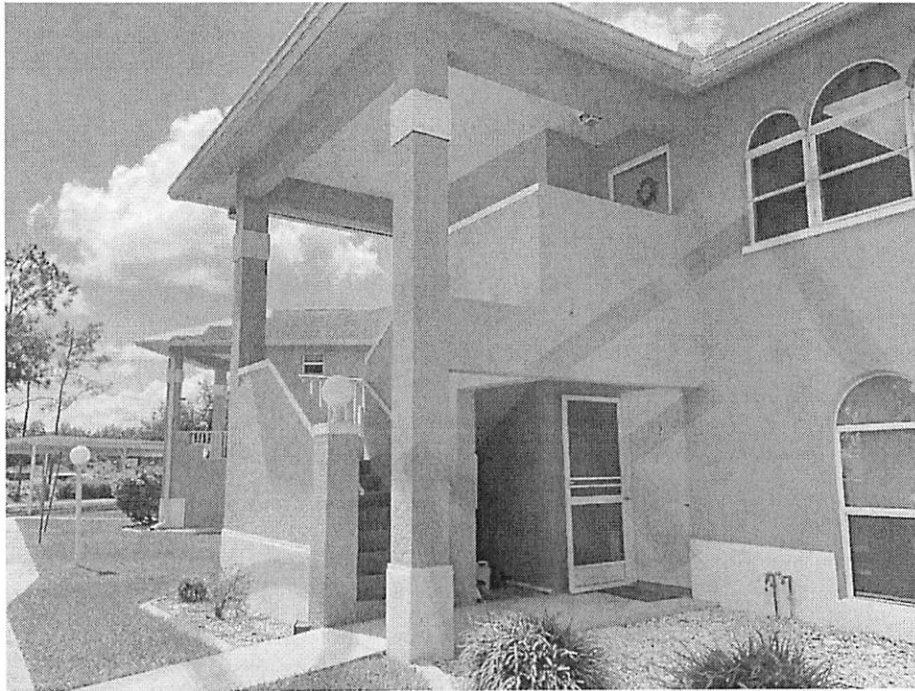


RESERVE STUDY

PREPARED FOR:

Sunset Lake Condominium Association, Inc.

Lehigh Acres, FL



For The Period Beginning January 1, 2025

PREPARED BY:



260 1st Ave South, STE 225

St. Petersburg, FL 33701

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Stone Building Solutions
reserves@stonebldg.com
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Attention: Board of Directors
Property: Sunset Lake Condominium Association, Inc., Lehigh Acres, Florida
Service: Traditional Reserve Study
Period: Beginning January 1, 2025

Dear Board of Directors of Sunset Lake Condominium Association, Inc.:

At the direction of the Board and management of Sunset Lake Condominium Association, Inc.,

Stone Building Solutions has completed a Traditional Reserve Study for the Sunset Lake Condominium Association, Inc. Association. Enclosed is our report for the Board's review and consideration.

This study is based on an on-site analysis. The on-site analysis of Sunset Lake Condominium Association, Inc. upon which this study is based was performed by of Stone Building Solutions.

The effective date of this report is the date of inspection, August 27, 2024

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

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

Respectfully submitted,

Stone Building Solutions

Summer Megdadi

Summer Megdadi, RS

Reserve Specialist #411
Reserves@stonebldg.com

Summer
Megdadi

Table of Contents

Executive Summary	4
Cost Evaluation	6
Expenditures.....	7
Expenditures (By Year)	11
Parameters & Assumptions	17
Cash Flow Analysis.....	18
Charts & Graphs	20
Funding Options	21
Reserve Component Summary	23
Component Details	24
Definitions	62
Disclosures	65
Update Service	66



Executive Summary

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

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

Sunset Lake Condominium Association, Inc. has 18 units. This study is for the fiscal year starting January 1, 2025, and ending Dec 31, 2025.

Financial Parameters & Assumptions

Projection Period:	January 1, 2025 - December 31, 2054	Report Type:	Type 1
Inflation:	2.50%	Association:	Condominium
Annual Percent Contribution Change:	0.00%	Buildings:	1
Interest (Gained):	1.00%	Total Units:	18
		Year Built:	1996

Note- For the purposes of this projection, 100% of the available Reserve Balances (\$35,887.53) have been allocated as the starting balance of the proposed Traditional Reserve Account.

As of January 1, 2025, the estimated unaudited reserve fund balance is \$35,888

The estimated *current replacement* cost of the reserve items is \$770,625

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

The 30-Year Funding Plan is an approach to determine reserve contributions in a way that balances the annual expenses from the reserve fund. This analysis takes into account future replacement costs for reserve components as they come due for replacement, acknowledges construction cost increases, and considers interest income generated by reserve accounts. By pooling funds from initial balances, a yearly contribution rate is calculated to ensure a positive cash flow throughout the analysis period. To keep the

fund adequately supported, contributions will begin at \$78,000 in 2025 with no annual percent contribution change through the end of the study period.

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

Recommended annual contribution:	\$78,000
Recommended annual contribution per unit:	\$4,333
First Year monthly contribution per unit:	\$361
Average monthly contribution per unit (Over 30 Years):	\$361

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Cost Evaluation

The cost estimates identified are based upon approximate quantities, costs and published information, and they include labor, material, design fees, and appropriate overhead, general conditions and profit. The estimated costs to repair, replace or upgrade the improvements are considered typical for the marketplace.

No contractors have been contacted for actual bids or price quotes, and the actual cost of repairs may vary from our estimates. These opinions of probable costs are for components or systems exhibiting material deferred maintenance, and for existing physical deficiencies requiring major repairs or replacement.

This report presents the 30 Year Cash Flow Funding Analysis.

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



Expenditures

Individual Elements

NAME	NEXT ACTIVITY	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	YEAR 1 REPLACEMENT COST
Asphalt Pavement, Mill & Overlay: Common	01/01/2044	25y	25y	19y	\$13.838	2,965 SY	\$41,030
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	01/01/2030	5y	5y	5y	\$0.236	26,682 SF	\$6,297
Carpports, Steel/Aluminum: Common	01/01/2064	40y	40y	39y	\$20.50	3,140 SF	\$64,370
Concrete Restoration, Balconies: Common	01/01/2028	25y	32y	3y	\$25.154	331.50 SF	\$8,339
Concrete Restoration, Exterior Walls: Common	01/01/2028	14y	7y	3y	\$13.878	1,126.80 SF	\$15,638
Concrete Restoration, Staircases: Common	01/01/2028	25y	32y	3y	\$25.154	410.40 SF	\$10,323
Doors, Metal Utility, Single: Original	01/01/2031	35y	35y	6y	\$2,408.75	6 Ea	\$14,452
Doors, Metal Utility, Single: Replaced	01/01/2057	35y	35y	32y	\$2,408.75	3 Ea	\$7,226
Dumpster Walls, Masonry Repairs & Paint Finishes: Common	01/01/2031	14y	35y	6y	\$4.305	341 SF	\$1,468
Electric, Main Panels & Meter Bases: Common	01/01/2036	40y	40y	11y	\$1,470.875	18 U	\$26,476
Flagpole, Tapered Aluminum, 50ft: Common	01/01/2046	50y	50y	21y	\$6,970.00	1 Ea	\$6,970
Gutters & Downspouts, 6" Aluminum: Common	01/01/2028	30y	32y	3y	\$13.838	1,283 LF	\$17,754
Irrigation Well Pump & Tank, 5hp: Common	01/01/2037	13y	13y	12y	\$9,737.50	1 Ea	\$9,738
Irrigation, Pipes, Controllers, Valves (Partial): Common	01/01/2025	12y	12y	0y	\$8,712.50	1 Allow	\$8,712
Light Fixtures, Exterior, Wall Mount: Common	01/01/2026	20y	30y	1y	\$358.75	9 Ea	\$3,229
Light Fixtures, Post & Single Globe, 10': Common	01/01/2026	20y	30y	1y	\$3,792.50	3 Ea	\$11,378
Light Fixtures, Street, Poles & Fixtures: Common	01/01/2026	25y	30y	1y	\$3,280.00	21 Ea	\$68,880
Mailbox Clusters, Aluminum, Multi-Tenant: Common	01/01/2045	25y	25y	20y	\$3,546.50	1 Ea	\$3,546
Monuments, Entry Signage, Refurbish: Common	01/01/2031	16y	16y	6y	\$8,200.00	1 Allow	\$8,200

NAME	NEXT ACTIVITY	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	YEAR 1 REPLACEMENT COST
Painting, Waterproofing & Stucco Repairs: Common	01/01/2028	7y	7y	3y	\$3.085	22,536 SF	\$69,524
Piping & Plumbing, Major Renovations : Common	01/01/2051	55y	55y	26y	\$2,460.00	18 U	\$44,280
Pool Deck, Concrete Pavers: Common	01/01/2043	25y	25y	18y	\$15.375	6,168 SF	\$94,833
Pool Deck, Pavers, Clean, Sand & Seal: Common	01/01/2025	4y	4y	0y	\$1.281	6,168 SF	\$7,901
Pool Fence, 5-6' Aluminum Picket: Common	01/01/2035	30y	30y	10y	\$61.50	290 LF	\$17,835
Pool Fence, 6' Wood: Common	01/01/2025	25y	29y	0y	\$49.754	22 LF	\$1,095
Pool Furniture, Replace: Common	01/01/2030	12y	12y	5y	\$5,500.00	1 Allow	\$5,500
Pool Restrooms, Interior Renovations: Common	01/01/2028	25y	32y	3y	\$5,637.50	2 Allow	\$11,275
Pool/Spa Finish & Border Tiles: Pool	01/01/2030	12y	12y	5y	\$21.525	1,250 SF	\$26,906
Pool/Spa Finish & Border Tiles: Spa	01/01/2030	12y	12y	5y	\$21.525	105 SF	\$2,260
Pool/Spa Heater, Electric Heat Pump: Common	01/01/2028	10y	10y	3y	\$8,712.50	2 Ea	\$17,425
Railings, Aluminum Picket: Common	01/01/2042	44y	46y	17y	\$102.50	234 LF	\$23,985
Sidewalks, Concrete, (Partial): Common	01/01/2030	10y	10y	5y	\$12.782	594.90 SF	\$7,604
Tennis Courts, Asphalt Surface, Replacement: Common	01/01/2046	50y	50y	21y	\$6.98	7,250 SF	\$50,605
Tennis Courts, Color Coat, Refinish: Common	01/01/2025	6y	6y	0y	\$1.794	7,250 SF	\$13,006
Tennis Fence, VC Chain Link, 4': Common	01/01/2031	25y	35y	6y	\$23.575	120 LF	\$2,829
Tennis Fence, VC Chain Link, 10': Common	01/01/2031	25y	35y	6y	\$54.52	240 LF	\$13,085
Tennis Lights, Poles & Fixtures, LED: Common	01/01/2026	25y	30y	1y	\$3,587.50	4 Ea	\$14,350
Windows, Impact Rated: Common	01/01/2056	60y	60y	31y	\$205.00	60 SF	\$12,300
							\$770,624



Critical Expenditure Planning (3-Year Outlook)

LOCATION RESERVE ITEM	2025	2026	2027
Building Service Components			
Total Building Service Components			
Exterior Building Components			
Light Fixtures, Exterior, Wall Mount: Common		\$3,309	
Total Exterior Building Components		\$3,309	
Pool Facility Components			
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$7,901		
Total Pool Facility Components	\$7,901		
Property Site Components			
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	\$6,297		
Irrigation, Pipes, Controllers, Valves (Partial): Common	\$8,712		
Light Fixtures, Post & Single Globe, 10': Common		\$11,662	
Light Fixtures, Street, Poles & Fixtures: Common		\$70,602	
Pool Fence, 6' Wood: Common	\$1,095		
Tennis Courts, Color Coat, Refinish: Common	\$13,006		
Tennis Lights, Poles & Fixtures, LED: Common		\$14,709	
Total Property Site Components	\$29,110	\$96,973	
Total	\$37,011	\$100,282	

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Expenditures (By Year)

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2025 (Year 1)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	\$0.236	26,682 SF	\$6,297	5y	2030
Irrigation, Pipes, Controllers, Valves (Partial): Common	\$8,712.00	1 Allow	\$8,712	12y	2037
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$1.281	6,168 SF	\$7,901	4y	2029
Pool Fence, 6' Wood: Common	\$49.773	22 LF	\$1,095	29y	2050
Tennis Courts, Color Coat, Refinish: Common	\$1.794	7,250 SF	\$13,006	6y	2031
2025 (Year 1) Total			\$37,011		
2026 (Year 2)					
Light Fixtures, Exterior, Wall Mount: Common	\$367.667	9 Ea	\$3,309	30y	2046
Light Fixtures, Post & Single Globe, 10': Common	\$3,887.333	3 Ea	\$11,662	30y	2046
Light Fixtures, Street, Poles & Fixtures: Common	\$3,362.00	21 Ea	\$70,602	30y	2051
Tennis Lights, Poles & Fixtures, LED: Common	\$3,677.25	4 Ea	\$14,709	30y	2051
2026 (Year 2) Total			\$100,282		
2027 (Year 3)					
2027 (Year 3) Total			\$0		
2028 (Year 4)					
Concrete Restoration, Balconies: Common	\$27.089	331.50 SF	\$8,980	32y	2053
Concrete Restoration, Exterior Walls: Common	\$14.945	1,126.80 SF	\$16,840	7y	2042

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
Concrete Restoration, Staircases: Common	\$27.088	410.40 SF	\$11,117	32y	2053
Gutters & Downspouts, 6" Aluminum: Common	\$14.902	1,283 LF	\$19,119	32y	N/A
Painting, Waterproofing & Stucco Repairs: Common	\$3.322	22,536 SF	\$74,865	7y	2035
Pool Restrooms, Interior Renovations: Common	\$6,071.00	2 Allow	\$12,142	32y	2053
Pool/Spa Heater, Electric Heat Pump: Common	\$9,382.50	2 Ea	\$18,765	10y	2038
2028 (Year 4) Total			\$161,828		
2029 (Year 5)					
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$1.414	6,168 SF	\$8,722	4y	2033
2029 (Year 5) Total			\$8,722		
2030 (Year 6)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	\$0.267	26,682 SF	\$7,124	5y	2035
Pool Furniture, Replace: Common	\$6,223.00	1 Allow	\$6,223	12y	2042
Pool/Spa Finish & Border Tiles: Pool	\$24.354	1,250 SF	\$30,442	12y	2042
Pool/Spa Finish & Border Tiles: Spa	\$24.352	105 SF	\$2,557	12y	2042
Sidewalks, Concrete, (Partial): Common	\$14.461	594.90 SF	\$8,603	10y	2040
2030 (Year 6) Total			\$54,949		
2031 (Year 7)					
Doors, Metal Utility, Single: Original	\$2,793.333	6 Ea	\$16,760	35y	N/A
Dumpster Walls, Masonry Repairs & Paint Finishes: Common	\$4.991	341 SF	\$1,702	35y	2045
Monuments, Entry Signage, Refurbish: Common	\$9,509.00	1 Allow	\$9,509	16y	2047
Tennis Courts, Color Coat, Refinish: Common	\$2.08	7,250 SF	\$15,080	6y	2037
Tennis Fence, VC Chain Link, 10': Common	\$63.225	240 LF	\$15,174	35y	N/A
Tennis Fence, VC Chain Link, 4': Common	\$27.342	120 LF	\$3,281	35y	N/A

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2031 (Year 7) Total			\$61,506		
2032 (Year 8)					
2032 (Year 8) Total			\$0		
2033 (Year 9)					
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$1.561	6,168 SF	\$9,628	4y	2037
2033 (Year 9) Total			\$9,628		
2034 (Year 10)					
2034 (Year 10) Total			\$0		
2035 (Year 11)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	\$0.302	26,682 SF	\$8,058	5y	2040
Painting, Waterproofing & Stucco Repairs: Common	\$3.949	22,536 SF	\$88,995	7y	2042
Pool Fence, 5-6' Aluminum Picket: Common	\$78.724	290 LF	\$22,830	30y	N/A
2035 (Year 11) Total			\$119,883		
2036 (Year 12)					
Electric, Main Panels & Meter Bases: Common	\$1,929.889	18 U	\$34,738	40y	N/A
2036 (Year 12) Total			\$34,738		
2037 (Year 13)					
Irrigation Well Pump & Tank, 5hp: Common	\$13,096.00	1 Ea	\$13,096	13y	2050
Irrigation, Pipes, Controllers, Valves (Partial): Common	\$11,717.00	1 Allow	\$11,717	12y	2049
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$1.723	6,168 SF	\$10,627	4y	2041
Tennis Courts, Color Coat, Refinish: Common	\$2.413	7,250 SF	\$17,494	6y	2043
2037 (Year 13) Total			\$52,934		
2038 (Year 14)					
Pool/Spa Heater, Electric Heat Pump: Common	\$12,010.50	2 Ea	\$24,021	10y	2048
2038 (Year 14) Total			\$24,021		

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2039 (Year 15)					
2039 (Year 15) Total			\$0		
2040 (Year 16)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	\$0.342	26,682 SF	\$9,125	5y	2045
Sidewalks, Concrete, (Partial): Common	\$18.512	594.90 SF	\$11,013	10y	2050
2040 (Year 16) Total			\$20,138		
2041 (Year 17)					
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$1.902	6,168 SF	\$11,732	4y	2045
2041 (Year 17) Total			\$11,732		
2042 (Year 18)					
Concrete Restoration, Exterior Walls: Common	\$21.117	1,126.80 SF	\$23,795	14y	N/A
Painting, Waterproofing & Stucco Repairs: Common	\$4.694	22,536 SF	\$105,784	7y	2049
Pool Furniture, Replace: Common	\$8,369.00	1 Allow	\$8,369	12y	2054
Pool/Spa Finish & Border Tiles: Pool	\$32.753	1,250 SF	\$40,941	12y	2054
Pool/Spa Finish & Border Tiles: Spa	\$32.752	105 SF	\$3,439	12y	2054
Railings, Aluminum Picket: Common	\$155.966	234 LF	\$36,496	46y	N/A
2042 (Year 18) Total			\$218,824		
2043 (Year 19)					
Pool Deck, Concrete Pavers: Common	\$23.98	6,168 SF	\$147,909	25y	N/A
Tennis Courts, Color Coat, Refinish: Common	\$2.798	7,250 SF	\$20,286	6y	2049
2043 (Year 19) Total			\$168,195		
2044 (Year 20)					
Asphalt Pavement, Mill & Overlay: Common	\$22.122	2,965 SY	\$65,592	25y	N/A
2044 (Year 20) Total			\$65,592		
2045 (Year 21)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	\$0.387	26,682 SF	\$10,326	5y	2050

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
Dumpster Walls, Masonry Repairs & Paint Finishes: Common	\$7.053	341 SF	\$2,405	14y	N/A
Mailbox Clusters, Aluminum, Multi-Tenant: Common	\$5,811.00	1 Ea	\$5,811	25y	N/A
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$2.099	6,168 SF	\$12,947	4y	2049
2045 (Year 21) Total			\$31,489		
2046 (Year 22)					
Flagpole, Tapered Aluminum, 50ft: Common	\$11,707.00	1 Ea	\$11,707	50y	N/A
Light Fixtures, Exterior, Wall Mount: Common	\$602.556	9 Ea	\$5,423	20y	N/A
Light Fixtures, Post & Single Globe, 10': Common	\$6,369.667	3 Ea	\$19,109	20y	N/A
Tennis Courts, Asphalt Surface, Replacement: Common	\$11.723	7,250 SF	\$84,992	50y	N/A
2046 (Year 22) Total			\$121,231		
2047 (Year 23)					
Monuments, Entry Signage, Refurbish: Common	\$14,117.00	1 Allow	\$14,117	16y	N/A
2047 (Year 23) Total			\$14,117		
2048 (Year 24)					
Pool/Spa Heater, Electric Heat Pump: Common	\$15,374.00	2 Ea	\$30,748	10y	N/A
2048 (Year 24) Total			\$30,748		
2049 (Year 25)					
Irrigation, Pipes, Controllers, Valves (Partial): Common	\$15,759.00	1 Allow	\$15,759	12y	N/A
Painting, Waterproofing & Stucco Repairs: Common	\$5.58	22,536 SF	\$125,751	7y	N/A
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$2.317	6,168 SF	\$14,291	4y	2053
Tennis Courts, Color Coat, Refinish: Common	\$3.245	7,250 SF	\$23,526	6y	N/A
2049 (Year 25) Total			\$179,327		

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2050 (Year 26)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	\$0.438	26,682 SF	\$11,687	5y	N/A
Irrigation Well Pump & Tank, 5hp: Common	\$18,053.00	1 Ea	\$18,053	13y	N/A
Pool Fence, 6' Wood: Common	\$92.227	22 LF	\$2,029	25y	N/A
Sidewalks, Concrete, (Partial): Common	\$23.696	594.90 SF	\$14,097	10y	N/A
2050 (Year 26) Total			\$45,866		
2051 (Year 27)					
Light Fixtures, Street, Poles & Fixtures: Common	\$6,232.952	21 Ea	\$130,892	25y	N/A
Piping & Plumbing, Major Renovations : Common	\$4,674.722	18 U	\$84,145	55y	N/A
Tennis Lights, Poles & Fixtures, LED: Common	\$6,817.25	4 Ea	\$27,269	25y	N/A
2051 (Year 27) Total			\$242,306		
2052 (Year 28)					
2052 (Year 28) Total			\$0		
2053 (Year 29)					
Concrete Restoration, Balconies: Common	\$50.22	331.50 SF	\$16,648	25y	N/A
Concrete Restoration, Staircases: Common	\$50.219	410.40 SF	\$20,610	25y	N/A
Pool Deck, Pavers, Clean, Sand & Seal: Common	\$2.558	6,168 SF	\$15,778	4y	N/A
Pool Restrooms, Interior Renovations: Common	\$11,255.00	2 Allow	\$22,510	25y	N/A
2053 (Year 29) Total			\$75,546		
2054 (Year 30)					
Pool Furniture, Replace: Common	\$11,255.00	1 Allow	\$11,255	12y	N/A
Pool/Spa Finish & Border Tiles: Pool	\$44.049	1,250 SF	\$55,061	12y	N/A
Pool/Spa Finish & Border Tiles: Spa	\$44.048	105 SF	\$4,625	12y	N/A
2054 (Year 30) Total			\$70,941		

Parameters & Assumptions

The 30-year "Pooled" Cash-Flow funding plan utilizes the following assumptions:

- Annual Contribution Increases - 0.00%
- Interest Earned - 1.00%
- Inflation on Reserve Items - 2.50%

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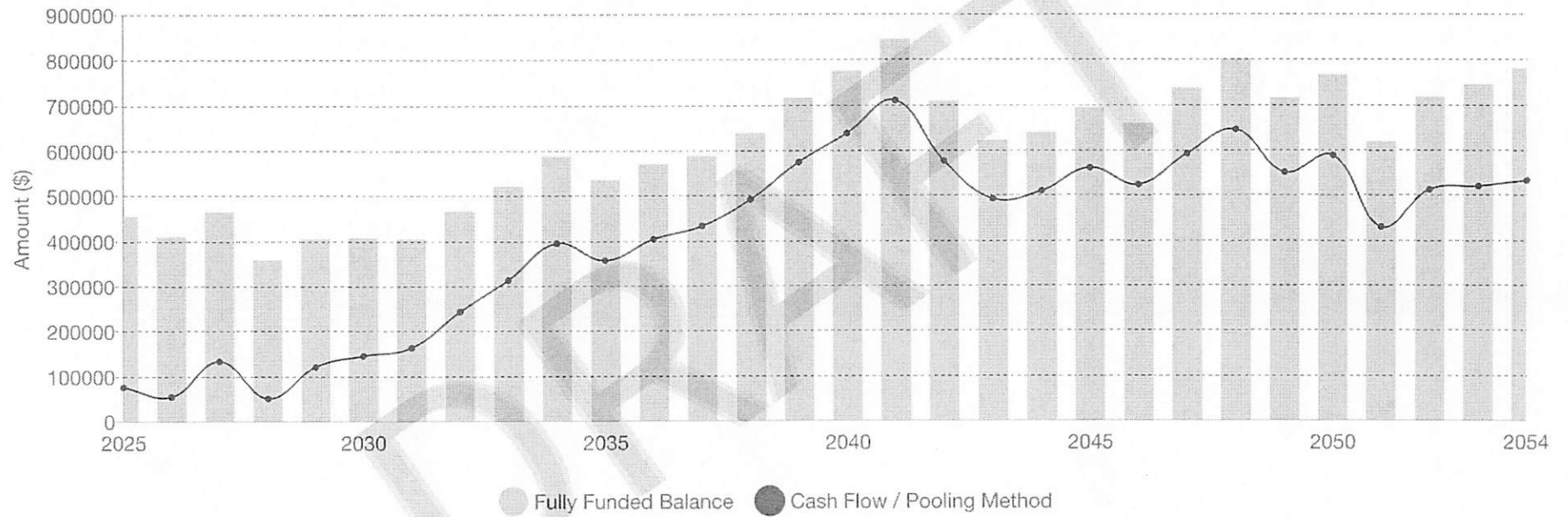


Cash-Flow Projection

Inflation: 2.50% | Calc: Inflation-Adjusted

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2025	\$35,888	\$78,000	N/A	\$359	\$0	\$0	\$37,011	\$77,236	16.93%	\$456,274
2026	\$77,236	\$78,000	0.00%	\$772	\$0	\$0	\$100,282	\$55,726	13.60%	\$409,840
2027	\$55,726	\$78,000	0.00%	\$557	\$0	\$0	\$0	\$134,284	28.81%	\$466,157
2028	\$134,284	\$78,000	0.00%	\$1,343	\$0	\$0	\$161,828	\$51,798	14.46%	\$358,254
2029	\$51,798	\$78,000	0.00%	\$518	\$0	\$0	\$8,722	\$121,594	29.97%	\$405,752
2030	\$121,594	\$78,000	0.00%	\$1,216	\$0	\$0	\$54,949	\$145,861	35.73%	\$408,235
2031	\$145,861	\$78,000	0.00%	\$1,459	\$0	\$0	\$61,506	\$163,814	40.39%	\$405,564
2032	\$163,814	\$78,000	0.00%	\$1,638	\$0	\$0	\$0	\$243,452	52.12%	\$467,134
2033	\$243,452	\$78,000	0.00%	\$2,435	\$0	\$0	\$9,628	\$314,259	60.24%	\$521,659
2034	\$314,259	\$78,000	0.00%	\$3,143	\$0	\$0	\$0	\$395,401	67.16%	\$588,732
2035	\$395,401	\$78,000	0.00%	\$3,954	\$0	\$0	\$119,883	\$357,472	66.70%	\$535,946
2036	\$357,472	\$78,000	0.00%	\$3,575	\$0	\$0	\$34,738	\$404,309	70.87%	\$570,506
2037	\$404,309	\$78,000	0.00%	\$4,043	\$0	\$0	\$52,934	\$433,418	73.62%	\$588,702
2038	\$433,418	\$78,000	0.00%	\$4,334	\$0	\$0	\$24,021	\$491,731	77.02%	\$638,435

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2039	\$491,731	\$78,000	0.00%	\$4,917	\$0	\$0	\$0	\$574,648	80.31%	\$715,528
2040	\$574,648	\$78,000	0.00%	\$5,746	\$0	\$0	\$20,138	\$638,257	82.31%	\$775,442
2041	\$638,257	\$78,000	0.00%	\$6,383	\$0	\$0	\$11,732	\$710,907	83.93%	\$847,031
2042	\$710,907	\$78,000	0.00%	\$7,109	\$0	\$0	\$218,824	\$577,193	81.32%	\$709,776
2043	\$577,193	\$78,000	0.00%	\$5,772	\$0	\$0	\$168,195	\$492,769	79.14%	\$622,637
2044	\$492,769	\$78,000	0.00%	\$4,928	\$0	\$0	\$65,592	\$510,105	79.68%	\$640,176
2045	\$510,105	\$78,000	0.00%	\$5,101	\$0	\$0	\$31,489	\$561,717	80.84%	\$694,843
2046	\$561,717	\$78,000	0.00%	\$5,617	\$0	\$0	\$121,231	\$524,103	79.33%	\$660,656
2047	\$524,103	\$78,000	0.00%	\$5,241	\$0	\$0	\$14,117	\$593,227	80.47%	\$737,227
2048	\$593,227	\$78,000	0.00%	\$5,932	\$0	\$0	\$30,748	\$646,412	80.75%	\$800,525
2049	\$646,412	\$78,000	0.00%	\$6,464	\$0	\$0	\$179,327	\$551,549	77.14%	\$715,034
2050	\$551,549	\$78,000	0.00%	\$5,515	\$0	\$0	\$45,866	\$589,198	76.90%	\$766,160
2051	\$589,198	\$78,000	0.00%	\$5,892	\$0	\$0	\$242,306	\$430,784	69.57%	\$619,213
2052	\$430,784	\$78,000	0.00%	\$4,308	\$0	\$0	\$0	\$513,092	71.36%	\$719,006
2053	\$513,092	\$78,000	0.00%	\$5,131	\$0	\$0	\$75,546	\$520,677	69.80%	\$745,978
2054	\$520,677	\$78,000	0.00%	\$5,207	\$0	\$0	\$70,941	\$532,943	68.28%	\$780,498



Funding Options

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

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

prospective purchaser, or an individual within the association.

DRAFT

Reserve Components

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

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

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

Component List - Full Detail

Asphalt Pavement, Mill & Overlay

Basic Info

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

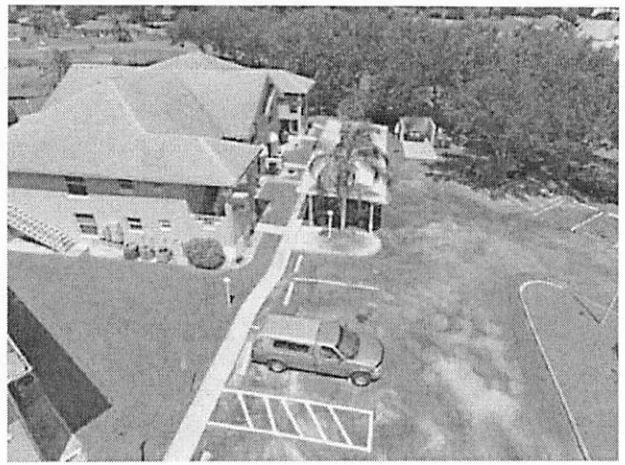
Useful Life

Last Activity Date:	01/01/2019
Est. Useful Life:	25y
Remaining Useful Life:	19y
Next Activity Date:	01/01/2044

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per SY:	\$13.50
Total Quantity:	2,965 SY
Total Current Cost:	\$41,030
Inflation Rate:	2.50%
Total Expenditures:	\$65,592





DRAFT

Asphalt Pavement, Patch, Stripe & Sealcoat

Basic Info

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

Useful Life

Last Activity Date:	01/01/2025
Est. Useful Life:	5y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per SF:	\$0.23
Total Quantity:	26,682 SF
Total Current Cost:	\$6,297
Inflation Rate:	2.50%
Total Expenditures:	\$52,617



Carports, Steel/Aluminum

Basic Info

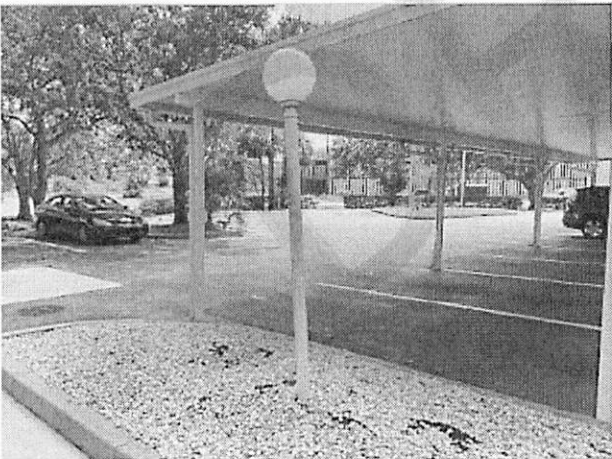
Type of Cost:	Repairs & Maintenance
Location:	Property Site Components
Category:	Carports
Condition:	Good

Useful Life

Last Activity Date:	01/01/2024
Est. Useful Life:	40y
Remaining Useful Life:	39y
Next Activity Date:	01/01/2064

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per SF:	\$20.00
Total Quantity:	3,140 SF
Total Current Cost:	\$64,370
Inflation Rate:	2.50%
Total Expenditures:	\$0



Concrete Restoration, Balconies

Basic Info

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

Comments/Notes

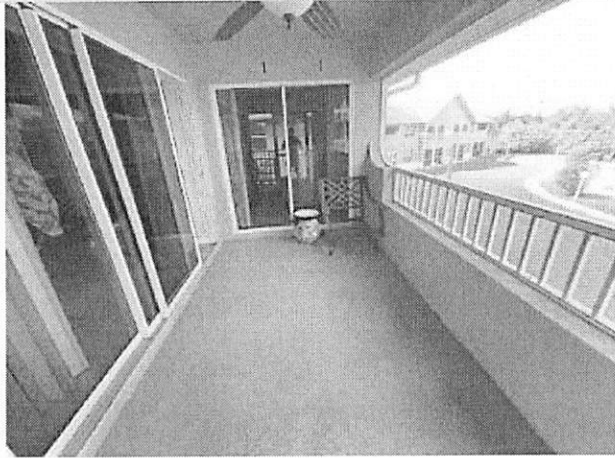
This fund provides monies for the as needed repairs and eventual major concrete restoration projects that would need to take place over a market observed 25-year life cycle. The stated cost is an projected partial rate of failure (15%) over the components expected market life cycle.

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	25y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$24.54
Total Quantity:	2,210 SF
Percent of Total to Maintain:	15%
Quantity to Maintain:	331.50 SF
Total Current Cost:	\$8,339
Inflation Rate:	2.50%
Total Expenditures:	\$25,628



Concrete Restoration, Exterior Walls

Basic Info

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

Comments/Notes

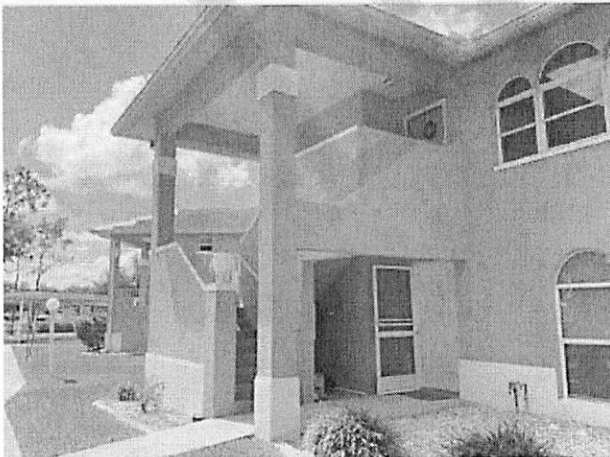
This fund provides monies for the as needed repairs and eventual major concrete restoration projects that would need to take place over a market observed 25-year life cycle. The stated cost is an projected partial rate of failure (5%) over the components expected market life cycle.

Useful Life

Last Activity Date:	01/01/2021
Est. Useful Life:	14y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$13.54
Total Quantity:	22,536 SF
Percent of Total to Maintain:	5%
Quantity to Maintain:	1,126.80 SF
Total Current Cost:	\$15,638
Inflation Rate:	2.50%
Total Expenditures:	\$40,635



Concrete Restoration, Staircases

Basic Info

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

Comments/Notes

On the date of inspection it was observed that the concrete staircases were in Good condition. This fund provides monies for the as needed repairs to eventual major refurbishment of the staircases. The stated cost is an projected partial rate of failure (20%) over the components expected market life cycle.

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	25y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$24.54
Total Quantity:	2,052 SF
Percent of Total to Maintain:	20%
Quantity to Maintain:	410.40 SF
Total Current Cost:	\$10,323
Inflation Rate:	2.50%
Total Expenditures:	\$31,727



Doors, Metal Utility, Single

Basic Info

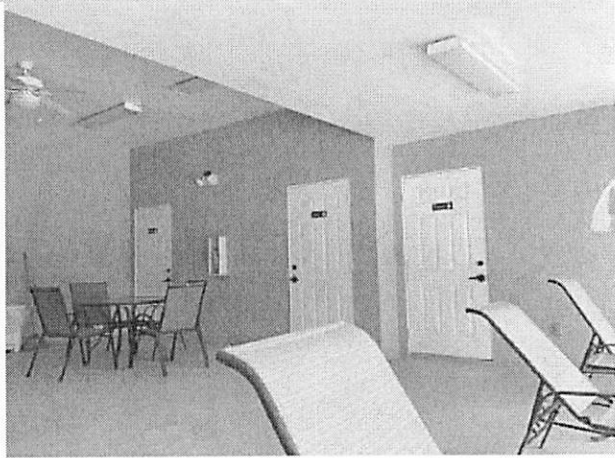
Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Access Control Systems
Condition:	Good

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	35y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2031

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per Ea:	\$2,350.00
Total Quantity:	9 Ea
Total Current Cost:	\$21,678
Inflation Rate:	2.50%
Total Expenditures:	\$16,760



Dumpster Walls, Masonry Repairs & Paint Finishes

Basic Info

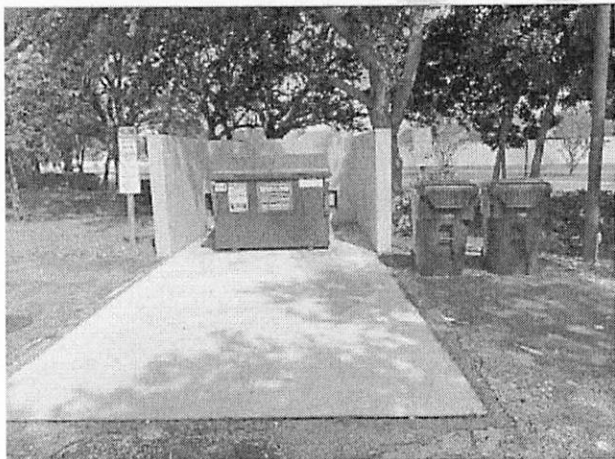
Type of Cost:	Repairs & Maintenance
Location:	Property Site Components
Category:	Access Controls
Condition:	Good to Fair

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	14y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2031

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$4.20
Total Quantity:	341 SF
Total Current Cost:	\$1,468
Inflation Rate:	2.50%
Total Expenditures:	\$4,107



Electric, Main Panels & Meter Bases

Basic Info

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

Comments/Notes

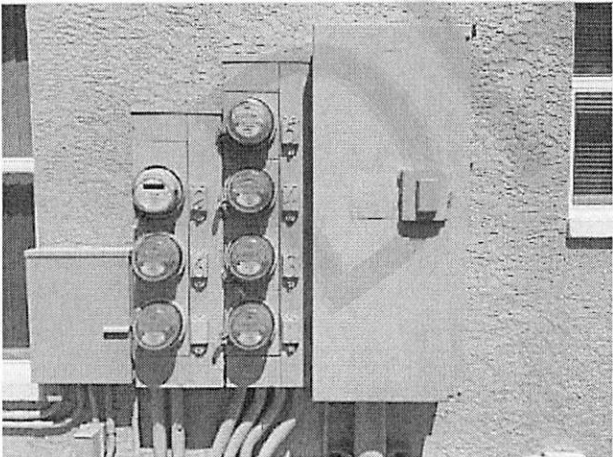
On the date of inspection, it was observed that the electrical service was in good working condition. This fund provides monies for the as needed repairs and eventual partial replacement of the electrical systems over a standard market observed 40-year life cycle.

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	40y
Remaining Useful Life:	11y
Next Activity Date:	01/01/2036

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per U:	\$1,435.00
Total Quantity:	18 U
Total Current Cost:	\$26,476
Inflation Rate:	2.50%
Total Expenditures:	\$34,738



Flagpole, Tapered Aluminum, 50ft

Basic Info

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

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	50y
Remaining Useful Life:	21y
Next Activity Date:	01/01/2046

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	MVS
Cost Per Ea:	\$6,800.00
Total Quantity:	1 Ea
Total Current Cost:	\$6,970
Inflation Rate:	2.50%
Total Expenditures:	\$11,707



Gutters & Downspouts, 6" Aluminum

Basic Info

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

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	30y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local
Cost Per LF:	\$13.50
Total Quantity:	1,283 LF
Total Current Cost:	\$17,754
Inflation Rate:	2.50%
Total Expenditures:	\$19,119



Irrigation Well Pump & Tank, 5hp

Basic Info

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

Useful Life

Last Activity Date:	01/01/2024
Est. Useful Life:	13y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2037

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Ea:	\$9,500.00
Total Quantity:	1 Ea
Total Current Cost:	\$9,738
Inflation Rate:	2.50%
Total Expenditures:	\$31,149

Irrigation, Pipes, Controllers, Valves (Partial)

Basic Info

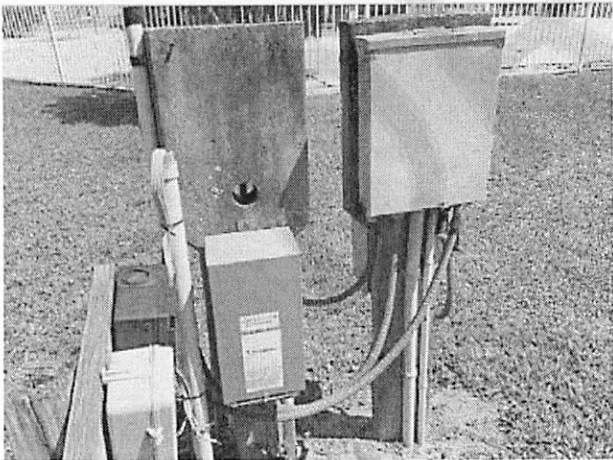
Type of Cost:	Repairs & Maintenance
Location:	Property Site Components
Category:	Mechanical
Condition:	Fair

Useful Life

Last Activity Date:	01/01/2013
Est. Useful Life:	12y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2025

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Allow:	\$8,500.00
Total Quantity:	1 Allow
Total Current Cost:	\$8,712
Inflation Rate:	2.50%
Total Expenditures:	\$36,188



Light Fixtures, Exterior, Wall Mount

Basic Info

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

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	20y
Remaining Useful Life:	1y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	MVS
Cost Per Ea:	\$350.00
Total Quantity:	9 Ea
Total Current Cost:	\$3,229
Inflation Rate:	2.50%
Total Expenditures:	\$8,732



Light Fixtures, Post & Single Globe, 10'

Basic Info

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

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	20y
Remaining Useful Life:	1y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per Ea:	\$3,700.00
Total Quantity:	3 Ea
Total Current Cost:	\$11,378
Inflation Rate:	2.50%
Total Expenditures:	\$30,771



Light Fixtures, Street, Poles & Fixtures

Basic Info

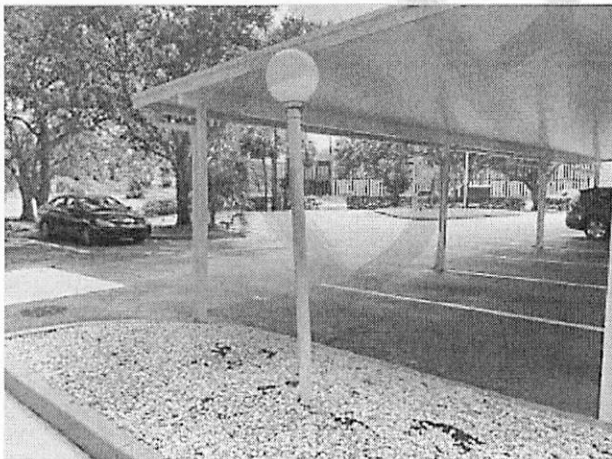
Type of Cost:	Replacement
Location:	Property Site Components
Category:	Mechanical
Condition:	Good

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	25y
Remaining Useful Life:	1y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per Ea:	\$3,200.00
Total Quantity:	21 Ea
Total Current Cost:	\$68,880
Inflation Rate:	2.50%
Total Expenditures:	\$201,494



Mailbox Clusters, Aluminum, Multi-Tenant

Basic Info

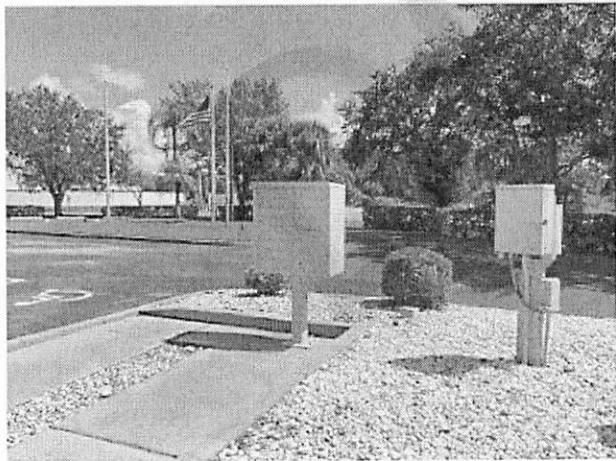
Type of Cost:	Replacement
Location:	Property Site Components
Category:	Mailboxes
Condition:	Good

Useful Life

Last Activity Date:	01/01/2020
Est. Useful Life:	25y
Remaining Useful Life:	20y
Next Activity Date:	01/01/2045

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	USPS
Cost Per Ea:	\$3,460.00
Total Quantity:	1 Ea
Total Current Cost:	\$3,546
Inflation Rate:	2.50%
Total Expenditures:	\$5,811



Monuments, Entry Signage, Refurbish

Basic Info

Type of Cost:	Improvement
Location:	Property Site Components
Category:	Signage
Condition:	Good

Useful Life

Last Activity Date:	01/01/2015
Est. Useful Life:	16y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2031

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Allow:	\$8,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$8,200
Inflation Rate:	2.50%
Total Expenditures:	\$23,626



Painting, Waterproofing & Stucco Repairs

Basic Info

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

Comments/Notes

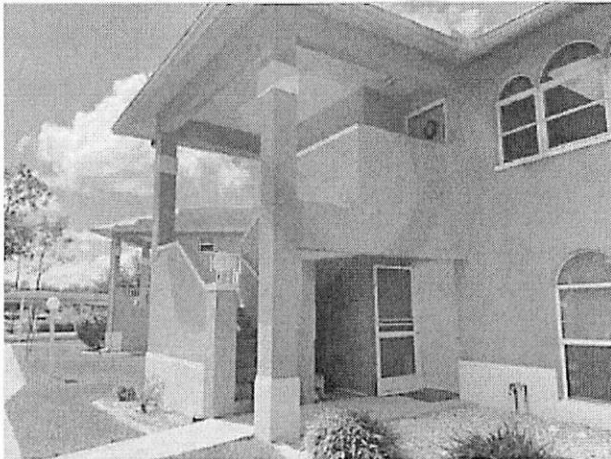
On the date of inspection it was observed that the paint & waterproofing were in Good condition and recently reapplied. This fund provides monies for the reapplication of paint & waterproofing layers (includes resealing of windows) to the building based on a 7-year life cycle.

Useful Life

Last Activity Date: 01/01/2021
Est. Useful Life: 7y
Remaining Useful Life: 3y
Next Activity Date: 01/01/2028

Financial Data

Estimate Date: 01/01/2024
Estimate Source: Local Contractors
Cost Per SF: \$3.01
Total Quantity: 22,536 SF
Total Current Cost: \$69,524
Inflation Rate: 2.50%
Total Expenditures: \$395,395



Piping & Plumbing, Major Renovations

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Building Service Components
Category:	Mechanical
Condition:	Good

Comments/Notes

Based on the market expected life cycle of Plumbing Utilities, it is recommended that the association reserve for major refurbishment of this component during the projected cycle.

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	55y
Remaining Useful Life:	26y
Next Activity Date:	01/01/2051

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per U:	\$2,400.00
Total Quantity:	18 U
Total Current Cost:	\$44,280
Inflation Rate:	2.50%
Total Expenditures:	\$84,145

Pool Deck, Concrete Pavers

Basic Info

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

Useful Life

Last Activity Date:	01/01/2018
Est. Useful Life:	25y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2043

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$15.00
Total Quantity:	6,168 SF
Total Current Cost:	\$94,833
Inflation Rate:	2.50%
Total Expenditures:	\$147,909



Pool Deck, Pavers, Clean, Sand & Seal

Basic Info

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

Useful Life

Last Activity Date:	01/01/2021
Est. Useful Life:	4y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2025

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$1.25
Total Quantity:	6,168 SF
Total Current Cost:	\$7,901
Inflation Rate:	2.50%
Total Expenditures:	\$91,626



Pool Fence, 5-6' Aluminum Picket

Basic Info

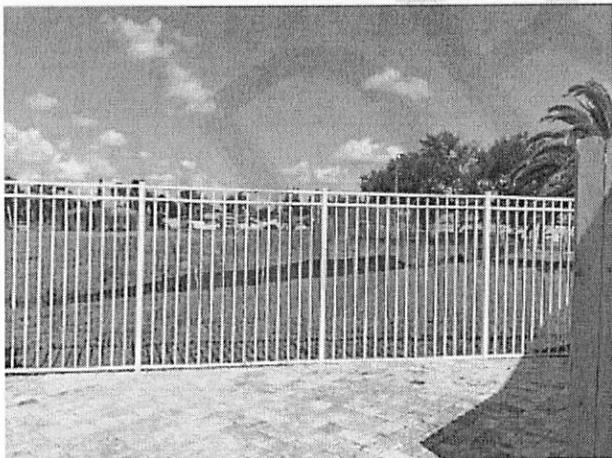
Type of Cost:	Replacement
Location:	Pool Facility Components
Category:	Access Controls
Condition:	Good

Useful Life

Last Activity Date:	01/01/2005
Est. Useful Life:	30y
Remaining Useful Life:	10y
Next Activity Date:	01/01/2035

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	MVS
Cost Per LF:	\$60.00
Total Quantity:	290 LF
Total Current Cost:	\$17,835
Inflation Rate:	2.50%
Total Expenditures:	\$22,830



Pool Fence, 6' Wood

Basic Info

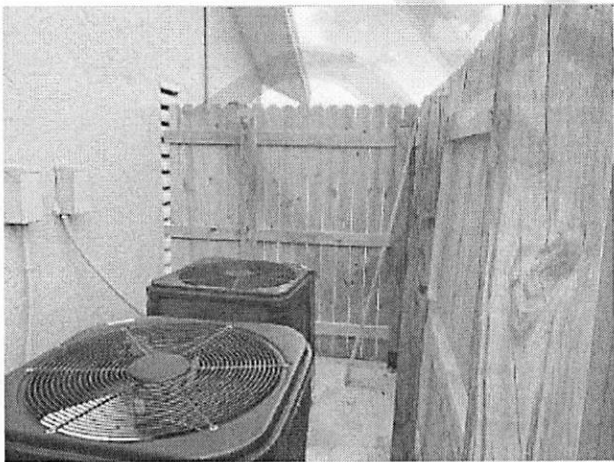
Type of Cost:	Replacement
Location:	Property Site Components
Category:	Access Controls
Condition:	Good

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	25y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2025

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	MVS
Cost Per LF:	\$48.54
Total Quantity:	22 LF
Total Current Cost:	\$1,095
Inflation Rate:	2.50%
Total Expenditures:	\$3,124



Pool Furniture, Replace

Basic Info

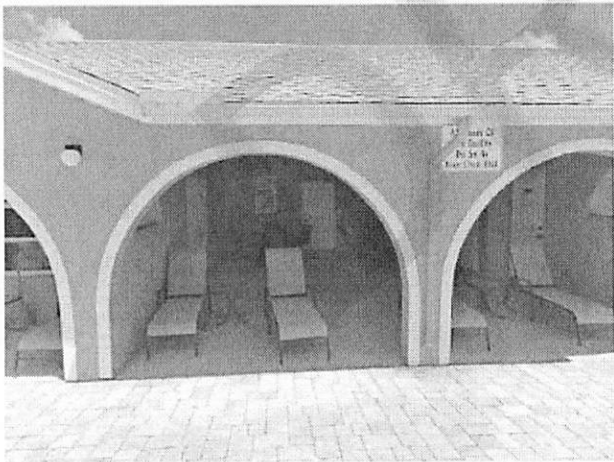
Type of Cost:	Replacement
Location:	Pool Facility Components
Category:	Furniture
Condition:	Good

Useful Life

Last Activity Date:	01/01/2018
Est. Useful Life:	12y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Local Contractors
Cost Per Allow:	\$5,500.00
Total Quantity:	1 Allow
Total Current Cost:	\$5,500
Inflation Rate:	2.50%
Total Expenditures:	\$25,847



Pool Restrooms, Interior Renovations

Basic Info

Type of Cost:	Improvement
Location:	Pool Facility Components
Category:	Shelters
Condition:	Fair

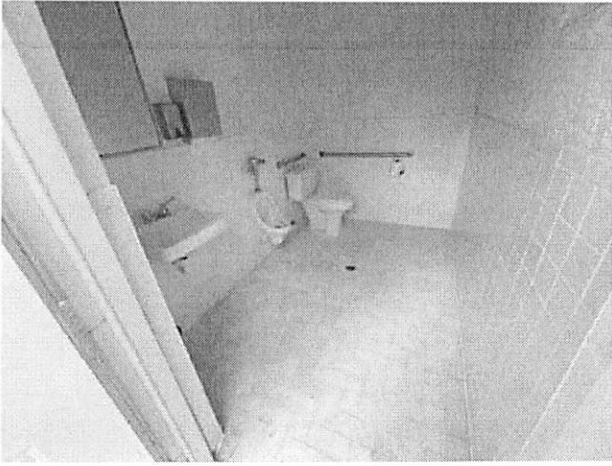
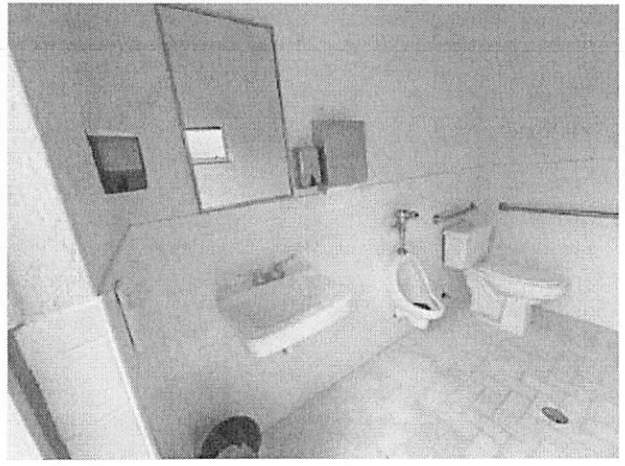
Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	25y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Allow:	\$5,500.00
Total Quantity:	2 Allow
Total Current Cost:	\$11,275
Inflation Rate:	2.50%
Total Expenditures:	\$34,652





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Pool/Spa Finish & Border Tiles

Basic Info

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

Useful Life

Last Activity Date:	01/01/2018
Est. Useful Life:	12y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$21.00
Total Quantity:	1,355 SF
Total Current Cost:	\$29,166
Inflation Rate:	2.50%
Total Expenditures:	\$137,065



Pool/Spa Heater, Electric Heat Pump

Basic Info

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

Useful Life

Last Activity Date:	01/01/2018
Est. Useful Life:	10y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2028

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Ea:	\$8,500.00
Total Quantity:	2 Ea
Total Current Cost:	\$17,425
Inflation Rate:	2.50%
Total Expenditures:	\$73,534



Railings, Aluminum Picket

Basic Info

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

Comments/Notes

This fund provides monies for the as needed repairs and eventual replacement of the railings over a standard market observed 44-year life cycle.

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	44y
Remaining Useful Life:	17y
Next Activity Date:	01/01/2042

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per LF:	\$100.00
Total Quantity:	234 LF
Total Current Cost:	\$23,985
Inflation Rate:	2.50%
Total Expenditures:	\$36,496



Sidewalks, Concrete, (Partial)

Basic Info

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

Useful Life

Last Activity Date:	01/01/2020
Est. Useful Life:	10y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per SF:	\$12.47
Total Quantity:	3,966 SF
Percent of Total to Maintain:	15%
Quantity to Maintain:	594.90 SF
Total Current Cost:	\$7,604
Inflation Rate:	2.50%
Total Expenditures:	\$33,713

Tennis Courts, Asphalt Surface, Replacement

Basic Info

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

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	50y
Remaining Useful Life:	21y
Next Activity Date:	01/01/2046

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractor
Cost Per SF:	\$6.81
Total Quantity:	7,250 SF
Total Current Cost:	\$50,605
Inflation Rate:	2.50%
Total Expenditures:	\$84,992



Tennis Courts, Color Coat, Refinish

Basic Info

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

Useful Life

Last Activity Date:	01/01/2019
Est. Useful Life:	6y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2025

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	\$1.75
Total Quantity:	7,250 SF
Total Current Cost:	\$13,006
Inflation Rate:	2.50%
Total Expenditures:	\$89,392



Tennis Fence, VC Chain Link, 4'

Basic Info

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

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	25y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2031

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per LF:	\$23.00
Total Quantity:	120 LF
Total Current Cost:	\$2,829
Inflation Rate:	2.50%
Total Expenditures:	\$3,281



Tennis Fence, VC Chain Link, 10'

Basic Info

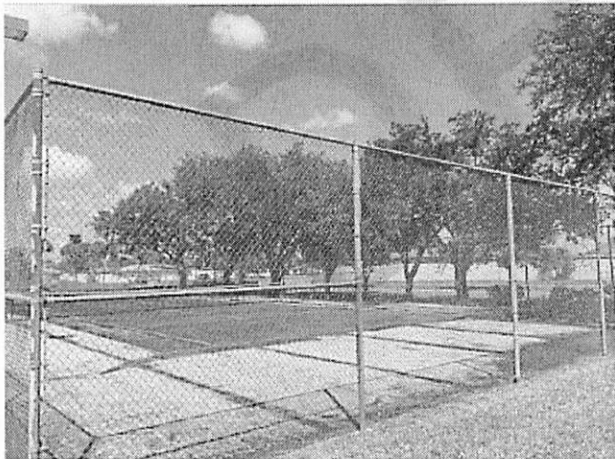
Type of Cost:	Replacement
Location:	Property Site Components
Category:	Recreation
Condition:	Good

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	25y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2031

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per LF:	\$53.19
Total Quantity:	240 LF
Total Current Cost:	\$13,085
Inflation Rate:	2.50%
Total Expenditures:	\$15,174



Tennis Lights, Poles & Fixtures, LED

Basic Info

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

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	25y
Remaining Useful Life:	1y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	MVS
Cost Per Ea:	\$3,500.00
Total Quantity:	4 Ea
Total Current Cost:	\$14,350
Inflation Rate:	2.50%
Total Expenditures:	\$41,978



Windows, Impact Rated

Basic Info

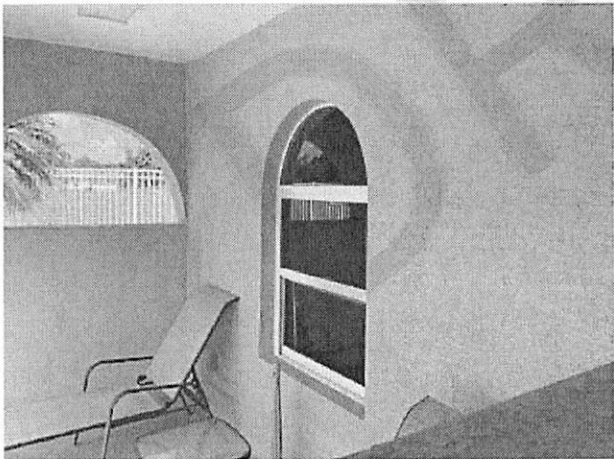
Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Windows & Doors
Condition:	Good

Useful Life

Last Activity Date:	01/01/1996
Est. Useful Life:	60y
Remaining Useful Life:	31y
Next Activity Date:	01/01/2056

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per SF:	\$200.00
Total Quantity:	60 SF
Total Current Cost:	\$12,300
Inflation Rate:	2.50%
Total Expenditures:	\$0



Useful Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

Units: The unit of measurement used for each quantity.

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

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

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

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

Unit Abbreviations:

Sq Ft - Square Feet	Sq Yds - Square Yards	Ln Ft - Linear Feet
Cu Ft - Cubic Feet	Cu Yds - Cubic Yards	Opngs - Openings (elevators)

Lp Sm - Lump Sum Allow - Allowance

Hp - Horsepower

Units - Units

Ct - Court

Bldg- Building

Ea - Each

Kw - Kilowatts

Sq - Squares (1 Sq = 100 sq ft)

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Disclosures

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

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

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

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

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



Annual Update Requirements

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

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

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

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