,750
2753	Marbelle Room FF&E - Remodel	\$150,000	X	6	/	20	=	\$45,000
2759	Guest Room/Suite FF&E - Replace	\$60,050	X	10	/	10	=	\$60,050
2760	Guest Room - Remodel	\$54,600	X	10	/	20	=	\$27,300
2762	Guest Suite - Remodel	\$191,000	X	10	/	20	=	\$95,500
Exterior Amenities								
2746	Gazebo Interior - Remodel	\$11,000	X	20	/	20	=	\$11,000
2763	Pool Deck Furniture - Replace	\$19,600	X	3	/	8	=	\$7,350
2769	Pool Deck (Pavers) - Resurface	\$65,000	X	17	/	40	=	\$27,625
2773	Swimming Pool/Spa - Resurface	\$58,350	X	10	/	12	=	\$48,625
2781	Pool Heater #1 - Replace	\$7,000	X	5	/	8	=	\$4,375
2781	Pool Heater #2 - Replace	\$7,000	X	3	/	8	=	\$2,625
2781	Pool Heater #3 - Replace	\$7,000	X	4	/	8	=	\$3,500
2781	Spa Heater #4 - Replace	\$7,000	X	2	/	8	=	\$1,750
2781	Spa/Pool Heater #5 - Replace	\$5,000	X	2	/	5	=	\$2,000
								\$2,246,899



Component Significance

Report # 33203-7
With-Site-Visit

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site and Grounds					
2119	Pavers (Roadways) - Replace	40	\$290,500	\$7,263	2.35 %
2125	Asphalt - Resurface	20	\$41,500	\$2,075	0.67 %
2137	Metal Fencing - Replace	25	\$29,900	\$1,196	0.39 %
2175	Site Pole Lights - Replace	20	\$68,250	\$3,413	1.11 %
2185	Landscaping - Refurbish	12	\$136,500	\$11,375	3.69 %
2188	Beach Walkover - Replace/Rebuild	20	\$191,000	\$9,550	3.09 %
Building Exteriors					
2303	Exterior Lights - Replace	20	\$56,450	\$2,823	0.91 %
HVAC Systems					
2522	HVAC #01 - MS (Elevator Room)	10	\$4,550	\$455	0.15 %
2522	HVAC #02 - MS (Elevator Room)	10	\$4,550	\$455	0.15 %
2522	HVAC #03 - MS (Lobby)	10	\$6,550	\$655	0.21 %
2522	HVAC #04 - MS (Lobby)	10	\$6,000	\$600	0.19 %
2522	HVAC #05 - MS (Maintenance)	10	\$6,000	\$600	0.19 %
2522	HVAC #06 - WSHP (15th Floor)	15	\$10,550	\$703	0.23 %
2522	HVAC #07 - WSHP (10th Floor)	15	\$10,550	\$703	0.23 %
2522	HVAC #08 - WSHP (6th Floor)	15	\$10,550	\$703	0.23 %
2522	HVAC #09 - WSHP (2nd Floor)	15	\$10,550	\$703	0.23 %
2522	HVAC #10 - WSHP (Lobby/Marbelles)	15	\$10,550	\$703	0.23 %
2522	HVAC #11 - WSHP (Office)	15	\$9,000	\$600	0.19 %
2522	HVAC #12 - WSHP (Fitness Room)	15	\$9,550	\$637	0.21 %
2522	HVAC #13 - WSHP (Guest Suite)	15	\$9,000	\$600	0.19 %
2522	HVAC #14 - WSHP (Guest Room)	15	\$9,550	\$637	0.21 %
Mechanical/Electrical/Plumbing					
2503	Access Control System - Replace	10	\$17,450	\$1,745	0.57 %
2505	Door Operator (Maint.) - Replace	20	\$4,500	\$225	0.07 %
2505	Door Operator (Pool) - Replace	20	\$4,500	\$225	0.07 %
2513	Traction Elevators - Modernize	25	\$1,425,000	\$57,000	18.47 %
2517	Elevator Cabs - Remodel	25	\$65,050	\$2,602	0.84 %
2532	Exhaust Fans - Repair/Replace	10	\$104,300	\$10,430	3.38 %
2536	Heat Exchanger - Replace	20	\$62,500	\$3,125	1.01 %
2537	Cooling Tower - Refurbish	20	\$92,750	\$4,638	1.50 %
2538	Cooling Tower - Replace	20	\$525,500	\$26,275	8.51 %
2539	Condensed Water Pump (Ground) -Repl	20	\$27,000	\$1,350	0.44 %
2539	Condensed Water Pump (Roof) -Repl	20	\$26,000	\$1,300	0.42 %
2540	VFD (Condenser Pump) -Replace	10	\$6,500	\$650	0.21 %
2540	VFD's (Domestic Pumps) - Replace	10	\$11,000	\$1,100	0.36 %
2540	VFD's (Rooftop) -Replace	10	\$13,000	\$1,300	0.42 %
2543	Surveillance System - Replace	10	\$16,200	\$1,620	0.52 %
2571	Boiler - Replace	20	\$49,150	\$2,458	0.80 %
2573	Pressure Tanks (Boiler) - Replace	20	\$6,550	\$328	0.11 %
2573	Pressure Tanks (HVAC) - Replace	20	\$6,550	\$328	0.11 %
2575	Domestic Booster Pump (2019) - Repl	10	\$20,000	\$2,000	0.65 %
2575	Domestic Booster Pump (2023) - Repl	10	\$20,000	\$2,000	0.65 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Common Interiors				
2315 Epoxy Flooring - Re-Coat	10	\$2,035	\$204	0.07 %
2701 Interior Surfaces - Repaint	15	\$220,000	\$14,667	4.75 %
2705 Interior Lights - Replace	20	\$200,000	\$10,000	3.24 %
2709 Tile Flooring - Replace	20	\$66,900	\$3,345	1.08 %
2711 Carpeting (Hallways) - Replace	15	\$600,000	\$40,000	12.96 %
2711 Carpeting (Lobby) - Replace	15	\$1,800	\$120	0.04 %
2711 Carpeting (Marbelle Room) - Replace	15	\$18,000	\$1,200	0.39 %
2725 Fitness Room - Remodel	20	\$11,000	\$550	0.18 %
2727 Fitness Equipment - Replace	10	\$41,850	\$4,185	1.36 %
2744 Hallway Furnishings - Replace	20	\$220,000	\$11,000	3.56 %
2746 Kitchen - Remodel	20	\$59,000	\$2,950	0.96 %
2749 Bathrooms (Fitness) - Remodel	20	\$59,000	\$2,950	0.96 %
2749 Bathrooms (Marbelle Room) - Remodel	20	\$33,000	\$1,650	0.53 %
2750 Lobby FF&E - Remodel	20	\$150,000	\$7,500	2.43 %
2752 Office - Remodel	20	\$26,750	\$1,338	0.43 %
2753 Marbelle Room FF&E - Remodel	20	\$150,000	\$7,500	2.43 %
2759 Guest Room/Suite FF&E - Replace	10	\$60,050	\$6,005	1.95 %
2760 Guest Room - Remodel	20	\$54,600	\$2,730	0.88 %
2762 Guest Suite - Remodel	20	\$191,000	\$9,550	3.09 %
Exterior Amenities				
2746 Gazebo Interior - Remodel	20	\$11,000	\$550	0.18 %
2763 Pool Deck Furniture - Replace	8	\$19,600	\$2,450	0.79 %
2769 Pool Deck (Pavers) - Resurface	40	\$65,000	\$1,625	0.53 %
2773 Swimming Pool/Spa - Resurface	12	\$58,350	\$4,863	1.58 %
2781 Pool Heater #1 - Replace	8	\$7,000	\$875	0.28 %
2781 Pool Heater #2 - Replace	8	\$7,000	\$875	0.28 %
2781 Pool Heater #3 - Replace	8	\$7,000	\$875	0.28 %
2781 Spa Heater #4 - Replace	8	\$7,000	\$875	0.28 %
2781 Spa/Pool Heater #5 - Replace	5	\$5,000	\$1,000	0.32 %
69 Total Funded Components			\$308,576	100.00 %



30-Year Reserve Plan Summary

Report # 33203-7
With-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	\$0	\$2,246,899	0.0 %	High	\$407,000	\$0	\$1,485	\$259,900
2026	\$148,585	\$2,364,442	6.3 %	High	\$419,210	\$0	\$7,183	\$4,635
2027	\$570,343	\$2,757,969	20.7 %	High	\$431,786	\$0	\$15,058	\$80,416
2028	\$936,771	\$3,095,069	30.3 %	Medium	\$444,740	\$0	\$22,114	\$127,084
2029	\$1,276,540	\$3,404,329	37.5 %	Medium	\$458,082	\$0	\$29,198	\$118,066
2030	\$1,645,754	\$3,742,575	44.0 %	Medium	\$471,825	\$0	\$37,274	\$69,962
2031	\$2,084,891	\$4,151,246	50.2 %	Medium	\$485,979	\$0	\$43,563	\$339,230
2032	\$2,275,203	\$4,305,886	52.8 %	Medium	\$500,559	\$0	\$50,844	\$12,975
2033	\$2,813,631	\$4,812,592	58.5 %	Medium	\$515,575	\$0	\$58,907	\$305,969
2034	\$3,082,144	\$5,044,443	61.1 %	Medium	\$531,043	\$0	\$67,345	\$22,312
2035	\$3,658,220	\$5,587,495	65.5 %	Medium	\$546,974	\$0	\$74,777	\$454,042
2036	\$3,825,929	\$5,714,597	67.0 %	Medium	\$563,383	\$0	\$82,812	\$9,690
2037	\$4,462,434	\$6,316,010	70.7 %	Low	\$580,285	\$0	\$72,299	\$2,341,242
2038	\$2,773,776	\$4,547,165	61.0 %	Medium	\$597,693	\$0	\$47,292	\$1,459,282
2039	\$1,959,479	\$3,647,268	53.7 %	Medium	\$615,624	\$0	\$38,839	\$686,111
2040	\$1,927,832	\$3,530,743	54.6 %	Medium	\$634,093	\$0	\$43,798	\$149,954
2041	\$2,455,768	\$3,977,385	61.7 %	Medium	\$653,116	\$0	\$45,551	\$1,051,163
2042	\$2,103,272	\$3,524,038	59.7 %	Medium	\$672,709	\$0	\$48,744	\$49,420
2043	\$2,775,304	\$4,104,185	67.6 %	Medium	\$692,890	\$0	\$52,040	\$1,087,063
2044	\$2,433,171	\$3,648,725	66.7 %	Medium	\$713,677	\$0	\$56,191	\$12,275
2045	\$3,190,764	\$4,302,866	74.2 %	Low	\$735,087	\$0	\$66,957	\$482,051
2046	\$3,510,757	\$4,509,481	77.9 %	Low	\$757,140	\$0	\$77,920	\$57,855
2047	\$4,287,962	\$5,176,438	82.8 %	Low	\$779,854	\$0	\$93,743	\$67,064
2048	\$5,094,496	\$5,871,656	86.8 %	Low	\$803,250	\$0	\$107,464	\$343,996
2049	\$5,661,213	\$6,320,761	89.6 %	Low	\$827,347	\$0	\$120,393	\$220,457
2050	\$6,388,497	\$6,929,402	92.2 %	Low	\$852,168	\$0	\$136,389	\$114,844
2051	\$7,262,209	\$7,684,467	94.5 %	Low	\$877,733	\$0	\$151,111	\$429,054
2052	\$7,861,999	\$8,158,511	96.4 %	Low	\$904,065	\$0	\$166,992	\$81,410
2053	\$8,851,646	\$9,025,413	98.1 %	Low	\$931,187	\$0	\$162,517	\$2,531,214
2054	\$7,414,135	\$7,416,203	100.0 %	Low	\$959,122	\$0	\$158,541	\$78,120



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 33203-7
With-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	\$0	\$2,246,899	0.0 %	High	\$325,950	\$0	\$667	\$259,900
2026	\$66,717	\$2,364,442	2.8 %	High	\$335,729	\$0	\$4,688	\$4,635
2027	\$402,498	\$2,757,969	14.6 %	High	\$345,800	\$0	\$10,802	\$80,416
2028	\$678,685	\$3,095,069	21.9 %	High	\$356,174	\$0	\$16,011	\$127,084
2029	\$923,786	\$3,404,329	27.1 %	High	\$366,860	\$0	\$21,157	\$118,066
2030	\$1,193,736	\$3,742,575	31.9 %	Medium	\$377,865	\$0	\$27,202	\$69,962
2031	\$1,528,842	\$4,151,246	36.8 %	Medium	\$389,201	\$0	\$31,363	\$339,230
2032	\$1,610,176	\$4,305,886	37.4 %	Medium	\$400,877	\$0	\$36,415	\$12,975
2033	\$2,034,493	\$4,812,592	42.3 %	Medium	\$412,904	\$0	\$42,144	\$305,969
2034	\$2,183,572	\$5,044,443	43.3 %	Medium	\$425,291	\$0	\$48,141	\$22,312
2035	\$2,634,692	\$5,587,495	47.2 %	Medium	\$438,050	\$0	\$53,018	\$454,042
2036	\$2,671,718	\$5,714,597	46.8 %	Medium	\$451,191	\$0	\$58,383	\$9,690
2037	\$3,171,602	\$6,316,010	50.2 %	Medium	\$464,727	\$0	\$45,079	\$2,341,242
2038	\$1,340,165	\$4,547,165	29.5 %	High	\$478,669	\$0	\$17,154	\$1,459,282
2039	\$376,705	\$3,647,268	10.3 %	High	\$493,029	\$0	\$5,655	\$686,111
2040	\$189,278	\$3,530,743	5.4 %	High	\$507,819	\$0	\$7,432	\$149,954
2041	\$554,575	\$3,977,385	13.9 %	High	\$523,054	\$0	\$5,864	\$1,051,163
2042	\$32,331	\$3,524,038	0.9 %	High	\$538,746	\$0	\$5,591	\$49,420
2043	\$527,247	\$4,104,185	12.8 %	High	\$554,908	\$0	\$5,272	\$1,087,063
2044	\$364	\$3,648,725	0.0 %	High	\$571,555	\$0	\$5,652	\$12,275
2045	\$565,296	\$4,302,866	13.1 %	High	\$588,702	\$0	\$12,486	\$482,051
2046	\$684,433	\$4,509,481	15.2 %	High	\$606,363	\$0	\$19,350	\$57,855
2047	\$1,252,292	\$5,176,438	24.2 %	High	\$624,554	\$0	\$30,903	\$67,064
2048	\$1,840,685	\$5,871,656	31.3 %	Medium	\$643,291	\$0	\$40,174	\$343,996
2049	\$2,180,153	\$6,320,761	34.5 %	Medium	\$662,589	\$0	\$48,467	\$220,457
2050	\$2,670,753	\$6,929,402	38.5 %	Medium	\$682,467	\$0	\$59,636	\$114,844
2051	\$3,298,012	\$7,684,467	42.9 %	Medium	\$702,941	\$0	\$69,332	\$429,054
2052	\$3,641,231	\$8,158,511	44.6 %	Medium	\$724,029	\$0	\$79,981	\$81,410
2053	\$4,363,832	\$9,025,413	48.4 %	Medium	\$745,750	\$0	\$70,062	\$2,531,214
2054	\$2,648,429	\$7,416,203	35.7 %	Medium	\$768,123	\$0	\$60,420	\$78,120

30-Year Income/Expense Detail

Report # 33203-7
With-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$0	\$148,585	\$570,343	\$936,771	\$1,276,540
Annual Reserve Funding	\$407,000	\$419,210	\$431,786	\$444,740	\$458,082
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$1,485	\$7,183	\$15,058	\$22,114	\$29,198
Total Income	\$408,485	\$574,978	\$1,017,187	\$1,403,625	\$1,763,820
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Systems					
2522 HVAC #01 - MS (Elevator Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #02 - MS (Elevator Room)	\$4,550	\$0	\$0	\$0	\$0
2522 HVAC #03 - MS (Lobby)	\$6,550	\$0	\$0	\$0	\$0
2522 HVAC #04 - MS (Lobby)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #05 - MS (Maintenance)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #06 - WSHP (15th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #07 - WSHP (10th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #08 - WSHP (6th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #09 - WSHP (2nd Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #10 - WSHP (Lobby/Marbelles)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #11 - WSHP (Office)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #12 - WSHP (Fitness Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #13 - WSHP (Guest Suite)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #14 - WSHP (Guest Room)	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$18,513	\$0	\$0
2505 Door Operator (Maint.) - Replace	\$0	\$4,635	\$0	\$0	\$0
2505 Door Operator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$113,971	\$0
2536 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Ground) -Repl	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Roof) -Repl	\$0	\$0	\$0	\$0	\$0
2540 VFD (Condenser Pump) -Replace	\$0	\$0	\$0	\$0	\$0
2540 VFD's (Domestic Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFD's (Rooftop) -Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (Boiler) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (HVAC) - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2019) - Repl	\$0	\$0	\$0	\$0	\$22,510
2575 Domestic Booster Pump (2023) - Repl	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2315 Epoxy Flooring - Re-Coat	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$75,297
2711 Carpeting (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Marbelles Room) - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$12,381
2727 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year		2025	2026	2027	2028	2029
2744	Hallway Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2746	Kitchen - Remodel	\$59,000	\$0	\$0	\$0	\$0
2749	Bathrooms (Fitness) - Remodel	\$59,000	\$0	\$0	\$0	\$0
2749	Bathrooms (Marbelle Room) - Remodel	\$33,000	\$0	\$0	\$0	\$0
2750	Lobby FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2752	Office - Remodel	\$26,750	\$0	\$0	\$0	\$0
2753	Marbelle Room FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2759	Guest Room/Suite FF&E - Replace	\$60,050	\$0	\$0	\$0	\$0
2760	Guest Room - Remodel	\$0	\$0	\$0	\$0	\$0
2762	Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities						
2746	Gazebo Interior - Remodel	\$11,000	\$0	\$0	\$0	\$0
2763	Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769	Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2773	Swimming Pool/Spa - Resurface	\$0	\$0	\$61,904	\$0	\$0
2781	Pool Heater #1 - Replace	\$0	\$0	\$0	\$7,649	\$0
2781	Pool Heater #2 - Replace	\$0	\$0	\$0	\$0	\$0
2781	Pool Heater #3 - Replace	\$0	\$0	\$0	\$0	\$7,879
2781	Spa Heater #4 - Replace	\$0	\$0	\$0	\$0	\$0
2781	Spa/Pool Heater #5 - Replace	\$0	\$0	\$0	\$5,464	\$0
Total Expenses		\$259,900	\$4,635	\$80,416	\$127,084	\$118,066
Ending Reserve Balance		\$148,585	\$570,343	\$936,771	\$1,276,540	\$1,645,754

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$1,645,754	\$2,084,891	\$2,275,203	\$2,813,631	\$3,082,144
Annual Reserve Funding	\$471,825	\$485,979	\$500,559	\$515,575	\$531,043
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$37,274	\$43,563	\$50,844	\$58,907	\$67,345
Total Income	\$2,154,853	\$2,614,433	\$2,826,606	\$3,388,113	\$3,680,532
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$162,988	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$241,953	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Systems					
2522 HVAC #01 - MS (Elevator Room)	\$5,275	\$0	\$0	\$0	\$0
2522 HVAC #02 - MS (Elevator Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #03 - MS (Lobby)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #04 - MS (Lobby)	\$0	\$7,164	\$0	\$0	\$0
2522 HVAC #05 - MS (Maintenance)	\$0	\$0	\$0	\$7,601	\$0
2522 HVAC #06 - WSHP (15th Floor)	\$0	\$0	\$12,975	\$0	\$0
2522 HVAC #07 - WSHP (10th Floor)	\$0	\$0	\$0	\$0	\$13,765
2522 HVAC #08 - WSHP (6th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #09 - WSHP (2nd Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #10 - WSHP (Lobby/Marabelle)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #11 - WSHP (Office)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #12 - WSHP (Fitness Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #13 - WSHP (Guest Suite)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #14 - WSHP (Guest Room)	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2505 Door Operator (Maint.) - Replace	\$0	\$0	\$0	\$0	\$0
2505 Door Operator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2536 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$110,748	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Ground) -Repl	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Roof) -Repl	\$0	\$0	\$0	\$0	\$0
2540 VFD (Condenser Pump) -Replace	\$0	\$0	\$0	\$8,234	\$0
2540 VFD's (Domestic Pumps) - Replace	\$0	\$0	\$0	\$13,934	\$0
2540 VFD's (Rooftop) -Replace	\$15,071	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$18,780	\$0	\$0	\$0	\$0
2571 Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (Boiler) - Replace	\$0	\$0	\$0	\$0	\$8,546
2573 Pressure Tanks (HVAC) - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2019) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2023) - Repl	\$0	\$0	\$0	\$25,335	\$0
Common Interiors					
2315 Epoxy Flooring - Re-Coat	\$0	\$0	\$0	\$2,578	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Marbelle Room) - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Equipment - Replace	\$0	\$49,971	\$0	\$0	\$0
2744 Hallway Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Fitness) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Marbelle Room) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
2753 Marbelle Room FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2759 Guest Room/Suite FF&E - Replace	\$0	\$0	\$0	\$0	\$0
2760 Guest Room - Remodel	\$0	\$0	\$0	\$0	\$0
2762 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2746 Gazebo Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$22,722	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool/Spa - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater #1 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater #2 - Replace	\$8,115	\$0	\$0	\$0	\$0
2781 Pool Heater #3 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater #4 - Replace	\$0	\$8,358	\$0	\$0	\$0
2781 Spa/Pool Heater #5 - Replace	\$0	\$0	\$0	\$6,334	\$0
Total Expenses	\$69,962	\$339,230	\$12,975	\$305,969	\$22,312
Ending Reserve Balance	\$2,084,891	\$2,275,203	\$2,813,631	\$3,082,144	\$3,658,220

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$3,658,220	\$3,825,929	\$4,462,434	\$2,773,776	\$1,959,479
Annual Reserve Funding	\$546,974	\$563,383	\$580,285	\$597,693	\$615,624
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$74,777	\$82,812	\$72,299	\$47,292	\$38,839
Total Income	\$4,279,971	\$4,472,124	\$5,115,018	\$3,418,761	\$2,613,942
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$59,169	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$103,234
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$80,484	\$0	\$0
HVAC Systems					
2522 HVAC #01 - MS (Elevator Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #02 - MS (Elevator Room)	\$6,115	\$0	\$0	\$0	\$0
2522 HVAC #03 - MS (Lobby)	\$8,803	\$0	\$0	\$0	\$0
2522 HVAC #04 - MS (Lobby)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #05 - MS (Maintenance)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #06 - WSHP (15th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #07 - WSHP (10th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #08 - WSHP (6th Floor)	\$0	\$0	\$15,042	\$0	\$0
2522 HVAC #09 - WSHP (2nd Floor)	\$14,178	\$0	\$0	\$0	\$0
2522 HVAC #10 - WSHP (Lobby/Marabelle)	\$14,178	\$0	\$0	\$0	\$0
2522 HVAC #11 - WSHP (Office)	\$0	\$0	\$0	\$13,217	\$0
2522 HVAC #12 - WSHP (Fitness Room)	\$0	\$0	\$13,616	\$0	\$0
2522 HVAC #13 - WSHP (Guest Suite)	\$0	\$0	\$0	\$13,217	\$0
2522 HVAC #14 - WSHP (Guest Room)	\$0	\$0	\$13,616	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$24,880	\$0	\$0
2505 Door Operator (Maint.) - Replace	\$0	\$0	\$0	\$0	\$0
2505 Door Operator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$2,031,709	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$92,746	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$153,168	\$0
2536 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Ground) -Repl	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Roof) -Repl	\$0	\$0	\$0	\$0	\$0
2540 VFD (Condenser Pump) -Replace	\$0	\$0	\$0	\$0	\$0
2540 VFD's (Domestic Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFD's (Rooftop) -Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (Boiler) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (HVAC) - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2019) - Repl	\$0	\$0	\$0	\$0	\$30,252
2575 Domestic Booster Pump (2023) - Repl	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2315 Epoxy Flooring - Re-Coach	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$323,077	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Hallways) - Replace	\$0	\$0	\$0	\$881,120	\$0
2711 Carpeting (Lobby) - Replace	\$0	\$0	\$0	\$2,643	\$0
2711 Carpeting (Marbelle Room) - Replace	\$0	\$0	\$0	\$26,434	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2744 Hallway Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Fitness) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Marbelle Room) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby FF&E - Remodel	\$0	\$0	\$0	\$0	\$226,888
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
2753 Marbelle Room FF&E - Remodel	\$0	\$0	\$0	\$0	\$226,888
2759 Guest Room/Suite FF&E - Replace	\$80,702	\$0	\$0	\$0	\$0
2760 Guest Room - Remodel	\$73,378	\$0	\$0	\$0	\$0
2762 Guest Suite - Remodel	\$256,688	\$0	\$0	\$0	\$0
Exterior Amenities					
2746 Gazebo Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$28,783	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool/Spa - Resurface	\$0	\$0	\$0	\$0	\$88,260
2781 Pool Heater #1 - Replace	\$0	\$9,690	\$0	\$0	\$0
2781 Pool Heater #2 - Replace	\$0	\$0	\$0	\$10,280	\$0
2781 Pool Heater #3 - Replace	\$0	\$0	\$9,980	\$0	\$0
2781 Spa Heater #4 - Replace	\$0	\$0	\$0	\$0	\$10,588
2781 Spa/Pool Heater #5 - Replace	\$0	\$0	\$0	\$7,343	\$0
Total Expenses	\$454,042	\$9,690	\$2,341,242	\$1,459,282	\$686,111
Ending Reserve Balance	\$3,825,929	\$4,462,434	\$2,773,776	\$1,959,479	\$1,927,832

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$1,927,832	\$2,455,768	\$2,103,272	\$2,775,304	\$2,433,171
Annual Reserve Funding	\$634,093	\$653,116	\$672,709	\$692,890	\$713,677
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$43,798	\$45,551	\$48,744	\$52,040	\$56,191
Total Income	\$2,605,723	\$3,154,435	\$2,824,724	\$3,520,234	\$3,203,039
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$49,420	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$232,382	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Systems					
2522 HVAC #01 - MS (Elevator Room)	\$7,089	\$0	\$0	\$0	\$0
2522 HVAC #02 - MS (Elevator Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #03 - MS (Lobby)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #04 - MS (Lobby)	\$0	\$9,628	\$0	\$0	\$0
2522 HVAC #05 - MS (Maintenance)	\$0	\$0	\$0	\$10,215	\$0
2522 HVAC #06 - WSHP (15th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #07 - WSHP (10th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #08 - WSHP (6th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #09 - WSHP (2nd Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #10 - WSHP (Lobby/Marabelle)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #11 - WSHP (Office)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #12 - WSHP (Fitness Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #13 - WSHP (Guest Suite)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #14 - WSHP (Guest Room)	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2505 Door Operator (Maint.) - Replace	\$0	\$0	\$0	\$0	\$0
2505 Door Operator (Pool) - Replace	\$0	\$0	\$0	\$7,661	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2536 Heat Exchanger - Replace	\$97,373	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$843,273	\$0	\$0	\$0
2539 Condensed Water Pump (Ground) -Repl	\$0	\$0	\$0	\$45,966	\$0
2539 Condensed Water Pump (Roof) -Repl	\$0	\$41,722	\$0	\$0	\$0
2540 VFD (Condenser Pump) -Replace	\$0	\$0	\$0	\$11,066	\$0
2540 VFD's (Domestic Pumps) - Replace	\$0	\$0	\$0	\$18,727	\$0
2540 VFD's (Rooftop) -Replace	\$20,254	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$25,239	\$0	\$0	\$0	\$0
2571 Boiler - Replace	\$0	\$78,871	\$0	\$0	\$0
2573 Pressure Tanks (Boiler) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (HVAC) - Replace	\$0	\$10,511	\$0	\$0	\$0
2575 Domestic Booster Pump (2019) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2023) - Repl	\$0	\$0	\$0	\$34,049	\$0
Common Interiors					
2315 Epoxy Flooring - Re-Coach	\$0	\$0	\$0	\$3,464	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$340,487	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Marbelle Room) - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Equipment - Replace	\$0	\$67,157	\$0	\$0	\$0
2744 Hallway Furnishings - Replace	\$0	\$0	\$0	\$374,535	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Fitness) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Marbelle Room) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2040	2041	2042	2043	2044
2753 Marbelle Room FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2759 Guest Room/Suite FF&E - Replace	\$0	\$0	\$0	\$0	\$0
2760 Guest Room - Remodel	\$0	\$0	\$0	\$0	\$0
2762 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2746 Gazebo Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool/Spa - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater #1 - Replace	\$0	\$0	\$0	\$0	\$12,275
2781 Pool Heater #2 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater #3 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater #4 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa/Pool Heater #5 - Replace	\$0	\$0	\$0	\$8,512	\$0
Total Expenses	\$149,954	\$1,051,163	\$49,420	\$1,087,063	\$12,275
Ending Reserve Balance	\$2,455,768	\$2,103,272	\$2,775,304	\$2,433,171	\$3,190,764

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$3,190,764	\$3,510,757	\$4,287,962	\$5,094,496	\$5,661,213
Annual Reserve Funding	\$735,087	\$757,140	\$779,854	\$803,250	\$827,347
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$66,957	\$77,920	\$93,743	\$107,464	\$120,393
Total Income	\$3,992,808	\$4,345,817	\$5,161,559	\$6,005,209	\$6,608,953
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Systems					
2522 HVAC #01 - MS (Elevator Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #02 - MS (Elevator Room)	\$8,218	\$0	\$0	\$0	\$0
2522 HVAC #03 - MS (Lobby)	\$11,830	\$0	\$0	\$0	\$0
2522 HVAC #04 - MS (Lobby)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #05 - MS (Maintenance)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #06 - WSHP (15th Floor)	\$0	\$0	\$20,215	\$0	\$0
2522 HVAC #07 - WSHP (10th Floor)	\$0	\$0	\$0	\$0	\$21,446
2522 HVAC #08 - WSHP (6th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #09 - WSHP (2nd Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #10 - WSHP (Lobby/Marabelle)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #11 - WSHP (Office)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #12 - WSHP (Fitness Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #13 - WSHP (Guest Suite)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #14 - WSHP (Guest Room)	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$33,436	\$0	\$0
2505 Door Operator (Maint.) - Replace	\$0	\$8,371	\$0	\$0	\$0
2505 Door Operator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$205,845	\$0
2536 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Ground) -Repl	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Roof) -Repl	\$0	\$0	\$0	\$0	\$0
2540 VFD (Condenser Pump) -Replace	\$0	\$0	\$0	\$0	\$0
2540 VFD's (Domestic Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFD's (Rooftop) -Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (Boiler) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (HVAC) - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2019) - Repl	\$0	\$0	\$0	\$0	\$40,656
2575 Domestic Booster Pump (2023) - Repl	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2315 Epoxy Flooring - Re-Coat	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$135,994
2711 Carpeting (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Marbelle Room) - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$22,361
2727 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2744 Hallway Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$106,561	\$0	\$0	\$0	\$0
2749 Bathrooms (Fitness) - Remodel	\$106,561	\$0	\$0	\$0	\$0
2749 Bathrooms (Marbelle Room) - Remodel	\$59,602	\$0	\$0	\$0	\$0
2750 Lobby FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$48,313	\$0	\$0	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
2753 Marbelle Room FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2759 Guest Room/Suite FF&E - Replace	\$108,457	\$0	\$0	\$0	\$0
2760 Guest Room - Remodel	\$0	\$0	\$0	\$0	\$0
2762 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2746 Gazebo Interior - Remodel	\$19,867	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$36,462	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$128,283	\$0
2773 Swimming Pool/Spa - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater #1 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater #2 - Replace	\$0	\$13,022	\$0	\$0	\$0
2781 Pool Heater #3 - Replace	\$12,643	\$0	\$0	\$0	\$0
2781 Spa Heater #4 - Replace	\$0	\$0	\$13,413	\$0	\$0
2781 Spa/Pool Heater #5 - Replace	\$0	\$0	\$0	\$9,868	\$0
Total Expenses	\$482,051	\$57,855	\$67,064	\$343,996	\$220,457
Ending Reserve Balance	\$3,510,757	\$4,287,962	\$5,094,496	\$5,661,213	\$6,388,497

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$6,388,497	\$7,262,209	\$7,861,999	\$8,851,646	\$7,414,135
Annual Reserve Funding	\$852,168	\$877,733	\$904,065	\$931,187	\$959,122
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$136,389	\$151,111	\$166,992	\$162,517	\$158,541
Total Income	\$7,377,053	\$8,291,053	\$8,933,056	\$9,945,349	\$8,531,798
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$436,994	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Systems					
2522 HVAC #01 - MS (Elevator Room)	\$9,527	\$0	\$0	\$0	\$0
2522 HVAC #02 - MS (Elevator Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #03 - MS (Lobby)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #04 - MS (Lobby)	\$0	\$12,940	\$0	\$0	\$0
2522 HVAC #05 - MS (Maintenance)	\$0	\$0	\$0	\$13,728	\$0
2522 HVAC #06 - WSHP (15th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #07 - WSHP (10th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #08 - WSHP (6th Floor)	\$0	\$0	\$23,435	\$0	\$0
2522 HVAC #09 - WSHP (2nd Floor)	\$22,089	\$0	\$0	\$0	\$0
2522 HVAC #10 - WSHP (Lobby/Marabelle)	\$22,089	\$0	\$0	\$0	\$0
2522 HVAC #11 - WSHP (Office)	\$0	\$0	\$0	\$20,591	\$0
2522 HVAC #12 - WSHP (Fitness Room)	\$0	\$0	\$21,213	\$0	\$0
2522 HVAC #13 - WSHP (Guest Suite)	\$0	\$0	\$0	\$20,591	\$0
2522 HVAC #14 - WSHP (Guest Room)	\$0	\$0	\$21,213	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2505 Door Operator (Maint.) - Replace	\$0	\$0	\$0	\$0	\$0
2505 Door Operator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2536 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$200,024	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Ground) -Repl	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Roof) -Repl	\$0	\$0	\$0	\$0	\$0
2540 VFD (Condenser Pump) -Replace	\$0	\$0	\$0	\$14,872	\$0
2540 VFD's (Domestic Pumps) - Replace	\$0	\$0	\$0	\$25,167	\$0
2540 VFD's (Rooftop) -Replace	\$27,219	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$33,919	\$0	\$0	\$0	\$0
2571 Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (Boiler) - Replace	\$0	\$0	\$0	\$0	\$15,436
2573 Pressure Tanks (HVAC) - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2019) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2023) - Repl	\$0	\$0	\$0	\$45,759	\$0
Common Interiors					
2315 Epoxy Flooring - Re-Coach	\$0	\$0	\$0	\$4,656	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$503,344	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Hallways) - Replace	\$0	\$0	\$0	\$1,372,757	\$0
2711 Carpeting (Lobby) - Replace	\$0	\$0	\$0	\$4,118	\$0
2711 Carpeting (Marbelle Room) - Replace	\$0	\$0	\$0	\$41,183	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Equipment - Replace	\$0	\$90,253	\$0	\$0	\$0
2744 Hallway Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Fitness) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Marbelle Room) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2050	2051	2052	2053	2054
2753 Marbelle Room FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2759 Guest Room/Suite FF&E - Replace	\$0	\$0	\$0	\$0	\$0
2760 Guest Room - Remodel	\$0	\$0	\$0	\$0	\$0
2762 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2746 Gazebo Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$46,189
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool/Spa - Resurface	\$0	\$125,837	\$0	\$0	\$0
2781 Pool Heater #1 - Replace	\$0	\$0	\$15,549	\$0	\$0
2781 Pool Heater #2 - Replace	\$0	\$0	\$0	\$0	\$16,496
2781 Pool Heater #3 - Replace	\$0	\$0	\$0	\$16,015	\$0
2781 Spa Heater #4 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa/Pool Heater #5 - Replace	\$0	\$0	\$0	\$11,440	\$0
Total Expenses	\$114,844	\$429,054	\$81,410	\$2,531,214	\$78,120
Ending Reserve Balance	\$7,262,209	\$7,861,999	\$8,851,646	\$7,414,135	\$8,453,677



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

Report # 33203-7
With-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$0	\$66,717	\$402,498	\$678,685	\$923,786
Annual Reserve Funding	\$325,950	\$335,729	\$345,800	\$356,174	\$366,860
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$667	\$4,688	\$10,802	\$16,011	\$21,157
Total Income	\$326,617	\$407,133	\$759,101	\$1,050,870	\$1,311,802
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Systems					
2522 HVAC #01 - MS (Elevator Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #02 - MS (Elevator Room)	\$4,550	\$0	\$0	\$0	\$0
2522 HVAC #03 - MS (Lobby)	\$6,550	\$0	\$0	\$0	\$0
2522 HVAC #04 - MS (Lobby)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #05 - MS (Maintenance)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #06 - WSHP (15th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #07 - WSHP (10th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #08 - WSHP (6th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #09 - WSHP (2nd Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #10 - WSHP (Lobby/Marabelle)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #11 - WSHP (Office)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #12 - WSHP (Fitness Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #13 - WSHP (Guest Suite)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #14 - WSHP (Guest Room)	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$18,513	\$0	\$0
2505 Door Operator (Maint.) - Replace	\$0	\$4,635	\$0	\$0	\$0
2505 Door Operator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$113,971	\$0
2536 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Ground) - Repl	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Roof) - Repl	\$0	\$0	\$0	\$0	\$0
2540 VFD (Condenser Pump) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFD's (Domestic Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFD's (Rooftop) - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (Boiler) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (HVAC) - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2019) - Repl	\$0	\$0	\$0	\$0	\$22,510
2575 Domestic Booster Pump (2023) - Repl	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2315 Epoxy Flooring - Re-Coat	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$75,297
2711 Carpeting (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Marabelle Room) - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$12,381
2727 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2744 Hallway Furnishings - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
2746 Kitchen - Remodel	\$59,000	\$0	\$0	\$0	\$0
2749 Bathrooms (Fitness) - Remodel	\$59,000	\$0	\$0	\$0	\$0
2749 Bathrooms (Marbelle Room) - Remodel	\$33,000	\$0	\$0	\$0	\$0
2750 Lobby FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$26,750	\$0	\$0	\$0	\$0
2753 Marbelle Room FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2759 Guest Room/Suite FF&E - Replace	\$60,050	\$0	\$0	\$0	\$0
2760 Guest Room - Remodel	\$0	\$0	\$0	\$0	\$0
2762 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2746 Gazebo Interior - Remodel	\$11,000	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool/Spa - Resurface	\$0	\$0	\$61,904	\$0	\$0
2781 Pool Heater #1 - Replace	\$0	\$0	\$0	\$7,649	\$0
2781 Pool Heater #2 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater #3 - Replace	\$0	\$0	\$0	\$0	\$7,879
2781 Spa Heater #4 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa/Pool Heater #5 - Replace	\$0	\$0	\$0	\$5,464	\$0
Total Expenses	\$259,900	\$4,635	\$80,416	\$127,084	\$118,066
Ending Reserve Balance	\$66,717	\$402,498	\$678,685	\$923,786	\$1,193,736

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$1,193,736	\$1,528,842	\$1,610,176	\$2,034,493	\$2,183,572
Annual Reserve Funding	\$377,865	\$389,201	\$400,877	\$412,904	\$425,291
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$27,202	\$31,363	\$36,415	\$42,144	\$48,141
Total Income	\$1,598,804	\$1,949,406	\$2,047,468	\$2,489,541	\$2,657,004
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$162,988	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$241,953	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Systems					
2522 HVAC #01 - MS (Elevator Room)	\$5,275	\$0	\$0	\$0	\$0
2522 HVAC #02 - MS (Elevator Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #03 - MS (Lobby)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #04 - MS (Lobby)	\$0	\$7,164	\$0	\$0	\$0
2522 HVAC #05 - MS (Maintenance)	\$0	\$0	\$0	\$7,601	\$0
2522 HVAC #06 - WSHP (15th Floor)	\$0	\$0	\$12,975	\$0	\$0
2522 HVAC #07 - WSHP (10th Floor)	\$0	\$0	\$0	\$0	\$13,765
2522 HVAC #08 - WSHP (6th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #09 - WSHP (2nd Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #10 - WSHP (Lobby/Marabelle)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #11 - WSHP (Office)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #12 - WSHP (Fitness Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #13 - WSHP (Guest Suite)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #14 - WSHP (Guest Room)	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2505 Door Operator (Maint.) - Replace	\$0	\$0	\$0	\$0	\$0
2505 Door Operator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2536 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$110,748	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Ground) -Repl	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Roof) -Repl	\$0	\$0	\$0	\$0	\$0
2540 VFD (Condenser Pump) -Replace	\$0	\$0	\$0	\$8,234	\$0
2540 VFD's (Domestic Pumps) - Replace	\$0	\$0	\$0	\$13,934	\$0
2540 VFD's (Rooftop) -Replace	\$15,071	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$18,780	\$0	\$0	\$0	\$0
2571 Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (Boiler) - Replace	\$0	\$0	\$0	\$0	\$8,546
2573 Pressure Tanks (HVAC) - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2019) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2023) - Repl	\$0	\$0	\$0	\$25,335	\$0
Common Interiors					
2315 Epoxy Flooring - Re-Coat	\$0	\$0	\$0	\$2,578	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Marbelle Room) - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Equipment - Replace	\$0	\$49,971	\$0	\$0	\$0
2744 Hallway Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Fitness) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Marbelle Room) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
2753 Marbelle Room FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2759 Guest Room/Suite FF&E - Replace	\$0	\$0	\$0	\$0	\$0
2760 Guest Room - Remodel	\$0	\$0	\$0	\$0	\$0
2762 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2746 Gazebo Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$22,722	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool/Spa - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater #1 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater #2 - Replace	\$8,115	\$0	\$0	\$0	\$0
2781 Pool Heater #3 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater #4 - Replace	\$0	\$8,358	\$0	\$0	\$0
2781 Spa/Pool Heater #5 - Replace	\$0	\$0	\$0	\$6,334	\$0
Total Expenses	\$69,962	\$339,230	\$12,975	\$305,969	\$22,312
Ending Reserve Balance	\$1,528,842	\$1,610,176	\$2,034,493	\$2,183,572	\$2,634,692

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$2,634,692	\$2,671,718	\$3,171,602	\$1,340,165	\$376,705
Annual Reserve Funding	\$438,050	\$451,191	\$464,727	\$478,669	\$493,029
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$53,018	\$58,383	\$45,079	\$17,154	\$5,655
Total Income	\$3,125,760	\$3,181,291	\$3,681,407	\$1,835,987	\$875,389
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$59,169	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$103,234
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$80,484	\$0	\$0
HVAC Systems					
2522 HVAC #01 - MS (Elevator Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #02 - MS (Elevator Room)	\$6,115	\$0	\$0	\$0	\$0
2522 HVAC #03 - MS (Lobby)	\$8,803	\$0	\$0	\$0	\$0
2522 HVAC #04 - MS (Lobby)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #05 - MS (Maintenance)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #06 - WSHP (15th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #07 - WSHP (10th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #08 - WSHP (6th Floor)	\$0	\$0	\$15,042	\$0	\$0
2522 HVAC #09 - WSHP (2nd Floor)	\$14,178	\$0	\$0	\$0	\$0
2522 HVAC #10 - WSHP (Lobby/Marabelle)	\$14,178	\$0	\$0	\$0	\$0
2522 HVAC #11 - WSHP (Office)	\$0	\$0	\$0	\$13,217	\$0
2522 HVAC #12 - WSHP (Fitness Room)	\$0	\$0	\$13,616	\$0	\$0
2522 HVAC #13 - WSHP (Guest Suite)	\$0	\$0	\$0	\$13,217	\$0
2522 HVAC #14 - WSHP (Guest Room)	\$0	\$0	\$13,616	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$24,880	\$0	\$0
2505 Door Operator (Maint.) - Replace	\$0	\$0	\$0	\$0	\$0
2505 Door Operator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$2,031,709	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$92,746	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$153,168	\$0
2536 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Ground) -Repl	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Roof) -Repl	\$0	\$0	\$0	\$0	\$0
2540 VFD (Condenser Pump) -Replace	\$0	\$0	\$0	\$0	\$0
2540 VFD's (Domestic Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFD's (Rooftop) -Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (Boiler) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (HVAC) - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2019) - Repl	\$0	\$0	\$0	\$0	\$30,252
2575 Domestic Booster Pump (2023) - Repl	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2315 Epoxy Flooring - Re-Coat	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$323,077	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Hallways) - Replace	\$0	\$0	\$0	\$881,120	\$0
2711 Carpeting (Lobby) - Replace	\$0	\$0	\$0	\$2,643	\$0
2711 Carpeting (Marbelle Room) - Replace	\$0	\$0	\$0	\$26,434	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2744 Hallway Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Fitness) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Marbelle Room) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby FF&E - Remodel	\$0	\$0	\$0	\$0	\$226,888
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
2753 Marbelle Room FF&E - Remodel	\$0	\$0	\$0	\$0	\$226,888
2759 Guest Room/Suite FF&E - Replace	\$80,702	\$0	\$0	\$0	\$0
2760 Guest Room - Remodel	\$73,378	\$0	\$0	\$0	\$0
2762 Guest Suite - Remodel	\$256,688	\$0	\$0	\$0	\$0
Exterior Amenities					
2746 Gazebo Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$28,783	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool/Spa - Resurface	\$0	\$0	\$0	\$0	\$88,260
2781 Pool Heater #1 - Replace	\$0	\$9,690	\$0	\$0	\$0
2781 Pool Heater #2 - Replace	\$0	\$0	\$0	\$10,280	\$0
2781 Pool Heater #3 - Replace	\$0	\$0	\$9,980	\$0	\$0
2781 Spa Heater #4 - Replace	\$0	\$0	\$0	\$0	\$10,588
2781 Spa/Pool Heater #5 - Replace	\$0	\$0	\$0	\$7,343	\$0
Total Expenses	\$454,042	\$9,690	\$2,341,242	\$1,459,282	\$686,111
Ending Reserve Balance	\$2,671,718	\$3,171,602	\$1,340,165	\$376,705	\$189,278

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$189,278	\$554,575	\$32,331	\$527,247	\$364
Annual Reserve Funding	\$507,819	\$523,054	\$538,746	\$554,908	\$571,555
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,432	\$5,864	\$5,591	\$5,272	\$5,652
Total Income	\$704,530	\$1,083,494	\$576,667	\$1,087,427	\$577,571
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$49,420	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$232,382	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Systems					
2522 HVAC #01 - MS (Elevator Room)	\$7,089	\$0	\$0	\$0	\$0
2522 HVAC #02 - MS (Elevator Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #03 - MS (Lobby)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #04 - MS (Lobby)	\$0	\$9,628	\$0	\$0	\$0
2522 HVAC #05 - MS (Maintenance)	\$0	\$0	\$0	\$10,215	\$0
2522 HVAC #06 - WSHP (15th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #07 - WSHP (10th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #08 - WSHP (6th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #09 - WSHP (2nd Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #10 - WSHP (Lobby/Marabelle)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #11 - WSHP (Office)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #12 - WSHP (Fitness Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #13 - WSHP (Guest Suite)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #14 - WSHP (Guest Room)	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2505 Door Operator (Maint.) - Replace	\$0	\$0	\$0	\$0	\$0
2505 Door Operator (Pool) - Replace	\$0	\$0	\$0	\$7,661	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2536 Heat Exchanger - Replace	\$97,373	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$843,273	\$0	\$0	\$0
2539 Condensed Water Pump (Ground) -Repl	\$0	\$0	\$0	\$45,966	\$0
2539 Condensed Water Pump (Roof) -Repl	\$0	\$41,722	\$0	\$0	\$0
2540 VFD (Condenser Pump) -Replace	\$0	\$0	\$0	\$11,066	\$0
2540 VFD's (Domestic Pumps) - Replace	\$0	\$0	\$0	\$18,727	\$0
2540 VFD's (Rooftop) -Replace	\$20,254	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$25,239	\$0	\$0	\$0	\$0
2571 Boiler - Replace	\$0	\$78,871	\$0	\$0	\$0
2573 Pressure Tanks (Boiler) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (HVAC) - Replace	\$0	\$10,511	\$0	\$0	\$0
2575 Domestic Booster Pump (2019) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2023) - Repl	\$0	\$0	\$0	\$34,049	\$0
Common Interiors					
2315 Epoxy Flooring - Re-Coat	\$0	\$0	\$0	\$3,464	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$340,487	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Marbelle Room) - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Equipment - Replace	\$0	\$67,157	\$0	\$0	\$0
2744 Hallway Furnishings - Replace	\$0	\$0	\$0	\$374,535	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Fitness) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Marbelle Room) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2040	2041	2042	2043	2044
2753 Marbelle Room FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2759 Guest Room/Suite FF&E - Replace	\$0	\$0	\$0	\$0	\$0
2760 Guest Room - Remodel	\$0	\$0	\$0	\$0	\$0
2762 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2746 Gazebo Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool/Spa - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater #1 - Replace	\$0	\$0	\$0	\$0	\$12,275
2781 Pool Heater #2 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater #3 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater #4 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa/Pool Heater #5 - Replace	\$0	\$0	\$0	\$8,512	\$0
Total Expenses	\$149,954	\$1,051,163	\$49,420	\$1,087,063	\$12,275
Ending Reserve Balance	\$554,575	\$32,331	\$527,247	\$364	\$565,296

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$565,296	\$684,433	\$1,252,292	\$1,840,685	\$2,180,153
Annual Reserve Funding	\$588,702	\$606,363	\$624,554	\$643,291	\$662,589
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$12,486	\$19,350	\$30,903	\$40,174	\$48,467
Total Income	\$1,166,484	\$1,310,147	\$1,907,749	\$2,524,149	\$2,891,209
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Systems					
2522 HVAC #01 - MS (Elevator Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #02 - MS (Elevator Room)	\$8,218	\$0	\$0	\$0	\$0
2522 HVAC #03 - MS (Lobby)	\$11,830	\$0	\$0	\$0	\$0
2522 HVAC #04 - MS (Lobby)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #05 - MS (Maintenance)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #06 - WSHP (15th Floor)	\$0	\$0	\$20,215	\$0	\$0
2522 HVAC #07 - WSHP (10th Floor)	\$0	\$0	\$0	\$0	\$21,446
2522 HVAC #08 - WSHP (6th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #09 - WSHP (2nd Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #10 - WSHP (Lobby/Marabelle)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #11 - WSHP (Office)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #12 - WSHP (Fitness Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #13 - WSHP (Guest Suite)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #14 - WSHP (Guest Room)	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$33,436	\$0	\$0
2505 Door Operator (Maint.) - Replace	\$0	\$8,371	\$0	\$0	\$0
2505 Door Operator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$205,845	\$0
2536 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Ground) -Repl	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Roof) -Repl	\$0	\$0	\$0	\$0	\$0
2540 VFD (Condenser Pump) -Replace	\$0	\$0	\$0	\$0	\$0
2540 VFD's (Domestic Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFD's (Rooftop) -Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (Boiler) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (HVAC) - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2019) - Repl	\$0	\$0	\$0	\$0	\$40,656
2575 Domestic Booster Pump (2023) - Repl	\$0	\$0	\$0	\$0	\$0
Common Interiors					
2315 Epoxy Flooring - Re-Coat	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$135,994
2711 Carpeting (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Marabelle Room) - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$22,361
2727 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
2744 Hallway Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$106,561	\$0	\$0	\$0	\$0
2749 Bathrooms (Fitness) - Remodel	\$106,561	\$0	\$0	\$0	\$0
2749 Bathrooms (Marabelle Room) - Remodel	\$59,602	\$0	\$0	\$0	\$0
2750 Lobby FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$48,313	\$0	\$0	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
2753 Marbelle Room FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2759 Guest Room/Suite FF&E - Replace	\$108,457	\$0	\$0	\$0	\$0
2760 Guest Room - Remodel	\$0	\$0	\$0	\$0	\$0
2762 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2746 Gazebo Interior - Remodel	\$19,867	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$36,462	\$0	\$0	\$0
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$128,283	\$0
2773 Swimming Pool/Spa - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater #1 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater #2 - Replace	\$0	\$13,022	\$0	\$0	\$0
2781 Pool Heater #3 - Replace	\$12,643	\$0	\$0	\$0	\$0
2781 Spa Heater #4 - Replace	\$0	\$0	\$13,413	\$0	\$0
2781 Spa/Pool Heater #5 - Replace	\$0	\$0	\$0	\$9,868	\$0
Total Expenses	\$482,051	\$57,855	\$67,064	\$343,996	\$220,457
Ending Reserve Balance	\$684,433	\$1,252,292	\$1,840,685	\$2,180,153	\$2,670,753

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$2,670,753	\$3,298,012	\$3,641,231	\$4,363,832	\$2,648,429
Annual Reserve Funding	\$682,467	\$702,941	\$724,029	\$745,750	\$768,123
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$59,636	\$69,332	\$79,981	\$70,062	\$60,420
Total Income	\$3,412,856	\$4,070,285	\$4,445,242	\$5,179,643	\$3,476,972
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2125 Asphalt - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
2188 Beach Walkover - Replace/Rebuild	\$0	\$0	\$0	\$436,994	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
HVAC Systems					
2522 HVAC #01 - MS (Elevator Room)	\$9,527	\$0	\$0	\$0	\$0
2522 HVAC #02 - MS (Elevator Room)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #03 - MS (Lobby)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #04 - MS (Lobby)	\$0	\$12,940	\$0	\$0	\$0
2522 HVAC #05 - MS (Maintenance)	\$0	\$0	\$0	\$13,728	\$0
2522 HVAC #06 - WSHP (15th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #07 - WSHP (10th Floor)	\$0	\$0	\$0	\$0	\$0
2522 HVAC #08 - WSHP (6th Floor)	\$0	\$0	\$23,435	\$0	\$0
2522 HVAC #09 - WSHP (2nd Floor)	\$22,089	\$0	\$0	\$0	\$0
2522 HVAC #10 - WSHP (Lobby/Marabelle)	\$22,089	\$0	\$0	\$0	\$0
2522 HVAC #11 - WSHP (Office)	\$0	\$0	\$0	\$20,591	\$0
2522 HVAC #12 - WSHP (Fitness Room)	\$0	\$0	\$21,213	\$0	\$0
2522 HVAC #13 - WSHP (Guest Suite)	\$0	\$0	\$0	\$20,591	\$0
2522 HVAC #14 - WSHP (Guest Room)	\$0	\$0	\$21,213	\$0	\$0
Mechanical/Electrical/Plumbing					
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2505 Door Operator (Maint.) - Replace	\$0	\$0	\$0	\$0	\$0
2505 Door Operator (Pool) - Replace	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2536 Heat Exchanger - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$200,024	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Ground) -Repl	\$0	\$0	\$0	\$0	\$0
2539 Condensed Water Pump (Roof) -Repl	\$0	\$0	\$0	\$0	\$0
2540 VFD (Condenser Pump) -Replace	\$0	\$0	\$0	\$14,872	\$0
2540 VFD's (Domestic Pumps) - Replace	\$0	\$0	\$0	\$25,167	\$0
2540 VFD's (Rooftop) -Replace	\$27,219	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$33,919	\$0	\$0	\$0	\$0
2571 Boiler - Replace	\$0	\$0	\$0	\$0	\$0
2573 Pressure Tanks (Boiler) - Replace	\$0	\$0	\$0	\$0	\$15,436
2573 Pressure Tanks (HVAC) - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2019) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Domestic Booster Pump (2023) - Repl	\$0	\$0	\$0	\$45,759	\$0
Common Interiors					
2315 Epoxy Flooring - Re-Coat	\$0	\$0	\$0	\$4,656	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$503,344	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting (Hallways) - Replace	\$0	\$0	\$0	\$1,372,757	\$0
2711 Carpeting (Lobby) - Replace	\$0	\$0	\$0	\$4,118	\$0
2711 Carpeting (Marbelle Room) - Replace	\$0	\$0	\$0	\$41,183	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Equipment - Replace	\$0	\$90,253	\$0	\$0	\$0
2744 Hallway Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
2746 Kitchen - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Fitness) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Marbelle Room) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2050	2051	2052	2053	2054
2753 Marbelle Room FF&E - Remodel	\$0	\$0	\$0	\$0	\$0
2759 Guest Room/Suite FF&E - Replace	\$0	\$0	\$0	\$0	\$0
2760 Guest Room - Remodel	\$0	\$0	\$0	\$0	\$0
2762 Guest Suite - Remodel	\$0	\$0	\$0	\$0	\$0
Exterior Amenities					
2746 Gazebo Interior - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$46,189
2769 Pool Deck (Pavers) - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool/Spa - Resurface	\$0	\$125,837	\$0	\$0	\$0
2781 Pool Heater #1 - Replace	\$0	\$0	\$15,549	\$0	\$0
2781 Pool Heater #2 - Replace	\$0	\$0	\$0	\$0	\$16,496
2781 Pool Heater #3 - Replace	\$0	\$0	\$0	\$16,015	\$0
2781 Spa Heater #4 - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa/Pool Heater #5 - Replace	\$0	\$0	\$0	\$11,440	\$0
Total Expenses	\$114,844	\$429,054	\$81,410	\$2,531,214	\$78,120
Ending Reserve Balance	\$3,298,012	\$3,641,231	\$4,363,832	\$2,648,429	\$3,398,852



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.

Informational

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 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:

- Chain Link Fence Replacement (500 LF)

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 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:

- Comprehensive Replacement of Non-Accessible Irrigation Infrastructure (I.e. Underground lines)
- Replacement of Trash Chute (Interior/Protected)

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." After discussion with the client and/or consideration of the association's size, a minimum threshold of \$10,000 was used for Reserve consideration. There are multiple 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:

- Driveway Concrete Repairs at Parking Garage (38,000 GSF)
- Concrete Sidewalk Repairs & Replacements
- Curbs/Gutter Repairs & Replacements
- Street Sign Replacements
- Sign/Monument Refurbishment/Replacement
- Pelican Statue Replacement at Building Entry (1)
- Landscape Lights
- Bike Rack Replacements (4)
- Garage Light Replacements (44)
- Exit/Emergency Fixture Replacements (60)
- Outdoor Shower Replacement (1)
- Concrete Picnic Table Replacement (1)
- Pool Divider Replacement (1)
- Tiki Hut Refurbishment/Re-Thatching (12' x 10')
- Car Wash Station Replacement (1)
- Picnic Table Replacement at Tennis Courts (1)
- Tennis Court Net Replacements (5)

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 components included within this assumption are listed below:

- Pressure Washing
- Asphalt Roadway Sealing (Currently Not Sealed)
- Pool Equipment Repairs & Partial Replacements -> (4) Pumps/Motors, (2) Cartridge Filters, (2) Separation Tanks, (1) Air Blower, (1) Chemical Controller, (4) Chemical Feeders)

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:

Site and Grounds

Comp #: 2119 Pavers (Roadways) - Replace**Quantity: Approx 30,800 GSF**

Location: Driveway path/parking areas throughout property.

Funded?: Yes.

History: Paver/drainage project completed in 2018 at a cost of \$522,000 (per information provided)

Comments: Good condition: Paver roadways and/or parking sections determined to be in good condition typically exhibit an even and positively sloped surface. No obvious trip hazards or significant cracking or damage. Good aesthetic appeal.

As routine maintenance, pavers should be inspected to identify any physical issues such as lifting, cracking, and excessive surface wear. We recommend maintaining a small amount of spare pavers on site for replacement in the event of breakage. At long intervals sunlight, weather and vehicle traffic can degrade the condition of the material, requiring replacement for structural and/or aesthetic reasons. Schedule shown here may be updated based on the aesthetic preferences of the Client and standards in the local area. Cost estimates below are based on replacement to a similar quality and style as existing pavers. Some Clients choose to apply a sealer coat, which may help preserve and/or enhance aesthetic appeal.

Useful Life:
40 years

Remaining Life:
33 years



Best Case: \$ 261,000

Worst Case: \$ 320,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2125 Asphalt - Resurface

Quantity: Approx 1,580 GSY

Location: Parking area

Funded?: Yes.

History: Resurfaced in 2017 (per information provided)

Comments: Fair condition: Asphalt pavement determined to be in fair condition typically exhibits a mostly uniform surface but with minor to moderate raveling and surface wear. If present, crack patterns are normal for the age of the asphalt and not extreme, and there are no signs of advanced deterioration, such as large block cracking patterns, "alligatoring" or potholes. Overall appears to be aging normally and still up to an appropriate aesthetic standard.

As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

GENERAL INFORMATION - SEALING: Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of asphalt pavement. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a water-resistant membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal. Cost estimates related to sealing projects are not expected to meet the minimum threshold for Reserve funding. As such, costs related to this sealing are expected to be included in the Client's Operating budget at this time.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$ 37,300

Worst Case: \$ 45,700

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2137 Metal Fencing - Replace

Quantity: Approx 385 LF

Location: Perimeter areas of property, pool deck

Funded?: Yes.

History: Replaced in 2017 due to Hurricane Irma damage (per information provided)

Comments: Approximate Measurements/Count (SITE) -

235 LF of 5' Fencing

50 LF of 2' Fencing

85 LF of Handrails

(2) Pedestrian Gates

Approximate Measurements/Count (POOL) -

35 LF of 5' Aluminum Fencing

65 LF of 2' Aluminum Fencing

(1) Pedestrian Gate

Fair condition: Metal fencing determined to be in fair condition typically exhibits some minor to moderate amounts of surface wear and other signs of age, which may include corrosion, loose or unstable pieces/sections or hardware, and/or overgrowth by surrounding vegetation. Overall, appears to be in serviceable but declining condition.

In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over minor repairs paired with recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost. Based on evident conditions at the time of inspection, plan to replace at the approximate interval below. Remaining useful life of the fencing may be prolonged through painting/re-coating, so this component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time. Cost estimate range below assumes replacement with similar quantity, material, and style as existing fencing.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$ 26,900

Worst Case: \$ 32,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2175 Site Pole Lights - Replace

Quantity: Approx (30) Lights

Location: Common areas throughout property

Funded?: Yes.

History: Installed/replaced in 2019 at a cost of \$51,358 (per information provided)

Comments: Construction Material: Metal

Approximate Height: 12'

Fair condition: Pole lights determined to be in fair condition typically exhibit somewhat faded/worn appearance but overall assembly is sturdy and aging normally. Serviceable physical condition and still appropriate for aesthetic standards.

Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout Client. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: \$ 60,100

Worst Case: \$ 76,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History, plus Inflation

Comp #: 2185 Landscaping - Refurbish

Quantity: Numerous Areas

Location: Landscaped common areas throughout property
Funded?: Yes.

History: All landscaping (including mulch) replaced in 2018-2019 at a cost of \$104,500 (per information provided)
Comments: Routine daily/weekly/monthly maintenance is expected to be funded through the Operating budget. However, this component represents a supplemental "allowance" for larger projects which may occur periodically (such as renovation/restoration of landscaped areas, new trees, hedges, flower beds, etc.). Timing and costs of such projects are very subjective. As such, we recommend consulting with a qualified landscaping professional to create a long term plan for the care and management of the landscaping within the community. Estimates shown here should be re-evaluated during future Reserve Study updates based on the most current information and/or conditions available at that time.

Useful Life:
12 years

Remaining Life:
6 years



Best Case: \$ 123,000

Worst Case: \$ 150,000

Lower allowance to refurbish

Higher allowance

Cost Source: Client Cost History

Comp #: 2188 Beach Walkover - Replace/Rebuild

Quantity: Approx 1,530 GSF

Location: Walkway from pool deck to beach

Funded?: Yes.

History: Applied weather coating and repairs in 2023 at a cost of \$100,000 (per information provided)

Comments: Approximate Footprint: 1,530 GSF

Railing Quantity: 375 LF of 42" Wood Railings

Deck Material: IPE

Frame Material: Wood

Additional Details -

(2) Storage Trunks

(18) Walkway Lights

Fair condition: Walkover structures determined to be in fair condition typically exhibit more moderate signs of exposure and wear to structural elements. Structure should be mostly level and stable, but at this stage, more exposed components may begin to wear at an accelerated pace. Still generally sturdy, but likely to require more frequent repairs and maintenance.

Our inspection is visual only and limited to accessible areas, and does not incorporate any intensive structural evaluation. Assuming normal wear and tear and good preventive maintenance, complete replacement or reconstruction may be required at longer intervals including some or all components of structural framework, pilings, etc. If present, reconstruction may also need to include replacement of electrical infrastructure or other features. In our experience, all such projects are unique, and costs can wildly vary based on the prescribed scope of reconstruction work. Thus, we strongly recommend consulting with a qualified engineer or contractor to properly determine existing conditions, replacement timeline, and required scope of work. Life and cost estimates shown here are intended for planning and budgeting purposes, and may need to be re-evaluated in light of any more thorough analysis or other outside information provided by the Client during future Reserve Study updates.

Useful Life:

20 years

Remaining Life:

8 years



Best Case: \$ 152,000

Worst Case: \$ 230,000

Lower allowance for major repair/replacement

Higher allowance

Cost Source: Client Cost History, plus Inflation

Building Exteriors

Comp #: 2303 Exterior Lights - Replace

Quantity: Approx (444) Lights

Location: Building/garage exteriors (individual locations listed below)

Funded?: Yes.

History: Replaced in 2017 at a cost of \$40,005.05 (per information provided)

Comments: Approximate Count -

(442) Exterior Wall/Ceiling Lights -> At both garage and tower exteriors

(2) Decorative, Carriage Wall Lights

Fair condition: Exterior lights determined to be in fair condition typically exhibit more moderate signs of wear and age, but are generally believed to be aging normally with no unusual conditions noted.

Observed during daylight hours but assumed to be in functional, operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt individual replacements. Best practice is to plan for total replacement to periodically restore an attractive aesthetic standard within the property's common areas. Based on evident conditions and repair/replacement history provided by the Client during this engagement, we recommend financially preparing for comprehensive replacement at the approximate time frame below. Unless otherwise noted, costs shown here are based on replacement with comparable quantity and style of lights as existing. We recommend consideration of LED fixtures or other energy-saving options whenever possible.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$ 50,800

Worst Case: \$ 62,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History, plus Inflation

HVAC Systems

Comp #: 2522 HVAC #01 - MS (Elevator Room)

Quantity: (1) 0.75-Ton System

Location: Main elevator room at roof
Funded?: Yes.
History: Replaced in 2020 at a cost of \$2,720 (per information provided)
Comments: Type: Mini-Split
Manufacturer: Daikin
Model Number: FTXN09NMVJU
Size/Capacity: 0.75-ton
Serial Number: G003864
Manufacture Date: 2020

Refer to component #2522 "HVAC WSHP #03 - Replace" for more general information on HVAC maintenance/replacement. Plan to replace this system at the approximate interval shown here.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 4,100

Worst Case: \$ 5,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC #02 - MS (Elevator Room)

Quantity: (1) 0.75-Ton System

Location: Contractor elevator room at roof
Funded?: Yes.
History:
Comments: Type: Mini-Split
Manufacturer: Daikin
Model Number: FTXN09KEVJU5
Size/Capacity: 0.75-ton
Serial Number: G004296
Manufacture Date: 2014

Refer to component #2522 "HVAC WSHP #03 - Replace" for more general information on HVAC maintenance/replacement. Plan to replace this system at the approximate interval shown here.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 4,100

Worst Case: \$ 5,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC #03 - MS (Lobby)

Quantity: (1) 2-Ton System

Location: Ground level of building - servicing lobby
Funded?: Yes.
History:
Comments: Type: Mini-Split
Manufacturer: Daikin
Model Number: RX24NMVJU
Size/Capacity: 2-Ton
Manufacture Date: 2015

Refer to component #2522 "HVAC WSHP #03 - Replace" for more general information on HVAC maintenance/replacement. Plan to replace this system at the approximate interval shown here.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 5,900

Worst Case: \$ 7,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC #04 - MS (Lobby)
Location: Ground level of building - servicing lobby
Funded?: Yes.
History: Replaced in 2021 (per information provided)
Comments: Type: Mini-Split
Manufacturer: Samsung
Model Number: AR18TSFYBWKX
Size/Capacity: 1.5-Ton
Serial Number: 0GWGPDPR800897X
Manufacture Date: 2021

Quantity: (1) 1.5-Ton System

Refer to component #2522 "HVAC WSHP #03 - Replace" for more general information on HVAC maintenance/replacement. Plan to replace this system at the approximate interval shown here.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 5,400

Worst Case: \$ 6,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC #05 - MS (Maintenance)
Location: Ground level of building - servicing maintenance area
Funded?: Yes.
History: Replaced in 2023 (per information provided)
Comments: Type: Mini-Split
Manufacturer: Family
Size/Capacity: 1.5-Ton
Serial Number: 38MHRBQ18AA3
Manufacture Date: 2023

Quantity: (1) 1.5-Ton System

Refer to component #2522 "HVAC WSHP #03 - Replace" for more general information on HVAC maintenance/replacement. Plan to replace this system at the approximate interval shown here.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 5,400

Worst Case: \$ 6,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC #06 - WSHP (15th Floor)**Quantity: (1) 5-Ton System**

Location: Interior hallway (15th floor)

Funded?: Yes.

History: Replaced in 2017 at a cost of \$6,410 (per information provided)

Comments: HVAC Type: Water Source Heat Pump (Air Handler)

Manufacturer: Bosch

Model Number: SV060-1VTN-FLTPUB

Size/Capacity: 5-Ton

Serial Number: 2940-719-000001

Manufacture Date: 2017

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. 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 estimates shown below are for system(s) with same type and size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:

15 years

Remaining Life:

7 years



Best Case: \$ 9,500

Worst Case: \$ 11,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2522 HVAC #07 - WSHP (10th Floor)
Location: Interior hallway (10th floor)
Funded?: Yes.
History: Replaced in 2019 (per information provided)
Comments: HVAC Type: Water Source Heat Pump (Air Handler)
Manufacturer: Carrier
Model Number: 50PCV060LCN3DCD1
Size/Capacity: 5-Ton
Serial Number: 0419V94086
Manufacture Date: 2019

Quantity: (1) 5-Ton System

Refer to component #2522 "HVAC WSHP #03 - Replace" for more general information on HVAC maintenance/replacement. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$ 9,500

Worst Case: \$ 11,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2522 HVAC #08 - WSHP (6th Floor)

Quantity: (1) 5-Ton System

Location: Interior hallway (6th floor)
Funded?: Yes.
History: Replaced in 2022 at a cost of \$6,922 (per information provided)
Comments: HVAC Type: Water Source Heat Pump (Air Handler)
Manufacturer: Climate Master
Model Number: TCV060AGC30NLTS
Size/Capacity: 5-Ton
Serial Number: 201011494
Manufacture Date: 2022

Refer to component #2522 "HVAC WSHP #03 - Replace" for more general information on HVAC maintenance/replacement. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 9,500

Worst Case: \$ 11,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2522 HVAC #09 - WSHP (2nd Floor)

Quantity: (1) 5-Ton System

Location: Interior hallway (2nd floor)
Funded?: Yes.
History: Replaced in 2020 at a cost of \$5,510 (per information provided)
Comments: HVAC Type: Water Source Heat Pump (Air Handler)
Manufacturer: ClimateMaster
Model Number: TCV060AGC30NLTS
Size/Capacity: 5-Ton
Manufacture Date: 2020

Refer to component #2522 "HVAC WSHP #03 - Replace" for more general information on HVAC maintenance/replacement. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 9,500

Worst Case: \$ 11,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2522 HVAC #10 - WSHP (Lobby/Marbelle)

Quantity: (1) 5-Ton System

Location: Interior common area Main Lobby - Services main lobby and marbelle room

Funded?: Yes.

History: Replaced in 2020 at a cost of \$5,610 (per information provided)

Comments: HVAC Type: Water Source Heat Pump (Air Handler)

Manufacturer: ClimateMaster

Model Number: TCV060AGC30NLTS

Size/Capacity: 5-Ton

Serial Number: 192710632

Manufacture/Installation Date: 2019

Refer to component #2522 "HVAC WSHP #03 - Replace" for more general information on HVAC maintenance/replacement. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
10 years



Best Case: \$ 9,500

Worst Case: \$ 11,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2522 HVAC #11 - WSHP (Office)

Location: Interior common area Office - Services fitness room, office, marbelle room, bathrooms, and lobby.

Funded?: Yes.

History: Replaced in 2023 at a cost of \$5,928 (per information provided)

Comments: HVAC Type: Water Source Heat Pump (Air Handler)

Manufacturer: Climate Master

Model Number: TCV041AGC30NRTS

Size/Capacity: 3.5-Ton

Serial Number: 205011400

Manufacture Date: 2023

Quantity: (1) 3.5-Ton System

Refer to component #2522 "HVAC WSHP #03 - Replace" for more general information on HVAC maintenance/replacement. Plan to replace this system at the approximate interval shown here.

Useful Life:

15 years

Remaining Life:

13 years



Best Case: \$ 8,100

Worst Case: \$ 9,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2522 HVAC #12 - WSHP (Fitness Room)
Location: Interior common area fitness room - services fitness room, bathrooms, lobby, and managers office
Funded?: Yes.
History: (Listed Below)
Comments: Project History -
2010: Replaced (per information provided)
2022: Replaced at a cost of \$5,928 (per information provided)

Quantity: (1) 4-Ton System

Manufacturer: Climate Master
Model Number: TCV048AGC30NLTS
Size/Capacity: 4-ton
Serial Number: 202110869
Manufacture Date: 2022

Refer to component #2522 "HVAC WSHP #03 - Replace" for more general information on HVAC maintenance/replacement. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 8,600

Worst Case: \$ 10,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2522 HVAC #13 - WSHP (Guest Suite)

Quantity: (1) 3.5-Ton System

Location: Interior room (Ground Level - #104 Guest Suite)
Funded?: Yes.
History: Replaced in 2023 at a cost of \$6,365 (per information provided)
Comments: HVAC Type: Water Source Heat Pump (Air Handler)
Manufacturer: Climate Master
Model Number: TCVO41AGC30NRTS
Size/Capacity: 3.5-Ton
Serial Number: 205011399
Manufacture Date: 2023

Refer to component #2522 "HVAC WSHP #03 - Replace" for more general information on HVAC maintenance/replacement. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 8,100

Worst Case: \$ 9,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2522 HVAC #14 - WSHP (Guest Room)

Quantity: (1) 4-Ton System

Location: Interior common area North Service Hall - Services Guest Room

Funded?: Yes.

History: Replaced in 2022 at a cost of \$6,365 (per information provided).

Comments: HVAC Type: Water Source Heat Pump (Air Handler)

Manufacturer: Climate Master

Model Number: TCV041AGC30NLTS

Size/Capacity: 3.5-ton

Serial Number: 194611435

Manufacture/Installation Date: 2022

Refer to component #2522 "HVAC WSHP #03 - Replace" for more general information on HVAC maintenance/replacement. Plan to replace this system at the approximate interval shown here.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 8,600

Worst Case: \$ 10,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Mechanical/Electrical/Plumbing

Comp #: 2503 Access Control System - Replace

Quantity: (1) Intercom, (4) Readers

Location: Entrances to building, amenity areas, etc.

Funded?: Yes.

History: Installed in 2017 at a cost of \$10,558.50 (per information provided)

Comments: Equipment Count -

(1) DKS Intercom - 8-Line Display

(4) Card/Fob Readers

Card/fob reader devices are assumed to be functional. Minimal or no subjective/aesthetic value for this component. Individual readers can often be replaced as an Operating expense due to damage or localized failures. Due to use, exposure, and advancements in technology, we recommend to plan for replacement of devices and control system at the approximate interval shown below. To ensure a functional, compatible system and obtain better pricing, plan on replacing all devices together as one project. Any partial repair and/or replacement expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available.

Useful Life:

10 years

Remaining Life:

2 years



Best Case: \$ 15,300

Worst Case: \$ 19,600

Lower estimate to replace

Higher allowance

Cost Source: AR Cost Database/Client Cost History, plus Inflation

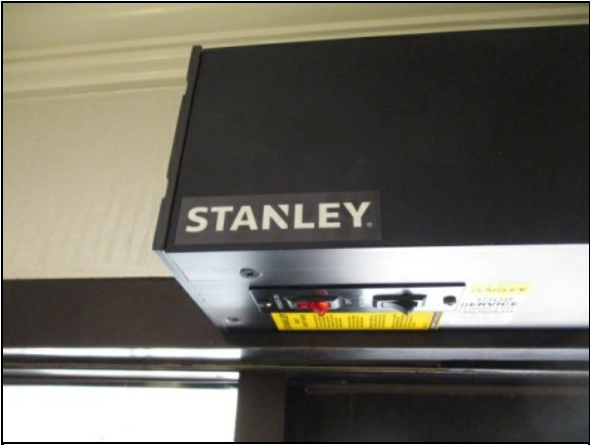
Comp #: 2505 Door Operator (Maint.) - Replace
Location: Maintenance corridor entry at ground level
Funded?: Yes.
History:
Comments: Manufacturer: Stanley
Operator ID#: A1284852

Quantity: (1) Swing Operator Door

Clean frequently and repair promptly when needed to maintain good appearance. Doors should be inspected regularly as an Operating/maintenance expense to ensure proper function. Useful life is based primarily on normal expectations for service/performance life in this location. Plan to replace at the approximate interval shown here due to use, exposure, and advancements in technology. Any partial repair and/or replacement expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2505 Door Operator (Pool) - Replace

Quantity: (1) Swing Operator Door

Location: Pool entry at ground level
Funded?: Yes.
History: Replaced at an approximate cost of \$4,112 (per information provided)
Comments: Manufacturer: Stanley
Operator ID#: A1023487

Clean frequently and repair promptly when needed to maintain good appearance. Doors should be inspected regularly as an Operating/maintenance expense to ensure proper function. Useful life is based primarily on normal expectations for service/performance life in this location. Plan to replace at the approximate interval shown here due to use, exposure, and advancements in technology. Any partial repair and/or replacement expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 4,000

Worst Case: \$ 5,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2513 Traction Elevators - Modernize**Quantity: (3) Elevators**

Location: Elevator rooms, elevator cabs

Funded?: Yes.

History: (Listed Below)

Comments: Project History -

2012: Modernization project completed (per information provided)

2017: Elevators incurred damage from Hurricane Irma in 2017 and required the following replacements. North Side: Door Encoder, Door Motor, Door Board, Safety Edge, Safety Edge CPU. South Side: Door Encoder, Door Motor. (per information provided)

Elevator Type: Traction

Manufacturer: TK Elevator (Formerly Thyssenkrupp)

of Stops: 17-Stop (Each)

Manufacture Date: 2012

Elevators should be inspected regularly and tested as a preventive maintenance expense. A modernization project typically includes replacement/upgrade of controller, mechanical door equipment, push-button fixtures, and minor electrical work or fire alarm work by others (such as code-required changes, etc.). Traction elevators may require replacement of the hoist machine and hydraulic elevators may require replacement of the hydraulic pumping unit, but replacement depends on the functionality, age, and integration potential of the respective systems. We recommend thorough evaluation of these components by qualified professionals in order to determine whether they will need to be included with the scope of work for modernization. Elevator vendors typically recommend modernization cycles every 20-30 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval will typically vary depending on level of use, maintenance, availability of replacement parts, etc. For coastal properties or those where the elevator equipment is more exposed to environmental factors, useful life can be closer to 15-20 years. Properties with higher levels of use and/or instances of vandalism can also experience shorter useful lives. When remaining useful life is below 5 years, we recommend beginning discussion with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned proactively, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated during future Reserve Study updates depending on scopes of work (such as unpredictable electrical/fire safety code changes, machinery replacement, etc.) and should be monitored during future Reserve Study updates.

Useful Life:
25 years

Remaining Life:
12 years



Best Case: \$ 1,280,000

Worst Case: \$ 1,570,000

Lower estimate to modernize

Higher estimate

Cost Source: AR Cost Database

Comp #: 2517 Elevator Cabs - Remodel

Quantity: (2) Passenger, (1) Serv.

Location: Passenger elevator interiors

Funded?: Yes.

History: Reportedly remodeled during 2012 elevator modernization (per information provided)

Comments: Number of Passenger Cabs: (2)

Number of Service Cabs: (1)

Good condition: Elevator cabs determined to be in good condition typically exhibit, clean, intact finishes and fixtures with no significant wear or abuse, vandalism, etc. Flooring, wall paneling and lighting are of a design quality appropriate for the standard of the community.

This component recommends budgeting for periodic remodeling of the elevator cab interior to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the Client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, cost estimate increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known.

Useful Life:
25 years

Remaining Life:
12 years



Best Case: \$ 55,300

Worst Case: \$ 74,800

Lower estimate to remodel

Higher estimate

Cost Source: AR Cost Database

Comp #: 2532 Exhaust Fans - Repair/Replace

Quantity: (26) Fans

Location: Building rooftop and LCEC room

Funded?: Yes.

History: Replaced in 2018 at a cost of \$69,000 (per information provided)

Comments: Approximate Count -

(23) Loren Cook Fans -> 90-3400 CFM Size Range

(3) Larger Fans

Fans should be inspected and serviced regularly by HVAC vendor or maintenance staff to ensure proper function and to help attain full life expectancy. Individual motor repair/replacement is typically completed as an Operating expense. At longer intervals, we recommend complete replacement of all fans together to obtain better pricing through economies of scale. Pricing shown is based on replacement with same type/capacity as those currently in place. Remaining useful life has been adjusted based on available visual condition, manufacture dates (if available), and/or Client cost history. The Client should continually track repair/replacement expenses and report them during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life:
10 years

Remaining Life:
3 years



Best Case: \$ 93,600

Worst Case: \$ 115,000

Lower allowance to repair/replace

Higher allowance

Cost Source: AR Cost Database/Client Cost History, plus Inflation

Comp #: 2536 Heat Exchanger - Replace

Quantity: (1) Heat Exchanger

Location: Exposed location at building rooftop

Funded?: Yes.

History: Exchanger plates replaced in 2020 (per information provided)

Comments: *NOTE (2024): During the prior reserve study engagement, funding within this component was for the replacement of the plates only. We recommend a full replacement at the interval below, hence why the cost has significantly increased.

Manufacturer: Mueller

Heat exchanger should be inspected and serviced regularly as an Operating expense. 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. In some cases, individual parts (i.e. plates for plate heat exchanger units) can be replaced without needing to replace the entire unit. However, costs shown below are based on complete replacement unless otherwise noted. The Client should continually track repair/replacement expenses and report them during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 50,000

Worst Case: \$ 75,000

Lower estimate to replace

Higher estimate

Cost Source: Research with Local Vendor/Contractor/AR Cost Data Base

Comp #: 2537 Cooling Tower - Refurbish

Quantity: (1) Tower

Location: Building rooftop

Funded?: Yes.

History: Cooling tower/HVAC replacement project completed in 2021 at a total cost of \$440,373 (per information provided)

Comments: *NOTE (2023): This component is intended to cycle every 10 years with cooling tower replacement (component #2538).

At periodic intervals, typically every 7-10 years, cooling tower refurbishment projects should be anticipated. Refurbishment can often include replacement of the tower's moving parts such as fan and gearbox, as well as the PVC fill. To ensure proper water quality and prolong useful life of the tower, we recommend ongoing monitoring and service by professional vendors. Costs can vary depending on scope of work; we recommend budgeting for refurbishment at the approximate interval shown here. Actual project costs should be tracked and incorporated into future Reserve Study updates as appropriate.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 65,500

Worst Case: \$ 120,000

Lower estimate to replace

Higher allowance

Cost Source: AR Cost Database/Client Cost History

Comp #: 2538 Cooling Tower - Replace

Quantity: (1) Tower

Location: Building rooftop

Funded?: Yes.

History: Cooling tower/HVAC replacement project completed in 2021 at a total cost of \$468,752.20 (per information provided)

Comments: Minimal or no subjective/aesthetic value for this component. Cooling tower should be inspected and serviced regularly throughout its life cycle to ensure optimal performance and attain a full useful life. Individual component parts (fan motors, etc.) should be replaced as an Operating expense. 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. When evaluating replacement options, higher priority should be given to durable materials (i.e. stainless steel) in order to reach a longer useful life. Replacement cost estimates shown here are based on replacement with tower of same approximate type and nominal tonnage.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 473,000

Worst Case: \$ 578,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History, plus Inflation

Comp #: 2539 Condensed Water Pump (Ground) –Repl

Quantity: (1) Pump/Motor

Location: Mechanical room (ground level)

Funded?: Yes.

History: Replaced in 2023 at a cost of \$25,000 (per information provided)

Comments: Motor Size/Capacity: 25-HP

Manufacture Date: 2023

Minimal or no subjective/aesthetic value for this component. Pump motor replacements should ideally be coordinated with replacement of other HVAC equipment whenever possible to minimize downtime and obtain better pricing for installation, etc. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, consideration with coordination of HVAC equipment, and assuming normal amount of usage and good preventive maintenance. Costs to replace are based on replacement with the same size motor(s) plus an allowance for service and refurbishment/rebuilding of overall pump assembly. In some cases, complete replacement of entire pump assembly may be warranted, and if required, costs should be incorporated into future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 24,300

Worst Case: \$ 29,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2539 Condensed Water Pump (Roof) –Repl

Quantity: (1) Pump/Motor

Location: Exposed location at rooftop
Funded?: Yes.
History:
Comments: Motor Size/Capacity: 20-HP
Manufacture Date: 2021

Minimal or no subjective/aesthetic value for this component. Pump motor replacements should ideally be coordinated with replacement of other HVAC equipment whenever possible to minimize downtime and obtain better pricing for installation, etc. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, consideration with coordination of HVAC equipment, and assuming normal amount of usage and good preventive maintenance. Costs to replace are based on replacement with the same size motor(s) plus an allowance for service and refurbishment/rebuilding of overall pump assembly. In some cases, complete replacement of entire pump assembly may be warranted, and if required, costs should be incorporated into future Reserve Study updates.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 23,400

Worst Case: \$ 28,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2540 VFD (Condenser Pump) -Replace

Quantity: (1) Variable Freq. Drive

Location: Mechanical room (ground level)

Funded?: Yes.

History: Replaced in 2023 at a cost of \$6,240 (per information provided)

Comments: Manufacturer: Yaskawa

Model: Varispeed E7

Manufacture Date: 2023

Variable frequency drives (AKA variable speed drives) are used to control electrical motor output for mechanical equipment when full power is not required at all times. The "payback" period for these systems, measured in energy savings, is often a fraction of the design life of the unit itself. Minimal or no subjective/aesthetic value for this component. Unless otherwise noted, assumed to be in functional condition. Drives should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Useful life is based primarily on normal expectations for service/performance life in this location. Even with ongoing maintenance, we recommend that the Client plan to replace at the approximate interval shown below.

Useful Life:

10 years

Remaining Life:

8 years



Best Case: \$ 5,850

Worst Case: \$ 7,150

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2540 VFD's (Domestic Pumps) - Replace

Quantity: (2) Variable Freq. Drives

Location: Mechanical room (ground level)
Funded?: Yes.
History: Replaced in 2023 at a cost of \$10,000 (per information provided)
Comments: Manufacturer: Yaskawa
Models: P1000
Manufacture Dates: 2023

Variable frequency drives (AKA variable speed drives) are used to control electrical motor output for mechanical equipment when full power is not required at all times. The "payback" period for these systems, measured in energy savings, is often a fraction of the design life of the unit itself. Minimal or no subjective/aesthetic value for this component. Unless otherwise noted, assumed to be in functional condition. Drives should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Useful life is based primarily on normal expectations for service/performance life in this location. Even with ongoing maintenance, we recommend that the Client plan to replace at the approximate interval shown below.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 9,900

Worst Case: \$ 12,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2540 VFD's (Rooftop) -Replace

Quantity: (2) Variable Freq. Drives

Location: Mechanical room (rooftop)

Funded?: Yes.

History: Replaced in 2021 (per information provided)

Comments: Manufacturer: Yaskawa

Models: HV600

Manufacture Dates: 2020

Variable frequency drives (AKA variable speed drives) are used to control electrical motor output for mechanical equipment when full power is not required at all times. The "payback" period for these systems, measured in energy savings, is often a fraction of the design life of the unit itself. Minimal or no subjective/aesthetic value for this component. Unless otherwise noted, assumed to be in functional condition. Drives should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Useful life is based primarily on normal expectations for service/performance life in this location. Even with ongoing maintenance, we recommend that the Client plan to replace at the approximate interval shown below.

Useful Life:

10 years

Remaining Life:

5 years



Best Case: \$ 11,700

Worst Case: \$ 14,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2543 Surveillance System - Replace

Quantity: (1) System, (14) Cameras

Location: Throughout property/development

Funded?: Yes.

History:

Comments: Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Unless otherwise noted, costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 14,500

Worst Case: \$ 17,900

Lower allowance to upgrade/replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2571 Boiler - Replace

Quantity: (1) Boiler

Location: Mechanical room (rooftop)

Funded?: Yes.

History: Replaced in 2021 at a cost of \$40,344 (per information provided)

Comments: Manufacturer: Raypak

Model Number: H4-1336A

Serial Number: 2102519065

Boiler should be inspected and evaluated regularly by servicing vendor. Lower than average use expected in southeastern climates, so useful life has been extended accordingly. In some cases, replacement is warranted due to lack of available replacement parts, or to upgrade to more efficient technology. Treat routine repairs/maintenance as an Operating expense. Plan for replacement at the typical service life expectancy indicated below. Useful life can often be extended with proactive service and maintenance. Unless otherwise noted, funding for system with same size/capacity as the current system.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 44,200

Worst Case: \$ 54,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2573 Pressure Tanks (Boiler) - Replace

Quantity: (2) Tanks

Location: Mechanical Room (rooftop)

Funded?: Yes.

History: Replaced in 2015 at a cost of \$3,655.44 (per information provided)

Comments: Manufacturer: ProFlo

Model: PF-86

Manufacture Date: 2014

Minimal or no subjective/aesthetic value for this component. Water storage tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below, ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime. Unless otherwise noted, cost estimates shown below anticipate replacement with a similar size and type as currently in place.

Useful Life:
20 years

Remaining Life:
9 years



Best Case: \$ 5,900

Worst Case: \$ 7,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2573 Pressure Tanks (HVAC) - Replace
Location: Mechanical Room (rooftop)
Funded?: Yes.
History: Replaced in 2021 (per information provided)
Comments: Manufacturer: ProFlo
Model: PFX86S
Manufacture Date: 2021

Quantity: (2) Tanks

Minimal or no subjective/aesthetic value for this component. Water storage tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below, ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime. Unless otherwise noted, cost estimates shown below anticipate replacement with a similar size and type as currently in place.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 5,900

Worst Case: \$ 7,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2575 Domestic Booster Pump (2019) - Repl

Quantity: (1) of (2) Pumps/Motors

Location: Mechanical room (ground level)
Funded?: Yes.
History: Replaced in 2019 (per information provided)
Comments: Manufacturer: Baldor
Motor Size/Capacity: 7.5-HP
Manufacture Date: 2019

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:
10 years

Remaining Life:
4 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2575 Domestic Booster Pump (2023) - Repl

Quantity: (1) of (2) Pumps/Motors

Location: Mechanical room (ground level)
Funded?: Yes.
History: Replaced in 2023 at a cost of \$18,491 (per information provided)
Comments: Manufacturer: Baldor
Motor Size/Capacity: 7.5-HP
Manufacture Date: 2023

Please refer to the prior component (#2575) in this series for more general information and commentary on domestic water system replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Common Interiors

Comp #: 2315 Epoxy Flooring - Re-Coat

Quantity: Approx 740 GSF

Location: Common interiors - ground level near maintenance

Funded?: Yes.

History: Re-coated in 2023 (per information provided)

Comments: Good condition: In a good condition assessment, epoxy floors exhibit minimal signs of wear and tear, with the coating remaining intact and providing effective protection to the underlying surface. There may be some minor surface scratches or scuffs, but overall, the floors maintain their smooth texture and glossy appearance.

Recoating epoxy floors is a crucial maintenance task to prolong their lifespan and preserve their appearance. Epoxy coatings provide a durable and seamless finish that enhances the durability and aesthetics of concrete floors. Over time, however, factors such as foot traffic, impact, chemical exposure, and UV radiation can cause the epoxy coating to degrade and lose its protective properties. Recoating involves applying a new layer of epoxy coating over the existing surface to restore its integrity and enhance its performance. Before recoating, thorough surface preparation is essential to remove contaminants, repair any damage, and ensure proper adhesion of the new coating. Depending on the condition of the floors, recoating intervals may vary, ranging from several years for well-maintained surfaces to more frequent recoating for heavily trafficked or damaged floors.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 1,830

Worst Case: \$ 2,240

Lower estimate to repair/re-coat

Higher estimate

Cost Source: AR Cost Database

Comp #: 2701 Interior Surfaces - Repaint

Quantity: Approx 71,300 GSF

Location: Interior common areas

Funded?: Yes.

History: Remodeled all upper floor areas in 2023 at a cost of \$2,050,000 (per information provided)

Comments: Good condition: Interior areas determined to be in good condition typically exhibit few significant marks, scuffs or other aesthetic concerns. Color is consistent and compatible with other finishes/furnishings and maintaining good standards in the common areas.

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions and/or project history provided during this engagement, we recommend repainting at the approximate interval shown below. Unless otherwise noted, cost estimates below are intended for painting only and not inclusive of any extensive wall repairs/renovations (such as trim work, etc.).

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 170,000

Worst Case: \$ 270,000

Lower estimate to repaint

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2705 Interior Lights - Replace

Quantity: Approx (374) Lights

Location: Interior common areas
Funded?: Yes.
History: Remodeled all upper floor areas in 2023 at a cost of \$2,050,000 (per information provided)
Comments: Good condition: Interior lights determined to be in good condition typically exhibit little to no signs of physical wear and tear, and style/fixture type is appropriate for the standards of the property.

Light fixtures should be inspected, repaired and bulbs replaced as needed through the Operating budget. Over time, the fixtures will require replacement for either functional or aesthetic reasons. Best practice is to coordinate at same time as other interior projects (especially painting or wallcovering replacement) whenever possible to minimize downtime and maintain consistent aesthetic standard. Timing of replacements is ultimately subjective to the Client. A wide variety of fixture styles is available, and cost can vary significantly based on the fixture chosen for replacement. Unless otherwise noted, cost estimates shown below assume replacement with comparable quality as existing fixtures and are based on our experience with similar properties.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 150,000	Worst Case: \$ 250,000
Lower estimate to replace	Higher estimate
Cost Source: AR Cost Database/Client Cost History	

Comp #: 2709 Tile Flooring - Replace

Quantity: Approx 2,090 GSF

Location: Lobby/1st floor common areas flooring and wall tile

Funded?: Yes.

History: Replaced in 2002 (per information provided)

Comments: Fair condition: Interior tile flooring determined to be in fair condition typically exhibits some routine signs of wear and age, possibly including sporadic cracks and damaged grout. Style is still appropriate, but tile is showing more noticeable signs of deterioration.

As part of ongoing maintenance program, tile should be inspected regularly and damaged sections repaired/replaced as needed. Best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal throughout the common areas. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on size, material, and design of tiles selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 60,200

Worst Case: \$ 73,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2711 Carpeting (Hallways) - Replace

Quantity: Approx 3,780 GSY

Location: Interior common areas (interior hallways)

Funded?: Yes.

History: (Listed Below)

Comments: Project History -

2004: Replaced at a cost of \$183,141 (per information provided)

2023: Remodeled all upper floor areas at a cost of \$2,050,000 (per information provided)

Good condition: Carpeting determined to be in good condition typically exhibits few or no physical signs of deterioration, and color/pattern is appropriate for the standards of the property.

As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 500,000

Worst Case: \$ 700,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2711 Carpeting (Lobby) - Replace

Quantity: Approx 20 GSY

Location: Interior common areas at lobby

Funded?: Yes.

History:

Comments: Fair condition: Carpeting determined to be in fair condition typically exhibits light to moderate signs of age, such as fraying, stains and fading. Deterioration may be more noteworthy at higher-traffic areas.

As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
15 years

Remaining Life:
13 years

No Photo Available

Best Case: \$ 1,620

Worst Case: \$ 1,980

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2711 Carpeting (Marbelle Room) - Replace

Quantity: Approx 200 GSY

Location: Interior common areas at Marbelle Room

Funded?: Yes.

History: Replaced in 2023 (per information provided)

Comments: Good condition: Carpeting determined to be in good condition typically exhibits few or no physical signs of deterioration, and color/pattern is appropriate for the standards of the property.

As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Over time, replacement will be warranted due to excessive wear (stains, fading, discoloration, etc.). Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions, original installation, and project history provided by the Client, we recommend planning for replacement at the approximate interval shown below. Replacement costs can vary greatly depending on quantity, material, and design selected. Unless otherwise noted, cost estimates below assume replacement with similar quantity and quality as existing.

Useful Life:
15 years

Remaining Life:
13 years



Best Case: \$ 16,200

Worst Case: \$ 19,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2725 Fitness Room - Remodel

Quantity: (1) Fitness Room

Location: Fitness room interior

Funded?: Yes.

History:

Comments: Approximate Measurements/Count -

540 GSF of Rubber Flooring

105 GSF of Mirrored Walls

(1) Television

(2) Wall Fans

(2) Folding Chairs

(2) Window Treatments

Fair condition: Fitness rooms determined to be in fair condition typically exhibit routine signs of wear and age. Flooring typically shows some deterioration, but remains consistent overall and provides good cushion/support for users. Furnishings may be slightly dated at this stage but are still functional and serviceable.

Fitness room should be remodeled at the approximate interval shown here in order to maintain good appearance and functionality. In our experience, the scope of work for remodeling may include replacement or addition of some or all of the following: flooring, lighting, mirrors, water fountains, TVs, etc. Unless otherwise noted, costs are based on replacement of like kind and quantity, and does not factor in any major structural or other sub-surface changes. In our experience, best practice is often to coordinate remodeling with other projects, such as remodeling of other amenity areas, or with replacement of exercise equipment. Unless otherwise noted, cost estimates shown below assume replacement with a similar quality and design as the existing room.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 9,000

Worst Case: \$ 13,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2727 Fitness Equipment - Replace**Quantity: (13) Pieces**

Location: Fitness room

Funded?: Yes.

History: Majority of equipment was replaced in 2021 at a cost of \$22,270 (per information provided)

Comments: Equipment Count -

(2) Treadmills

(1) Elliptical

(2) Exercise Bikes

(3) Single-Exercise Machines

(1) Cable Tower

(1) Bench

(1) Dumbbell Rack

(1) Ball/Band Set

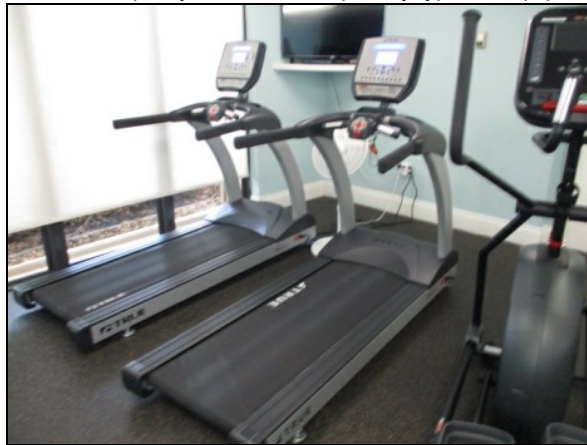
(1) Kettlebell Set

Fair condition: Cardio machines/equipment determined to be in fair condition typically exhibits noticeable but not excessive signs of wear, but all equipment is assumed to be functioning properly and up to an appropriate standard for the property. Heavily used pieces (treadmills and ellipticals, in most cases), may have faster rate of deterioration.

Equipment was not tested at time of inspection and our observations do not make any judgement about safety of the equipment. In our experience, cardio equipment tends to have a shorter useful life overall than strength equipment due to reliance on more electronic components, more moving parts, and obsolescence due to advancements in technology. Inspect regularly, clean for appearance, maintain and repair promptly as needed from Operating budget to ensure safety. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality. Unless otherwise noted, costs are based on replacement with similar quality standard and quantity/types of equipment.

Useful Life:
10 years

Remaining Life:
6 years



Best Case: \$ 37,700

Worst Case: \$ 46,000

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database/Client Cost History

Comp #: 2744 Hallway Furnishings - Replace

Quantity: Lump Sum Allowance

Location: Interior common areas (hallways)
Funded?: Yes.
History: Remodeled all upper floor areas in 2023 at a cost of \$2,050,000 (per information provided)
Comments: Approximate Count Per Floor (16 Floors) -
60 GSF of Tile Flooring
50 GSF of Mirrored Walls
(10) Artwork
(1) 5' Bench
(2) 3' Bench
(1) Small Mirror
(1) Large Mirror
(1) Display Table

Good condition: Hallway furnishings determined to be in good condition typically are in good physical condition, and represent an appropriate, consistent aesthetic style for the standards of the property.

This component recommends funding for periodic replacement/refurbishment of hallway furnishings in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc.

Useful Life:
20 years

Remaining Life:
18 years



Best Case: \$ 198,000

Worst Case: \$ 242,000

Lower estimate to update/replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2746 Kitchen - Remodel

Quantity: (1) Kitchen

Location: Adjacent to lobby
Funded?: Yes.
History:

Comments: *NOTE (2024): Per information provided, the association plans to remodel the kitchen in 2025 at a cost of \$58,821.

- Approximate Measurements/Count -
110 GSF of Tile Flooring
35 LF of Countertops/Cabinetry
(2) Ceiling Lights
(1) Refrigerator
(1) Stove/Oven
(1) Microwave
(1) Dishwasher
(1) Double Kitchen Sink
(1) Window Treatment
(36) Dining Chairs
(4) Folding Tables
(1) Poker Table

Poor condition: Kitchens determined to be in poor condition typically exhibit more advanced wear and tear depending on level of use, and/or finishes and fixtures have become outdated. Appliances may still be functional but are no longer in keeping with the general design/style of the kitchen.

Kitchen materials typically have an extended useful life. However, many Clients choose to refurbish the kitchen periodically for aesthetic updating. This may include replacement (or addition) of appliances, refurbishment/refinishing of cabinets and countertops, replacement of sinks and fixtures, installation/replacement of under-cabinet lighting, etc. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, cost allowances shown below assume remodeling with both similar quantities and qualities as existing materials.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 53,100

Worst Case: \$ 64,900

Lower allowance to renovate/remodel

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2749 Bathrooms (Fitness) - Remodel

Quantity: (2) Bathrooms

Location: Adjacent to fitness room

Funded?: Yes.

History:

Comments: *NOTE (2024): Per information provided, the association plans to remodel the bathrooms in 2025 at a cost of \$58,450.

Approximate Measurements/Count (Men's Bathroom) -

80 GSF of Tile Flooring

90 GSF of Wall Tile

265 GSF of Wall Coverings

6 GSF of Countertops

10 GSY of Carpeting

(1) Sink

(1) Urinal

(1) Standard Stall

(1) Sauna

(1) Shower

(1) Mirror

(1) Wall Light

*Women's bathroom presumed to be of similar size, style, and condition.

Poor condition: Bathrooms determined to be in poor condition typically exhibit more advanced wear and tear. In other cases, even if bathroom is clean and serviceable, remodeling may be warranted if finishes and fixtures have become outdated or are otherwise not up to the aesthetic standards of the community.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:

20 years

Remaining Life:

0 years



Best Case: \$ 53,100

Worst Case: \$ 64,900

Lower allowance to remodel

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2749 Bathrooms (Marbelle Room) - Remodel

Quantity: (2) Bathrooms

Location: Adjacent to Marbelle room

Funded?: Yes.

History:

Comments: *NOTE (2024): Per information provided, the association plans to remodel the bathrooms in 2025 at a cost of \$32,320.

Approximate Measurements/Count (Men's Bathroom) -

95 GSF of Tile Flooring/Wall Tile

10 GSF of Countertops

(1) Sink

(2) Urinals

(1) Standard Stall

*Women's bathroom presumed to be of similar size, style, and condition.

Poor condition: Bathrooms determined to be in poor condition typically exhibit more advanced wear and tear. In other cases, even if bathroom is clean and serviceable, remodeling may be warranted if finishes and fixtures have become outdated or are otherwise not up to the aesthetic standards of the community.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 29,700

Worst Case: \$ 36,300

Lower allowance to remodel

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2750 Lobby FF&E - Remodel**Quantity: (1) Lobby**

Location: Main entry to building

Funded?: Yes.

History: Remodeled lobby and Marbelle Room in 2018-2019 at a cost of approximately \$206,000 (per information provided)

Comments: Approximate Count -

(7) Salisbury Mailbox 12-Box Recessed Panels

(2) Salisbury Mailbox 8-Box Recessed Panels

(34) Wall Lights

(6) Ceiling Lights

(1) Ceiling Fan

(2) Floor Lamps

(1) Hanging Light

(2) Bookshelves

(4) Dining Chairs

(1) 5' Diameter Area Rug

(1) Dining Table

(6) Arm Chairs

(1) Coffee Table

(2) Side Tables

(7) Window Treatments

(2) Display Tables

(2) Luggage Carts

(5) Shopping Carts

(1) 6' x 6' Area Rug

(1) 9' x 6' Area Rug

(3) 12' x 3' Area Rugs

(1) Water Fountain

(10) Artwork

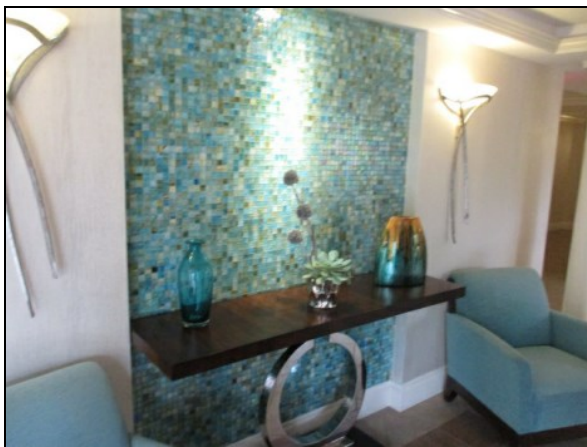
(3) Bulletin Boards

Fair condition: Lobbies determined to be in fair condition typically exhibit normal, routine signs of age. At this stage, physical conditions are still good, but design/aesthetic may be becoming dated.

Periodic lobby remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Some Clients choose to work with design personnel to maintain a coordinated, attractive aesthetic. Typical projects often include replacement of finishes, furnishings, artwork, lighting, etc. Life estimates can vary greatly depending on level of usage and subjective preferences of Client. Costs can vary greatly depending on scope of work and types of materials selected for replacement. Funding recommendation shown here is for remodeling to an appropriate standard for this Client. Life and cost estimates should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: \$ 125,000

Worst Case: \$ 175,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database/Client Cost History

Comp #: 2752 Office - Remodel**Quantity: (1) Office Area**

Location: Adjacent to lobby

Funded?: Yes.

History:

Comments: Approximate Measurements/Count -

170 GSF of Carpeting

50 GSF of Countertops

25 LF Cabinetry

(3) Workstations

(1) Paper Shredder

(4) 2-Door Filing Cabinets

(6) Artwork

(1) Cannon Printer

(1) Audio/Visual System

(1) Ipad

(1) Floor Lamp

(2) Dining Chairs

(1) Side Table

(1) 9.5' x 6.5' Area Rug

Poor condition: Offices determined to be in poor condition typically exhibit more outdated workspaces, furnishings and technology. Finishes generally show more wear and tear, and in some cases, a more efficient layout/organization may be advisable when new furnishings are purchased.

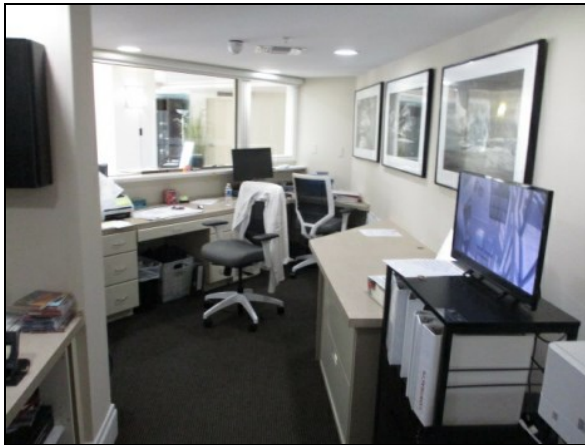
Periodic office remodeling is prudent in order to maintain an attractive, functional workspace for personnel. Typical projects often include replacement of room finishes and furnishings, and may also include replacement of IT equipment, phones, office supplies, storage units, etc. Life estimates can vary greatly depending on level of use and preferences of Client. If the office is used as a "public" area for hosting potential buyers and other important visitors, remodeling should be a high priority. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, cost allowances shown below assume remodeling with both similar quantities and qualities as existing materials. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on any new information obtained and conditions evident at that time.

Useful Life:

20 years

Remaining Life:

0 years



Best Case: \$ 24,000

Worst Case: \$ 29,500

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2753 Marbelle Room FF&E - Remodel

Quantity: (1) Marbelle Room

Location: Interior common area at Marbelle room

Funded?: Yes.

History: Remodeled lobby and Marbelle Room in 2018-2019 at a cost of approximately \$206,000 (per information provided)

Comments: Approximate Count -

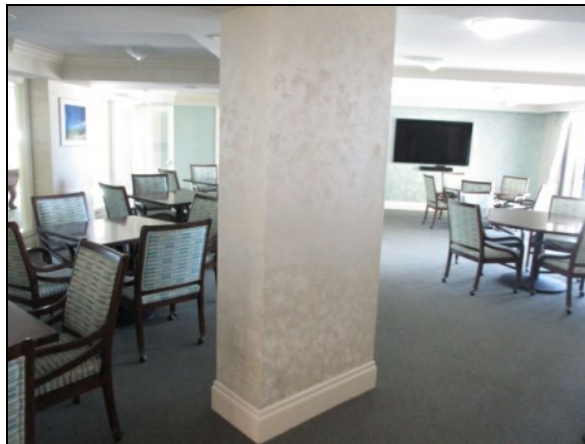
- (22) Ceiling Lights
- (5) Large Dining Tables
- (4) Standard Dining Tables
- (41) Dining Chairs
- (1) Billiards Table
- (1) Ping Pong/Table Tennis Table
- (3) High-Top Tables
- (7) High-Top Chairs
- (2) Bookshelves
- (1) Samsung Television
- (4) Window Treatments
- (5) Wall Art

Fair condition: Meeting/social rooms determined to be in fair condition typically exhibit some signs of wear and tear, but no unusual or advanced deterioration. FF&E is still serviceable and consistent, not detrimental to desired aesthetic standards.

Social rooms should be considered a significant aesthetic priority, even if use is minimal. Typical remodeling projects may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Comprehensive remodeling should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers. Some Clients choose to work with design personnel to maintain a coordinated, attractive aesthetic. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Unless otherwise noted, cost allowances shown below assume remodeling with both similar quantities and qualities as existing materials. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on any new information obtained and conditions evident at that time.

Useful Life:
20 years

Remaining Life:
14 years



Best Case: \$ 125,000

Worst Case: \$ 175,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database/Client Cost History

Comp #: 2759 Guest Room/Suite FF&E - Replace

Quantity: Lump Sum Allowance

Location: Guest room/suite

Funded?: Yes.

History:

Comments: Fair condition: Fixtures, furnishings, and equipment (FF&E) determined to be in fair condition may exhibit light to moderate wear and tear, but are still in generally serviceable condition. Style is consistent but may be becoming outdated at this stage.

Individual fixtures, furnishings, and/or equipment (FF&E) pieces should be repaired/replaced as needed by the Client. Based on evident conditions and/or information provided during this engagement, this component represents a “supplemental” allowance for replacement/refurbishment of interior FF&E in order to maintain a desirable aesthetic in the common areas. Remaining useful life shown below is based on consideration of asset conditions as well as Client replacement history. Costs of replacement can vary greatly depending the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc. Moving forward, the Client should track and report all replacement expenditures related to this component. This component should then be re-evaluated during future Reserve Study Updates based on the most current information available at that time.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 54,100

Worst Case: \$ 66,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2760 Guest Room - Remodel

Quantity: (1) Guest Room

Location: Ground floor level

Funded?: Yes.

History: Remodeling project (unreported scope) completed in 2015 at a cost of \$54,000 (per information provided)

Comments: *NOTE (2024): Guest room was noted to include (2) beds in a single common room and (1) bathroom.

Fair condition: Guest room determined to be in good condition typically exhibit fair, attractive finishes and fixtures, suitable for the standards of the property.

Guest room should be remodeled periodically to maintain a comfortable, attractive living space for staff and to preserve property values for the Client. Typical remodeling projects include refurbishment/replacement of interior flooring, repainting, lighting, plumbing or electrical repairs, kitchen and bathroom remodeling, etc. Personal assets such as furniture and décor items are not included unless otherwise noted. Life and cost estimates for this component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 49,100

Worst Case: \$ 60,100

Lower allowance for remodeling

Higher allowance

Cost Source: AR Cost Database/Client Cost History

Comp #: 2762 Guest Suite - Remodel

Quantity: (1) Suite

Location: Ground floor level

Funded?: Yes.

History: Remodeled (unreported scope) in 2015 at a cost of \$165,800 (per information provided)

Comments: *NOTE (2024): Guest room was noted to include (2) bedrooms, (1) large kitchen, (1) large bathroom, and (1) small bathroom.

Fair condition: Guest room determined to be in fair condition typically exhibit good, attractive finishes and fixtures, suitable for the standards of the property.

Guest room should be remodeled periodically to maintain a comfortable, attractive living space for staff and to preserve property values for the Client. Typical remodeling projects include refurbishment/replacement of interior flooring, repainting, lighting, plumbing or electrical repairs, kitchen and bathroom remodeling, etc. Personal assets such as furniture and décor items are not included unless otherwise noted. Life and cost estimates for this component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 172,000

Worst Case: \$ 210,000

Lower allowance for remodeling

Higher allowance

Cost Source: Client Cost History

Exterior Amenities

Comp #: 2746 Gazebo Interior - Remodel

Quantity: Lump Sum Allowance

Location: Interior of gazebo structure

Funded?: Yes.

History:

Comments: Approximate Measurements/Count -

40 GSF of Countertops

20 LF of Cabinetry

(1) 6-Burner Stove/Range

(1) 6' x 4' Roll Up Garage Door

(1) Kitchen Sink

Fair condition: Kitchens determined to be in fair condition typically exhibit some light signs of use and age, especially at countertops and cabinetry. Kitchen appears to be serviceable and clean. Appliances are assumed to be functional, but may be becoming outdated at this stage.

Kitchen materials typically have an extended useful life. However, many Clients choose to refurbish the kitchen periodically for aesthetic updating. This may include replacement (or addition) of appliances, refurbishment/refinishing of cabinets and countertops, replacement of sinks and fixtures, installation/replacement of under-cabinet lighting, etc. Best practice is to coordinate this project with other amenity areas, such as bathrooms or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, cost allowances shown below assume remodeling with both similar quantities and qualities as existing materials.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 8,000

Worst Case: \$ 14,000

Lower allowance to renovate/remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2763 Pool Deck Furniture - Replace

Quantity: Approx (79) Pieces

Location: Pool deck

Funded?: Yes.

History: Replaced/refurbished in 2022 at a cost of \$18,000 (per information provided)

Comments: Construction Material: Strapped Aluminum

Approximate Count -

(34) Lounge Chairs

(15) Drink Tables

(4) Dining Tables

(20) Dining

(4) Barstools

(2) 2-Seat Wicker Cushioned Chairs

Fair condition: Pool deck furniture determined to be in fair condition typically exhibits routine, noticeable signs of wear and age, but appearance is still decent and consistent, acceptable for the standards of the property. Some pieces, especially lounge chairs, tend to show more signs of age at this stage.

We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Individual pieces can be replaced as needed each year as an Operating expense. Costs can vary greatly based on quantity and type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces as existing.

Useful Life:
8 years

Remaining Life:
5 years



Best Case: \$ 17,600

Worst Case: \$ 21,600

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database/Client Cost History, plus Inflation

Comp #: 2769 Pool Deck (Pavers) - Resurface

Quantity: Approx 5,200 GSF

Location: Pool deck

Funded?: Yes.

History:

Comments: Fair condition: Paver pool decks determined to be in fair condition typically exhibit some amount of minor displacement, lifting and tripping hazards, most often in high-traffic areas. Signs of wear and age are evident, but not advanced. Overall appear to be aging normally.

Paver decks should be pressure-washed as needed to preserve appearance and remove stains, chemical residue, etc. With proper maintenance, paver decks should have a long useful life under normal circumstances. Comprehensive replacement is typically completed for restoration of aesthetics within the common areas, as opposed to functional failure alone. Based on evident conditions and/or information provided during this engagement, we recommend budgeting for replacement at the approximate interval shown here. Replacement costs can vary depending on style of pavers chosen, configuration of deck, etc.

Useful Life:
40 years

Remaining Life:
23 years



Best Case: \$ 58,500

Worst Case: \$ 71,500

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Swimming Pool/Spa - Resurface

Quantity: (1) Pool, (1) Spa

Location: Interior finishes of pool/spa

Funded?: Yes.

History: Pool/spa resurfaced in 2015 at a total cost of \$26,380.00 (per information provided)

Comments: SWIMMING POOL -

Approximate Footprint: 1,440 GSF

Waterline Perimeter: 170 LF

Depth Range: 3' 6" to 8' 6"

Number of Railings: (2)

Number of Ladders: (1)

SPA -

Approximate Dimensions: 10'x10'

Number of Railings: (1)

Fair condition: Swimming pools determined to be in fair condition typically exhibit some color fade/discoloration, and roughening of the surface, often more noticeable in the shallow areas and/or at steps. Waterline tiles are in fair condition. Generally believed to be aging normally.

Minor repairs and routine cleaning/maintenance should be considered an Operating expense. Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Client. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed.

Useful Life:

12 years

Remaining Life:

2 years



Best Case: \$ 52,500

Worst Case: \$ 64,200

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2781 Pool Heater #1 - Replace**Quantity: (1) Heater**

Location: Exposed location adjacent to pool deck

Funded?: Yes.

History: Replaced in 2020 (per information provided)

Comments: Type: Electric

Manufacturer: AquaCal

Model: 145AHDSBPB

Manufacture Date: 2020

Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Minimal or no subjective/aesthetic value for pool and spa equipment. Internal components were not analyzed during our site inspection. Useful life is based primarily on normal expectations for service/performance life in this location. Many Clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. 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. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
8 years

Remaining Life:
3 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database/Client Cost History

Comp #: 2781 Pool Heater #2 - Replace

Quantity: (1) Heater

Location: Exposed location adjacent to pool deck

Funded?: Yes.

History: Replaced in 2022 at a cost of \$4,868 (per information provided)

Comments: Type: Electric

Manufacturer: Gulfstream

Models: HE150-RA

Manufacture Dates: 2022

Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Minimal or no subjective/aesthetic value for pool and spa equipment. Internal components were not analyzed during our site inspection. Useful life is based primarily on normal expectations for service/performance life in this location. Many Clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. 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. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
8 years

Remaining Life:
5 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database/Client Cost History

Comp #: 2781 Pool Heater #3 - Replace

Quantity: (1) Heater

Location: Exposed location adjacent to pool deck

Funded?: Yes.

History: Replaced in 2021 (per information provided)

Comments: Type: Electric

Manufacturer: Gulfstream

Models: HE150-RA

Manufacture Dates: 2021

Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Minimal or no subjective/aesthetic value for pool and spa equipment. Internal components were not analyzed during our site inspection. Useful life is based primarily on normal expectations for service/performance life in this location. Many Clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. 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. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
8 years

Remaining Life:
4 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database/Client Cost History

Comp #: 2781 Spa Heater #4 - Replace

Quantity: (1) Heater

Location: Exposed location adjacent to pool deck

Funded?: Yes.

History: Replaced in 2023 at a cost of \$6,720 (per information provided)

Comments: Type: Electric

Manufacturer: Gulfstream

Models: HE125-RA

Manufacture Dates: 2023

Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Minimal or no subjective/aesthetic value for pool and spa equipment. Internal components were not analyzed during our site inspection. Useful life is based primarily on normal expectations for service/performance life in this location. Many Clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. 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. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

Useful Life:
8 years

Remaining Life:
6 years



Best Case: \$ 6,000

Worst Case: \$ 8,000

Lower allowance to replace

Higher allowance

Cost Source: AR Cost Database/Client Cost History

Comp #: 2781 Spa/Pool Heater #5 - Replace

Quantity: (1) Heater

Location: Exposed location adjacent to pool deck

Funded?: Yes.

History: Replaced in 2023 at a cost of \$4,756 (per information provided)

Comments: Type: Gas

Manufacturer: Hayward

Model: H400FDNASME

Manufacture Date: 2023

Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Minimal or no subjective/aesthetic value for pool and spa equipment. Internal components were not analyzed during our site inspection. Useful life is based primarily on normal expectations for service/performance life in this location. Many Clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. 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. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage.

*NOTE: Gas pool heaters typically have a lesser life expectancy than that of electric/air-source pool heaters. The useful life and remaining useful life have been adjusted as such below.

Useful Life:
5 years

Remaining Life:
3 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Lower allowance to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History