



Reserve Study for

Atlantic Oceanfront Resort

Tropical Island, USVI

February 21, 2022



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Atlantic Oceanfront Resort Reserve Study

February 21, 2022

Ms. Ingrid Islander
General Manager
Island Management
6200 Paradise Way
Tropical Island, USVI 12345

Dear Ms. Islander,

Global Solution Partners is pleased to present to you and Atlantic Oceanfront Resort the requested Reserve Study. We believe that you will find this reserve funding study to be thorough and complete. After you have had an opportunity to review the report, please do not hesitate to contact us. We are always happy to answer any questions you may have.

Property Description

Atlantic Oceanfront Resort is a resort property located at 3000 North Ocean Blvd. in Tropical Island, USVI. It is comprised of two buildings, St. John and St. Croix, containing a total of 364 units, and a parking garage located across the street. The buildings are approximately 27 years old. The St. Croix was remodeled in 2005 and the St. John was remodeled in 2007. Amenities include a water park, pool areas with spas and a lazy river, beach access, fitness center, and parking garage. The property appeared to be in good condition for its age.

Executive Financial Summary

Based on the information collected during the Reserve Study process, the recommended reserve fund contribution for 2022 is \$850,000. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and minimizing dues increases. The recommended contributions increase by the inflation rate of 2.41% in an effort to have today's homeowners and future homeowners share a fair and equitable portion of the financial obligations to maintain the community.

Most association board members find the [Cash Flow Analysis](#) table and the [Projected Reserve Contributions](#) table to be helpful overviews of the study. The cash flow table shows the recommended annual reserve payments by year for the entire 30 year study period. The Projected Reserve Contributions table breaks down the annual contribution based on the number of unit owners in the community and shows how much they will individually be contributing to the reserves on a monthly and annual basis.

It is important to realize that this study is a snapshot based on current conditions and circumstances which no doubt will change. With this in mind, it is essential to have the study updated periodically to maintain its relevance.

COVID-19 Labor and Materials Costs

Due to the COVID-19 global pandemic, labor and material costs have increased significantly since the beginning of the pandemic; projections made in this report reflect the best information available for today's costs. Labor and material costs will continue to be evaluated by Global Solution Partners and will be reviewed in future updates.

Date of Site Visit

The site visit for Atlantic Oceanfront Resort was conducted by Keith Ruehl, Dean Duncan, and Kyle Jackson of Global Solution Partners on December 14, 2021. They were met on site by Dapper Dan and Chris Topher, who provided pertinent information used in this report.

Depth of Study

A site visit was made to verify the existing condition as it relates to the average life expectancies of the various reserve study components and to verify component quantities. In-place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take-offs or determine directly the quantities of various components. Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information including desired study start date, number of dues-paying members, and beginning reserve fund balance, provided by the client or client's representative for the Atlantic Oceanfront Resort HOA, Inc. reserve funding study.

Reserve Study by Calendar Year Starting	January 1, 2022
Reserve Funding Study Length	30 years
Number of Dues Paying Members	364
Reserve Balance as of January 1, 2022	\$958,435.00
Annual Inflation Rate	2.41%
Interest Rate on Reserve Funds	0.50%
Dues Change Period	1 year

Recommended Payment Schedule

The below table contains Global Solution Partners' recommended schedule of reserve fund contribution payments for the next five years. See the [Projected Reserve Contributions](#) table later in this report for the full 30 years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds and require the use of Special Assessments in the future. The recommended reserve fund contributions

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have been set to meet future capital expenses while avoiding special assessments and minimizing dues increases.

Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2022	\$194.60	\$70,833	\$850,000	\$1,804,790
2023	\$199.29	\$72,540	\$870,485	\$2,567,024
2024	\$204.09	\$74,289	\$891,464	\$3,007,821
2025	\$209.01	\$76,079	\$912,948	\$3,629,843
2026	\$214.05	\$77,913	\$934,950	\$3,780,427

Reserve Study Assumptions

The below-listed assumptions are implicit in this reserve study:

- Cost estimates and financial information are accurate and current
- No unforeseen circumstances will cause a significant reduction of reserves
- Sufficient comprehensive property insurance exists to protect from insurable risks
- The association plans to continue to maintain the existing common areas and amenities
- Reserve payments occur at the end of every calendar month
- Expenses occur at the end of the expense year

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the Association are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component's useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the Association. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the Association.

Inflation Estimate

An annual inflation multiplier of 2.41% has been applied to all future expenses within the 30-year study period. This annual inflation rate was obtained by averaging the previous 30-years' rates as published by the U.S. Bureau of Labor Statistics.

Initial Reserves

Initial reserves for this Reserve Study were projected by the client to be on January 1, 2022. An interest rate of 0.50% per year has been factored into this Reserve Study. The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

Financial Condition of Association

It is recommended that the association adjust its reserve fund contributions to align with the [Cash Flow Analysis](#) and [Projected Reserve Contributions](#) tables contained in this study.

Special Assessments

Special Assessments have not been factored into this Reserve Study.

Reserve Funding Goal

The reserve fund goal is to maintain a reserve account balance that meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.

Study Method

Every reserve item has been given an estimated remaining useful life, an estimated useful life when new, a present cost, and an estimated future cost based on inflation. The present costs of the reserve items in this report have been estimated using a variety of sources including professional cost estimating resources, actual costs provided by the client, our proprietary database, and the knowledge and experience of our Reserve Analysts. Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end-of-period payment method. Interest earned, if applicable, on accumulated reserve funds and taxes on the reserve interest are also calculated. As you review this report, you may find the specifics e.g. quantities, costs, life expectancies, etc. of each reserve item in the [Reserve Study Expense Item Listing](#) table. We hope that you will appreciate the level of detail that is used in developing your customized funding plan.

Global Solution Partners has estimated future projected expenses for Atlantic Oceanfront Resort HOA, Inc. based upon the preservation of existing components within the community that the association is responsible for maintaining. The reserve study is limited in scope to those expense items listed in the [Reserve Study Expense Item Listing](#) table. Expense items that have an expected life of more than 30 years may not be included in this reserve study unless payment for these items overlaps the 30-year reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the included reserve funding study, it is our professional opinion that the annual reserve fund contributions recommended in the Annual Reserve Payment column of the [Cash Flow Analysis](#) table and subsequent breakdown of those contributions as member monthly fees shown in the [Projected Reserve Contributions](#) table will realize this goal.

In the process of developing the study, Global Solution Partners gathered specific information about the property by conducting a site visit and performing research through various sources. Additionally, information e.g. current reserve fund balances, number of dues-paying members, desired start date, pertinent maintenance history, etc. were obtained directly from the client and/or the client's representative. Global Solution Partners relies on such information provided by the client and assumes it to be complete and accurate. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, the client or client's representative provided to Global Solution Partners the client's best-estimate age of

that item. If the client or client's representative was unable to provide an estimate of a Reserve Item's age, Global Solution Partners made its own estimate of the age of the Reserve Item based on visual observation. The Reserve Study is created for the association's use and is a reflection of information gathered by and provided to Global Solution Partners.

This information is not for the purpose of performing an audit, historical records, quality, or forensic analyses. Any on-site evaluation is not considered to be a project audit, quality inspection, or engineering study.

Keeping Your Reserve Study Current

Global Solution Partners believes that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years.

This reserve study should be updated when any of the following occur:

- At least once a year
- At changes in interest rates
- At changes in inflation rates
- At changes in the number of dues-paying members
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of This Report

- Building or land appraisals for any purpose
- State or local zoning ordinance violations
- Building code violations
- Soils conditions, soils contamination or geological stability of site Engineering analysis or structural stability of the site
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, or radon Water quality or other environmental hazards
- Invasions by termites and any or all other destroying organisms or insects
- Damage or destruction due to birds, bats, or animals to buildings or site
- This study is not a pest inspection
- Adequacy or efficiency of any system or component on site
- Specifically excluded reserve items
- Septic systems and septic tanks
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items
- Items concealed by signs, carpets, or other things
- Missing or omitted information not supplied by the client for purposes of reserve study preparation
- Hidden improvements such as sewer, water, and electrical lines, or other buried or concealed items
- A Property Condition Assessment or other specialty or comprehensive inspection
- A Roof Inspection

Governing Documents

The CCR's (conditions, covenants, and restrictions) governing documents were not provided and therefore not reviewed as part of this study.

Items Considered to be Long-Lived

Items considered to be long-lived are intentionally not included in this study. Long-lived items are typically those items that have a useful life expectancy beyond the current study period. The following items have been identified as long-lived and therefore are not included in this study:

- Building structures
- Pool structure
- Metal roof
- Iron handrails
- Aluminum balcony railing

Although the concrete surfaces could be considered to be Long-Lived, a repair and maintenance allowance has been factored into this analysis. Routine maintenance of these items will not only enhance the look of the community but may also extend the design life of these items.

Items Considered to be Operational

Items considered to be typically included in the operational budget are intentionally not included in this study. Operational budget items typically include routine maintenance and lower-cost items. The following items have been identified as operational budget items and therefore are not included in this study:

- General landscaping
- Pool maintenance contract
- General community signage
- Low-voltage landscape lighting
- Elevator maintenance contract
- Pool maintenance contract
- Drinking fountains at the pool area
- Trash receptacles
- Elevator room cooling systems
- Outside showers
- Fire extinguishers
- Ping pong table
- Planters
- Televisions

Items Maintained by Others

Items maintained by other entities or individuals i.e. municipalities, individual dwelling unit owners, other associations, utility companies, etc... are intentionally not included in this study. The following items have been identified as being maintained by others and therefore are not included in this study:

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- Fire hydrants on site
- Water supply system
- Sewer system
- Transformers on site
- Interiors of the individual dwelling units
- Mechanical equipment that serve the individual dwelling units
- Rooftop communication equipment
- Reception desk and all associated equipment
- Lobby bar and all associated amenities
- The bar at the water park
- Skipjacks

Statement of Qualifications

Global Solution Partners is a professional firm in the business of preparing Reserve Studies and other related property services for resorts, hotels, and community associations. We are familiar with construction practices, construction costs, and contracting practices. Our staff members have vast experience in property due diligence and hold many certifications and licenses including but not limited to; contracting, engineering, roofing, code inspection, real estate, project management, home inspection, and pest control.

Conflict of Interest

As the preparer of this reserve study, Global Solution Partners certifies that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

Global Solution Partners would like to thank Atlantic Oceanfront Resort for the opportunity to be of service in the preparation of this Reserve Study. If you have any questions, please don't hesitate to contact us.

Prepared by

Kyle Jackson
Project Manager
Global Solution Partners

Community Photos



Short term guest parking pavers



Artificial turf beach access



St. John lazy river



Water park



St. John pool dehumidifiers



Beach access walkway



St. Croix pool light



Common area HVAC condensers



Elevator room



St. Croix emergency generator



St. John fire sprinkler jockey pumps



St. John transformers

Reserve Item Categories

Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Concrete curb and gutter replacement - Parking Garage - entrance	\$8,107.00	8 Yrs	20 Yrs	2030	\$9,808.42	Y
Concrete curb and gutter replacement - short term guest parking	\$7,509.15	8 Yrs	10 Yrs	2030	\$9,085.10	Y
Concrete deck repair allowance (10% every 10 years) - Parking Garage	\$199,341.45	8 Yrs	10 Yrs	2030	\$241,177.36	Y
Concrete parking area restripe - Parking Garage	\$4,490.64	5 Yrs	10 Yrs	2027	\$5,058.48	Y
Concrete parking stops replacement - Parking Garage	\$37,013.76	15 Yrs	25 Yrs	2037	\$52,905.24	Y
Paver parking area replacement - short term guest parking	\$120,298.20	8 Yrs	20 Yrs	2030	\$145,545.26	Y
Pavers at entry replacement - Parking Garage	\$7,114.80	8 Yrs	20 Yrs	2030	\$8,607.99	Y

Interior Common Area - St. John



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Ceramic tile floors replacement - lobby and hallway	\$15,563.52	12 Yrs	25 Yrs	2034	\$20,711.72	Y
Ceramic wall tile replacement in elevator lobbies	\$133,324.80	15 Yrs	25 Yrs	2037	\$190,566.45	Y
Elevator lobby furnishings (couch, consoles, and paintings)	\$46,800.00	10 Yrs	20 Yrs	2032	\$59,384.01	Y
Exit sign lighting replacement	\$14,470.40	12 Yrs	18 Yrs	2034	\$19,257.01	Y
Fire door replacement (pair)	\$76,608.00	15 Yrs	30 Yrs	2037	\$109,498.86	Y
Fish tank refurbishment - lobby	\$3,840.00	8 Yrs	30 Yrs	2030	\$4,645.90	Y
Fitness center floor mat replacement	\$4,480.00	5 Yrs	15 Yrs	2027	\$5,046.49	Y
Fitness equipment replacement	\$23,520.00	2 Yrs	7 Yrs	2024	\$24,667.32	Y
Hallway carpet floor replacement	\$224,112.00	2 Yrs	10 Yrs	2024	\$235,044.36	Y
Hardwood floors replacement - lobby	\$2,419.20	14 Yrs	25 Yrs	2036	\$3,376.49	Y
Laundry chutes refurbishment	\$12,000.00	8 Yrs	30 Yrs	2030	\$14,518.45	Y

Interior Common Area - St. Croix



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Exit sign lighting replacement	\$3,998.40	10 Yrs	18 Yrs	2032	\$5,073.53	Y
Hallway carpet floor replacement	\$143,472.00	2 Yrs	10 Yrs	2024	\$150,470.68	Y
Sconce light replacement	\$20,697.60	8 Yrs	15 Yrs	2030	\$25,041.42	Y
Utility door replacement	\$31,360.00	10 Yrs	20 Yrs	2032	\$39,792.36	Y

Interior Common Area - Parking Garage



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Emergency lighting replacement	\$1,932.00	8 Yrs	16 Yrs	2030	\$2,337.47	Y
Exit sign lighting replacement	\$1,999.20	8 Yrs	18 Yrs	2030	\$2,418.77	Y
Management office refurbish	\$9,800.00	10 Yrs	20 Yrs	2032	\$12,435.11	Y
Utility door replacement	\$16,800.00	10 Yrs	20 Yrs	2032	\$21,317.34	Y

Building Exteriors - St. John



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum balcony railings replacement	\$283,024.00	25 Yrs	40 Yrs	2047	\$513,313.18	Y
Automatic sliding entrance doors	\$22,400.00	15 Yrs	30 Yrs	2037	\$32,017.21	Y
Concrete balcony epoxy coating	\$87,210.00	4 Yrs	7 Yrs	2026	\$95,925.87	Y
Concrete balcony restoration allowance (10% every 3 years)	\$80,370.00	3 Yrs	3 Yrs	2025	\$86,321.92	Y
Exterior painting, waterproofing, and caulking	\$135,360.00	6 Yrs	7 Yrs	2028	\$156,150.92	Y
Metal tile roof replacement	\$75,166.73	15 Yrs	30 Yrs	2037	\$107,438.80	Y
Painting doors	\$9,200.00	1 Yrs	7 Yrs	2023	\$9,421.72	Y
Painting facia, trim, and handrails	\$20,000.00	4 Yrs	7 Yrs	2026	\$21,998.82	Y
Pressure wash building exterior	\$12,000.00	1 Yrs	5 Yrs	2023	\$12,289.20	Y
Sliding glass doors replacement	\$689,472.00	15 Yrs	30 Yrs	2037	\$985,489.78	Y
Stucco exterior surfaces repairs allowance (10% every 5 years)	\$32,256.00	4 Yrs	5 Yrs	2026	\$35,479.70	Y
Windows replacement	\$740,992.00	15 Yrs	30 Yrs	2037	\$1,059,129.37	Y

Building Exteriors - St. Croix



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum balcony railings replacement	\$153,664.00	23 Yrs	40 Yrs	2045	\$265,733.65	Y
Concrete balcony epoxy coating	\$49,725.00	4 Yrs	7 Yrs	2026	\$54,694.58	Y
Concrete balcony restoration allowance (10% every 3 years)	\$45,825.00	3 Yrs	3 Yrs	2025	\$49,218.64	Y
Exterior painting, waterproofing, and caulking	\$72,327.36	6 Yrs	7 Yrs	2028	\$83,436.64	Y
Metal tile roof replacement	\$37,504.12	13 Yrs	30 Yrs	2035	\$51,112.80	Y
Painting doors	\$10,800.00	1 Yrs	7 Yrs	2023	\$11,060.28	Y
Painting facia, trim, and handrails	\$20,000.00	4 Yrs	7 Yrs	2026	\$21,998.82	Y
Pressure wash building exterior	\$10,500.00	1 Yrs	5 Yrs	2023	\$10,753.05	Y
Sliding glass doors replacement	\$393,120.00	13 Yrs	30 Yrs	2035	\$535,766.92	Y
Stucco exterior surfaces repairs allowance (10% every 5 years)	\$17,235.46	4 Yrs	5 Yrs	2026	\$18,957.99	Y
Windows replacement	\$362,880.00	13 Yrs	30 Yrs	2035	\$494,554.08	Y

Building Exteriors - Parking Garage



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Exterior painting, waterproofing, and caulking	\$198,076.80	6 Yrs	7 Yrs	2028	\$228,500.84	Y
Metal tile roof replacement	\$25,636.73	15 Yrs	30 Yrs	2037	\$36,643.60	Y
Pressure wash building exterior	\$7,500.00	1 Yrs	5 Yrs	2023	\$7,680.75	Y
Storefront/doors	\$500,000.00	19 Yrs	30 Yrs	2041	\$786,094.87	Y
Stucco exterior surfaces repairs allowance (10% every 5 years)	\$47,201.28	4 Yrs	5 Yrs	2026	\$51,918.63	Y

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Pool Area - St. John



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Pavers pool deck replacement	\$86,093.82	20 Yrs	25 Yrs	2042	\$138,617.90	Y
Pool enclosure	\$21,000.00	2 Yrs	5 Yrs	2024	\$22,024.40	Y
Pool equipment pumps and filters system replacement	\$26,000.00	8 Yrs	10 Yrs	2030	\$31,456.64	Y
Pool furniture replacement	\$38,808.00	4 Yrs	5 Yrs	2026	\$42,686.52	Y
Pool heater replacement	\$14,336.00	1 Yrs	8 Yrs	2023	\$14,681.50	Y
Pool heater replacement	\$14,336.00	4 Yrs	8 Yrs	2026	\$15,768.76	Y
Pool heater replacement	\$7,168.00	7 Yrs	8 Yrs	2029	\$8,468.27	Y
Pool resurface - lazy river	\$30,554.88	4 Yrs	12 Yrs	2026	\$33,608.57	Y
Pool resurface - pool	\$22,262.08	4 Yrs	12 Yrs	2026	\$24,486.98	Y
Pool resurface - spa 1	\$3,690.88	4 Yrs	12 Yrs	2026	\$4,059.75	Y
Pool resurface - spa 2	\$3,223.68	4 Yrs	12 Yrs	2026	\$3,545.86	Y
Pool resurface - splash pad	\$10,990.88	4 Yrs	12 Yrs	2026	\$12,089.32	Y
Pool tile and coping replacement - lazy river	\$31,392.00	4 Yrs	24 Yrs	2026	\$34,529.35	Y
Pool tile and coping replacement - pool	\$12,544.00	4 Yrs	24 Yrs	2026	\$13,797.66	Y
Pool tile and coping replacement - spa 1	\$4,368.00	4 Yrs	24 Yrs	2026	\$4,804.54	Y
Pool tile and coping replacement - spa 2	\$3,808.00	4 Yrs	24 Yrs	2026	\$4,188.58	Y

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Pool Area - St. Croix



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
ADA portable pool lift	\$8,645.00	12 Yrs	15 Yrs	2034	\$11,504.65	Y
Pavers pool deck replacement	\$98,882.87	20 Yrs	25 Yrs	2042	\$159,209.28	Y
Pool area lighting replacement	\$5,376.00	12 Yrs	28 Yrs	2034	\$7,154.31	Y
Pool equipment pumps and filters system replacement	\$17,000.00	8 Yrs	10 Yrs	2030	\$20,567.80	Y
Pool furniture replacement	\$55,272.00	4 Yrs	5 Yrs	2026	\$60,795.95	Y
Pool heater replacement	\$7,168.00	1 Yrs	8 Yrs	2023	\$7,340.75	Y
Pool heater replacement	\$7,168.00	2 Yrs	8 Yrs	2024	\$7,517.66	Y
Pool heater replacement	\$7,168.00	3 Yrs	8 Yrs	2025	\$7,698.84	Y
Pool heater replacement	\$7,168.00	6 Yrs	8 Yrs	2028	\$8,268.98	Y
Pool resurface - lazy river	\$26,653.76	10 Yrs	12 Yrs	2032	\$33,820.67	Y
Pool resurface - pool	\$43,998.56	10 Yrs	12 Yrs	2032	\$55,829.29	Y
Pool resurface - spa	\$2,814.88	10 Yrs	12 Yrs	2032	\$3,571.77	Y
Pool tile and coping replacement - lazy river	\$20,048.00	10 Yrs	24 Yrs	2032	\$25,438.69	Y
Pool tile and coping replacement - pool	\$13,552.00	10 Yrs	24 Yrs	2032	\$17,195.98	Y
Pool tile and coping replacement - spa	\$2,632.00	10 Yrs	24 Yrs	2032	\$3,339.72	Y
Wood pool deck railing replacement	\$3,367.40	12 Yrs	25 Yrs	2034	\$4,481.29	Y

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Water Park



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement	\$9,408.00	10 Yrs	25 Yrs	2032	\$11,937.71	Y
Pavers pool deck replacement	\$48,518.10	15 Yrs	25 Yrs	2037	\$69,348.85	Y
Pool area lighting replacement	\$16,128.00	13 Yrs	28 Yrs	2035	\$21,980.18	Y
Pool equipment pumps and filters system replacement	\$40,000.00	8 Yrs	10 Yrs	2030	\$48,394.82	Y
Pool furniture replacement	\$22,736.00	4 Yrs	5 Yrs	2026	\$25,008.26	Y
Pool heater replacement	\$14,336.00	5 Yrs	8 Yrs	2027	\$16,148.78	Y
Pool heater replacement	\$7,168.00	6 Yrs	8 Yrs	2028	\$8,268.98	Y
Pool resurface - slide pool	\$36,792.00	8 Yrs	12 Yrs	2030	\$44,513.56	Y
Pool resurface - spa	\$5,769.92	8 Yrs	12 Yrs	2030	\$6,980.86	Y
Pool resurface - submarine	\$7,802.24	8 Yrs	12 Yrs	2030	\$9,439.70	Y
Pool tile and coping replacement - slide pool	\$14,784.00	8 Yrs	24 Yrs	2030	\$17,886.73	Y
Pool tile and coping replacement - spa	\$4,816.00	8 Yrs	24 Yrs	2030	\$5,826.74	Y
Pool tile and coping replacement - submarine	\$5,712.00	8 Yrs	24 Yrs	2030	\$6,910.78	Y
Submarine water feature refurbishment	\$12,800.00	6 Yrs	20 Yrs	2028	\$14,766.04	Y

Numerous lines have purposely been deleted from the photo summary pages of this sample report.

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Funding Reserve Analysis

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Building Exteriors - St. John	Aluminum balcony railings replacement	\$78.40 Inft	3,610 Inft	\$283,024	25 Yrs	40 Yrs	2047 2087 2127	\$513,313 \$1,330,691 \$3,449,624	\$19,743 \$33,267 \$14,140
Building Exteriors - St. John	Automatic sliding entrance doors	\$11200.00 ea	2 ea	\$22,400	15 Yrs	30 Yrs	2037 2067 2097	\$32,017 \$65,412 \$133,637	\$2,001 \$2,180 \$1,001
Building Exteriors - St. John	Concrete balcony epoxy coating	\$5.10 sqft	17,100 sqft	\$87,210	4 Yrs	7 Yrs	2026 2033 2040	\$95,926 \$113,327 \$133,884	\$19,185 \$16,190 \$1,900
Building Exteriors - St. John	Concrete balcony restoration allowance (10% every 3 years)	\$47.00 sqft	1,710 sqft	\$80,370	3 Yrs	3 Yrs	2025 2028 2031	\$86,322 \$92,715 \$99,581	\$21,580 \$30,905 \$43,590
Building Exteriors - St. John	Exterior painting, waterproofing, and caulking	\$1.88 sqft	72,000 sqft	\$135,360	6 Yrs	7 Yrs	2028 2035 2042	\$156,151 \$184,477 \$217,940	\$22,307 \$26,354 \$1,192
Building Exteriors - St. John	Metal tile roof replacement	\$16.51 sqft	4,553 sqft	\$75,167	15 Yrs	30 Yrs	2037 2067 2097	\$107,439 \$219,499 \$448,439	\$6,715 \$7,317 \$15,292
Building Exteriors - St. John	Painting doors	\$9200.00 lump sum	1 lump sum	\$9,200	1 Yrs	7 Yrs	2023 2030 2037	\$9,422 \$11,131 \$13,150	\$4,711 \$1,590 \$2,698
Building Exteriors - St. John	Painting fascia, trim, and handrails	\$20000.00 sqft	1 sqft	\$20,000	4 Yrs	7 Yrs	2026 2033 2040	\$21,999 \$25,989 \$30,704	\$4,400 \$3,713 \$2,737
Building Exteriors - St. John	Pressure wash building exterior	\$12000.00 lump sum	1 lump sum	\$12,000	1 Yrs	5 Yrs	2023 2028 2033	\$12,289 \$13,843 \$15,594	\$6,145 \$2,769 \$2,216
Building Exteriors - St. John	Sliding glass doors replacement	\$2016.00 ea	342 ea	\$689,472	15 Yrs	30 Yrs	2037 2067 2097	\$985,490 \$2,013,368 \$4,113,335	\$61,593 \$67,112 \$1,564
Building Exteriors - St. John	Stucco exterior surfaces repairs allowance (10% every 5 years)	\$4.48 sqft	7,200 sqft	\$32,256	4 Yrs	5 Yrs	2026 2031 2036	\$35,480 \$39,966 \$45,020	\$7,096 \$7,993 \$2,303
Building Exteriors - St. John	Windows replacement	\$896.00 ea	827 ea	\$740,992	15 Yrs	30 Yrs	2037 2067 2097	\$1,059,129 \$2,163,814 \$4,420,699	\$66,196 \$72,127 \$436
Building Exteriors - St. Croix	Aluminum balcony railings replacement	\$78.40 Inft	1,960 Inft	\$153,664	23 Yrs	40 Yrs	2045 2085 2125	\$265,734 \$688,876 \$1,785,812	\$11,072 \$17,222 \$15,600
Building Exteriors - St. Croix	Concrete balcony epoxy coating	\$5.10 sqft	9,750 sqft	\$49,725	4 Yrs	7 Yrs	2026 2033 2040	\$54,695 \$64,616 \$76,337	\$10,939 \$9,231 \$283,994

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Site Elements	Flood lights replacement - St. John	\$1792.00 ea	3 ea	\$5,376	8 Yrs	28 Yrs	2030	\$6,504	\$723
							2058	\$12,670	\$453
							2086	\$24,681	\$15,894
Site Elements	Flood lights replacement - St. Croix	\$1792.00 ea	3 ea	\$5,376	8 Yrs	28 Yrs	2030	\$6,504	\$723
							2058	\$12,670	\$453
							2086	\$24,681	\$7,291
Site Elements	Flood lights replacement - Parking Garage	\$850.00 ea	5 ea	\$4,250	8 Yrs	28 Yrs	2030	\$5,142	\$571
							2058	\$10,016	\$358
							2086	\$19,512	\$1,937
Site Elements	Luggage carts replacement	\$1344.00 ea	22 ea	\$29,568	4 Yrs	8 Yrs	2026	\$32,523	\$6,505
							2034	\$39,349	\$4,919
							2042	\$47,607	\$14,371
Site Elements	Stormwater drainage system repair allowance	\$2240.00 ea	10 ea	\$22,400	10 Yrs	15 Yrs	2032	\$28,423	\$2,584
							2047	\$40,626	\$2,708
							2062	\$58,069	\$66,436
Site Elements	Street light replacement - Parking Garage - top deck	\$1792.00 ea	4 ea	\$7,168	13 Yrs	28 Yrs	2035	\$9,769	\$698
							2063	\$19,030	\$680
							2091	\$37,070	\$131,887
Site Elements	Tesla dual port charging station - Parking Garage	\$6200.00 ea	1 ea	\$6,200	12 Yrs	15 Yrs	2034	\$8,251	\$635
							2049	\$11,793	\$786
							2064	\$16,857	\$45,619
Site Elements	Wood deck replacement - St. John	\$27.24 sqft	3,550 sqft	\$96,702	8 Yrs	20 Yrs	2030	\$116,997	\$13,000
							2050	\$188,374	\$9,419
							2070	\$303,298	\$14,140
Water Park	Aluminum fencing replacement	\$26.88 Inft	350 Inft	\$9,408	10 Yrs	25 Yrs	2032	\$11,938	\$1,085
							2057	\$21,651	\$866
							2082	\$39,268	\$4,862
Water Park	Pavers pool deck replacement	\$11.47 sqft	4,230 sqft	\$48,518	15 Yrs	25 Yrs	2037	\$69,349	\$4,334
							2062	\$125,776	\$5,031
							2087	\$228,117	\$491
Water Park	Pool area lighting replacement	\$1792.00 ea	9 ea	\$16,128	13 Yrs	28 Yrs	2035	\$21,980	\$1,570
							2063	\$42,817	\$1,529
							2091	\$83,407	\$4,551
Water Park	Pool equipment pumps and filters system replacement	\$40000.00 ea	1 ea	\$40,000	8 Yrs	10 Yrs	2030	\$48,395	\$5,377
							2040	\$61,408	\$6,141
							2050	\$77,920	\$71,116
Water Park	Pool furniture replacement	\$392.00 ea	58 ea	\$22,736	4 Yrs	5 Yrs	2026	\$25,008	\$5,002
							2031	\$28,171	\$5,634
							2036	\$31,733	\$15,768
Water Park	Pool heater replacement	\$7168.00 ea	2 ea	\$14,336	5 Yrs	8 Yrs	2027	\$16,149	\$2,691
							2035	\$19,538	\$2,442
							2043	\$23,638	\$25,896
Water Park	Pool heater replacement	\$7168.00 ea	1 ea	\$7,168	6 Yrs	8 Yrs	2028	\$8,269	\$1,181
							2036	\$10,004	\$1,251
							2044	\$12,104	\$21,290

Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Water Park	Pool heater replacement	\$7168.00 ea	1 ea	\$7,168	7 Yrs	8 Yrs	2029 2037 2045	\$8,468 \$10,246 \$12,396	\$1,059 \$1,281 \$10,290
Water Park	Pool resurface - slide pool	\$11.68 sqft	3,150 sqft	\$36,792	8 Yrs	12 Yrs	2030 2042 2054	\$44,514 \$59,238 \$78,833	\$4,946 \$4,937 \$20,738
Water Park	Pool resurface - spa	\$11.68 sqft	494 sqft	\$5,770	8 Yrs	12 Yrs	2030 2042 2054	\$6,981 \$9,290 \$12,363	\$776 \$774 \$91,064
Water Park	Pool resurface - submarine	\$11.68 sqft	668 sqft	\$7,802	8 Yrs	12 Yrs	2030 2042 2054	\$9,440 \$12,562 \$16,718	\$1,049 \$1,047 \$10,246
Water Park	Pool tile and coping replacement - slide pool	\$56.00 Inft	264 Inft	\$14,784	8 Yrs	24 Yrs	2030 2054 2078	\$17,887 \$31,677 \$56,100	\$1,987 \$1,320 \$433
Water Park	Pool tile and coping replacement - spa	\$56.00 Inft	86 Inft	\$4,816	8 Yrs	24 Yrs	2030 2054 2078	\$5,827 \$10,319 \$18,275	\$647 \$430 \$1,229
Water Park	Pool tile and coping replacement - submarine	\$56.00 Inft	102 Inft	\$5,712	8 Yrs	24 Yrs	2030 2054 2078	\$6,911 \$12,239 \$21,675	\$768 \$510 \$2,357
Water Park	Submarine water feature refurbishment	\$12800.00 ea	1 ea	\$12,800	6 Yrs	20 Yrs	2028 2048 2068	\$14,766 \$23,775 \$38,279	\$2,109 \$1,189 \$6,083
Water Park	Water slide replacement	\$18500.00 ea	1 ea	\$18,500	10 Yrs	20 Yrs	2032 2052 2072	\$23,474 \$37,796 \$60,854	\$2,134 \$1,890 \$2,101
Water Park	Water slide restoration	\$4500.00 ea	1 ea	\$4,500	1 Yrs	1 Yrs	2023 2024 2025	\$4,608 \$4,720 \$4,833	\$2,304 \$4,720 \$27,751
Water Park	Water slide steel stairs, railing, and supports stripping, painting, and repair	\$4000.00 lump sum	1 lump sum	\$4,000	1 Yrs	8 Yrs	2023 2031 2039	\$4,096 \$4,956 \$5,996	\$2,048 \$620 \$2,308

Note for communities using straight line funding: Straight Line Annual Payments do not include earned interest, tax adjustments, or payments made with initial reserves.

Approximately 17 pages of the Reserve Item Listing chart have purposely been deleted from this sample report.

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Funding Reserve Analysis

Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2022	\$850,000	\$4,792	\$7,000	\$1,438	\$1,804,790
2023	\$870,485	\$9,024	\$114,567	\$2,707	\$2,567,024
2024	\$891,464	\$12,835	\$459,651	\$3,851	\$3,007,821
2025	\$912,948	\$15,039	\$436,994	\$4,512	\$3,494,303
2026	\$934,950	\$17,472	\$841,068	\$5,241	\$3,600,414
2027	\$957,482	\$18,002	\$99,661	\$5,401	\$4,470,837
2028	\$980,558	\$22,354	\$700,597	\$6,706	\$4,766,446
2029	\$1,004,189	\$23,832	\$83,686	\$7,150	\$5,703,632
2030	\$1,028,390	\$28,518	\$2,330,269	\$8,555	\$4,421,715
2031	\$1,053,174	\$22,109	\$505,186	\$6,633	\$4,985,179
2032	\$1,078,556	\$24,926	\$661,664	\$7,478	\$5,419,519
2033	\$1,104,549	\$27,098	\$347,060	\$8,129	\$6,195,977
2034	\$1,131,169	\$30,980	\$830,152	\$9,294	\$6,518,680
2035	\$1,158,430	\$32,593	\$2,601,462	\$9,778	\$5,098,462
2036	\$1,186,348	\$25,492	\$414,195	\$7,648	\$5,888,460
2037	\$1,214,939	\$29,442	\$4,714,481	\$8,833	\$2,409,527
2038	\$1,244,219	\$12,048	\$618,717	\$3,614	\$3,043,462
2039	\$1,274,205	\$15,217	\$86,952	\$4,565	\$4,241,367
2040	\$1,304,913	\$21,207	\$2,662,264	\$6,362	\$2,898,861
2041	\$1,336,361	\$14,494	\$1,188,853	\$4,348	\$3,056,515
2042	\$1,368,568	\$15,283	\$1,466,275	\$4,585	\$2,969,505
2043	\$1,401,550	\$14,848	\$307,909	\$4,454	\$4,073,539
2044	\$1,435,327	\$20,368	\$857,629	\$6,110	\$4,665,495
2045	\$1,469,919	\$23,327	\$1,550,190	\$6,998	\$4,601,554
2046	\$1,505,344	\$23,008	\$831,577	\$6,902	\$5,291,426
2047	\$1,541,623	\$26,457	\$2,699,947	\$7,937	\$4,151,622
2048	\$1,578,776	\$20,758	\$130,365	\$6,227	\$5,614,564
2049	\$1,616,824	\$28,073	\$1,115,556	\$8,422	\$6,135,483
2050	\$1,655,790	\$30,677	\$3,832,616	\$9,203	\$3,980,131
2051	\$1,695,694	\$19,901	\$517,376	\$5,970	\$5,172,380
2052	\$1,736,560	\$25,862	\$808,439	\$7,759	\$6,118,605
Totals	\$38,523,302	\$656,036	\$33,822,357	\$196,811	

Cash Flow by Calendar Year

The following chart shows that the reserve account balance meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.



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Funding Reserve Analysis

Projected Reserve Contributions

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2022	\$195	\$2,335	\$70,833	\$850,000
2023	\$199	\$2,391	\$72,540	\$870,485
2024	\$204	\$2,449	\$74,289	\$891,464
2025	\$209	\$2,508	\$76,079	\$912,948
2026	\$214	\$2,569	\$77,913	\$934,950
2027	\$219	\$2,630	\$79,790	\$957,482
2028	\$224	\$2,694	\$81,713	\$980,558
2029	\$230	\$2,759	\$83,682	\$1,004,189
2030	\$235	\$2,825	\$85,699	\$1,028,390
2031	\$241	\$2,893	\$87,765	\$1,053,174
2032	\$247	\$2,963	\$89,880	\$1,078,556
2033	\$253	\$3,034	\$92,046	\$1,104,549
2034	\$259	\$3,108	\$94,264	\$1,131,169
2035	\$265	\$3,182	\$96,536	\$1,158,430
2036	\$272	\$3,259	\$98,862	\$1,186,348
2037	\$278	\$3,338	\$101,245	\$1,214,939
2038	\$285	\$3,418	\$103,685	\$1,244,219
2039	\$292	\$3,501	\$106,184	\$1,274,205
2040	\$299	\$3,585	\$108,743	\$1,304,913
2041	\$306	\$3,671	\$111,363	\$1,336,361
2042	\$313	\$3,760	\$114,047	\$1,368,568
2043	\$321	\$3,850	\$116,796	\$1,401,550
2044	\$329	\$3,943	\$119,611	\$1,435,327
2045	\$337	\$4,038	\$122,493	\$1,469,919
2046	\$345	\$4,136	\$125,445	\$1,505,344
2047	\$353	\$4,235	\$128,469	\$1,541,623
2048	\$361	\$4,337	\$131,565	\$1,578,776
2049	\$370	\$4,442	\$134,735	\$1,616,824
2050	\$379	\$4,549	\$137,982	\$1,655,790
2051	\$388	\$4,659	\$141,308	\$1,695,694
2052	\$398	\$4,771	\$144,713	\$1,736,560

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2022	Mechanical Equipment - St. John	HVAC system replacement annual allowance	\$7,000
Total for 2022:			\$7,000
2023	Building Exteriors - St. John	Painting doors	\$9,422
2023	Building Exteriors - St. John	Pressure wash building exterior	\$12,289
2023	Building Exteriors - St. Croix	Painting doors	\$11,060
2023	Building Exteriors - St. Croix	Pressure wash building exterior	\$10,753
2023	Building Exteriors - Parking Garage	Pressure wash building exterior	\$7,681
2023	Pool Area - St. John	Pool heater replacement	\$14,681
2023	Pool Area - St. Croix	Pool heater replacement	\$7,341
2023	Water Park	Water slide restoration	\$4,608
2023	Water Park	Water slide steel stairs, railing, and supports stripping, painting, and repair	\$4,096
2023	Site Elements	Bollard light replacement - St. Croix and Parking Garage	\$4,820
2023	Mechanical Equipment - St. John	HVAC system replacement annual allowance	\$7,169
2023	Mechanical Equipment - St. John	Laundry Dryer Replacement	\$11,011
2023	Mechanical Equipment - St. John	Laundry Washer Replacement	\$9,635
Total for 2023:			\$114,567
2024	Interior Common Area - St. John	Fitness equipment replacement	\$24,667
2024	Interior Common Area - St. John	Multi-station equipment replacement	\$7,866
2024	Interior Common Area - St. John	Hallway carpet floor replacement	\$235,044
2024	Interior Common Area - St. Croix	Hallway carpet floor replacement	\$150,471
2024	Pool Area - St. John	Pool enclosure	\$22,024
2024	Pool Area - St. Croix	Pool heater replacement	\$7,518
2024	Water Park	Water slide restoration	\$4,720
2024	Mechanical Equipment - St. John	HVAC system replacement annual allowance	\$7,341
Total for 2024:			\$459,651
2025	Building Exteriors - St. John	Concrete balcony restoration allowance (10% every 3 years)	\$86,322

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Funding Reserve Analysis

Annual Expenses

Year	Category	Reserve Item	Cost
2052	Interior Common Area - St. John	Elevator lobby furnishings (couch, consoles, and paintings)	\$95,613
2052	Interior Common Area - St. John	Exit sign lighting replacement	\$29,563
2052	Interior Common Area - St. Croix	Utility door replacement	\$64,069
2052	Interior Common Area - Parking Garage	Utility door replacement	\$34,323
2052	Interior Common Area - Parking Garage	Management office refurbish	\$20,022
2052	Building Exteriors - St. John	Concrete balcony restoration allowance (10% every 3 years)	\$164,197
2052	Building Exteriors - St. Croix	Concrete balcony restoration allowance (10% every 3 years)	\$93,621
2052	Pool Area - St. Croix	Pool heater replacement	\$14,644
2052	Water Park	Pool heater replacement	\$14,644
2052	Water Park	Water slide restoration	\$9,194
2052	Water Park	Water slide replacement	\$37,796
2052	Mechanical Equipment - St. John	HVAC system replacement annual allowance	\$14,301
2052	Mechanical Equipment - Parking Garage	Generac 17kW standby generator replacement	\$19,221
Total for 2052:			\$808,439

Years 2025 through 2051 of the Annual Expense chart have purposely been deleted from this sample report.