

SOCOTEC

Creciente Condominium Association, Inc.

Reserve Study

For Period Beginning July 1st, 2025.

7146, 7148, & 7150 Estero Blvd., Fort Myers Beach, FL, 33931

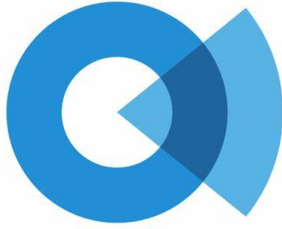
SOCOTEC Consulting, Inc

December 13, 2024

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SOCOTEC

Attention: **Creciente Condominium Association, Inc.**
Property: 7146, 7148, & 7150 Estero Blvd., Fort Myers Beach, Florida
Service: Reserve Study
SOCOTEC Project Number VS240184

SOCOTEC Consulting, Inc. is pleased to present this reserve study completed for the subject buildings located at 7146, 7148, & 7150 Estero Blvd. SOCOTEC Consulting, Inc. has conducted our services in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing under similar circumstances. This report identifies each component observed, the estimated useful life, remaining life, and opinion of the current cost to replace/refurbish these items.

Our opinion of the repair and refurbishment costs for each line item are based on our experience with similar projects, known construction industry averages, historical cost data, or simple verbal estimates obtained from suppliers of different components. Opinions of cost information are inclusive of labor, material, appropriate overhead, general conditions, and profit. Many of the listed costs were provided by the Association from recent repairs/replacement of these items.

This report contains our opinion of the conditions observed. The actual useful life of the components may or may not be as long as estimated due to a variety of controllable and uncontrollable factors, such as weather, maintenance schedule, physical abuse, or abnormal wear. If such case occurs, SOCOTEC Consulting, Inc. should be contacted to provide additional review and revise this reserve study, if appropriate.

This reserve study is intended to provide guidance for the Association to plan their set-asides. The actual reserve set aside by the Association is solely at their discretion. This report should not be used for performing an audit, forensic analyses, or background checks of historical records.

SOCOTEC Consulting, Inc. personnel completed on-site inspections of the subject property throughout the concrete restoration project. SOCOTEC Consulting, Inc. evaluated the in-place condition of the common area components and evaluated quantities. Previous project funding reserve information was provided by you and utilized in this study.

If you have any questions or would like to direct any follow-up service, please don't hesitate to contact us.

Respectfully submitted,

SOCOTEC Consulting, Inc.

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Table of Contents

Letter to Board 2

Project Information 4

Disclosures - Illustration 5

General Reserves Expenditures & Analysis 6

General Reserves Tables 17

Component Details 20

Additional Tables 88

Project Information

Creciente Condominium Association, Inc. is located 7146, 7148, & 7150 Estero Blvd., Fort Myers Beach, FL. The Association is comprised of 3 existing 9-story mid-rise Residential buildings consisting of 172-unit owners. Our services did not include uncovering building materials or performing invasive testing for the purposes of verifying in-place or constructed work. For the purpose of this study, SOCOTEC was provided the Association's Master Facilities Plan. This report is designed to provide reasonable, appropriate budgetary cost and remaining life data based on personnel, material, and equipment costs for similar components in the site locality.

Disclosures

Cost Evaluation

The cost estimates identified are based upon approximate quantities, costs and published information, and they include labor, material, design fees, and appropriate overhead, general conditions and profit. The estimated costs to repair, replace or upgrade the improvements are considered typical for the current marketplace. No contractors have been contacted for actual bids or price quotes, and the actual cost of repairs may vary from our estimates.

These opinions of probable costs are for components or systems exhibiting material deferred maintenance, and for existing physical deficiencies requiring major repairs or replacement.

Funding Analysis

The **Cash Flow (Pooled) Funding Analysis** method consists of calculating reserve contributions where the contributions are designed to offset the variable annual expenditures from the reserve fund. Interest income is considered attributable to reserve accounts over the period of the analysis. The beginning balances are pooled together, and a yearly contribution rate is calculated to arrive at a positive cash flow and reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

The Cash Flow Analysis method was approved for calculating reserve funding by a 2002 amendment to the Florida Administrative Code. The fund requirement estimated by the Cash Flow Analysis method can now be provided to the membership, on an annual basis as a fully funded figure. The analysis is to be completed as a portion of the Association's annual budget, include the total estimated useful lives, estimated remaining useful lives, and estimated replacement cost/deferred maintenance expenses of all assets in the reserve budget, and the estimated fund balance of the pooled reserve account as of the beginning of the period for which the budget will be in effect.

General Reserve Elements - Total Current Replacement Cost (2025)

\$5,638,500

Total General Reserves Expenditures Per Year, Over the Next 10-Years (From 2025 to 2034)

REGULATORY	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
General Reserves	\$100,000		\$23,409	\$201,629	\$254,372	\$83,910	\$15,203	\$31,014		
	\$100,000	\$0	\$23,409	\$201,629	\$254,372	\$83,910	\$15,203	\$31,014	\$0	\$0

Total General Reserves Expenditures Per Year, From 2035 to 2044

REGULATORY	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
General Reserves	\$184,678		\$324,666	\$116,424	\$91,704	\$578,725		\$358,462	\$19,281	
	\$184,678	\$0	\$324,666	\$116,424	\$91,704	\$578,725	\$0	\$358,462	\$19,281	\$0

Total General Reserves Expenditures Per Year, From 2045 to 2049

REGULATORY	2045	2046	2047	2048	2049
General Reserves	\$872,990	\$18,188	\$34,785	\$299,611	\$387,630
	\$872,990	\$18,188	\$34,785	\$299,611	\$387,630

General Reserves Individual Elements Identified

REGULATORY ASSET N°	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
General Reserves								
1	Building 7146 - Elevator Rebuild	01/01/2060	35y	35y	35y	\$430,000.00	1 LS	\$430,000
2	Building 7146 - HVAC Units - Elevator Lobby	01/01/2037	12y	12y	12y	\$10,000.00	1 LS	\$10,000
3	Building 7146 - HVAC Units - Exercise Room	01/01/2037	12y	12y	12y	\$10,000.00	1 LS	\$10,000
4	Building 7146 - HVAC Units - Mail Room	01/01/2037	12y	12y	12y	\$10,000.00	1 LS	\$10,000
5	Building 7146 - HVAC Units - Elevator Roof Room	01/01/2037	12y	12y	12y	\$6,000.00	1 LS	\$6,000
6	Building 7146 - Fitness Room Equipment	01/01/2037	12y	12y	12y	\$45,000.00	1 LS	\$45,000
7	Building 7146 - Storage Locker Area Updates	01/01/2060	35y	35y	35y	\$65,000.00	1 LS	\$65,000
8	Building 7146 - Tile Flooring	01/01/2059	35y	35y	34y	\$40,000.00	1 LS	\$40,000
9	Building 7146 - Ceiling Tile Common	01/01/2060	35y	35y	35y	\$21,000.00	1 LS	\$21,000
10	Building 7146 - Painting - Interior Stairs	01/01/2028	10y	10y	3y	\$30,000.00	1 LS	\$30,000
11	Building 7148 - Elevator Rebuild	01/01/2060	35y	35y	35y	\$430,000.00	1 LS	\$430,000
12	Building 7148 - HVAC Units - Mail Room	01/01/2037	12y	12y	12y	\$10,000.00	1 LS	\$10,000
13	Building 7148 - HVAC Units - West Lobby	01/01/2037	12y	12y	12y	\$10,000.00	1 LS	\$10,000
14	Building 7148 - HVAC Units - Elevator Roof Room	01/01/2030	12y	12y	5y	\$6,000.00	1 LS	\$6,000
15	Building 7148 - Storage Locker Area Updates	01/01/2060	35y	35y	35y	\$65,000.00	1 LS	\$65,000
16	Building 7148 - Tile Flooring	01/01/2059	35y	35y	34y	\$24,000.00	1 LS	\$24,000
17	Building 7148 - Ceiling Tile Common	01/01/2056	35y	35y	31y	\$10,000.00	1 LS	\$10,000
18	Building 7148 - Painting - Interior Stairs	01/01/2028	10y	10y	3y	\$30,000.00	1 LS	\$30,000
19	Building 7150 - Elevator Rebuild	01/01/2060	35y	35y	35y	\$400,000.00	1 LS	\$400,000
20	Building 7150 - HVAC Units - Social Room	01/01/2037	12y	12y	12y	\$10,000.00	1 LS	\$10,000
21	Building 7150 - HVAC Units - Elevator Lobby	01/01/2037	12y	12y	12y	\$10,000.00	1 LS	\$10,000
22	Building 7150 - HVAC Units - Mail Room	01/01/2037	12y	12y	12y	\$10,000.00	1 LS	\$10,000
23	Building 7150 - HVAC Units - RR Office	01/01/2037	12y	12y	12y	\$10,000.00	1 LS	\$10,000
24	Building 7150 - HVAC Units - Elevator Room	01/01/2031	12y	12y	6y	\$6,000.00	1 LS	\$6,000
25	Building 7150 - HVAC Units - Unit 105	01/01/2037	12y	12y	12y	\$10,000.00	1 LS	\$10,000
26	Building 7150 - Storage Locker Area Updates	01/01/2060	35y	35y	35y	\$65,000.00	1 LS	\$65,000
27	Building 7150 - Tile Flooring	01/01/2059	35y	35y	34y	\$50,000.00	1 LS	\$50,000
28	Building 7150 - Ceiling Tile Common	01/01/2060	35y	35y	35y	\$23,500.00	1 LS	\$23,500
29	Building 7150 - Painting - Interior Stairs	01/01/2028	10y	10y	3y	\$30,000.00	1 LS	\$30,000

REGULATORY ASSET №	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
30	Building 7150 - Unit #105 (Rebuild Cost)	01/01/2045	20y	20y	20y	\$50,000.00	1 LS	\$50,000
31	Building 7150 - Sauna - Heaters	01/01/2045	20y	20y	20y	\$15,000.00	1 LS	\$15,000
32	Pool Perimeter Fence & Gates	01/01/2065	40y	40y	40y	\$30,000.00	1 LS	\$30,000
33	Carpeting Interior	01/01/2029	13y	13y	4y	\$235,000.00	1 LS	\$235,000
34	Trash Chute Door Maintenance/Replacement	01/01/2030	5y	5y	5y	\$10,000.00	1 LS	\$10,000
35	Ceiling Tile System (Hallways)	01/01/2040	35y	35y	15y	\$150,000.00	1 LS	\$150,000
36	Furnishings	01/01/2040	15y	15y	15y	\$85,000.00	1 LS	\$85,000
37	Painting - Interior Halls	01/01/2025	15y	15y	0y	\$100,000.00	1 LS	\$100,000
38	Pest Control Building Sealing	01/01/2027	5y	5y	2y	\$15,000.00	1 LS	\$15,000
39	Security Camera System	01/01/2035	10y	10y	10y	\$35,000.00	1 LS	\$35,000
40	Security Access Keypads/Keys	01/01/2035	10y	10y	10y	\$39,000.00	1 LS	\$39,000
41	Reserve Study	01/01/2030	5y	5y	5y	\$10,000.00	1 LS	\$10,000
42	Dryer Lint Removal	01/01/2027	4y	4y	2y	\$7,500.00	1 LS	\$7,500
43	Concrete Restoration - Seawall	01/01/2039	35y	35y	14y	\$50,000.00	1 LS	\$50,000
44	Asphalt Overlay	01/01/2045	20y	20y	20y	\$200,000.00	1 LS	\$200,000
45	Asphalt Sealcoat and Restriping	01/01/2030	5y	5y	5y	\$15,000.00	1 LS	\$15,000
46	Garage Floor Clean/Restripe	01/01/2040	15y	15y	15y	\$10,000.00	1 LS	\$10,000
47	Pool Furniture & Outdoor Furniture	01/01/2045	20y	20y	20y	\$70,000.00	1 LS	\$70,000
48	Pool Deck Resurfacing	01/01/2045	20y	20y	20y	\$22,000.00	1 LS	\$22,000
49	Pool Equipment Allowance	01/01/2030	5y	5y	5y	\$10,000.00	1 LS	\$10,000
50	Pool Heater Equipment	01/01/2037	12y	12y	12y	\$90,000.00	1 LS	\$90,000
51	Pool Interior	01/01/2028	20y	20y	3y	\$100,000.00	1 LS	\$100,000
52	Paint - Pool House	01/01/2032	7y	7y	7y	\$6,000.00	1 LS	\$6,000
53	Pool House Mod. Bit. Roofing System Replacement	01/01/2040	15y	15y	15y	\$15,000.00	1 LS	\$15,000
54	Pergola	01/01/2050	25y	25y	25y	\$90,000.00	1 LS	\$90,000
55	Tennis Court Fencing & Gate	01/01/2050	25y	25y	25y	\$25,000.00	1 LS	\$25,000
56	Tennis Court Lighting	01/01/2050	25y	25y	25y	\$30,000.00	1 LS	\$30,000
57	Tennis Court Resurface	01/01/2045	20y	20y	20y	\$75,000.00	1 LS	\$75,000
58	Fountains	01/01/2025	10y	10y	0y	\$0.00	0 LS	\$0
59	Storm Sewer Clean	01/01/2030	5y	5y	5y	\$10,000.00	1 LS	\$10,000
60	Perimeter Fencing	01/01/2065	40y	40y	40y	\$135,000.00	1 LS	\$135,000
61	Building Mounted Lighting - Entry Lighting	01/01/2045	20y	20y	20y	\$11,500.00	1 LS	\$11,500

REGULATORY ASSET Nº	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
62	Misc. Equipment/Repairs	01/01/2030	5y	5y	5y	\$15,000.00	1 LS	\$15,000
63	Pool House - Exterior Painting	01/01/2032	7y	7y	7y	\$6,000.00	1 LS	\$6,000
64	Exterior Lighting	01/01/2054	30y	30y	29y	\$225,000.00	1 LS	\$225,000
65	Landscape Lighting	01/01/2054	30y	30y	29y	\$40,000.00	1 LS	\$40,000
66	Building 7146 - Screen Enclosures and Balcony Railings Replacement	01/01/2060	35y	35y	35y	\$630,000.00	1 LS	\$630,000
67	Building 7148 - Screen Enclosures and Balcony Railings Replacement	01/01/2060	35y	35y	35y	\$470,000.00	1 LS	\$470,000
68	Building 7150 - Screen Enclosures and Balcony Railings Replacement	01/01/2060	35y	35y	35y	\$630,000.00	1 LS	\$630,000
								\$5,638,500

General Reserve Expenditures - Total Cost Per Year

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2025 (Year 1)						
37	Painting - Interior Halls	\$100,000.00	1 LS	\$100,000	15y	2040
2025 (Year 1) Total				\$100,000		
2026 (Year 2)						
2026 (Year 2) Total				\$0		
2027 (Year 3)						
42	Dryer Lint Removal	\$7,803.00	1 LS	\$7,803	4y	2031
38	Pest Control Building Sealing	\$15,606.00	1 LS	\$15,606	5y	2032
2027 (Year 3) Total				\$23,409		
2028 (Year 4)						
10	Building 7146 - Painting - Interior Stairs	\$31,836.00	1 LS	\$31,836	10y	2038
18	Building 7148 - Painting - Interior Stairs	\$31,836.00	1 LS	\$31,836	10y	2038
29	Building 7150 - Painting - Interior Stairs	\$31,836.00	1 LS	\$31,836	10y	2038
51	Pool Interior	\$106,121.00	1 LS	\$106,121	20y	2048
2028 (Year 4) Total				\$201,629		
2029 (Year 5)						
33	Carpeting Interior	\$254,372.00	1 LS	\$254,372	13y	2042
2029 (Year 5) Total				\$254,372		
2030 (Year 6)						
45	Asphalt Sealcoat and Restriping	\$16,561.00	1 LS	\$16,561	5y	2035
14	Building 7148 - HVAC Units - Elevator Roof Room	\$6,624.00	1 LS	\$6,624	12y	2042
62	Misc. Equipment/Repairs	\$16,561.00	1 LS	\$16,561	5y	2035
49	Pool Equipment Allowance	\$11,041.00	1 LS	\$11,041	5y	2035
41	Reserve Study	\$11,041.00	1 LS	\$11,041	5y	2035
59	Storm Sewer Clean	\$11,041.00	1 LS	\$11,041	5y	2035
34	Trash Chute Door Maintenance/ Replacement	\$11,041.00	1 LS	\$11,041	5y	2035
2030 (Year 6) Total				\$83,910		

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2031 (Year 7)						
24	Building 7150 - HVAC Units - Elevator Room	\$6,757.00	1 LS	\$6,757	12y	2043
42	Dryer Lint Removal	\$8,446.00	1 LS	\$8,446	4y	2035
2031 (Year 7) Total				\$15,203		
2032 (Year 8)						
52	Paint - Pool House	\$6,892.00	1 LS	\$6,892	7y	2039
38	Pest Control Building Sealing	\$17,230.00	1 LS	\$17,230	5y	2037
63	Pool House - Exterior Painting	\$6,892.00	1 LS	\$6,892	7y	2039
2032 (Year 8) Total				\$31,014		
2033 (Year 9)						
2033 (Year 9) Total				\$0		
2034 (Year 10)						
2034 (Year 10) Total				\$0		
2035 (Year 11)						
45	Asphalt Sealcoat and Restriping	\$18,285.00	1 LS	\$18,285	5y	2040
42	Dryer Lint Removal	\$9,142.00	1 LS	\$9,142	4y	2039
62	Misc. Equipment/Repairs	\$18,285.00	1 LS	\$18,285	5y	2040
49	Pool Equipment Allowance	\$12,190.00	1 LS	\$12,190	5y	2040
41	Reserve Study	\$12,190.00	1 LS	\$12,190	5y	2040
40	Security Access Keypads/Keys	\$47,541.00	1 LS	\$47,541	10y	2045
39	Security Camera System	\$42,665.00	1 LS	\$42,665	10y	2045
59	Storm Sewer Clean	\$12,190.00	1 LS	\$12,190	5y	2040
34	Trash Chute Door Maintenance/ Replacement	\$12,190.00	1 LS	\$12,190	5y	2040
2035 (Year 11) Total				\$184,678		
2036 (Year 12)						
2036 (Year 12) Total				\$0		
2037 (Year 13)						
6	Building 7146 - Fitness Room Equipment	\$57,071.00	1 LS	\$57,071	12y	2049
2	Building 7146 - HVAC Units - Elevator Lobby	\$12,682.00	1 LS	\$12,682	12y	2049

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
5	Building 7146 - HVAC Units - Elevator Roof Room	\$7,609.00	1 LS	\$7,609	12y	2049
3	Building 7146 - HVAC Units - Exercise Room	\$12,682.00	1 LS	\$12,682	12y	2049
4	Building 7146 - HVAC Units - Mail Room	\$12,682.00	1 LS	\$12,682	12y	2049
12	Building 7148 - HVAC Units - Mail Room	\$12,682.00	1 LS	\$12,682	12y	2049
13	Building 7148 - HVAC Units - West Lobby	\$12,682.00	1 LS	\$12,682	12y	2049
21	Building 7150 - HVAC Units - Elevator Lobby	\$12,682.00	1 LS	\$12,682	12y	2049
22	Building 7150 - HVAC Units - Mail Room	\$12,682.00	1 LS	\$12,682	12y	2049
23	Building 7150 - HVAC Units - RR Office	\$12,682.00	1 LS	\$12,682	12y	2049
20	Building 7150 - HVAC Units - Social Room	\$12,682.00	1 LS	\$12,682	12y	2049
25	Building 7150 - HVAC Units - Unit 105	\$12,682.00	1 LS	\$12,682	12y	2049
38	Pest Control Building Sealing	\$19,024.00	1 LS	\$19,024	5y	2042
50	Pool Heater Equipment	\$114,142.00	1 LS	\$114,142	12y	2049
2037 (Year 13) Total				\$324,666		
2038 (Year 14)						
10	Building 7146 - Painting - Interior Stairs	\$38,808.00	1 LS	\$38,808	10y	2048
18	Building 7148 - Painting - Interior Stairs	\$38,808.00	1 LS	\$38,808	10y	2048
29	Building 7150 - Painting - Interior Stairs	\$38,808.00	1 LS	\$38,808	10y	2048
2038 (Year 14) Total				\$116,424		
2039 (Year 15)						
43	Concrete Restoration - Seawall	\$65,974.00	1 LS	\$65,974	35y	N/A
42	Dryer Lint Removal	\$9,896.00	1 LS	\$9,896	4y	2043
52	Paint - Pool House	\$7,917.00	1 LS	\$7,917	7y	2046
63	Pool House - Exterior Painting	\$7,917.00	1 LS	\$7,917	7y	2046
2039 (Year 15) Total				\$91,704		
2040 (Year 16)						
45	Asphalt Sealcoat and Restriping	\$20,188.00	1 LS	\$20,188	5y	2045
35	Ceiling Tile System (Hallways)	\$201,880.00	1 LS	\$201,880	35y	N/A
36	Furnishings	\$114,399.00	1 LS	\$114,399	15y	N/A

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
46	Garage Floor Clean/Restripe	\$13,459.00	1 LS	\$13,459	15y	N/A
62	Misc. Equipment/Repairs	\$20,188.00	1 LS	\$20,188	5y	2045
37	Painting - Interior Halls	\$134,587.00	1 LS	\$134,587	15y	N/A
49	Pool Equipment Allowance	\$13,459.00	1 LS	\$13,459	5y	2045
53	Pool House Mod. Bit. Roofing System Replacement	\$20,188.00	1 LS	\$20,188	15y	N/A
41	Reserve Study	\$13,459.00	1 LS	\$13,459	5y	2045
59	Storm Sewer Clean	\$13,459.00	1 LS	\$13,459	5y	2045
34	Trash Chute Door Maintenance/ Replacement	\$13,459.00	1 LS	\$13,459	5y	2045
2040 (Year 16) Total				\$578,725		
2041 (Year 17)						
2041 (Year 17) Total				\$0		
2042 (Year 18)						
14	Building 7148 - HVAC Units - Elevator Roof Room	\$8,401.00	1 LS	\$8,401	12y	N/A
33	Carpeting Interior	\$329,057.00	1 LS	\$329,057	13y	N/A
38	Pest Control Building Sealing	\$21,004.00	1 LS	\$21,004	5y	2047
2042 (Year 18) Total				\$358,462		
2043 (Year 19)						
24	Building 7150 - HVAC Units - Elevator Room	\$8,569.00	1 LS	\$8,569	12y	N/A
42	Dryer Lint Removal	\$10,712.00	1 LS	\$10,712	4y	2047
2043 (Year 19) Total				\$19,281		
2044 (Year 20)						
2044 (Year 20) Total				\$0		
2045 (Year 21)						
44	Asphalt Overlay	\$297,189.00	1 LS	\$297,189	20y	N/A
45	Asphalt Sealcoat and Restriping	\$22,289.00	1 LS	\$22,289	5y	N/A
31	Building 7150 - Sauna - Heaters	\$22,289.00	1 LS	\$22,289	20y	N/A
30	Building 7150 - Unit #105 (Rebuild Cost)	\$74,297.00	1 LS	\$74,297	20y	N/A

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
61	Building Mounted Lighting - Entry Lighting	\$17,088.00	1 LS	\$17,088	20y	N/A
62	Misc. Equipment/Repairs	\$22,289.00	1 LS	\$22,289	5y	N/A
48	Pool Deck Resurfacing	\$32,691.00	1 LS	\$32,691	20y	N/A
49	Pool Equipment Allowance	\$14,859.00	1 LS	\$14,859	5y	N/A
47	Pool Furniture & Outdoor Furniture	\$104,016.00	1 LS	\$104,016	20y	N/A
41	Reserve Study	\$14,859.00	1 LS	\$14,859	5y	N/A
40	Security Access Keypads/Keys	\$57,952.00	1 LS	\$57,952	10y	N/A
39	Security Camera System	\$52,008.00	1 LS	\$52,008	10y	N/A
59	Storm Sewer Clean	\$14,859.00	1 LS	\$14,859	5y	N/A
57	Tennis Court Resurface	\$111,446.00	1 LS	\$111,446	20y	N/A
34	Trash Chute Door Maintenance/ Replacement	\$14,859.00	1 LS	\$14,859	5y	N/A
2045 (Year 21) Total				\$872,990		
2046 (Year 22)						
52	Paint - Pool House	\$9,094.00	1 LS	\$9,094	7y	N/A
63	Pool House - Exterior Painting	\$9,094.00	1 LS	\$9,094	7y	N/A
2046 (Year 22) Total				\$18,188		
2047 (Year 23)						
42	Dryer Lint Removal	\$11,595.00	1 LS	\$11,595	4y	N/A
38	Pest Control Building Sealing	\$23,190.00	1 LS	\$23,190	5y	N/A
2047 (Year 23) Total				\$34,785		
2048 (Year 24)						
10	Building 7146 - Painting - Interior Stairs	\$47,307.00	1 LS	\$47,307	10y	N/A
18	Building 7148 - Painting - Interior Stairs	\$47,307.00	1 LS	\$47,307	10y	N/A
29	Building 7150 - Painting - Interior Stairs	\$47,307.00	1 LS	\$47,307	10y	N/A
51	Pool Interior	\$157,690.00	1 LS	\$157,690	20y	N/A
2048 (Year 24) Total				\$299,611		
2049 (Year 25)						
6	Building 7146 - Fitness Room Equipment	\$72,380.00	1 LS	\$72,380	12y	N/A

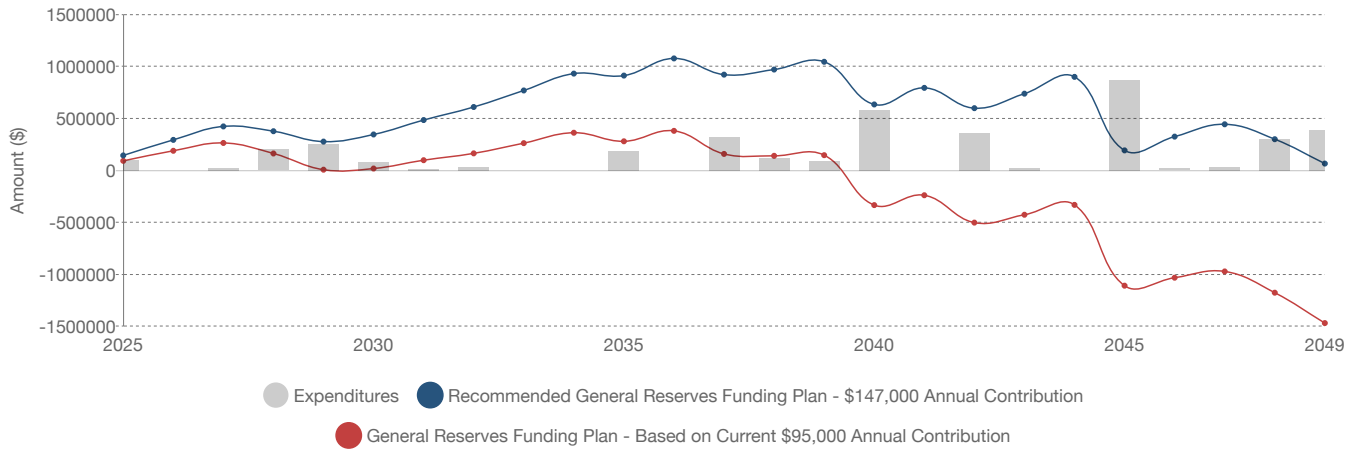
ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2	Building 7146 - HVAC Units - Elevator Lobby	\$16,084.00	1 LS	\$16,084	12y	N/A
5	Building 7146 - HVAC Units - Elevator Roof Room	\$9,651.00	1 LS	\$9,651	12y	N/A
3	Building 7146 - HVAC Units - Exercise Room	\$16,084.00	1 LS	\$16,084	12y	N/A
4	Building 7146 - HVAC Units - Mail Room	\$16,084.00	1 LS	\$16,084	12y	N/A
12	Building 7148 - HVAC Units - Mail Room	\$16,084.00	1 LS	\$16,084	12y	N/A
13	Building 7148 - HVAC Units - West Lobby	\$16,084.00	1 LS	\$16,084	12y	N/A
21	Building 7150 - HVAC Units - Elevator Lobby	\$16,084.00	1 LS	\$16,084	12y	N/A
22	Building 7150 - HVAC Units - Mail Room	\$16,084.00	1 LS	\$16,084	12y	N/A
23	Building 7150 - HVAC Units - RR Office	\$16,084.00	1 LS	\$16,084	12y	N/A
20	Building 7150 - HVAC Units - Social Room	\$16,084.00	1 LS	\$16,084	12y	N/A
25	Building 7150 - HVAC Units - Unit 105	\$16,084.00	1 LS	\$16,084	12y	N/A
50	Pool Heater Equipment	\$144,759.00	1 LS	\$144,759	12y	N/A
2049 (Year 25) Total				\$387,630		

Analysis

Total number of elements scheduled for General Reserve funding	68
Provided General Reserves Starting Balance for 2025	\$95,000
Recommended Annual General Reserve Contribution (Starting in 2025)	\$147,000

Therefore, we recommend the Association utilize an annual reserve contribution of \$147,000 in order to remain fully funded during the projected 25-year reserve schedule and maintain a healthy account balance starting in 2025 following the Recommended General Reserves Funding Plan.

Expenditures Chart



Cash-Flow Recommended General Reserves Funding Plan - \$147,000 Annual Contribution

Inflation: 2.00% | Investment: 2.00% | Calc: Inflation-Adjusted

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2025	\$95,000	\$147,000	N/A	\$1,900	\$0	\$0	\$100,000	\$143,900
2026	\$143,900	\$147,000	0.00%	\$2,878	\$0	\$0	\$0	\$293,778
2027	\$293,778	\$147,000	0.00%	\$5,876	\$0	\$0	\$23,409	\$423,245
2028	\$423,245	\$147,000	0.00%	\$8,465	\$0	\$0	\$201,629	\$377,080
2029	\$377,080	\$147,000	0.00%	\$7,542	\$0	\$0	\$254,372	\$277,250
2030	\$277,250	\$147,000	0.00%	\$5,545	\$0	\$0	\$83,910	\$345,885
2031	\$345,885	\$147,000	0.00%	\$6,918	\$0	\$0	\$15,203	\$484,600
2032	\$484,600	\$147,000	0.00%	\$9,692	\$0	\$0	\$31,014	\$610,278
2033	\$610,278	\$147,000	0.00%	\$12,206	\$0	\$0	\$0	\$769,483
2034	\$769,483	\$147,000	0.00%	\$15,390	\$0	\$0	\$0	\$931,873
2035	\$931,873	\$147,000	0.00%	\$18,637	\$0	\$0	\$184,678	\$912,832
2036	\$912,832	\$147,000	0.00%	\$18,257	\$0	\$0	\$0	\$1,078,089
2037	\$1,078,089	\$147,000	0.00%	\$21,562	\$0	\$0	\$324,666	\$921,985
2038	\$921,985	\$147,000	0.00%	\$18,440	\$0	\$0	\$116,424	\$971,001
2039	\$971,001	\$147,000	0.00%	\$19,420	\$0	\$0	\$91,704	\$1,045,717
2040	\$1,045,717	\$147,000	0.00%	\$20,914	\$0	\$0	\$578,725	\$634,906
2041	\$634,906	\$147,000	0.00%	\$12,698	\$0	\$0	\$0	\$794,604
2042	\$794,604	\$147,000	0.00%	\$15,892	\$0	\$0	\$358,462	\$599,034
2043	\$599,034	\$147,000	0.00%	\$11,981	\$0	\$0	\$19,281	\$738,734
2044	\$738,734	\$147,000	0.00%	\$14,775	\$0	\$0	\$0	\$900,508
2045	\$900,508	\$147,000	0.00%	\$18,010	\$0	\$0	\$872,990	\$192,529
2046	\$192,529	\$147,000	0.00%	\$3,851	\$0	\$0	\$18,188	\$325,191
2047	\$325,191	\$147,000	0.00%	\$6,504	\$0	\$0	\$34,785	\$443,910
2048	\$443,910	\$147,000	0.00%	\$8,878	\$0	\$0	\$299,611	\$300,177
2049	\$300,177	\$147,000	0.00%	\$6,004	\$0	\$0	\$387,630	\$65,551

Cash-Flow General Reserves Funding Plan - Based on Current \$95,000 Annual Contribution

Inflation: 2.00% | Investment: 2.00% | Calc: Inflation-Adjusted

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2025	\$95,000	\$95,000	N/A	\$1,900	\$0	\$0	\$100,000	\$91,900
2026	\$91,900	\$95,000	0.00%	\$1,838	\$0	\$0	\$0	\$188,738
2027	\$188,738	\$95,000	0.00%	\$3,775	\$0	\$0	\$23,409	\$264,104
2028	\$264,104	\$95,000	0.00%	\$5,282	\$0	\$0	\$201,629	\$162,757
2029	\$162,757	\$95,000	0.00%	\$3,255	\$0	\$0	\$254,372	\$6,640
2030	\$6,640	\$95,000	0.00%	\$133	\$0	\$0	\$83,910	\$17,863
2031	\$17,863	\$95,000	0.00%	\$357	\$0	\$0	\$15,203	\$98,017
2032	\$98,017	\$95,000	0.00%	\$1,960	\$0	\$0	\$31,014	\$163,963
2033	\$163,963	\$95,000	0.00%	\$3,279	\$0	\$0	\$0	\$262,243
2034	\$262,243	\$95,000	0.00%	\$5,245	\$0	\$0	\$0	\$362,488
2035	\$362,488	\$95,000	0.00%	\$7,250	\$0	\$0	\$184,678	\$280,059
2036	\$280,059	\$95,000	0.00%	\$5,601	\$0	\$0	\$0	\$380,660
2037	\$380,660	\$95,000	0.00%	\$7,613	\$0	\$0	\$324,666	\$158,608
2038	\$158,608	\$95,000	0.00%	\$3,172	\$0	\$0	\$116,424	\$140,356
2039	\$140,356	\$95,000	0.00%	\$2,807	\$0	\$0	\$91,704	\$146,459
2040	\$146,459	\$95,000	0.00%	\$2,929	\$0	\$0	\$578,725	(\$334,337)
2041	(\$334,337)	\$95,000	0.00%	\$0	\$0	\$0	\$0	(\$239,337)
2042	(\$239,337)	\$95,000	0.00%	\$0	\$0	\$0	\$358,462	(\$502,799)
2043	(\$502,799)	\$95,000	0.00%	\$0	\$0	\$0	\$19,281	(\$427,080)
2044	(\$427,080)	\$95,000	0.00%	\$0	\$0	\$0	\$0	(\$332,080)
2045	(\$332,080)	\$95,000	0.00%	\$0	\$0	\$0	\$872,990	(\$1,110,070)
2046	(\$1,110,070)	\$95,000	0.00%	\$0	\$0	\$0	\$18,188	(\$1,033,258)
2047	(\$1,033,258)	\$95,000	0.00%	\$0	\$0	\$0	\$34,785	(\$973,043)
2048	(\$973,043)	\$95,000	0.00%	\$0	\$0	\$0	\$299,611	(\$1,177,654)
2049	(\$1,177,654)	\$95,000	0.00%	\$0	\$0	\$0	\$387,630	(\$1,470,284)

Component List - Full Detail

1 - Building 7146 - Elevator Rebuild

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Electrical & Mechanical Systems
Location:	Elevator
Regulatory:	General Reserves
Condition:	Good to Fair

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	35y
Remaining Useful Life:	35y
Next Activity Date:	01/01/2060

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$430,000.00
Total Quantity:	1 LS
Total Current Cost:	\$430,000
Inflation Rate:	2.00%
Total Expenditures:	\$0

2 - Building 7146 - HVAC Units - Elevator Lobby

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Roof
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 12y
Remaining Useful Life: 12y
Next Activity Date: 01/01/2037

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$10,000.00
Total Quantity: 1 LS
Total Current Cost: \$10,000
Inflation Rate: 2.00%
Total Expenditures: \$28,766

3 - Building 7146 - HVAC Units - Exercise Room

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Roof
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 12y
Remaining Useful Life: 12y
Next Activity Date: 01/01/2037

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$10,000.00
Total Quantity: 1 LS
Total Current Cost: \$10,000
Inflation Rate: 2.00%
Total Expenditures: \$28,766

4 - Building 7146 - HVAC Units - Mail Room

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Roof
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 12y
Remaining Useful Life: 12y
Next Activity Date: 01/01/2037

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$10,000.00
Total Quantity: 1 LS
Total Current Cost: \$10,000
Inflation Rate: 2.00%
Total Expenditures: \$28,766

5 - Building 7146 - HVAC Units - Elevator Roof Room

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Elevator Roof Room
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 12y
Remaining Useful Life: 12y
Next Activity Date: 01/01/2037

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$6,000.00
Total Quantity: 1 LS
Total Current Cost: \$6,000
Inflation Rate: 2.00%
Total Expenditures: \$17,260

6 - Building 7146 - Fitness Room Equipment

Basic Info

Type of Cost:	Replacement
Category:	Pool, Fountain, & Equipment
Location:	Fitness Room
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	12y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2037

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$45,000.00
Total Quantity:	1 LS
Total Current Cost:	\$45,000
Inflation Rate:	2.00%
Total Expenditures:	\$129,451

7 - Building 7146 - Storage Locker Area Updates

Basic Info

Type of Cost:	Replacement
Category:	Common Area Interiors
Location:	Storage Locker Area
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	35y
Remaining Useful Life:	35y
Next Activity Date:	01/01/2060

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$65,000.00
Total Quantity:	1 LS
Total Current Cost:	\$65,000
Inflation Rate:	2.00%
Total Expenditures:	\$0

8 - Building 7146 - Tile Flooring

Basic Info

Type of Cost: Replacement
Category: Common Area Interiors
Location: Entire Building
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 35y
Remaining Useful Life: 34y
Next Activity Date: 01/01/2059

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$40,000.00
Total Quantity: 1 LS
Total Current Cost: \$40,000
Inflation Rate: 2.00%
Total Expenditures: \$0

9 - Building 7146 - Ceiling Tile Common

Basic Info

Type of Cost: Replacement
Category: Common Area Interiors
Location: Entire Building
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 35y
Remaining Useful Life: 35y
Next Activity Date: 01/01/2060

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$21,000.00
Total Quantity: 1 LS
Total Current Cost: \$21,000
Inflation Rate: 2.00%
Total Expenditures: \$0

10 - Building 7146 - Painting - Interior Stairs

Basic Info

Type of Cost:	Replacement
Category:	Painting
Location:	Interior Stairs
Regulatory:	General Reserves
Condition:	Poor

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$30,000.00
Total Quantity:	1 LS
Total Current Cost:	\$30,000
Inflation Rate:	2.00%
Total Expenditures:	\$117,951

11 - Building 7148 - Elevator Rebuild

Basic Info

Type of Cost: Repairs & Maintenance
Category: Electrical & Mechanical Systems
Location: Elevator
Regulatory: General Reserves
Condition: Good to Fair

Useful Life

Last Activity Date: N/A
Est. Useful Life: 35y
Remaining Useful Life: 35y
Next Activity Date: 01/01/2060

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$430,000.00
Total Quantity: 1 LS
Total Current Cost: \$430,000
Inflation Rate: 2.00%
Total Expenditures: \$0

12 - Building 7148 - HVAC Units - Mail Room

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Roof
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 12y
Remaining Useful Life: 12y
Next Activity Date: 01/01/2037

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$10,000.00
Total Quantity: 1 LS
Total Current Cost: \$10,000
Inflation Rate: 2.00%
Total Expenditures: \$28,766

13 - Building 7148 - HVAC Units - West Lobby

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Roof
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 12y
Remaining Useful Life: 12y
Next Activity Date: 01/01/2037

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$10,000.00
Total Quantity: 1 LS
Total Current Cost: \$10,000
Inflation Rate: 2.00%
Total Expenditures: \$28,766

14 - Building 7148 - HVAC Units - Elevator Roof Room

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Elevator Roof Room
Regulatory: General Reserves
Condition: Poor

Useful Life

Last Activity Date: N/A
Est. Useful Life: 12y
Remaining Useful Life: 5y
Next Activity Date: 01/01/2030

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$6,000.00
Total Quantity: 1 LS
Total Current Cost: \$6,000
Inflation Rate: 2.00%
Total Expenditures: \$15,025

15 - Building 7148 - Storage Locker Area Updates

Basic Info

Type of Cost: Replacement
Category: Common Area Interiors
Location: Storage Locker Area
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 35y
Remaining Useful Life: 35y
Next Activity Date: 01/01/2060

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$65,000.00
Total Quantity: 1 LS
Total Current Cost: \$65,000
Inflation Rate: 2.00%
Total Expenditures: \$0

16 - Building 7148 - Tile Flooring

Basic Info

Type of Cost: Replacement
Category: Common Area Interiors
Location: Entire Building
Regulatory: General Reserves
Condition: Poor

Comments/Notes

Includes garage lobby and first floor lobby

Useful Life

Last Activity Date: N/A
Est. Useful Life: 35y
Remaining Useful Life: 34y
Next Activity Date: 01/01/2059

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$24,000.00
Total Quantity: 1 LS
Total Current Cost: \$24,000
Inflation Rate: 2.00%
Total Expenditures: \$0

17 - Building 7148 - Ceiling Tile Common

Basic Info

Type of Cost: Replacement
Category: Common Area Interiors
Location: Entire Building
Regulatory: General Reserves
Condition: Poor

Useful Life

Last Activity Date: N/A
Est. Useful Life: 35y
Remaining Useful Life: 31y
Next Activity Date: 01/01/2056

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$10,000.00
Total Quantity: 1 LS
Total Current Cost: \$10,000
Inflation Rate: 2.00%
Total Expenditures: \$0

18 - Building 7148 - Painting - Interior Stairs

Basic Info

Type of Cost:	Replacement
Category:	Painting
Location:	Interior Stairs
Regulatory:	General Reserves
Condition:	Poor

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$30,000.00
Total Quantity:	1 LS
Total Current Cost:	\$30,000
Inflation Rate:	2.00%
Total Expenditures:	\$117,951

19 - Building 7150 - Elevator Rebuild

Basic Info

Type of Cost: Repairs & Maintenance
Category: Electrical & Mechanical Systems
Location: Elevator
Regulatory: General Reserves
Condition: Good to Fair

Useful Life

Last Activity Date: N/A
Est. Useful Life: 35y
Remaining Useful Life: 35y
Next Activity Date: 01/01/2060

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$400,000.00
Total Quantity: 1 LS
Total Current Cost: \$400,000
Inflation Rate: 2.00%
Total Expenditures: \$0

20 - Building 7150 - HVAC Units - Social Room

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Roof
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 12y
Remaining Useful Life: 12y
Next Activity Date: 01/01/2037

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$10,000.00
Total Quantity: 1 LS
Total Current Cost: \$10,000
Inflation Rate: 2.00%
Total Expenditures: \$28,766

21 - Building 7150 - HVAC Units - Elevator Lobby

Basic Info

Type of Cost:	Replacement
Category:	Electrical & Mechanical Systems
Location:	Roof
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	12y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2037

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$10,000.00
Total Quantity:	1 LS
Total Current Cost:	\$10,000
Inflation Rate:	2.00%
Total Expenditures:	\$28,766

22 - Building 7150 - HVAC Units - Mail Room

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Roof
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 12y
Remaining Useful Life: 12y
Next Activity Date: 01/01/2037

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$10,000.00
Total Quantity: 1 LS
Total Current Cost: \$10,000
Inflation Rate: 2.00%
Total Expenditures: \$28,766

23 - Building 7150 - HVAC Units - RR Office

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Roof
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 12y
Remaining Useful Life: 12y
Next Activity Date: 01/01/2037

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$10,000.00
Total Quantity: 1 LS
Total Current Cost: \$10,000
Inflation Rate: 2.00%
Total Expenditures: \$28,766

24 - Building 7150 - HVAC Units - Elevator Room

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Elevator Room
Regulatory: General Reserves
Condition: Poor

Useful Life

Last Activity Date: N/A
Est. Useful Life: 12y
Remaining Useful Life: 6y
Next Activity Date: 01/01/2031

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$6,000.00
Total Quantity: 1 LS
Total Current Cost: \$6,000
Inflation Rate: 2.00%
Total Expenditures: \$15,326

25 - Building 7150 - HVAC Units - Unit 105

Basic Info

Type of Cost:	Replacement
Category:	Electrical & Mechanical Systems
Location:	Roof
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	12y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2037

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$10,000.00
Total Quantity:	1 LS
Total Current Cost:	\$10,000
Inflation Rate:	2.00%
Total Expenditures:	\$28,766

26 - Building 7150 - Storage Locker Area Updates

Basic Info

Type of Cost: Replacement
Category: Common Area Interiors
Location: Storage Locker Area
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 35y
Remaining Useful Life: 35y
Next Activity Date: 01/01/2060

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$65,000.00
Total Quantity: 1 LS
Total Current Cost: \$65,000
Inflation Rate: 2.00%
Total Expenditures: \$0

27 - Building 7150 - Tile Flooring

Basic Info

Type of Cost: Replacement
Category: Common Area Interiors
Location: Entire Building
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 35y
Remaining Useful Life: 34y
Next Activity Date: 01/01/2059

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$50,000.00
Total Quantity: 1 LS
Total Current Cost: \$50,000
Inflation Rate: 2.00%
Total Expenditures: \$0

28 - Building 7150 - Ceiling Tile Common

Basic Info

Type of Cost:	Replacement
Category:	Common Area Interiors
Location:	Entire Building
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	35y
Remaining Useful Life:	35y
Next Activity Date:	01/01/2060

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$23,500.00
Total Quantity:	1 LS
Total Current Cost:	\$23,500
Inflation Rate:	2.00%
Total Expenditures:	\$0

29 - Building 7150 - Painting - Interior Stairs

Basic Info

Type of Cost:	Replacement
Category:	Painting
Location:	Interior Stairs
Regulatory:	General Reserves
Condition:	Poor

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$30,000.00
Total Quantity:	1 LS
Total Current Cost:	\$30,000
Inflation Rate:	2.00%
Total Expenditures:	\$117,951

30 - Building 7150 - Unit #105 (Rebuild Cost)

Basic Info

Type of Cost:	Replacement
Category:	Common Area Interiors
Location:	Unit 105
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	20y
Next Activity Date:	01/01/2045

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$50,000.00
Total Quantity:	1 LS
Total Current Cost:	\$50,000
Inflation Rate:	2.00%
Total Expenditures:	\$74,297

31 - Building 7150 - Sauna - Heaters

Basic Info

Type of Cost:	Replacement
Category:	Common Area Interiors
Location:	Sauna
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	20y
Next Activity Date:	01/01/2045

Financial Data

Estimate Date:	01/02/2025
Estimate Source:	Management
Cost Per LS:	\$15,000.00
Total Quantity:	1 LS
Total Current Cost:	\$15,000
Inflation Rate:	2.00%
Total Expenditures:	\$22,289

32 - Pool Perimeter Fence & Gates

Basic Info

Type of Cost: Replacement
Category: Common Area Exteriors
Location: Pool Area
Regulatory: General Reserves
Condition: Excellent

Comments/Notes

Approximately 400LF fence around pool perimeter 48" height with gates. Pricing provided by Association.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 40y
Remaining Useful Life: 40y
Next Activity Date: 01/01/2065

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$30,000.00
Total Quantity: 1 LS
Total Current Cost: \$30,000
Inflation Rate: 2.00%
Total Expenditures: \$0

33 - Carpeting Interior

Basic Info

Type of Cost: Replacement
Category: Common Area Interiors
Location: Entire Building
Regulatory: General Reserves
Condition: Poor

Comments/Notes

All buildings

Useful Life

Last Activity Date: N/A
Est. Useful Life: 13y
Remaining Useful Life: 4y
Next Activity Date: 01/01/2029

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$235,000.00
Total Quantity: 1 LS
Total Current Cost: \$235,000
Inflation Rate: 2.00%
Total Expenditures: \$583,429

34 - Trash Chute Door Maintenance/Replacement

Basic Info

Type of Cost: Replacement
Category: Common Area Interiors
Location: Entire Building
Regulatory: General Reserves
Condition: Poor

Useful Life

Last Activity Date: N/A
Est. Useful Life: 5y
Remaining Useful Life: 5y
Next Activity Date: 01/01/2030

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$10,000.00
Total Quantity: 1 LS
Total Current Cost: \$10,000
Inflation Rate: 2.00%
Total Expenditures: \$51,549

35 - Ceiling Tile System (Hallways)

Basic Info

Type of Cost:	Replacement
Category:	Common Area Interiors
Location:	Entire Building
Regulatory:	General Reserves
Condition:	Poor

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	35y
Remaining Useful Life:	15y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$150,000.00
Total Quantity:	1 LS
Total Current Cost:	\$150,000
Inflation Rate:	2.00%
Total Expenditures:	\$201,880

36 - Furnishings

Basic Info

Type of Cost:	Replacement
Category:	Common Area Interiors
Location:	Entire Building
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	15y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$85,000.00
Total Quantity:	1 LS
Total Current Cost:	\$85,000
Inflation Rate:	2.00%
Total Expenditures:	\$114,399

37 - Painting - Interior Halls

Basic Info

Type of Cost:	Replacement
Category:	Painting
Location:	Entire Building
Regulatory:	General Reserves
Condition:	Poor

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2025

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$100,000.00
Total Quantity:	1 LS
Total Current Cost:	\$100,000
Inflation Rate:	2.00%
Total Expenditures:	\$234,587

38 - Pest Control Building Sealing

Basic Info

Type of Cost:	Replacement
Category:	Common Area Interiors
Location:	Entire Building
Regulatory:	General Reserves
Condition:	Poor

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	5y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2027

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$15,000.00
Total Quantity:	1 LS
Total Current Cost:	\$15,000
Inflation Rate:	2.00%
Total Expenditures:	\$96,054

39 - Security Camera System

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Entire Building
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 10y
Remaining Useful Life: 10y
Next Activity Date: 01/01/2035

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$35,000.00
Total Quantity: 1 LS
Total Current Cost: \$35,000
Inflation Rate: 2.00%
Total Expenditures: \$94,673

40 - Security Access Keypads/Keys

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Entire Building
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 10y
Remaining Useful Life: 10y
Next Activity Date: 01/01/2035

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$39,000.00
Total Quantity: 1 LS
Total Current Cost: \$39,000
Inflation Rate: 2.00%
Total Expenditures: \$105,493

41 - Reserve Study

Basic Info

Type of Cost:	Replacement
Category:	
Location:	Entire Property
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	5y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$10,000.00
Total Quantity:	1 LS
Total Current Cost:	\$10,000
Inflation Rate:	2.00%
Total Expenditures:	\$51,549

42 - Dryer Lint Removal

Basic Info

Type of Cost: Repairs & Maintenance
Category: Common Area Interiors
Location: Entire Building
Regulatory: General Reserves
Condition: Fair

Useful Life

Last Activity Date: N/A
Est. Useful Life: 4y
Remaining Useful Life: 2y
Next Activity Date: 01/01/2027

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$7,500.00
Total Quantity: 1 LS
Total Current Cost: \$7,500
Inflation Rate: 2.00%
Total Expenditures: \$57,594

43 - Concrete Restoration - Seawall

Basic Info

Type of Cost: Repairs & Maintenance
Category: Common Area Exteriors
Location: Seawall
Regulatory: General Reserves
Condition: Poor

Useful Life

Last Activity Date: N/A
Est. Useful Life: 35y
Remaining Useful Life: 14y
Next Activity Date: 01/01/2039

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$50,000.00
Total Quantity: 1 LS
Total Current Cost: \$50,000
Inflation Rate: 2.00%
Total Expenditures: \$65,974

44 - Asphalt Overlay

Basic Info

Type of Cost:	Replacement
Category:	Pavement
Location:	Parking
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	20y
Next Activity Date:	01/01/2045

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$200,000.00
Total Quantity:	1 LS
Total Current Cost:	\$200,000
Inflation Rate:	2.00%
Total Expenditures:	\$297,189

45 - Asphalt Sealcoat and Restriping

Basic Info

Type of Cost:	Replacement
Category:	Pavement
Location:	Parking
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	5y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$15,000.00
Total Quantity:	1 LS
Total Current Cost:	\$15,000
Inflation Rate:	2.00%
Total Expenditures:	\$77,323

46 - Garage Floor Clean/Restripe

Basic Info

Type of Cost:	Replacement
Category:	Common Area Exteriors
Location:	Garage
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	15y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$10,000.00
Total Quantity:	1 LS
Total Current Cost:	\$10,000
Inflation Rate:	2.00%
Total Expenditures:	\$13,459

47 - Pool Furniture & Outdoor Furniture

Basic Info

Type of Cost: Replacement
Category: Pool, Fountain, & Equipment
Location: Pool Area
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 20y
Remaining Useful Life: 20y
Next Activity Date: 01/01/2045

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$70,000.00
Total Quantity: 1 LS
Total Current Cost: \$70,000
Inflation Rate: 2.00%
Total Expenditures: \$104,016

48 - Pool Deck Resurfacing

Basic Info

Type of Cost:	Replacement
Category:	Pool, Fountain, & Equipment
Location:	Pool Area
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	20y
Next Activity Date:	01/01/2045

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$22,000.00
Total Quantity:	1 LS
Total Current Cost:	\$22,000
Inflation Rate:	2.00%
Total Expenditures:	\$32,691

49 - Pool Equipment Allowance

Basic Info

Type of Cost:	Replacement
Category:	Pool, Fountain, & Equipment
Location:	Pool Area
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	5y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$10,000.00
Total Quantity:	1 LS
Total Current Cost:	\$10,000
Inflation Rate:	2.00%
Total Expenditures:	\$51,549

50 - Pool Heater Equipment

Basic Info

Type of Cost:	Replacement
Category:	Pool, Fountain, & Equipment
Location:	Pool Area
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	12y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2037

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$90,000.00
Total Quantity:	1 LS
Total Current Cost:	\$90,000
Inflation Rate:	2.00%
Total Expenditures:	\$258,901

51 - Pool Interior

Basic Info

Type of Cost:	Replacement
Category:	Pool, Fountain, & Equipment
Location:	Pool Area
Regulatory:	General Reserves
Condition:	Poor

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$100,000.00
Total Quantity:	1 LS
Total Current Cost:	\$100,000
Inflation Rate:	2.00%
Total Expenditures:	\$263,811

52 - Paint - Pool House

Basic Info

Type of Cost: Replacement
Category: Pool, Fountain, & Equipment
Location: Pool Area
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 7y
Remaining Useful Life: 7y
Next Activity Date: 01/01/2032

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$6,000.00
Total Quantity: 1 LS
Total Current Cost: \$6,000
Inflation Rate: 2.00%
Total Expenditures: \$23,903

53 - Pool House Mod. Bit. Roofing System Replacement

Basic Info

Type of Cost: Replacement
Category: Pool, Fountain, & Equipment
Location: Pool Area
Regulatory: General Reserves
Condition: Excellent

Comments/Notes

Modified Bitumen

Useful Life

Last Activity Date: N/A
Est. Useful Life: 15y
Remaining Useful Life: 15y
Next Activity Date: 01/01/2040

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$15,000.00
Total Quantity: 1 LS
Total Current Cost: \$15,000
Inflation Rate: 2.00%
Total Expenditures: \$20,188

54 - Pergola

Basic Info

Type of Cost: Replacement
Category: Pool, Fountain, & Equipment
Location: Pool Area
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 25y
Remaining Useful Life: 25y
Next Activity Date: 01/01/2050

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$90,000.00
Total Quantity: 1 LS
Total Current Cost: \$90,000
Inflation Rate: 2.00%
Total Expenditures: \$0

55 - Tennis Court Fencing & Gate

Basic Info

Type of Cost: Replacement
Category: Common Area Exteriors
Location: Tennis Court
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 25y
Remaining Useful Life: 25y
Next Activity Date: 01/01/2050

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$25,000.00
Total Quantity: 1 LS
Total Current Cost: \$25,000
Inflation Rate: 2.00%
Total Expenditures: \$0

56 - Tennis Court Lighting

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Tennis Court
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 25y
Remaining Useful Life: 25y
Next Activity Date: 01/01/2050

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$30,000.00
Total Quantity: 1 LS
Total Current Cost: \$30,000
Inflation Rate: 2.00%
Total Expenditures: \$0

57 - Tennis Court Resurface

Basic Info

Type of Cost:	Replacement
Category:	Common Area Exteriors
Location:	Tennis Court
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	20y
Next Activity Date:	01/01/2045

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$75,000.00
Total Quantity:	1 LS
Total Current Cost:	\$75,000
Inflation Rate:	2.00%
Total Expenditures:	\$111,446

58 - Fountains

Basic Info

Type of Cost: Replacement
Category: Pool, Fountain, & Equipment
Location: Parking
Regulatory: General Reserves
Condition: Fair to Poor

Comments/Notes

N/A Placeholder line item

Useful Life

Last Activity Date: N/A
Est. Useful Life: 10y
Remaining Useful Life: 0y
Next Activity Date: 01/01/2025

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$0.00
Total Quantity: 0 LS
Total Current Cost: \$0
Inflation Rate: 2.00%
Total Expenditures: \$0

59 - Storm Sewer Clean

Basic Info

Type of Cost: Repairs & Maintenance
Category: Common Area Exteriors
Location: Entire Property
Regulatory: General Reserves
Condition: Good

Useful Life

Last Activity Date: N/A
Est. Useful Life: 5y
Remaining Useful Life: 5y
Next Activity Date: 01/01/2030

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$10,000.00
Total Quantity: 1 LS
Total Current Cost: \$10,000
Inflation Rate: 2.00%
Total Expenditures: \$51,549

60 - Perimeter Fencing

Basic Info

Type of Cost:	Replacement
Category:	Common Area Exteriors
Location:	Entire Property
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	40y
Remaining Useful Life:	40y
Next Activity Date:	01/01/2065

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$135,000.00
Total Quantity:	1 LS
Total Current Cost:	\$135,000
Inflation Rate:	2.00%
Total Expenditures:	\$0

61 - Building Mounted Lighting - Entry Lighting

Basic Info

Type of Cost: Replacement
Category: Electrical & Mechanical Systems
Location: Entire Property
Regulatory: General Reserves
Condition: Excellent

Useful Life

Last Activity Date: N/A
Est. Useful Life: 20y
Remaining Useful Life: 20y
Next Activity Date: 01/01/2045

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$11,500.00
Total Quantity: 1 LS
Total Current Cost: \$11,500
Inflation Rate: 2.00%
Total Expenditures: \$17,088

62 - Misc. Equipment/Repairs

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Pool, Fountain, & Equipment
Location:	Entire Property
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	5y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$15,000.00
Total Quantity:	1 LS
Total Current Cost:	\$15,000
Inflation Rate:	2.00%
Total Expenditures:	\$77,323

63 - Pool House - Exterior Painting

Basic Info

Type of Cost:	Replacement
Category:	Exterior Painting
Location:	Pool House
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	7y
Remaining Useful Life:	7y
Next Activity Date:	01/01/2032

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$6,000.00
Total Quantity:	1 LS
Total Current Cost:	\$6,000
Inflation Rate:	2.00%
Total Expenditures:	\$23,903

64 - Exterior Lighting

Basic Info

Type of Cost:	Replacement
Category:	Electrical
Location:	Exterior
Regulatory:	General Reserves
Condition:	Good to Fair

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	30y
Remaining Useful Life:	29y
Next Activity Date:	01/01/2054

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$225,000.00
Total Quantity:	1 LS
Total Current Cost:	\$225,000
Inflation Rate:	2.00%
Total Expenditures:	\$0

65 - Landscape Lighting

Basic Info

Type of Cost:	Replacement
Category:	Electrical
Location:	Exterior
Regulatory:	General Reserves
Condition:	Good to Fair

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	30y
Remaining Useful Life:	29y
Next Activity Date:	01/01/2054

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$40,000.00
Total Quantity:	1 LS
Total Current Cost:	\$40,000
Inflation Rate:	2.00%
Total Expenditures:	\$0

66 - Building 7146 - Screen Enclosures and Balcony Railings Replacement

Basic Info

Type of Cost:	Replacement
Category:	Common Area Exteriors
Location:	Entire Building
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	35y
Remaining Useful Life:	35y
Next Activity Date:	01/01/2060

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$630,000.00
Total Quantity:	1 LS
Total Current Cost:	\$630,000
Inflation Rate:	2.00%
Total Expenditures:	\$0

67 - Building 7148 - Screen Enclosures and Balcony Railings Replacement

Basic Info

Type of Cost:	Replacement
Category:	Common Area Exteriors
Location:	Entire Building
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	35y
Remaining Useful Life:	35y
Next Activity Date:	01/01/2060

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$470,000.00
Total Quantity:	1 LS
Total Current Cost:	\$470,000
Inflation Rate:	2.00%
Total Expenditures:	\$0

68 - Building 7150 - Screen Enclosures and Balcony Railings Replacement

Basic Info

Type of Cost:	Replacement
Category:	Common Area Exteriors
Location:	Entire Building
Regulatory:	General Reserves
Condition:	Excellent

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	35y
Remaining Useful Life:	35y
Next Activity Date:	01/01/2060

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$630,000.00
Total Quantity:	1 LS
Total Current Cost:	\$630,000
Inflation Rate:	2.00%
Total Expenditures:	\$0

Funding Balance for the First 10-years - Recommended General Reserves Funding Plan

Year	Year	Starting Balance	Contributions	Expenditure Future Costs	Ending Balance
1	2025	\$95,000	\$147,000	\$100,000	\$143,900
2	2026	\$143,900	\$147,000	\$0	\$293,778
3	2027	\$293,778	\$147,000	\$23,409	\$423,245
4	2028	\$423,245	\$147,000	\$201,629	\$377,080
5	2029	\$377,080	\$147,000	\$254,372	\$277,250
6	2030	\$277,250	\$147,000	\$83,910	\$345,885
7	2031	\$345,885	\$147,000	\$15,203	\$484,600
8	2032	\$484,600	\$147,000	\$31,014	\$610,278
9	2033	\$610,278	\$147,000	\$0	\$769,483
10	2034	\$769,483	\$147,000	\$0	\$931,873

Funding Balance for the First 10-years - Based on Current \$95,000 Annual Contribution

Year	Year	Starting Balance	Contributions	Expenditure Future Costs	Ending Balance
1	2025	\$95,000	\$95,000	\$100,000	\$91,900
2	2026	\$91,900	\$95,000	\$0	\$188,738
3	2027	\$188,738	\$95,000	\$23,409	\$264,104
4	2028	\$264,104	\$95,000	\$201,629	\$162,757
5	2029	\$162,757	\$95,000	\$254,372	\$6,640
6	2030	\$6,640	\$95,000	\$83,910	\$17,863
7	2031	\$17,863	\$95,000	\$15,203	\$98,017
8	2032	\$98,017	\$95,000	\$31,014	\$163,963
9	2033	\$163,963	\$95,000	\$0	\$262,243
10	2034	\$262,243	\$95,000	\$0	\$362,488