

RESERVE STUDY

PREPARED FOR:

Roll's Landing Condominium Association, Inc (Common)

Charlotte Harbor, FL



For The Period Beginning January 1, 2026

PREPARED BY:



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Attention: Board of Directors
Property: Roll's Landing Condominium Association, Inc (Common), Charlotte Harbor, Florida
Service: Traditional Reserve Study
Period: Beginning January 1, 2026

Dear Board of Directors of Roll's Landing Condominium Association, Inc (Common) :

At the direction of the Board and management of Roll's Landing Condominium Association, Inc (Common) ,

Stone Building Solutions has completed a Traditional Reserve Study for the Roll's Landing Condominium Association, Inc (Common) Association. Enclosed is our report for the Board's review and consideration.

This study is based on an on-site analysis. The on-site analysis of Roll's Landing Condominium Association, Inc (Common) upon which this study is based was performed by of Stone Building Solutions.

The effective date of this report is the date of inspection, March 21, 2024

This Reserve Study meets or exceeds all requirements set forth in Florida Statute 718.112 and the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Reserve Study."

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

Respectfully submitted,

Reviewed by:

Prepared by:

Nicholas Vocke

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A handwritten signature in black ink, appearing to read "ANDRES PATINO".

Andres Patino

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Executive Summary

The purpose of this reserve study is to produce a reserve funding plan that will project future contributions and expenditures to assure that reserve funds are available as needed.

Stone Building Solutions was responsible for the physical evaluation. Stone Building Solutions provided analysis on key building components, their condition and evaluation. Stone Building Solutions has received this information 'as is' and is not in a position to add or comment on the engineering analysis. Stone Building Solutions is using this information to create a financial evaluation for budgeting purposes.

Roll's Landing Condominium Association, Inc (Common) has 132 units. This study is for the fiscal year starting January 1, 2026, and ending December 31, 2055.

Financial Parameters & Assumptions

Projection Period:	January 1, 2026 - December 31, 2055	Association:	Condominium
Report Type:	Level I	Year Built:	1984
Inflation:	2.50%	Total Units:	132
Interest (Gained):	1.00%		

As of January 1, 2026, the estimated unaudited reserve fund balance is \$191,801

The estimated *current replacement* cost of the reserve items is \$3,549,518

30-Year Pooled Cash Flow Funding Analysis Summary - (Future Cost):

The 30-year Funding Plan is an approach to determining reserve contributions in a way that balances the annual expenses from the reserve fund. This analysis takes into account future replacement costs for reserve components as they come due for replacement, acknowledges construction and inflationary cost increases, and considers interest income generated by reserve accounts. By pooling funds from initial balances, a yearly contribution rate is calculated to ensure a positive cash flow throughout the analysis period. Annual contributions will start at \$130,000 for the 2026 Fiscal Year. Going forward, the yearly contributions are illustrated on the 30-year cash flow table.

The requirements for the initial year are based on the 30-year Pooled Cash Flow Funding Plan.

Required First Year Association contribution:	\$130,000
Required First Year annual contribution per unit:	\$985
Required First Year monthly contribution per unit:	\$82
Average monthly contribution per unit (Over 30 Years):	\$120
Special Assesments	\$0

30-Year Component (Straight Line) Funding Analysis Summary

The Component Funding Analysis calculates the yearly contribution for each specific line item component by dividing the component's remaining unfunded balance by its remaining useful life. The unfunded remaining balance of a component is calculated as its replacement cost minus the reserve balance for that component at the beginning of the analysis period. The individual annual contribution rates for each component are then totaled to derive the overall annual contribution rate for this analysis. In this methodology Reserve funds cannot only be collectively allocated. For condominium associations in the State of Florida; according to Florida Statute 718.112(2)(f)(3), Reserve funds can only be reallocated (used) for purposes other than those authorized, only with prior approval by a majority vote of the voting interests. Straight-line methodology, by its nature is only accurate for a single year "snapshot" in time and must be re-calculated annually in order to be accurate.

Required First Year Association contribution:	\$130,000
Required First Year annual contribution per unit:	\$985
Required First Year monthly contribution per unit:	\$82
Average monthly contribution per unit (Over 30 Years):	\$120
Special Assesments	\$0

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 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.

This report presents the 30 Year Cash Flow Funding Analysis.

The 30 Year Pooled Cash Flow Funding Plan is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow throughout the analysis period.

Expenditures

Individual Elements

NAME	NEXT ACTIVITY	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	YEAR 1 REPLACEMENT COST
Access Control, Slide Gate Operators: Entry & Exit Gates	01/01/2040	15y	15y	14y	\$8,200.00	2 Ea	\$16,400
Access Control, Slide Gates: Common	01/01/2034	25y	25y	8y	\$69.762	100 SF	\$6,976
Access Control, Swing Gates (Manually Operated): Common	01/01/2034	25y	25y	8y	\$69.762	150 SF	\$10,464
Asphalt Pavement, Mill & Overlay: Roadways & Parking	01/01/2034	25y	25y	8y	\$16.285	9,888 SY	\$161,026
Asphalt Pavement, Mill & Overlay: Walking Trail	01/01/2034	25y	25y	8y	\$16.285	922 SY	\$15,015
Asphalt Pavement, Patch, Stripe & Sealcoat: Roadways & Parking	01/01/2026	5y	6y	0y	\$2.837	9,888 SF	\$28,052
Asphalt Pavement, Patch, Stripe & Sealcoat: Walking Path	01/01/2026	5y	6y	0y	\$2.837	922 SF	\$2,616
Bridge, Steel Railings & Joists w/ Wood Deck: Common	01/01/2054	60y	70y	28y	\$309.934	800 LF	\$247,947
Carports, Steel/Aluminum: Common	01/01/2060	35y	35y	34y	\$25.215	31,400 SF	\$791,751
Concrete Restoration, Exterior Walls: Common	01/01/2026	8y	10y	0y	\$14.225	487.50 SF	\$6,935
Docks, Decking, Wood Joists & Pilings: Pier / Boat Slips	01/01/2065	40y	40y	39y	\$157.85	3,900 SF	\$615,615
Erosion Control, Ponds: Common	01/01/2049	25y	25y	23y	\$367.719	500 LY	\$183,860
Fence, 4' Chain Link: Pool Deck	01/01/2045	35y	35y	19y	\$35.721	275 LF	\$9,823
Fountains, Aeration, Ponds: Common	01/01/2028	8y	8y	2y	\$5,043.00	2 Ea	\$10,086
Gazebo, Pre-Manufactured, Octagon: Common	01/01/2048	24y	39y	22y	\$17,961.105	1 Ea	\$17,961
Gutters & Downspouts: Common	01/01/2044	30y	30y	18y	\$14.183	550 LF	\$7,801
HVAC, Split-System, 5 Ton: Clubhouse	01/01/2030	12y	12y	4y	\$8,930.312	1 Ea	\$8,930
HVAC, Split-System, 5 Ton: Office	01/01/2037	12y	12y	11y	\$8,930.312	2 Ea	\$17,861
Interior Renovation, Anderson House: Office areas	01/01/2038	25y	25y	12y	\$10,506.25	1 Allow	\$10,506

NAME	NEXT ACTIVITY	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	YEAR 1 REPLACEMENT COST
Interior Renovation, Clubhouse: Common	01/01/2035	25y	25y	9y	\$10,506.25	1 Allow	\$10,506
Interior Renovation, Fitness Center: Common	01/01/2036	15y	15y	10y	\$16,179.625	1 Allow	\$16,180
Interior Renovation, Guard House: Common	01/01/2040	25y	25y	14y	\$4,100.00	1 Allow	\$4,100
Interior Renovation, Kitchen: Clubhouse	01/01/2048	25y	25y	22y	\$14,708.75	1 Allow	\$14,709
Interior Renovation, Restrooms: Clubhouse	01/01/2046	25y	25y	20y	\$5,778.438	2 Allow	\$11,557
Lift Station, Sewer, Well, Pumps & Controller: Common	01/01/2032	15y	15y	6y	\$14,183.438	1 LS	\$14,183
Light Fixtures, Bollard Lighting: Common	01/01/2038	24y	28y	12y	\$866.766	64 Ea	\$55,473
Light Fixtures, Exterior, Wall Mount: Common	01/01/2044	30y	30y	18y	\$131.328	260 Ea	\$34,145
Light Fixtures, Post & Carriage, 10': Common	01/01/2049	24y	24y	23y	\$3,283.203	32 Ea	\$105,062
Mailbox Clusters, Aluminum, Multi-Tenant: Common	01/01/2040	28y	28y	14y	\$3,635.162	24 Ea	\$87,244
Painting, Waterproofing, Stucco & Repairs: Clubhouse, Office, Guardhouse & Storage Building	01/01/2026	8y	10y	0y	\$3.162	9,750 SF	\$30,830
Pergola, Wood, Replace: Clubhouse	01/01/2038	25y	29y	12y	\$56.734	250 SF	\$14,184
Perimeter Walls, Masonry Repairs & Paint Finishes: Common	01/01/2028	14y	14y	2y	\$4.413	21,000 SF	\$92,673
Pool Collector Tank & Equipment (Vak-Pak): Common	01/01/2027	40y	43y	1y	\$36,771.875	1 Ea	\$36,772
Pool Deck, Concrete Pavers: Common	01/01/2040	28y	28y	14y	\$15.759	2,800 SF	\$44,125
Pool Deck, Pavers, Clean, Sand & Seal: Common	01/01/2026	4y	4y	0y	\$1.313	2,800 SF	\$3,676
Pool Furniture, Replace: Common	01/01/2026	12y	12y	0y	\$12,082.188	1 Allow	\$12,082
Pool/Spa Finish & Border Tiles: Pool	01/01/2028	12y	12y	2y	\$17.798	2,300 SF	\$40,935
Pool/Spa Finish & Border Tiles: Spa	01/01/2028	12y	12y	2y	\$17.798	180 SF	\$3,204
Roofs, Flat, TPO: Clubhouse	01/01/2043	18y	18y	17y	\$32.462	1,356 SF	\$44,018
Roofs, Standing Seam Metal: Office, Clubhouse, Gatehouse & Storage Building	01/01/2060	35y	35y	34y	\$2,434.375	108 SQ	\$262,912
Shuffleboard Courts, Replacement: Common	01/01/2026	40y	42y	0y	\$7,879.688	4 Ea	\$31,519
Sidewalks, Concrete, (Partial): Common	01/01/2030	15y	15y	4y	\$13.429	337.50 SF	\$4,532
Soffit, Metal: Office	01/01/2065	40y	40y	39y	\$8.559	400 SF	\$3,424
Soffit, Wood: Clubhouse	01/01/2043	40y	59y	17y	\$8.559	715 SF	\$6,120
Tennis Courts, Asphalt Surface, Replacement: Common	01/01/2035	50y	51y	9y	\$6.934	13,050 SF	\$90,489

NAME	NEXT ACTIVITY	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	YEAR 1 REPLACEMENT COST
Tennis Courts, Color Coat, Refinish: Common	01/01/2028	6y	6y	2y	\$2.889	13,050 SF	\$37,701
Tennis Fence, Chain Link: Common	01/01/2048	25y	30y	22y	\$48.528	460 LF	\$22,323
Tennis Lights, Poles & DB Fixtures, LED: Common	01/01/2035	25y	26y	9y	\$4,727.812	4 Ea	\$18,911
Water Heater, Electric: Clubhouse, Gym & Office	01/01/2038	15y	15y	12y	\$1,891.125	3 Ea	\$5,673
Windows & Doors, Replace w/ Impact Rated: Clubhouse, Office & Guardhouse	01/01/2044	60y	60y	18y	\$210.125	1,050 SF	\$220,631
							\$3,549,518

Critical Expenditure Planning (3-Year Outlook)

LOCATION RESERVE ITEM	2026	2027	2028
Building Service Components			
Total Building Service Components			
Exterior Building Components			
Concrete Restoration, Exterior Walls: Common	\$6,935		
Painting, Waterproofing, Stucco & Repairs: Clubhouse, Office, Guardhouse & Storage Building	\$30,830		
Total Exterior Building Components	\$37,765		
Interior Building Components			
Total Interior Building Components			
Pool Facility Components			
Pool Collector Tank & Equipment (Vak-Pak): Common		\$37,691	
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$3,676		
Pool Furniture, Replace: Common	\$12,082		
Pool/Spa Finish & Border Tiles: Pool			\$43,008
Pool/Spa Finish & Border Tiles: Spa			\$3,366
Total Pool Facility Components	\$15,758	\$37,691	\$46,374
Property Site Components			

LOCATION RESERVE ITEM	2026	2027	2028
Asphalt Pavement, Patch, Stripe & Sealcoat: Roadways & Parking	\$28,052		
Asphalt Pavement, Patch, Stripe & Sealcoat: Walking Path	\$2,616		
Fountains, Aeration, Ponds: Common			\$10,597
Perimeter Walls, Masonry Repairs & Paint Finishes: Common			\$97,356
Shuffleboard Courts, Replacement: Comon	\$31,519		
Tennis Courts, Color Coat, Refinish: Common			\$39,607
Total Property Site Components	\$62,187		\$147,560
Total	\$115,710	\$37,691	\$193,934

Expenditures (By Year)

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2026 (Year 1)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Roadways & Parking	\$2.837	9,888 SF	\$28,052	6y	2031
Asphalt Pavement, Patch, Stripe & Sealcoat: Walking Path	\$2.837	922 SF	\$2,616	6y	2031
Concrete Restoration, Exterior Walls: Common	\$14.226	487.50 SF	\$6,935	10y	2034
Painting, Waterproofing, Stucco & Repairs: Clubhouse, Office, Guardhouse & Storage Building	\$3.162	9,750 SF	\$30,830	10y	2034
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$1.313	2,800 SF	\$3,676	4y	2030
Pool Furniture, Replace: Common	\$12,082.00	1 Allow	\$12,082	12y	2038
Shuffleboard Courts, Replacement: Common	\$7,879.75	4 Ea	\$31,519	42y	N/A
2026 (Year 1) Total			\$115,710		
2027 (Year 2)					
Pool Collector Tank & Equipment (Vak-Pak): Common	\$37,691.00	1 Ea	\$37,691	43y	N/A
2027 (Year 2) Total			\$37,691		
2028 (Year 3)					
Fountains, Aeration, Ponds: Common	\$5,298.50	2 Ea	\$10,597	8y	2036
Perimeter Walls, Masonry Repairs & Paint Finishes: Common	\$4.636	21,000 SF	\$97,356	14y	2042
Pool/Spa Finish & Border Tiles: Pool	\$18.699	2,300 SF	\$43,008	12y	2040
Pool/Spa Finish & Border Tiles: Spa	\$18.70	180 SF	\$3,366	12y	2040

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
Tennis Courts, Color Coat, Refinish: Common	\$3.035	13,050 SF	\$39,607	6y	2034
2028 (Year 3) Total			\$193,934		
2029 (Year 4)					
2029 (Year 4) Total			\$0		
2030 (Year 5)					
HVAC, Split-System, 5 Ton: Clubhouse	\$9,857.00	1 Ea	\$9,857	12y	2037
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$1.449	2,800 SF	\$4,057	4y	2034
Sidewalks, Concrete, (Partial): Common	\$14.824	337.50 SF	\$5,003	15y	2045
2030 (Year 5) Total			\$18,917		
2031 (Year 6)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Roadways & Parking	\$3.21	9,888 SF	\$31,740	5y	2036
Asphalt Pavement, Patch, Stripe & Sealcoat: Walking Path	\$3.21	922 SF	\$2,960	5y	2036
2031 (Year 6) Total			\$34,700		
2032 (Year 7)					
Lift Station, Sewer, Well, Pumps & Controller: Common	\$16,448.00	1 LS	\$16,448	15y	2047
2032 (Year 7) Total			\$16,448		
2033 (Year 8)					
2033 (Year 8) Total			\$0		
2034 (Year 9)					
Access Control, Slide Gates: Common	\$85.00	100 SF	\$8,500	25y	N/A
Access Control, Swing Gates (Manually Operated): Common	\$85.00	150 SF	\$12,750	25y	N/A
Asphalt Pavement, Mill & Overlay: Roadways & Parking	\$19.842	9,888 SY	\$196,198	25y	N/A
Asphalt Pavement, Mill & Overlay: Walking Trail	\$19.842	922 SY	\$18,294	25y	N/A
Concrete Restoration, Exterior Walls: Common	\$17.331	487.50 SF	\$8,449	8y	2042

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
Painting, Waterproofing, Stucco & Repairs: Clubhouse, Office, Guardhouse & Storage Building	\$3.853	9,750 SF	\$37,567	8y	2042
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$1.60	2,800 SF	\$4,480	4y	2038
Tennis Courts, Color Coat, Refinish: Common	\$3.52	13,050 SF	\$45,936	6y	2040
2034 (Year 9) Total			\$332,174		
2035 (Year 10)					
Interior Renovation, Clubhouse: Common	\$13,121.00	1 Allow	\$13,121	25y	N/A
Tennis Courts, Asphalt Surface, Replacement: Common	\$8.66	13,050 SF	\$113,013	51y	N/A
Tennis Lights, Poles & DB Fixtures, LED: Common	\$5,904.50	4 Ea	\$23,618	26y	N/A
2035 (Year 10) Total			\$149,752		
2036 (Year 11)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Roadways & Parking	\$3.632	9,888 SF	\$35,913	5y	2041
Asphalt Pavement, Patch, Stripe & Sealcoat: Walking Path	\$3.632	922 SF	\$3,349	5y	2041
Fountains, Aeration, Ponds: Common	\$6,455.50	2 Ea	\$12,911	8y	2044
Interior Renovation, Fitness Center: Common	\$20,711.00	1 Allow	\$20,711	15y	2051
2036 (Year 11) Total			\$72,884		
2037 (Year 12)					
HVAC, Split-System, 5 Ton: Office	\$11,717.50	2 Ea	\$23,435	12y	2042
2037 (Year 12) Total			\$23,435		
2038 (Year 13)					
Interior Renovation, Anderson House: Office areas	\$14,130.00	1 Allow	\$14,130	25y	N/A
Light Fixtures, Bollard Lighting: Common	\$1,165.703	64 Ea	\$74,605	28y	N/A
Pergola, Wood, Replace: Clubhouse	\$76.30	250 SF	\$19,075	29y	N/A

2039 (Year 14) Total

2040 (Year 15)

Access Control, Slide Gate Operators: Entry & Exit Gates	\$11,586.50	2 Ea	\$23,173	15y	2055
Interior Renovation, Guard House: Common	\$5,793.00	1 Allow	\$5,793	25y	N/A
Mailbox Clusters, Aluminum, Multi-Tenant: Common	\$5,136.375	24 Ea	\$123,273	28y	N/A
Pool Deck, Concrete Pavers: Common	\$22.267	2,800 SF	\$62,348	28y	N/A
Pool/Spa Finish & Border Tiles: Pool	\$25.148	2,300 SF	\$57,840	12y	2052
Pool/Spa Finish & Border Tiles: Spa	\$25.15	180 SF	\$4,527	12y	2052
Tennis Courts, Color Coat, Refinish: Common	\$4.082	13,050 SF	\$53,270	6y	2046
2040 (Year 15) Total			\$330,224		

2041 (Year 16)

Asphalt Pavement, Patch, Stripe & Sealcoat: Roadways & Parking	\$4.109	9,888 SF	\$40,630	5y	2046
Asphalt Pavement, Patch, Stripe & Sealcoat: Walking Path	\$4.108	922 SF	\$3,788	5y	2046
2041 (Year 16) Total			\$44,418		

2042 (Year 17)

Concrete Restoration, Exterior Walls: Common	\$21.118	487.50 SF	\$10,295	8y	2050
HVAC, Split-System, 5 Ton: Clubhouse	\$13,257.00	1 Ea	\$13,257	12y	2049
Painting, Waterproofing, Stucco & Repairs: Clubhouse, Office, Guardhouse & Storage Building	\$4.694	9,750 SF	\$45,766	8y	2050

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$1.766	2,800 SF	\$4,945	4y	2042
Pool Furniture, Replace: Common	\$16,249.00	1 Allow	\$16,249	12y	2050
Water Heater, Electric: Clubhouse, Gym & Office	\$2,543.333	3 Ea	\$7,630	15y	2053
2038 (Year 13) Total			\$136,634		
2039 (Year 14)					

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
Perimeter Walls, Masonry Repairs & Paint Finishes: Common	\$6.551	21,000 SF	\$137,571	14y	N/A
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$1.949	2,800 SF	\$5,457	4y	2046
2042 (Year 17) Total			\$212,346		
2043 (Year 18)					
Roofs, Flat, TPO: Clubhouse	\$49.395	1,356 SF	\$66,980	18y	N/A
Soffit, Wood: Clubhouse	\$13.024	715 SF	\$9,312	59y	N/A
2043 (Year 18) Total			\$76,292		
2044 (Year 19)					
Fountains, Aeration, Ponds: Common	\$7,865.50	2 Ea	\$15,731	8y	2052
Gutters & Downspouts: Common	\$22.122	550 LF	\$12,167	30y	N/A
Light Fixtures, Exterior, Wall Mount: Common	\$204.827	260 Ea	\$53,255	30y	N/A
Windows & Doors, Replace w/ Impact Rated: Clubhouse, Office & Guardhouse	\$327.723	1,050 SF	\$344,109	60y	N/A
2044 (Year 19) Total			\$425,262		
2045 (Year 20)					
Fence, 4' Chain Link: Pool Deck	\$57.105	275 LF	\$15,704	35y	N/A
Sidewalks, Concrete, (Partial): Common	\$21.467	337.50 SF	\$7,245	15y	N/A
2045 (Year 20) Total			\$22,949		
2046 (Year 21)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Roadways & Parking	\$4.649	9,888 SF	\$45,969	5y	2051
Asphalt Pavement, Patch, Stripe & Sealcoat: Walking Path	\$4.649	922 SF	\$4,286	5y	2051
Interior Renovation, Restrooms: Clubhouse	\$9,468.50	2 Allow	\$18,937	25y	N/A
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$2.152	2,800 SF	\$6,026	4y	2050
Tennis Courts, Color Coat, Refinish: Common	\$4.734	13,050 SF	\$61,779	6y	2052
2046 (Year 21) Total			\$136,997		

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2047 (Year 22)					
Lift Station, Sewer, Well, Pumps & Controller: Common	\$23,822.00	1 LS	\$23,822	15y	N/A
			\$23,822		
2047 (Year 22) Total					
2048 (Year 23)					
Gazebo, Pre-Manufactured, Octagon: Common	\$30,921.00	1 Ea	\$30,921	39y	N/A
Interior Renovation, Kitchen: Clubhouse	\$25,322.00	1 Allow	\$25,322	25y	N/A
Tennis Fence, Chain Link: Common	\$83.543	460 LF	\$38,430	30y	N/A
			\$94,673		
2048 (Year 23) Total					
2049 (Year 24)					
Erosion Control, Ponds: Common	\$648.88	500 LY	\$324,440	25y	N/A
HVAC, Split-System, 5 Ton: Office	\$15,758.50	2 Ea	\$31,517	12y	2054
Light Fixtures, Post & Carriage, 10': Common	\$5,793.562	32 Ea	\$185,394	24y	N/A
			\$541,351		
2049 (Year 24) Total					
2050 (Year 25)					
Concrete Restoration, Exterior Walls: Common	\$25.729	487.50 SF	\$12,543	8y	N/A
Painting, Waterproofing, Stucco & Repairs: Clubhouse, Office, Guardhouse & Storage Building	\$5.719	9,750 SF	\$55,760	8y	N/A
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$2.375	2,800 SF	\$6,650	4y	2054
Pool Furniture, Replace: Common	\$21,853.00	1 Allow	\$21,853	12y	N/A
			\$96,806		
2050 (Year 25) Total					
2051 (Year 26)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Roadways & Parking	\$5.26	9,888 SF	\$52,011	5y	N/A
Asphalt Pavement, Patch, Stripe & Sealcoat: Walking Path	\$5.26	922 SF	\$4,850	5y	N/A
Interior Renovation, Fitness Center: Common	\$29,996.00	1 Allow	\$29,996	15y	N/A
			\$86,857		
2051 (Year 26) Total					

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2052 (Year 27)					
Fountains, Aeration, Ponds: Common	\$9,583.00	2 Ea	\$19,166	8y	N/A
Pool/Spa Finish & Border Tiles: Pool	\$33.821	2,300 SF	\$77,788	12y	N/A
Pool/Spa Finish & Border Tiles: Spa	\$33.822	180 SF	\$6,088	12y	N/A
Tennis Courts, Color Coat, Refinish: Common	\$5.49	13,050 SF	\$71,644	6y	N/A
2052 (Year 27) Total			\$174,686		
2053 (Year 28)					
Water Heater, Electric: Clubhouse, Gym & Office	\$3,683.667	3 Ea	\$11,051	15y	N/A
2053 (Year 28) Total			\$11,051		
2054 (Year 29)					
Bridge, Steel Railings & Joists w/ Wood Deck,: Common	\$618.782	800 LF	\$495,026	70y	N/A
HVAC, Split-System, 5 Ton: Clubhouse	\$17,829.00	1 Ea	\$17,829	12y	N/A
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$2.621	2,800 SF	\$7,339	4y	N/A
2054 (Year 29) Total			\$520,194		
2055 (Year 30)					
Access Control, Slide Gate Operators: Entry & Exit Gates	\$16,780.50	2 Ea	\$33,561	15y	N/A
2055 (Year 30) Total			\$33,561		

Expenditures (By Year and Category)

LOCATION RESERVE ITEM	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Building Service Components															
HVAC, Split-System, 5 Ton: Clubhouse					\$9,857							\$23,435			
HVAC, Split-System, 5 Ton: Office													\$7,630		
Water Heater, Electric: Clubhouse, Gym & Office												\$23,435	\$7,630		
Total Building Service Components					\$9,857										
Exterior Building Components															
Concrete Restoration, Exterior Walls: Common	\$6,935								\$8,449						
Painting, Waterproofing, Stucco & Repairs: Clubhouse, Office, Guardhouse & Storage Building	\$30,830								\$37,567						
Pergola, Wood, Replace: Clubhouse													\$19,075		
Total Exterior Building Components	\$37,765								\$46,016				\$19,075		
Interior Building Components															

LOCATION RESERVE ITEM	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Interior Renovation, Anderson House: Office areas													\$14,130		
Interior Renovation, Clubhouse: Common										\$13,121					
Interior Renovation, Fitness Center: Common										\$20,711					
Interior Renovation, Guard House: Comon															\$5,793
Total Interior Building Components										\$13,121	\$20,711		\$14,130		\$5,793
Pool Facility Components															
Pool Collector Tank & Equipment (Nak- Pak): Common											\$37,691				\$62,348
Pool Deck, Concrete Pavers: Common															
Pool Deck, Pavers, Clean, Sand & Salt: Common		\$3,676			\$4,057				\$4,480				\$4,945		
Pool Furniture, Replace: Common		\$12,082											\$16,249		
Pool/Spa Finish & Border Tiles: Pod									\$43,008						\$57,840
Pool/Spa Finish & Border Tiles: Spa									\$3,366						\$4,527
Total Pool Facility Components		\$15,758	\$37,691	\$46,374	\$4,057				\$4,480				\$21,194		\$124,715
Property Site Components															
Access Control, Slide Gate Operators: Entry & Exit Gates															\$23,173
Access Control, Slide Gates: Common													\$8,500		
Access Control, Swing Gates (Manually Operorated): Common													\$12,750		

LOCATION RESERVE ITEM	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Asphalt Pavement, Mill & Overlay: Roadways & Parking									\$196,198						
Asphalt Pavement, Mill & Overlay: Walking Trail									\$18,294						
Asphalt Pavement, Patch, Stripe & Sealcoat: Roadways & Parking	\$28,052					\$31,740					\$35,913				
Asphalt Pavement, Patch, Stripe & Sealcoat: Walking Path	\$2,616					\$2,960					\$3,349				
Fountains, Aeration, Ponds: Common			\$10,597								\$12,911				
Lift Station, Sewer, Well, Pumps & Controller: Common							\$16,448						\$74,605		
Light Fixtures, Bollard Lighting: Common															\$123,273
Mailbox Clusters, Aluminum, Multi- Tenant: Common															
Perimeter Walls, Masonry Repairs & Paint Finishes: Common			\$97,356												
Shuffleboard Courts, Replacement: Comon	\$31,519														
Sidewalks, Concrete, (Partial): Common					\$5,003										
Tennis Courts, Asphalt Surface, Replacement: Common									\$113,013						
Tennis Courts, Color Coat, Refinish Common			\$39,607						\$45,936						\$53,270
Tennis Lights, Poles & DB Fixtures, LED: Common										\$23,618					
Total Property Site Components	\$62,187		\$147,560		\$5,003	\$34,700	\$16,448		\$281,678	\$136,631	\$52,173		\$74,605		\$199,716
Total	\$115,710	\$37,691	\$193,934		\$18,917	\$34,700	\$16,448		\$332,174	\$149,752	\$72,884	\$23,435	\$136,634		\$330,224

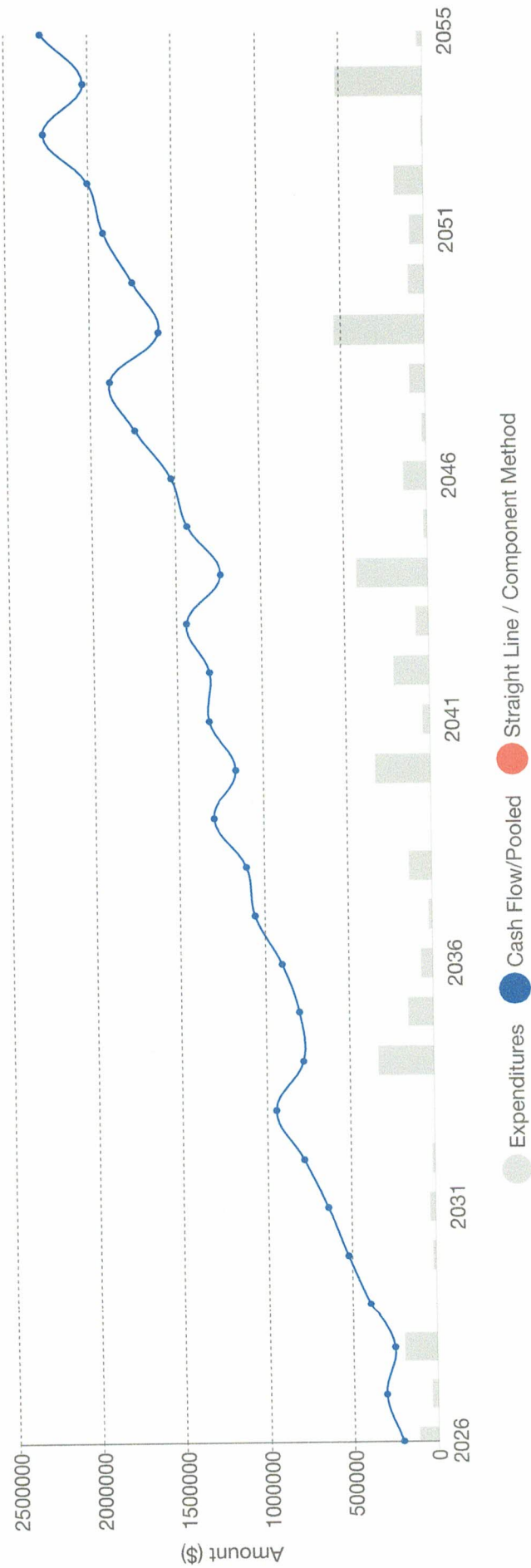
LOCATION RESERVE ITEM	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Building Service Components															
HVAC, Split-System, 5 Ton: Clubhouse		\$13,257												\$17,829	
HVAC, Split-System, 5 Ton: Office								\$31,517							
Water Heater, Electric: Clubhouse, Gym & Office												\$11,051			
Total Building Service Components		\$13,257						\$31,517				\$11,051		\$17,829	
Exterior Building Components															
Concrete Restoration, Exterior Walls: Common		\$10,295								\$12,543					
Gutters & Downspouts: Common				\$12,167											
Light Fixtures, Exterior, Wall Mount: Common				\$53,255											
Painting, Waterproofing, Stucco & Repairs: Clubhouse, Office, Guardhouse & Storage Building		\$45,766								\$55,760					
Roofs, Flat, TPO: Clubhouse			\$66,980												
Soffit, Wood: Clubhouse			\$9,312												
Windows & Doors, Replace w/ Impact Rated: Clubhouse, Office & Guardhouse				\$344,109											
Total Exterior Building Components		\$56,061	\$76,292	\$409,531						\$68,303					
Interior Building Components															
Interior Renovation, Fitness Center Common											\$29,996				
Interior Renovation, Kitchen: Clubhouse								\$25,322							

LOCATION RESERVE ITEM	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Interior Renovation, Restrooms: Clubhouse						\$18,937									
Total Interior Building Components						\$18,937		\$25,322			\$29,996				
Pool Facility Components															
Pool Deck, Pavers, Clean, Sand & Seal: Common		\$5,457				\$6,026				\$6,650				\$7,339	
Pool Furniture, Replace: Common										\$21,853					
Pool/Spa Finish & Border Tiles: Pool												\$77,788			
Pool/Spa Finish & Border Tiles: Spa												\$6,088			
Total Pool Facility Components		\$5,457				\$6,026				\$28,503		\$83,876		\$7,339	
Property Site Components															
Access Control, Slide Gate Operators: Entry & Exit Gates															\$33,561
Asphalt Pavement, Patch, Stripe & Sealcoat: Roadways & Parking	\$40,630					\$45,969					\$52,011				
Asphalt Pavement, Patch, Stripe & Sealcoat: Walking Path	\$3,788					\$4,286					\$4,850				
Bridge, Steel Railings & Joists w/ Wood Deck: Common														\$495,026	
Erosion Control, Ponds: Common										\$324,440					
Fence, 4' Chain Link: Pool Deck								\$15,704							
Fountains, Aeration, Ponds: Common						\$15,731							\$19,166		
Gazebo, Pre-Manufactured, Octagon: Common														\$30,921	

LOCATION RESERVE ITEM	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Lift Station, Sewer, Well, Pumps & Controller: Common							\$23,822								
Light Fixtures, Post & Carriage, 10': Common								\$185,394							
Perimeter Walls, Masonry Repairs & Paint Finishes: Common															
Sidewalks, Concrete, (Partial): Common								\$7,245							
Tennis Courts, Color Coat, Refinish: Common						\$61,779						\$71,644			
Tennis Fence, Chain Link: Common								\$38,430							
Total Property Site Components	\$44,418	\$137,571		\$15,731	\$22,949	\$112,034	\$23,822	\$69,351	\$509,834	\$56,861	\$90,810	\$495,026		\$33,561	
Total	\$44,418	\$212,346	\$76,292	\$425,262	\$22,949	\$136,997	\$23,822	\$94,673	\$541,351	\$96,806	\$86,857	\$174,686	\$11,051	\$520,194	\$33,561

Funding Model Comparison

Projected Reserve Ending Balance



The chart above compares the projected annual reserve fund ending balances for funding plans.

Cash Flow Plan Comparison Table

YEAR	CASH FLOW/POOLED			STRAIGHT LINE / COMPONENT METHOD		
	FY CONTRIBUTIONS: \$130,000			FY CONTRIBUTIONS: \$130,000		
	ASSOC. END. BAL.	OWNER PER MO.	PERCENT FUNDED	ASSOC. END. BAL.	OWNER PER MO.	PERCENT FUNDED
2026	\$208,009	\$82	19%	\$208,009	\$82	19%
2027	\$305,648	\$84	25%	\$305,649	\$84	25%
2028	\$251,352	\$86	21%	\$251,343	\$86	21%
2029	\$393,861	\$88	28%	\$393,854	\$88	28%
2030	\$522,378	\$91	34%	\$522,371	\$91	34%
2031	\$639,985	\$93	38%	\$639,978	\$93	38%
2032	\$780,697	\$95	42%	\$780,686	\$95	42%
2033	\$943,033	\$98	45%	\$943,020	\$98	45%
2034	\$778,682	\$100	40%	\$778,678	\$100	40%
2035	\$799,069	\$102	40%	\$799,067	\$102	40%
2036	\$900,587	\$105	42%	\$900,590	\$105	42%
2037	\$1,056,729	\$108	45%	\$1,056,736	\$108	45%
2038	\$1,105,498	\$110	45%	\$1,105,509	\$110	45%
2039	\$1,295,759	\$113	48%	\$1,295,771	\$113	48%
2040	\$1,162,179	\$116	45%	\$1,162,191	\$116	45%
2041	\$1,317,662	\$119	47%	\$1,317,671	\$119	47%
2042	\$1,311,478	\$122	46%	\$1,311,483	\$122	46%
2043	\$1,446,111	\$125	47%	\$1,446,116	\$125	47%
2044	\$1,238,066	\$128	43%	\$1,238,071	\$128	43%
2045	\$1,435,322	\$131	45%	\$1,435,327	\$131	45%
2046	\$1,525,698	\$134	46%	\$1,525,705	\$134	46%

YEAR	CASH FLOW/POOLED			STRAIGHT LINE / COMPONENT METHOD		
	FY CONTRIBUTIONS: \$130,000			FY CONTRIBUTIONS: \$130,000		
	ASSOC. END. BAL.	OWNER PER MO.	PERCENT FUNDED	ASSOC. END. BAL.	OWNER PER MO.	PERCENT FUNDED
2047	\$1,735,479	\$138	48%	\$1,735,483	\$138	48%
2048	\$1,881,965	\$141	49%	\$1,881,968	\$141	49%
2049	\$1,588,833	\$145	44%	\$1,588,834	\$145	44%
2050	\$1,743,050	\$148	46%	\$1,743,049	\$148	46%
2051	\$1,914,636	\$152	47%	\$1,914,637	\$152	47%
2052	\$2,006,134	\$156	47%	\$2,006,134	\$156	47%
2053	\$2,268,359	\$160	49%	\$2,268,360	\$160	49%
2054	\$2,030,393	\$164	46%	\$2,030,395	\$164	46%
2055	\$2,283,168	\$168	48%	\$2,283,171	\$168	48%

Component Funding (1-Year Projection)

In this section of the Reserve Study report, traditional Straight-Line accounting methods are employed to determine the necessary annual Reserve contribution for the upcoming year.

The Component Funding Analysis calculates the yearly contribution for each specific line item component by dividing the component's remaining unfunded balance by its remaining useful life. The unfunded remaining balance of a component is calculated as its replacement cost minus the reserve balance for that component at the beginning of the analysis period. The individual annual contribution rates for each component are then totaled to derive the overall annual contribution rate for this analysis.

In this methodology Reserve funds cannot only be collectively allocated. For condominium associations in the State of Florida; according to Florida Statute 718.112(2)(f)(3), Reserve funds cana only be reallocated (used) for purposes other than those authorized, only with prior approval by a majority vote of the voting interests.

Straight-line accounting relies on current costs and does not incorporate factors such as interest or inflation into the calculations. This methodology, by it's nature is only accurate for a single year "snapshot" in time and must be re-calculated annually in order to be accurate.

Note- For the purposes of this calculation, the expected Reserve fund balance at the end of the current fiscal year is automatically allocated to components with the shortest remaining lifespan.

This allocation minimizes the straight-line contribution amount under this methodology.

Component Method Accounting

COMPONENT	USEFUL LIFE	REM. USEFUL LIFE	QUANTITY	FUTURE COST	STARTING ALLOCATION	ALLOCATED (YR 1)	TOTAL ALLOCATION (YR 1)	FULL FUNDING	PERCENT FUNDED
Asphalt Pavement, Patch, Stripe & Sealcoat: Roadways & Parking	6y	0y	9,888 SF	\$28,052	\$12,558	\$21,118	\$5,750	\$5,751	99.98%
Asphalt Pavement, Patch, Stripe & Sealcoat: Walking Path	6y	0y	922 SF	\$2,616	\$0	\$3,152	\$536	\$536	100.00%
Concrete Restoration, Exterior Walls: Common	10y	0y	487.50 SF	\$6,935	\$0	\$7,824	\$889	\$889	100.00%
Painting, Waterproofing, Stucco & Repairs: Clubhouse, Office, Guardhouse & Storage Building	10y	0y	9,750 SF	\$30,830	\$30,610	\$3,864	\$3,950	\$3,950	100.00%
Pool Deck, Pavers, Clean, Sand & Seal: Common	4y	0y	2,800 SF	\$3,676	\$0	\$4,618	\$942	\$942	100.00%
Pool Furniture, Replace: Common	12y	0y	1 Allow	\$12,082	\$0	\$13,114	\$1,032	\$1,032	100.00%
Shuffleboard Courts, Replacement: Common	42y	0y	4 Ea	\$31,519	\$11,097	\$21,119	\$808	\$808	100.00%
Pool Collector Tank & Equipment (Vak-pak): Common	43y	1y	1 Ea	\$36,772	\$0	\$37,691	\$37,691	\$37,691	100.00%
Fountains, Aeration, Ponds: Common	8y	2y	2 Ea	\$10,086	\$3,007	\$6,039	\$9,076	\$9,046	100.33%
Perimeter Walls, Masonry Repairs & Paint Finishes: Common	14y	2y	21,000 SF	\$92,673	\$267	\$11,462	\$11,732	\$88,205	13.30%
Pool/Spa Finish & Border Tiles: Pool	12y	2y	2,300 SF	\$40,935	\$2,195	\$0	\$2,217	\$38,462	5.76%
Pool/Spa Finish & Border Tiles: Spa	12y	2y	180 SF	\$3,204	\$0	\$0	\$0	\$3,010	0.00%
Tennis Courts, Color Coat, Refinish: Common	6y	2y	13,050 SF	\$37,701	\$0	\$0	\$0	\$32,203	0.00%
HVAC, Split-System, 5 Ton: Clubhouse	12y	4y	1 Ea	\$8,930	\$0	\$0	\$0	\$6,865	0.00%

COMPONENT	USEFUL LIFE	REM. USEFUL LIFE	QUANTITY	FUTURE COST	STARTING ALLOCATION	ALLOCATED (YR 1)	TOTAL ALLOCATION (YR 1)	FULL FUNDING	PERCENT FUNDED
Sidewalks, Concrete, (Partial): Common	15y	4y	337.50 SF	\$4,532	\$0	\$0	\$0	\$3,716	0.00%
Lift Station, Sewer, Well, Pumps & Contrdler: Common	15y	6y	1 LS	\$14,183	\$0	\$0	\$0	\$9,692	0.00%
Access Control, Slide Gates: Common	25y	8y	100 SF	\$6,976	\$0	\$0	\$0	\$5,148	0.00%
Access Control, Swing Gates (Manually Operorated): Common	25y	8y	150 SF	\$10,464	\$0	\$0	\$0	\$7,722	0.00%
Asphalt Pavement, Mill & Overlay: Roadways & Parking	25y	8y	9,888 SY	\$161,026	\$58,332	\$0	\$58,915	\$118,837	49.58%
Asphalt Pavement, Mill & Overlay: Walking Trail	25y	8y	922 SY	\$15,015	\$0	\$0	\$0	\$11,081	0.00%
Interior Renovation, Clubhouse: Common	25y	9y	1 Allow	\$10,506	\$0	\$0	\$0	\$7,323	0.00%
Tennis Courts, Asphalt Surface, Replacement: Common	51y	9y	13,050 SF	\$90,489	\$20,753	\$0	\$20,961	\$78,202	26.80%
Tennis Lights, Poles & DB Fixtures, LED Common	26y	9y	4 Ea	\$18,911	\$0	\$0	\$0	\$13,420	0.00%
Interior Renovation, Fitness Center: Common	15y	10y	1 Allow	\$16,180	\$0	\$0	\$0	\$6,634	0.00%
HVAC, Split-System, 5 Ton: Office	12y	11y	2 Ea	\$17,861	\$0	\$0	\$0	\$3,051	0.00%
Interior Renovation, Anderson House: Office areas	25y	12y	1 Allow	\$10,506	\$0	\$0	\$0	\$6,030	0.00%
Light Fixtures, Bollard Lighting: Common	28y	12y	64 Ea	\$55,473	\$0	\$0	\$0	\$34,522	0.00%
Pergola, Wood, Replace: Clubhouse	29y	12y	250 SF	\$14,184	\$0	\$0	\$0	\$9,024	0.00%
Water Heater, Electric: Clubhouse, Gym & Office	15y	12y	3 Ea	\$5,673	\$0	\$0	\$0	\$1,551	0.00%
Access Control, Slide Gate Operators: Intry & Exit Gates	15y	14y	2 Ea	\$16,400	\$0	\$0	\$0	\$2,241	0.00%
Interior Renovation, Guard House: Comon	25y	14y	1 Allow	\$4,100	\$0	\$0	\$0	\$2,017	0.00%
Mailbox Clusters, Aluminum, Multi-Tenant: Common	28y	14y	24 Ea	\$87,244	\$0	\$0	\$0	\$47,906	0.00%
Pool Deck, Concrete Pavers: Common	28y	14y	2,800 SF	\$44,125	\$0	\$0	\$0	\$24,229	0.00%
Roofs, Flat, TPO: Clubhouse	18y	17y	1,356 SF	\$44,018	\$1,343	\$0	\$1,356	\$5,013	27.06%
Soffit, Wood: Clubhouse	59y	17y	715 SF	\$6,120	\$0	\$0	\$0	\$4,572	0.00%
Gutters & Downspouts: Common	30y	18y	550 LF	\$7,801	\$0	\$0	\$0	\$3,465	0.00%

COMPONENT	USEFUL LIFE	REM. USEFUL LIFE	QUANTITY	FUTURE COST	STARTING ALLOCATION	ALLOCATED (YR 1)	TOTAL ALLOCATION (YR 1)	FULL FUNDING	PERCENT FUNDED
Light Fixtures, Exterior, Wall Mount: Common	30y	18y	260 Ea	\$34,145	\$0	\$0	\$0	\$15,166	0.00%
Windows & Doors, Replace w/ Impact Rated: Clubhouse, Office & Guardhouse	60y	18y	1,050 SF	\$220,631	\$0	\$0	\$0	\$162,072	0.00%
Fence, 4' Chain Link: Pool Deck	35y	19y	275 LF	\$9,823	\$0	\$0	\$0	\$4,890	0.00%
Interior Renovation, Restrooms: Clubhouse	25y	20y	2 Allow	\$11,557	\$0	\$0	\$0	\$2,843	0.00%
Gazebo, Pre-Manufactured, Octagon: Common	39y	22y	1 Ea	\$17,961	\$0	\$0	\$0	\$8,497	0.00%
Interior Renovation, Kitchen: Clubhouse	25y	22y	1 Allow	\$14,709	\$0	\$0	\$0	\$2,412	0.00%
Tennis Fence, Chain Link: Common	30y	22y	460 LF	\$22,323	\$0	\$0	\$0	\$6,864	0.00%
Erosion Control, Ponds: Common	25y	23y	500 LY	\$183,860	\$0	\$0	\$0	\$22,615	0.00%
Light Fixtures, Post & Carriage, 10': Common	24y	23y	32 Ea	\$105,062	\$0	\$0	\$0	\$8,974	0.00%
Bridge, Steel Railings & Joists w/ WoodDeck: Common	70y	28y	800 LF	\$247,947	\$0	\$0	\$0	\$156,118	0.00%
Carports, Steel/Aluminum: Common	35y	34y	31,400 SF	\$791,751	\$0	\$0	\$0	\$46,374	0.00%
Roofs, Standing Seam Metal: Office, Clubhouse, Gatehouse & Storage Building	35y	34y	108 SQ	\$262,912	\$0	\$0	\$0	\$15,399	0.00%
Docks, Decking, Wood Joists & Pilings:Pier / Boat Slips	40y	39y	3,900 SF	\$615,615	\$51,637	\$0	\$52,153	\$31,550	165.30%
Soffit, Metal: Office	40y	39y	400 SF	\$3,424	\$0	\$0	\$0	\$175	0.00%

"Pooled" / "Cash-Flow" Funding (30-Year Projection)

This part of the Reserve Study introduces an alternative approach to funding compared to the Component Funding Analysis (Straight-Line).

This method entails computing the yearly Reserve contribution based on a 30-year positive cash flow projection. Known as the 30 Year "Pooled" or "Cash Flow" Funding Plan, it involves determining Reserve contributions aimed at balancing out the fluctuating annual expenses from the Reserve fund. By consolidating funds from initial balances, a yearly contribution rate is computed to ensure a consistent positive cash flow over the analysis period.

This methodology is a widely accepted, logical, factual and mathematical basis of calculating Reserve contributions where the Reserve fund total balance at any one point in the projection is able to offset the expected annual expenditures from the Reserve fund, in perpetuity, on a year-over-year basis.

In this methodology Reserve funds can only be collectively allocated (used) for purposes authorized under the categorical nature of the components identified within the pool as they become due.

Cash-Flow Projection

Inflation: 2.50% | Calc: Inflation-Adjusted

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2026	\$191,801	\$130,000	369.13%	\$1,918	\$0	\$0	\$115,710	\$208,009	18.59%	\$1,118,735
2027	\$208,009	\$133,250	2.50%	\$2,080	\$0	\$0	\$37,691	\$305,648	24.60%	\$1,242,357
2028	\$305,648	\$136,581	2.50%	\$3,056	\$0	\$0	\$193,934	\$251,352	20.73%	\$1,212,259
2029	\$251,352	\$139,996	2.50%	\$2,514	\$0	\$0	\$0	\$393,861	28.47%	\$1,383,638
2030	\$393,861	\$143,496	2.50%	\$3,939	\$0	\$0	\$18,917	\$522,378	33.84%	\$1,543,451
2031	\$522,378	\$147,083	2.50%	\$5,224	\$0	\$0	\$34,700	\$639,985	37.76%	\$1,694,697
2032	\$639,985	\$150,760	2.50%	\$6,400	\$0	\$0	\$16,448	\$780,697	41.70%	\$1,872,133
2033	\$780,697	\$154,529	2.50%	\$7,807	\$0	\$0	\$0	\$943,033	45.45%	\$2,074,658
2034	\$943,033	\$158,392	2.50%	\$9,430	\$0	\$0	\$332,174	\$778,682	40.02%	\$1,945,676
2035	\$778,682	\$162,352	2.50%	\$7,787	\$0	\$0	\$149,752	\$799,069	39.86%	\$2,004,518
2036	\$799,069	\$166,411	2.50%	\$7,991	\$0	\$0	\$72,884	\$900,587	41.93%	\$2,147,711
2037	\$900,587	\$170,571	2.50%	\$9,006	\$0	\$0	\$23,435	\$1,056,729	44.98%	\$2,349,362
2038	\$1,056,729	\$174,836	2.50%	\$10,567	\$0	\$0	\$136,634	\$1,105,498	45.22%	\$2,444,888
2039	\$1,105,498	\$179,206	2.50%	\$11,055	\$0	\$0	\$0	\$1,295,759	48.22%	\$2,687,271

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2040	\$1,295,759	\$183,687	2.50%	\$12,958	\$0	\$0	\$330,224	\$1,162,179	44.67%	\$2,601,770
2041	\$1,162,179	\$188,279	2.50%	\$11,622	\$0	\$0	\$44,418	\$1,317,662	46.86%	\$2,811,726
2042	\$1,317,662	\$192,986	2.50%	\$13,177	\$0	\$0	\$212,346	\$1,311,478	45.86%	\$2,859,556
2043	\$1,311,478	\$197,810	2.50%	\$13,115	\$0	\$0	\$76,292	\$1,446,111	47.37%	\$3,053,004
2044	\$1,446,111	\$202,756	2.50%	\$14,461	\$0	\$0	\$425,262	\$1,238,066	42.71%	\$2,898,599
2045	\$1,238,066	\$207,824	2.50%	\$12,381	\$0	\$0	\$22,949	\$1,435,322	45.45%	\$3,157,826
2046	\$1,435,322	\$213,020	2.50%	\$14,353	\$0	\$0	\$136,997	\$1,525,698	46.07%	\$3,311,902
2047	\$1,525,698	\$218,346	2.50%	\$15,257	\$0	\$0	\$23,822	\$1,735,479	48.33%	\$3,591,217
2048	\$1,735,479	\$223,804	2.50%	\$17,355	\$0	\$0	\$94,673	\$1,881,965	49.38%	\$3,811,190
2049	\$1,881,965	\$229,399	2.50%	\$18,820	\$0	\$0	\$541,351	\$1,588,833	44.33%	\$3,584,487
2050	\$1,588,833	\$235,134	2.50%	\$15,888	\$0	\$0	\$96,806	\$1,743,050	45.71%	\$3,813,609
2051	\$1,743,050	\$241,013	2.50%	\$17,430	\$0	\$0	\$86,857	\$1,914,636	47.10%	\$4,064,624
2052	\$1,914,636	\$247,038	2.50%	\$19,146	\$0	\$0	\$174,686	\$2,006,134	47.34%	\$4,237,998
2053	\$2,006,134	\$253,214	2.50%	\$20,061	\$0	\$0	\$11,051	\$2,268,359	49.42%	\$4,589,712
2054	\$2,268,359	\$259,544	2.50%	\$22,684	\$0	\$0	\$520,194	\$2,030,393	45.77%	\$4,435,985
2055	\$2,030,393	\$266,033	2.50%	\$20,304	\$0	\$0	\$33,561	\$2,283,168	47.73%	\$4,783,823

Funding Options

Significant expenses for repair or replacement of reserve components are expected within a community. When these expenses occur there are essentially four funding options available for addressing the expenditure:

- The *First and most logical option* for the Board of Directors is to ensure the association's ability to maintain the obligated assets by assessing an adequate level of reserves as part of the regular membership fees. This approach allows for the cost of replacements to be uniformly distributed among all members, both present and future. It is important for the board to avoid adopting a calculation method or funding plan that unfairly burdens future members to compensate for past reserve deficits. The board has a fiduciary responsibility to the entire community and should act in their best interest. By setting aside reserves over the lifespan of the asset, such as a roof, the association has ample time to accumulate the necessary funds. Additionally, these contributions would be evenly distributed among all members and could earn interest.
- The *Second option* is for the association to secure a loan from a lending institution to finance any immediately required repairs. In many cases, banks are willing to lend to associations using future homeowner assessments as collateral. However, this method commits the association's future assets and incurs additional expenses in the form of interest fees. For instance, in the case of a \$150,000 roofing replacement, the association may be required to repay the loan over a period of three to five years, along with the accrued interest.
- The *Third option* is to pass a "special assessment" to the membership, requiring each member to contribute an amount necessary to cover the expenditure. When a special assessment is implemented, the association has the authority and responsibility to collect the assessments, even through foreclosure if necessary. However, it is important to note that there is no guarantee that an assessment will be passed when it is needed. Therefore, the association cannot ensure its ability to perform the required repairs or replacements for major components when the need arises. Furthermore, as communities age, the need for major reserve expenditures increases. Associations that are 12 to 15 years old or older often encounter numerous components reaching the end of their useful lives. If these required expenditures coincide, they can have a detrimental impact on the association's overall budget.
- The *Fourth option*, although not recommended, is to defer the necessary repair or replacement. This approach can lead to declining property values due to an expanding list of deferred maintenance items. The association may struggle to keep up with the natural aging process of common area components. Consequently, this can make it difficult, or even impossible, for potential

buyers to obtain financing from lenders. Lending institutions are increasingly requesting copies of the association's most recent reserve study before granting loans, whether to the association itself, a prospective purchaser, or an individual within the association.

Reserve Components

In this section of the report, we provide a comprehensive examination of the Reserve Study's physical analysis, encompassing a thorough inventory of the significant components within the association's "common" areas. This includes "Limited Common Elements" or (LCE).

Each Reserve Component has been assessed based on its physical condition during the inspection. A determination was made regarding the following:

- *Installation date*
- *Estimated market expected lifespan*
- *Subjective remaining lifespan*
- *Unit current cost*
- *Unit projected future cost*

Component List - Full Detail

Access Control, Slide Gate Operators

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Access Control Systems
Condition:	Excellent

Comments/Notes

replacement planned in 2025 for ~\$16,000.

Useful Life

Last Activity Date:	01/01/2025
Est. Useful Life:	15y
Remaining Useful Life:	14y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Client Cost History
Cost Per Ea:	\$8,000.00
Total Quantity:	2 Ea
Total Current Cost:	\$16,400
Inflation Rate:	2.50%
Total Expenditures:	\$56,734



Access Control, Slide Gates

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Property Site Components
Category:	Access Control Systems
Condition:	Fair

Comments/Notes

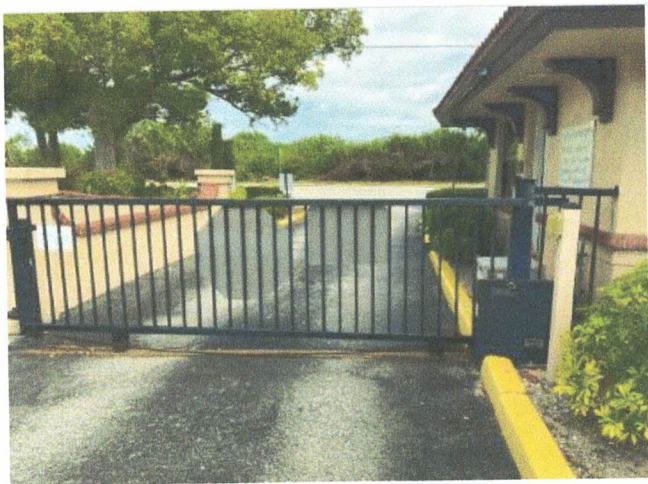
This component funds to replace the slide gates at the main entrance. There are (2) gates.

Useful Life

Last Activity Date:	01/01/2009
Est. Useful Life:	25y
Remaining Useful Life:	8y
Next Activity Date:	01/01/2034

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per SF:	\$66.40
Total Quantity:	100 SF
Total Current Cost:	\$6,976
Inflation Rate:	2.50%
Total Expenditures:	\$8,500



Access Control, Swing Gates (Manually Operorated)

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Property Site Components
Category:	Access Control Systems
Condition:	Fair

Comments/Notes

These are the manually operated gates at the west side of the community. There are (2) gates.

Useful Life

Last Activity Date:	01/01/2009
Est. Useful Life:	25y
Remaining Useful Life:	8y
Next Activity Date:	01/01/2034

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per SF:	\$66.40
Total Quantity:	150 SF
Total Current Cost:	\$10,464
Inflation Rate:	2.50%
Total Expenditures:	\$12,750



Asphalt Pavement, Mill & Overlay

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Ground Surfaces
Condition:	Fair

Useful Life

Last Activity Date:	01/01/2009
Est. Useful Life:	25y
Remaining Useful Life:	8y
Next Activity Date:	01/01/2034

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per SY:	\$15.50
Total Quantity:	10,810 SY
Total Current Cost:	\$176,041
Inflation Rate:	2.50%
Total Expenditures:	\$214,492



Asphalt Pavement, Patch, Stripe & Sealcoat

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Property Site Components
Category:	Ground Surfaces
Condition:	Poor

Useful Life

Last Activity Date:	01/01/2020
Est. Useful Life:	5y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per SF:	\$2.70
Total Quantity:	10,810 SF
Total Current Cost:	\$30,668
Inflation Rate:	2.50%
Total Expenditures:	\$256,164



Bridge, Steel Railings & Joists w/ Wood Deck,

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Decking
Condition:	Good

Useful Life

Last Activity Date:	01/01/1984
Est. Useful Life:	60y
Remaining Useful Life:	28y
Next Activity Date:	01/01/2054

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per LF:	\$295.00
Total Quantity:	800 LF
Total Current Cost:	\$247,947
Inflation Rate:	2.50%
Total Expenditures:	\$495,026



Carports, Steel/Aluminum

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Property Site Components
Category:	Carports
Condition:	Fair to Poor

Comments/Notes

In litigation same as roof

Useful Life

Last Activity Date:	01/01/2025
Est. Useful Life:	35y
Remaining Useful Life:	34y
Next Activity Date:	01/01/2060

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per SF:	\$24.00
Total Quantity:	31,400 SF
Total Current Cost:	\$791,751
Inflation Rate:	2.50%
Total Expenditures:	\$0





Concrete Restoration, Exterior Walls

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Exterior Building Components
Category:	Load Bearing Surfaces
Condition:	Fair

Comments/Notes

This fund provides monies for the as-needed repairs and eventual major concrete restoration projects that would need to take place over a market-observed 8-year life cycle. The stated cost is a projected partial rate of failure (5%) over the component's expected market life cycle.

Useful Life

Last Activity Date:	01/01/2016
Est. Useful Life:	8y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$13.54
Total Quantity:	9,750 SF
Percent of Total to Maintain:	5%
Quantity to Maintain:	487.50 SF
Total Current Cost:	\$6,935
Inflation Rate:	2.50%
Total Expenditures:	\$38,222





Docks, Decking, Wood Joists & Pilings

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Recreation
Condition:	Good

Comments/Notes

Reportedly replacing in 2025 for ~\$600,000. Previously destroyed by hurricanes Helene & Milton

Useful Life

Last Activity Date:	01/01/2025
Est. Useful Life:	40y
Remaining Useful Life:	39y
Next Activity Date:	01/01/2065

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Estimate Provided by Client
Cost Per SF:	\$154.00
Total Quantity:	3,900 SF
Total Current Cost:	\$615,615
Inflation Rate:	2.50%
Total Expenditures:	\$0



Erosion Control, Ponds

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Property Site Components
Category:	Erosion Control
Condition:	Excellent

Useful Life

Last Activity Date:	01/01/2024
Est. Useful Life:	25y
Remaining Useful Life:	23y
Next Activity Date:	01/01/2049

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per LY:	\$350.00
Total Quantity:	500 LY
Total Current Cost:	\$183,860
Inflation Rate:	2.50%
Total Expenditures:	\$324,440



Fence, 4' Chain Link

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Property Site Components
Category:	Ground Surfaces
Condition:	Good

Comments/Notes

* Per Acre

Useful Life

Last Activity Date:	01/01/2010
Est. Useful Life:	35y
Remaining Useful Life:	19y
Next Activity Date:	01/01/2045

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per LF:	\$34.00
Total Quantity:	275 LF
Total Current Cost:	\$9,823
Inflation Rate:	2.50%
Total Expenditures:	\$15,704



Fountains, Aeration, Ponds

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Fountains
Condition:	N/A

Useful Life

Last Activity Date:	01/01/2020
Est. Useful Life:	8y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Ea:	\$4,800.00
Total Quantity:	2 Ea
Total Current Cost:	\$10,086
Inflation Rate:	2.50%
Total Expenditures:	\$58,405



Gazebo, Pre-Manufactured, Octagon

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Gazebo / Pergola
Condition:	Good

Comments/Notes

Allows funds for gazebo repairs.

Useful Life

Last Activity Date:	01/01/2009
Est. Useful Life:	24y
Remaining Useful Life:	22y
Next Activity Date:	01/01/2048

Financial Data

Estimate Date:	01/01/2021
Estimate Source:	MVS
Cost Per Ea:	\$15,875.00
Total Quantity:	1 Ea
Total Current Cost:	\$17,961
Inflation Rate:	2.50%
Total Expenditures:	\$30,921



Gutters & Downspouts

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Weatherproofing
Condition:	Good

Comments/Notes

Clubhouse: 50 LF
Office: 500 LF

Useful Life

Last Activity Date:	01/01/2014
Est. Useful Life:	30y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2044

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Estimate
Cost Per LF:	\$13.50
Total Quantity:	550 LF
Total Current Cost:	\$7,801
Inflation Rate:	2.50%
Total Expenditures:	\$12,167



HVAC, Split-System, 5 Ton

Basic Info

Type of Cost:	Replacement
Location:	Building Service Components
Category:	Mechanical
Condition:	Good

Comments/Notes

Replacing (2) HVACs in 2025.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	12y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Ea:	\$8,500.00
Total Quantity:	3 Ea
Total Current Cost:	\$26,791
Inflation Rate:	2.50%
Total Expenditures:	\$95,895



Interior Renovation, Anderson House

Basic Info

Type of Cost:	Improvement
Location:	Interior Building Components
Category:	Furnishings
Condition:	Good to Fair

Useful Life

Last Activity Date:	01/01/2013
Est. Useful Life:	25y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2038

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Allow:	\$10,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$10,506
Inflation Rate:	2.50%
Total Expenditures:	\$14,130



Interior Renovation, Clubhouse

Basic Info

Type of Cost:	Improvement
Location:	Interior Building Components
Category:	Furnishings
Condition:	Good to Fair

Useful Life

Last Activity Date:	01/01/2010
Est. Useful Life:	25y
Remaining Useful Life:	9y
Next Activity Date:	01/01/2035

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Allow:	\$10,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$10,506
Inflation Rate:	2.50%
Total Expenditures:	\$13,121



Interior Renovation, Fitness Center

Basic Info

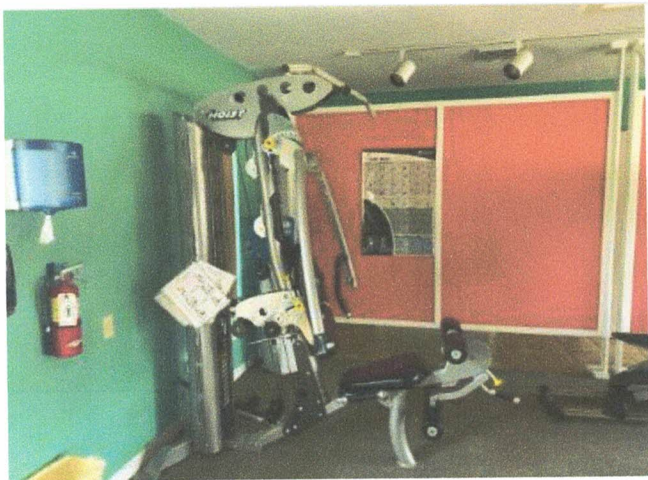
Type of Cost:	Replacement
Location:	Interior Building Components
Category:	Furnishings
Condition:	Good

Useful Life

Last Activity Date:	01/01/2021
Est. Useful Life:	15y
Remaining Useful Life:	10y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Estimate
Cost Per Allow:	\$15,400.00
Total Quantity:	1 Allow
Total Current Cost:	\$16,180
Inflation Rate:	2.50%
Total Expenditures:	\$50,707



Interior Renovation, Guard House

Basic Info

Type of Cost:	Improvement
Location:	Interior Building Components
Category:	
Condition:	Good

Comments/Notes

Renovation planned in 2025 for ~\$4,000.

Useful Life

Last Activity Date:	01/01/2015
Est. Useful Life:	25y
Remaining Useful Life:	14y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Estimate Provided by Client
Cost Per Allow:	\$4,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$4,100
Inflation Rate:	2.50%
Total Expenditures:	\$5,793



Interior Renovation, Kitchen

Basic Info

Type of Cost:	Improvement
Location:	Interior Building Components
Category:	Furnishings
Condition:	Good

Comments/Notes

Reportedly renovated around 2023.

Useful Life

Last Activity Date:	01/01/2023
Est. Useful Life:	25y
Remaining Useful Life:	22y
Next Activity Date:	01/01/2048

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Allow:	\$14,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$14,709
Inflation Rate:	2.50%
Total Expenditures:	\$25,322



Interior Renovation, Restrooms

Basic Info

Type of Cost:	Improvement
Location:	Interior Building Components
Category:	Furnishings
Condition:	Fair

Comments/Notes

Reportedly renovated in 2021.

Useful Life

Last Activity Date:	01/01/2021
Est. Useful Life:	25y
Remaining Useful Life:	20y
Next Activity Date:	01/01/2046

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Allow:	\$5,500.00
Total Quantity:	2 Allow
Total Current Cost:	\$11,557
Inflation Rate:	2.50%
Total Expenditures:	\$18,937



Lift Station, Sewer, Well, Pumps & Controller

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Mechanical
Condition:	Good

Comments/Notes

Replaced (1) grinder pump in 2024 for ~\$10,000. The other pump is approximately 6-years old. It was reported that the electrical panel needs to be replaced in the near future. This component funds an allowance for periodic pump replacement, electrical panels, and other associated maintenance expenses.

Useful Life

Last Activity Date:	01/01/2017
Est. Useful Life:	15y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	MVS
Cost Per LS:	\$13,500.00
Total Quantity:	1 LS
Total Current Cost:	\$14,183
Inflation Rate:	2.50%
Total Expenditures:	\$40,270

Light Fixtures, Bollard Lighting

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Mechanical
Condition:	Good

Useful Life

Last Activity Date:	01/01/2010
Est. Useful Life:	24y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2038

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per Ea:	\$825.00
Total Quantity:	64 Ea
Total Current Cost:	\$55,473
Inflation Rate:	2.50%
Total Expenditures:	\$74,605



Light Fixtures, Exterior, Wall Mount

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Mechanical
Condition:	Good

Useful Life

Last Activity Date:	01/01/2014
Est. Useful Life:	30y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2044

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	MVS
Cost Per Ea:	\$125.00
Total Quantity:	260 Ea
Total Current Cost:	\$34,145
Inflation Rate:	2.50%
Total Expenditures:	\$53,255



Light Fixtures, Post & Carriage, 10'

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Mechanical
Condition:	Excellent

Comments/Notes

Will be replaced as part of claim

Useful Life

Last Activity Date:	01/01/2025
Est. Useful Life:	24y
Remaining Useful Life:	23y
Next Activity Date:	01/01/2049

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per Ea:	\$3,125.00
Total Quantity:	32 Ea
Total Current Cost:	\$105,062
Inflation Rate:	2.50%
Total Expenditures:	\$185,394



Mailbox Clusters, Aluminum, Multi-Tenant

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Mailboxes
Condition:	Good to Fair

Useful Life

Last Activity Date:	01/01/2012
Est. Useful Life:	28y
Remaining Useful Life:	14y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	USPS
Cost Per Ea:	\$3,460.00
Total Quantity:	24 Ea
Total Current Cost:	\$87,244
Inflation Rate:	2.50%
Total Expenditures:	\$123,273



Painting, Waterproofing, Stucco & Repairs

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Exterior Building Components
Category:	Weatherproofing
Condition:	Good

Comments/Notes

On the date of inspection it was observed that the paint & waterproofing were in Fair conditon and need to be reapplied. This fund provides monies for the be application of paint & waterproofing layers to the building based on a 8-year life cycle.

- Guard House: 790 SF
- Clubhouse: 2790 SF
- Pool Structure: 570 SF
- Office: 4000 SF
- Storage Structure: 1600 SF

Useful Life

Last Activity Date:	01/01/2016
Est. Useful Life:	8y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$3.01
Total Quantity:	9,750 SF
Total Current Cost:	\$30,830
Inflation Rate:	2.50%
Total Expenditures:	\$169,923





Pergola, Wood, Replace

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Shelters
Condition:	Fair

Comments/Notes

Allows monies maintenance of trellis

Useful Life

Last Activity Date:	01/01/2009
Est. Useful Life:	25y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2038

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	MVS
Cost Per SF:	\$54.00
Total Quantity:	500 SF
Percent of Total to Maintain:	50%
Quantity to Maintain:	250 SF
Total Current Cost:	\$14,184
Inflation Rate:	2.50%
Total Expenditures:	\$19,075



Perimeter Walls, Masonry Repairs & Paint Finishes

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Property Site Components
Category:	Access Controls
Condition:	Good

Useful Life

Last Activity Date:	01/01/2014
Est. Useful Life:	14y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$4.20
Total Quantity:	21,000 SF
Total Current Cost:	\$92,673
Inflation Rate:	2.50%
Total Expenditures:	\$234,927



Pool Collector Tank & Equipment (Vak-Pak)

Basic Info

Type of Cost:	Replacement
Location:	Pool Facility Components
Category:	Mechanical
Condition:	Poor

Comments/Notes

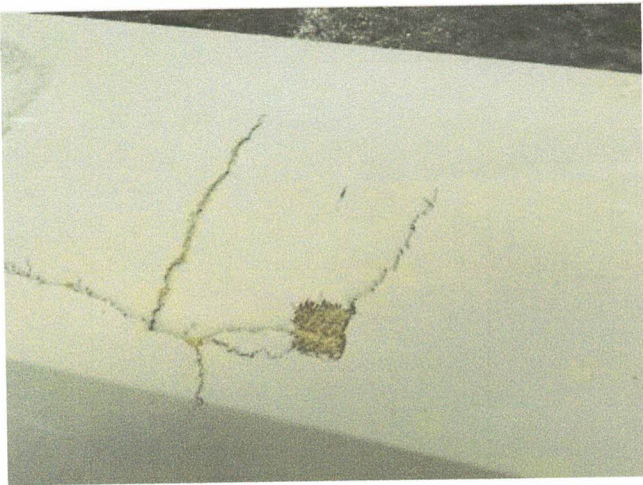
On the date of inspection it was noted that this system is damaged and has a hole in the casing.

Useful Life

Last Activity Date:	01/01/1984
Est. Useful Life:	40y
Remaining Useful Life:	1y
Next Activity Date:	01/01/2027

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Ea:	\$35,000.00
Total Quantity:	1 Ea
Total Current Cost:	\$36,772
Inflation Rate:	2.50%
Total Expenditures:	\$37,691



Pool Deck, Concrete Pavers

Basic Info

Type of Cost:	Replacement
Location:	Pool Facility Components
Category:	Ground Surfaces
Condition:	Good

Useful Life

Last Activity Date:	01/01/2012
Est. Useful Life:	28y
Remaining Useful Life:	14y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$15.00
Total Quantity:	2,800 SF
Total Current Cost:	\$44,125
Inflation Rate:	2.50%
Total Expenditures:	\$62,348



Pool Deck, Pavers, Clean, Sand & Seal

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Pool Facility Components
Category:	Ground Surfaces
Condition:	Good to Fair

Useful Life

Last Activity Date:	01/01/2022
Est. Useful Life:	4y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$1.25
Total Quantity:	2,800 SF
Total Current Cost:	\$3,676
Inflation Rate:	2.50%
Total Expenditures:	\$42,630



Pool Furniture, Replace

Basic Info

Type of Cost:	Replacement
Location:	Pool Facility Components
Category:	Furniture
Condition:	Good to Fair

Comments/Notes

Includes allowances for :

17 Chaise Lounges

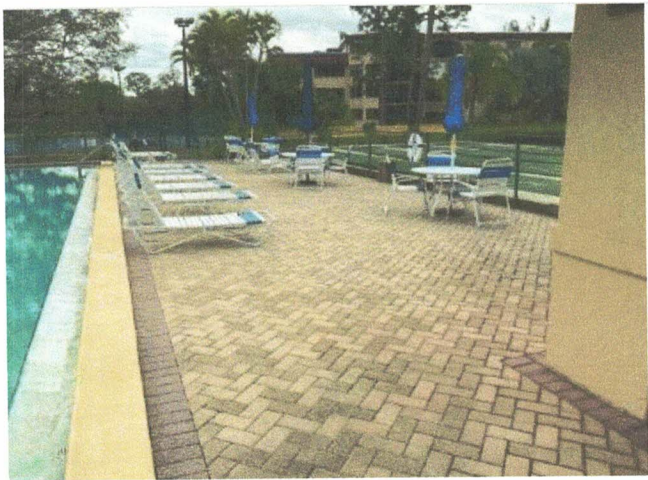
3 Tables w/ 4 Chairs & Umbrellas

Useful Life

Last Activity Date:	01/01/2014
Est. Useful Life:	12y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Allow:	\$11,500.00
Total Quantity:	1 Allow
Total Current Cost:	\$12,082
Inflation Rate:	2.50%
Total Expenditures:	\$50,184



Pool/Spa Finish & Border Tiles

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Pool Facility Components
Category:	Ground Surfaces
Condition:	Fair

Useful Life

Last Activity Date:	01/01/2016
Est. Useful Life:	12y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$16.94
Total Quantity:	2,480 SF
Total Current Cost:	\$44,139
Inflation Rate:	2.50%
Total Expenditures:	\$192,617



Roofs, Flat, TPO

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Roofing
Condition:	Good

Comments/Notes

On the date of inspection, it was noted the current roof is in Good condition with some reported issues of leaks or apparent deterioration.

Useful Life

Last Activity Date:	01/01/2025
Est. Useful Life:	18y
Remaining Useful Life:	17y
Next Activity Date:	01/01/2043

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Client Cost History
Cost Per SF:	\$31.67
Total Quantity:	1,356 SF
Total Current Cost:	\$44,018
Inflation Rate:	2.50%
Total Expenditures:	\$66,980



Roofs, Standing Seam Metal

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Roofing
Condition:	Good

Comments/Notes

On the date of inspection, it was noted the current roofs are in good condition with reported issues of leaks and apparent deterioration.

Guard House: 5 SQ
Clubhouse: 28 SQ
Storage Structure: 17 SQ
Office: 58 SQ

Useful Life

Last Activity Date:	01/01/2025
Est. Useful Life:	35y
Remaining Useful Life:	34y
Next Activity Date:	01/01/2060

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Client Cost History
Cost Per SQ:	\$2,375.00
Total Quantity:	108 SQ
Total Current Cost:	\$262,912
Inflation Rate:	2.50%
Total Expenditures:	\$0



Shuffleboard Courts, Replacement

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Recreation
Condition:	Fair

Useful Life

Last Activity Date:	01/01/1984
Est. Useful Life:	40y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Ea:	\$7,500.00
Total Quantity:	4 Ea
Total Current Cost:	\$31,519
Inflation Rate:	2.50%
Total Expenditures:	\$31,519



Sidewalks, Concrete, (Partial)

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Ground Surfaces
Condition:	Good to Fair

Useful Life

Last Activity Date:	01/01/2015
Est. Useful Life:	15y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2023
Estimate Source:	XactRemodel
Cost Per SF:	\$12.47
Total Quantity:	2,250 SF
Percent of Total to Maintain:	15%
Quantity to Maintain:	337.50 SF
Total Current Cost:	\$4,532
Inflation Rate:	2.50%
Total Expenditures:	\$12,248



Soffit, Metal

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Roofing
Condition:	Good

Useful Life

Last Activity Date:	01/01/2025
Est. Useful Life:	40y
Remaining Useful Life:	39y
Next Activity Date:	01/01/2065

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Client Cost History.
Cost Per SF:	\$8.35
Total Quantity:	400 SF
Total Current Cost:	\$3,424
Inflation Rate:	2.50%
Total Expenditures:	\$0

Soffit, Wood

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Roofing
Condition:	Fair

Comments/Notes

Wood soffits at the clubhouse were not replaced with the rest of the soffits. They are reportedly still original.

Useful Life

Last Activity Date:	01/01/1984
Est. Useful Life:	40y
Remaining Useful Life:	17y
Next Activity Date:	01/01/2043

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Client Cost History
Cost Per SF:	\$8.35
Total Quantity:	715 SF
Total Current Cost:	\$6,120
Inflation Rate:	2.50%
Total Expenditures:	\$9,312

Tennis Courts, Asphalt Surface, Replacement

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Recreation
Condition:	Good

Useful Life

Last Activity Date:	01/01/1984
Est. Useful Life:	50y
Remaining Useful Life:	9y
Next Activity Date:	01/01/2035

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per SF:	\$6.60
Total Quantity:	13,050 SF
Total Current Cost:	\$90,489
Inflation Rate:	2.50%
Total Expenditures:	\$113,013



Tennis Courts, Color Coat, Refinish

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Recreation
Condition:	Excellent

Useful Life

Last Activity Date:	01/01/2022
Est. Useful Life:	6y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$2.75
Total Quantity:	13,050 SF
Total Current Cost:	\$37,701
Inflation Rate:	2.50%
Total Expenditures:	\$272,236



Tennis Fence, Chain Link

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Recreation
Condition:	Good

Useful Life

Last Activity Date:	01/01/2018
Est. Useful Life:	25y
Remaining Useful Life:	22y
Next Activity Date:	01/01/2048

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per LF:	\$46.19
Total Quantity:	460 LF
Total Current Cost:	\$22,323
Inflation Rate:	2.50%
Total Expenditures:	\$38,430



Tennis Lights, Poles & DB Fixtures, LED

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Recreation
Condition:	Good to Fair

Useful Life

Last Activity Date:	01/01/2009
Est. Useful Life:	25y
Remaining Useful Life:	9y
Next Activity Date:	01/01/2035

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	MVS
Cost Per Ea:	\$4,500.00
Total Quantity:	4 Ea
Total Current Cost:	\$18,911
Inflation Rate:	2.50%
Total Expenditures:	\$23,618



Water Heater, Electric

Basic Info

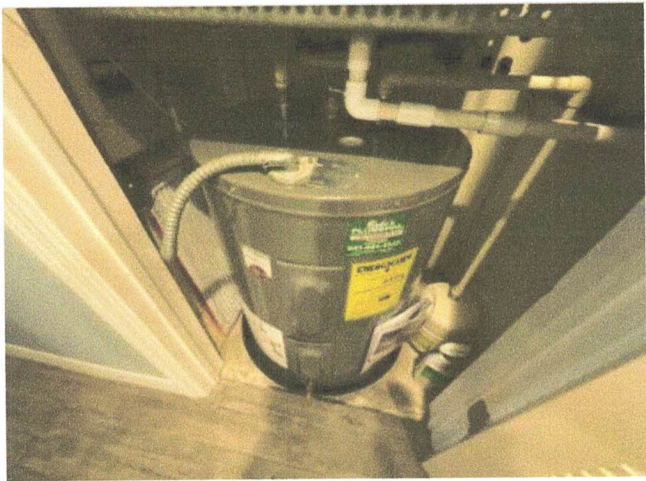
Type of Cost:	Replacement
Location:	Building Service Components
Category:	Mechanical
Condition:	Excellent

Useful Life

Last Activity Date:	01/01/2023
Est. Useful Life:	15y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2038

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	MVS
Cost Per Ea:	\$1,800.00
Total Quantity:	3 Ea
Total Current Cost:	\$5,673
Inflation Rate:	2.50%
Total Expenditures:	\$18,681



Windows & Doors, Replace w/ Impact Rated

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Windows & Doors
Condition:	Good

Comments/Notes

On the date of inspection, it was noted that all the common area Windows in the Clubhouse, Office & Guard House are in good to fair condition and may be nearing the end of their market-expected useful life. This fund reserves for the replacements of the Widnows.

Useful Life

Last Activity Date:	01/01/1984
Est. Useful Life:	60y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2044

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per SF:	\$200.00
Total Quantity:	1,050 SF
Total Current Cost:	\$220,631
Inflation Rate:	2.50%
Total Expenditures:	\$344,109



Useful Definitions

Adjustment to Useful Life: The estimated useful life may be adjusted, up or down, by this separate figure for the current cycle of replacement. This allows for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Annual Assessment Increase: This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. It ensures the accumulation of the desired amount over a specific timeframe.

Annual Fixed Reserves: An optional figure that, if used, will override the normal process of allocating reserves to each asset.

Budget Year Beginning/Ending: The fiscal year for which the report is prepared. Monthly contribution figures indicated are for the 12-month period beginning on January 1st and ending on December 31st of a specific year for associations with a fiscal year ending on December 31st.

Component: A specific item or element that is part of the association's common area assets and requires reserve funding.

Component Inventory: The process of selecting and qualifying reserve components. This can be done through on-site visual inspections, reviewing association documents, considering established precedents, and consulting with relevant association representatives.

Cost per Unit: The estimated cost to replace a reserve component per unit of measurement.

Current Replacement Cost: The estimated cost of replacing the asset at the beginning of the fiscal year for which the report is prepared.

Estimated Remaining Life: A calculation based on the report's fiscal year date and the asset's placed-in-service date to determine the remaining life of the asset.

Estimated Useful Life: The anticipated lifespan of an asset based on industry standards, manufacturer specifications, visual inspection, location, usage, association standards, and prior history.

Future Replacement Cost: The estimated cost to repair or replace the asset at the end of its estimated useful life, based on the current replacement cost and inflation.

Group and Category: The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Inflation: A figure used to estimate the future cost of repairing or replacing each component. The current cost of each component is compounded annually based on the number of remaining years to replacement, and the total is used to calculate the monthly reserve contribution needed to accumulate the required funds in time for replacement.

Interest Contribution (After Taxes): The interest that should be earned on the reserves, net of taxes, based on their beginning reserve balance and monthly contributions for one year. This figure is averaged for

budgeting purposes.



Investment Yield Before Taxes: The average interest rate anticipated by the association based on its current investment practices.

Number of Units and/or Phases: If applicable, the number of units and/or phases included in the report.

Percent Fully Funded: The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age: Comments regarding the aging of the components based on the construction date or date of acceptance by the association.

Placed-In-Service Date: The month and year when the asset was placed in service, which could be the construction date, first escrow closure date in a phase, or the date of the last servicing or replacement.

Projected Reserve Balance: The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based on the provided information and is not audited.

Quantity: The amount or number of each reserve component element.

Replacement Year: The year when the asset is scheduled to be replaced. The necessary funds will be available by the first day of the fiscal year for which replacement is anticipated.

Reserves: Funds set aside for projected repairs and/or replacements of the association's common elements.

Salvage Value: The salvage value of the asset at the time of replacement, if applicable.

Total Monthly Allocation: The sum of the monthly assessment and interest contribution figures.

Units: The unit of measurement used for each quantity.

Estimated Replacement Cost: The estimated cost to repair or replace the asset at the end of its estimated useful life based on the current replacement cost and inflation.

Monthly Assessment: The assessment to reserves required by the association each month.

Taxes on Interest Yield: The estimated percentage of interest income that will be set aside to pay income taxes on the earned interest.

Total Monthly Allocation: The sum of the monthly assessment and interest contribution figures.

Unit Abbreviations:

Sq Ft - Square Feet	Sq Yds - Square Yards	Ln Ft - Linear Feet
Cu Ft - Cubic Feet	Cu Yds - Cubic Yards	Opngs - Openings (elevators)
Lp Sm - Lump Sum	Allow - Allowance	Hp - Horsepower

Units - Units

Ct - Court

Bldg- Building

Ea - Each

Kw - Kilowatts

Sq - Squares (1 Sq = 100 sq ft)

Disclosures

Roll's Landing Condominium Association, Inc (Common) contracted with Stone Building Solutions to conduct a Reserve Study. Stone Building Solutions completed the site review and has conducted interviews with the building engineer, ownership group and property manager in an attempt to evaluate the physical condition of the various components and their maintenance schedules, as well as to obtain information related to any previous defects that may exist and any repairs that have been performed.

Stone Building Solutions has no present or prospective interest in the subject property of this report and also has no personal interest with respect to parties involved. Our assignment was not contingent upon producing or reporting predetermined results and our compensation is not contingent on any action or event resulting from this report.

The calculations, projections and reports in this reserve study were generated using our state-of-the-art Reserve Study software. Our software has received a Quality Assurance Evaluation from a Certified Public Accounting firm verifying the system for accuracy and compliance with the American Institute of CPAs Audit and Accounting Guide for Common Interest Realty Associations, cash flow projections, and tax calculations consistent with IRS guidelines for 1120c and 1120h corporations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogs, actual quotations or historical costs, and our own experience in the field of replacement cost valuation, insurance adjusting and reserve study preparation.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.



Annual Update Requirements

We recommend updating this study yearly, no more than every 3 years.

Inflation, labor rates, material availability, taxes, insurance and asset lives are just but a few of the ever changing variables addressed in your reserve study report.

To order and updated study, please contact us at (800) 892-1116, or email us at reserves@stonebldg.com.

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