

# Reserve Study Fiscal Year 2019



*High-Rise*  
Condominium Association  
ABC City, Florida



## Table of Contents

Introduction.....	3
Current Assessment Funding Model .....	18
Threshold (Pooled) Funding Model .....	21
Component Funding Model (Straight-Line Accounting) .....	24
Summary by Group.....	27
Summary by Category .....	30
Distribution of Accumulated Reserves.....	33
Expenditure by Year .....	36
Detail Report by Category .....	43
Spreadsheet Expenses by Year.....	139
Addenda – Preparer’s Qualifications.....	148

## Information for the Client

This document has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties without the expressed written permission of Staebler Appraisal and Consulting. Furthermore, this document shall not be used for the purpose of performing an audit, quality/forensic analyses, or background checks of historical records. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

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 catalogues, actual quotations or historical costs, and our own experience in the field of property management and reserve study preparation.

Any information provided to us by official representatives of the association regarding financial, physical, quantity, or historical issues is deemed reliable. Additionally, information proved about reserve projects, both by the client and by the reserve provider, are considered reliable. Any on-site inspection conducted by the provider should not be considered a project audit or quality inspection.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes, and the unpredictable nature of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and computations made subsequently in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

Staebler Appraisal and Consulting would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need

assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study. Updates and revisions will be provided on an hourly consulting basis.

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.

## **Part I**

### **Introduction**

Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

Please keep in mind, a reserve study aides and guides the association in making decisions for the future upkeep of the property. However, major components like roof and waterproofing/painting are less likely to be changed than other components like fences or landscape for example. The replacement of a fence can be a cosmetic decision and the board might decide together with the analyst to postpone a replacement.

### **Funding Options**

When a major repair or replacement is required in a community, an association essentially has four options available to address the expenditure:

The first, and only logical means that the Board of Directors has to ensure its ability to maintain the assets for which it is obligated, is to assess an adequate level of reserves as part of the regular membership assessment, thereby distributing the cost of the replacements uniformly over the entire membership. The community is not only comprised of present members, but also future members. Any decision by the Board of Directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits, would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

Whereas, if the association was setting aside reserves for this purpose, using the vehicle of the regularly assessed membership dues, it would have had the full term of the life of e.g. the roof to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership (past, present and future members) and would have earned interest as part of that contribution.

The second option is for the association to acquire a loan from a lending institution in order to effect the required repairs. In many cases, banks will lend to an association using "future homeowner assessments" as collateral for the loan. With this method, the current board is pledging the future assets of an association. They are also incurring the additional expense of interest fees along with the original principal amount. In the case of a \$150,000 roofing replacement, the association may be required to pay back the loan over a three to five-year period, with interest.

The third option, too often used, is simply to defer the required repair or replacement. This option, which is not recommended, can create an environment of declining property values due to expanding lists of deferred maintenance items and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the association by making it difficult, or even impossible, for potential buyers to obtain financing from lenders. Increasingly, lending institutions request copies of the association's most recent reserve study before granting loans, either for the association itself, a prospective purchaser, or for an individual within such an association.

The fourth option is to pass a "special assessment" to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association's overall budget.

### **Types of Reserve Studies**

Most reserve studies fit into one of three categories:

- Full Reserve Study
- Update with site inspection
- Update without site inspection

In a Full Reserve Study, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a "fund status" and "funding plan". A full reserve study conducted by Staebler Appraisal and Consulting **always** entails the following physical analysis and on-site observations:

- Dimension take-off of all structures included in the study, verified with construction plans and/or public records when available
- Physical inspection and photographic documentation of all structures and components included in the study
- Destructive testing, if deemed necessary, is outsourced to appropriate professionals such as an engineer

In an Update with site inspection, the reserve provider conducts a component inventory (verification with new photographs only, no quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the "fund status and "funding plan."

In an Update without site inspection, the reserve provider conducts life and valuation estimates to determine the "fund status" and "funding plan."

### **The Reserve Study: A Physical and a Financial Analysis**

There are two components of a reserve study: a physical analysis and a financial analysis.

#### **Physical Analysis**

During the physical analysis, a reserve study provider evaluates information regarding the physical status and repair/replacement cost of the association's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates.

#### **Developing a Component List**

The budget process begins with full inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense.

#### **Operational Expenses**

Occur at least annually, no matter how large the expense, and can be budgeted for effectively each year. They are characterized as being reasonably predictable, both in terms of frequency and cost. Operational expenses include all minor expenses, which would not otherwise adversely affect an operational budget from one year to the next. Examples of *operational expenses* include:

Utilities, Bank Service Charges, Accounting, Electricity, Dues & Publications, Reserve Study, Gas Licenses, Permits & Fees, Repair Expenses, Water, Insurance(s), Tile Roof Repairs, Telephone Services, Equipment Repairs, Cable, TV, Landscaping, Minor Concrete Repairs, Administrative, Pool, Maintenance Operating Contingency, Supplies and Street Sweeping.

### **Reserve Expenses**

These are major expenses that occur other than annually, and which must be budgeted for in advance in order to ensure the availability of the necessary funds in time for their use. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets that have an indeterminable but potential liability that may be demonstrated as a likely occurrence. They are expenses that, when incurred, would have a significant effect on the smooth operation of the budgetary process from one year to the next, if they were not reserved for in advance. Examples of reserve expenses include:

- Roof Replacements
- Park/Play Equipment
- Painting Pool
- Spa Re-plastering
- Deck Resurfacing
- Pool Equipment Replacement
- Fencing Replacement
- Pool Furniture Replacement
- Asphalt Seal Coating
- Tennis Court Resurfacing
- Asphalt Repairs
- Lighting Replacement
- Asphalt Overlays
- Insurance(s)
- Equipment Replacement
- Reserve Study
- Interior Furnishings

### **Budgeting is Normally Excluded for:**

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include seawalls, insignificant expenses that may be covered either by an operating account, expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for.

### **Financial Analysis**

The financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the "funding plan".

## Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufactured quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study, the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

## When And Why A Reserve Study Should Be Updated

Does the association's reserve study need updating? If the answer to one or more of the following questions is yes, the association should strongly consider updating the study:

- Has the association added or replaced any significant common element in the last year?
- Has unseasonable weather, lack of maintenance or other circumstances damaged or caused extreme wear and tear on any common elements?
- Has the association deviated from the scheduled replacements?
- Has the association contributed to or drawn on reserve funds other than as scheduled?
- Is the association's objective baseline funding?
- Have there been any technological advances or improved product development that might result in a component change? (also: law changes, for example sprinkler retrofitting)
- Does the current reserve fund balance does not match what was projected?
- Have any components reached the end of their useful lives earlier than projected?

## Users' Guide to your Reserve Analysis Study

Part II of your report contains the reserve analysis study for your association. There are seven types of reports in the study as described below.

### Report Summaries

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

## **Index Reports**

The Distribution of Accumulated Reserves report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the association as well as the actual reserves available. This information is valid only for the "Component Funding Model" calculation.

The Component Listing/Summary lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

## **Detail Reports**

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The Reserve Analyst© Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

## **Projections**

Thirty-year projections add to the usefulness of your reserve analysis study.

## **Definitions**

### **Budget Year Beginning/Ending**

The budgetary year for which the report is prepared. For associations with fiscal years ending December 31st, the monthly contribution figures indicated are for the 12-month period beginning 1/1/20xx and ending 12/31/20xx.

### **Number of Units and/or Phases**

If applicable, the number of units and/or phases included in this version of the report.

### **Inflation**

This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating

the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

### **Annual Assessment Increase**

This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aide those associations that have not set aside appropriate reserves in the past, by making the initial year's allocation less formidable.

### **Investment Yield Before Taxes**

The average interest rate anticipated by the association based upon its current investment practices.

### **Taxes on Interest Yield**

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

### **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 upon information provided and not audited.

### **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. Please keep in mind the "percent funded" information reflects just the current fiscal year.

### **Phase Increment Detail and/or Age**

Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

### **Monthly Assessment**

The assessment to reserves required by the association each month.

### **Interest Contribution (After Taxes)**

The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

### **Total Monthly Allocation**

The sum of the monthly assessment and interest contribution figures.

### **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.

### **Percentage of Replacement or Repairs**

In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

### **Placed-In-Service Date**

The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement. If the placed-in service date is not known, the date can also be used by the analyst to estimate the effective age. For example, if a component is estimated to be 15 years and we write the year 2013, the components placed-in-service date would be 1998.

### **Estimated Useful Life**

The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset.

### **Adjustment to Useful Life**

Once the useful life is determined, it may be adjusted, up or down, by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

### **Estimated Remaining Life**

This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

### **Replacement Year**

The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

### **Annual Fixed Reserves**

An optional figure which, if used, will override the normal process of allocating reserves to each asset.

### **Fixed Assessment**

An optional figure which, if used, will override all calculations and set the assessment at

this amount. This assessment can be set for monthly, quarterly or annually as necessary.

### **Salvage Value**

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

### **One-Time Replacement**

Notation if the asset is to be replaced on a one-time basis.

### **Current Replacement Cost**

The estimated replacement cost effective at the beginning of the fiscal year for which the report is being prepared

### **Future Replacement Cost**

The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

### **Component Inventory**

The task of selecting and qualifying reserve components. This task can be accomplished through on-site visual, review of association design and organizational documents, a review of established association precedents, and discussion with appropriate association representative(s).

## **A Multi-Purpose Tool**

Your Report is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

In addition, your reserve study serves a variety of useful purposes:

Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding. A reserve analysis study is required by your accountant during the preparation of the association's annual audit.

The reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.

Loans secured by the Federal Housing Administration (FHA) are underwritten only if associations with at least 50% owner occupancy assign at least 10% of their yearly assessments to the reserve fund, and associations with at least 35% owner occupancy assign at least 20% of their yearly assessments to reserve fund. Whether a community has sufficient reserves in place or not can make or break a sale of a residential unit.

Your report is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements. Your report is a tool that can assist the board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated.

Since the reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.

The reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.

Your report provides a record of the time, cost, and quantities of past reserve replacements. At times, the association's management company and board of directors are transitory, which may result in the loss of these important records.

### **Funding Methods**

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a "window" in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The Threshold and the Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The Component Funding model is based upon the component methodology.

## **Funding Strategies, Models and Goals:**

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association's need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable.

Full Funding---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

Fully Funded Reserves = Age divided by Useful Life the results multiplied by Current Replacement Cost

When an association's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

## **Funding Models:**

### **The Current Assessment Funding Model (displays the current financial situation)**

This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time.

### **The Threshold Funding Model (Baseline Funding, Cash, or Pooling Method)**

The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance. This method is based upon the cash flow funding concept.

### **The Component Funding Model (Full Funding or Straight-Line Method)**

This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model.

### **Statutory Funding for the State of Florida:**

The Reserve Analyst© software program performs the calculations for the three model (current, pooling and fully funded) to the actual month the component was placed-in-service. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded.

If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report.

If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of \$50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to "replenish" the account. If the \$50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately.

If the reserves are under-funded, the monthly contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes that may be under consideration.

### **Funding Reserves**

Three assessment and contribution figures are provided in the report, the "Monthly Reserve Assessment Required", the "Average Net Monthly Interest Earned" contribution and the "Total Monthly Allocation to Reserves." The association should allocate the "Monthly Reserve Assessment Required" amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the "Total Monthly Allocation" to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the association's operating accounts as the reserve accounts are allocated only those moneys net of taxes.

### Description of Property

Cypress Woods RV Resort is a property located in Fort Myers, Florida. The property consists of two main buildings, the Welcome Center and the Town Center. Support buildings consist of a guard shack, mail kiosk, sheds and several gazebos. Site improvements include two pool areas with spa, shuffleboard courts, fountains, landscape and roads. Upon inspection we found the property in good condition.

### Property Information and Starting Reserve Fund Balance

Fiscal Year	1/1/2019 – 12/31/2019
Expected reserve cash balance (as of 12/31/2018)	\$950,000*
Level of Service	Full Study with site visit

\*) The amount presented is based upon information provided and was not audited.

### Preparer's Opinion of Current Reserve Fund Status

Current Annual Contribution	\$250,000
Required Contribution Pooling	\$294,381
Required Contribution Straight-line	\$571,139
Current Percent Funded	<b>26%</b>
Current Total Liability	<b>\$2,738,059</b>

With just 26% funding status I have to caution the association to be vigil and pay close attention to the reserves. 26% is a non-satisfactory funding status; for a clean bill of health, we expect to see 50 – 70%. Especially in underfunded associations we see the spread between pooling and straight-line funding rather high. This means, if the association is pooling their reserves, they should reserve a higher amount than indicated in the pooling calculation to catch up with lack of reserve funding of the past years.

### Completeness

There are no material issues we are aware of, which would cause a distortion of the cooperative's situation.

### Interest and Inflation

We computed 2% interest for the reserve bank accounts and used 2.5% inflation.

### Identification of Cost Estimate Sources

We used local contractor information, past invoices and future quotes for the subject property.

---

Patricia E. Staebler, SRA, RS  
FL State Certified General Appraiser RZ2890  
Reserve Specialist, RS 350  
Date of Study: 10/05/2018



**ABC Condominium**  
 ABC City, Florida  
**Current Assessment Funding Model Summary**

Report Date	July 06, 2018
Budget Year Beginning	January 01, 2019
Budget Year Ending	December 31, 2019
Total Units	1

<b>Report Parameters</b>	
Inflation	2.50%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	2.00%
Contingency	3.00%
2019 Beginning Balance	\$950,000

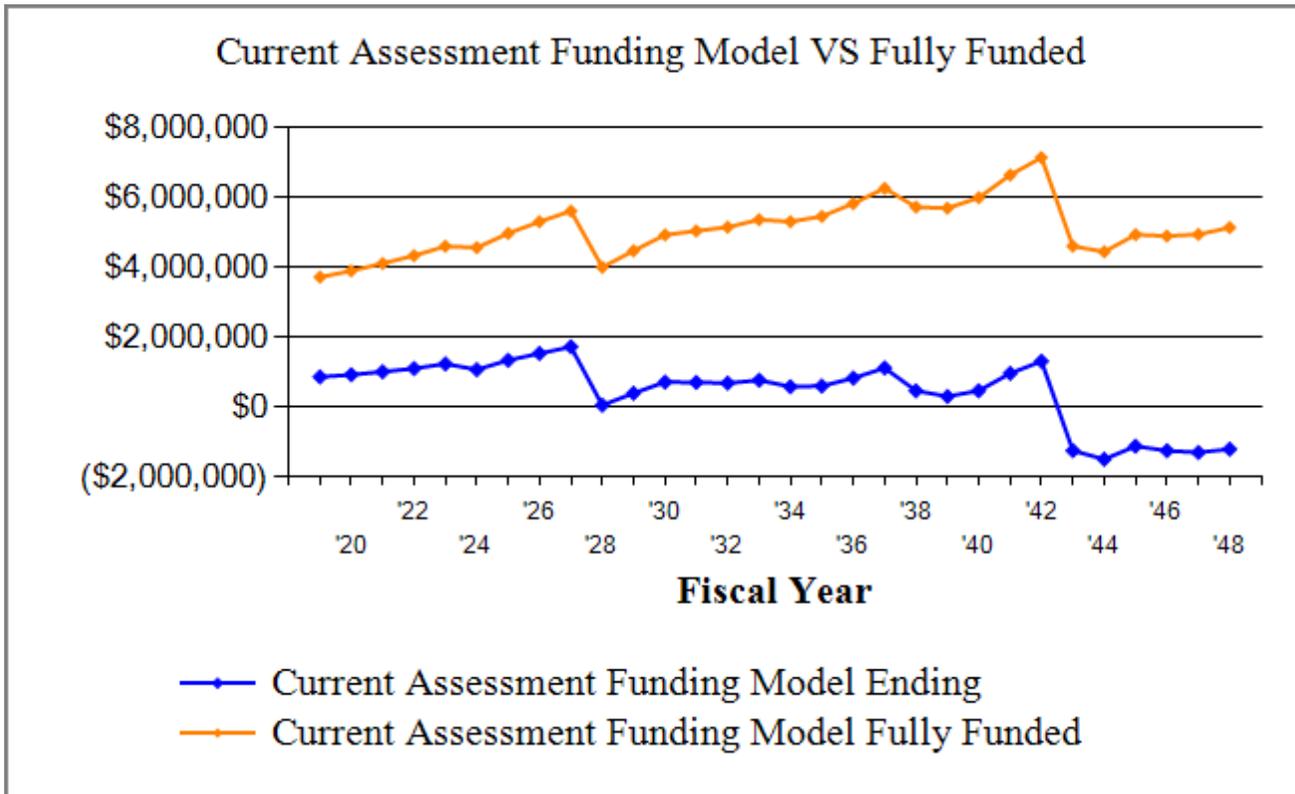
<b>Current Assessment Funding Model Summary of Calculations</b>	
Current Annual Contribution	\$250,000.00
Average Net Annual Interest Earned	<u>\$16,832.50</u>
Total Annual Allocation to Reserves	\$266,832.50

**ABC Condominium  
Current Assessment Funding Model Projection**

Beginning Balance: \$950,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2019	6,454,530	250,000	16,832	358,375	858,457	3,717,233	23%
2020	6,506,984	257,500	18,007	215,619	918,345	3,895,118	24%
2021	6,664,658	265,225	19,666	200,249	1,002,988	4,107,212	24%
2022	6,826,275	273,182	21,489	201,702	1,095,957	4,330,778	25%
2023	6,991,932	281,377	24,125	171,091	1,230,368	4,600,034	27%
2024	7,161,730	289,819	20,868	476,775	1,064,279	4,560,961	23%
2025	7,318,378	298,513	26,158	54,900	1,334,050	4,967,519	27%
2026	7,496,337	307,468	29,978	142,642	1,528,854	5,303,483	29%
2027	7,542,285	316,693	33,689	161,073	1,718,163	5,608,030	31%
2028	7,725,842	326,193	876	2,000,541	44,692	3,999,201	1%
2029	7,913,988	335,979	7,613		388,284	4,472,701	9%
2030	8,106,838	346,058	13,902	39,264	708,980	4,925,346	14%
2031	8,304,508	356,440	13,739	378,452	700,708	5,039,915	14%
2032	8,507,121	367,133	13,298	402,917	678,223	5,146,395	13%
2033	8,714,799	378,147	14,922	310,289	761,003	5,362,929	14%
2034	8,927,669	389,492	11,308	585,112	576,690	5,304,228	11%
2035	9,145,861	401,177	11,678	393,958	595,587	5,456,393	11%
2036	9,369,507	413,212	16,110	203,288	821,621	5,824,119	14%
2037	9,598,745	425,608	21,800	157,214	1,111,816	6,260,267	18%
2038	9,833,714	438,377	8,990	1,100,671	458,512	5,721,179	8%
2039	10,074,557	451,528	5,833	618,414	297,459	5,689,306	5%
2040	10,321,420	465,074	8,997	312,671	458,859	5,991,091	8%
2041	10,574,456	479,026	18,758		956,642	6,642,490	14%
2042	10,833,817	493,397	25,570	171,520	1,304,089	7,140,897	18%
2043	11,099,663	508,199		3,069,209	-1,256,921	4,602,050	-27%
2044	11,372,154	523,444		769,387	-1,502,864	4,442,546	-34%
2045	11,651,458	539,148		164,309	-1,128,025	4,931,356	-23%
2046	11,937,745	555,322		685,431	-1,258,133	4,894,960	-26%
2047	12,231,188	571,982		621,309	-1,307,461	4,938,995	-26%
2048	12,531,968	589,141		495,910	-1,214,230	5,135,726	-24%

**ABC Condominium  
Current Assessment Funding Model VS Fully Funded Chart**



**The Current Assessment Funding Model** is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

**ABC Condominium**  
 ABC City, Florida  
**Threshold Funding Model Summary**

Report Date	July 06, 2018
Budget Year Beginning	January 01, 2019
Budget Year Ending	December 31, 2019
Total Units	1

<b>Report Parameters</b>	
Inflation	2.50%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	2.00%
Contingency	3.00%
2019 Beginning Balance	\$950,000

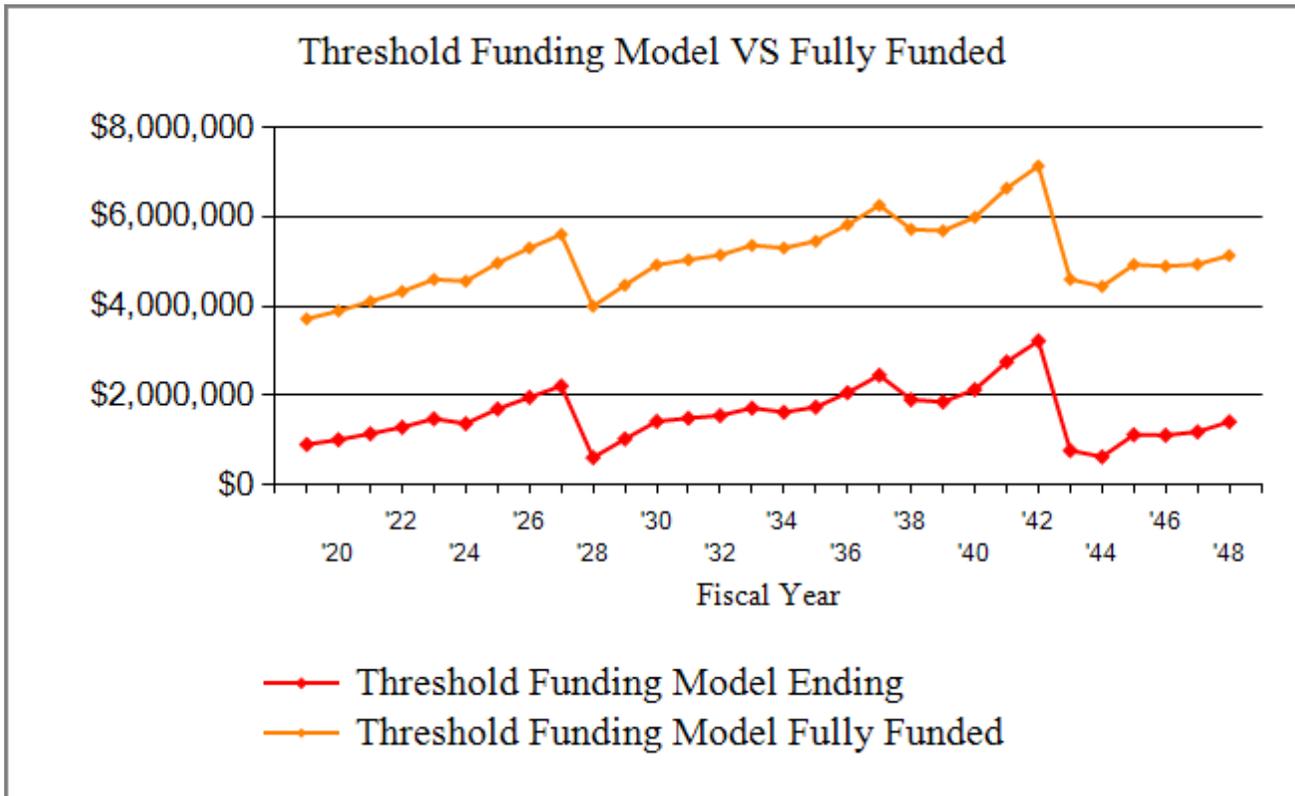
<b>Threshold Funding Model Summary of Calculations</b>	
Required Annual Contribution	\$294,381.00
Average Net Annual Interest Earned	<u>\$17,720.12</u>
Total Annual Allocation to Reserves	\$312,101.12

**ABC Condominium  
Threshold Funding Model Projection**

Beginning Balance: \$950,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2019	6,454,530	294,381	17,720	358,375	903,726	3,717,233	24%
2020	6,506,984	303,212	19,826	215,619	1,011,146	3,895,118	26%
2021	6,664,658	312,309	22,464	200,249	1,145,670	4,107,212	28%
2022	6,826,275	321,678	25,313	201,702	1,290,959	4,330,778	30%
2023	6,991,932	331,328	29,024	171,091	1,480,220	4,600,034	32%
2024	7,161,730	341,268	26,894	476,775	1,371,608	4,560,961	30%
2025	7,318,378	351,506	33,364	54,900	1,701,578	4,967,519	34%
2026	7,496,337	362,051	38,420	142,642	1,959,407	5,303,483	37%
2027	7,542,285	372,913	43,425	161,073	2,214,672	5,608,030	39%
2028	7,725,842	384,100	11,965	2,000,541	610,196	3,999,201	15%
2029	7,913,988	395,623	20,116		1,025,936	4,472,701	23%
2030	8,106,838	407,492	27,883	39,264	1,422,047	4,925,346	29%
2031	8,304,508	419,717	29,266	378,452	1,492,579	5,039,915	30%
2032	8,507,121	432,308	30,439	402,917	1,552,410	5,146,395	30%
2033	8,714,799	445,278	33,748	310,289	1,721,146	5,362,929	32%
2034	8,927,669	458,636	31,893	585,112	1,626,563	5,304,228	31%
2035	9,145,861	472,395	34,100	393,958	1,739,100	5,456,393	32%
2036	9,369,507	486,567	40,448	203,288	2,062,827	5,824,119	35%
2037	9,598,745	501,164	48,136	157,214	2,454,913	6,260,267	39%
2038	9,833,714	516,199	37,409	1,100,671	1,907,850	5,721,179	33%
2039	10,074,557	531,685	36,422	618,414	1,857,543	5,689,306	33%
2040	10,321,420	547,635	41,850	312,671	2,134,358	5,991,091	36%
2041	10,574,456	564,064	53,968		2,752,390	6,642,490	41%
2042	10,833,817	580,986	63,237	171,520	3,225,094	7,140,897	45%
2043	11,099,663	598,416	15,086	3,069,209	769,387	4,602,050	17%
2044	11,372,154	616,368	12,327	769,387	628,696	4,442,546	14%
2045	11,651,458	634,859	21,985	164,309	1,121,231	4,931,356	23%
2046	11,937,745	653,905	21,794	685,431	1,111,500	4,894,960	23%
2047	12,231,188	673,522	23,274	621,309	1,186,987	4,938,995	24%
2048	12,531,968	693,728	27,696	495,910	1,412,501	5,135,726	28%

**ABC Condominium  
Threshold Funding Model VS Fully Funded Chart**



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below \$0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Threshold Funding Model** allows the client to choose the level of conservative funding they desire by choosing the threshold dollar amount.

**ABC Condominium**  
 ABC City, Florida  
**Component Funding Model Summary**

Report Date	July 06, 2018
Budget Year Beginning	January 01, 2019
Budget Year Ending	December 31, 2019
Total Units	1

<b>Report Parameters</b>	
Inflation	2.50%
Interest Rate on Reserve Deposit	2.00%
Contingency	3.00%
2019 Beginning Balance	\$950,000

**Component Funding Model Summary of Calculations**

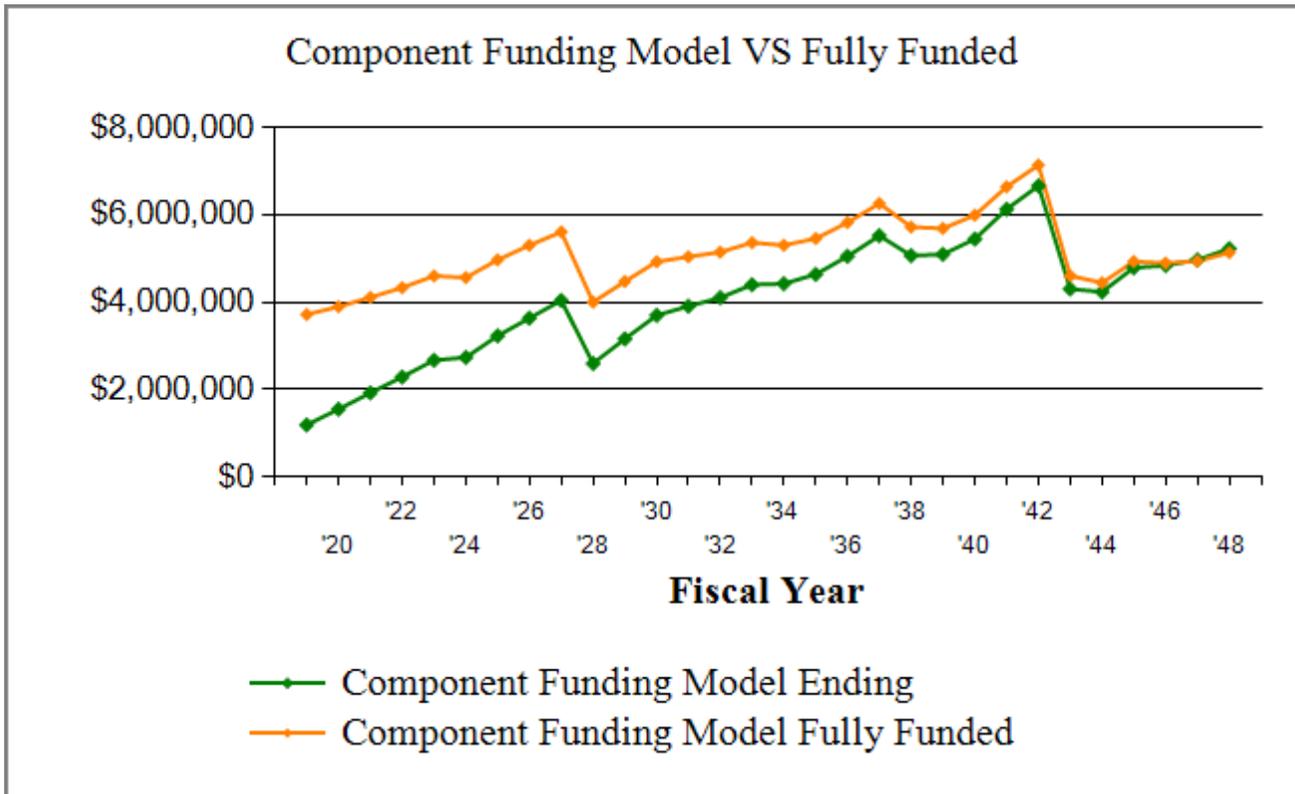
Required Annual Contribution	\$571,138.98
Average Net Annual Interest Earned	<u>\$23,255.28</u>
Total Annual Allocation to Reserves	\$594,394.26

**ABC Condominium  
Component Funding Model Projection**

Beginning Balance: \$950,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2019	6,454,530	571,139	23,255	358,375	1,186,019	3,717,233	32%
2020	6,506,984	544,594	30,300	215,619	1,545,295	3,895,118	40%
2021	6,664,658	535,752	37,616	200,249	1,918,413	4,107,212	47%
2022	6,826,275	522,494	44,784	201,702	2,283,990	4,330,778	53%
2023	6,991,932	500,238	52,263	171,091	2,665,399	4,600,034	58%
2024	7,161,730	488,914	53,551	476,775	2,731,088	4,560,961	60%
2025	7,318,378	487,117	63,266	54,900	3,226,572	4,967,519	65%
2026	7,496,337	478,098	71,241	142,642	3,633,268	5,303,483	69%
2027	7,542,285	486,495	79,174	161,073	4,037,865	5,608,030	72%
2028	7,725,842	504,583	50,838	2,000,541	2,592,744	3,999,201	65%
2029	7,913,988	501,718	61,889		3,156,351	4,472,701	71%
2030	8,106,838	506,721	72,476	39,264	3,696,284	4,925,346	75%
2031	8,304,508	511,820	76,593	378,452	3,906,246	5,039,915	78%
2032	8,507,121	517,319	80,413	402,917	4,101,061	5,146,395	80%
2033	8,714,799	521,621	86,248	310,289	4,398,641	5,362,929	82%
2034	8,927,669	521,550	86,702	585,112	4,421,780	5,304,228	83%
2035	9,145,861	518,629	90,929	393,958	4,637,379	5,456,393	85%
2036	9,369,507	517,577	99,033	203,288	5,050,701	5,824,119	87%
2037	9,598,745	520,973	108,289	157,214	5,522,750	6,260,267	88%
2038	9,833,714	543,045	99,302	1,100,671	5,064,427	5,721,179	89%
2039	10,074,557	549,731	99,915	618,414	5,095,659	5,689,306	90%
2040	10,321,420	556,231	106,784	312,671	5,446,003	5,991,091	91%
2041	10,574,456	563,182	120,184		6,129,369	6,642,490	92%
2042	10,833,817	576,380	130,685	171,520	6,664,913	7,140,897	93%
2043	11,099,663	620,793	84,330	3,069,209	4,300,827	4,602,050	93%
2044	11,372,154	618,572	83,000	769,387	4,233,013	4,442,546	95%
2045	11,651,458	626,446	93,903	164,309	4,789,053	4,931,356	97%
2046	11,937,745	641,615	94,905	685,431	4,840,142	4,894,960	99%
2047	12,231,188	653,234	97,441	621,309	4,969,508	4,938,995	101%
2048	12,531,968	648,851	102,449	495,910	5,224,898	5,135,726	102%

ABC Condominium  
Component Funding Model VS Fully Funded Chart



The **Component Funding Model's** long-term objective is to provide a plan to a fully funded reserve position over the longest period of time practical. This is the most conservative funding model.

**ABC Condominium  
Component Funding Model Assessment Summary by Group**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<b>Surfaces</b>							
Brick Pavers Sealing	2019	5	0	0	15,000	15,000	15,000
Brick Pavers replace	2028	30	0	9	<u>140,000</u>	<u>0</u>	<u>98,000</u>
Surfaces - Total					<u>\$155,000</u>	<u>\$15,000</u>	<u>\$113,000</u>
<b>Garage</b>							
Painting Garage	2021	15	2	2	<u>70,000</u>	<u>61,765</u>	<u>61,765</u>
Garage - Total					<u>\$70,000</u>	<u>\$61,765</u>	<u>\$61,765</u>
<b>Roofing</b>							
Membrane Roof Coating	2026	10	0	7	112,000	0	33,600
Membrane Roof Replacement	2038	40	0	19	320,000	0	168,000
Standing Seam - Exchange of Fasteners	2019	20	0	0	27,000	27,000	27,000
Standing Seam Coating Project	2019	20	0	0	74,375	74,375	74,375
Standing Seam Replacement	2038	40	0	19	<u>212,500</u>	<u>0</u>	<u>111,562</u>
Roofing - Total					<u>\$745,875</u>	<u>\$101,375</u>	<u>\$414,537</u>
<b>Paint and Sealants</b>							
Paints and Sealants	2024	10	0	5	<u>380,000</u>	0	<u>190,000</u>
Paint and Sealants - Total					<u>\$380,000</u>		<u>\$190,000</u>
<b>Elevators</b>							
Elevator - Car/Safety/Electrical/Operational	2019	20	1	0	60,000	60,000	60,000
Elevators Cabins	2019	20	1	0	100,000	100,000	100,000
Elevators Corridor Finishes	2020	22	0	1	40,000	38,182	38,182
Elevators Corridor Finishes	2021	22	1	2	35,000	31,957	31,957
Elevators Corridor Finishes	2022	22	2	3	35,000	30,625	30,625
Main Elevators - Traction and door operators	2028	30	0	9	840,000	0	588,000
Pool and Entrance Elevators - Hydraulic and ..	2028	30	0	9	<u>140,000</u>	<u>0</u>	<u>98,000</u>
Elevators - Total					<u>\$1,250,000</u>	<u>\$260,763</u>	<u>\$946,763</u>
<b>Interior Finishes</b>							
Appliances Clubroom Kitchen	2026	10	0	7	8,000	0	2,400
Clubroom	2032	16	0	13	200,000	0	37,500
Common Area Decoration	2032	15	1	13	80,000	0	15,000
Fitness Center Renovation	2035	20	1	16	70,000	0	16,667
Guestroom Renovation A	2019	9	0	0	20,000	20,000	20,000
Guestroom Renovation B	2021	11	0	2	15,000	12,273	12,273
Kitchen	2036	20	0	17	<u>35,000</u>	<u>0</u>	<u>5,250</u>
Interior Finishes - Total					<u>\$428,000</u>	<u>\$32,273</u>	<u>\$109,089</u>
<b>Mechanical</b>							
Community Drainage 4" pumps	2022	12	0	3	24,000	18,000	18,000
Diesel Tank	2028	30	0	9	25,000	0	17,500
Domestic Waterpump 10 HP	2023	8	0	4	10,000	5,000	5,000

**ABC Condominium  
Component Funding Model Assessment Summary by Group**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<i>Mechanical continued...</i>							
Domestic Waterpump 15 HP	2023	8	0	4	14,000	7,000	7,000
Drivers Domestic Waterpumps	2023	8	0	4	10,000	5,000	5,000
Exhaust Fans on Roof	2033	15	0	14	45,000	0	3,000
Generator 300 KW	2038	40	0	19	130,000	0	68,250
Pressure Tank	2028	30	0	9	50,000	0	35,000
Pump Motor Marathon 10 HP	2025	15	0	6	5,000	0	3,000
Pump Motor WEG 10 HP	2025	15	0	6	5,000	0	3,000
Mechanical - Total					<u>\$318,000</u>	<u>\$35,000</u>	<u>\$164,750</u>
<b>Plumbing</b>							
Backflow Preventer Irrigation System	2035	19	0	16	10,300	0	1,626
Backflow Preventer Potable Water	2035	19	0	16	10,000	0	1,579
Plumbing, jetting stacks	2023	8	0	4	70,000	12,690	35,000
Plumbing, jetting stacks (high risk units)	2021	3	0	2	20,600	6,867	6,867
Plumbing - Total					<u>\$110,900</u>	<u>\$19,557</u>	<u>\$45,072</u>
<b>HVAC</b>							
Boiler	2019	20	1	0	62,000	62,000	62,000
Cooling Towers	2028	30	0	9	310,000	0	217,000
HVAC - Guest Suites	2028	15	0	9	5,800	0	2,320
HVAC 11 North	2027	15	0	8	5,800	0	2,707
HVAC 11 South	2032	15	0	13	5,800	0	773
HVAC 2 North	2031	15	0	12	5,800	0	1,160
HVAC 2 South	2022	15	0	3	5,800	4,640	4,640
HVAC 5 North	2031	15	0	12	5,800	0	1,160
HVAC 5 South	2031	15	0	12	5,800	0	1,160
HVAC 8 North	2025	15	0	6	5,800	0	3,480
HVAC 8 South	2032	15	0	13	5,800	0	773
HVAC Club/Library	2032	15	0	13	5,800	0	773
HVAC Club/Spa	2032	15	0	13	5,800	0	773
HVAC Desk	2032	15	0	13	5,800	0	773
HVAC Lobby/Library	2024	15	0	5	5,800	0	3,867
HVAC Office	2032	15	0	13	5,800	0	773
HVAC P1/P2 North	2032	15	0	13	5,800	0	773
HVAC P1/P2 South	2032	15	0	13	5,800	0	773
HVAC PHT North	2027	15	0	8	5,800	0	2,707
HVAC PHT South	2032	15	0	13	5,800	0	773
HVAC Spa	2030	15	0	11	5,800	0	1,547
Pump Motors Cooling Tower	2025	10	0	6	13,000	0	5,200
HVAC - Total					<u>\$495,200</u>	<u>\$66,640</u>	<u>\$315,907</u>
<b>Electric</b>							
Electrical Fixtures Common Area	2031	15	0	12	160,000	0	32,000
Electrical Room	2020	20	2	1	160,000	152,727	152,727
Electric - Total					<u>\$320,000</u>	<u>\$152,727</u>	<u>\$184,727</u>

**ABC Condominium  
Component Funding Model Assessment Summary by Group**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<b>Balconies, Gates, Railings</b>							
Glass Railings - replace	2043	45	0	24	1,295,000	0	604,333
Railings - repair and restore	2022	24	0	3	<u>122,500</u>	<u>107,187</u>	<u>107,187</u>
Balconies, Gates, Railings - Total					<u>\$1,417,500</u>	<u>\$107,187</u>	<u>\$711,521</u>
<b>Access Control</b>							
Access Gates P1	2021	7	0	2	25,000	17,857	17,857
Access Gates P2	2021	6	0	2	25,000	16,667	16,667
Cameras and Security DVR System	2027	10	0	8	<u>75,000</u>	<u>0</u>	<u>15,000</u>
Access Control - Total					<u>\$125,000</u>	<u>\$34,524</u>	<u>\$49,524</u>
<b>Pool and Fitness</b>							
Pool Deck Replace	2035	20	0	16	100,000	0	20,000
Pool Heater	2023	15	0	4	7,000	0	5,133
Pool Heaters	2033	15	0	14	35,000	0	2,333
Resurface Fitness Pool	2020	20	2	1	10,360	9,889	9,889
Resurface Lap Pool	2028	15	0	9	27,090	0	10,836
Resurface Spa	2030	15	0	11	<u>3,525</u>	<u>0</u>	<u>940</u>
Pool and Fitness - Total					<u>\$182,975</u>	<u>\$9,889</u>	<u>\$49,132</u>
<b>Fire Safety</b>							
Fire Alarm Modernization	2023	25	0	4	25,000	21,000	21,000
Fire Pump	2033	35	0	14	75,000	0	45,000
Fire Sprinkler, replace	2023	5	0	4	19,000	3,800	3,800
Fire Sprinklers in P1	2025	10	0	6	18,540	0	7,416
Fire Sprinklers in P2	2035	20	1	16	<u>18,540</u>	<u>0</u>	<u>4,414</u>
Fire Safety - Total					<u>\$156,080</u>	<u>\$24,800</u>	<u>\$81,630</u>
<b>Building Envelope</b>							
Concrete, structural repair	2043	45	0	24	<u>300,000</u>	0	<u>140,000</u>
Building Envelope - Total					<u>\$300,000</u>		<u>\$140,000</u>
Total Asset Summary					<u>\$6,454,530</u>	<u>\$921,500</u>	<u>\$3,577,417</u>
Contingency at 3.00%						<u>\$28,500</u>	<u>\$110,642</u>
Summary Total						<u>\$950,000</u>	<u>\$3,688,059</u>

Percent Fully Funded	26%
Current Average Liability per Unit (Total Units: 1)	-\$2,738,059

**ABC Condominium  
Component Funding Model Assessment Summary by Category**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<b>Streets/Asphalt</b>							
Brick Pavers Sealing	2019	5	0	0	15,000	15,000	15,000
Brick Pavers replace	2028	30	0	9	<u>140,000</u>	<u>0</u>	<u>98,000</u>
Streets/Asphalt - Total					\$155,000	\$15,000	\$113,000
<b>Roofing</b>							
Membrane Roof Coating	2026	10	0	7	112,000	0	33,600
Membrane Roof Replacement	2038	40	0	19	320,000	0	168,000
Standing Seam - Exchange of Fasteners	2019	20	0	0	27,000	27,000	27,000
Standing Seam Coating Project	2019	20	0	0	74,375	74,375	74,375
Standing Seam Replacement	2038	40	0	19	<u>212,500</u>	<u>0</u>	<u>111,562</u>
Roofing - Total					\$745,875	\$101,375	\$414,537
<b>Painting</b>							
Painting Garage	2021	15	2	2	70,000	61,765	61,765
Paints and Sealants	2024	10	0	5	<u>380,000</u>	<u>0</u>	<u>190,000</u>
Painting - Total					\$450,000	\$61,765	\$251,765
<b>Fencing/Security</b>							
Access Gates P1	2021	7	0	2	25,000	17,857	17,857
Access Gates P2	2021	6	0	2	25,000	16,667	16,667
Cameras and Security DVR System	2027	10	0	8	<u>75,000</u>	<u>0</u>	<u>15,000</u>
Fencing/Security - Total					\$125,000	\$34,524	\$49,524
<b>Recreation/Pool</b>							
Pool Deck Replace	2035	20	0	16	100,000	0	20,000
Pool Heater	2023	15	0	4	7,000	0	5,133
Pool Heaters	2033	15	0	14	35,000	0	2,333
Resurface Fitness Pool	2020	20	2	1	10,360	9,889	9,889
Resurface Lap Pool	2028	15	0	9	27,090	0	10,836
Resurface Spa	2030	15	0	11	<u>3,525</u>	<u>0</u>	<u>940</u>
Recreation/Pool - Total					\$182,975	\$9,889	\$49,132
<b>Interior Furnishings</b>							
Appliances Clubroom Kitchen	2026	10	0	7	8,000	0	2,400
Clubroom	2032	16	0	13	200,000	0	37,500
Common Area Decoration	2032	15	1	13	80,000	0	15,000
Fitness Center Renovation	2035	20	1	16	70,000	0	16,667
Guestroom Renovation A	2019	9	0	0	20,000	20,000	20,000
Guestroom Renovation B	2021	11	0	2	15,000	12,273	12,273
Kitchen	2036	20	0	17	<u>35,000</u>	<u>0</u>	<u>5,250</u>
Interior Furnishings - Total					\$428,000	\$32,273	\$109,089

**ABC Condominium  
Component Funding Model Assessment Summary by Category**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<b>Equipment</b>							
Backflow Preventer Irrigation System	2035	19	0	16	10,300	0	1,626
Backflow Preventer Potable Water	2035	19	0	16	10,000	0	1,579
Boiler	2019	20	1	0	62,000	62,000	62,000
Community Drainage 4" pumps	2022	12	0	3	24,000	18,000	18,000
Diesel Tank	2028	30	0	9	25,000	0	17,500
Domestic Waterpump 10 HP	2023	8	0	4	10,000	5,000	5,000
Domestic Waterpump 15 HP	2023	8	0	4	14,000	7,000	7,000
Drivers Domestic Waterpumps	2023	8	0	4	10,000	5,000	5,000
Exhaust Fans on Roof	2033	15	0	14	45,000	0	3,000
Fire Alarm Modernization	2023	25	0	4	25,000	21,000	21,000
Fire Pump	2033	35	0	14	75,000	0	45,000
Generator 300 KW	2038	40	0	19	130,000	0	68,250
Pressure Tank	2028	30	0	9	50,000	0	35,000
Pump Motor Marathon 10 HP	2025	15	0	6	5,000	0	3,000
Pump Motor WEG 10 HP	2025	15	0	6	5,000	0	3,000
Equipment - Total					\$500,300	\$118,000	\$295,955
<b>Building Components</b>							
Concrete, structural repair	2043	45	0	24	300,000	0	140,000
Building Components - Total					\$300,000		\$140,000
<b>Railings and Gates</b>							
Glass Railings - replace	2043	45	0	24	1,295,000	0	604,333
Railings - repair and restore	2022	24	0	3	122,500	107,187	107,187
Railings and Gates - Total					\$1,417,500	\$107,187	\$711,521
<b>Conveying Systems</b>							
Elevator - Car/Safety/Electrical/Operational	2019	20	1	0	60,000	60,000	60,000
Elevators Cabins	2019	20	1	0	100,000	100,000	100,000
Elevators Corridor Finishes	2020	22	0	1	40,000	38,182	38,182
Elevators Corridor Finishes	2021	22	1	2	35,000	31,957	31,957
Elevators Corridor Finishes	2022	22	2	3	35,000	30,625	30,625
Main Elevators - Traction and door operators	2028	30	0	9	840,000	0	588,000
Pool and Entrance Elevators - Hydraulic and ..	2028	30	0	9	140,000	0	98,000
Conveying Systems - Total					\$1,250,000	\$260,763	\$946,763
<b>Plumbing</b>							
Plumbing, jetting stacks	2023	8	0	4	70,000	12,690	35,000
Plumbing, jetting stacks (high risk units)	2021	3	0	2	20,600	6,867	6,867
Plumbing - Total					\$90,600	\$19,557	\$41,867
<b>HVAC</b>							
Cooling Towers	2028	30	0	9	310,000	0	217,000
HVAC - Guest Suites	2028	15	0	9	5,800	0	2,320

**ABC Condominium  
Component Funding Model Assessment Summary by Category**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<i>HVAC continued...</i>							
HVAC 11 North	2027	15	0	8	5,800	0	2,707
HVAC 11 South	2032	15	0	13	5,800	0	773
HVAC 2 North	2031	15	0	12	5,800	0	1,160
HVAC 2 South	2022	15	0	3	5,800	4,640	4,640
HVAC 5 North	2031	15	0	12	5,800	0	1,160
HVAC 5 South	2031	15	0	12	5,800	0	1,160
HVAC 8 North	2025	15	0	6	5,800	0	3,480
HVAC 8 South	2032	15	0	13	5,800	0	773
HVAC Club/Library	2032	15	0	13	5,800	0	773
HVAC Club/Spa	2032	15	0	13	5,800	0	773
HVAC Desk	2032	15	0	13	5,800	0	773
HVAC Lobby/Library	2024	15	0	5	5,800	0	3,867
HVAC Office	2032	15	0	13	5,800	0	773
HVAC P1/P2 North	2032	15	0	13	5,800	0	773
HVAC P1/P2 South	2032	15	0	13	5,800	0	773
HVAC PHT North	2027	15	0	8	5,800	0	2,707
HVAC PHT South	2032	15	0	13	5,800	0	773
HVAC Spa	2030	15	0	11	5,800	0	1,547
Pump Motors Cooling Tower	2025	10	0	6	13,000	0	5,200
HVAC - Total					<u>\$433,200</u>	<u>\$4,640</u>	<u>\$253,907</u>
<b>Electric</b>							
Electrical Fixtures Common Area	2031	15	0	12	160,000	0	32,000
Electrical Room	2020	20	2	1	160,000	152,727	152,727
Electric - Total					<u>\$320,000</u>	<u>\$152,727</u>	<u>\$184,727</u>
<b>Fire Safety</b>							
Fire Sprinkler, replace	2023	5	0	4	19,000	3,800	3,800
Fire Sprinklers in P1	2025	10	0	6	18,540	0	7,416
Fire Sprinklers in P2	2035	20	1	16	18,540	0	4,414
Fire Safety - Total					<u>\$56,080</u>	<u>\$3,800</u>	<u>\$15,630</u>
Total Asset Summary					<u>\$6,454,530</u>	<u>\$921,500</u>	<u>\$3,577,417</u>
Contingency at 3.00%						<u>\$28,500</u>	<u>\$110,642</u>
Summary Total						<u>\$950,000</u>	<u>\$3,688,059</u>

Percent Fully Funded	26%
Current Average Liability per Unit (Total Units: 1)	-\$2,738,059

**ABC Condominium  
Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Boiler	0	2019	62,000	62,000
Brick Pavers Sealing	0	2019	15,000	15,000
Elevator - Car/Safety/Electrical/Operational	0	2019	60,000	60,000
Elevators Cabins	0	2019	100,000	100,000
Guestroom Renovation A	0	2019	20,000	20,000
Standing Seam - Exchange of Fasteners	0	2019	27,000	27,000
Standing Seam Coating Project	0	2019	74,375	74,375
Electrical Room	1	2020	152,727	152,727
Elevators Corridor Finishes	1	2020	38,182	38,182
Resurface Fitness Pool	1	2020	9,889	9,889
Access Gates P1	2	2021	17,857	17,857
Access Gates P2	2	2021	16,667	16,667
Elevators Corridor Finishes	2	2021	31,957	31,957
Guestroom Renovation B	2	2021	12,273	12,273
Painting Garage	2	2021	61,765	61,765
Plumbing, jetting stacks (high risk units)	2	2021	6,867	6,867
Community Drainage 4" pumps	3	2022	18,000	18,000
Elevators Corridor Finishes	3	2022	30,625	30,625
HVAC 2 South	3	2022	4,640	4,640
Railings - repair and restore	3	2022	107,187	107,187
Domestic Waterpump 10 HP	4	2023	5,000	5,000
Domestic Waterpump 15 HP	4	2023	7,000	7,000
Drivers Domestic Waterpumps	4	2023	5,000	5,000
Fire Alarm Modernization	4	2023	21,000	21,000
Fire Sprinkler, replace	4	2023	3,800	3,800
Plumbing, jetting stacks	4	2023	* 12,690	35,000
Pool Heater	4	2023		5,133
HVAC Lobby/Library	5	2024		3,867
Paints and Sealants	5	2024		190,000
Fire Sprinklers in P1	6	2025		7,416
HVAC 8 North	6	2025		3,480
Pump Motor Marathon 10 HP	6	2025		3,000
Pump Motor WEG 10 HP	6	2025		3,000
Pump Motors Cooling Tower	6	2025		5,200
Appliances Clubroom Kitchen	7	2026		2,400
Membrane Roof Coating	7	2026		33,600
Cameras and Security DVR System	8	2027		15,000
HVAC 11 North	8	2027		2,707
HVAC PHT North	8	2027		2,707
Brick Pavers replace	9	2028		98,000

**ABC Condominium  
Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Cooling Towers	9	2028		217,000
Diesel Tank	9	2028		17,500
HVAC - Guest Suites	9	2028		2,320
Main Elevators - Traction and door operators	9	2028		588,000
Pool and Entrance Elevators - Hydraulic and ..	9	2028		98,000
Pressure Tank	9	2028		35,000
Resurface Lap Pool	9	2028		10,836
HVAC Spa	11	2030		1,547
Resurface Spa	11	2030		940
Electrical Fixtures Common Area	12	2031		32,000
HVAC 2 North	12	2031		1,160
HVAC 5 North	12	2031		1,160
HVAC 5 South	12	2031		1,160
Clubroom	13	2032		37,500
Common Area Decoration	13	2032		15,000
HVAC 11 South	13	2032		773
HVAC 8 South	13	2032		773
HVAC Club/Library	13	2032		773
HVAC Club/Spa	13	2032		773
HVAC Desk	13	2032		773
HVAC Office	13	2032		773
HVAC P1/P2 North	13	2032		773
HVAC P1/P2 South	13	2032		773
HVAC PHT South	13	2032		773
Exhaust Fans on Roof	14	2033		3,000
Fire Pump	14	2033		45,000
Pool Heaters	14	2033		2,333
Backflow Preventer Irrigation System	16	2035		1,626
Backflow Preventer Potable Water	16	2035		1,579
Fire Sprinklers in P2	16	2035		4,414
Fitness Center Renovation	16	2035		16,667
Pool Deck Replace	16	2035		20,000
Kitchen	17	2036		5,250
Generator 300 KW	19	2038		68,250
Membrane Roof Replacement	19	2038		168,000
Standing Seam Replacement	19	2038		111,562
Concrete, structural repair	24	2043		140,000
Glass Railings - replace	24	2043		604,333

**ABC Condominium  
Distribution of Accumulated Reserves**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Total Asset Summary			<u>\$921,500</u>	<u>\$3,577,417</u>
Contingency at 3.00%			<u>\$28,500</u>	<u>\$110,642</u>
Summary Total			\$950,000	\$3,688,059

Percent Fully Funded	26%
Current Average Liability per Unit (Total Units: 1)	-\$2,738,059

*'\*' Indicates Partially Funded*

**ABC Condominium  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2019</b>	
Boiler	62,000
Brick Pavers Sealing	15,000
Elevator - Car/Safety/Electrical/Operational	60,000
Elevators Cabins	100,000
Guestroom Renovation A	20,000
Standing Seam - Exchange of Fasteners	27,000
Standing Seam Coating Project	74,375
<b>Total for 2019</b>	<b>\$358,375</b>
<b>Replacement Year 2020</b>	
Electrical Room	164,000
Elevators Corridor Finishes	41,000
Resurface Fitness Pool	10,619
<b>Total for 2020</b>	<b>\$215,619</b>
<b>Replacement Year 2021</b>	
Access Gates P1	26,266
Access Gates P2	26,266
Elevators Corridor Finishes	36,772
Guestroom Renovation B	15,759
Painting Garage	73,544
Plumbing, jetting stacks (high risk units)	21,643
<b>Total for 2021</b>	<b>\$200,249</b>
<b>Replacement Year 2022</b>	
Community Drainage 4" pumps	25,845
Elevators Corridor Finishes	37,691
HVAC 2 South	6,246
Railings - repair and restore	131,919
<b>Total for 2022</b>	<b>\$201,702</b>
<b>Replacement Year 2023</b>	
Domestic Waterpump 10 HP	11,038
Domestic Waterpump 15 HP	15,453
Drivers Domestic Waterpumps	11,038
Fire Alarm Modernization	27,595
Fire Sprinkler, replace	20,972

**ABC Condominium  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2023 continued...</i></b>	
Plumbing, jetting stacks	77,267
Pool Heater	7,727
<b>Total for 2023</b>	<b>\$171,091</b>
<b>Replacement Year 2024</b>	
Brick Pavers Sealing	16,971
HVAC Lobby/Library	6,562
Paints and Sealants	429,935
Plumbing, jetting stacks (high risk units)	23,307
<b>Total for 2024</b>	<b>\$476,775</b>
<b>Replacement Year 2025</b>	
Fire Sprinklers in P1	21,501
HVAC 8 North	6,726
Pump Motor Marathon 10 HP	5,798
Pump Motor WEG 10 HP	5,798
Pump Motors Cooling Tower	15,076
<b>Total for 2025</b>	<b>\$54,900</b>
<b>Replacement Year 2026</b>	
Appliances Clubroom Kitchen	9,509
Membrane Roof Coating	133,133
<b>Total for 2026</b>	<b>\$142,642</b>
<b>Replacement Year 2027</b>	
Access Gates P2	30,460
Cameras and Security DVR System	91,380
HVAC 11 North	7,067
HVAC PHT North	7,067
Plumbing, jetting stacks (high risk units)	25,099
<b>Total for 2027</b>	<b>\$161,073</b>
<b>Replacement Year 2028</b>	
Access Gates P1	31,222
Brick Pavers replace	174,841
Cooling Towers	387,148
Diesel Tank	31,222

**ABC Condominium  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2028 continued...</i></b>	
Fire Sprinkler, replace	23,728
Guestroom Renovation A	24,977
HVAC - Guest Suites	7,243
Main Elevators - Traction and door operators	1,049,045
Pool and Entrance Elevators - Hydraulic and Door Operator	174,841
Pressure Tank	62,443
Resurface Lap Pool	33,832
<b>Total for 2028</b>	<b>\$2,000,541</b>
 <i>No Replacement in 2029</i>	
<b>Replacement Year 2030</b>	
HVAC Spa	7,610
Plumbing, jetting stacks (high risk units)	27,029
Resurface Spa	4,625
<b>Total for 2030</b>	<b>\$39,264</b>
 <b>Replacement Year 2031</b>	
Domestic Waterpump 10 HP	13,449
Domestic Waterpump 15 HP	18,828
Drivers Domestic Waterpumps	13,449
Electrical Fixtures Common Area	215,182
HVAC 2 North	7,800
HVAC 5 North	7,800
HVAC 5 South	7,800
Plumbing, jetting stacks	94,142
<b>Total for 2031</b>	<b>\$378,452</b>
 <b>Replacement Year 2032</b>	
Clubroom	200,000
Common Area Decoration	110,281
Guestroom Renovation B	20,678
HVAC 11 South	7,995
HVAC 8 South	7,995
HVAC Club/Library	7,995
HVAC Club/Spa	7,995
HVAC Desk	7,995
HVAC Office	7,995

**ABC Condominium  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2032 continued...</i></b>	
HVAC P1/P2 North	7,995
HVAC P1/P2 South	7,995
HVAC PHT South	7,995
<b>Total for 2032</b>	<b>\$402,917</b>
<b>Replacement Year 2033</b>	
Access Gates P2	35,324
Exhaust Fans on Roof	63,584
Fire Pump	105,973
Fire Sprinkler, replace	26,847
Plumbing, jetting stacks (high risk units)	29,107
Pool Heaters	49,454
<b>Total for 2033</b>	<b>\$310,289</b>
<b>Replacement Year 2034</b>	
Community Drainage 4" pumps	34,759
Paints and Sealants	550,353
<b>Total for 2034</b>	<b>\$585,112</b>
<b>Replacement Year 2035</b>	
Access Gates P1	37,113
Backflow Preventer Irrigation System	15,290
Backflow Preventer Potable Water	14,845
Fire Sprinklers in P1	27,523
Fire Sprinklers in P2	27,523
Fitness Center Renovation	103,915
Pool Deck Replace	148,451
Pump Motors Cooling Tower	19,299
<b>Total for 2035</b>	<b>\$393,958</b>
<b>Replacement Year 2036</b>	
Appliances Clubroom Kitchen	12,173
Kitchen	53,257
Painting Garage	106,513
Plumbing, jetting stacks (high risk units)	31,345
<b>Total for 2036</b>	<b>\$203,288</b>

**ABC Condominium  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2037</b>	
Cameras and Security DVR System	116,974
Guestroom Renovation A	31,193
HVAC 2 South	9,046
<b>Total for 2037</b>	<b>\$157,214</b>
<b>Replacement Year 2038</b>	
Fire Sprinkler, replace	30,374
Generator 300 KW	207,825
Membrane Roof Replacement	511,568
Pool Heater	11,191
Standing Seam Replacement	339,713
<b>Total for 2038</b>	<b>\$1,100,671</b>
<b>Replacement Year 2039</b>	
Access Gates P2	40,965
Boiler	101,594
Domestic Waterpump 10 HP	16,386
Domestic Waterpump 15 HP	22,941
Drivers Domestic Waterpumps	16,386
Elevator - Car/Safety/Electrical/Operational	98,317
Elevators Cabins	163,862
HVAC Lobby/Library	9,504
Plumbing, jetting stacks	114,703
Plumbing, jetting stacks (high risk units)	33,755
<b>Total for 2039</b>	<b>\$618,414</b>
<b>Replacement Year 2040</b>	
Electrical Room	268,733
HVAC 8 North	9,742
Pump Motor Marathon 10 HP	8,398
Pump Motor WEG 10 HP	8,398
Resurface Fitness Pool	17,400
<b>Total for 2040</b>	<b>\$312,671</b>
<i>No Replacement in 2041</i>	
<b>Replacement Year 2042</b>	
Access Gates P1	44,115

**ABC Condominium  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2042 continued...</i></b>	
Elevators Corridor Finishes	70,584
HVAC 11 North	10,235
HVAC PHT North	10,235
Plumbing, jetting stacks (high risk units)	36,351
<b>Total for 2042</b>	<b>\$171,520</b>
<b>Replacement Year 2043</b>	
Concrete, structural repair	542,618
Elevators Corridor Finishes	63,305
Fire Sprinkler, replace	34,366
Glass Railings - replace	2,342,300
Guestroom Renovation B	27,131
HVAC - Guest Suites	10,491
Resurface Lap Pool	48,998
<b>Total for 2043</b>	<b>\$3,069,209</b>
<b>Replacement Year 2044</b>	
Elevators Corridor Finishes	64,888
Paints and Sealants	704,499
<b>Total for 2044</b>	<b>\$769,387</b>
<b>Replacement Year 2045</b>	
Access Gates P2	47,507
Fire Sprinklers in P1	35,231
HVAC Spa	11,022
Plumbing, jetting stacks (high risk units)	39,146
Pump Motors Cooling Tower	24,704
Resurface Spa	6,699
<b>Total for 2045</b>	<b>\$164,309</b>
<b>Replacement Year 2046</b>	
Appliances Clubroom Kitchen	15,582
Community Drainage 4" pumps	46,747
Electrical Fixtures Common Area	311,648
Guestroom Renovation A	38,956
HVAC 2 North	11,297
HVAC 5 North	11,297

**ABC Condominium  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2046 continued...</i></b>	
HVAC 5 South	11,297
Railings - repair and restore	238,606
<b>Total for 2046</b>	<b><u>\$685,431</u></b>
 <b>Replacement Year 2047</b>	
Cameras and Security DVR System	149,737
Common Area Decoration	159,720
Domestic Waterpump 10 HP	19,965
Domestic Waterpump 15 HP	27,951
Drivers Domestic Waterpumps	19,965
HVAC 11 South	11,580
HVAC 8 South	11,580
HVAC Club/Library	11,580
HVAC Club/Spa	11,580
HVAC Desk	11,580
HVAC Office	11,580
HVAC P1/P2 North	11,580
HVAC P1/P2 South	11,580
HVAC PHT South	11,580
Plumbing, jetting stacks	139,755
<b>Total for 2047</b>	<b><u>\$621,309</u></b>
 <b>Replacement Year 2048</b>	
Clubroom	200,000
Exhaust Fans on Roof	92,088
Fire Alarm Modernization	51,160
Fire Sprinkler, replace	38,882
Plumbing, jetting stacks (high risk units)	42,156
Pool Heaters	71,624
<b>Total for 2048</b>	<b><u>\$495,910</u></b>

**ABC Condominium  
Detail Report by Category**

**Brick Pavers Sealing - 2019**

		20,000 SF	@ \$0.75
Asset ID	1097	Asset Cost	\$15,000.00
	Surfaces	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$15,000.00
Placed in Service	January 2014	Assigned Reserves	\$15,000.00
Useful Life	5		
Replacement Year	2019	Annual Assessment	\$2,941.42
Remaining Life	0	Interest Contribution	<u>\$58.83</u>
		Reserve Allocation	\$3,000.25



**ABC Condominium  
Detail Report by Category**

**Brick Pavers replace - 2028**

Asset ID	1009	20,000 SF	@ \$7.00
Category	Surfaces	Asset Cost	\$140,000.00
Placed in Service	Streets/Asphalt	Percent Replacement	100%
Useful Life	January 1998	Future Cost	\$174,840.82
Replacement Year	30	Assigned Reserves	<i>none</i>
Remaining Life	2028	Annual Assessment	\$16,166.64
	9	Interest Contribution	<u>\$323.33</u>
		Reserve Allocation	\$16,489.97



**ABC Condominium  
Detail Report by Category**

<b>Streets/Asphalt - Total Current Cost</b>	<b>\$155,000</b>
<b>Assigned Reserves</b>	<b>\$15,000</b>
<b>Fully Funded Reserves</b>	<b>\$113,000</b>

**ABC Condominium  
Detail Report by Category**

**Membrane Roof Coating - 2026**

		160 SQ	@ \$700.00
Asset ID	1001	Asset Cost	\$112,000.00
	Roofing	Percent Replacement	100%
Category	Roofing	Future Cost	\$133,132.80
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	10		
Replacement Year	2026	Annual Assessment	\$16,152.27
Remaining Life	7	Interest Contribution	<u>\$323.05</u>
		Reserve Allocation	\$16,475.32



**ABC Condominium  
Detail Report by Category**

**Membrane Roof Replacement - 2038**

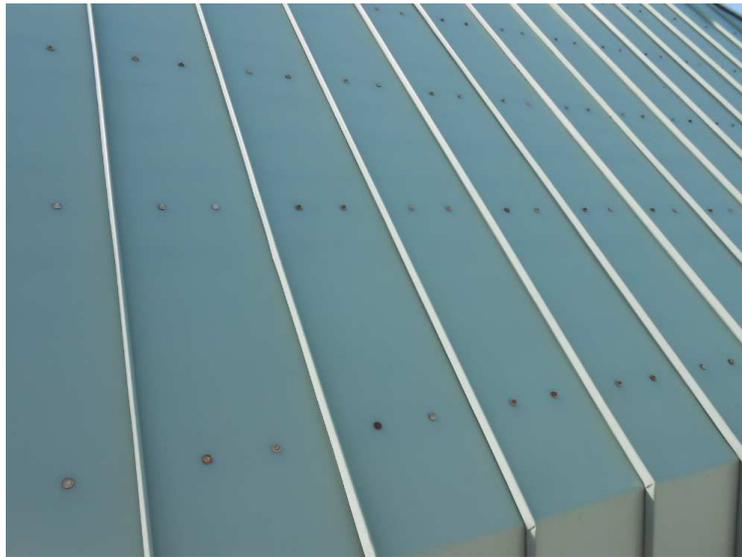
		160 SQ	@ \$2,000.00
Asset ID	1098	Asset Cost	\$320,000.00
	Roofing	Percent Replacement	100%
Category	Roofing	Future Cost	\$511,568.06
Placed in Service	January 1998	Assigned Reserves	<i>none</i>
Useful Life	40		
Replacement Year	2038	Annual Assessment	\$20,201.53
Remaining Life	19	Interest Contribution	<u>\$404.03</u>
		Reserve Allocation	\$20,605.56



**ABC Condominium  
Detail Report by Category**

**Standing Seam - Exchange of Fasteners - 2019**

Asset ID	1004	1 lumpsum	@ \$27,000.00
Category	Roofing	Asset Cost	\$27,000.00
Placed in Service	January 1998	Percent Replacement	100%
Useful Life	20	Future Cost	\$27,000.00
Replacement Year	2019	Assigned Reserves	\$27,000.00
Remaining Life	0	Annual Assessment	No Assessment
		Interest Contribution	
		Reserve Allocation	



**ABC Condominium  
Detail Report by Category**

**Standing Seam Coating Project - 2019**

		85 SQ	@ \$875.00
Asset ID	1002	Asset Cost	\$74,375.00
	Roofing	Percent Replacement	100%
Category	Roofing	Future Cost	\$74,375.00
Placed in Service	January 1998	Assigned Reserves	\$74,375.00
Useful Life	20		
Replacement Year	2019	Annual Assessment	No Assessment
Remaining Life	0	Interest Contribution	
		Reserve Allocation	



**ABC Condominium  
Detail Report by Category**

**Standing Seam Replacement - 2038**

		85 SQ	@ \$2,500.00
Asset ID	1054	Asset Cost	\$212,500.00
	Roofing	Percent Replacement	100%
Category	Roofing	Future Cost	\$339,713.16
Placed in Service	January 1998	Assigned Reserves	<i>none</i>
Useful Life	40		
Replacement Year	2038	Annual Assessment	\$13,415.08
Remaining Life	19	Interest Contribution	<u>\$268.30</u>
		Reserve Allocation	\$13,683.38



**ABC Condominium  
Detail Report by Category**

<b>Roofing - Total Current Cost</b>	<b>\$745,875</b>
<b>Assigned Reserves</b>	<b>\$101,375</b>
<b>Fully Funded Reserves</b>	<b>\$414,537</b>

**ABC Condominium  
Detail Report by Category**

**Painting Garage - 2021**

Asset ID	1135	1 lumpsum	@ \$70,000.00
Category	Garage	Asset Cost	\$70,000.00
Placed in Service	Painting	Percent Replacement	100%
Useful Life	January 2004	Future Cost	\$73,543.75
Adjustment	15	Assigned Reserves	\$61,764.71
Replacement Year	2	Annual Assessment	\$4,145.34
Remaining Life	2021	Interest Contribution	<u>\$1,318.20</u>
	2	Reserve Allocation	\$5,463.54



**ABC Condominium  
Detail Report by Category**

**Paints and Sealants - 2024**

Asset ID	1005	1 lumpsum	@ \$380,000.00
Category	Paint and Sealants	Asset Cost	\$380,000.00
Placed in Service	Painting	Percent Replacement	100%
Useful Life	January 2014	Future Cost	\$429,935.12
Replacement Year	10	Assigned Reserves	<i>none</i>
Remaining Life	2024	Annual Assessment	\$74,516.07
	5	Interest Contribution	<u>\$1,490.32</u>
		Reserve Allocation	\$76,006.39



**ABC Condominium  
Detail Report by Category**

<b>Painting - Total Current Cost</b>	<b>\$450,000</b>
<b>Assigned Reserves</b>	<b>\$61,765</b>
<b>Fully Funded Reserves</b>	<b>\$251,765</b>

**ABC Condominium  
Detail Report by Category**

**Access Gates P1 - 2021**

		1 each	@ \$25,000.00
Asset ID	1019	Asset Cost	\$25,000.00
	Access Control	Percent Replacement	100%
Category	Fencing/Security	Future Cost	\$26,265.62
Placed in Service	January 2014	Assigned Reserves	\$17,857.14
Useful Life	7		
Replacement Year	2021	Annual Assessment	\$3,432.39
Remaining Life	2	Interest Contribution	<u>\$425.79</u>
		Reserve Allocation	\$3,858.18



**ABC Condominium  
Detail Report by Category**

**Access Gates P2 - 2021**

		1 each	@ \$25,000.00
Asset ID	1018	Asset Cost	\$25,000.00
	Access Control	Percent Replacement	100%
Category	Fencing/Security	Future Cost	\$26,265.62
Placed in Service	January 2015	Assigned Reserves	\$16,666.67
Useful Life	6		
Replacement Year	2021	Annual Assessment	\$3,985.43
Remaining Life	2	Interest Contribution	<u>\$413.04</u>
		Reserve Allocation	\$4,398.47



**ABC Condominium  
Detail Report by Category**

**Cameras and Security DVR System - 2027**

Asset ID	1040	1 lumpsum	@ \$75,000.00
Category	Access Control	Asset Cost	\$75,000.00
Placed in Service	Fencing/Security	Percent Replacement	100%
Useful Life	January 2017	Future Cost	\$91,380.22
Replacement Year	10	Assigned Reserves	<i>none</i>
Remaining Life	2027	Annual Assessment	\$9,602.90
	8	Interest Contribution	<u>\$192.06</u>
		Reserve Allocation	\$9,794.96



**ABC Condominium  
Detail Report by Category**

<b>Fencing/Security - Total Current Cost</b>	<b>\$125,000</b>
<b>Assigned Reserves</b>	<b>\$34,524</b>
<b>Fully Funded Reserves</b>	<b>\$49,524</b>

**ABC Condominium  
Detail Report by Category**

**Pool Deck Replace - 2035**

		5,000 SF	@ \$20.00
Asset ID	1111	Asset Cost	\$100,000.00
Category	Pool and Fitness Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$148,450.56
Useful Life	20	Assigned Reserves	<i>none</i>
Replacement Year	2035	Annual Assessment	\$7,183.57
Remaining Life	16	Interest Contribution	<u>\$143.67</u>
		Reserve Allocation	<u>\$7,327.24</u>



**ABC Condominium  
Detail Report by Category**

**Pool Heater - 2023**

		1 each	@ \$7,000.00
Asset ID	1110	Asset Cost	\$7,000.00
Category	Pool and Fitness Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2008	Future Cost	\$7,726.69
Useful Life	15	Assigned Reserves	<i>none</i>
Replacement Year	2023	Annual Assessment	\$1,690.89
Remaining Life	4	Interest Contribution	<u>\$33.82</u>
		Reserve Allocation	<u>\$1,724.70</u>



**ABC Condominium  
Detail Report by Category**

**Pool Heaters - 2033**

		5 each	@ \$7,000.00
Asset ID	1024	Asset Cost	\$35,000.00
Category	Pool and Fitness Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$49,454.08
Useful Life	15	Assigned Reserves	<i>none</i>
Replacement Year	2033	Annual Assessment	\$2,792.40
Remaining Life	14	Interest Contribution	<u>\$55.85</u>
		Reserve Allocation	\$2,848.25



**ABC Condominium  
Detail Report by Category**

**Resurface Fitness Pool - 2020**

		740 SF	@ \$14.00
Asset ID	1021	Asset Cost	\$10,360.00
Category	Pool and Fitness Recreation/Pool	Percent Replacement	100%
Placed in Service	January 1998	Future Cost	\$10,619.00
Useful Life	20	Assigned Reserves	\$9,889.09
Adjustment	2	Annual Assessment	\$521.69
Replacement Year	2020	Interest Contribution	<u>\$208.22</u>
Remaining Life	1	Reserve Allocation	\$729.91



**ABC Condominium  
Detail Report by Category**

**Resurface Lap Pool - 2028**

		1,935 SF	@ \$14.00
Asset ID	1020	Asset Cost	\$27,090.00
Category	Pool and Fitness Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2013	Future Cost	\$33,831.70
Useful Life	15	Assigned Reserves	<i>none</i>
Replacement Year	2028	Annual Assessment	\$3,128.24
Remaining Life	9	Interest Contribution	<u>\$62.56</u>
		Reserve Allocation	\$3,190.81



**ABC Condominium  
Detail Report by Category**

**Resurface Spa - 2030**

		235 SF	@ \$15.00
Asset ID	1022	Asset Cost	\$3,525.00
Category	Pool and Fitness Recreation/Pool	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$4,625.10
Useful Life	15	Assigned Reserves	<i>none</i>
Replacement Year	2030	Annual Assessment	\$342.82
Remaining Life	11	Interest Contribution	<u>\$6.86</u>
		Reserve Allocation	\$349.67



**ABC Condominium  
Detail Report by Category**

<b>Recreation/Pool - Total Current Cost</b>	<b>\$182,975</b>
<b>Assigned Reserves</b>	<b>\$9,889</b>
<b>Fully Funded Reserves</b>	<b>\$49,132</b>

**ABC Condominium  
Detail Report by Category**

**Appliances Clubroom Kitchen - 2026**

Asset ID	1090	1 lumpsum	@ \$8,000.00
Category	Interior Finishes	Asset Cost	\$8,000.00
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2016	Future Cost	\$9,509.49
Replacement Year	2026	Assigned Reserves	<i>none</i>
Remaining Life	7	Annual Assessment	\$1,153.73
		Interest Contribution	<u>\$23.07</u>
		Reserve Allocation	\$1,176.81



**ABC Condominium  
Detail Report by Category**

**Clubroom - 2032**

		1 each	@ \$200,000.00
Asset ID	1092	Asset Cost	\$200,000.00
	Interior Finishes	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$200,000.00
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	16		
Replacement Year	2032	Annual Assessment	\$12,288.02
Remaining Life	13	Interest Contribution	<u>\$245.76</u>
		Reserve Allocation	\$12,533.78



**ABC Condominium  
Detail Report by Category**

**Common Area Decoration - 2032**

Asset ID	1093	1 each	@ \$80,000.00
Category	Interior Finishes	Asset Cost	\$80,000.00
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2016	Future Cost	\$110,280.88
Adjustment	15	Assigned Reserves	<i>none</i>
Replacement Year	1	Annual Assessment	\$6,775.67
Remaining Life	2032	Interest Contribution	<u>\$135.51</u>
	13	Reserve Allocation	\$6,911.18



**ABC Condominium  
Detail Report by Category**

**Fitness Center Renovation - 2035**

		1 lumpsum	@ \$70,000.00
Asset ID	1035	Asset Cost	\$70,000.00
	Interior Finishes	Percent Replacement	100%
Category	Interior Furnishings	Future Cost	\$103,915.39
Placed in Service	January 2014	Assigned Reserves	<i>none</i>
Useful Life	20		
Adjustment	1	Annual Assessment	\$5,028.50
Replacement Year	2035	Interest Contribution	<u>\$100.57</u>
Remaining Life	16	Reserve Allocation	<u>\$5,129.07</u>



**ABC Condominium  
Detail Report by Category**

**Guestroom Renovation A - 2019**

Asset ID	1060	1 lumpsum	@ \$20,000.00
Category	Interior Finishes	Asset Cost	\$20,000.00
Placed in Service	January 2010	Percent Replacement	100%
Useful Life	9	Future Cost	\$20,000.00
Replacement Year	2019	Assigned Reserves	\$20,000.00
Remaining Life	0	Annual Assessment	\$2,309.52
		Interest Contribution	<u>\$46.19</u>
		Reserve Allocation	\$2,355.71



**ABC Condominium  
Detail Report by Category**

**Guestroom Renovation B - 2021**

Asset ID	1132	1 lumpsum	@ \$15,000.00
Category	Interior Finishes	Asset Cost	\$15,000.00
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2010	Future Cost	\$15,759.37
Replacement Year	2021	Assigned Reserves	\$12,272.73
Remaining Life	2	Annual Assessment	\$1,335.45
		Interest Contribution	<u>\$272.16</u>
		Reserve Allocation	\$1,607.61



**ABC Condominium  
Detail Report by Category**

**Kitchen - 2036**

Asset ID	1096	1 lumpsum	@ \$35,000.00
Category	Interior Finishes	Asset Cost	\$35,000.00
Placed in Service	Interior Furnishings	Percent Replacement	100%
Useful Life	January 2016	Future Cost	\$53,256.64
Replacement Year	20	Assigned Reserves	<i>none</i>
Remaining Life	2036	Annual Assessment	\$2,400.32
	17	Interest Contribution	<u>\$48.01</u>
		Reserve Allocation	\$2,448.33



**ABC Condominium  
Detail Report by Category**

<b>Interior Furnishings - Total Current Cost</b>	<b>\$428,000</b>
<b>Assigned Reserves</b>	<b>\$32,273</b>
<b>Fully Funded Reserves</b>	<b>\$109,089</b>

**ABC Condominium  
Detail Report by Category**

**Backflow Preventer Irrigation System - 2035**

		1 each	@ \$10,300.00
Asset ID	1057	Asset Cost	\$10,300.00
Category	Plumbing Equipment	Percent Replacement	100%
Placed in Service	January 2016	Future Cost	\$15,290.41
Useful Life	19	Assigned Reserves	<i>none</i>
Replacement Year	2035	Annual Assessment	\$739.91
Remaining Life	16	Interest Contribution	<u>\$14.80</u>
		Reserve Allocation	\$754.71



**ABC Condominium  
Detail Report by Category**

**Backflow Preventer Potable Water - 2035**

		1 each	@ \$10,000.00
Asset ID	1016	Asset Cost	\$10,000.00
	Plumbing	Percent Replacement	100%
Category	Equipment	Future Cost	\$14,845.06
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	19		
Replacement Year	2035	Annual Assessment	\$718.36
Remaining Life	16	Interest Contribution	<u>\$14.37</u>
		Reserve Allocation	\$732.72



**ABC Condominium  
Detail Report by Category**

**Boiler - 2019**

		1 each	@ \$62,000.00
Asset ID	1112	Asset Cost	\$62,000.00
	HVAC	Percent Replacement	100%
Category	Equipment	Future Cost	\$62,000.00
Placed in Service	January 1998	Assigned Reserves	\$62,000.00
Useful Life	20		
Adjustment	1	Annual Assessment	\$3,771.35
Replacement Year	2019	Interest Contribution	<u>\$75.43</u>
Remaining Life	0	Reserve Allocation	\$3,846.78



**ABC Condominium  
Detail Report by Category**

**Community Drainage 4" pumps - 2022**

Asset ID	1014	2 each	@ \$12,000.00
Category	Mechanical Equipment	Asset Cost	\$24,000.00
Placed in Service	January 2010	Percent Replacement	100%
Useful Life	12	Future Cost	\$25,845.37
Replacement Year	2022	Assigned Reserves	\$18,000.00
Remaining Life	3	Annual Assessment	\$1,987.48
		Interest Contribution	<u>\$399.75</u>
		Reserve Allocation	<u>\$2,387.23</u>



**ABC Condominium  
Detail Report by Category**

**Diesel Tank - 2028**

		1 each	@ \$25,000.00
Asset ID	1126	Asset Cost	\$25,000.00
Category	Mechanical Equipment	Percent Replacement	100%
Placed in Service	January 1998	Future Cost	\$31,221.57
Useful Life	30	Assigned Reserves	<i>none</i>
Replacement Year	2028	Annual Assessment	\$2,886.90
Remaining Life	9	Interest Contribution	<u>\$57.74</u>
		Reserve Allocation	\$2,944.64



**ABC Condominium  
Detail Report by Category**

**Domestic Waterpump 10 HP - 2023**

		1 each	@ \$10,000.00
Asset ID	1113	Asset Cost	\$10,000.00
Category	Mechanical Equipment	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$11,038.13
Useful Life	8	Assigned Reserves	\$5,000.00
Replacement Year	2023	Annual Assessment	\$1,231.17
Remaining Life	4	Interest Contribution	<u>\$124.62</u>
		Reserve Allocation	\$1,355.79



**ABC Condominium  
Detail Report by Category**

**Domestic Waterpump 15 HP - 2023**

		1 each	@ \$14,000.00
Asset ID	1114	Asset Cost	\$14,000.00
Category	Mechanical Equipment	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$15,453.38
Useful Life	8	Assigned Reserves	\$7,000.00
Replacement Year	2023	Annual Assessment	\$1,723.64
Remaining Life	4	Interest Contribution	<u>\$174.47</u>
		Reserve Allocation	\$1,898.11



**ABC Condominium  
Detail Report by Category**

**Drivers Domestic Waterpumps - 2023**

		2 each	@ \$5,000.00
Asset ID	1064	Asset Cost	\$10,000.00
Category	Mechanical Equipment	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$11,038.13
Useful Life	8	Assigned Reserves	\$5,000.00
Replacement Year	2023	Annual Assessment	\$1,231.17
Remaining Life	4	Interest Contribution	<u>\$124.62</u>
		Reserve Allocation	\$1,355.79



**ABC Condominium  
Detail Report by Category**

**Exhaust Fans on Roof - 2033**

		1 lumpsum	@ \$45,000.00
Asset ID	1119	Asset Cost	\$45,000.00
	Mechanical	Percent Replacement	100%
Category	Equipment	Future Cost	\$63,583.82
Placed in Service	January 2018	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2033	Annual Assessment	\$3,590.23
Remaining Life	14	Interest Contribution	<u>\$71.80</u>
		Reserve Allocation	\$3,662.03



**ABC Condominium  
Detail Report by Category**

**Fire Alarm Modernization - 2023**

Asset ID	1124	1 lumpsum	@ \$25,000.00
Category	Fire Safety Equipment	Asset Cost	\$25,000.00
Placed in Service	January 1998	Percent Replacement	100%
Useful Life	25	Future Cost	\$27,595.32
Replacement Year	2023	Assigned Reserves	\$21,000.00
Remaining Life	4	Annual Assessment	\$1,064.48
		Interest Contribution	<u>\$441.29</u>
		Reserve Allocation	\$1,505.77



**ABC Condominium  
Detail Report by Category**

**Fire Pump - 2033**

		1 each	@ \$75,000.00
Asset ID	1123	Asset Cost	\$75,000.00
Category	Fire Safety Equipment	Percent Replacement	100%
Placed in Service	January 1998	Future Cost	\$105,973.04
Useful Life	35	Assigned Reserves	<i>none</i>
Replacement Year	2033	Annual Assessment	\$5,983.72
Remaining Life	14	Interest Contribution	<u>\$119.67</u>
		Reserve Allocation	\$6,103.39



**ABC Condominium  
Detail Report by Category**

**Generator 300 KW - 2038**

		1 each	@ \$130,000.00
Asset ID	1013	Asset Cost	\$130,000.00
Category	Mechanical Equipment	Percent Replacement	100%
Placed in Service	January 1998	Future Cost	\$207,824.52
Useful Life	40	Assigned Reserves	<i>none</i>
Replacement Year	2038	Annual Assessment	\$8,206.87
Remaining Life	19	Interest Contribution	<u>\$164.14</u>
		Reserve Allocation	\$8,371.01



**ABC Condominium  
Detail Report by Category**

**Pressure Tank - 2028**

		2 each	@ \$25,000.00
Asset ID	1125	Asset Cost	\$50,000.00
Category	Mechanical Equipment	Percent Replacement	100%
Placed in Service	January 1998	Future Cost	\$62,443.15
Useful Life	30	Assigned Reserves	<i>none</i>
Replacement Year	2028	Annual Assessment	\$5,773.80
Remaining Life	9	Interest Contribution	<u>\$115.48</u>
		Reserve Allocation	\$5,889.28



**ABC Condominium  
Detail Report by Category**

**Pump Motor Marathon 10 HP - 2025**

		1 each	@ \$5,000.00
Asset ID	1121	Asset Cost	\$5,000.00
Category	Mechanical Equipment	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$5,798.47
Useful Life	15	Assigned Reserves	<i>none</i>
Replacement Year	2025	Annual Assessment	\$829.09
Remaining Life	6	Interest Contribution	<u>\$16.58</u>
		Reserve Allocation	\$845.67



**ABC Condominium  
Detail Report by Category**

**Pump Motor WEG 10 HP - 2025**

		1 each	@ \$5,000.00
Asset ID	1120	Asset Cost	\$5,000.00
Category	Mechanical Equipment	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$5,798.47
Useful Life	15	Assigned Reserves	<i>none</i>
Replacement Year	2025	Annual Assessment	\$829.09
Remaining Life	6	Interest Contribution	<u>\$16.58</u>
		Reserve Allocation	\$845.67



**ABC Condominium  
Detail Report by Category**

<b>Equipment - Total Current Cost</b>	<b>\$500,300</b>
<b>Assigned Reserves</b>	<b>\$118,000</b>
<b>Fully Funded Reserves</b>	<b>\$295,955</b>

**ABC Condominium  
Detail Report by Category**

**Concrete, structural repair - 2043**

Asset ID	1007	1 lumpsum	@ \$300,000.00
Building Envelope		Asset Cost	\$300,000.00
Category	Building Components	Percent Replacement	100%
Placed in Service	January 1998	Future Cost	\$542,617.78
Useful Life	45	Assigned Reserves	<i>none</i>
Replacement Year	2043	Annual Assessment	\$16,087.77
Remaining Life	24	Interest Contribution	<u>\$321.76</u>
		Reserve Allocation	\$16,409.53



**ABC Condominium  
Detail Report by Category**

<b>Building Components - Total Current Cost</b>	<b>\$300,000</b>
<b>Assigned Reserves</b>	<b>\$0</b>
<b>Fully Funded Reserves</b>	<b>\$140,000</b>

**ABC Condominium  
Detail Report by Category**

**Glass Railings - replace - 2043**

		3,700 L.F.	@ \$350.00
Asset ID	1115	Asset Cost	\$1,295,000.00
	Balconies, Gates, Railings	Percent Replacement	100%
Category	Railings and Gates	Future Cost	\$2,342,300.10
Placed in Service	January 1998	Assigned Reserves	<i>none</i>
Useful Life	45		
Replacement Year	2043	Annual Assessment	\$69,445.55
Remaining Life	24	Interest Contribution	<u>\$1,388.91</u>
		Reserve Allocation	\$70,834.46



**ABC Condominium  
Detail Report by Category**

**Railings - repair and restore - 2022**

		4,900 L.F.	@ \$25.00
Asset ID	1006	Asset Cost	\$122,500.00
	Balconies, Gates, Railings	Percent Replacement	100%
Category	Railings and Gates	Future Cost	\$131,919.10
Placed in Service	January 1998	Assigned Reserves	\$107,187.50
Useful Life	24		
Replacement Year	2022	Annual Assessment	\$5,355.32
Remaining Life	3	Interest Contribution	<u>\$2,250.86</u>
		Reserve Allocation	<u>\$7,606.17</u>



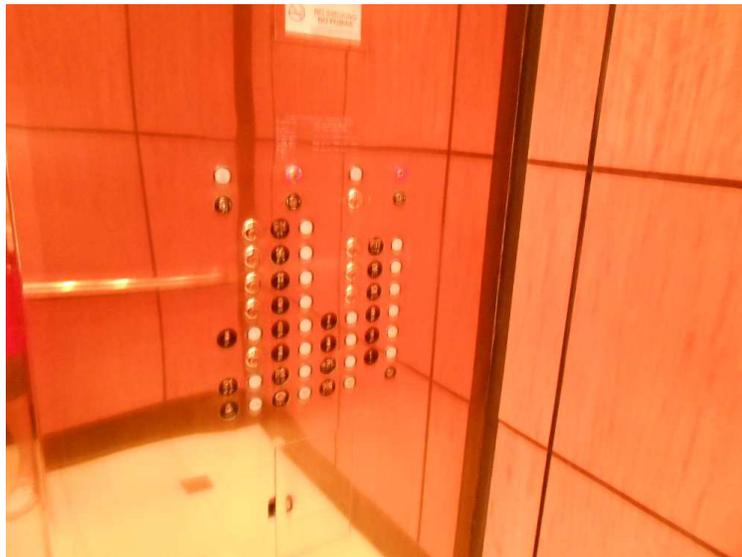
**ABC Condominium  
Detail Report by Category**

<b>Railings and Gates - Total Current Cost</b>	<b>\$1,417,500</b>
<b>Assigned Reserves</b>	<b>\$107,187</b>
<b>Fully Funded Reserves</b>	<b>\$711,521</b>

**ABC Condominium  
Detail Report by Category**

**Elevator - Car/Safety/Electrical/Operational - 2019**

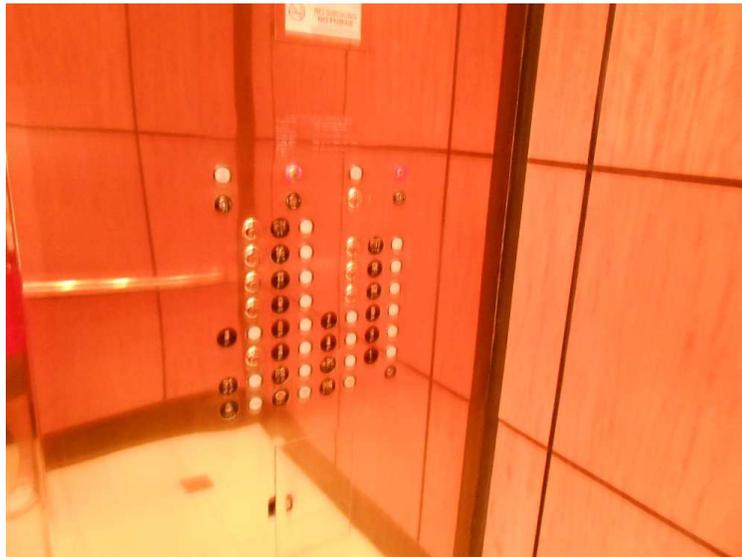
		1 lumpsum	@ \$60,000.00
Asset ID	1012	Asset Cost	\$60,000.00
	Elevators	Percent Replacement	100%
Category	Conveying Systems	Future Cost	\$60,000.00
Placed in Service	January 1998	Assigned Reserves	\$60,000.00
Useful Life	20		
Adjustment	1	Annual Assessment	\$3,649.70
Replacement Year	2019	Interest Contribution	<u>\$72.99</u>
Remaining Life	0	Reserve Allocation	\$3,722.69



**ABC Condominium  
Detail Report by Category**

**Elevators Cabins - 2019**

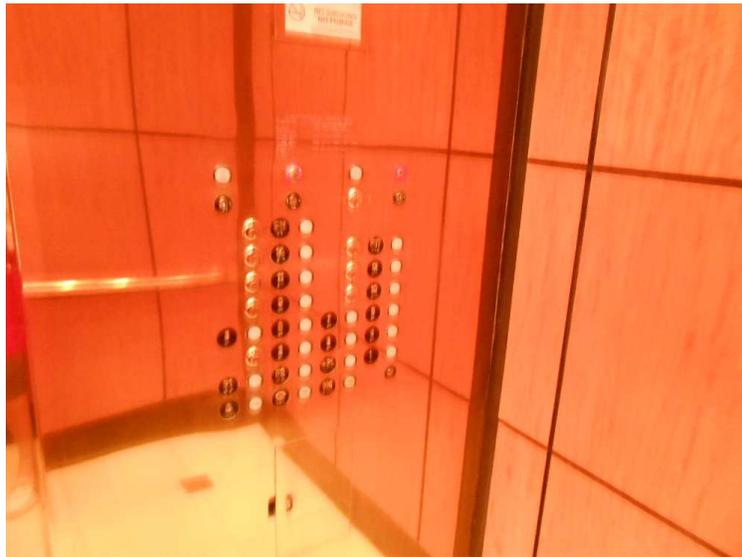
Asset ID	1043	1 lumpsum	@ \$100,000.00
Category	Elevators	Asset Cost	\$100,000.00
Placed in Service	Conveying Systems	Percent Replacement	100%
Useful Life	January 1998	Future Cost	\$100,000.00
Adjustment	20	Assigned Reserves	\$100,000.00
Replacement Year	1	Annual Assessment	\$6,082.83
Remaining Life	2019	Interest Contribution	<u>\$121.66</u>
	0	Reserve Allocation	\$6,204.49



**ABC Condominium  
Detail Report by Category**

**Elevators Corridor Finishes - 2020**

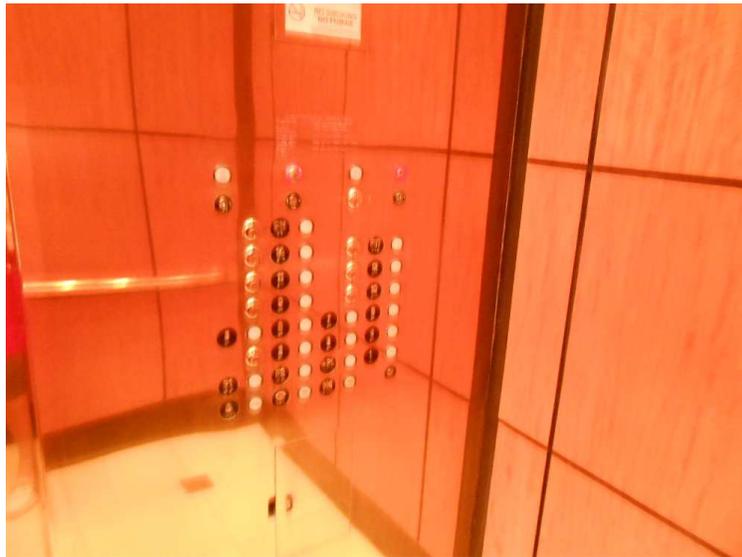
Asset ID	1129	1 lumpsum	@ \$40,000.00
Category	Elevators	Asset Cost	\$40,000.00
Placed in Service	Conveying Systems	Percent Replacement	100%
Useful Life	January 1998	Future Cost	\$41,000.00
Replacement Year	22	Assigned Reserves	\$38,181.82
Remaining Life	2020	Annual Assessment	\$2,014.26
	1	Interest Contribution	<u>\$803.92</u>
		Reserve Allocation	\$2,818.18



**ABC Condominium  
Detail Report by Category**

**Elevators Corridor Finishes - 2021**

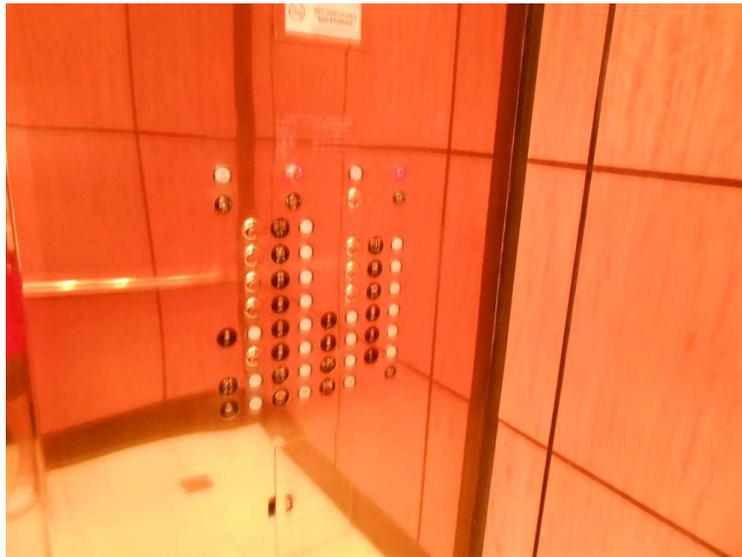
Asset ID	1133	1 lumpsum	@ \$35,000.00
Category	Elevators	Asset Cost	\$35,000.00
Placed in Service	Conveying Systems	Percent Replacement	100%
Useful Life	January 1998	Future Cost	\$36,771.87
Adjustment	22	Assigned Reserves	\$31,956.52
Replacement Year	1	Annual Assessment	\$1,573.66
Remaining Life	2021	Interest Contribution	<u>\$670.60</u>
	2	Reserve Allocation	<u>\$2,244.26</u>



**ABC Condominium  
Detail Report by Category**

**Elevators Corridor Finishes - 2022**

Asset ID	1134	1 lumpsum	@ \$35,000.00
Category	Elevators	Asset Cost	\$35,000.00
Placed in Service	Conveying Systems	Percent Replacement	100%
Useful Life	January 1998	Future Cost	\$37,691.17
Adjustment	22	Assigned Reserves	\$30,625.00
Replacement Year	2	Annual Assessment	\$1,530.09
Remaining Life	2022	Interest Contribution	<u>\$643.10</u>
	3	Reserve Allocation	\$2,173.19



**ABC Condominium  
Detail Report by Category**

**Main Elevators - Traction and door operators - 2028**

		4 each	@ \$210,000.00
Asset ID	1010	Asset Cost	\$840,000.00
	Elevators	Percent Replacement	100%
Category	Conveying Systems	Future Cost	\$1,049,044.89
Placed in Service	January 1998	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2028	Annual Assessment	\$96,999.84
Remaining Life	9	Interest Contribution	<u>\$1,940.00</u>
		Reserve Allocation	\$98,939.83



**ABC Condominium  
Detail Report by Category**

Pool and Entrance Elevators - Hydraulic and Door Operator - 2028

		2 each	@ \$70,000.00
Asset ID	1011	Asset Cost	\$140,000.00
	Elevators	Percent Replacement	100%
Category	Conveying Systems	Future Cost	\$174,840.82
Placed in Service	January 1998	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2028	Annual Assessment	\$16,166.64
Remaining Life	9	Interest Contribution	<u>\$323.33</u>
		Reserve Allocation	\$16,489.97



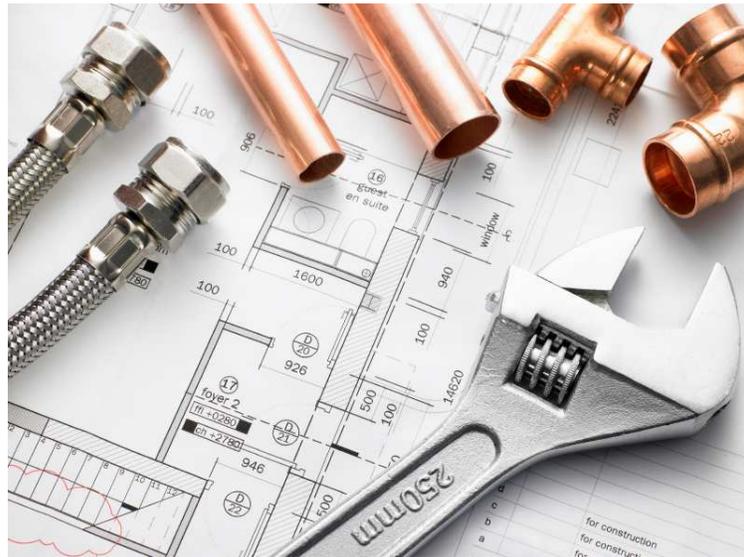
**ABC Condominium  
Detail Report by Category**

<b>Conveying Systems - Total Current Cost</b>	<b>\$1,250,000</b>
<b>Assigned Reserves</b>	<b>\$260,763</b>
<b>Fully Funded Reserves</b>	<b>\$946,763</b>

**ABC Condominium  
Detail Report by Category**

**Plumbing, jetting stacks - 2023**

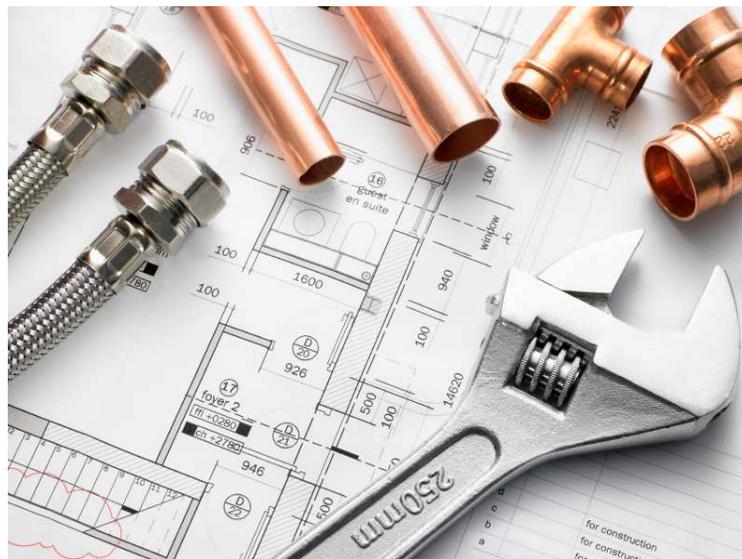
		1 lumpsum	@ \$70,000.00
Asset ID	1015	Asset Cost	\$70,000.00
Category	Plumbing	Percent Replacement	100%
Placed in Service	January 2015	Future Cost	\$77,266.90
Useful Life	8	Assigned Reserves	\$12,689.89
Replacement Year	2023	Annual Assessment	\$13,902.93
Remaining Life	4	Interest Contribution	<u>\$531.86</u>
		Reserve Allocation	\$14,434.79



**ABC Condominium  
Detail Report by Category**

Plumbing, jetting stacks (high risk units) - 2021

Asset ID	1061	1 lumpsum	@ \$20,600.00
Category	Plumbing	Asset Cost	\$20,600.00
Placed in Service	January 2018	Percent Replacement	100%
Useful Life	3	Future Cost	\$21,642.87
Replacement Year	2021	Assigned Reserves	\$6,866.67
Remaining Life	2	Annual Assessment	\$6,473.93
		Interest Contribution	<u>\$266.81</u>
		Reserve Allocation	\$6,740.74



**ABC Condominium  
Detail Report by Category**

<b>Plumbing - Total Current Cost</b>	<b>\$90,600</b>
<b>Assigned Reserves</b>	<b>\$19,557</b>
<b>Fully Funded Reserves</b>	<b>\$41,867</b>

**ABC Condominium  
Detail Report by Category**

**Cooling Towers - 2028**

		1 lumpsum	@ \$310,000.00
Asset ID	1051	Asset Cost	\$310,000.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$387,147.52
Placed in Service	January 1998	Assigned Reserves	<i>none</i>
Useful Life	30		
Replacement Year	2028	Annual Assessment	\$35,797.56
Remaining Life	9	Interest Contribution	<u>\$715.95</u>
		Reserve Allocation	\$36,513.51



**ABC Condominium  
Detail Report by Category**

**HVAC - Guest Suites - 2028**

		1 each	@ \$5,800.00
Asset ID	1017	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,243.40
Placed in Service	January 2013	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2028	Annual Assessment	\$669.76
Remaining Life	9	Interest Contribution	<u>\$13.40</u>
		Reserve Allocation	\$683.16



**ABC Condominium  
Detail Report by Category**

**HVAC 11 North - 2027**

		1 each	@ \$5,800.00
Asset ID	1081	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,066.74
Placed in Service	January 2012	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2027	Annual Assessment	\$742.62
Remaining Life	8	Interest Contribution	<u>\$14.85</u>
		Reserve Allocation	<u>\$757.48</u>



**ABC Condominium  
Detail Report by Category**

**HVAC 11 South - 2032**

		1 each	@ \$5,800.00
Asset ID	1080	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,995.36
Placed in Service	January 2017	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2032	Annual Assessment	\$491.24
Remaining Life	13	Interest Contribution	<u>\$9.82</u>
		Reserve Allocation	\$501.06



**ABC Condominium  
Detail Report by Category**

**HVAC 2 North - 2031**

		1 each	@ \$5,800.00
Asset ID	1075	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,800.35
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2031	Annual Assessment	\$524.57
Remaining Life	12	Interest Contribution	<u>\$10.49</u>
		Reserve Allocation	\$535.06



**ABC Condominium  
Detail Report by Category**

**HVAC 2 South - 2022**

		1 each	@ \$5,800.00
Asset ID	1074	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$6,245.97
Placed in Service	January 2007	Assigned Reserves	\$4,640.00
Useful Life	15		
Replacement Year	2022	Annual Assessment	\$389.61
Remaining Life	3	Interest Contribution	<u>\$100.59</u>
		Reserve Allocation	\$490.20



**ABC Condominium  
Detail Report by Category**

**HVAC 5 North - 2031**

		1 each	@ \$5,800.00
Asset ID	1077	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,800.35
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2031	Annual Assessment	\$524.57
Remaining Life	12	Interest Contribution	<u>\$10.49</u>
		Reserve Allocation	\$535.06



**ABC Condominium  
Detail Report by Category**

**HVAC 5 South - 2031**

		1 each	@ \$5,800.00
Asset ID	1076	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,800.35
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2031	Annual Assessment	\$524.57
Remaining Life	12	Interest Contribution	<u>\$10.49</u>
		Reserve Allocation	\$535.06



**ABC Condominium  
Detail Report by Category**

**HVAC 8 North - 2025**

		1 each	@ \$5,800.00
Asset ID	1079	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$6,726.22
Placed in Service	January 2010	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2025	Annual Assessment	\$961.74
Remaining Life	6	Interest Contribution	<u>\$19.23</u>
		Reserve Allocation	\$980.98



**ABC Condominium  
Detail Report by Category**

**HVAC 8 South - 2032**

		1 each	@ \$5,800.00
Asset ID	1078	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,995.36
Placed in Service	January 2017	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2032	Annual Assessment	\$491.24
Remaining Life	13	Interest Contribution	<u>\$9.82</u>
		Reserve Allocation	\$501.06



**ABC Condominium  
Detail Report by Category**

**HVAC Club/Library - 2032**

		1 each	@ \$5,800.00
Asset ID	1087	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,995.36
Placed in Service	January 2017	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2032	Annual Assessment	\$491.24
Remaining Life	13	Interest Contribution	<u>\$9.82</u>
		Reserve Allocation	\$501.06



**ABC Condominium  
Detail Report by Category**

**HVAC Club/Spa - 2032**

		1 each	@ \$5,800.00
Asset ID	1088	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,995.36
Placed in Service	January 2017	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2032	Annual Assessment	\$491.24
Remaining Life	13	Interest Contribution	<u>\$9.82</u>
		Reserve Allocation	\$501.06



**ABC Condominium  
Detail Report by Category**

**HVAC Desk - 2032**

		1 each	@ \$5,800.00
Asset ID	1085	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,995.36
Placed in Service	January 2017	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2032	Annual Assessment	\$491.24
Remaining Life	13	Interest Contribution	<u>\$9.82</u>
		Reserve Allocation	\$501.06



**ABC Condominium  
Detail Report by Category**

**HVAC Lobby/Library - 2024**

		1 each	@ \$5,800.00
Asset ID	1086	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$6,562.17
Placed in Service	January 2009	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2024	Annual Assessment	\$1,137.35
Remaining Life	5	Interest Contribution	<u>\$22.75</u>
		Reserve Allocation	\$1,160.10



**ABC Condominium  
Detail Report by Category**

**HVAC Office - 2032**

		1 each	@ \$5,800.00
Asset ID	1084	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,995.36
Placed in Service	January 2017	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2032	Annual Assessment	\$491.24
Remaining Life	13	Interest Contribution	<u>\$9.82</u>
		Reserve Allocation	\$501.06



**ABC Condominium  
Detail Report by Category**

**HVAC P1/P2 North - 2032**

		1 each	@ \$5,800.00
Asset ID	1073	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,995.36
Placed in Service	January 2017	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2032	Annual Assessment	\$491.24
Remaining Life	13	Interest Contribution	<u>\$9.82</u>
		Reserve Allocation	\$501.06



**ABC Condominium  
Detail Report by Category**

**HVAC P1/P2 South - 2032**

		1 each	@ \$5,800.00
Asset ID	1048	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,995.36
Placed in Service	January 2017	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2032	Annual Assessment	\$491.24
Remaining Life	13	Interest Contribution	<u>\$9.82</u>
		Reserve Allocation	\$501.06



**ABC Condominium  
Detail Report by Category**

**HVAC PHT North - 2027**

		1 each	@ \$5,800.00
Asset ID	1083	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,066.74
Placed in Service	January 2012	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2027	Annual Assessment	\$742.62
Remaining Life	8	Interest Contribution	<u>\$14.85</u>
		Reserve Allocation	<u>\$757.48</u>



**ABC Condominium  
Detail Report by Category**

**HVAC PHT South - 2032**

		1 each	@ \$5,800.00
Asset ID	1082	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,995.36
Placed in Service	January 2017	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2032	Annual Assessment	\$491.24
Remaining Life	13	Interest Contribution	<u>\$9.82</u>
		Reserve Allocation	\$501.06



**ABC Condominium  
Detail Report by Category**

**HVAC Spa - 2030**

		1 each	@ \$5,800.00
Asset ID	1089	Asset Cost	\$5,800.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$7,610.10
Placed in Service	January 2015	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2030	Annual Assessment	\$564.07
Remaining Life	11	Interest Contribution	<u>\$11.28</u>
		Reserve Allocation	\$575.35



**ABC Condominium  
Detail Report by Category**

**Pump Motors Cooling Tower - 2025**

		2 each	@ \$6,500.00
Asset ID	1063	Asset Cost	\$13,000.00
	HVAC	Percent Replacement	100%
Category	HVAC	Future Cost	\$15,076.01
Placed in Service	January 2015	Assigned Reserves	<i>none</i>
Useful Life	10		
Replacement Year	2025	Annual Assessment	\$2,155.63
Remaining Life	6	Interest Contribution	<u>\$43.11</u>
		Reserve Allocation	\$2,198.74



**ABC Condominium  
Detail Report by Category**

<b>HVAC - Total Current Cost</b>	<b>\$433,200</b>
<b>Assigned Reserves</b>	<b>\$4,640</b>
<b>Fully Funded Reserves</b>	<b>\$253,907</b>

**ABC Condominium  
Detail Report by Category**

**Electrical Fixtures Common Area - 2031**

		1 lumpsum	@ \$160,000.00
Asset ID	1091	Asset Cost	\$160,000.00
	Electric	Percent Replacement	100%
Category	Electric	Future Cost	\$215,182.21
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2031	Annual Assessment	\$14,470.97
Remaining Life	12	Interest Contribution	<u>\$289.42</u>
		Reserve Allocation	\$14,760.39



**ABC Condominium  
Detail Report by Category**

**Electrical Room - 2020**

		1 lumpsum	@ \$160,000.00
Asset ID	1066	Asset Cost	\$160,000.00
Category	Electric	Percent Replacement	100%
	Electric	Future Cost	\$164,000.00
Placed in Service	January 1998	Assigned Reserves	\$152,727.27
Useful Life	20		
Adjustment	2	Annual Assessment	\$8,057.04
Replacement Year	2020	Interest Contribution	<u>\$3,215.69</u>
Remaining Life	1	Reserve Allocation	<u>\$11,272.73</u>



**ABC Condominium  
Detail Report by Category**

<b>Electric - Total Current Cost</b>	<b>\$320,000</b>
<b>Assigned Reserves</b>	<b>\$152,727</b>
<b>Fully Funded Reserves</b>	<b>\$184,727</b>

**ABC Condominium  
Detail Report by Category**

**Fire Sprinkler, replace - 2023**

		1 lumpsum	@ \$19,000.00
Asset ID	1118	Asset Cost	\$19,000.00
Category	Fire Safety	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$20,972.44
Useful Life	5	Assigned Reserves	\$3,800.00
Replacement Year	2023	Annual Assessment	\$3,689.42
Remaining Life	4	Interest Contribution	<u>\$149.79</u>
		Reserve Allocation	<u>\$3,839.21</u>



**ABC Condominium  
Detail Report by Category**

**Fire Sprinklers in P1 - 2025**

Asset ID	1027	1 lumpsum	@ \$18,540.00
Category	Fire Safety	Asset Cost	\$18,540.00
Placed in Service	January 2015	Percent Replacement	100%
Useful Life	10	Future Cost	\$21,500.72
Replacement Year	2025	Assigned Reserves	<i>none</i>
Remaining Life	6	Annual Assessment	\$3,074.26
		Interest Contribution	<u>\$61.49</u>
		Reserve Allocation	\$3,135.74



**ABC Condominium  
Detail Report by Category**

**Fire Sprinklers in P2 - 2035**

		1 lumpsum	@ \$18,540.00
Asset ID	1028	Asset Cost	\$18,540.00
Category	Fire Safety	Percent Replacement	100%
Placed in Service	January 2014	Future Cost	\$27,522.73
Useful Life	20	Assigned Reserves	<i>none</i>
Adjustment	1	Annual Assessment	\$1,331.83
Replacement Year	2035	Interest Contribution	<u>\$26.64</u>
Remaining Life	16	Reserve Allocation	\$1,358.47



**ABC Condominium  
Detail Report by Category**

<b>Fire Safety - Total Current Cost</b>	<b>\$56,080</b>
<b>Assigned Reserves</b>	<b>\$3,800</b>
<b>Fully Funded Reserves</b>	<b>\$15,630</b>

**ABC Condominium  
Detail Report by Category**

**Detail Report Summary**

**Total of All Assets**

Assigned Reserves	\$921,500.00
Annual Contribution	\$571,138.98
Annual Interest	\$22,685.28
Annual Allocation	\$593,824.25

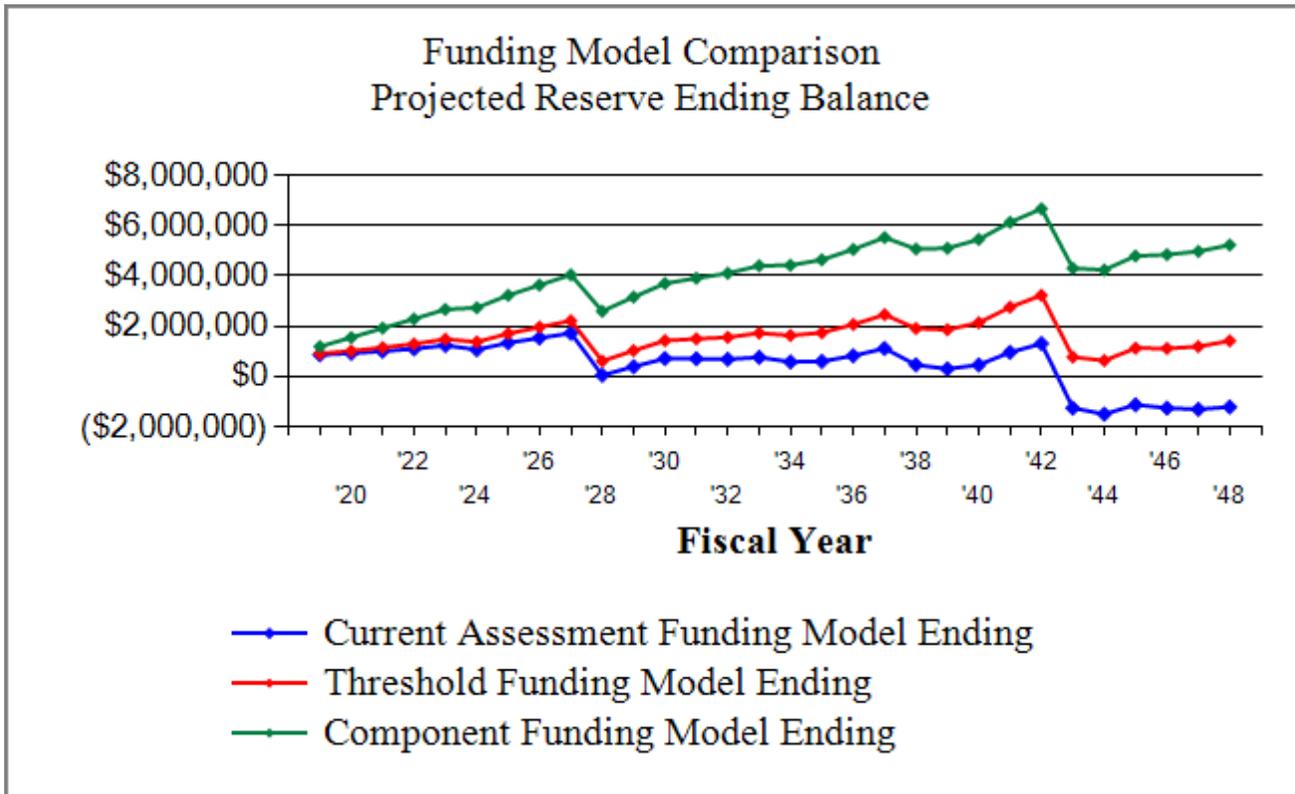
**Contingency at 3.00%**

Assigned Reserves	\$28,500.00
Annual Contribution	\$17,664.09
Annual Interest	\$701.61
Annual Allocation	\$18,365.70

**Grand Total**

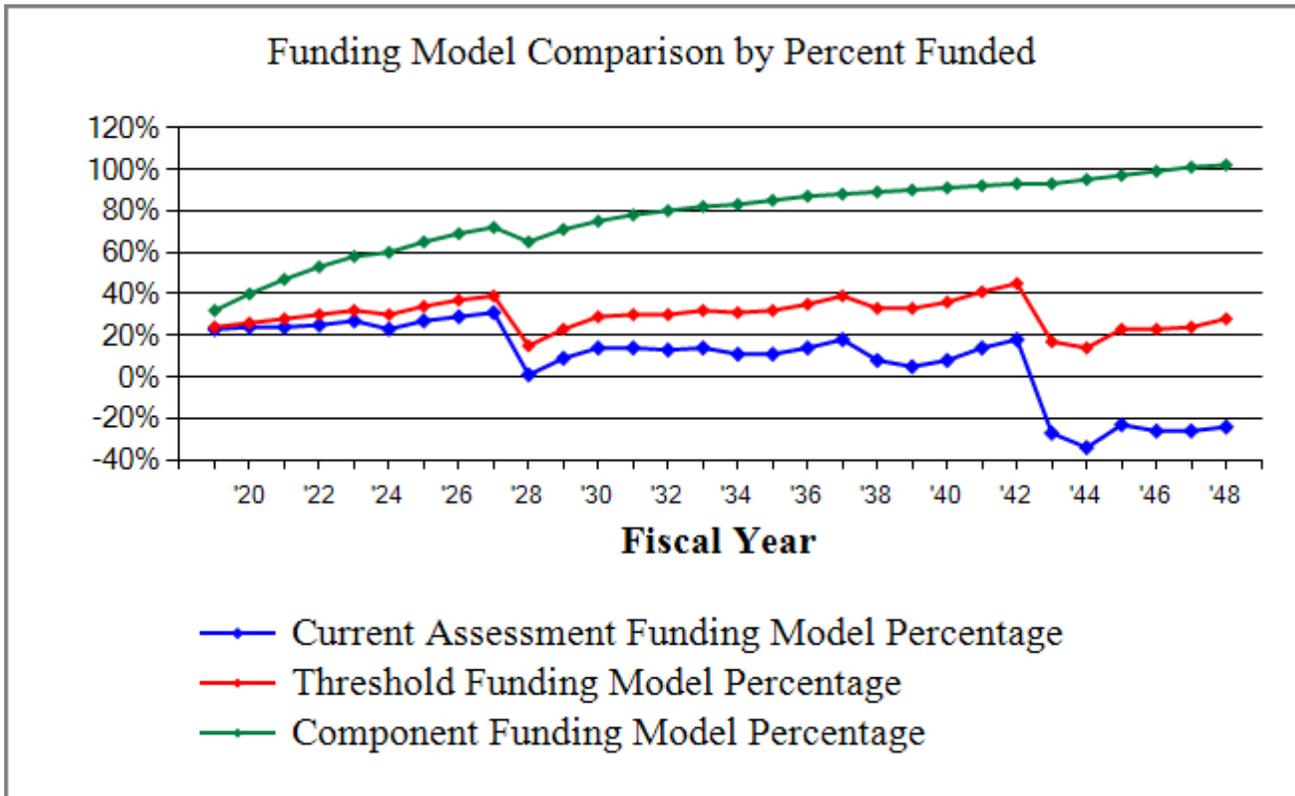
Assigned Reserves	\$950,000.00
Annual Contribution	\$588,803.07
Annual Interest	\$23,386.88
Annual Allocation	\$612,189.95

**ABC Condominium  
Funding Model Reserve Ending Balance Comparison Chart**



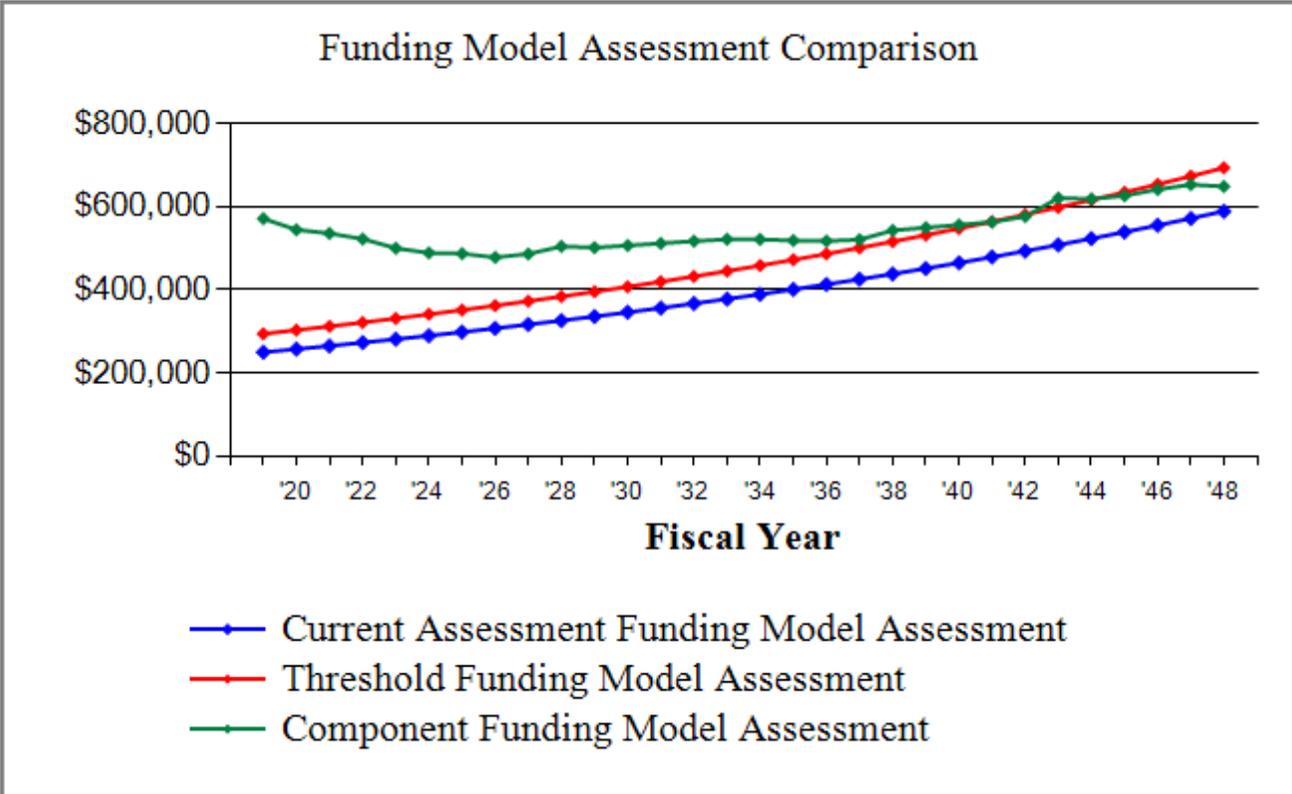
The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

**ABC Condominium  
Funding Model Comparison by Percent Funded**



The chart above compares the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community's needs.

**ABC Condominium  
Funding Model Assessment Comparison Chart**



The chart above compares the annual assessment of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

**ABC Condominium  
Spread Sheet**

<b>Description</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Access Gates P1			26,266							31,222
Access Gates P2			26,266						30,460	
Appliances Clubroom Kitchen								9,509		
Backflow Preventer Irrigation System										
Backflow Preventer Potable Water										
Boiler	62,000									
Brick Pavers Sealing	15,000					16,971				
Brick Pavers replace										174,841
Cameras and Security DVR System									91,380	
Clubroom										
Common Area Decoration										
Community Drainage 4" pumps				25,845						
Concrete, structural repair										
Cooling Towers										387,148
Diesel Tank										31,222
Domestic Waterpump 10 HP					11,038					
Domestic Waterpump 15 HP					15,453					
Drivers Domestic Waterpumps					11,038					
Electrical Fixtures Common Area										
Electrical Room		164,000								
Elevator - Car/Safety/Electrical/Operational	60,000									
Elevators Cabins	100,000									
Elevators Corridor Finishes		41,000								
Elevators Corridor Finishes			36,772							
Elevators Corridor Finishes				37,691						
Exhaust Fans on Roof										
Fire Alarm Modernization					27,595					
Fire Pump										
Fire Sprinkler, replace					20,972					23,728
Fire Sprinklers in P1							21,501			
Fire Sprinklers in P2										
Fitness Center Renovation										
Generator 300 KW										
Glass Railings - replace										
Guestroom Renovation A	20,000									24,977
Guestroom Renovation B			15,759							

**ABC Condominium  
Spread Sheet**

<b>Description</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
HVAC - Guest Suites										7,243
HVAC 11 North									7,067	
HVAC 11 South										
HVAC 2 North										
HVAC 2 South				6,246						
HVAC 5 North										
HVAC 5 South										
HVAC 8 North							6,726			
HVAC 8 South										
HVAC Club/Library										
HVAC Club/Spa										
HVAC Desk										
HVAC Lobby/Library						6,562				
HVAC Office										
HVAC P1/P2 North										
HVAC P1/P2 South										
HVAC PHT North									7,067	
HVAC PHT South										
HVAC Spa										
Kitchen										
Main Elevators - Traction and door operators										1,049,045
Membrane Roof Coating								133,133		
Membrane Roof Replacement										
Painting Garage			73,544							
Paints and Sealants						429,935				
Plumbing, jetting stacks					77,267					
Plumbing, jetting stacks (high risk units)			21,643			23,307			25,099	
Pool Deck Replace										
Pool Heater					7,727					
Pool Heaters										
Pool and Entrance Elevators - Hydraulic and D..										174,841
Pressure Tank										62,443
Pump Motor Marathon 10 HP							5,798			
Pump Motor WEG 10 HP							5,798			
Pump Motors Cooling Tower							15,076			
Railings - repair and restore				131,919						

**ABC Condominium  
Spread Sheet**

<b>Description</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Resurface Fitness Pool		10,619								
Resurface Lap Pool										33,832
Resurface Spa										
Standing Seam - Exchange of Fasteners	27,000									
Standing Seam Coating Project	74,375									
Standing Seam Replacement										
<b>Year Total:</b>	<b>358,375</b>	<b>215,619</b>	<b>200,249</b>	<b>201,702</b>	<b>171,091</b>	<b>476,775</b>	<b>54,900</b>	<b>142,642</b>	<b>161,073</b>	<b>2,000,541</b>

**ABC Condominium  
Spread Sheet**

<b>Description</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
Access Gates P1							37,113			
Access Gates P2					35,324					
Appliances Clubroom Kitchen								12,173		
Backflow Preventer Irrigation System							15,290			
Backflow Preventer Potable Water							14,845			
Boiler										
Brick Pavers Sealing										
Brick Pavers replace										
Cameras and Security DVR System									116,974	
Clubroom				200,000						
Common Area Decoration				110,281						
Community Drainage 4" pumps						34,759				
Concrete, structural repair										
Cooling Towers										
Diesel Tank										
Domestic Waterpump 10 HP			13,449							
Domestic Waterpump 15 HP			18,828							
Drivers Domestic Waterpumps			13,449							
Electrical Fixtures Common Area			215,182							
Electrical Room										
Elevator - Car/Safety/Electrical/Operational										
Elevators Cabins										
Elevators Corridor Finishes										
Elevators Corridor Finishes										
Elevators Corridor Finishes										
Exhaust Fans on Roof					63,584					
Fire Alarm Modernization										
Fire Pump					105,973					
Fire Sprinkler, replace					26,847					30,374
Fire Sprinklers in P1							27,523			
Fire Sprinklers in P2							27,523			
Fitness Center Renovation							103,915			
Generator 300 KW										207,825
Glass Railings - replace										
Guestroom Renovation A									31,193	
Guestroom Renovation B				20,678						

**ABC Condominium  
Spread Sheet**

<b>Description</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
HVAC - Guest Suites										
HVAC 11 North										
HVAC 11 South				7,995						
HVAC 2 North			7,800							
HVAC 2 South								9,046		
HVAC 5 North			7,800							
HVAC 5 South			7,800							
HVAC 8 North										
HVAC 8 South				7,995						
HVAC Club/Library				7,995						
HVAC Club/Spa				7,995						
HVAC Desk				7,995						
HVAC Lobby/Library										
HVAC Office				7,995						
HVAC P1/P2 North				7,995						
HVAC P1/P2 South				7,995						
HVAC PHT North										
HVAC PHT South				7,995						
HVAC Spa		7,610								
Kitchen								53,257		
Main Elevators - Traction and door operators										
Membrane Roof Coating										
Membrane Roof Replacement										511,568
Painting Garage								106,513		
Paints and Sealants						550,353				
Plumbing, jetting stacks			94,142							
Plumbing, jetting stacks (high risk units)		27,029			29,107			31,345		
Pool Deck Replace							148,451			
Pool Heater										11,191
Pool Heaters					49,454					
Pool and Entrance Elevators - Hydraulic and D..										
Pressure Tank										
Pump Motor Marathon 10 HP										
Pump Motor WEG 10 HP										
Pump Motors Cooling Tower							19,299			
Railings - repair and restore										

**ABC Condominium  
Spread Sheet**

	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
<b>Description</b>										
Resurface Fitness Pool										
Resurface Lap Pool										
Resurface Spa		4,625								
Standing Seam - Exchange of Fasteners										
Standing Seam Coating Project										
Standing Seam Replacement										339,713
<b>Year Total:</b>		<b>39,264</b>	<b>378,452</b>	<b>402,917</b>	<b>310,289</b>	<b>585,112</b>	<b>393,958</b>	<b>203,288</b>	<b>157,214</b>	<b>1,100,671</b>

**ABC Condominium  
Spread Sheet**

<b>Description</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
Access Gates P1				44,115						
Access Gates P2	40,965						47,507			
Appliances Clubroom Kitchen								15,582		
Backflow Preventer Irrigation System										
Backflow Preventer Potable Water Boiler	101,594									
Brick Pavers Sealing										
Brick Pavers replace										
Cameras and Security DVR System									149,737	
Clubroom										200,000
Common Area Decoration									159,720	
Community Drainage 4" pumps								46,747		
Concrete, structural repair					542,618					
Cooling Towers										
Diesel Tank										
Domestic Waterpump 10 HP	16,386								19,965	
Domestic Waterpump 15 HP	22,941								27,951	
Drivers Domestic Waterpumps	16,386								19,965	
Electrical Fixtures Common Area								311,648		
Electrical Room		268,733								
Elevator - Car/Safety/Electrical/Operational	98,317									
Elevators Cabins	163,862									
Elevators Corridor Finishes				70,584						
Elevators Corridor Finishes					63,305					
Elevators Corridor Finishes						64,888				
Exhaust Fans on Roof										92,088
Fire Alarm Modernization										51,160
Fire Pump										
Fire Sprinkler, replace					34,366					38,882
Fire Sprinklers in P1							35,231			
Fire Sprinklers in P2										
Fitness Center Renovation										
Generator 300 KW										
Glass Railings - replace					2,342,300					
Guestroom Renovation A								38,956		
Guestroom Renovation B					27,131					

**ABC Condominium  
Spread Sheet**

<b>Description</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
HVAC - Guest Suites					10,491					
HVAC 11 North				10,235						
HVAC 11 South									11,580	
HVAC 2 North								11,297		
HVAC 2 South										
HVAC 5 North								11,297		
HVAC 5 South								11,297		
HVAC 8 North		9,742								
HVAC 8 South									11,580	
HVAC Club/Library									11,580	
HVAC Club/Spa									11,580	
HVAC Desk									11,580	
HVAC Lobby/Library	9,504									
HVAC Office									11,580	
HVAC P1/P2 North									11,580	
HVAC P1/P2 South									11,580	
HVAC PHT North				10,235						
HVAC PHT South									11,580	
HVAC Spa							11,022			
Kitchen										
Main Elevators - Traction and door operators										
Membrane Roof Coating										
Membrane Roof Replacement										
Painting Garage										
Paints and Sealants						704,499				
Plumbing, jetting stacks	114,703								139,755	
Plumbing, jetting stacks (high risk units)	33,755			36,351			39,146			42,156
Pool Deck Replace										
Pool Heater										
Pool Heaters										71,624
Pool and Entrance Elevators - Hydraulic and D..										
Pressure Tank										
Pump Motor Marathon 10 HP		8,398								
Pump Motor WEG 10 HP		8,398								
Pump Motors Cooling Tower							24,704			
Railings - repair and restore								238,606		

**ABC Condominium  
Spread Sheet**

	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>
<b>Description</b>										
Resurface Fitness Pool		17,400								
Resurface Lap Pool					48,998					
Resurface Spa							6,699			
Standing Seam - Exchange of Fasteners										
Standing Seam Coating Project										
Standing Seam Replacement										
<b>Year Total:</b>	<b>618,414</b>	<b>312,671</b>		<b>171,520</b>	<b>3,069,209</b>	<b>769,387</b>	<b>164,309</b>	<b>685,431</b>	<b>621,309</b>	<b>495,910</b>



---

## Addenda Preparer's Qualifications

---

*career summary*

Background encompasses managing engineering office, on-site construction cost control, project management, technical understanding of construction procedures, staff training for interns, staff training middle management, property management residential and commercial 60+ units, insurance claims adjusting, extensive experience in eminent domain appraisal, commercial and residential real estate appraisal.

*expertise*

Insurable Value Appraisal  
Reserve Studies  
50% FEMA Rule Appraisal  
Cost Segregation Analysis  
Pre-Construction Consulting for accelerated depreciation  
Construction Cost Estimating  
Construction bidding process  
Project Control/Management  
Site Development Supervision  
Eminent Domain  
Subdivision Development  
Highest and Best Use Studies  
Market Analysis  
Due Diligence/Entitlements

*valuation disciplines*

Insurance Appraisals:

Condominium buildings  
Homeowner's associations – common elements  
Subdivisions  
Mobile home parks  
Yacht clubs  
Golf and Country clubs  
Marinas  
Historical buildings  
Special use property  
Circus Sarasota  
Sport centers  
CDD districts

Mid- and high-rise buildings (among others):

Ironwood, Bradenton  
Sunset Watch, Tierra Verde  
Lawrence Point, Sarasota  
Aquarius Club, LBK  
Longboat Cove, LBK  
Sarabande, Sarasota  
Plymouth Harbor, Sarasota  
Bayshore on the Lake, Bradenton  
Plaza at Five Points  
Rivo at Ringling  
Gull Harbor

Reserve Studies:

Condominium Associations  
Homeowner's Associations  
Cooperatives  
CDD Districts  
Special use properties  
Churches, cathedrals  
Church parishes  
Golf and Country Clubs  
Marinas

50% FEMA Rule Appraisal

Residential single and multi-family property  
Hotels  
Resorts  
Office buildings among other commercial property  
Marinas  
Restaurants  
Industrial property, water treatment plant, waste transfer station

Cost Segregation

Hotels  
Multifamily apartment buildings  
Surgical centers  
Medical Office buildings  
Mobile home parks  
Restaurants

### *professional experience*

2006 - current	Independent Practice Staebler Appraisal and Consulting
2011 - 2014	Special Magistrate Manatee County
2006 - 2011	Senior Project Manager Valupoint Consulting/Southeast Market Analysts
2004 - 2005	Resident Review Adjuster IMS Claims Services
2001 - 2005	Erickson Appraisers, Staff Appraiser Eminent Domain
1999 - 2000	Independent Consultant for Management and Staff Training
1993 - 1999	MLT Real Estate Management
1988 - 1997	Allied Consulting Engineers Berlin, Project Control Management
1987 - 1988	IBS Engineering Office, Management Intern
1983 - 1986	Steigenberger SRS Hotels, Director Housekeeping

### *education*

2017	RS Designation Community Association Institute
2010	SRA Designation Appraisal Institute
2006	Florida State Certified General Appraiser
2005	Accredited Insurance Adjuster, University of Central Florida
2001	Licensed Real Estate Broker
1985	Professional Trainer, Institute for Commerce and Industry Germany
1983	Degree in Hotel Management, Steigenberger Academy

### *education and training*

Basic Income Capitalization	Appraisal Institute
Advanced Income Capitalization	Appraisal Institute
Advanced Applications	Appraisal Institute
15-hour USPAP	Appraisal Institute
Residential Market Analysis and Highest and Best Use	Appraisal Institute
Residential Site Valuation and Cost Approach	Appraisal Institute
Real Estate Finance Statistics and Valuation Modeling	Appraisal Institute
Advanced Residential Applications and Case Studies	Appraisal Institute
Advanced Residential Report Writing	Appraisal Institute
Analyzing Distressed Real Estate	Appraisal Institute
Florida Supervisor Trainee Roles and Rules	Appraisal Institute
Florida State Law Update for Real Estate Appraisers	Appraisal Institute
Business Practices and Ethics	Appraisal Institute
REO Appraisal: Appraisal of Residential Property Foreclosure	Appraisal Institute
An Introduction to Valuing Green Buildings	Appraisal Institute
General Market Analysis and Highest and Best Use	Appraisal Institute
The New Residential Market Conditions Form	Appraisal Institute
Subdivision Valuation	Appraisal Institute
The Discounted Cash Flow Model	Appraisal Institute
Analyzing Tenant Credit Risk + Commercial Lease Analysis	Appraisal Institute
Fundamentals of Separating Real and Personal Property and Intangible Business Assets	Appraisal Institute
Advanced Spreadsheet Modeling	Appraisal Institute

Evaluating Commercial Construction  
Residential Cost Estimating  
Commercial Cost Estimating  
Building Envelope Symposium

Appraisal Institute  
R. S. Means  
R. S. Means  
RCI Building Envelope  
Consultants

### *professional affiliations*

The Appraisal Institute  
CAI, Community Association Institute  
RCI, Building Envelope Consultants  
GCBX, Gulf Coast Builders Exchange  
DAC, Designated Appraiser Council

#### Current:

2015-2018 Region X Representative Appraisal Institute  
2015-2017 Delegate Leadership and Advisory Council of the Appraisal Institute  
2018-2021 Board of Directors, Gulf Coast Chapter of the Appraisal Institute  
Chair Bylaws and Governance, Gulf Coast Chapter of the Appraisal Institute

#### Past:

2011-2014 Board Member Appraisal Institute Florida Gulf Coast Chapter  
2011-2014 Board Member CAI Community Association Institute  
2011-2013 Treasurer CAI Community Association Institute  
2011 Graduate of Public Leadership Institute  
Board Member Habitat for Humanity  
Lieutenant Governor Kiwanis District Berlin  
Member Kiwanis Club of Bradenton  
Member Kiwanis Club of Lakewood Ranch  
Chair Junior Leadership Manatee  
2003 Graduate Manatee Leadership  
Past Florida Delegate Legislative Alliance Community Association Institute, CAI

### *speaking engagements, among multiple others*

Manatee Association of Realtors, Commercial Brokers: "Cost Segregation Analysis and its advantages for your commercial clients"  
Community Association Institute: "Florida Law Changes for Condominium Associations"  
Multiple Seminars and Presentations

### *publications*

The West Florida Wire: Accurate Insurance Appraisal Reports  
Community (CAI Magazine): The Underfunded Association  
Reserve Study and Insurance Appraisal Handbook for Managers and Board Members  
The Appraisal Journal: The 50% FEMA Rule Appraisal  
2018 Swango Award Recipient for Best Original Article, The Appraisal Journal

*seminars (Authored and Taught by Patricia Staebler)*

- Reserve Studies – Overview and Discussion
- Insurance Appraisals – Minimum Contents
- Insurance Appraisals and their Complexity
- Reserves – From Measuring the Component to Pooling or Non-Pooling
- The 50% FEMA Rule Appraisal – a national webinar for the Appraisal Institute
- Insurance Replacement Valuation - a national webinar for the Appraisal Institute
- AI Connect Seminar: Insurance Appraisal – An Emerging Appraisal Discipline
- “The 50% FEMA Appraisal” registered in Florida for Appraiser CEU credits 2016
- “Flood Zones and their Influence on Coastal Communities and their Construction Projects” registered in Florida for Community Association Managers CEU credits 2017

