Reserve Study with SIRS for

Sample SIRS Condominium Association, Inc.

Sampletown, FL

June 29, 2026

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June 29, 2026

Ms. Susanne Jones
Treasurer
321 Sample Lane
Sampletown, FL 12345

Dear Ms. Jones,

Global Solution Partners is pleased to present to you and the Sample SIRS Condominium Association, Inc., the requested Reserve Study and Structural Integrity Reserve Study (SIRS). 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

Sample SIRS Condominium is a condominium community located in Sampletown, FL. The community consists of 185 units across four high-rise buildings and is approximately 21 years old. Some of the common assets of the Sample SIRS Condominium Association, Inc. include the buildings' roofs and exterior surfaces, as well as interior common areas such as the lobbies and ground-floor parking garages. Additional community common assets include the paved street and parking areas, two swimming pools and spas, a clubhouse, basketball and tennis courts, and a seawall. The community appeared to be in good condition at the time of the site visit.

Reserve Study and SIRS Defined

A reserve study is a budget planning tool that identifies the components a community association is responsible for maintaining or replacing, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures. A Structural Integrity Reserve Study is also a type of reserve study, but it specifically plans for funding the maintenance and replacement of structural components in residential buildings that are three stories or higher, and must be accounted for in a separate reserve account.

This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, budget reconciliation, accounting services, preventive maintenance plans, and structural or safety evaluations.

Executive Financial Summary

Florida State Law SB 154 requires communities to maintain a separate funding plan for SIRS items.

Based on the information collected during the Reserve Study process, the recommended **association (excluding SIRS) reserve fund contribution** for 2026 is $515,000. 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 2.57% 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. Additionally, the annual reserve contribution will reset one time to $490,000 in 2044 after some large capital expenditures have been realized in order to bring the cash flow closer in line with the anticipated expenses for the community.

Based on the information collected during the Reserve Study process, the recommended **SIRS reserve fund contribution** for 2026 is $300,000. 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 2.57% 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 tables and the Projected Reserve Contributions tables 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.

This study is based on current conditions at the time of the site visit, which are expected to change over time. As a result, regular updates are essential to ensure the study remains accurate and relevant.

Florida State Regulations

Florida law now requires condominium and cooperative associations with three or more habitable stories to have completed a Structural Integrity Reserve Study (SIRS) by December 31, 2025, and to update it at least every ten years. This mandate was first established by SB 4-D (2022), clarified by SB 154 (2023), and further revised by HB 913 (2025). SIRS reports must identify and fund reserves for critical structural components, including roofs, load-bearing elements, waterproofing, façades, and other parts of the building's structure, which cannot be waived or reduced by owner vote. HB 913 also raised the reserve threshold from $10,000 to $25,000 with annual inflation adjustments, and confirmed that every SIRS must include a baseline funding plan as the minimum standard to show reserves will not fall below zero during the study period. Additionally, if the board chooses alternative funding (such as a loan, line of credit, or special assessment) or adopts a budget that does not match the SIRS budget, the SIRS report must be updated to reflect those changes, even if the report is less than ten years old.

Date of Site Visit

The site visit for Sample SIRS Condominium Association, Inc. was conducted by Mr. Perry Taborn of Global Solution Partners on November 17, 2025. Mr. Taborn was met on site by Board President, Mr. Joe Miller, who provided pertinent information used in this report.

Property Observations

- Per information provided by the client, the seawall is in poor condition. A Seawall and Dock Inspection Report from Seawall Inspections and Engineering, dated January 17, 2025, was provided to

Global Solution Partners. In addition to recommending immediate repair action, the report recommends replacement of both the wood and steel portions of the seawall in the short term. Global Solution Partners has included replacement of the seawall in this reserve study update using the approximate costs outlined in the inspection report as a placeholder. Global Solution Partners recommends obtaining further evaluations and costs to cure from qualified contractors. Any new findings may be incorporated into a future update to this study.

- Per information provided by the client, the HVAC system that serves the lobby in Building 500 was replaced in 2025. A signed sales agreement from Cool Air dated 9/24/25 in the amount of $7,999 was provided to Global Solution Partners for review and inclusion in this report.
- At the time of the site visit, the tennis and basketball courts were being resurfaced and the fencing replaced. A signed contract agreement from Sport Court and Fence Services, dated August 8, 2025, was provided to Global Solution Partners for review and inclusion in this report.
- At the time of the site visit, resurfacing of the clubhouse pool and spa was in progress. The east pool and spa were recently resurfaced. Signed proposals from Joe's Pool Supply, dated August 2025, were provided to Global Solution Partners for review and inclusion in this report.
- The wood portion of the seawall is in the process of being repaired at a cost of $220,093.10. A signed contract between the Association and Cobalt Marine Co., dated March 10, 2025, was provided to Global Solution Partners.
- The asphalt surfaces were observed to be in good to fair condition. Per information provided by the client, the asphalt parking areas were last patched and sealed in 2024. Asphalt surfaces should be resealed on a five-year schedule to provide protection from oxidation due to exposure to the sun and elements, minimize surface cracking, and enhance the aesthetics of the community.
- The buildings are clad with stucco that appears to be directly applied to the block framing, which has an expected useful life of 50+ years with minimal maintenance required.

Depth of Study

This study is a full “Level 1” reserve study with a site visit. A site visit was conducted to verify the existing condition as it relates to the average life expectancies of the various reserve study components and to verify component quantities. The Reserve Study site visit is a visual evaluation intended to assess the current condition of a representative sampling of the components and systems included in the study. 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.

The following systems were considered for the SIRS-related portion of the study:

- Roofing
- Exterior waterproofing/painting
- Structure
- Electrical
- Plumbing
- Fireproofing and fire protection systems
- Windows and doors (if association's responsibility)
- Exterior surfaces
- Rooftop pools (if applicable)

Roofing

The evaluation of the roofing system as a SIRS item is limited to determining the approximate remaining useful life in order to allow for sufficient funds to be available for future replacement. The evaluation is visual in nature and does not include any detailed inspection or engineering analysis. Global Solution Partners recommends that a qualified roofing contractor be retained to obtain a detailed inspection. Results of any third-party evaluation may be incorporated into a future update of this report.

Exterior Painting and Waterproofing (Exterior Surfaces)

The evaluation of any exterior surfaces as a SIRS item is limited to determining the approximate remaining useful life of the current surface in order to allow for sufficient funds to be available for future replacement. The evaluation is visual in nature and does not include any detailed inspection or engineering analysis. Global Solution Partners recommends that a qualified contractor be retained to obtain a detailed inspection. Results of any third-party evaluation may be incorporated into a future update of this report.

Structure

The evaluation of the building's structure as a SIRS item is limited to determining the approximate remaining useful life in order to allow for sufficient funds to be available for future replacement or significant repairs. The evaluation is limited to accessible common areas, is visual in nature, and does not include any detailed inspection or engineering analysis. Global Solution Partners recommends that a qualified structural engineer be retained to obtain a detailed inspection. Results of any third-party evaluation may be incorporated into a future update of this report.

Global Solution Partners has allocated a concrete structure repair allowance within the SIRS reserves. This allowance is calculated based on 20% of the total square footage of the buildings every 10 years and is intended to fund repairs to the buildings' structural support system, load-bearing walls, common area breezeways, and internal stair structures. Global Solution Partners recommends consulting with a qualified contractor(s) to assess the specific maintenance needs of the residential buildings and to more accurately estimate future costs. Contractor recommendations may be included in future updates to this report.

Electrical

The evaluation of the electrical system is limited to determining the approximate remaining useful life to allow for sufficient funds to be available for future replacement. The evaluation is visual in nature and does not include any detailed inspection or engineering analysis. Global Solution Partners has included an electrical repair allowance in this study, which is intended to cover replacement of a portion of the panels, sub-panels, and wiring as needed over time.

Plumbing

The evaluation of the plumbing as a SIRS item is limited to determining the approximate remaining useful life in order to allow for sufficient funds to be available for future replacement. The evaluation is visual in nature and does not include any detailed inspection or engineering analysis.

A sanitary sewer piping repair allowance based on the number of units within the community has been included in this Reserve Study at the rate of 20% of the units' piping replacement every 10 years. Evaluation of the sanitary sewer piping is outside the scope of the Reserve Study site visit. We recommend consultation with a qualified contractor to determine the appropriate replacement schedule and associated costs. All contractor-provided costs and schedules may be factored into future updates to the Reserve Study.

A water supply piping repair allowance based on the number of units within the community has been included in this Reserve Study at the rate of 20% of the units' piping replacement every 10 years. Evaluation of the supply piping is outside the scope of the Reserve Study site visit. We recommend consultation with a qualified contractor to determine the appropriate replacement schedule and associated costs. All contractor-provided costs and schedules may be factored into future updates to the Reserve Study.

Fireproofing and fire protection systems

The evaluation of the fireproofing and fire protection system components as SIRS items is limited to determining the approximate remaining useful life in order to allow for sufficient funds to be available for future replacement. The evaluation does not include any detailed inspection or engineering analysis. Global Solution Partners recommends that a qualified contractor be retained to obtain a detailed inspection. Results of any third-party evaluation may be incorporated into a future update of this report.

Windows

The evaluation of the windows and doors as SIRS items is limited to determining the approximate remaining useful life in order to allow for sufficient funds to be available for future replacement, if they are the responsibility of the association. The evaluation is limited to accessible common areas, is visual in nature, and does not include any detailed inspection or engineering analysis. Global Solution Partners recommends that a qualified contractor be retained to obtain a detailed inspection. Results of any third-party evaluation may be incorporated into a future update of this report.

Summary of Financial Assumptions

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

Reserve Study by Calendar Year Starting	January 1, 2026
Reserve Funding Study Length	30 years
Number of Dues Paying Members	185
Reserve Balance as of January 1, 2026	$620,287
SIRS Reserve Balance as of January 1, 2026	$1,079,143

Annual Inflation Rate	2.57%
Interest Rate on Reserve Funds	0.50%
Dues Change Period	1 year

Recommended Payment Schedule

The table below contains Global Solution Partners' recommended schedule of reserve fund contribution payments for the next five years for the SIRS and non-SIRS components combined. See the Projected Reserve Contributions – Excluding SIRS Items table and the Projected Reserve Contributions – SIRS Items Only table later in this report for the full 30 years for each account. 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 have been set to meet future capital expenses while avoiding special assessments and minimizing dues increases.

Community Funding Plan — Reserve and SIRS Combined

Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2026	$367.12	$67,917	$815,000	$1,357,254
2027	$376.55	$69,662	$835,946	$2,168,205
2028	$386.23	$71,452	$857,429	$3,008,547
2029	$396.16	$73,289	$879,465	$3,881,279
2030	$406.34	$75,172	$902,067	$4,554,227

Reserve Study Assumptions

The following assumptions are implicit in this reserve study:

- Cost estimates and financial information are accurate and current
- No unforeseen circumstances will cause a significant reduction in 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

Inflation Estimate

An annual inflation multiplier of 2.57% 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

Florida SB-4D requires that a separate account be created for SIRS items. Initial reserves for the SIRS component items for this Reserve Study were projected by the client to be $1,079,143 on January 1, 2026. Initial reserves for the non-SIRS component items for this Reserve Study were projected by the client to be $620,287 on January 1, 2026. 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 the Association

Global Solution Partners recommends 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. Global Solution Partners recommends maintaining reserves at a minimum of 10% +/- threshold of the Fully Funded Balance at the lowest projected expense year throughout the 30-year study period.

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. These include professional cost-estimating resources, contractor quotes and invoices 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 Item Listing table.

Global Solution Partners has estimated future projected expenses for Sample SIRS Condominium Association, 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 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.

This study uses the Cash Flow Method (also known as the Pooling Method) to develop its reserve funding plan. This approach aims to ensure that reserve contributions are sufficient to cover annual projected expenses. Various funding scenarios were tested against the anticipated schedule of reserve costs until the desired funding goal was met.

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 the 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 structural engineering study.

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's 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.

Preventive Maintenance

Preventive maintenance is a critical aspect affecting a community's life cycle costs and structural safety. Global Solution Partners encourages every association to have a preventive maintenance manual prepared in conjunction with a reserve study.

The preventive maintenance manual should outline a proactive multi-year plan for ongoing maintenance, periodic structural inspections, and timely repair and replacement of common area components such as roofs, roads, mechanical equipment, and other portions of the community's common elements. The preventive maintenance plan should incorporate all applicable common elements, not just those addressed in the reserve study.

Keeping Your Reserve Study Current

Global Solution Partners recognizes reserve studies as an essential component of effective property management. Due to the ongoing changes in physical conditions and financial factors over time, the accuracy and relevance of a reserve study naturally diminish. Therefore, reserve studies typically remain useful for only a few years before an update is required.

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

- At least once every three years
- At significant changes in inflation rates
- At changes in the number of dues-paying members
- 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

The following list includes a sampling of items that are outside the scope of the reserve study. Some assets may require consultation with qualified contractors for further evaluation.

- Engineering analysis or structural stability of the building(s) or site
- 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
- Missing or omitted information not supplied by the client for purposes of reserve study preparation
- Building or land appraisals for any purpose
- State or local zoning ordinance violations
- Building code violations
- Soil conditions, soil contamination, or geological 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 the buildings or site
- 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, spas, or similar items
- Items concealed by signs, carpets, walls, or other things
- A pest inspection
- A roof inspection
- An electrical inspection
- A plumbing inspection

Governing Documents

The CCRs (conditions, covenants, and restrictions) governing documents were provided and reviewed as part of this study to assist in determining what parties are responsible for various assets within the community.

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 structures
- Interior parking garage flooring
- Backflow prevention

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 typically covered by the operational budget are intentionally excluded from this study. Items considered to be operational are defined as assets that either individually or collectively have a repair or replacement cost under $1,000, and/or are considered part of routine maintenance. The following items have been identified as operational budget items and, therefore, are not included in this study:

- General landscaping
- General community signage
- Low-voltage landscape lighting
- Pool maintenance contract
- Elevator maintenance contract
- Outdoor showers at the pool areas
- Guardhouse windows
- Trash receptacles
- Drinking fountains
- Basketball goal and pole
- Flat roof cleaning and maintenance
- Mailbox insert replacements
- Seawall repair
- Concrete walkways
- Pool furniture
- Clubhouse water heater
- Clubhouse kitchen appliances
- Wood fencing
- Seawall swim ladders
- Composite benches
- Community signage and entrance signage
- Repairs to the fire jockey pump system
- Concrete parking area repairs
- Televisions
- Pool deck pavers replacement
- Pool heaters

- Common area post lights
- Parking deck lighting
- Engineering consultation and reports
- Flat roof cleaning and maintenance
- Concrete balcony routine painting
- Painting of common area exterior doors
- Clubhouse window replacement
- Furniture replacement/upgrades for interior common areas- including clubhouse
- Interior door replacements for lobbies
- Interior painting and flooring for hallways and stairwells
- Block and stucco wall painting and general repairs
- Club Room kitchen cabinets and countertops
- Fitness center rubber floor mat replacement
- Library refurbishment
- Management office refurbishment
- Sauna refurbishment
- Security system
- Employee restroom at the guardhouse
- Garage exhaust system
- Pool equipment, pumps, and filters system replacement for the Cabana and the Clubhouse
- Detention pond catch basins
- Fitness equipment
- Replacement of the gutters and downspouts at the Clubhouse, Cabana, and exterior garage roofs
- General repairs to the block retaining walls at parking areas
- Painting and fixture replacement in Clubhouse and Cabana restrooms

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:

- Interiors of the individual dwelling units
- Condominium unit doors
- Storage garage doors
- Condominium unit windows
- Fire valve equipment
- Condominium unit mechanical equipment
- Trash and recycling receptacles
- Hurricane shutters on some of the units' windows
- Dumpsters
- Storage room doors - building 134
- Garage doors, openers, and interiors
- Fire hydrants on site
- Water supply system
- Sewer system
- Transformers on site

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. This study was overseen by Cheryl Rorrer, RS.

Liability

This study has been performed in compliance with the Community Associations Institute (CAI) national reserve study standards, as well as any applicable state guidelines. Global Solution Partners and the Reserve Specialist overseeing the study shall incur no civil liability for performing the physical or financial portions of this reserve study, which has been performed in accordance with these standards.

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 the Sample SIRS Condominium Association, Inc., for the opportunity to be of service in the preparation of this reserve study. Should you have any questions, please don't hesitate to contact us.

Prepared by

Bonnie Bogert, RS
Project Manager
Global Solution Partners

What is a Structural Integrity Reserve Study (SIRS)?

A **Structural Integrity Reserve Study (SIRS)** is a budget planning tool for a dwelling unit building three or more stories in height that ensures the availability of funding for future capital expenditures related to its safety and structural integrity. This SIRS is not a structural, engineering, or “Milestone” inspection. Neither is it an in-depth evaluation of any individual component. Instead, the SIRS is a financial planning tool that provides guidance to help ensure that funding will be available to maintain the safety and structure of the building. The SIRS evaluation is solely to estimate the remaining useful life of each component for the purpose of financial planning.

Background on the Florida SB-4D and SB 154 laws

Florida SB-4D was signed into law on May 27, 2022. It requires that condo and co-op communities in FL that contain buildings three stories or greater must have “Structural Integrity Reserve Studies (SIRS)” performed periodically. Following a period of additional research and clarification, in May 2023 the Florida legislature passed SB 154 which addressed most of SB-4D's shortcomings and provided clarification sufficient for Global Solution Partners to offer SIRS to our Florida clients.

Community Photos

Guard house at entrance

Typical asphalt-paved street

Typical building exterior

Typical Building Exterior

Typical flat roof

Typical lobby area


Typical parking garage


Typical electrical equipment


Typical building hallway


Freestanding parking garage


Freestanding parking garage - sports courts on top


Sports courts on garage - upgrades in progress


Clubhouse


Clubhouse interior


Clubhouse pool area - resurfacing in progress


East pool area


Seawall


Seawall

Reserve Item Categories

SIRS Items

Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Concrete structure repair allowance (20% every 10 years)	$655,797.11	10 Yrs	10 Yrs	2036	$845,226.41	Y
Domestic water pump system replacement (2 pumps) - Building 480	$28,332.66	4 Yrs	25 Yrs	2030	$31,359.48	Y
Domestic water pump system replacement (2 pumps) - Building 490	$28,332.66	4 Yrs	25 Yrs	2030	$31,359.48	Y
Domestic water pump system replacement (2 pumps) - Building 500	$28,332.66	4 Yrs	25 Yrs	2030	$31,359.48	Y
Domestic water pump system replacement (3 pumps) - Building 134	$46,871.24	4 Yrs	25 Yrs	2030	$51,878.56	Y
Electrical system repair allowance (including panels and wiring, 10% every 10 years)	$400,764.90	9 Yrs	10 Yrs	2035	$503,585.11	Y
Exterior doors replacement - all dwelling unit buildings	$171,139.44	6 Yrs	27 Yrs	2032	$199,283.91	Y
Exterior entrance doors replacement for condominium buildings	$58,225.87	6 Yrs	27 Yrs	2032	$67,801.31	Y
Exterior siding surfaces painting	$1,007,492.00	0 Yrs	12 Yrs	2026	$1,007,492.00	Y

Fire alarm system control panel replacement	$21,373.45	21 Yrs	30 Yrs	2047	$36,416.83	Y
Fire alarm system upgrade - Building 134	$86,443.74	9 Yrs	30 Yrs	2035	$108,621.74	Y
Fire alarm system upgrade - Building 480	$43,023.48	9 Yrs	30 Yrs	2035	$54,061.58	Y
Fire alarm system upgrade - Building 490	$39,570.92	9 Yrs	30 Yrs	2035	$49,723.23	Y
Fire alarm system upgrade - Building 500	$28,949.00	9 Yrs	30 Yrs	2035	$36,376.15	Y
Fire pump system equipment replacement - Building 134	$71,058.94	9 Yrs	30 Yrs	2035	$89,289.82	Y
Flat roof replacement	$766,379.38	18 Yrs	20 Yrs	2044	$1,210,069.21	Y
Main residential building garage doors replacement	$72,373.68	14 Yrs	35 Yrs	2040	$103,244.20	Y
Metal roof replacement	$553,987.86	19 Yrs	40 Yrs	2045	$897,195.32	Y
Potable water supply piping repair allowance (20% every 10 years)	$107,226.00	9 Yrs	10 Yrs	2035	$134,735.89	Y
Sanitary sewer piping repair allowance (20% every 10 years)	$71,484.00	9 Yrs	10 Yrs	2035	$89,823.93	Y
Windows replacement	$101,203.64	6 Yrs	27 Yrs	2032	$117,846.93	Y

Interior Common Areas

Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Club room kitchen and dining room flooring replacement	$11,220.69	28 Yrs	30 Yrs	2054	$22,834.39	Y
Clubhouse main room and hallway flooring replacement	$35,000.00	28 Yrs	30 Yrs	2054	$71,225.91	Y
Clubhouse restrooms refurbishment - small	$14,260.00	12 Yrs	15 Yrs	2038	$19,335.87	Y
Lobby/elevator ceramic tile floors replacement	$37,145.43	28 Yrs	30 Yrs	2054	$75,591.91	Y
Trash chutes and doors replacement	$55,223.00	9 Yrs	30 Yrs	2035	$69,391.01	Y

Building Exteriors

Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum balcony and walkway railings replacement	$1,280,312.90	30 Yrs	50 Yrs	2056	$2,741,112.05	Y
Aluminum balcony railings maintenance, repair and painting	$21,000.00	1 Yrs	5 Yrs	2027	$21,539.70	Y
Exterior doors replacement - cabana	$3,979.99	6 Yrs	27 Yrs	2032	$4,634.51	Y
Exterior doors replacement - guardhouse	$995.00	6 Yrs	27 Yrs	2032	$1,158.63	Y
Exterior siding surfaces painting - cabana	$3,902.40	0 Yrs	8 Yrs	2026	$3,902.40	Y
Exterior siding surfaces painting - clubhouse	$8,726.20	0 Yrs	8 Yrs	2026	$8,726.20	Y
Exterior siding surfaces painting - guardhouse	$1,869.90	0 Yrs	8 Yrs	2026	$1,869.90	Y
Exterior utility doors replacement for clubhouse	$1,989.99	11 Yrs	30 Yrs	2037	$2,630.73	Y
Metal roof replacement - cabana	$35,846.96	19 Yrs	40 Yrs	2045	$58,054.93	Y
Metal roof replacement - clubhouse	$143,903.30	19 Yrs	40 Yrs	2045	$233,054.50	Y
Metal roof replacement - guardhouse	$8,481.44	19 Yrs	40 Yrs	2045	$13,735.87	Y

Sliding glass doors replacement for guardhouse	$2,555.23	11 Yrs	30 Yrs	2037	$3,377.96	Y

Fencing

Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum fencing replacement - Clubhouse Pool	$7,727.50	4 Yrs	25 Yrs	2030	$8,553.04	Y
Aluminum fencing replacement - East Pool	$8,036.60	4 Yrs	25 Yrs	2030	$8,895.16	Y
Aluminum perimeter fencing replacement allowance - 20% every 5 years	$18,743.82	5 Yrs	5 Yrs	2031	$21,279.43	Y
Chain-link fencing replacement - North Deck	$75,560.00	30 Yrs	30 Yrs	2056	$161,771.72	Y
Chain-link fencing replacement - South Deck	$95,315.00	30 Yrs	30 Yrs	2056	$204,066.59	Y

Mechanical Equipment

Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
AO Smith natural gas circulating water heater (2005) - Building 134	$67,500.00	0 Yrs	20 Yrs	2026	$67,500.00	Y
AO Smith natural gas circulating water heater (2005) - Building 500	$45,000.00	0 Yrs	20 Yrs	2026	$45,000.00	Y
AO Smith natural gas circulating water heater (2025) - Building 490	$45,000.00	19 Yrs	20 Yrs	2045	$72,878.47	Y
Clubhouse HVAC system replacement - 3 ton, mfg. 2012	$4,636.80	0 Yrs	14 Yrs	2026	$4,636.80	Y
Clubhouse HVAC system replacement - 5 ton, mfg. 2014	$15,456.00	2 Yrs	14 Yrs	2028	$16,260.65	Y
Clubhouse HVAC system replacement - 5 ton, mfg. 2023	$7,728.00	11 Yrs	14 Yrs	2037	$10,216.24	Y
Ductless mini-split AC unit replacement - Guardhouse	$2,847.40	4 Yrs	12 Yrs	2030	$3,151.59	Y
Elevator cabin refurbish - Building 134	$56,665.32	14 Yrs	35 Yrs	2040	$80,835.54	Y
Elevator cabin refurbish - Building 480	$56,665.32	14 Yrs	35 Yrs	2040	$80,835.54	Y

Elevator cabin refurbish - Building 490	$56,665.32	14 Yrs	35 Yrs	2040	$80,835.54	Y
Elevator cabin refurbish - Building 500	$56,665.32	14 Yrs	35 Yrs	2040	$80,835.54	Y
Elevator doors refurbishment - Building 134	$45,384.37	14 Yrs	35 Yrs	2040	$64,742.78	Y
Elevator doors refurbishment - Building 480	$45,384.37	14 Yrs	35 Yrs	2040	$64,742.78	Y
Elevator doors refurbishment - Building 490	$45,384.37	14 Yrs	35 Yrs	2040	$64,742.78	Y
Elevator doors refurbishment - Building 500	$45,384.37	14 Yrs	35 Yrs	2040	$64,742.78	Y
Elevator motor/controls maintenance and repair allowance	$60,000.00	5 Yrs	10 Yrs	2031	$68,116.61	Y
Elevators (Kone) equipment and electronic controls replacement - per building	$1,503,815.26	20 Yrs	25 Yrs	2046	$2,498,052.72	Y
HVAC system replacement (Carrier 2003) - Building 480 rooftop	$7,999.00	0 Yrs	14 Yrs	2026	$7,999.00	Y
HVAC system replacement (Carrier 2004) - Building 490 rooftop	$7,999.00	2 Yrs	14 Yrs	2028	$8,415.43	Y
HVAC system replacement (Carrier 2004) - Building 500 rooftop	$7,999.00	1 Yrs	14 Yrs	2027	$8,204.57	Y
HVAC system replacement (Carrier 2005) - Building 134 rooftop	$15,998.00	0 Yrs	14 Yrs	2026	$15,998.00	Y
HVAC system replacement (Carrier 2015) - Building 134 lobby	$7,999.00	3 Yrs	14 Yrs	2029	$8,631.71	Y
HVAC system replacement (Carrier 2015) - Building 480 lobby	$7,999.00	3 Yrs	14 Yrs	2029	$8,631.71	Y
HVAC system replacement (Carrier 2016) - Building 490 lobby	$7,999.00	4 Yrs	14 Yrs	2030	$8,853.54	Y
HVAC system replacement (Carrier 2020 - Building 134 lobby	$7,999.00	8 Yrs	14 Yrs	2034	$9,799.38	Y
HVAC system replacement (Carrier 2025) - Building 500 lobby	$7,999.00	13 Yrs	14 Yrs	2039	$11,125.01	Y
Irrigation system equipment replacement allowance	$16,670.00	13 Yrs	15 Yrs	2039	$23,184.64	Y

Surge protection systems refurbishment	$17,703.32	21 Yrs	30 Yrs	2047	$30,163.53	Y
Tankless water heater replacement - Building 480	$20,543.85	14 Yrs	20 Yrs	2040	$29,306.69	Y

Paving

Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt paved parking areas mill and overlay	$214,563.61	6 Yrs	24 Yrs	2032	$249,849.34	Y
Asphalt paved parking areas patch and seal and stripe	$29,472.00	14 Yrs	8 Yrs	2040	$42,043.09	Y
Concrete parking areas repair allowance (10% every 10 years)	$10,000.00	10 Yrs	10 Yrs	2036	$12,888.53	Y
Concrete parking areas replacement - 50% every 15 years	$224,608.80	29 Yrs	50 Yrs	2055	$468,831.82	Y

Pool Area

Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Pool coping replacement - Clubhouse	$7,948.80	30 Yrs	30 Yrs	2056	$17,018.15	Y
Pool coping replacement - East	$6,582.60	30 Yrs	30 Yrs	2056	$14,093.15	Y
Pool resurface and tile replacement - Clubhouse	$56,897.00	15 Yrs	15 Yrs	2041	$83,252.00	Y
Pool resurface and tile replacement - East	$31,239.10	15 Yrs	15 Yrs	2041	$45,709.22	Y
Spa coping replacement - Clubhouse	$1,200.60	30 Yrs	30 Yrs	2056	$2,570.45	Y
Spa coping replacement - East	$1,407.60	30 Yrs	30 Yrs	2056	$3,013.63	Y
Spa resurface and tile replacement - Clubhouse	$6,383.00	15 Yrs	15 Yrs	2041	$9,339.64	Y
Spa resurface and tile replacement - East	$5,406.00	15 Yrs	15 Yrs	2041	$7,910.09	Y

Recreational Facilities

Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Sport court wood decking ramp access replacement	$38,097.05	11 Yrs	15 Yrs	2037	$50,363.42	Y
Tennis and basketball court resurface	$100,416.26	20 Yrs	20 Yrs	2046	$166,805.80	Y

Site

Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Arm gate operator replacement	$37,567.14	12 Yrs	15 Yrs	2038	$50,939.24	Y
Automatic gate entry system replacement	$9,952.32	12 Yrs	15 Yrs	2038	$13,494.87	Y
Composite boardwalk decking replacement - near entrance	$35,905.00	26 Yrs	30 Yrs	2052	$69,451.91	Y
Door keypad entry systems replacement- condominiums and guard house (6 units)	$18,118.43	17 Yrs	20 Yrs	2043	$27,891.16	Y
Entrance and monuments refurbishment	$6,440.00	4 Yrs	25 Yrs	2030	$7,127.99	Y
Golf cart replacement	$16,100.00	4 Yrs	15 Yrs	2030	$17,819.98	Y
Seawall replacement- replace wood with vinyl - placeholder cost	$750,000.00	25 Yrs	50 Yrs	2051	$1,414,393.17	Y
Steel seawall replacement - placeholder cost	$2,800,000.00	6 Yrs	20 Yrs	2032	$3,260,469.67	Y
Stormwater drainage system repair allowance	$51,168.01	12 Yrs	15 Yrs	2038	$69,381.36	Y
Wood boardwalk decking allowance (replace 25% every 4 years)	$38,258.47	4 Yrs	4 Yrs	2030	$42,345.68	Y

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
SIRS Items	Concrete structure repair allowance (20% every 10 years)	$6.21 sqft	105,603 sqft	$655,797	10 Yrs	10 Yrs	2036 2046 2056	$845,226 $1,089,373 $1,404,042	$76,839 $108,937 $140,404
SIRS Items	Domestic water pump system replacement (2 pumps) - Building 480	$28332.66 lump sum	1 lump sum	$28,333	4 Yrs	25 Yrs	2030 2055 2080	$31,359 $59,140 $111,529	$6,272 $2,366 $4,461
SIRS Items	Domestic water pump system replacement (2 pumps) - Building 490	$28332.66 lump sum	1 lump sum	$28,333	4 Yrs	25 Yrs	2030 2055 2080	$31,359 $59,140 $111,529	$6,272 $2,366 $4,461
SIRS Items	Domestic water pump system replacement (2 pumps) - Building 500	$28332.66 lump sum	1 lump sum	$28,333	4 Yrs	25 Yrs	2030 2055 2080	$31,359 $59,140 $111,529	$6,272 $2,366 $4,461
SIRS Items	Domestic water pump system replacement (3 pumps) - Building 134	$46871.24 lump sum	1 lump sum	$46,871	4 Yrs	25 Yrs	2030 2055 2080	$51,879 $97,836 $184,504	$10,376 $3,913 $7,380
SIRS Items	Electrical system repair allowance (including panels and wiring, 10% every 10 years)	$7.59 sqft	52,802 sqft	$400,765	9 Yrs	10 Yrs	2035 2045 2055	$503,585 $649,047 $836,527	$50,359 $64,905 $83,653
SIRS Items	Exterior doors replacement - all dwelling unit buildings	$995.00 ea	172 ea	$171,139	6 Yrs	27 Yrs	2032 2059 2086	$199,284 $395,386 $784,461	$28,469 $14,644 $29,054
SIRS Items	Exterior entrance doors replacement for condominium buildings	$5822.59 ea	10 ea	$58,226	6 Yrs	27 Yrs	2032 2059 2086	$67,801 $134,520 $266,893	$9,686 $4,982 $9,885
SIRS Items	Exterior siding surfaces painting	$4.66 sqft	216,200 sqft	$1,007,492	0 Yrs	12 Yrs	2026 2038 2050	$1,007,492 $1,366,111 $1,852,380	$1,007,492 $113,843 $154,365
SIRS Items	Fire alarm system control panel replacement	$5343.36 ea	4 ea	$21,373	21 Yrs	30 Yrs	2047 2077 2107	$36,417 $77,967 $166,926	$1,655 $2,599 $5,564
SIRS Items	Fire alarm system upgrade - Building 134	$86443.74 ea	1 ea	$86,444	9 Yrs	30 Yrs	2035 2065 2095	$108,622 $232,556 $497,895	$10,862 $7,752 $16,597

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
SIRS Items	Fire alarm system upgrade - Building 480	$43023.48 ea	1 ea	$43,023	9 Yrs	30 Yrs	2035 2065 2095	$54,062 $115,744 $247,805	$5,406 $3,858 $8,260
SIRS Items	Fire alarm system upgrade - Building 490	$39570.92 ea	1 ea	$39,571	9 Yrs	30 Yrs	2035 2065 2095	$49,723 $106,456 $227,919	$4,972 $3,549 $7,597
SIRS Items	Fire alarm system upgrade - Building 500	$28949.00 ea	1 ea	$28,949	9 Yrs	30 Yrs	2035 2065 2095	$36,376 $77,880 $166,739	$3,638 $2,596 $5,558
SIRS Items	Fire pump system equipment replacement - Building 134	$71058.94 ea	1 ea	$71,059	9 Yrs	30 Yrs	2035 2065 2095	$89,290 $191,167 $409,283	$8,929 $6,372 $13,643
SIRS Items	Flat roof replacement	$10.66 sqft	71,893 sqft	$766,379	18 Yrs	20 Yrs	2044 2064 2084	$1,210,069 $2,010,098 $3,339,062	$63,688 $100,505 $166,953
SIRS Items	Main residential building garage doors replacement	$9046.71 ea	8 ea	$72,374	14 Yrs	35 Yrs	2040 2075 2110	$103,244 $250,945 $609,945	$6,883 $7,170 $17,427
SIRS Items	Metal roof replacement	$23.43 sqft	23,645 sqft	$553,988	19 Yrs	40 Yrs	2045 2085 2125	$897,195 $2,475,718 $6,831,490	$44,860 $61,893 $170,787
SIRS Items	Potable water supply piping repair allowance (20% every 10 years)	$2898.00 ea	37 ea	$107,226	9 Yrs	10 Yrs	2035 2045 2055	$134,736 $173,655 $223,816	$13,474 $17,365 $22,382
SIRS Items	Sanitary sewer piping repair allowance (20% every 10 years)	$1932.00 ea	37 ea	$71,484	9 Yrs	10 Yrs	2035 2045 2055	$89,824 $115,770 $149,210	$8,982 $11,577 $14,921
SIRS Items	Windows replacement	$1137.12 ea	89 ea	$101,204	6 Yrs	27 Yrs	2032 2059 2086	$117,847 $233,813 $463,893	$16,835 $8,660 $17,181
Interior Common Areas	Club room kitchen and dining room flooring replacement	$11220.69 lump sum	1 lump sum	$11,221	28 Yrs	30 Yrs	2054 2084 2114	$22,834 $48,888 $104,667	$787 $1,630 $3,489
Interior Common Areas	Clubhouse main room and hallway flooring replacement	$35000.00 lump sum	1 lump sum	$35,000	28 Yrs	30 Yrs	2054 2084 2114	$71,226 $152,493 $326,482	$2,456 $5,083 $10,883
Interior Common Areas	Clubhouse restrooms refurbishment - small	$7130.00 ea	2 ea	$14,260	12 Yrs	15 Yrs	2038 2053 2068	$19,336 $28,292 $41,398	$1,487 $1,886 $2,760
Interior Common Areas	Lobby/elevator ceramic tile floors replacement	$37145.43 lump sum	1 lump sum	$37,145	28 Yrs	30 Yrs	2054 2084 2114	$75,592 $161,840 $346,495	$2,607 $5,395 $11,550

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
Interior Common Areas	Trash chutes and doors replacement	$1577.80 ea	35 ea	$55,223	9 Yrs	30 Yrs	2035 2065 2095	$69,391 $148,564 $318,071	$6,939 $4,952 $10,602
Building Exteriors	Aluminum balcony and walkway railings replacement	$95.47 lnft	13,410 lnft	$1,280,313	30 Yrs	50 Yrs	2056 2106 2156	$2,741,112 $9,748,652 $34,670,678	$88,423 $194,973 $693,414
Building Exteriors	Aluminum balcony railings maintenance, repair and painting	$21000.00 lump sum	1 lump sum	$21,000	1 Yrs	5 Yrs	2027 2032 2037	$21,540 $24,454 $27,762	$10,770 $4,891 $5,552
Building Exteriors	Exterior doors replacement - cabana	$995.00 ea	4 ea	$3,980	6 Yrs	27 Yrs	2032 2059 2086	$4,635 $9,195 $18,243	$662 $341 $676
Building Exteriors	Exterior doors replacement - guardhouse	$995.00 ea	1 ea	$995	6 Yrs	27 Yrs	2032 2059 2086	$1,159 $2,299 $4,561	$166 $085 $169
Building Exteriors	Exterior siding surfaces painting - cabana	$2.71 sqft	1,440 sqft	$3,902	0 Yrs	8 Yrs	2026 2034 2042	$3,902 $4,781 $5,857	$3,902 $598 $732
Building Exteriors	Exterior siding surfaces painting - clubhouse	$2.71 sqft	3,220 sqft	$8,726	0 Yrs	8 Yrs	2026 2034 2042	$8,726 $10,690 $13,096	$8,726 $1,336 $1,637
Building Exteriors	Exterior siding surfaces painting - guardhouse	$2.71 sqft	690 sqft	$1,870	0 Yrs	8 Yrs	2026 2034 2042	$1,870 $2,291 $2,806	$1,870 $286 $351
Building Exteriors	Exterior utility doors replacement for clubhouse	$995.00 ea	2 ea	$1,990	11 Yrs	30 Yrs	2037 2067 2097	$2,631 $5,632 $12,059	$219 $188 $402
Building Exteriors	Metal roof replacement - cabana	$23.43 ea	1,530 ea	$35,847	19 Yrs	40 Yrs	2045 2085 2125	$58,055 $160,197 $442,046	$2,903 $4,005 $11,051
Building Exteriors	Metal roof replacement - clubhouse	$23.43 sqft	6,142 sqft	$143,903	19 Yrs	40 Yrs	2045 2085 2125	$233,055 $643,090 $1,774,541	$11,653 $16,077 $44,364
Building Exteriors	Metal roof replacement - guardhouse	$23.43 sqft	362 sqft	$8,481	19 Yrs	40 Yrs	2045 2085 2125	$13,736 $37,903 $104,589	$687 $948 $2,615
Building Exteriors	Sliding glass doors replacement for guardhouse	$2555.23 ea	1 ea	$2,555	11 Yrs	30 Yrs	2037 2067 2097	$3,378 $7,232 $15,484	$281 $241 $516
Fencing	Aluminum fencing replacement - Clubhouse Pool	$30.91 lnft	250 lnft	$7,728	4 Yrs	25 Yrs	2030 2055 2080	$8,553 $16,130 $30,419	$1,711 $645 $1,217

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
Fencing	Aluminum fencing replacement - East Pool	$30.91 lnft	260 lnft	$8,037	4 Yrs	25 Yrs	2030 2055 2080	$8,895 $16,775 $31,635	$1,779 $671 $1,265
Fencing	Aluminum perimeter fencing replacement allowance - 20% every 5 years	$30.91 lnft	606 lnft	$18,744	5 Yrs	5 Yrs	2031 2036 2041	$21,279 $24,158 $27,426	$3,547 $4,832 $5,485
Fencing	Chain-link fencing replacement - North Deck	$75560.00 lump sum	1 lump sum	$75,560	30 Yrs	30 Yrs	2056 2086 2116	$161,772 $346,348 $741,522	$5,218 $11,545 $24,717
Fencing	Chain-link fencing replacement - South Deck	$95315.00 lump sum	1 lump sum	$95,315	30 Yrs	30 Yrs	2056 2086 2116	$204,067 $436,901 $935,391	$6,583 $14,563 $31,180
Mechanical Equipment	AO Smith natural gas circulating water heater (2005) - Building 134	$22500.00 ea	3 ea	$67,500	0 Yrs	20 Yrs	2026 2046 2066	$67,500 $112,127 $186,259	$67,500 $5,606 $9,313
Mechanical Equipment	AO Smith natural gas circulating water heater (2005) - Building 500	$22500.00 ea	2 ea	$45,000	0 Yrs	20 Yrs	2026 2046 2066	$45,000 $74,751 $124,173	$45,000 $3,738 $6,209
Mechanical Equipment	AO Smith natural gas circulating water heater (2025) - Building 490	$22500.00 ea	2 ea	$45,000	19 Yrs	20 Yrs	2045 2065 2085	$72,878 $121,062 $201,101	$3,644 $6,053 $10,055
Mechanical Equipment	Clubhouse HVAC system replacement - 3 ton, mfg. 2012	$4636.80 ea	1 ea	$4,637	0 Yrs	14 Yrs	2026 2040 2054	$4,637 $6,615 $9,436	$4,637 $472 $674
Mechanical Equipment	Clubhouse HVAC system replacement - 5 ton, mfg. 2014	$7728.00 ea	2 ea	$15,456	2 Yrs	14 Yrs	2028 2042 2056	$16,261 $23,197 $33,091	$5,420 $1,657 $2,364
Mechanical Equipment	Clubhouse HVAC system replacement - 5 ton, mfg. 2023	$7728.00 ea	1 ea	$7,728	11 Yrs	14 Yrs	2037 2051 2065	$10,216 $14,574 $20,790	$851 $1,041 $1,485
Mechanical Equipment	Ductless mini-split AC unit replacement - Guardhouse	$2847.40 ea	1 ea	$2,847	4 Yrs	12 Yrs	2030 2042 2054	$3,152 $4,273 $5,795	$630 $356 $483
Mechanical Equipment	Elevator cabin refurbish - Building 134	$28332.66 ea	2 ea	$56,665	14 Yrs	35 Yrs	2040 2075 2110	$80,836 $196,478 $477,559	$5,389 $5,614 $13,645
Mechanical Equipment	Elevator cabin refurbish - Building 480	$28332.66 ea	2 ea	$56,665	14 Yrs	35 Yrs	2040 2075 2110	$80,836 $196,478 $477,559	$5,389 $5,614 $13,645
Mechanical Equipment	Elevator cabin refurbish - Building 490	$28332.66 ea	2 ea	$56,665	14 Yrs	35 Yrs	2040 2075 2110	$80,836 $196,478 $477,559	$5,389 $5,614 $13,645

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
Mechanical Equipment	Elevator cabin refurbish - Building 500	$28332.66 ea	2 ea	$56,665	14 Yrs	35 Yrs	2040 2075 2110	$80,836 $196,478 $477,559	$5,389 $5,614 $13,645
Mechanical Equipment	Elevator doors refurbishment - Building 134	$5673.05 ea	8 ea	$45,384	14 Yrs	35 Yrs	2040 2075 2110	$64,743 $157,363 $382,487	$4,316 $4,496 $10,928
Mechanical Equipment	Elevator doors refurbishment - Building 480	$5673.05 ea	8 ea	$45,384	14 Yrs	35 Yrs	2040 2075 2110	$64,743 $157,363 $382,487	$4,316 $4,496 $10,928
Mechanical Equipment	Elevator doors refurbishment - Building 490	$5673.05 ea	8 ea	$45,384	14 Yrs	35 Yrs	2040 2075 2110	$64,743 $157,363 $382,487	$4,316 $4,496 $10,928
Mechanical Equipment	Elevator doors refurbishment - Building 500	$5673.05 ea	8 ea	$45,384	14 Yrs	35 Yrs	2040 2075 2110	$64,743 $157,363 $382,487	$4,316 $4,496 $10,928
Mechanical Equipment	Elevator motor/controls maintenance and repair allowance	$60000.00 lump sum	1 lump sum	$60,000	5 Yrs	10 Yrs	2031 2041 2051	$68,117 $87,792 $113,151	$11,353 $8,779 $11,315
Mechanical Equipment	Elevators (Kone) equipment and electronic controls replacement - per building	$375953.82 ea	4 ea	$1,503,815	20 Yrs	25 Yrs	2046 2071 2096	$2,498,053 $4,710,972 $8,884,221	$118,955 $188,439 $355,369
Mechanical Equipment	HVAC system replacement (Carrier 2003) - Building 480 rooftop	$7999.00 ea	1 ea	$7,999	0 Yrs	14 Yrs	2026 2040 2054	$7,999 $11,411 $16,278	$7,999 $815 $1,163
Mechanical Equipment	HVAC system replacement (Carrier 2004) - Building 490 rooftop	$7999.00 ea	1 ea	$7,999	2 Yrs	14 Yrs	2028 2042 2056	$8,415 $12,005 $17,126	$2,805 $857 $1,223
Mechanical Equipment	HVAC system replacement (Carrier 2004) - Building 500 rooftop	$7999.00 ea	1 ea	$7,999	1 Yrs	14 Yrs	2027 2041 2055	$8,205 $11,704 $16,697	$4,102 $836 $1,193
Mechanical Equipment	HVAC system replacement (Carrier 2005) - Building 134 rooftop	$7999.00 ea	2 ea	$15,998	0 Yrs	14 Yrs	2026 2040 2054	$15,998 $22,822 $32,556	$15,998 $1,630 $2,325
Mechanical Equipment	HVAC system replacement (Carrier 2015) - Building 134 lobby	$7999.00 ea	1 ea	$7,999	3 Yrs	14 Yrs	2029 2043 2057	$8,632 $12,314 $17,566	$2,158 $880 $1,255

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
Mechanical Equipment	HVAC system replacement (Carrier 2015) - Building 480 lobby	$7999.00 ea	1 ea	$7,999	3 Yrs	14 Yrs	2029 2043 2057	$8,632 $12,314 $17,566	$2,158 $880 $1,255
Mechanical Equipment	HVAC system replacement (Carrier 2016) - Building 490 lobby	$7999.00 ea	1 ea	$7,999	4 Yrs	14 Yrs	2030 2044 2058	$8,854 $12,630 $18,017	$1,771 $902 $1,287
Mechanical Equipment	HVAC system replacement (Carrier 2020 - Building 134 lobby	$7999.00 ea	1 ea	$7,999	8 Yrs	14 Yrs	2034 2048 2062	$9,799 $13,979 $19,942	$1,089 $999 $1,424
Mechanical Equipment	HVAC system replacement (Carrier 2025) - Building 500 lobby	$7999.00 ea	1 ea	$7,999	13 Yrs	14 Yrs	2039 2053 2067	$11,125 $15,870 $22,640	$795 $1,134 $1,617
Mechanical Equipment	Irrigation system equipment replacement allowance	$16670.00 ea	1 ea	$16,670	13 Yrs	15 Yrs	2039 2054 2069	$23,185 $33,924 $49,638	$1,656 $2,262 $3,309
Mechanical Equipment	Surge protection systems refurbishment	$17703.32 ea	1 ea	$17,703	21 Yrs	30 Yrs	2047 2077 2107	$30,164 $64,579 $138,262	$1,371 $2,153 $4,609
Mechanical Equipment	Tankless water heater replacement - Building 480	$4108.77 ea	5 ea	$20,544	14 Yrs	20 Yrs	2040 2060 2080	$29,307 $48,683 $80,869	$1,954 $2,434 $4,043
Paving	Asphalt paved parking areas mill and overlay	$2.19 sqft	98,051 sqft	$214,564	6 Yrs	24 Yrs	2032 2056 2080	$249,849 $459,374 $844,608	$35,693 $19,141 $35,192
Paving	Asphalt paved parking areas patch and seal and stripe	$29472.00 lump sum	1 lump sum	$29,472	14 Yrs	8 Yrs	2040 2048 2056	$42,043 $51,506 $63,099	$2,803 $6,438 $7,887
Paving	Concrete parking areas repair allowance (10% every 10 years)	$10000.00 sqft	1 sqft	$10,000	10 Yrs	10 Yrs	2036 2046 2056	$12,889 $16,611 $21,410	$1,172 $1,661 $2,141
Paving	Concrete parking areas replacement - 50% every 15 years	$12.52 sqft	17,940 sqft	$224,609	29 Yrs	50 Yrs	2055 2105 2155	$468,832 $1,667,381 $5,929,972	$15,628 $33,348 $118,599
Pool Area	Pool coping replacement - Clubhouse	$41.40 lnft	192 lnft	$7,949	30 Yrs	30 Yrs	2056 2086 2116	$17,018 $36,435 $78,007	$549 $1,215 $2,600
Pool Area	Pool coping replacement - East	$41.40 lnft	159 lnft	$6,583	30 Yrs	30 Yrs	2056 2086 2116	$14,093 $30,173 $64,600	$455 $1,006 $2,153

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
Pool Area	Pool resurface and tile replacement - Clubhouse	$56897.00 lump sum	1 lump sum	$56,897	15 Yrs	15 Yrs	2041 2056 2071	$83,252 $121,815 $178,240	$5,203 $8,121 $11,883
Pool Area	Pool resurface and tile replacement - East	$31239.10 lump sum	1 lump sum	$31,239	15 Yrs	15 Yrs	2041 2056 2071	$45,709 $66,882 $97,862	$2,857 $4,459 $6,524
Pool Area	Spa coping replacement - Clubhouse	$41.40 lnft	29 lnft	$1,201	30 Yrs	30 Yrs	2056 2086 2116	$2,570 $5,503 $11,782	$083 $183 $393
Pool Area	Spa coping replacement - East	$41.40 lnft	34 lnft	$1,408	30 Yrs	30 Yrs	2056 2086 2116	$3,014 $6,452 $13,814	$097 $215 $460
Pool Area	Spa resurface and tile replacement - Clubhouse	$6383.00 lump sum	1 lump sum	$6,383	15 Yrs	15 Yrs	2041 2056 2071	$9,340 $13,666 $19,996	$584 $911 $1,333
Pool Area	Spa resurface and tile replacement - East	$5406.00 lump sum	1 lump sum	$5,406	15 Yrs	15 Yrs	2041 2056 2071	$7,910 $11,574 $16,935	$494 $772 $1,129
Recreational Facilities	Sport court wood decking ramp access replacement	$34.76 sqft	1,096 sqft	$38,097	11 Yrs	15 Yrs	2037 2052 2067	$50,363 $73,692 $107,827	$4,197 $4,913 $7,188
Recreational Facilities	Tennis and basketball court resurface	$2.70 sqft	37,139 sqft	$100,416	20 Yrs	20 Yrs	2046 2066 2086	$166,806 $277,088 $460,283	$7,943 $13,854 $23,014
Site	Arm gate operator replacement	$4695.89 ea	8 ea	$37,567	12 Yrs	15 Yrs	2038 2053 2068	$50,939 $74,535 $109,059	$3,918 $4,969 $7,271
Site	Automatic gate entry system replacement	$9952.32 ea	1 ea	$9,952	12 Yrs	15 Yrs	2038 2053 2068	$13,495 $19,746 $28,892	$1,038 $1,316 $1,926
Site	Composite boardwalk decking replacement - near entrance	$16.70 sqft	2,150 sqft	$35,905	26 Yrs	30 Yrs	2052 2082 2112	$69,452 $148,694 $318,350	$2,572 $4,956 $10,612
Site	Door keypad entry systems replacement-condominiums and guard house (6 units)	$18118.43 lump sum	1 lump sum	$18,118	17 Yrs	20 Yrs	2043 2063 2083	$27,891 $46,331 $76,963	$1,550 $2,317 $3,848
Site	Entrance and monuments refurbishment	$6440.00 lump sum	1 lump sum	$6,440	4 Yrs	25 Yrs	2030 2055 2080	$7,128 $13,442 $25,350	$1,426 $538 $1,014
Site	Golf cart replacement	$16100.00 ea	1 ea	$16,100	4 Yrs	15 Yrs	2030 2045 2060	$17,820 $26,074 $38,152	$3,564 $1,738 $2,543

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	Seawall replacement- replace wood with vinyl - placeholder cost	$750000.00 lump sum	1 lump sum	$750,000	25 Yrs	50 Yrs	2051 2101 2151	$1,414,393 $5,030,231 $17,889,809	$54,400 $100,605 $357,796
Site	Steel seawall replacement - placeholder cost	$2800000.00 lump sum	1 lump sum	$2,800,000	6 Yrs	20 Yrs	2032 2052 2072	$3,260,470 $5,416,107 $8,996,931	$465,781 $270,805 $449,847
Site	Stormwater drainage system repair allowance	$2842.67 ea	18 ea	$51,168	12 Yrs	15 Yrs	2038 2053 2068	$69,381 $101,519 $148,543	$5,337 $6,768 $9,903
Site	Wood boardwalk decking allowance (replace 25% every 4 years)	$34.59 sqft	1,106 sqft	$38,258	4 Yrs	4 Yrs	2030 2034 2038	$42,346 $46,870 $51,877	$8,469 $11,717 $12,969

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

Cash Flow Analysis – Excluding SIRS Items

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2026	$515,000	$3,101	$155,632	$930	$981,825
2027	$528,236	$4,909	$29,744	$1,473	$1,483,753
2028	$541,811	$7,419	$24,676	$2,226	$2,006,081
2029	$555,736	$10,030	$17,263	$3,009	$2,551,575
2030	$570,018	$12,758	$96,747	$3,827	$3,033,776
2031	$584,668	$15,169	$89,396	$4,551	$3,539,666
2032	$599,694	$17,698	$3,540,566	$5,309	$611,183
2033	$615,106	$3,056	$0	$917	$1,228,428
2034	$630,914	$6,142	$74,431	$1,843	$1,789,210
2035	$647,128	$8,946	$69,391	$2,684	$2,373,210
2036	$663,760	$11,866	$37,047	$3,560	$3,008,229
2037	$680,818	$15,041	$94,350	$4,512	$3,605,226
2038	$698,315	$18,026	$205,028	$5,408	$4,111,132
2039	$716,262	$20,556	$34,310	$6,167	$4,807,473
2040	$734,670	$24,037	$694,510	$7,211	$4,864,459
2041	$753,551	$24,322	$273,134	$7,297	$5,361,901
2042	$772,917	$26,810	$150,170	$8,043	$6,003,415
2043	$792,781	$30,017	$52,518	$9,005	$6,764,690
2044	$490,000	$33,823	$12,630	$10,147	$7,265,736
2045	$502,593	$36,329	$403,798	$10,899	$7,389,961
2046	$515,510	$36,950	$2,963,038	$11,085	$4,968,298
2047	$528,758	$24,841	$65,944	$7,452	$5,448,502
2048	$542,347	$27,243	$65,485	$8,173	$5,944,433
2049	$556,286	$29,722	$0	$8,917	$6,521,525
2050	$570,582	$32,608	$96,999	$9,782	$7,017,933
2051	$585,246	$35,090	$1,577,467	$10,527	$6,050,275
2052	$600,287	$30,251	$5,599,872	$9,075	$1,071,866
2053	$615,714	$5,359	$239,962	$1,608	$1,451,369
2054	$631,538	$7,257	$345,498	$2,177	$1,742,489
2055	$647,769	$8,712	$531,876	$2,614	$1,864,481
Totals	**$18,388,014**	**$568,090**	**$17,541,482**	**$170,427**	

Cash Flow Analysis – SIRS Items Only

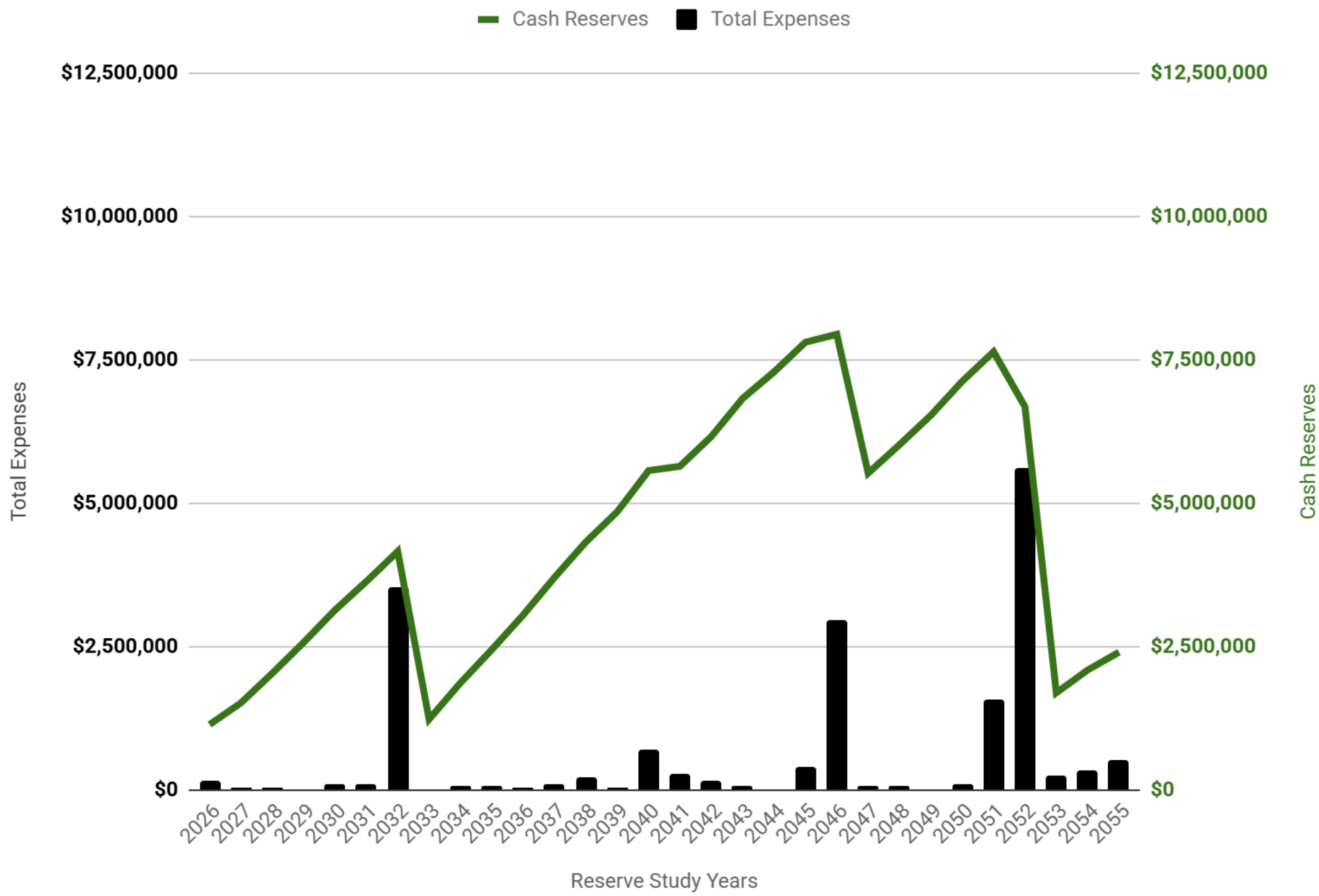
Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2026	$300,000	$5,396	$1,007,492	$1,619	$375,428
2027	$307,710	$1,877	$0	$563	$684,452
2028	$315,618	$3,422	$0	$1,027	$1,002,466
2029	$323,730	$5,012	$0	$1,504	$1,329,704
2030	$332,049	$6,649	$145,957	$1,995	$1,520,451
2031	$340,583	$7,602	$0	$2,281	$1,866,355
2032	$349,336	$9,332	$384,932	$2,800	$1,837,291
2033	$358,314	$9,186	$0	$2,756	$2,202,036
2034	$367,523	$11,010	$0	$3,303	$2,577,266
2035	$376,968	$12,886	$1,066,217	$3,866	$1,897,037
2036	$386,656	$9,485	$845,226	$2,846	$1,445,106
2037	$396,593	$7,226	$0	$2,168	$1,846,757
2038	$406,786	$9,234	$1,366,111	$2,770	$893,895
2039	$417,240	$4,469	$0	$1,341	$1,314,264
2040	$427,963	$6,571	$103,244	$1,971	$1,643,583
2041	$438,962	$8,218	$0	$2,465	$2,088,297
2042	$450,243	$10,441	$0	$3,132	$2,545,849
2043	$461,814	$12,729	$0	$3,819	$3,016,574
2044	$473,683	$15,083	$1,210,069	$4,525	$2,290,745
2045	$485,856	$11,454	$1,835,667	$3,436	$948,952
2046	$498,343	$4,745	$1,089,373	$1,423	$361,243
2047	$511,150	$1,806	$36,417	$542	$837,241
2048	$524,287	$4,186	$0	$1,256	$1,364,458
2049	$537,761	$6,822	$0	$2,047	$1,906,995
2050	$551,582	$9,535	$1,852,380	$2,860	$612,871
2051	$565,757	$3,064	$0	$919	$1,180,773
2052	$580,297	$5,904	$0	$1,771	$1,765,203
2053	$595,211	$8,826	$0	$2,648	$2,366,592
2054	$610,508	$11,833	$0	$3,550	$2,985,383
2055	$626,198	$14,927	$1,484,807	$4,478	$2,137,223
Totals	**$13,318,721**	**$238,932**	**$12,427,894**	**$71,680**	

Cash Flow Analysis – Reserve and SIRS Combined

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2026	$815,000	$8,497	$1,163,124	$2,549	$1,357,254
2027	$835,946	$6,786	$29,744	$2,036	$2,168,205
2028	$857,429	$10,841	$24,676	$3,252	$3,008,547
2029	$879,465	$15,043	$17,263	$4,513	$3,881,279
2030	$902,067	$19,406	$242,704	$5,822	$4,554,227
2031	$925,251	$22,771	$89,396	$6,831	$5,406,021
2032	$949,030	$27,030	$3,925,498	$8,109	$2,448,474
2033	$973,420	$12,242	$0	$3,673	$3,430,463
2034	$998,437	$17,152	$74,431	$5,146	$4,366,476
2035	$1,024,096	$21,832	$1,135,608	$6,550	$4,270,246
2036	$1,050,416	$21,351	$882,273	$6,405	$4,453,335
2037	$1,077,411	$22,267	$94,350	$6,680	$5,451,983
2038	$1,105,101	$27,260	$1,571,139	$8,178	$5,005,027
2039	$1,133,502	$25,025	$34,310	$7,508	$6,121,737
2040	$1,162,633	$30,609	$797,755	$9,183	$6,508,041
2041	$1,192,513	$32,540	$273,134	$9,762	$7,450,198
2042	$1,223,160	$37,251	$150,170	$11,175	$8,549,264
2043	$1,254,595	$42,746	$52,518	$12,824	$9,781,263
2044	$963,683	$48,906	$1,222,699	$14,672	$9,556,482
2045	$988,449	$47,782	$2,239,466	$14,335	$8,338,913
2046	$1,013,853	$41,695	$4,052,411	$12,508	$5,329,541
2047	$1,039,909	$26,648	$102,361	$7,994	$6,285,743
2048	$1,066,634	$31,429	$65,485	$9,429	$7,308,892
2049	$1,094,047	$36,544	$0	$10,963	$8,428,520
2050	$1,122,164	$42,143	$1,949,379	$12,643	$7,630,804
2051	$1,151,003	$38,154	$1,577,467	$11,446	$7,231,048
2052	$1,180,584	$36,155	$5,599,872	$10,847	$2,837,069
2053	$1,210,925	$14,185	$239,962	$4,256	$3,817,962
2054	$1,242,046	$19,090	$345,498	$5,727	$4,727,873
2055	$1,273,967	$23,639	$2,016,683	$7,092	$4,001,704
Totals	**$31,706,734**	**$807,022**	**$29,969,375**	**$242,106**	

Cash Flow by Calendar Year – Excluding SIRS Items

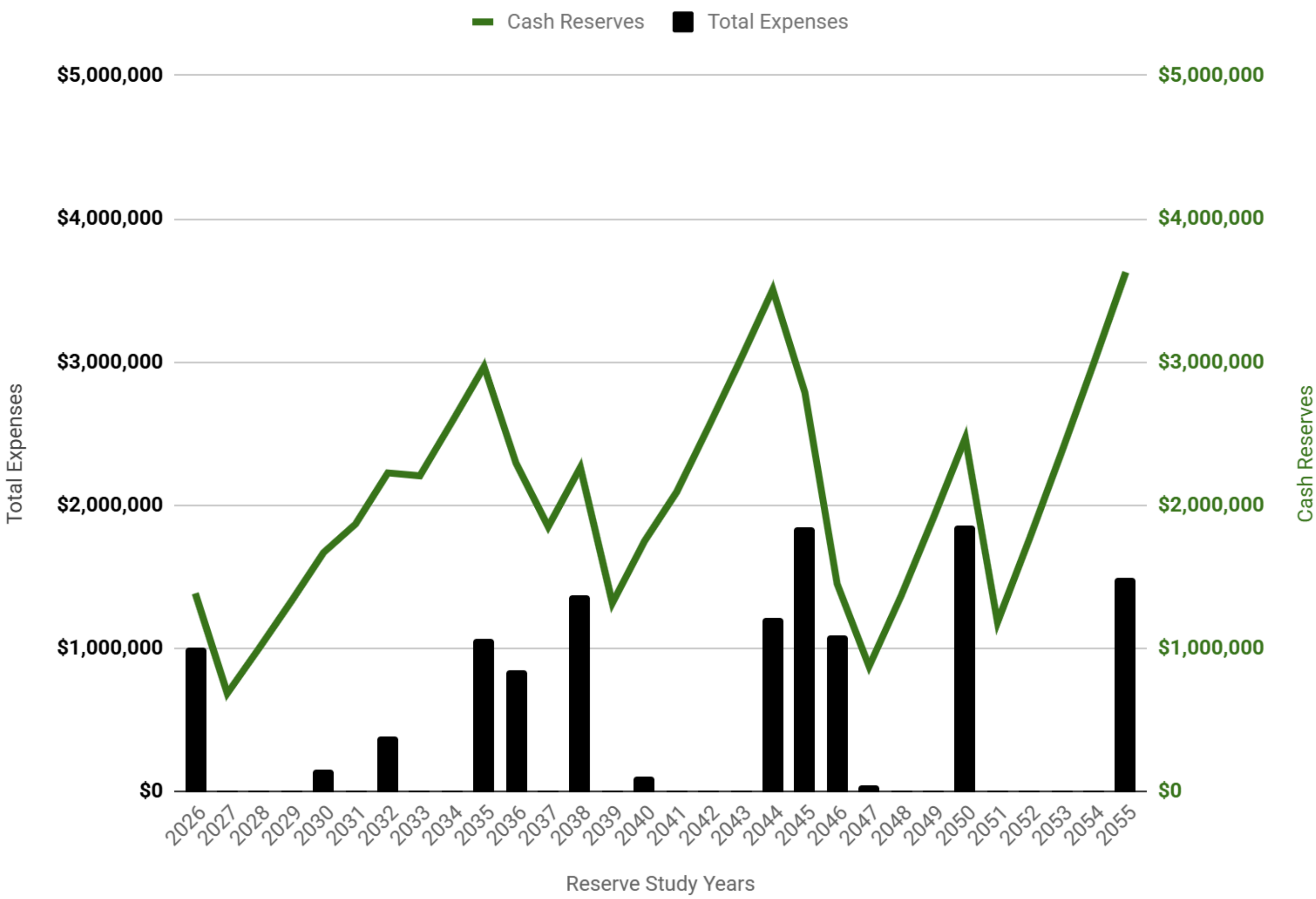
The following chart shows that the reserve account balance meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.



These Cash Flow charts are a visual representation of the Cash Flow Analysis table on the previous pages.

Cash Flow by Calendar Year – SIRS Items Only

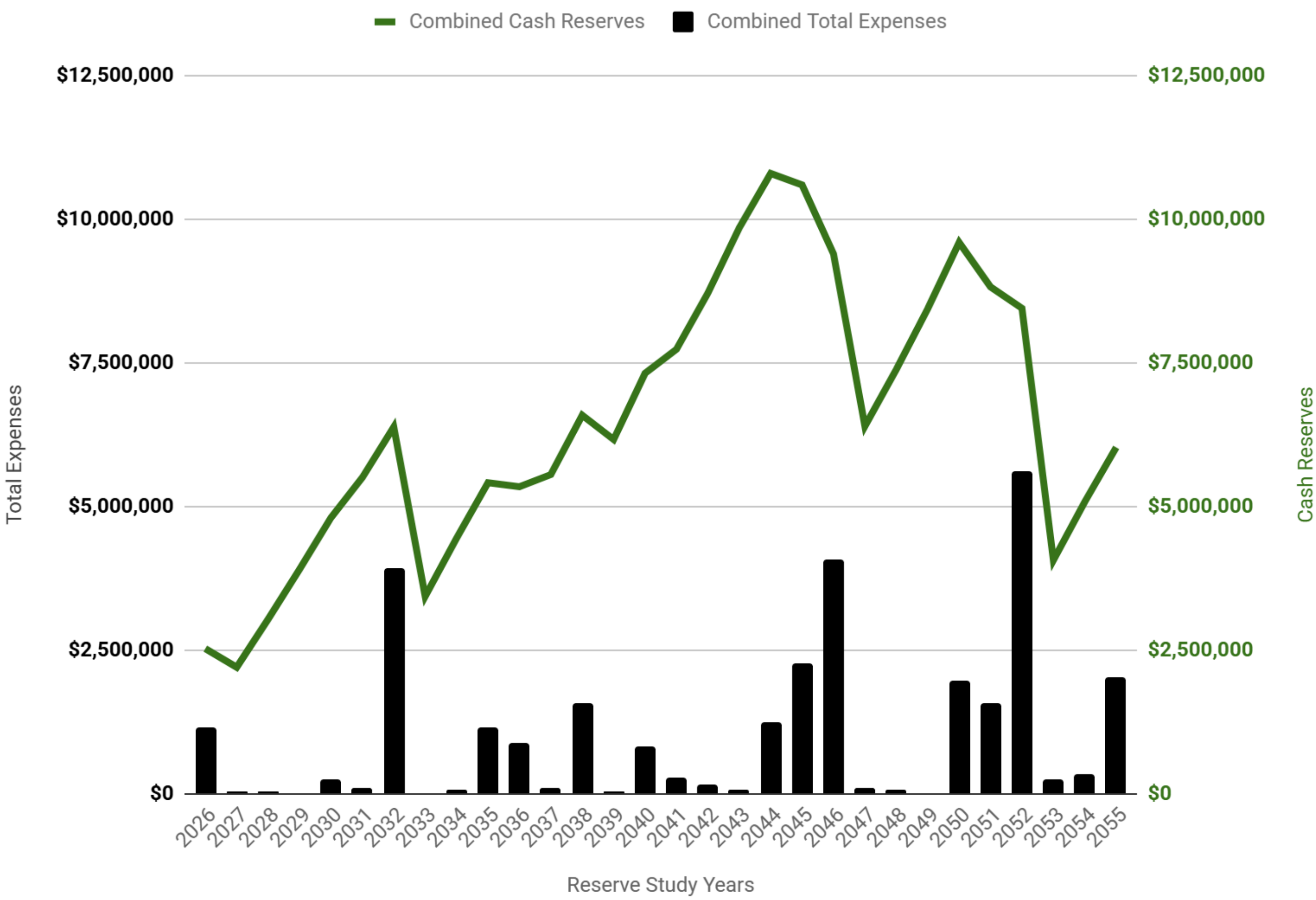
The following chart shows that the reserve account balance meets or exceeds the annual cash flow requirement for the maintenance or replacement of all community reserve items.



These Cash Flow charts are a visual representation of the Cash Flow Analysis tables on the previous pages.

Cash Flow by Calendar Year – Reserve and SIRS Combined

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.



This Cash Flow chart is a visual representation of the Cash Flow Analysis table on the previous page.

Projected Reserve Contributions – Excluding SIRS Items

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2026	$231.98	$2,783.78	$42,916.67	$515,000.00
2027	$237.94	$2,855.33	$44,019.63	$528,235.50
2028	$244.06	$2,928.71	$45,150.93	$541,811.15
2029	$250.33	$3,003.98	$46,311.31	$555,735.70
2030	$256.76	$3,081.18	$47,501.51	$570,018.11
2031	$263.36	$3,160.37	$48,722.30	$584,667.57
2032	$270.13	$3,241.59	$49,974.46	$599,693.53
2033	$277.07	$3,324.90	$51,258.80	$615,105.65
2034	$284.20	$3,410.35	$52,576.16	$630,913.87
2035	$291.50	$3,497.99	$53,927.36	$647,128.35
2036	$298.99	$3,587.89	$55,313.30	$663,759.55
2037	$306.67	$3,680.10	$56,734.85	$680,818.17
2038	$314.56	$3,774.68	$58,192.93	$698,315.20
2039	$322.64	$3,871.69	$59,688.49	$716,261.90
2040	$330.93	$3,971.19	$61,222.49	$734,669.83
2041	$339.44	$4,073.25	$62,795.90	$753,550.85
2042	$348.16	$4,177.93	$64,409.76	$772,917.10
2043	$357.11	$4,285.30	$66,065.09	$792,781.07
2044	$220.72	$2,648.65	$40,833.33	$490,000.00
2045	$226.39	$2,716.72	$41,882.75	$502,593.00
2046	$232.21	$2,786.54	$42,959.14	$515,509.64
2047	$238.18	$2,858.15	$44,063.19	$528,758.24
2048	$244.30	$2,931.61	$45,195.61	$542,347.32
2049	$250.58	$3,006.95	$46,357.14	$556,285.65
2050	$257.02	$3,084.23	$47,548.52	$570,582.19
2051	$263.62	$3,163.49	$48,770.51	$585,246.15
2052	$270.40	$3,244.79	$50,023.92	$600,286.98
2053	$277.35	$3,328.19	$51,309.53	$615,714.36
2054	$284.48	$3,413.72	$52,628.18	$631,538.21
2055	$291.79	$3,501.45	$53,980.73	$647,768.75

Projected Reserve Contributions – SIRS Items Only

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2026	$135.14	$1,621.62	$25,000.00	$300,000.00
2027	$138.61	$1,663.30	$25,642.50	$307,710.00
2028	$142.17	$1,706.04	$26,301.51	$315,618.15
2029	$145.82	$1,749.89	$26,977.46	$323,729.53
2030	$149.57	$1,794.86	$27,670.78	$332,049.38
2031	$153.42	$1,840.99	$28,381.92	$340,583.05
2032	$157.36	$1,888.30	$29,111.34	$349,336.04
2033	$161.40	$1,936.83	$29,859.50	$358,313.97
2034	$165.55	$1,986.61	$30,626.89	$367,522.64
2035	$169.81	$2,037.66	$31,414.00	$376,967.97
2036	$174.17	$2,090.03	$32,221.34	$386,656.05
2037	$178.65	$2,143.75	$33,049.43	$396,593.11
2038	$183.24	$2,198.84	$33,898.80	$406,785.55
2039	$187.95	$2,255.35	$34,770.00	$417,239.94
2040	$192.78	$2,313.31	$35,663.58	$427,963.01
2041	$197.73	$2,372.77	$36,580.14	$438,961.66
2042	$202.81	$2,433.75	$37,520.25	$450,242.97
2043	$208.02	$2,496.29	$38,484.52	$461,814.22
2044	$213.37	$2,560.45	$39,473.57	$473,682.84
2045	$218.85	$2,626.25	$40,488.04	$485,856.49
2046	$224.48	$2,693.75	$41,528.58	$498,343.00
2047	$230.25	$2,762.98	$42,595.87	$511,150.42
2048	$236.17	$2,833.98	$43,690.58	$524,286.98
2049	$242.23	$2,906.82	$44,813.43	$537,761.16
2050	$248.46	$2,981.52	$45,965.14	$551,581.62
2051	$254.85	$3,058.15	$47,146.44	$565,757.27
2052	$261.40	$3,136.74	$48,358.10	$580,297.23
2053	$268.11	$3,217.36	$49,600.91	$595,210.87
2054	$275.00	$3,300.04	$50,875.65	$610,507.79
2055	$282.07	$3,384.85	$52,183.15	$626,197.84

Projected Reserve Contributions – Reserve and SIRS Combined

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2026	$367.12	$4,405.41	$67,916.67	$815,000.00
2027	$376.55	$4,518.62	$69,662.13	$835,945.50
2028	$386.23	$4,634.75	$71,452.44	$857,429.30
2029	$396.16	$4,753.87	$73,288.77	$879,465.23
2030	$406.34	$4,876.04	$75,172.29	$902,067.49
2031	$416.78	$5,001.35	$77,104.22	$925,250.62
2032	$427.49	$5,129.89	$79,085.80	$949,029.56
2033	$438.48	$5,261.73	$81,118.30	$973,419.62
2034	$449.75	$5,396.95	$83,203.04	$998,436.51
2035	$461.30	$5,535.66	$85,341.36	$1,024,096.33
2036	$473.16	$5,677.92	$87,534.63	$1,050,415.60
2037	$485.32	$5,823.84	$89,784.27	$1,077,411.28
2038	$497.79	$5,973.52	$92,091.73	$1,105,100.75
2039	$510.59	$6,127.04	$94,458.49	$1,133,501.84
2040	$523.71	$6,284.50	$96,886.07	$1,162,632.84
2041	$537.17	$6,446.01	$99,376.04	$1,192,512.50
2042	$550.97	$6,611.68	$101,930.01	$1,223,160.08
2043	$565.13	$6,781.60	$104,549.61	$1,254,595.29
2044	$434.09	$5,209.10	$80,306.90	$963,682.84
2045	$445.25	$5,342.97	$82,370.79	$988,449.49
2046	$456.69	$5,480.28	$84,487.72	$1,013,852.64
2047	$468.43	$5,621.13	$86,659.05	$1,039,908.66
2048	$480.47	$5,765.59	$88,886.19	$1,066,634.31
2049	$492.81	$5,913.77	$91,170.57	$1,094,046.81
2050	$505.48	$6,065.75	$93,513.65	$1,122,163.81
2051	$518.47	$6,221.64	$95,916.95	$1,151,003.42
2052	$531.79	$6,381.54	$98,382.02	$1,180,584.21
2053	$545.46	$6,545.54	$100,910.44	$1,210,925.23
2054	$559.48	$6,713.76	$103,503.83	$1,242,046.00
2055	$573.86	$6,886.31	$106,163.88	$1,273,966.59

Annual Expenses

Year	Category	Reserve Item	Cost
2026	SIRS Items	Exterior siding surfaces painting	$1,007,492
2026	Building Exteriors	Exterior siding surfaces painting - clubhouse	$8,726
2026	Building Exteriors	Exterior siding surfaces painting - cabana	$3,902
2026	Building Exteriors	Exterior siding surfaces painting - guardhouse	$1,870
2026	Mechanical Equipment	Clubhouse HVAC system replacement - 3 ton, mfg. 2012	$4,637
2026	Mechanical Equipment	AO Smith natural gas circulating water heater (2005) - Building 134	$67,500
2026	Mechanical Equipment	AO Smith natural gas circulating water heater (2005) - Building 500	$45,000
2026	Mechanical Equipment	HVAC system replacement (Carrier 2003) - Building 480 rooftop	$7,999
2026	Mechanical Equipment	HVAC system replacement (Carrier 2005) - Building 134 rooftop	$15,998
Total for 2026:			**$1,163,124**
2027	Building Exteriors	Aluminum balcony railings maintenance, repair and painting	$21,540
2027	Mechanical Equipment	HVAC system replacement (Carrier 2004) - Building 500 rooftop	$8,205
Total for 2027:			**$29,744**
2028	Mechanical Equipment	Clubhouse HVAC system replacement - 5 ton, mfg. 2014	$16,261
2028	Mechanical Equipment	HVAC system replacement (Carrier 2004) - Building 490 rooftop	$8,415
Total for 2028:			**$24,676**
2029	Mechanical Equipment	HVAC system replacement (Carrier 2015) - Building 480 lobby	$8,632
2029	Mechanical Equipment	HVAC system replacement (Carrier 2015) - Building 134 lobby	$8,632
Total for 2029:			**$17,263**
2030	SIRS Items	Domestic water pump system replacement (2 pumps) - Building 500	$31,359
2030	SIRS Items	Domestic water pump system replacement (2 pumps) - Building 490	$31,359
2030	SIRS Items	Domestic water pump system replacement (2 pumps) - Building 480	$31,359
2030	SIRS Items	Domestic water pump system replacement (3 pumps) - Building 134	$51,879
2030	Fencing	Aluminum fencing replacement - Clubhouse Pool	$8,553
2030	Fencing	Aluminum fencing replacement - East Pool	$8,895

Annual Expenses

Year	Category	Reserve Item	Cost
2030	Mechanical Equipment	Ductless mini-split AC unit replacement - Guardhouse	$3,152
2030	Mechanical Equipment	HVAC system replacement (Carrier 2016) - Building 490 lobby	$8,854
2030	Site	Wood boardwalk decking allowance (replace 25% every 4 years)	$42,346
2030	Site	Golf cart replacement	$17,820
2030	Site	Entrance and monuments refurbishment	$7,128
Total for 2030:			**$242,704**
2031	Fencing	Aluminum perimeter fencing replacement allowance - 20% every 5 years	$21,279
2031	Mechanical Equipment	Elevator motor/controls maintenance and repair allowance	$68,117
Total for 2031:			**$89,396**
2032	SIRS Items	Exterior entrance doors replacement for condominium buildings	$67,801
2032	SIRS Items	Exterior doors replacement - all dwelling unit buildings	$199,284
2032	SIRS Items	Windows replacement	$117,847
2032	Building Exteriors	Aluminum balcony railings maintenance, repair and painting	$24,454
2032	Building Exteriors	Exterior doors replacement - cabana	$4,635
2032	Building Exteriors	Exterior doors replacement - guardhouse	$1,159
2032	Paving	Asphalt paved parking areas mill and overlay	$249,849
2032	Site	Steel seawall replacement - placeholder cost	$3,260,470
Total for 2032:			**$3,925,498**
2033		No reserve items for this year.	$0
Total for 2033:			**$0**
2034	Building Exteriors	Exterior siding surfaces painting - clubhouse	$10,690
2034	Building Exteriors	Exterior siding surfaces painting - cabana	$4,781
2034	Building Exteriors	Exterior siding surfaces painting - guardhouse	$2,291
2034	Mechanical Equipment	HVAC system replacement (Carrier 2020 - Building 134 lobby	$9,799
2034	Site	Wood boardwalk decking allowance (replace 25% every 4 years)	$46,870
Total for 2034:			**$74,431**
2035	SIRS Items	Fire pump system equipment replacement - Building 134	$89,290
2035	SIRS Items	Fire alarm system upgrade - Building 500	$36,376
2035	SIRS Items	Fire alarm system upgrade - Building 490	$49,723
2035	SIRS Items	Fire alarm system upgrade - Building 480	$54,062
2035	SIRS Items	Fire alarm system upgrade - Building 134	$108,622

Annual Expenses

Year	Category	Reserve Item	Cost
2035	SIRS Items	Electrical system repair allowance (including panels and wiring, 10% every 10 years)	$503,585
2035	SIRS Items	Potable water supply piping repair allowance (20% every 10 years)	$134,736
2035	SIRS Items	Sanitary sewer piping repair allowance (20% every 10 years)	$89,824
2035	Interior Common Areas	Trash chutes and doors replacement	$69,391
Total for 2035:			**$1,135,608**
2036	SIRS Items	Concrete structure repair allowance (20% every 10 years)	$845,226
2036	Fencing	Aluminum perimeter fencing replacement allowance - 20% every 5 years	$24,158
2036	Paving	Concrete parking areas repair allowance (10% every 10 years)	$12,889
Total for 2036:			**$882,273**
2037	Building Exteriors	Aluminum balcony railings maintenance, repair and painting	$27,762
2037	Building Exteriors	Exterior utility doors replacement for clubhouse	$2,631
2037	Building Exteriors	Sliding glass doors replacement for guardhouse	$3,378
2037	Mechanical Equipment	Clubhouse HVAC system replacement - 5 ton, mfg. 2023	$10,216
2037	Recreational Facilities	Sport court wood decking ramp access replacement	$50,363
Total for 2037:			**$94,350**
2038	SIRS Items	Exterior siding surfaces painting	$1,366,111
2038	Interior Common Areas	Clubhouse restrooms refurbishment - small	$19,336
2038	Site	Arm gate operator replacement	$50,939
2038	Site	Automatic gate entry system replacement	$13,495
2038	Site	Stormwater drainage system repair allowance	$69,381
2038	Site	Wood boardwalk decking allowance (replace 25% every 4 years)	$51,877
Total for 2038:			**$1,571,139**
2039	Mechanical Equipment	Irrigation system equipment replacement allowance	$23,185
2039	Mechanical Equipment	HVAC system replacement (Carrier 2025) - Building 500 lobby	$11,125
Total for 2039:			**$34,310**
2040	SIRS Items	Main residential building garage doors replacement	$103,244
2040	Mechanical Equipment	Clubhouse HVAC system replacement - 3 ton, mfg. 2012	$6,615
2040	Mechanical Equipment	Tankless water heater replacement - Building 480	$29,307
2040	Mechanical Equipment	Elevator cabin refurbish - Building 134	$80,836

Annual Expenses

Year	Category	Reserve Item	Cost
2040	Mechanical Equipment	Elevator cabin refurbish - Building 480	$80,836
2040	Mechanical Equipment	Elevator cabin refurbish - Building 490	$80,836
2040	Mechanical Equipment	Elevator cabin refurbish - Building 500	$80,836
2040	Mechanical Equipment	Elevator doors refurbishment - Building 500	$64,743
2040	Mechanical Equipment	Elevator doors refurbishment - Building 490	$64,743
2040	Mechanical Equipment	Elevator doors refurbishment - Building 480	$64,743
2040	Mechanical Equipment	Elevator doors refurbishment - Building 134	$64,743
2040	Mechanical Equipment	HVAC system replacement (Carrier 2003) - Building 480 rooftop	$11,411
2040	Mechanical Equipment	HVAC system replacement (Carrier 2005) - Building 134 rooftop	$22,822
2040	Paving	Asphalt paved parking areas patch and seal and stripe	$42,043
Total for 2040:			**$797,755**
2041	Fencing	Aluminum perimeter fencing replacement allowance - 20% every 5 years	$27,426
2041	Mechanical Equipment	Elevator motor/controls maintenance and repair allowance	$87,792
2041	Mechanical Equipment	HVAC system replacement (Carrier 2004) - Building 500 rooftop	$11,704
2041	Pool Area	Pool resurface and tile replacement - Clubhouse	$83,252
2041	Pool Area	Spa resurface and tile replacement - Clubhouse	$9,340
2041	Pool Area	Pool resurface and tile replacement - East	$45,709
2041	Pool Area	Spa resurface and tile replacement - East	$7,910
Total for 2041:			**$273,134**
2042	Building Exteriors	Aluminum balcony railings maintenance, repair and painting	$31,517
2042	Building Exteriors	Exterior siding surfaces painting - clubhouse	$13,096
2042	Building Exteriors	Exterior siding surfaces painting - cabana	$5,857
2042	Building Exteriors	Exterior siding surfaces painting - guardhouse	$2,806
2042	Mechanical Equipment	Clubhouse HVAC system replacement - 5 ton, mfg. 2014	$23,197
2042	Mechanical Equipment	Ductless mini-split AC unit replacement - Guardhouse	$4,273
2042	Mechanical Equipment	HVAC system replacement (Carrier 2004) - Building 490 rooftop	$12,005
2042	Site	Wood boardwalk decking allowance (replace 25% every 4 years)	$57,419
Total for 2042:			**$150,170**
2043	Mechanical Equipment	HVAC system replacement (Carrier 2015) - Building 480 lobby	$12,314
2043	Mechanical Equipment	HVAC system replacement (Carrier 2015) - Building 134 lobby	$12,314

Annual Expenses

Year	Category	Reserve Item	Cost
2043	Site	Door keypad entry systems replacement- condominiums and guard house (6 units)	$27,891
Total for 2043:			**$52,518**
2044	SIRS Items	Flat roof replacement	$1,210,069
2044	Mechanical Equipment	HVAC system replacement (Carrier 2016) - Building 490 lobby	$12,630
Total for 2044:			**$1,222,699**
2045	SIRS Items	Metal roof replacement	$897,195
2045	SIRS Items	Electrical system repair allowance (including panels and wiring, 10% every 10 years)	$649,047
2045	SIRS Items	Potable water supply piping repair allowance (20% every 10 years)	$173,655
2045	SIRS Items	Sanitary sewer piping repair allowance (20% every 10 years)	$115,770
2045	Building Exteriors	Metal roof replacement - clubhouse	$233,055
2045	Building Exteriors	Metal roof replacement - cabana	$58,055
2045	Building Exteriors	Metal roof replacement - guardhouse	$13,736
2045	Mechanical Equipment	AO Smith natural gas circulating water heater (2025) - Building 490	$72,878
2045	Site	Golf cart replacement	$26,074
Total for 2045:			**$2,239,466**
2046	SIRS Items	Concrete structure repair allowance (20% every 10 years)	$1,089,373
2046	Fencing	Aluminum perimeter fencing replacement allowance - 20% every 5 years	$31,136
2046	Mechanical Equipment	AO Smith natural gas circulating water heater (2005) - Building 134	$112,127
2046	Mechanical Equipment	AO Smith natural gas circulating water heater (2005) - Building 500	$74,751
2046	Mechanical Equipment	Elevators (Kone) equipment and electronic controls replacement - per building	$2,498,053
2046	Paving	Concrete parking areas repair allowance (10% every 10 years)	$16,611
2046	Recreational Facilities	Tennis and basketball court resurface	$166,806
2046	Site	Wood boardwalk decking allowance (replace 25% every 4 years)	$63,553
Total for 2046:			**$4,052,411**
2047	SIRS Items	Fire alarm system control panel replacement	$36,417

Annual Expenses

Year	Category	Reserve Item	Cost
2047	Building Exteriors	Aluminum balcony railings maintenance, repair and painting	$35,781
2047	Mechanical Equipment	Surge protection systems refurbishment	$30,164
Total for 2047:			**$102,361**
2048	Mechanical Equipment	HVAC system replacement (Carrier 2020 - Building 134 lobby	$13,979
2048	Paving	Asphalt paved parking areas patch and seal and stripe	$51,506
Total for 2048:			**$65,485**
2049		No reserve items for this year.	$0
Total for 2049:			**$0**
2050	SIRS Items	Exterior siding surfaces painting	$1,852,380
2050	Building Exteriors	Exterior siding surfaces painting - clubhouse	$16,044
2050	Building Exteriors	Exterior siding surfaces painting - cabana	$7,175
2050	Building Exteriors	Exterior siding surfaces painting - guardhouse	$3,438
2050	Site	Wood boardwalk decking allowance (replace 25% every 4 years)	$70,342
Total for 2050:			**$1,949,379**
2051	Fencing	Aluminum perimeter fencing replacement allowance - 20% every 5 years	$35,348
2051	Mechanical Equipment	Clubhouse HVAC system replacement - 5 ton, mfg. 2023	$14,574
2051	Mechanical Equipment	Elevator motor/controls maintenance and repair allowance	$113,151
2051	Site	Seawall replacement- replace wood with vinyl - placeholder cost	$1,414,393
Total for 2051:			**$1,577,467**
2052	Building Exteriors	Aluminum balcony railings maintenance, repair and painting	$40,621
2052	Recreational Facilities	Sport court wood decking ramp access replacement	$73,692
2052	Site	Composite boardwalk decking replacement - near entrance	$69,452
2052	Site	Steel seawall replacement - placeholder cost	$5,416,107
Total for 2052:			**$5,599,872**
2053	Interior Common Areas	Clubhouse restrooms refurbishment - small	$28,292
2053	Mechanical Equipment	HVAC system replacement (Carrier 2025) - Building 500 lobby	$15,870
2053	Site	Arm gate operator replacement	$74,535
2053	Site	Automatic gate entry system replacement	$19,746
2053	Site	Stormwater drainage system repair allowance	$101,519
Total for 2053:			**$239,962**
2054	Interior Common Areas	Club room kitchen and dining room flooring replacement	$22,834

Annual Expenses

Year	Category	Reserve Item	Cost
2054	Interior Common Areas	Lobby/elevator ceramic tile floors replacement	$75,592
2054	Interior Common Areas	Clubhouse main room and hallway flooring replacement	$71,226
2054	Mechanical Equipment	Clubhouse HVAC system replacement - 3 ton, mfg. 2012	$9,436
2054	Mechanical Equipment	Ductless mini-split AC unit replacement - Guardhouse	$5,795
2054	Mechanical Equipment	Irrigation system equipment replacement allowance	$33,924
2054	Mechanical Equipment	HVAC system replacement (Carrier 2003) - Building 480 rooftop	$16,278
2054	Mechanical Equipment	HVAC system replacement (Carrier 2005) - Building 134 rooftop	$32,556
2054	Site	Wood boardwalk decking allowance (replace 25% every 4 years)	$77,857
Total for 2054:			**$345,498**
2055	SIRS Items	Electrical system repair allowance (including panels and wiring, 10% every 10 years)	$836,527
2055	SIRS Items	Potable water supply piping repair allowance (20% every 10 years)	$223,816
2055	SIRS Items	Sanitary sewer piping repair allowance (20% every 10 years)	$149,210
2055	SIRS Items	Domestic water pump system replacement (2 pumps) - Building 500	$59,140
2055	SIRS Items	Domestic water pump system replacement (2 pumps) - Building 490	$59,140
2055	SIRS Items	Domestic water pump system replacement (2 pumps) - Building 480	$59,140
2055	SIRS Items	Domestic water pump system replacement (3 pumps) - Building 134	$97,836
2055	Fencing	Aluminum fencing replacement - Clubhouse Pool	$16,130
2055	Fencing	Aluminum fencing replacement - East Pool	$16,775
2055	Mechanical Equipment	HVAC system replacement (Carrier 2004) - Building 500 rooftop	$16,697
2055	Paving	Concrete parking areas replacement - 50% every 15 years	$468,832
2055	Site	Entrance and monuments refurbishment	$13,442
Total for 2055:			**$2,016,683**

Additional Services for Your Community

Global Solution Partners

Reserve Studies
A comprehensive analysis of your community's reserve fund needs, helping you plan for future repairs and replacements with confidence and clarity.

SIRS (Structural Integrity Reserve Studies)
A Florida State-mandated funding study for the structural elements of buildings three stories or taller. We help you stay compliant while planning for long-term safety.

Insurance Appraisals
A replacement cost analysis that estimates how much it would cost to rebuild or replace a structure for insurance purposes. Unlike market valuations, it focuses solely on the cost approach and the community's insurable assets.

Wind Mitigation Inspections
An in-depth assessment of your community's storm-resistant features, aimed at helping lower insurance premiums and meet windstorm coverage requirements.

Contractor Solutions (pilot program)
From routine maintenance to large-scale construction, Global Solution Partners sources competitive bids from vetted, high-quality contractors, so you don't have to.

GSP Engineers

Our sister company, GSP Engineers, offers a range of professional engineering services to support your property's longevity and integrity.

Building/Property Structural Inspections & Assessments
If you've spotted cracks, leaning walls, or other signs of movement, we'll assess the condition of visible structural systems and outline next steps, including stamped repair plans if needed.

Property Alterations
Planning to change how a space is used? We are happy to review the proposed changes and certify them for the new loading requirements per the most recent and applicable building codes/provisions.

Project Management
Coordinating multiple repairs or upgrades? We offer engineering oversight to keep your project compliant, on schedule, and done right.

Third Party Structural Review
Need a second opinion? We provide independent structural reviews to ensure safety, compliance, and peace of mind before you move forward.

Need support or a tailored quote? We're here to help.

Email: info@globalsolutionpartners.com
Website: globalsolutionpartners.com/quotes
Phone: (844) 477-7883