

Grand Oasis Condominium-FY26

Coral Springs, FL

Level I Full Reserve Study

November 19, 2025

C/o Mr. Nick Rosa  
5601 Riverside Drive  
Coral Springs, FL 33067

Dear Mr. Rosa:

Enclosed please find the Level I Full Reserve Study for Grand Oasis Condominium. This is the Final Report, if there are questions or concerns, please let us know. Also please let us know if the accumulative cash on hand at the start of the fiscal year changes, we will issue a no cost change if it does.

This study has three appendices:

1. Appendix "A" is our recommendation for the Structural Integrity Reserve Study (SIRS) Components, which represent the 3-Story buildings consisting of 126 units.
2. Appendix "B" is our recommendation for the Non-Structural Integrity Reserve Study Components, which represent the 2-Story buildings consisting of 72 units.
3. Appendix "C" is our recommendation for the Non-Structural Integrity Reserve Study Components, which represents the non-residential general components of the association.

Effective July 1, 2025, Structural Integrity Reserve Study (SIRS) components may only be pooled with other SIRS components, maintaining separation between structural and non-structural reserves. This reserve study recommends 3 separate reserve funds. Owners of 3-story units should contribute the amounts shown in Appendix A and Appendix C. Owners of 2-story units should contribute the amounts shown in Appendix B and Appendix C.

We thank the Board of Directors and for selecting **PM+** for this study and hope you call upon us for your next study.

Sincerely,



Stacey L. O'Bryan, RS, PRA, MBA  
President

Enclosure: Study - PDF File

Grand Oasis Condominium-FY26

Coral Springs, FL

Level I Full Reserve Study

November 19, 2025



Prepared for:

Board of Directors



**Stacey L. O'Bryan, RS, PRA, MBA**

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APPENDIX A  
 Documentation that supports the contribution for all Structural Integrity Reserve Study components (“SIRS”) for the 3-Story Units and other findings shown in the Executive Summary (page 1) begin on ..... A1

APPENDIX B  
 Documentation that supports the contribution for all Non-Structural Integrity Reserve components for the 2-Story Units begin on ..... B1

APPENDIX C  
 Documentation that supports the contribution for all Non-Structural Integrity Reserve components for the General reserves begin on ..... B1

EXCEL SPREADSHEET VALUES.....No Page #

## EXECUTIVE SUMMARY

**KEY TO UNDERSTANDING STUDY RESULTS** – Purpose of a reserve study is to establish a financial plan for keeping the property’s common and limited common elements in good repair. The plan is developed by identifying the component, assessing its condition, and estimating both the time when work will be needed and cost of work. In a **PM+** study these entries can be found beginning on page A1, columns (1), (4) and (5). Those entries combined with reserve savings, current reserve contribution, interest, and inflation rates and how much of a contingency should be preserved to fund unforeseen events are the factors that determine the reserve contribution.

### RELEVANT DATA

1st Study Year FY26	\$13,497 SIRS (3-Story) Contribution FY25
FY Begins 1-Jan-26	\$8,844 Non-SIRS (2-Story) Contribution FY25
Inspection Date(s) 23-Oct-25	\$10,659 Non-SIRS (General) Contribution FY25
# 3-Story Units 126	2.86% Inflation
# 2-Story Units 72	2.48% Interest

**Accumulated Cash at Start of FY (COH)** and **Current Year Contribution** were provided to **PM+** and were best estimates available when provided, they are not audited amounts.

**INTEREST AND INFLATION**<sup>1</sup> best project future needs of the property. Inflation is based on the last 10-year Consumer Price Index (CPI) average; interest on savings is based on the 10-year average of the Constant Maturity Yield for the 10-Year U.S. Treasury security note. Recommended owner contribution assumes interest will be applied to the reserves and not used to offset operating account expenses or for other purposes. If interest is not applied to the reserves, the annual contribution will need to be increased by the interest amount. Even at relatively low levels, inflation is a primary driver for the reserve calculation and has a large impact over the period of the study. If inflation increases at a materially higher rate than indicated, the study should be updated more frequently to maintain adequate reserves and avoid large assessment increases in the future.

STUDY SUMMARY	3-STORY	2-STORY	GENERAL
	Appendix A	Appendix B	Appendix C
Reserve Contribution Recommended for FY26	\$423,470	\$262,020	\$174,610
Accumulated Cash Start (COH) of FY26	8,610	5,620	6,790
Current Estimated Replacement Cost	2,880,200	1,942,420	1,594,580
Fully Funded Balance (FFB) <sup>2</sup>	1,724,949	1,141,756	878,901
Percent Fully Funded <sup>2</sup>	0.50%	0.49%	0.77%
<b>Additional Study Values</b>			
Average Yearly Owner Contribution	3,361	3,639	882
30 Year Income	6,515,720	4,239,570	5,031,490
30 Year Income From Interest	626,450	459,600	278,190
30 Year Income From Assessments	5,889,270	3,779,970	4,753,300
Years 1-30 Minimum Threshold \$ <sup>3</sup>	201,640	133,230	111,660
%	7.0%	6.9%	7.0%
Years 31-50 Minimum Threshold \$ <sup>3</sup>	121,610	132,710	92,460
%	4.2%	6.8%	5.8%

1. Although factors used may not prove to be precise, they should be reasonable predictors of future costs and return on savings.

2. An indicator against which the actual (or projected) cash balance can be compared. The reserve balance that is direct proportion to the fraction of life “used up” of the current repair or replacement cost. This number is calculated for each component and then summed for an association total. The Percent Fully Funded is the actual amount on hand in the reserves divided by the FFB.

3. Minimum Threshold - 30 and 50 years shown. If 50-year is high at this time, it will adjust with future updates.

**OUR ANALYSIS**, based on study assumptions, indicates the association will need to contribute the highlighted amounts in FY26 to meet the reserve needs of the property using the cash flow method. For contributions the association will need to make over the life of this study see 30 & 50-Year Financial Plan tables in appendix A, B, and C column (14); for year end balances the contributions should provide see column (15).

Unit owners of the 3-story buildings should contribute the amounts shown in Exhibit A and Exhibit C. Unit owners of the 2-story buildings should contribute the amounts shown in Exhibit B and Exhibit C.

This funding plan requires an elevated contribution in FY26 to establish reserves with a reasonable minimum threshold and to pay for near term work. Beginning in FY27, the annual reserve contribution may be lowered to the amounts indicated each year.

**FUNDING GOAL OF THIS STUDY** complies with the "Threshold Funding Plan" established by CAI for reserve studies. Funding objective is to keep the reserve balance, over the life of the study, above or at a certain dollar amount. This study's amount is shown above in Study Summary, Years 1-30 and Years 31-50 Minimum Threshold. Years 31-50 confirm there is no negative balance in that time period - this amount will adjust in future studies.

**OBJECTIVE OF THE ANNUAL CONTRIBUTION:** 1) funds should always be available to pay for needed work, 2) preserve a minimum threshold for contingencies, and 3) long range projections of expenses and contributions should not show a need for special assessments or loans. To achieve those objectives, **PM+** studies consider the first thirty-years and an additional twenty-years, making the "look at" period a total of 50-years. This projection assures the recommended contribution is based on a sound long-range analysis of the property's reserve needs.

**FOR FLORIDA PROPERTIES SUBJECT TO STRUCTURAL INTEGRITY RESERVE STUDY (SIRS) STATUTE:**

**A Structural Integrity Reserve Study (SIRS)** must be completed at least every 10 years after a condominium's creation for each building on the condominium property that is three stories or higher in height, as determined by the Florida Building Code, which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building: a) roof, b) load bearing walls or other primary structural members, c) foundation, d) fire-proofing and fire protection systems, e) plumbing, f) electrical systems, g) waterproofing and exterior painting, h) windows, i) any other item that has a deferred maintenance expense or replacement cost that exceeds \$25,000 and failure to replace or maintain such item negatively affects the items listed.

Additionally, Structural Integrity Reserve Study (SIRS) components may only be pooled with other SIRS components, maintaining separation between structural and non-structural reserves.

**RECOMMENDATION** - Fund the reserves to the recommended amount using the Cash Flow method. Florida State Statute requires funding of the Structural Integrity Reserve Study (SIRS) components to the level recommended.

## **STUDY INFORMATION**

**THIS STUDY** was performed with an on-site visit and is the initial engagement for the property by **PM+**. **PM+** has neither collaborated with nor provided consulting advice to others about property issues. Interested parties should refer to earlier studies for previous assumptions and comments.

**STUDY WAS DONE** by **Stacey L. O'Bryan, RS, PRA, MBA.**

**RESERVE STUDY** criteria are defined by the Community Association Institute (CAI) and the Association of Professional Reserve Analysts (APRA). In complying with the criteria this study determines the reserve contribution using the "Cash Flow (AKA Pooling)" method. This is a reserve study only - no other use is intended.

**COMPILED** in accordance with generally accepted standards and represents our professional opinion on the components, timing and costs needed for repair and replacement. Study information was obtained from field measurements, visual observations, and management (information provided by management is assumed to be reliable). Also, taken into consideration are construction features, current conditions, and component age. Testing was not performed, nor was demolition done or panels removed to determine conditions that are not obvious. Based on our observations and the information gained during the visit this study contains, to the best of our ability, all material issues required to determine the funding needed to meet the property's reserve requirement.

**CASH FLOW AND COMPONENT STUDIES (component method may not be included in this study)** – Note: Most professional reserve providers, accountants and managers agree cash flow is the preferred method for funding reserves.

**CASH FLOW METHOD** - Develops the funding plan by having the annual contributions offset the variable annual expenses. All expenses are averaged over the life of the study to calculate the annual contribution needed to support the reserve requirement. Yearly contribution increases are mostly attributed to inflation. Cash flow plans are usually good for 3-5 years before needing updates.

**COMPONENT METHOD** - Develops the funding plan by dividing the remaining useful life into the balance needed to fund the component for only the next cycle of work. Yearly contributions can vary significantly from year to year depending on where the components are in their life cycle. Contributions needed to pay expenses equal the cash flow method over the life of the study. If this method is chosen studies should be updated annually.

**RESERVES ARE AKIN** to a savings account that individuals may have for future purchases. A reserve provides funds to make purchases with cash to avoid credit or loan charges. Although the association may not know precisely when they make the purchase, the least cost option would be to pay with cash.

## **COMPONENT CLASSIFICATION**

### **PREDICTABLE LIFE CYCLE**

Components have a predictable life cycle (average useful life). Total replacement needed at end of life.

### **ANNUAL ALLOWANCES**

Components that are "life of the property" or long-lasting that can be kept in good condition with spot repairs.

**FOLLOWING CONSIDERATIONS** should be taken into account to properly manage the reserves: 1) properly funded reserves avoids "special assessments", 2) each owner should pay their fair share for the time they use the component, 3) when reserve funds are available the Association is more inclined not to defer work; deferral results in additional deterioration and "catch-up" costs to restore the component to a good condition, 4) government mortgage guarantees agencies, i.e. FHA, require a current reserve study to be available before backing a loan, and 5) some state

laws require them. In addition to these considerations, a new factor has recently become apparent. Years ago, owners were poorly informed on the importance of the reserves and paid very little attention to whether a property had an adequate plan for funding the reserves. With the inclusion of reserve tables in resale packages and other publicity, many potential buyers are now verifying the reserve status before they buy.

**ALTHOUGH** we use generally accepted techniques and best information available it is possible actual costs and useful lives can vary significantly from our estimates. We recognize that and attempt with our methodology to minimize the adverse effects of a special assessment or loan if one is needed.

**FOR THE RESERVES** to be an effective budget tool it will need periodic updates. Because reserves on hand, current costs, quality of maintenance, acts of God, vandalism, and useful life can vary from year to year, a periodic review will assure it remains an effective management tool. ***CAI best practice is for a site inspection-based reserve study update at least every third year.***

**UNLESS OTHERWISE NOTED** this study does not take into consideration any work the association may need to correct hazardous or defective conditions, such as issues with asbestos, radon, lead, mold, FRT, etc., and dollar amounts may be insufficient to fund major projects to repair/replace facades, building tension cables, utilities, and other components. Projects of this nature require services of consultants to determine scope, timing, and projects costs. If requested of **PM+**, once costs and project timing are known, we will provide a revised study at no additional cost to include their recommendations, provided their input is within the first fiscal year of this study.

**FOR ANY RESERVE PROJECTS** in progress on the date(s) of our visit our observation of the work should not be considered a project audit or quality control inspection. We leave that to others to determine.

**IF WE DESCRIBE PREVENTIVE MAINTENANCE** recommendations in this study, they are intended to be general in nature and the most common tasks needed to extend useful life. They are not all inclusive; we do not imply that is all that is necessary for good maintenance. Manufacturers' brochures, service specialty companies, and other qualified sources should be consulted to establish the full array of actions needed for proper preventive maintenance.

**FUNDING FROM RESERVE VERSUS OPERATING ACCOUNT** - There could be components in this study the association is funding from the operating account. When there are, we recommend they be funded from the reserves. When components are worked on it usually extends their useful life - a proper reserve expense. Reserve funds are intended to keep property components in good repair and to replace those that need replacing; operating funds are intended for maintenance and reoccurring operating expenses.

### **AGE, UNITS, STYLE, AND AMENITIES**

Constructed in the late-1980's.

198 total units including 126 units in 3-story buildings and 72 units in 2-story buildings.

Amenities – clubhouse, swimming pool, and tennis court.

## **MAINTENANCE/REPAIR/REPLACEMENT TIPS & RESERVE CONSIDERATIONS**

**THERE ARE THREE LEVELS** of care needed to maximize the useful life of equipment and property components: 1) Maintenance, 2) Repair and 3) Replacement.

**MAINTENANCE** is taking care of a component by doing such tasks as sealing pavement cracks to prevent water from undermining the base, painting to prevent metal corrosion or wood rot, lubricating moving parts on mechanical equipment, fan belt adjustments, etc. An example of maintenance - an asphalt parking lot of 1000 square yards develops a 10-foot-long crack in the surface. The crack can be sealed for about a dollar a linear foot. By doing so, water will not seep through the asphalt causing damage to the base course. That simple maintenance action extended the useful life of the pavement at minimum cost. Assume the crack was not sealed and it grew to a 12' by 12' base damaged area. Cost of repairs would be approximately 60 times as much as fixing the crack. If the damaged area was not repaired and eventually the entire lot had to be replaced it would cost considerably more. Therefore, the prudent thing to do is good maintenance. It is the least costly of the three levels of work. It involves the least expenditure of funds and is the best way to maximize useful life.

**PRIOR TO TOTALLY REPLACING** a component, e.g., a roof, a fence, an air conditioner, etc., all measures should be taken to extend the useful life of the component with repairs. If the roof is leaking do not automatically think the entire roof needs to be replaced. Most leaks occur around penetrations and flashed areas and they can be repaired for less than replacing the entire roof. Fence posts almost always rot out at ground level before the rest of the fence. Posts can be replaced without purchasing a complete new fence. The same applies to most mechanical/electrical equipment. Tube leaks frequently occur in boilers; compressor failures occur in air conditioners and circuit breakers wear out in electric panels. These kinds of failures are repairable without replacing the entire component. The reserve table should be used as an aid in establishing budgets - not as a work plan. When used as a budget management tool its effectiveness will be recognized when funds are readily available to do work - when it must be done. Do not use the remaining useful life data as a work plan. It should be treated as a "window of probable expectancy", based on statistical information, historical trends, conditions at time of survey and experience of when repair or replacement is most likely to be needed. Actual work should not be done until needed. For example, if paving is estimated to need replacement in five years but it is not a problem at that time, put it off until it is a problem. Conversely, if repairs are necessary sooner, do them sooner.

**WHEN CONTRACTING** for services, seek competitive bids, purchase only what is necessary to restore the component to its "like original" condition. Include state-of-the-art improvements but avoid over buying or substantially enhancing a component beyond its original condition. Such improvements are not included in the cost estimates.

**CATASTROPHIC FAILURES** to such components as footers, foundations, floors, exterior walls and total replacement of utility systems, etc., are not included in the table. They are not included because they are not predictable and it is rare that these components must be replaced in total. We do recommend a reasonable annual amount be set aside for some repairs and reflect that in the reserve table.

**FUNDING FOR RESERVES SHOULD BE FAIR TO ALL OWNERS**; past, present, and future. The worst-case scenario for a property is to have no money set aside to pay for repairs/replacements forcing the current owners to pay the total cost. Additionally, having insufficient reserves also presents some injustices as illustrated by the following example:

Mr. and Mrs. "X" owned a unit at the property for the first ten years of its existence when reserve funding was suppressed and insufficient to take care of future problems. Mr. and Mrs. "X" sell their unit and leave. Five

years after they leave the pavement and sidewalks need to be repaired. Mr. & Mrs. "Y" now own the unit and receive notice they are to be "specially assessed" to pay for the repair costs.

For demonstration purposes let us say the pavement and sidewalk repairs costs \$150,000 and the association has \$50,000 in the reserve account. Let us also assume there are 100 units at this property.

Over the last fifteen years, past and present owners set aside \$50,000 to take care of the \$150,000 expenditure. Expressed in \$/year that equates to \$3,333/yr. or \$33.33 per owner per year.

Mr. & Mrs. "X" had the benefit of good paving and sidewalks for 10 years at a total cost to them of \$333.30. Unfortunately for Mr. & Mrs. "Y", they only used the components for five years, but it will cost them \$1166.50 for their share of the repairs.

Calculations for the above are as follows:

$$5 \text{ years they lived there} \times \$33.33/\text{yr.} = \$166.50$$

The difference between amount in reserves and repair costs divided by number of unit owners:

$$\begin{array}{rcl} (\$150,000 - 50,000) / 100 & = & \underline{\$1000.00} \\ \text{Total cost to Mr. \& Mrs. "Y"} & = & \$1166.50 \end{array}$$

Or said another way:

Mr. and Mrs. "X" used the components for 66% of their useful life but only paid 22% of the repair cost.

Mr. and Mrs. "Y" used the components for 34% of their useful life but had to pay 78% of the cost.

For funding to be fair all owners should contribute their share of the costs for the period they use the component.

**READING and UNDERSTANDING TABLES/CHARTS**

(Some information may not appear in this study).

**RELEVANT DATA**

Study fiscal year, inspection date(s), units, association's financial data, and interest/inflation rates.

**SUMMARY OF THE ASSOCIATION'S RESERVE FINANCIAL PLAN**

Financial summary of study results.

**TABLE OF REPAIR & REPLACEMENT RESERVES**

The Repair and Replacement Table shows the common or limited common element, average and remaining useful life, and estimated cost for work. This information, for the most part, is self-explanatory; however, when we believe more information is needed, we provide comments or use photographs.

Column

- (1) The property components the association should include in the reserves. Where a 15%, 30%, etc., is shown it means total replacement of the item is not anticipated. If we have omitted or added components that are not common or limited common area responsibility, please inform us so we can provide a revised table. It also applies if the association accomplishes the work from their annual operating expense and a reserve set-aside is not needed. If components are included that are operating expenses, we leave it to others to determine the correct tax consequence of the component.

- (2) Approximate quantity and unit of measure. The following abbreviations are used; however, they may not all appear in this study:

AC – Acres	LF - Linear Feet	SY - Square Yards
AnAvg - Annual Average	LS - Lump Sum	TN - Tons
BLD - Building	HP - Horsepower	UN - Units
EA - Each	RC - Replacement Cost	> - Greater Than
CY - Cubic Yards	SF - Square Feet	< - Less Than

- (3) The components' average useful life (Avg). Leading publications on useful life data, our own experiences and historical trends are used to determine average useful life.
- (4) Our best estimate of the remaining useful life (RUL). Some components in the table may not fail precisely as shown. We use the remaining useful life in conjunction with the estimated cost to calculate the annual contribution needed to fund the component. Actual remaining useful life can be significantly different.
- (5) Estimated costs are in current dollars; actual cost can be significantly different. Estimates are based on similar work in the local area, association experience, industry publications, such as R.S. Means and Home-Tech, contractors and other reliable sources. It assumes the association will competitively seek bids and obtain a fair price in today's market. Some work, such as balconies, roofing, garages, façade, boiler, and chiller replacements, etc. may need the services of an engineer or architect to determine scope and oversee repairs. Those estimates take precedence over those shown in the table. Some costs can be more predictable than others, i.e., when roofs and pavements are replaced, the entire component will most likely be replaced so a total replacement cost can be estimated. Other components, i.e., closed loop piping, plumbing, electrical and fire protection systems may not need total replacement and will continue to perform with sub-system repairs. For these components, we reserve a reasonable amount for this work.
- (6) Distribution of the funds the association had (is projected to have) at the start of their fiscal year or the amount we were requested to use. The program distributes a prorated amount to each component.

- (7) The amount needed to fund the balance of the requirement.
- (8) The contribution needed to fund the 1<sup>st</sup> year applying the cash flow method. Contributions from year to year are mainly adjustments for inflation.
- (9) The contribution needed to fund the 1<sup>st</sup> year applying the component method. Contributions from year to year can vary significantly.

### **30-Year Comparison of Financial Plans**

#### Column

- (10) - Fiscal Year.
- (11) - Projected annual expenses.
- (12) - Cumulative expenses over 30-years.
- (13) and (16) - Interest earned per funding plan based on previous year-end balance.
- (14) and (17) - Contribution per funding plan, inflation applied.
- (15) and (18) - Projected year-end balance per funding plan.

### **GRAPHS**

Graphs depict the projected contributions and year end balances for each plan. The contribution objective should be to have a consistent contribution, year after year, which can be maintained with inflation adjustments. Avoid fluctuating contributions as they can impose financial hardships on owners. The plot objective for the reserve balance is to have the year end balances always above the "X" axis. If it falls below, it indicates a special assessment or loan will be needed to support the reserves.

### **SUMMARY**

- 30-Year Income - projected from interest and owners.
- 30 & 50-Year Minimum/Maximum Balances - includes contingency for unforeseen events.



Grand Oasis is a 198-unit; 13-building garden style condominium housing community located in Coral Springs, Florida. Photographs are typical of the front and rear views of the 3-story buildings...



...and the 2-story buildings. Owners are responsible for unit entry doors, balcony/patio doors, and balcony/patio enclosures.



Concrete balcony repair cost can be expensive if failures go undetected and corrective action is not taken in a timely manner. See "Comments" section for additional information.



Typical view of covered open air corridor. Reserves provides for painting, waterproof membrane replacement, and replacement of lighting fixtures.



Repair and replacement of aluminum railing systems is included in the reserves...



...as is replacement of common utility room doors.



Community is served by a clubhouse; left photo is front view, right photo is rear view. Reserves includes repair and replacement of interior and exterior building components.



Clubhouse doors and windows need to be replaced when they no longer perform properly or become damaged. Also includes door hardware.



View of entrance/hallway of clubhouse. Repair/replacement components include flooring, ceiling fans, and light fixtures.



Other rooms inside the clubhouse include exercise room (pictured), meeting room, and office.



The swimming pool and spa located at the clubhouse were recently repaired/refinished. Pool refinishing is normally needed about every ten years. Although we allow for this work to occur on that schedule, the decision to whitecoat should be evaluated annually and conducted when necessary. Sundeck coating at pool deck was also replaced.



Reserve provides for repair/replacement of pool filters, water supply/return piping, chemical equipment and other system components.



Trellis located on pool deck is in good condition. Reserve provides for repairs to masonry columns and replacement of wood trellis when needed.



Tennis courts need periodic crack sealing and color coating. Major repairs are needed when cracks and surface areas deteriorate and detract from play.



Gazebo located near tennis court. Reserves includes funding for roof replacement and as need repairs/painting.



Pedestrian bridge at pond is in good conditions. Reserves includes redecking and railing replacement. Also includes structure repairs/replacement when needed.



Retaining wall at pool deck will eventually require replacement. Reserves provides for this work when needed.



Asphalt pavement is nearing end of useful service life; association should plan on mill/overlay in near term. See our recommendations in comments section to maximize pavement useful life.



Community curbs, gutters and sidewalks are Association responsibility. Reserve provides for these components to be repaired as needed.



Fountains and power units need replacing when they fail.



Irrigation systems can be kept in service by replacing failed sprinkler heads, piping, valves and controls, as needed.



A reasonable amount to replace dead or diseased trees and shrubbery. Does not include normal landscaping upkeep which is funded from the operating account nor large scale improvements.



Entry for street lights considers poles, wiring, fixtures and controls will be repaired as needed. No assumption all units will need to be replaced at the same time.



Mailbox replacement will be needed as doors, locks, hinges and other failures occur.



Signs and other components not identified as a separate reserve entries are also included in the reserves. Well maintained components enhance property appearance.

**APPENDIX A**  
**SIRS RESERVES (3-STORY BUILDINGS)**

**TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES**

SIRS Reserves (3 Story Buildings)

PM+ Reserve Study

COMPONENT  (1)	APPROX'MT USEFUL LIFE ESTIMATED		QUANTITY		COST IN CURRENT \$ (5)	DISTR'BTN OF COH AS OF 1-Jan-26 (6)	BALANCE NEEDED TO FUND RESERVE (7)	FY26 CONTRIBUTION CASH FLOW COMPONENT METHODS (8)	(9)	EXPENSES YEARS 1 - 10										
	(2)	(3)	(4)	(5)						2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
<b>ROOFING</b>																				
ROOFING-TILE	56,700	SF	40	20	1,020,600	3,040	1,017,560	52,030	50,880	0	0	0	0	0	0	0	0	0	0	0
GUTTERS/DOWNSPOUTS	3,850	LF	30	10	57,750	170	57,580	5,890	5,760	0	0	0	0	0	0	0	0	0	0	74,430
<b>FAÇADE</b>																				
FAÇADE/CAULK/WATERPROOFING		LS	8	1	25,200	80	25,120	25,690	25,120	25,200	0	0	0	0	0	0	0	0	31,580	0
<b>EXTERIOR PAINTING</b>																				
PAINT EXTERIOR		LS	8	1	203,180	610	202,570	207,140	202,570	203,180	0	0	0	0	0	0	0	0	254,600	0
<b>WINDOWS/DOORS/HARDWARE</b>																				
UTILITY CLOSET DOORS-SINGLE	14	EA	35	15	37,800	110	37,690	2,570	2,510	0	0	0	0	0	0	0	0	0	0	0
<b>BALCONIES CONCRETE</b>																				
REPAIR CONCRETE AND APPLY SEALER	5,040	SF	15	13	75,600	230	75,370	5,930	5,800	0	0	0	0	0	0	0	0	0	0	0
RAILING-METAL REPLACEMENT	840	SF	30	15	168,000	500	167,500	11,420	11,170	0	0	0	0	0	0	0	0	0	0	0
<b>BREEZEWAYS CONCRETE</b>																				
REPAIR CONCRETE AND APPLY SEALER	5,250	SF	15	13	63,000	190	62,810	4,940	4,830	0	0	0	0	0	0	0	0	0	0	0
<b>PATIOS</b>																				
CONCRETE REPAIRS		LS	15	13	7,000	20	6,980	550	540	0	0	0	0	0	0	0	0	0	0	0
<b>STAIRWAYS-EXTERIORS</b>																				
RAILING-METAL REPLACEMENT	1,260	EA	30	15	113,400	340	113,060	7,710	7,540	0	0	0	0	0	0	0	0	0	0	0
<b>UNIT NUMBER/BUILDING ADDRESS</b>																				
PLUMBING/ELECTRICAL/FIRE SYSTEMS		LS	30	15	22,050	70	21,980	1,500	1,470	0	0	0	0	0	0	0	0	0	0	0
<b>PLUMBING PIPES</b>																				
COLD WATER PIPE REPLACEMENT		LS	50	12	907,200	2,710	904,490	77,080	75,370	0	0	0	0	0	0	0	0	0	0	0
SANITARY/CONDENSATE PIPE REPAIRS		LS	10	9	8,660	30	8,630	980	960	0	0	0	0	0	0	0	0	0	10,850	0
<b>ELECTRICAL</b>																				
COMMON AREA ELECTRIC PANELS/WIRING		LS	40	5	23,800	70	23,730	4,850	4,750	0	0	0	0	26,640	0	0	0	0	0	0
FLOOD LIGHTS	42	EA	30	15	31,290	90	31,200	2,130	2,080	0	0	0	0	0	0	0	0	0	0	0
LIGHT FIXTURES	308	EA	30	15	69,300	210	69,090	4,710	4,610	0	0	0	0	0	0	0	0	0	0	0
<b>FIRE ALARM SYSTEMS</b>																				
FIRE ALARM SYSTEMS		LS	15	8	21,000	60	20,940	2,680	2,620	0	0	0	0	0	0	0	25,580	0	0	0
<b>BATTERY BACKUP LIGHTS/EXIT LIGHTS</b>																				
BATTERY BACKUP/EXIT LIGHT FIXTURES	84	EA	15	7	23,100	70	23,030	3,360	3,290	0	0	0	0	0	0	27,360	0	0	0	0
<b>MISC. PLUMBING/ELECTRICAL/FIRE</b>																				
MISC. PLUMBING/ELECTRICAL/FIRE		LS	1	1	2,270	10	2,260	2,310	2,260	2,270	2,330	2,400	2,470	2,540	2,610	2,690	2,770	2,840	2,930	0
<b>TOTAL BUILDING(S)</b>					2,880,200	8,610	2,871,590	423,470	414,130											
<b>TOTAL RESERVES</b>					\$2,880,200	\$8,610	\$2,871,590	\$423,470	\$414,130	\$230,650	\$2,330	\$2,400	\$2,470	\$29,180	\$2,610	\$30,050	\$28,350	\$299,870	\$77,360	

Notes:  
 All dollars rounded to nearest \$10. Totals may not add due to rounding.  
 One year remaining useful life indicates component useful life is used up.

YEARS 11-30 EXPENSES

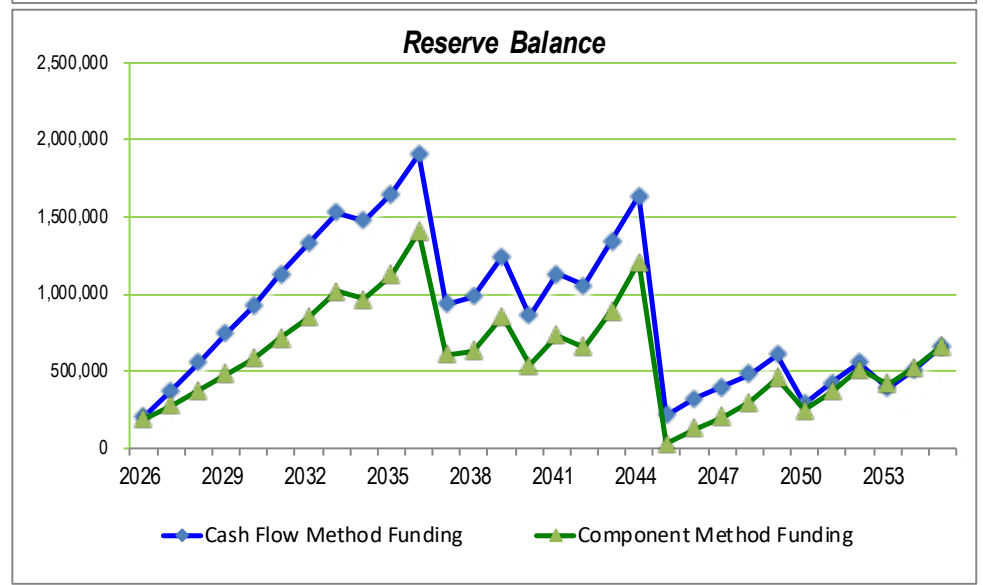
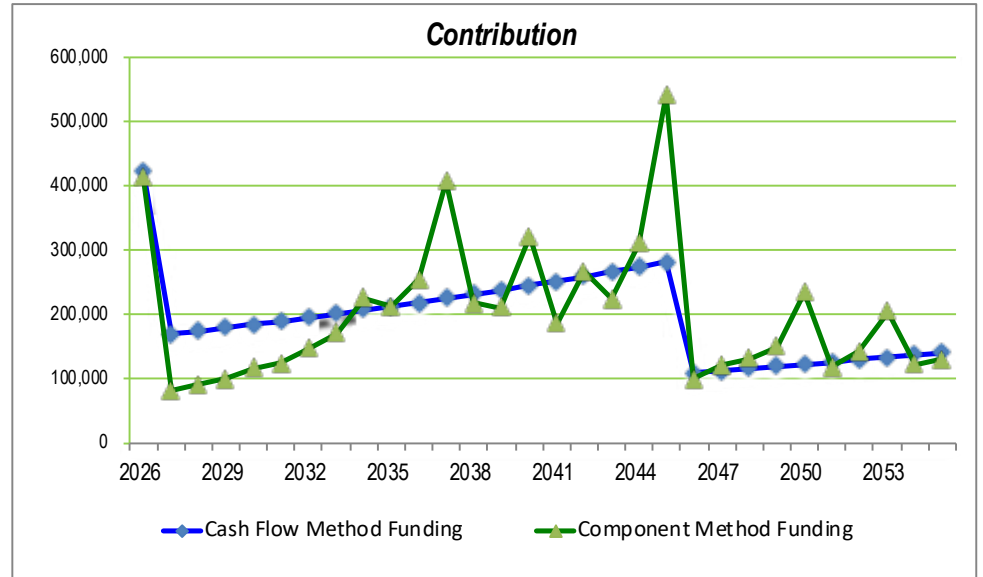
SIRS Reserves (3 Story Buildings)

PM+ Reserve Study

COMPONENT	USEFUL LIFE ESTIMATED			EXPENSES YEARS 11 - 30																				
	AVG REM (YRS)	COST IN CURRENT \$		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
(1)	(3)	(4)	(5)																					
<b>BUILDING(S)</b>																								
<b>ROOFING</b>																								
ROOFING-TILE	40	20	1,020,600	0	0	0	0	0	0	0	0	0	1,743,970	0	0	0	0	0	0	0	0	0	0	0
GUTTERS/DOWNSPOUTS	30	10	57,750	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>FAÇADE</b>																								
FAÇADE/CAULK/WATERPROOFING	8	1	25,200	0	0	0	0	0	0	39,570	0	0	0	0	0	0	0	49,580	0	0	0	0	0	0
<b>EXTERIOR PAINTING</b>																								
PAINT EXTERIOR	8	1	203,180	0	0	0	0	0	0	319,030	0	0	0	0	0	0	0	399,760	0	0	0	0	0	0
<b>WINDOWS/DOORS/HARDWARE</b>																								
UTILITY CLOSET DOORS-SINGLE	35	15	37,800	0	0	0	0	56,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>BALCONIES CONCRETE</b>																								
REPAIR CONCRETE AND APPLY SEALER	15	13	75,600	0	0	106,040	0	0	0	0	0	0	0	0	0	0	0	0	0	0	161,870	0	0	0
RAILING-METAL REPLACEMENT	30	15	168,000	0	0	0	0	249,320	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>BREEZEWAYS CONCRETE</b>																								
REPAIR CONCRETE AND APPLY SEALER	15	13	63,000	0	0	88,370	0	0	0	0	0	0	0	0	0	0	0	0	0	0	134,900	0	0	0
<b>PATIOS</b>																								
CONCRETE REPAIRS	15	13	7,000	0	0	9,820	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,990	0	0	0
<b>STAIRWAYS-EXTERIORS</b>																								
RAILING-METAL REPLACEMENT	30	15	113,400	0	0	0	0	168,290	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>UNIT NUMBER/BUILDING ADDRESS</b>																								
PLUMBING/ELECTRICAL/FIRE SYSTEMS	30	15	22,050	0	0	0	0	32,720	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>PLUMBING/ELECTRICAL/FIRE SYSTEMS</b>																								
<b>PLUMBING PIPES</b>																								
COLD WATER PIPE REPLACEMENT	50	12	907,200	0	1,237,130	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SANITARY/CONDENSATE PIPE REPAIRS	10	9	8,660	0	0	0	0	0	0	0	0	14,390	0	0	0	0	0	0	0	0	0	19,070	0	0
<b>ELECTRICAL</b>																								
COMMON AREA ELECTRIC PANELS/WIRING	40	5	23,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FLOOD LIGHTS	30	15	31,290	0	0	0	0	46,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LIGHT FIXTURES	30	15	69,300	0	0	0	0	102,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>FIRE ALARM SYSTEMS</b>																								
FIRE ALARM SYSTEMS	15	8	21,000	0	0	0	0	0	0	0	0	0	0	0	39,050	0	0	0	0	0	0	0	0	0
<b>BATTERY BACKUP LIGHTS/EXIT LIGHTS</b>																								
BATTERY BACKUP/EXIT LIGHT FIXTURES	15	7	23,100	0	0	0	0	0	0	0	0	0	0	41,760	0	0	0	0	0	0	0	0	0	0
MISC. PLUMBING/ELECTRICAL/FIRE	1	1	2,270	3,010	3,100	3,180	3,280	3,370	3,470	3,560	3,670	3,770	3,880	3,990	4,100	4,220	4,340	4,470	4,590	4,730	4,860	5,000	5,140	5,140
<b>TOTAL BUILDING(S)</b>			2,880,200																					
<b>TOTAL RESERVES</b>			\$2,880,200	\$3,010	\$1,240,230	\$207,410	\$3,280	\$659,090	\$3,470	\$362,160	\$3,670	\$18,160	\$1,747,850	\$3,990	\$45,860	\$43,270	\$4,340	\$453,810	\$4,590	\$4,730	\$316,620	\$24,070	\$5,140	\$5,140

30 YEAR FINANCIAL PLAN(S)

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual * (11)	Cumulative (12)	Interest (13)	Contr'btn (14)	Balance (15)	Interest (16)	Contr'btn (17)	Balance (18)
<b>COH</b>					<b>\$8,610</b>			<b>\$8,610</b>
2026	230,650	230,650	210	423,470	201,640	210	414,130	192,300
2027	2,330	232,980	5,000	170,000	374,310	4,770	82,400	277,140
2028	2,400	235,380	9,280	174,860	556,050	6,870	90,620	372,230
2029	2,470	237,850	13,790	179,860	747,230	9,230	101,050	480,040
2030	29,180	267,030	18,530	185,000	921,580	11,900	116,450	579,210
2031	2,610	269,640	22,860	190,290	1,132,120	14,360	124,150	715,110
2032	30,050	299,690	28,080	195,730	1,325,880	17,730	147,160	849,950
2033	28,350	328,040	32,880	201,330	1,531,740	21,080	172,090	1,014,770
2034	299,870	627,910	37,990	207,090	1,476,950	25,170	225,810	965,880
2035	77,360	705,270	36,630	213,010	1,649,230	23,950	211,680	1,124,150
2036	3,010	708,280	40,900	219,100	1,906,220	27,880	254,840	1,403,860
2037	1,240,230	1,948,510	47,270	225,370	938,630	34,820	406,800	605,250
2038	207,410	2,155,920	23,280	231,820	986,320	15,010	218,840	631,690
2039	3,280	2,159,200	24,460	238,450	1,245,950	15,670	210,230	854,310
2040	659,090	2,818,290	30,900	245,270	863,030	21,190	321,290	537,700
2041	3,470	2,821,760	21,400	252,280	1,133,240	13,330	187,240	734,800
2042	362,160	3,183,920	28,100	259,500	1,058,680	18,220	266,110	656,970
2043	3,670	3,187,590	26,260	266,920	1,348,190	16,290	224,170	893,760
2044	18,160	3,205,750	33,440	274,550	1,638,020	22,170	309,960	1,207,730
2045	1,747,850	4,953,600	40,620	282,400	213,190	29,950	541,550	31,380
2046	3,990	4,957,590	5,290	110,000	324,490	780	99,790	127,960
2047	45,860	5,003,450	8,050	113,150	399,830	3,170	121,200	206,470
2048	43,270	5,046,720	9,920	116,390	482,870	5,120	132,040	300,360
2049	4,340	5,051,060	11,980	119,720	610,230	7,450	151,020	454,490
2050	453,810	5,504,870	15,130	123,140	294,690	11,270	234,720	246,670
2051	4,590	5,509,460	7,310	126,660	424,070	6,120	118,960	367,160
2052	4,730	5,514,190	10,520	130,280	560,140	9,110	143,410	514,950
2053	316,620	5,830,810	13,890	134,010	391,420	12,770	204,640	415,740
2054	24,070	5,854,880	9,710	137,840	514,900	10,310	123,070	525,050
2055	5,140	5,860,020	12,770	141,780	664,310	13,020	131,380	664,310
<b>SUMMARY</b>								
30-Year Income			626,450	5,889,270		428,920	6,086,800	
Years 1-30 Min Threshold					201,640			31,380
Years 1-30 Max Threshold					1,906,220			1,403,860
Years 31-50 Min Threshold					121,610			770,200
Years 31-50 Max Threshold					1,631,330			2,772,690



Notes:

\* An annual average cost. Expenditures can change from year-to-year depending on when actual work is done.

Contribution and projections are based on the study fiscal year and will change if estimated cost, useful life, amount-on-hand, contribution and contingency to be preserved change.

Data should be considered a more accurate projection for years 1 - 5 than the out-years.

Minimum threshold may not have sufficient funds to pay for all contingencies if one or more occurs, funding from other sources may be needed.

If component method calculations are included note how column (17) contributions vary from one year to the next.

A highlighted cell in column (14) indicates future contributions from that year on will vary from past contributions, either due to inflation or work accomplished.

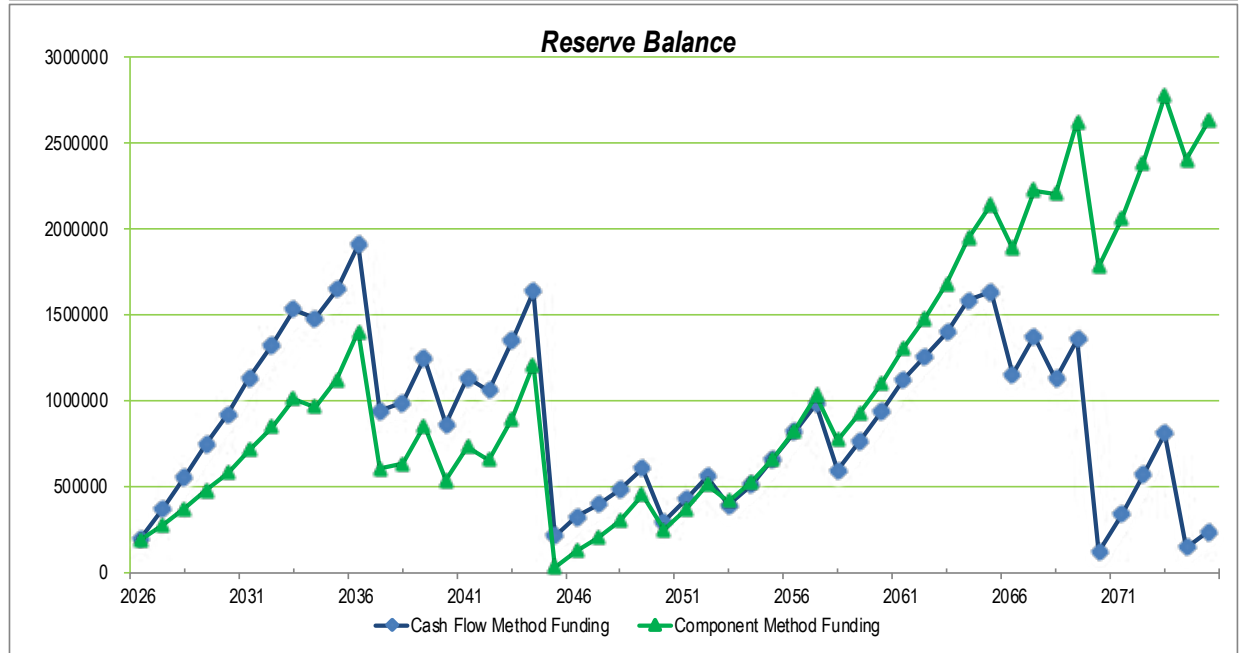
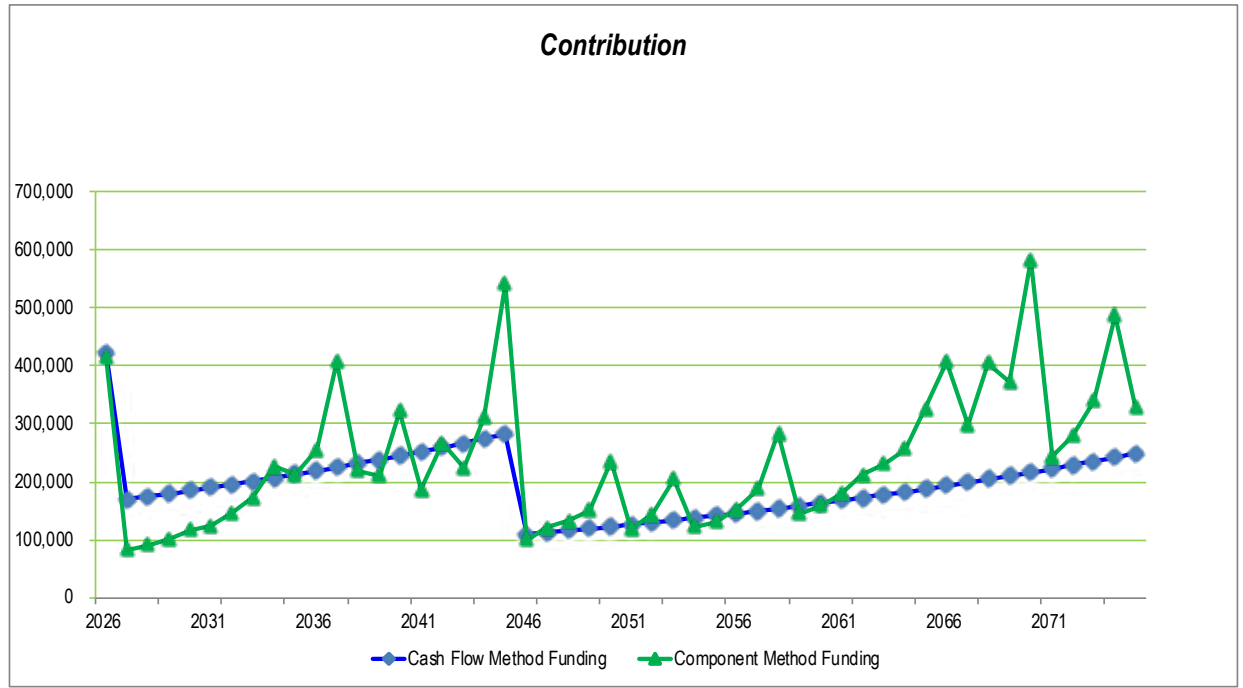
A PM+ study will accelerate early year contributions (column 14) to build up the reserves when it suspects the association may not have sufficient funds set-aside to provide for future predictable expenses as well as contingencies.

50 YEAR FINANCIAL PLAN(S)

SIRS Reserves (3 Story Buildings)

PM+ Reserve Study

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual * (11)	Cumulative (12)	Interest (13)	Contr'b'tn (14)	Balance (15)	Interest (16)	Contr'b'tn (17)	Balance (18)
<b>COH</b>					<b>\$8,610</b>			<b>\$8,610</b>
2026	230,650	230,650	210	423,470	201,640	210	414,130	192,300
2027	2,330	232,980	5,000	170,000	374,310	4,770	82,400	277,140
2028	2,400	235,380	9,280	174,860	556,050	6,870	90,620	372,230
2029	2,470	237,850	13,790	179,860	747,230	9,230	101,050	480,040
2030	29,180	267,030	18,530	185,000	921,580	11,900	116,450	579,210
2031	2,610	269,640	22,860	190,290	1,132,120	14,360	124,150	715,110
2032	30,050	299,690	28,080	195,730	1,325,880	17,730	147,160	849,950
2033	28,350	328,040	32,880	201,330	1,531,740	21,080	172,090	1,014,770
2034	299,870	627,910	37,990	207,090	1,476,950	25,170	225,810	965,880
2035	77,360	705,270	36,630	213,010	1,649,230	23,950	211,680	1,124,150
2036	3,010	708,280	40,900	219,100	1,906,220	27,880	254,840	1,403,860
2037	1,240,230	1,948,510	47,270	225,370	938,630	34,820	406,800	605,250
2038	207,410	2,155,920	23,280	231,820	986,320	15,010	218,840	631,690
2039	3,280	2,159,200	24,460	238,450	1,245,950	15,670	210,230	854,310
2040	659,090	2,818,290	30,900	245,270	863,030	21,190	321,290	537,700
2041	3,470	2,821,760	21,400	252,280	1,133,240	13,330	187,240	734,800
2042	362,160	3,183,920	28,100	259,500	1,058,680	18,220	266,110	656,970
2043	3,670	3,187,590	26,260	266,920	1,348,190	16,290	224,170	893,760
2044	18,160	3,205,750	33,440	274,550	1,638,020	22,170	309,960	1,207,730
2045	1,747,850	4,953,600	40,620	282,400	213,190	29,950	541,550	31,380
2046	3,990	4,957,590	5,290	110,000	324,490	780	99,790	127,960
2047	45,860	5,003,450	8,050	113,150	399,830	3,170	121,200	206,470
2048	43,270	5,046,720	9,920	116,390	482,870	5,120	132,040	300,360
2049	4,340	5,051,060	11,980	119,720	610,230	7,450	151,020	454,490
2050	453,810	5,504,870	15,130	123,140	294,690	11,270	234,720	246,670
2051	4,590	5,509,460	7,310	126,660	424,070	6,120	118,960	367,160
2052	4,730	5,514,190	10,520	130,280	560,140	9,110	143,410	514,950
2053	316,620	5,830,810	13,890	134,010	391,420	12,770	204,640	415,740
2054	24,070	5,854,880	9,710	137,840	514,900	10,310	123,070	525,050
2055	5,140	5,860,020	12,770	141,780	664,310	13,020	131,380	664,310
2056	5,290	5,865,310	16,470	145,830	821,320	16,470	151,880	827,370
2057	5,440	5,870,750	20,370	150,000	986,250	20,520	187,740	1,030,190
2058	568,650	6,439,400	24,460	154,290	596,350	25,550	283,110	770,200
2059	5,760	6,445,160	14,790	158,700	764,080	19,100	144,720	928,260
2060	5,920	6,451,080	18,950	163,240	940,350	23,020	159,640	1,105,000
2061	6,090	6,457,170	23,320	167,910	1,125,490	27,400	179,540	1,305,850
2062	70,010	6,527,180	27,910	172,710	1,256,100	32,390	211,560	1,479,790
2063	66,050	6,593,230	31,150	177,650	1,398,850	36,700	230,050	1,680,490
2064	31,920	6,625,150	34,690	182,730	1,584,350	41,680	256,980	1,947,230
2065	180,270	6,805,420	39,290	187,960	1,631,330	48,290	325,880	2,141,130
2066	712,550	7,517,970	40,460	193,340	1,152,580	53,100	406,510	1,888,190
2067	7,210	7,525,180	28,580	198,870	1,372,820	46,830	298,030	2,225,840
2068	483,320	8,008,500	34,050	204,560	1,128,110	55,200	404,860	2,202,580
2069	7,630	8,016,130	27,980	210,410	1,358,870	54,620	371,230	2,620,800
2070	1,487,390	9,503,520	33,700	216,430	121,610	65,000	582,000	1,780,410
2071	8,070	9,511,590	3,020	222,620	339,180	44,150	244,140	2,060,630
2072	8,310	9,519,900	8,410	228,990	568,270	51,100	279,740	2,383,160
2073	8,540	9,528,440	14,090	235,540	809,360	59,100	338,970	2,772,690
2074	926,390	10,454,830	20,070	242,280	145,320	68,760	486,280	2,401,340
2075	159,550	10,614,380	3,600	249,210	238,580	59,550	327,060	2,628,400



## COMMENTS

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Attention is directed to columns (1) COMPONENT, (3) AVG and (4) REM USEFUL LIFE, and (5) ESTIMATED COST IN CURRENT DOLLARS on Page A1. These entries, along with reserve savings at the start of the fiscal year and contingency built into the funding plan determine the annual contribution needed to support the reserves. The remaining useful life approximates the time period when funding should be available for repair/replacement work. Good maintenance and repair practices prior to replacement can extend component useful life; conversely, poor or no maintenance/repair will shorten life and result in more cost to the association. Following comments are provided for components that may need further explanation.

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### BUILDING(S)

ROOFING	Useful life can be extended by regular inspection and repairing minor defects as they occur, but total replacement will
GUTTERS/DOWNSPOUTS	Securing loose nails/clamps, reconnecting or replacing separated or missing sections, sealing leaks, and removing leaves and debris to prevent water damage is needed to achieve maximum gutter and downspout life.
FAÇADE	Minor repairs to facade, masonry, siding, shutters, sealing windows, doors, walls, expansion joints and other openings to keep buildings weather tight.
EXTERIOR PAINTING	Reserve budgets average cost for painting, power washing, sealing wood and replacement of deteriorated wood, stucco, and other surfaces. Cost will vary depending on extent of deterioration, surface preparation, primer and number of finished coats applied. When deteriorated wood is replaced use synthetic materials - they have a longer useful life and require far less maintenance and repair.
BALCONIES/BREEZEWAYS CONCRETE	Concrete balcony repair cost can be expensive if failures go undetected and corrective action is not taken in a timely manner. We use average cost for balcony repairs, actual cost will vary depending on repairs needed when work is done. The association should obtain the services of a firm experienced in balcony repair work and have them provide a plan for protecting these components into the future. Reserves assumes cost of removal and reinstallation of tile is a unit owner expense and is not included in the reserves. Reserves provides for concrete repairs and waterproofing. We recommend that the Association conduct an annual inspection of the balconies. Installation of carpet, tile, or other water trapping coverings should be prohibited and potted plants should be placed on raised feet to allow for proper air circulation and drying. The installation of tile on balconies is possible, but requires special consideration and additional expense to owners. Properly installed waterproofing beneath the tile system is necessary to protect the structural slab so that water that infiltrates the tile cannot enter cracks in the slab. Failure to diligently maintain sealant and grout joints and replace tile that becomes cracked or broken will allow moisture infiltration into the concrete slab causing spalling of the concrete surface that may require expensive repairs. If the association allows owners to install tile on concrete balconies, a system of architectural compliance, access, quality insurance during installation, maintenance, record keeping, and annual inspections should be considered.
PATIOS	Patios can be kept in good repair with spot repairs as needed. We budget a reasonable amount for repairs.
STAIRWAYS-EXTERIORS	Aluminum railing useful life can be extended by making as needed repairs, but total replacement will eventually be needed.
PLUMBING PIPES	After years of use pipes leak - reserve provides for common area pipe repairs/replacement. Because cost can be significantly different than what is budgeted in this study, we recommend before pipe leaks become numerous the association hire a firm that can evaluate pipe condition to more precisely predict cost and when repairs or replacement may be needed. When replacement is needed, epoxy relining should also be considered as it can extend useful life of pipes. Demolition and repairs to walls, ceilings and floors included.
SANITARY/CONDENSATE PIPE REPAIRS	Budgets for as needed repairs to common area sanitary and condensate pipes as well as demolition and repairs to walls, floors and ceilings to gain access to hidden pipes. We make no allowance for total replacement of entire system as systematic failure and estimated replacement cost is not predictable. If total system replacement is needed in the future, funding from other sources will be necessary. We recommend that a preventative maintenance plan be established and followed to maintain system in good condition, and that periodic piping studies be conducted by a qualified engineer to monitor and assess the condition of the system and recommend any necessary repairs. The findings of piping studies conducted should be incorporated into future study updates as appropriate to provide future funding as identified in the piping study.
ELECTRICAL	Replacement as needed of common area panels, disconnects, wiring, switches, receptacles and other electrical components.
FIRE ALARM SYSTEMS	Fire alarm systems need repairs when failures occur and upgrading when replacement parts are difficult to obtain or system deterioration jeopardizes effectiveness. Because fire alarm system replacement cost varies with code requirements, placement and number of sensing devices, alarms, wires or no wires, and other life safety features actual cost can vary significantly from our estimate.
BATTERY BACKUP LIGHTS/EXIT LIGHTS	As needed replacement when units fail to illuminate properly.
MISC. PLUMBING/ELECTRICAL/FIRE	Entry is for flood lights, ceiling can light fixtures, and other miscellaneous components that are not reserved for elsewhere.

### PAVEMENTS/CONCRETE

ASPHALT PAVEMENTS The following recommendations should be implemented to extend pavement useful life:

## COMMENTS

1) Have a preventive maintenance program that consist of sealing open cracks (equal to or greater than 1/8"), repair failed surface/base/sub-base areas (distinguished by "alligator" or "chicken wire" cracking), apply a seal coat to the entire surface and repaint traffic markings. An additional benefit of sealcoating and traffic markings is the pavement will look uniform and that enhances property appearance. Although we allow for preventive maintenance to be done every four years, if cracks open or asphalt failures occur sooner they should be repaired as needed using the contingency built 2) Be prepared to mill and overlay around the time period shown in the table.

Notes: a) cost of asphalt varies with the price of a barrel of oil, and b) although we allow for 100% of the asphalt to be repaved experience supports a smaller percentage of the base/sub-base will need repairs prior to overlaying.

Repairs as needed to keep components in good repair. Work should be done concurrently with pavement work; pricing should be better because contractor is on site.

### CONCRETE/PAVERS

#REF!

SKYLIGHT	As needed replacement.
LIGHT FIXTURE/EXIT LIGHT FIXTURE-REPLACEMENT ALLOWANCE	Allowance for the replacement of interior and exterior light fixtures and exit lights.
A/C WINDOW UNITS	As needed replacement.
INTERIOR DECORATION AND FEATURES RENOVATION-RESTROOM(S)	Average costs used, actual costs will vary depending on material quality and features desired. After years of use common area bathrooms need refurbishing.
#REF!	Pool refinishing is normally needed about every ten years. Although we allow for this work to occur on that schedule, the decision to whitecoat should be evaluated annually and conducted when necessary.
POOL FURNITURE	Some pool chairs, tables and other furnishings will need servicing or replacement to keep them in good condition.
REPLACE CONCRETE DECK	Assumes the pool deck will eventually need to be replaced. Reserves shows this work to be concurrent with retaining wall replacement.
SECURITY MONITORING SYSTEM	Repair/replacement/enhancement is usually done when parts are no longer available or system reliability is compromised. Actual cost can vary considerably from our estimate based on devises desired.
#REF!	Assumes the pool deck will eventually need to be replaced.

#REF!

ENTRANCE FEATURE WALLS/SIGNAGE MASONRY	Provides for masonry repairs/repointing, name restoration, cleaning, electric service/lighting, and other work needed to keep entrance features in good condition.
TREES/SHRUBBERY	A reasonable amount to replace dead or diseased common area trees and shrubbery. Does not include normal landscaping upkeep which is funded from the operating account nor large scale improvements. Budgets for plant thinning, new plants, and replacement every 5-years rather than waiting for plants to become overgrown and corrective action at a greater cost. Also includes dead and diseased trees and plant removal, and replacement. Does not include normal landscaping upkeep which is funded from the operating account nor large scale Chain link fence useful life can be extended by replacing missing tie wires, stretching fabric and repairing damaged areas. If chain link fencing and metal posts are not severely corroded, painting could also be effective in extending Wood fencing can have its life extended by replacing missing slats, straightening posts and screw fastening loose members. When fencing is replaced install at least 6x6" posts - fence will be sturdier and last longer.
#REF!	
STORAGE SHEDS	As needed replacement. Wood retaining walls typically have accelerated deterioration in the top member. In some cases these members can be replaced without replacing the entire wall. When total replacement is needed, consider installing a modular block system. These systems have a longer useful life and require less maintenance and repair over their lifetime.
#REF!	Repairs to storm water drainage systems and ground areas where standing water or flowing water need to be controlled. Actual cost will depend on scope of work needed for corrective action.
#REF!	Irrigation systems can be kept in service by replacing failed sprinkler heads, piping, valves and controls, as needed.
#REF!	Repairs/replacements to signs, sign posts, flood lights, picnic tables, benches, trash receptacles, dog stations, and other miscellaneous items not reserved for elsewhere.

## EXCLUSIONS

WINDOWS	Unit owner responsibility.
BALCONY/PATIO DOORS	Unit owner responsibility.
UNIT ENTRY DOORS	Unit owner responsibility.
CODE COMPLIANCE AND INSURANCE CONSIDERATION	Unless otherwise noted in this study, work related to component code compliance and/or insurance coverage is outside the scope of this reserve study. If work is required on a reserve component for the purpose of code compliance or insurance coverage, funding from outside the reserves may be necessary if the minimum threshold built into this study is insufficient to cover the cost of repairs.
BUILDING TENSION CABLES	If installed, we make no allowance for tension cable repair as this work is not predictable. If repairs are needed, funding from other sources will be necessary if the contingency built into this study is insufficient to pay for repairs.
STRUCTURAL INSPECTION	Of structures are not included as part of the reserve study. This study is to develop funding needed to keep capital components in good repair, it is not an inspection to identify existing or future possible structural failures. Structural inspections are done by engineers specializing in that kind of work.

## COMMENTS

CATASTROPHES	Are not predictable events - no reserve allowance. If one occurs funding from other sources may be needed if the contingency built into the reserves is insufficient to cover expenses.
ADA ACCESSIBLE SWIMMING POOL	No allowance for making swimming pools ADA accessible. If the association is planning otherwise please let us know, we will provide a revised study.
BALCONY TILE-REMOVAL & INSTALLATION	If installed. No allowance as these components are believed to be a unit owner responsibility. If this is not the case, please advise and we will revise the "Table of Repair and Replacement Reserves."
METAL FENCING/RAILING	Other than spot repairs funded from the "Site Items" entry, we make no allowance for total replacement of these items. These items are treated as "Life of the Property" components that can be kept in good repair by doing needed spot repairs and periodically painting the metal.
WET WATER RETENTION POND	We do not budget for pond siltation removal, erosion control, spillway repairs or any other work that may be needed. Needed work is usually determined by bathymetric studies and other engineering analysis. Once an estimated cost for work is known the Association can decide to either include a budget item in a future reserve study or fund the project from sources other than the reserves.

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**APPENDIX B**  
**Non-SIRS RESERVES (2-STORY BUILDINGS)**

**TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES**

Non-SIRS Reserves (2-Story Buildings)

PM+ Reserve Study

COMPONENT (1)	APPROX*MT USEFUL LIFE ESTIMATED		DISTR'BTN		BALANCE NEEDED TO FUND RESERVE (7)	FY26 CONTRIBUTION CASH FLOW COMPONENT METHODS (8)	FY26 CONTRIBUTION METHODS (9)	EXPENSES YEARS 1 - 10												
	QUANTITY (2)	AVGREM (YRS) (3)	COST IN CURRENT \$ (4)	OF COH AS OF 1-Jan-26 (5)				OF COH AS OF 1-Jan-26 (6)	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035		
<b>ROOFING</b>																				
ROOFING-TILE	48,600	SF	40 20	874,800	2,530	872,270	45,190	43,610	0	0	0	0	0	0	0	0	0	0	0	0
GUTTERS/DOWNSPOUTS	2,700	LF	30 10	40,500	120	40,380	4,180	4,040	0	0	0	0	0	0	0	0	0	0	0	52,200
<b>FAÇADE</b>																				
FAÇADE/CAULK/WATERPROOFING		LS	8 1	14,400	40	14,360	14,880	14,360	14,400	0	0	0	0	0	0	0	0	0	18,040	0
<b>EXTERIOR PAINTING</b>																				
PAINT EXTERIOR		LS	8 1	116,100	340	115,760	119,950	115,760	116,100	0	0	0	0	0	0	0	0	0	145,480	0
<b>WINDOWS/DOORS/HARDWARE</b>																				
UTILITY CLOSET DOORS-SINGLE	12	EA	35 15	32,400	90	32,310	2,230	2,150	0	0	0	0	0	0	0	0	0	0	0	0
<b>BALCONIES CONCRETE</b>																				
REPAIR CONCRETE AND APPLY SEALER	2,880	SF	15 13	43,200	130	43,070	3,430	3,310	0	0	0	0	0	0	0	0	0	0	0	0
RAILING-METAL REPLACEMENT	360	SF	30 15	72,000	210	71,790	4,960	4,790	0	0	0	0	0	0	0	0	0	0	0	0
<b>BREEZEWAYS CONCRETE</b>																				
REPAIR CONCRETE AND APPLY SEALER	2,250	SF	15 13	27,000	80	26,920	2,150	2,070	0	0	0	0	0	0	0	0	0	0	0	0
<b>PATIOS</b>																				
CONCRETE REPAIRS		LS	15 13	3,600	10	3,590	290	280	0	0	0	0	0	0	0	0	0	0	0	0
<b>STAIRWAYS-EXTERIORS</b>																				
RAILING-METAL REPLACEMENT	720	EA	30 15	64,800	190	64,610	4,460	4,310	0	0	0	0	0	0	0	0	0	0	0	0
<b>UNIT NUMBER/BUILDING ADDRESS</b>																				
PLUMBING/ELECTRICAL/FIRE SYSTEMS		LS	30 15	12,600	40	12,560	870	840	0	0	0	0	0	0	0	0	0	0	0	0
<b>PLUMBING PIPES</b>																				
COLD WATER PIPE REPLACEMENT		LS	50 12	518,400	1,500	516,900	44,640	43,080	0	0	0	0	0	0	0	0	0	0	0	0
SANITARY/CONDENSATE PIPE REPAIRS		LS	10 9	4,950	10	4,940	570	550	0	0	0	0	0	0	0	0	0	6,200	0	
<b>ELECTRICAL</b>																				
COMMON AREA ELECTRIC PANELS/WIRING		LS	40 5	20,400	60	20,340	4,220	4,070	0	0	0	0	22,840	0	0	0	0	0	0	0
FLOOD LIGHTS	36	EA	30 15	26,820	80	26,740	1,850	1,780	0	0	0	0	0	0	0	0	0	0	0	0
LIGHT FIXTURES	174	EA	30 15	39,150	110	39,040	2,700	2,600	0	0	0	0	0	0	0	0	0	0	0	0
<b>FIRE ALARM SYSTEMS</b>																				
FIRE ALARM SYSTEMS		LS	15 8	18,000	50	17,950	2,330	2,240	0	0	0	0	0	0	0	0	21,930	0	0	
<b>BATTERY BACKUP LIGHTS/EXIT LIGHTS</b>																				
BATTERY BACKUP/EXIT LIGHT FIXTURES	48	EA	15 7	12,000	30	11,970	1,770	1,710	0	0	0	0	0	0	14,210	0	0	0	0	
<b>MISC. PLUMBING/ELECTRICAL/FIRE</b>																				
MISC. PLUMBING/ELECTRICAL/FIRE		LS	1 1	1,300	0	1,300	1,350	1,300	1,300	1,340	1,380	1,410	1,460	1,500	1,540	1,580	1,630	1,680		
<b>TOTAL BUILDING(S)</b>				1,942,420	5,620	1,936,800	262,020	252,850												
<b>TOTAL RESERVES</b>				\$1,942,420	\$5,620	\$1,936,800	\$262,020	\$252,850	\$131,800	\$1,340	\$1,380	\$1,410	\$24,300	\$1,500	\$15,750	\$23,510	\$171,350	\$53,880		

Notes:

All dollars rounded to nearest \$10. Totals may not add due to rounding.  
 One year remaining useful life indicates component useful life is used up.

YEARS 11-30 EXPENSES

Non-SIRS Reserves (2-Story Buildings)

PM+ Reserve Study

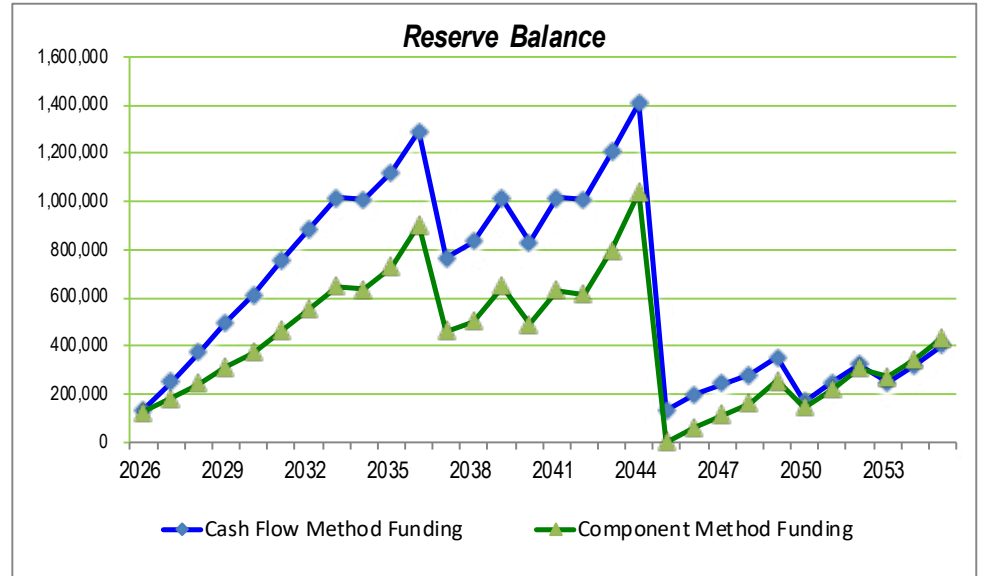
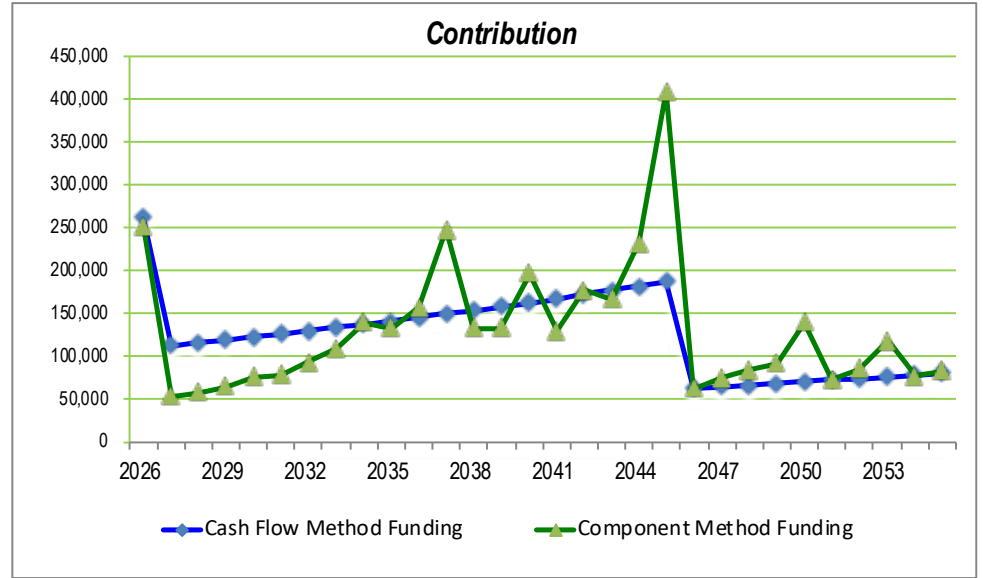
COMPONENT	USEFUL LIFE ESTIMATED			EXPENSES YEARS 11 - 30																				
	AVG REM (YRS)		COST IN CURRENT \$	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
(1)	(3)	(4)	(5)																					
<b>BUILDING(S)</b>																								
<b>ROOFING</b>																								
ROOFING-TILE	40	20	874,800	0	0	0	0	0	0	0	0	0	1,494,830	0	0	0	0	0	0	0	0	0	0	
GUTTERS/DOWNSPOUTS	30	10	40,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>FAÇADE</b>																								
FAÇADE/CAULK/WATERPROOFING	8	1	14,400	0	0	0	0	0	0	22,610	0	0	0	0	0	0	0	0	28,330	0	0	0	0	0
<b>EXTERIOR PAINTING</b>																								
PAINT EXTERIOR	8	1	116,100	0	0	0	0	0	0	182,300	0	0	0	0	0	0	0	0	228,430	0	0	0	0	0
<b>WINDOWS/DOORS/HARDWARE</b>																								
UTILITY CLOSET DOORS-SINGLE	35	15	32,400	0	0	0	0	48,080	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>BALCONIES CONCRETE</b>																								
REPAIR CONCRETE AND APPLY SEALER	15	13	43,200	0	0	60,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	92,500	0	0
RAILING-METAL REPLACEMENT	30	15	72,000	0	0	0	0	106,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>BREEZEWAYS CONCRETE</b>																								
REPAIR CONCRETE AND APPLY SEALER	15	13	27,000	0	0	37,870	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	57,810	0	0
<b>PATIOS</b>																								
CONCRETE REPAIRS	15	13	3,600	0	0	5,050	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,710	0	0
<b>STAIRWAYS-EXTERIORS</b>																								
RAILING-METAL REPLACEMENT	30	15	64,800	0	0	0	0	96,170	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>UNIT NUMBER/BUILDING ADDRESS</b>																								
UNIT NUMBER/BUILDING ADDRESS	30	15	12,600	0	0	0	0	18,700	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>PLUMBING/ELECTRICAL/FIRE SYSTEMS</b>																								
<b>PLUMBING PIPES</b>																								
COLD WATER PIPE REPLACEMENT	50	12	518,400	0	706,930	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SANITARY/CONDENSATE PIPE REPAIRS	10	9	4,950	0	0	0	0	0	0	0	8,220	0	0	0	0	0	0	0	0	0	0	0	10,900	0
<b>ELECTRICAL</b>																								
COMMON AREA ELECTRIC PANELS/WIRING	40	5	20,400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FLOOD LIGHTS	30	15	26,820	0	0	0	0	39,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LIGHT FIXTURES	30	15	39,150	0	0	0	0	58,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>FIRE ALARM SYSTEMS</b>																								
FIRE ALARM SYSTEMS	15	8	18,000	0	0	0	0	0	0	0	0	0	0	0	0	33,470	0	0	0	0	0	0	0	0
<b>BATTERY BACKUP LIGHTS/EXIT LIGHTS</b>																								
BATTERY BACKUP/EXIT LIGHT FIXTURES	15	7	12,000	0	0	0	0	0	0	0	0	0	0	0	21,690	0	0	0	0	0	0	0	0	0
<b>MISC. PLUMBING/ELECTRICAL/FIRE</b>																								
MISC. PLUMBING/ELECTRICAL/FIRE	1	1	1,300	1,720	1,770	1,820	1,880	1,930	1,980	2,040	2,100	2,160	2,220	2,280	2,350	2,420	2,490	2,560	2,630	2,710	2,780	2,860	2,950	
<b>TOTAL BUILDING(S)</b>			1,942,420																					
<b>TOTAL RESERVES</b>			\$1,942,420	\$1,720	\$708,700	\$105,340	\$1,880	\$369,630	\$1,980	\$206,950	\$2,100	\$10,380	\$1,497,050	\$2,280	\$24,040	\$35,890	\$2,490	\$259,320	\$2,630	\$2,710	\$160,800	\$13,760	\$2,950	

30 YEAR FINANCIAL PLAN(S)

Non-SIRS Reserves (2-Story Buildings)

PM+ Reserve Study

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual * (11)	Cumulative (12)	Interest (13)	Contr'btn (14)	Balance (15)	Interest (16)	Contr'btn (17)	Balance (18)
<b>COH</b>					<b>\$5,620</b>			<b>\$5,620</b>
2026	131,800	131,800	140	262,020	135,980	140	252,850	126,810
2027	1,340	133,140	3,370	113,000	251,010	3,140	53,350	181,960
2028	1,380	134,520	6,230	116,230	372,090	4,510	58,660	243,750
2029	1,410	135,930	9,230	119,550	499,460	6,050	65,500	313,890
2030	24,300	160,230	12,390	122,970	610,520	7,780	76,060	373,430
2031	1,500	161,730	15,140	126,490	750,650	9,260	78,980	460,170
2032	15,750	177,480	18,620	130,110	883,630	11,410	93,080	548,910
2033	23,510	200,990	21,910	133,830	1,015,860	13,610	109,620	648,630
2034	171,350	372,340	25,190	137,660	1,007,360	16,090	140,440	633,810
2035	53,880	426,220	24,980	141,600	1,120,060	15,720	133,240	728,890
2036	1,720	427,940	27,780	145,650	1,291,770	18,080	156,990	902,240
2037	708,700	1,136,640	32,040	149,820	764,930	22,380	247,520	463,440
2038	105,340	1,241,980	18,970	154,100	832,660	11,490	133,360	502,950
2039	1,880	1,243,860	20,650	158,510	1,009,940	12,470	133,560	647,100
2040	369,630	1,613,490	25,050	163,040	828,400	16,050	196,710	490,230
2041	1,980	1,615,470	20,540	167,700	1,014,660	12,160	129,310	629,720
2042	206,950	1,822,420	25,160	172,500	1,005,370	15,620	177,740	616,130
2043	2,100	1,824,520	24,930	177,430	1,205,630	15,280	166,660	795,970
2044	10,380	1,834,900	29,900	182,500	1,407,650	19,740	231,750	1,037,080
2045	1,497,050	3,331,950	34,910	187,720	133,230	25,720	408,940	0
2046	2,280	3,334,230	3,300	63,000	197,250	0	62,490	60,210
2047	24,040	3,358,270	4,890	64,800	242,900	1,490	75,240	112,900
2048	35,890	3,394,160	6,020	66,650	279,680	2,800	84,290	164,100
2049	2,490	3,396,650	6,940	68,560	352,690	4,070	91,780	257,460
2050	259,320	3,655,970	8,750	70,520	172,640	6,390	140,360	144,890
2051	2,630	3,658,600	4,280	72,540	246,830	3,590	72,700	218,550
2052	2,710	3,661,310	6,120	74,610	324,850	5,420	86,030	307,290
2053	160,800	3,822,110	8,060	76,740	248,850	7,620	118,400	272,510
2054	13,760	3,835,870	6,170	78,930	320,190	6,760	77,720	343,230
2055	2,950	3,838,820	7,940	81,190	406,370	8,510	82,890	431,680
<b>SUMMARY</b>								
30-Year Income			459,600	3,779,970		303,350	3,936,220	
Years 1-30 Min Threshold					133,230			0
Years 1-30 Max Threshold					1,407,650			1,037,080
Years 31-50 Min Threshold					132,710			524,130
Years 31-50 Max Threshold					931,780			1,977,110



Notes:

\* An annual average cost. Expenditures can change from year-to-year depending on when actual work is done.

Contribution and projections are based on the study fiscal year and will change if estimated cost, useful life, amount-on-hand, contribution and contingency to be preserved change.

Data should be considered a more accurate projection for years 1 - 5 than the out-years.

Minimum threshold may not have sufficient funds to pay for all contingencies if one or more occurs, funding from other sources may be needed.

If component method calculations are included note how column (17) contributions vary from one year to the next.

A highlighted cell in column (14) indicates future contributions from that year on will vary from past contributions, either due to inflation or work accomplished.

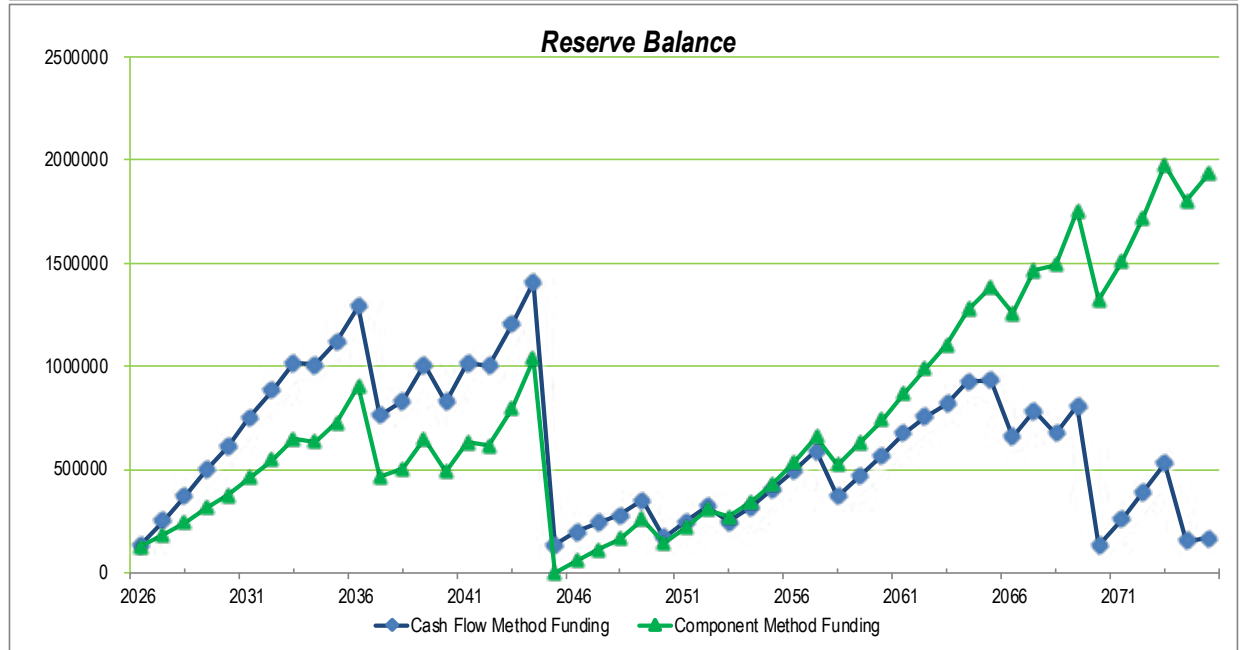
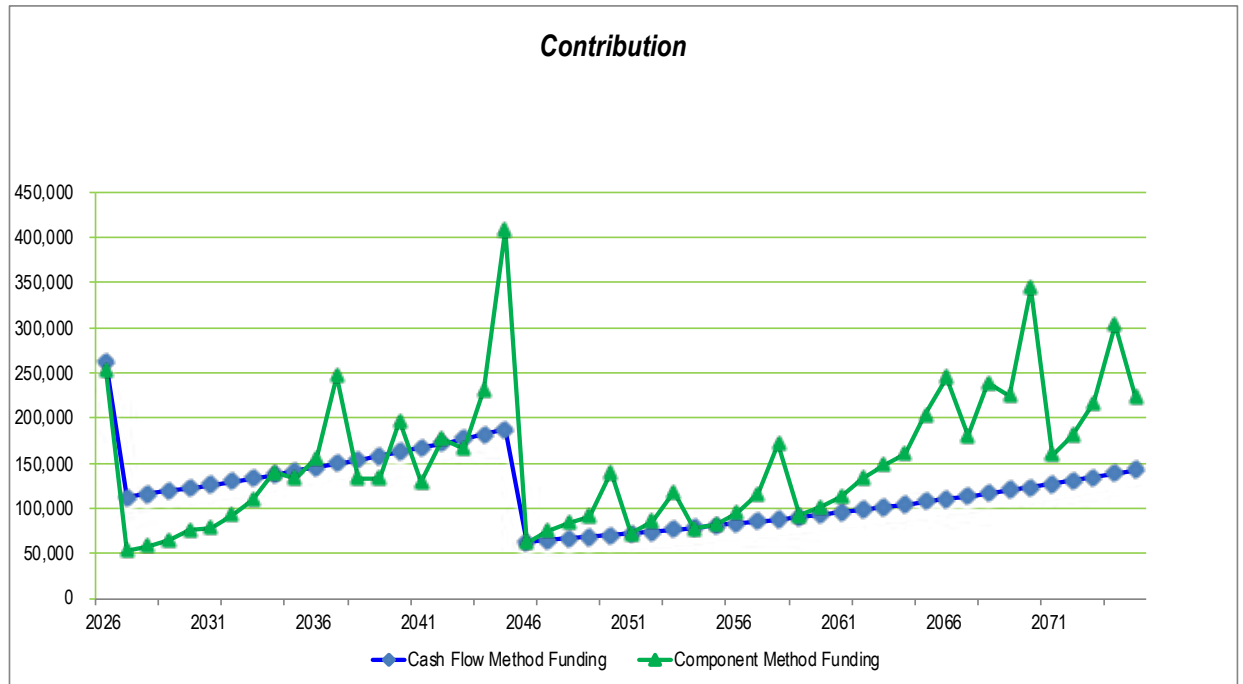
A PM+ study will accelerate early year contributions (column 14) to build up the reserves when it suspects the association may not have sufficient funds set-aside to provide for future predictable expenses as well as contingencies.

50 YEAR FINANCIAL PLAN(S)

Non-SIRS Reserves (2-Story Buildings)

PM+ Reserve Study

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual * (11)	Cumulative (12)	Interest (13)	Contr'b'tn (14)	Balance (15)	Interest (16)	Contr'b'tn (17)	Balance (18)
<b>COH</b>					<b>\$5,620</b>			<b>\$5,620</b>
2026	131,800	131,800	140	262,020	135,980	140	252,850	126,810
2027	1,340	133,140	3,370	113,000	251,010	3,140	53,350	181,960
2028	1,380	134,520	6,230	116,230	372,090	4,510	58,660	243,750
2029	1,410	135,930	9,230	119,550	499,460	6,050	65,500	313,890
2030	24,300	160,230	12,390	122,970	610,520	7,780	76,060	373,430
2031	1,500	161,730	15,140	126,490	750,650	9,260	78,980	460,170
2032	15,750	177,480	18,620	130,110	883,630	11,410	93,080	548,910
2033	23,510	200,990	21,910	133,830	1,015,860	13,610	109,620	648,630
2034	171,350	372,340	25,190	137,660	1,007,360	16,090	140,440	633,810
2035	53,880	426,220	24,980	141,600	1,120,060	15,720	133,240	728,890
2036	1,720	427,940	27,780	145,650	1,291,770	18,080	156,990	902,240
2037	708,700	1,136,640	32,040	149,820	764,930	22,380	247,520	463,440
2038	105,340	1,241,980	18,970	154,100	832,660	11,490	133,360	502,950
2039	1,880	1,243,860	20,650	158,510	1,009,940	12,470	133,560	647,100
2040	369,630	1,613,490	25,050	163,040	828,400	16,050	196,710	490,230
2041	1,980	1,615,470	20,540	167,700	1,014,660	12,160	129,310	629,720
2042	206,950	1,822,420	25,160	172,500	1,005,370	15,620	177,740	616,130
2043	2,100	1,824,520	24,930	177,430	1,205,630	15,280	166,660	795,970
2044	10,380	1,834,900	29,900	182,500	1,407,650	19,740	231,750	1,037,080
2045	1,497,050	3,331,950	34,910	187,720	133,230	25,720	408,940	0
2046	2,280	3,334,230	3,300	63,000	197,250	0	62,490	60,210
2047	24,040	3,358,270	4,890	64,800	242,900	1,490	75,240	112,900
2048	35,890	3,394,160	6,020	66,650	279,680	2,800	84,290	164,100
2049	2,490	3,396,650	6,940	68,560	352,690	4,070	91,780	257,460
2050	259,320	3,655,970	8,750	70,520	172,640	6,390	140,360	144,890
2051	2,630	3,658,600	4,280	72,540	246,830	3,590	72,700	218,550
2052	2,710	3,661,310	6,120	74,610	324,850	5,420	86,030	307,290
2053	160,800	3,822,110	8,060	76,740	248,850	7,620	118,400	272,510
2054	13,760	3,835,870	6,170	78,930	320,190	6,760	77,720	343,230
2055	2,950	3,838,820	7,940	81,190	406,370	8,510	82,890	431,680
2056	3,030	3,841,850	10,080	83,510	496,930	10,710	95,120	534,480
2057	3,120	3,844,970	12,320	85,900	592,030	13,260	116,240	660,860
2058	324,940	4,169,910	14,680	88,360	370,130	16,390	171,820	524,130
2059	3,300	4,173,210	9,180	90,890	466,900	13,000	92,420	626,250
2060	3,390	4,176,600	11,580	93,490	568,580	15,530	101,670	740,060
2061	3,490	4,180,090	14,100	96,160	675,350	18,350	113,950	868,870
2062	36,710	4,216,800	16,750	98,910	754,300	21,550	133,380	987,090
2063	54,790	4,271,590	18,710	101,740	819,960	24,480	148,340	1,105,120
2064	18,250	4,289,840	20,340	104,650	926,700	27,410	160,820	1,275,100
2065	125,540	4,415,380	22,980	107,640	931,780	31,620	204,110	1,385,290
2066	407,180	4,822,560	23,110	110,720	658,430	34,360	245,170	1,257,640
2067	4,130	4,826,690	16,330	113,890	784,520	31,190	180,430	1,465,130
2068	245,470	5,072,160	19,460	117,150	675,660	36,340	238,460	1,494,460
2069	4,370	5,076,530	16,760	120,500	808,550	37,060	225,520	1,752,670
2070	819,840	5,896,370	20,050	123,950	132,710	43,470	344,210	1,320,510
2071	4,620	5,900,990	3,290	127,490	258,870	32,750	159,330	1,507,970
2072	4,760	5,905,750	6,420	131,140	391,670	37,400	181,400	1,722,010
2073	4,890	5,910,640	9,710	134,890	531,380	42,710	217,280	1,977,110
2074	529,360	6,440,000	13,180	138,750	153,950	49,030	303,730	1,800,510
2075	134,190	6,574,190	3,820	142,720	166,300	44,650	223,480	1,934,450



**APPENDIX C**  
**GENERAL Non-SIRS RESERVES**

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

General

PM+ Reserve Study

COMPONENT (1)	APPROX'MT USEFUL LIFE ESTIMATED		DISTR'BTN OF COH AS OF 1-Jan-26 (6)	BALANCE NEEDED TO FUND RESERVE (7)	FY26 CONTRIBUTION CASH FLOW METHODS (8)	FY26 CONTRIBUTION COMPONENT (9)	EXPENSES YEARS 1 - 10																				
	QUANTITY	AVG REM (YRS)					COST IN CURRENT \$ (5)	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035										
	(2)	(3)					(4)	(5)	(6)	(7)	(8)	(9)															
<b>PAVEMENTS/CONCRETE</b>																											
<b>ASPHALT PAVEMENTS</b>																											
PREVENTIVE MAINTENANCE	12,490	SY	4	1	31,220	130	31,090	21,710	31,090	31,220	0	0	0	0	0	0	0	0	39,120	0							
PAVEMENT OVERLAY	12,490	SY	20	5	249,790	1,060	248,730	34,740	49,750	0	0	0	0	279,620	0	0	0	0	0	0							
BASE/SUB-BASE/REPAIRS	624	SY	20	5	21,860	90	21,770	3,040	4,350	0	0	0	0	24,470	0	0	0	0	0	0							
<b>CONCRETE/PAVERS</b>																											
SIDEWALKS/CURBS/GUTTERS OTHER CONCRETE		LS	4	1	5,620	20	5,600	3,910	5,600	5,620	0	0	0	0	0	0	0	0	7,040	0							
STAMPED CONCRETE REPAIRS	6,140	SF	4	1	6,140	30	6,110	4,270	6,110	6,140	0	0	0	6,870	0	0	0	0	7,690	0							
<b>TOTAL PAVEMENTS/CONCRETE</b>					314,630	1,330	313,300	67,670	96,900																		
<b>RECREATION</b>																											
<b>COMMUNITY CENTER</b>																											
ROOFING-TILE	5,082	SF	40	20	91,480	390	91,090	3,180	4,550	0	0	0	0	0	0	0	0	0	0	0							
SKYLIGHT(S)	1	EA	30	20	1,700	10	1,690	60	80	0	0	0	0	0	0	0	0	0	0	0							
GUTTERS/DOWNSPOUTS	290	LF	30	10	4,350	20	4,330	300	430	0	0	0	0	0	0	0	0	0	0	5,610							
WINDOWS	8	EA	40	2	6,800	30	6,770	2,360	3,390	0	6,990	0	0	0	0	0	0	0	0	0							
EXTERIOR DOOR-DOUBLE/STOREFRONT WINDOW/HARDWARE	2	EA	25	20	16,000	70	15,930	560	800	0	0	0	0	0	0	0	0	0	0	0							
EXTERIOR STOREFRONT GLASS/DOORS	200	SF	25	20	20,000	90	19,910	700	1,000	0	0	0	0	0	0	0	0	0	0	0							
EXTERIOR DOOR-DOUBLE/HARDWARE	1	EA	25	10	5,900	30	5,870	410	590	0	0	0	0	0	0	0	0	0	0	7,600							
EXTERIOR DOOR-SINGLE/HARDWARE	2	EA	25	10	7,600	30	7,570	530	760	0	0	0	0	0	0	0	0	0	0	9,800							
UTILITY CLOSET DOORS-SINGLE	2	EA	35	10	5,400	20	5,380	380	540	0	0	0	0	0	0	0	0	0	0	6,960							
CERAMIC/PORCELAIN TILE	1,137	SF	30	15	37,520	160	37,360	1,740	2,490	0	0	0	0	0	0	0	0	0	0	0							
CARPET	35	SY	15	1	2,180	10	2,170	1,520	2,170	2,180	0	0	0	0	0	0	0	0	0	0							
RUBBER FLOOR TILES	680	SF	10	5	10,880	50	10,830	1,510	2,170	0	0	0	0	12,180	0	0	0	0	0	0							
CARDIO EQUIPMENT	8	EA	8	3	16,000	70	15,930	3,710	5,310	0	0	16,930	0	0	0	0	0	0	0	0							
EXERCISE EQUIPMENT		LS	8	3	3,000	10	2,990	700	1,000	0	0	3,170	0	0	0	0	0	0	0	0							
RENOVATION-RESTROOM(S)	2	EA	20	10	50,000	210	49,790	3,480	4,980	0	0	0	0	0	0	0	0	0	0	64,440							
PLUMBING SYSTEMS		LS	50	12	28,000	120	27,880	1,620	2,320	0	0	0	0	0	0	0	0	0	0	0							
ELECTRICAL SYSTEMS		LS	40	5	23,000	100	22,900	3,200	4,580	0	0	0	0	25,750	0	0	0	0	0	0							
LIGHT FIXTURE/EXIT LIGHT FIXTURE-REPLACEMENT ALLOWANCE		LS	5	4	1,000	0	1,000	170	250	0	0	0	1,090	0	0	0	0	0	1,250	0							
A/C WINDOW UNITS	2	EA	10	5	900	0	900	130	180	0	0	0	0	1,010	0	0	0	0	0	0							
A/C WINDOW UNITS	3	EA	10	5	3,000	10	2,990	420	600	0	0	0	0	3,360	0	0	0	0	0	0							
SECURITY MONITORING SYSTEM		LS	15	8	5,000	20	4,980	430	620	0	0	0	0	0	0	0	6,090	0	0	0							
PAINT EXTERIOR-DETERIORATED WOOD/TRIM REPLACEMENT		LS	8	1	5,850	20	5,830	4,070	5,830	5,850	0	0	0	0	0	0	0	0	7,330	0							
<b>POOL(S)</b>																											
REFINISH POOL/SPA/GENERAL REPAIRS	1,879	SF	10	8	60,110	260	59,850	5,230	7,480	0	0	0	0	0	0	0	73,230	0	0	0							
FILTER/PUMPS/PIPING/CHEMICAL EQUIPMENT		LS	10	5	16,000	70	15,930	2,230	3,190	0	0	0	0	17,910	0	0	0	0	0	0							
POOL FURNITURE		LS	8	4	8,200	30	8,170	1,430	2,040	0	0	0	8,920	0	0	0	0	0	0	0							
REPLACE CONCRETE DECK	7,522	SF	75	37	142,910	610	142,300	2,690	3,850	0	0	0	0	0	0	0	0	0	0	0							
APPLY ACRYLIC COATING TO POOL DECK/CONCRETE REPAIRS	7,522	SF	8	8	69,200	290	68,910	6,020	8,610	0	0	0	0	0	0	0	84,300	0	0	0							
METAL FENCE//GATE(S)	270	LF	30	20	24,300	100	24,200	850	1,210	0	0	0	0	0	0	0	0	0	0	0							
TRELLIS-REPLACE	520	SF	20	5	28,600	120	28,480	3,980	5,700	0	0	0	0	32,010	0	0	0	0	0	0							
TRELLIS STRUCTURE REPAIRS		LS	10	10	2,000	10	1,990	140	200	0	0	0	0	0	0	0	0	0	0	2,580							
POLE LIGHTS	5	EA	30	15	15,500	70	15,430	720	1,030	0	0	0	0	0	0	0	0	0	0	0							
<b>TENNIS COURT(S)</b>																											
COLOR COAT/NETS	1	EA	5	1	9,900	40	9,860	6,890	9,860	9,900	0	0	0	0	0	0	0	0	0	0							
MAJOR COURT REPAIRS	1	EA	20	6	46,000	200	45,800	5,330	7,630	0	0	0	0	0	52,970	0	0	0	0	0							
LIGHTS/POSTS	6	EA	30	6	25,200	110	25,090	2,920	4,180	0	0	0	0	0	29,020	0	0	0	0	0							
10' CHAIN LINK FENCE	330	LF	30	10	17,160	70	17,090	1,190	1,710	0	0	0	0	0	0	0	0	0	0	22,120							
<b>TOTAL RECREATION</b>					810,640	3,450	807,190	70,800	101,330																		
<b>OTHER PROPERTY FEATURES</b>																											

TABLE OF REPAIR/REPLACEMENT RESERVES and YEARS 1-10 EXPENSES

General

PM+ Reserve Study

COMPONENT	APPROX'MT USEFUL LIFE ESTIMATED		DISTR'BTN OF COH AS OF 1-Jan-26	BALANCE NEEDED TO FUND RESERVE	FY26 CONTRIBUTION CASH FLOW	EXPENSES YEARS 1 - 10														
	QUANTITY	AVG REM (YRS)				COST IN CURRENT \$	COMPONENT METHODS	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035			
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)												
<b>ENTRANCE(S)</b>																				
ENTRANCE FEATURE WALLS/SIGNAGE MASONRY	LS	5	2	7,000	30	6,970	2,430	3,490	0	7,200	0	0	0	0	8,290	0	0	0	0	
<b>TREES/SHRUBBERY</b>																				
TREES/SHRUBBERY-DISEASED/DEAD	LS	1	1	4,500	20	4,480	3,130	4,480	4,500	4,630	4,760	4,900	5,040	5,180	5,330	5,480	5,640	5,800		
<b>FENCING</b>																				
6' WOOD FENCE-DUMPSTER ENCLOSURES	320	LF	20	10	16,000	70	15,930	1,110	1,590	0	0	0	0	0	0	0	0	0	20,620	
MASONRY REPAIRS-DUMPSTER ENCLOSURES		LS	10	10	6,000	30	5,970	420	600	0	0	0	0	0	0	0	0	0	7,730	
CHAIN LINK FENCE-DUMPSTER GATE	10	LF	20	10	1,000	0	1,000	70	100	0	0	0	0	0	0	0	0	0	1,290	
<b>RETAINING WALLS</b>																				
REPLACE RETAINING WALL@POOL DECK/POND	200	LF	75	37	125,000	530	124,470	2,350	3,360	0	0	0	0	0	0	0	0	0	0	
<b>EXERCISE/WALKING TRAIL</b>																				
REPLACE BRIDGE STRUCTURE	180	SF	60	30	13,500	60	13,440	310	450	0	0	0	0	0	0	0	0	0	0	
REDECK BRIDGE	180	SF	20	10	3,600	20	3,580	250	360	0	0	0	0	0	0	0	0	0	4,640	
REPLACE RAILING BRIDGE	58	LF	20	10	3,480	10	3,470	240	350	0	0	0	0	0	0	0	0	0	4,490	
<b>GAZEBOS/ARBORS</b>																				
GAZEBO-ROOF REPLACEMENT	100	SF	40	20	3,000	10	2,990	100	150	0	0	0	0	0	0	0	0	0	0	
GAZEBO SPOT REPAIRS/PAINT		LS	8	4	2,000	10	1,990	350	500	0	0	0	2,180	0	0	0	0	0	0	
<b>STORAGE SHEDS</b>																				
VINYL STORAGE SHED	32	SF	30	25	1,600	10	1,590	40	60	0	0	0	0	0	0	0	0	0	0	
VINYL STORAGE SHED	64	SF	30	25	3,200	10	3,190	90	130	0	0	0	0	0	0	0	0	0	0	
<b>MAILBOXES</b>																				
MAILBOX-STREET	198	EA	25	5	53,460	230	53,230	7,440	10,650	0	0	0	0	59,840	0	0	0	0	0	
<b>SITE LIGHTING</b>																				
STREET LIGHTS	31	EA	30	15	96,100	410	95,690	4,460	6,380	0	0	0	0	0	0	0	0	0	0	
<b>STORM WATER FACILITIES</b>																				
BATHYMETRIC STUDY		LS	10	5	4,000	20	3,980	560	800	0	0	0	0	4,480	0	0	0	0	0	
FOUNTAINS	3	EA	25	15	78,000	330	77,670	3,620	5,180	0	0	0	0	0	0	0	0	0	0	
FOUNTAIN POWER UNIT	3	EA	12	6	39,000	170	38,830	4,520	6,470	0	0	0	0	44,910	0	0	0	0	0	
STORM WATER RUN OFF		LS	3	2	4,370	20	4,350	1,520	2,180	0	4,490	0	0	4,890	0	0	5,320	0	0	
<b>OTHER SITE FEATURES</b>																				
IRRIGATION SYSTEM UPKEEP		LS	1	1	2,500	10	2,490	1,740	2,490	2,500	2,570	2,650	2,720	2,800	2,880	2,960	3,050	3,130	3,220	
SITE ITEMS		LS	1	1	2,000	10	1,990	1,390	1,990	2,000	2,060	2,120	2,180	2,240	2,300	2,370	2,440	2,510	2,580	
<b>TOTAL OTHER PROPERTY FEATURES</b>					469,310	2,010	467,300	36,140	51,760											
<b>TOTAL RESERVES</b>					\$1,694,580	\$6,790	\$1,687,790	\$174,610	\$249,990	\$69,910	\$27,940	\$29,630	\$21,990	\$482,470	\$137,260	\$18,950	\$179,910	\$73,710	\$169,480	

Notes:  
 All dollars rounded to nearest \$10. Totals may not add due to rounding.  
 One year remaining useful life indicates component useful life is used up.

YEARS 11-30 EXPENSES

General

PM+ Reserve Study

COMPONENT	USEFUL LIFE ESTIMATED			EXPENSES YEARS 11 - 30																				
	AVG REM (YRS)	COST IN CURRENT \$		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
(1)	(3)	(4)	(5)																					
<b>PAVEMENTS/CONCRETE</b>																								
<b>ASPHALT PAVEMENTS</b>																								
PREVENTIVE MAINTENANCE	4	1	31,220	0	0	43,790	0	0	0	49,020	0	0	0	54,870	0	0	0	0	0	0	0	68,760	0	
PAVEMENT OVERLAY	20	5	249,790	0	0	0	0	0	0	0	0	0	0	0	0	0	0	491,460	0	0	0	0	0	
BASE/SUB-BASE/REPAIRS	20	5	21,860	0	0	0	0	0	0	0	0	0	0	0	0	0	0	43,010	0	0	0	0	0	
<b>CONCRETE/PAVERS</b>																								
SIDEWALKS/CURBS/GUTTERS OTHER CONCRETE	4	1	5,620	0	0	7,880	0	0	0	8,820	0	0	0	9,880	0	0	0	0	0	0	0	12,380	0	
STAMPED CONCRETE REPAIRS	4	1	6,140	0	0	8,610	0	0	0	9,640	0	0	0	10,790	0	0	0	12,080	0	0	0	13,520	0	
<b>TOTAL PAVEMENTS/CONCRETE</b>			314,630																					
<b>RECREATION</b>																								
<b>COMMUNITY CENTER</b>																								
ROOFING-TILE	40	20	91,480	0	0	0	0	0	0	0	0	156,320	0	0	0	0	0	0	0	0	0	0	0	
SKYLIGHT(S)	30	20	1,700	0	0	0	0	0	0	0	0	2,900	0	0	0	0	0	0	0	0	0	0	0	
GUTTERS/DOWNSPOUTS	30	10	4,350	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
WINDOWS	40	2	6,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXTERIOR DOOR-DOUBLE/STOREFRONT WINDOW/HARDWARE	25	20	16,000	0	0	0	0	0	0	0	0	27,340	0	0	0	0	0	0	0	0	0	0	0	
EXTERIOR STOREFRONT GLASS/DOORS	25	20	20,000	0	0	0	0	0	0	0	0	34,180	0	0	0	0	0	0	0	0	0	0	0	
EXTERIOR DOOR-DOUBLE/HARDWARE	25	10	5,900	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
EXTERIOR DOOR-SINGLE/HARDWARE	25	10	7,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
UTILITY CLOSET DOORS-SINGLE	35	10	5,400	0	0	0	0	0	0	5,400	0	0	0	0	0	0	0	0	0	0	0	0	0	
CERAMIC/PORCELAIN TILE	30	15	37,520	0	0	0	0	55,680	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
CARPET	15	1	2,180	0	0	0	0	0	3,330	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
RUBBER FLOOR TILES	10	5	10,880	0	0	0	0	16,150	0	0	0	0	0	0	0	0	0	21,410	0	0	0	0	0	
CARDIO EQUIPMENT	8	3	16,000	21,210	0	0	0	0	0	0	0	26,580	0	0	0	0	0	0	0	33,310	0	0	0	
EXERCISE EQUIPMENT	8	3	3,000	3,980	0	0	0	0	0	0	0	4,980	0	0	0	0	0	0	0	6,240	0	0	0	
RENOVATION-RESTROOM(S)	20	10	50,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	113,270	
PLUMBING SYSTEMS	50	12	28,000	0	38,180	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
ELECTRICAL SYSTEMS	40	5	23,000	0	0	0	0	0	0	23,000	0	0	0	0	0	0	0	0	0	0	0	0	0	
LIGHT FIXTURE/EXIT LIGHT FIXTURE-REPLACEMENT ALLOWANCE	5	4	1,000	0	0	0	1,440	0	0	0	0	1,660	0	0	0	0	1,910	0	0	0	0	2,200	0	
A/C WINDOW UNITS	10	5	900	0	0	0	0	1,340	0	0	0	0	0	0	0	0	0	1,770	0	0	0	0	0	
A/C WINDOW UNITS	10	5	3,000	0	0	0	0	4,450	0	0	0	0	0	0	0	0	0	5,900	0	0	0	0	0	
SECURITY MONITORING SYSTEM	15	8	5,000	0	0	0	0	0	0	0	0	0	0	0	0	9,300	0	0	0	0	0	0	0	
PAINT EXTERIOR-DETERIORATED WOOD/TRIM REPLACEMENT	8	1	5,850	0	0	0	0	0	0	9,190	0	0	0	0	0	0	0	11,510	0	0	0	0	0	
<b>POOL(S)</b>																								
REFINISH POOL/SPA/GENERAL REPAIRS	10	8	60,110	0	0	0	0	0	0	0	97,080	0	0	0	0	0	0	0	0	0	128,710	0	0	
FILTER/PUMPS/PIPING/CHEMICAL EQUIPMENT	10	5	16,000	0	0	0	0	23,740	0	0	0	0	0	0	0	0	0	31,480	0	0	0	0	0	
POOL FURNITURE	8	4	8,200	0	11,180	0	0	0	0	0	0	14,010	0	0	0	0	0	0	0	0	17,560	0	0	
REPLACE CONCRETE DECK	75	37	142,910	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
APPLY ACRYLIC COATING TO POOL DECK/CONCRETE REPAIRS	8	8	69,200	0	0	0	0	0	0	0	111,760	0	0	0	0	0	0	0	0	0	148,170	0	0	
METAL FENCE/GATE(S)	30	20	24,300	0	0	0	0	0	0	0	0	41,520	0	0	0	0	0	0	0	0	0	0	0	
TRELLIS-REPLACE	20	5	28,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	56,270	0	0	0	0	0	
TRELLIS STRUCTURE REPAIRS	10	10	2,000	0	0	0	0	0	0	0	0	0	3,420	0	0	0	0	0	0	0	0	0	4,530	
POLE LIGHTS	30	15	15,500	0	0	0	0	23,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>TENNIS COURT(S)</b>																								
COLOR COAT/NETS	5	1	9,900	13,130	0	0	0	0	15,110	0	0	0	0	17,400	0	0	0	0	0	0	0	0	0	
MAJOR COURT REPAIRS	20	6	46,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	93,090	0	0	0	0	
LIGHTS/POSTS	30	6	25,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
10' CHAIN LINK FENCE	30	10	17,160	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>TOTAL RECREATION</b>			810,640																					
<b>OTHER PROPERTY FEATURES</b>																								
<b>ENTRANCE(S)</b>																								
ENTRANCE FEATURE WALLS/SIGNAGE MASONRY	5	2	7,000	0	9,550	0	0	0	0	10,990	0	0	0	0	12,660	0	0	0	0	14,570	0	0	0	
<b>TREES/SHRUBBERY</b>																								
TREES/SHRUBBERY-DISEASED/DEAD	1	1	4,500	5,970	6,140	6,310	6,490	6,680	6,870	7,070	7,270	7,480	7,690	7,910	8,140	8,370	8,610	8,850	9,110	9,370	9,640	9,910	10,190	

YEARS 11-30 EXPENSES

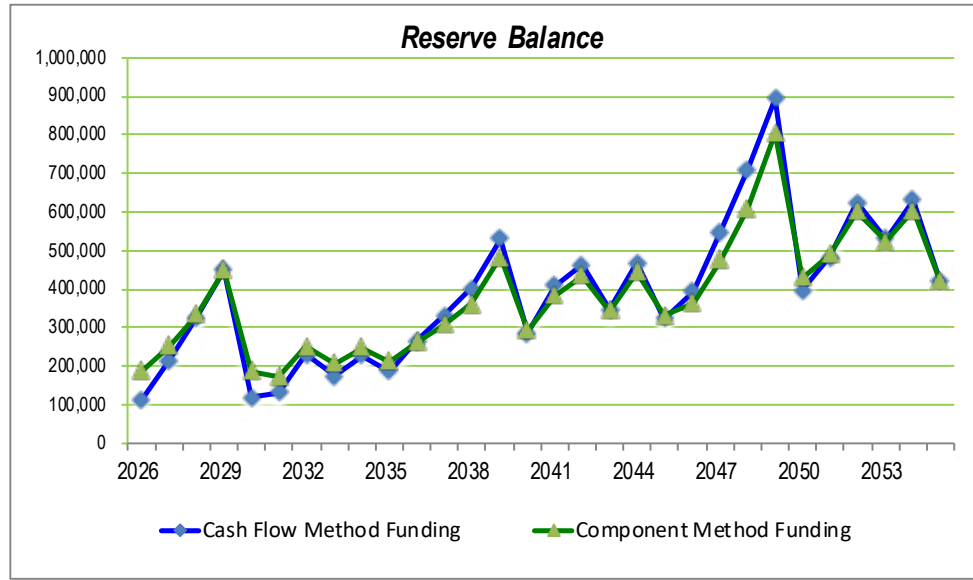
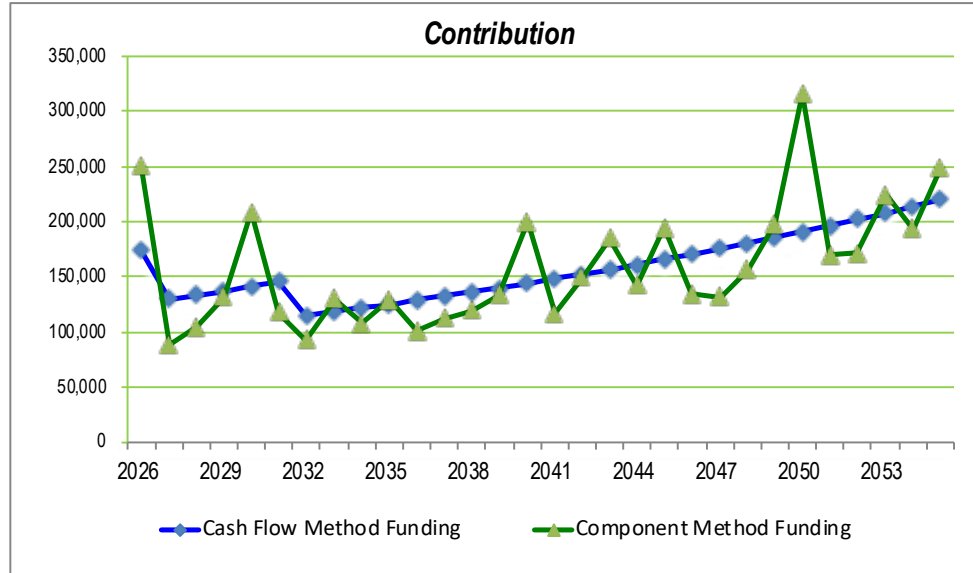
General

PM+ Reserve Study

COMPONENT	USEFUL LIFE ESTIMATED			EXPENSES YEARS 11 - 30																			
	AVG REM (YRS)	COST IN CURRENT \$		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
(1)	(3)	(4)	(5)																				
<b>FENCING</b>																							
6' WOOD FENCE-DUMPSTER ENCLOSURES	20	10	16,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36,250
MASONRY REPAIRS-DUMPSTER ENCLOSURES	10	10	6,000	0	0	0	0	0	0	0	0	0	10,250	0	0	0	0	0	0	0	0	0	13,590
CHAIN LINK FENCE-DUMPSTER GATE	20	10	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2,270
<b>RETAINING WALLS</b>																							
REPLACE RETAINING WALL@POOL DECK/POND	75	37	125,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>EXERCISE/WALKING TRAIL</b>																							
REPLACE BRIDGE STRUCTURE	60	30	13,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30,580
REDECK BRIDGE	20	10	3,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,160
REPLACE RAILING BRIDGE	20	10	3,480	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,880
<b>GAZEBOS/ARBORS</b>																							
GAZEBO-ROOF REPLACEMENT	40	20	3,000	0	0	0	0	0	0	0	0	0	5,130	0	0	0	0	0	0	0	0	0	0
GAZEBO SPOT REPAIRS/PAINT	8	4	2,000	0	2,730	0	0	0	0	0	0	0	3,420	0	0	0	0	0	0	0	4,280	0	0
<b>STORAGE SHEDS</b>																							
VINYL STORAGE SHED	30	25	1,600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,150	0	0	0	0	0
VINYL STORAGE SHED	30	25	3,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6,300	0	0	0	0	0
<b>MAILBOXES</b>																							
MAILBOX-STREET	25	5	53,460	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	121,110
<b>SITE LIGHTING</b>																							
STREET LIGHTS	30	15	96,100	0	0	0	0	142,620	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>STORM WATER FACILITIES</b>																							
BATHYMETRIC STUDY	10	5	4,000	0	0	0	0	5,940	0	0	0	0	0	0	0	0	0	7,870	0	0	0	0	0
FOUNTAINS	25	15	78,000	0	0	0	0	115,760	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FOUNTAIN POWER UNIT	12	6	39,000	0	0	0	0	0	0	0	62,990	0	0	0	0	0	0	0	0	0	0	0	88,350
STORM WATER RUN OFF	3	2	4,370	5,790	0	0	6,310	0	0	6,860	0	0	7,470	0	0	8,130	0	0	8,840	0	0	9,620	0
<b>OTHER SITE FEATURES</b>																							
IRRIGATION SYSTEM UPKEEP	1	1	2,500	3,310	3,410	3,510	3,610	3,710	3,820	3,930	4,040	4,150	4,270	4,390	4,520	4,650	4,780	4,920	5,060	5,200	5,350	5,510	5,660
SITE ITEMS	1	1	2,000	2,650	2,730	2,810	2,890	2,970	3,050	3,140	3,230	3,320	3,420	3,520	3,620	3,720	3,830	3,940	4,050	4,160	4,280	4,400	4,530
<b>TOTAL OTHER PROPERTY FEATURES</b>			469,310																				
<b>TOTAL RESERVES</b>			\$1,594,580	\$56,040	\$73,920	\$72,910	\$20,740	\$402,040	\$32,180	\$108,660	\$286,370	\$48,170	\$321,340	\$108,760	\$28,940	\$34,170	\$19,130	\$709,920	\$120,150	\$72,850	\$317,990	\$126,300	\$446,370

30 YEAR FINANCIAL PLAN(S)

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual * (11)	Cumulative (12)	Interest (13)	Contr'btn (14)	Balance (15)	Interest (16)	Contr'btn (17)	Balance (18)
<b>COH</b>					<b>\$6,790</b>			<b>\$6,790</b>
2026	69,910	69,910	170	174,610	111,660	170	249,990	187,040
2027	27,940	97,850	2,770	130,000	216,490	4,640	88,610	252,350
2028	29,630	127,480	5,370	133,720	325,950	6,260	104,260	333,240
2029	21,990	149,470	8,080	137,540	449,580	8,260	131,380	450,890
2030	482,470	631,940	11,150	141,470	119,730	11,180	208,510	188,110
2031	137,260	769,200	2,970	145,520	130,960	4,670	117,360	172,880
2032	18,950	788,150	3,250	115,000	230,260	4,290	93,200	251,420
2033	179,910	968,060	5,710	118,290	174,350	6,240	129,990	207,740
2034	73,710	1,041,770	4,320	121,670	226,630	5,150	108,300	247,480
2035	169,480	1,211,250	5,620	125,150	187,920	6,140	128,800	212,940
2036	56,040	1,267,290	4,660	128,730	265,270	5,280	100,660	262,840
2037	73,920	1,341,210	6,580	132,410	330,340	6,520	112,120	307,560
2038	72,910	1,414,120	8,190	136,200	401,820	7,630	119,130	361,410
2039	20,740	1,434,860	9,970	140,100	531,150	8,960	133,290	482,920
2040	402,040	1,836,900	13,170	144,110	286,390	11,980	199,690	292,550
2041	32,180	1,869,080	7,100	148,230	409,540	7,260	116,510	384,140
2042	108,660	1,977,740	10,160	152,470	463,510	9,530	149,150	434,160
2043	286,370	2,264,110	11,500	156,830	345,470	10,770	184,500	343,060
2044	48,170	2,312,280	8,570	161,320	467,190	8,510	142,690	446,090
2045	321,340	2,633,620	11,590	165,930	323,370	11,060	194,480	330,290
2046	108,760	2,742,380	8,020	170,680	393,310	8,190	134,780	364,500
2047	28,940	2,771,320	9,750	175,560	549,680	9,040	131,530	476,130
2048	34,170	2,805,490	13,630	180,580	709,720	11,810	156,520	610,290
2049	19,130	2,824,620	17,600	185,740	893,930	15,140	198,090	804,390
2050	709,920	3,534,540	22,170	191,050	397,230	19,950	316,160	430,580
2051	120,150	3,654,690	9,850	196,510	483,440	10,680	169,710	490,820
2052	72,850	3,727,540	11,990	202,130	624,710	12,170	171,510	601,650
2053	317,990	4,045,530	15,490	207,910	530,120	14,920	224,620	523,200
2054	126,300	4,171,830	13,150	213,860	630,830	12,980	193,600	603,480
2055	446,370	4,618,200	15,640	219,980	420,080	14,970	248,000	420,080
<b>SUMMARY</b>								
30-Year Income			278,190	4,753,300		274,350	4,757,140	
Years 1-30 Min Threshold					111,660			172,880
Years 1-30 Max Threshold					893,930			804,390
Years 31-50 Min Threshold					92,460			396,840
Years 31-50 Max Threshold					1,664,710			1,615,310



Notes:

\* An annual average cost. Expenditures can change from year-to-year depending on when actual work is done.

Contribution and projections are based on the study fiscal year and will change if estimated cost, useful life, amount-on-hand, contribution and contingency to be preserved change.

Data should be considered a more accurate projection for years 1 - 5 than the out-years.

Minimum threshold may not have sufficient funds to pay for all contingencies if one or more occurs, funding from other sources may be needed.

If component method calculations are included note how column (17) contributions vary from one year to the next.

A highlighted cell in column (14) indicates future contributions from that year on will vary from past contributions, either due to inflation or work accomplished.

A PM+ study will accelerate early year contributions (column 14) to build up the reserves when it suspects the association may not have sufficient funds set-aside to provide for future predictable expenses as well as contingencies.

50 YEAR FINANCIAL PLAN(S)

FY (10)	Expenses		Cash Flow Method Funding			Component Method Funding		
	Annual * (11)	Cumulative (12)	Interest (13)	Contr'b'tn (14)	Balance (15)	Interest (16)	Contr'b'tn (17)	Balance (18)
<b>COH</b>					<b>\$6,790</b>			<b>\$6,790</b>
2026	69,910	69,910	170	174,610	111,660	170	249,990	187,040
2027	27,940	97,850	2,770	130,000	216,490	4,640	88,610	252,350
2028	29,630	127,480	5,370	133,720	325,950	6,260	104,260	333,240
2029	21,990	149,470	8,080	137,540	449,580	8,260	131,380	450,890
2030	482,470	631,940	11,150	141,470	119,730	11,180	208,510	188,110
2031	137,260	769,200	2,970	145,520	130,960	4,670	117,360	172,880
2032	18,950	788,150	3,250	115,000	230,260	4,290	93,200	251,420
2033	179,910	968,060	5,710	118,290	174,350	6,240	129,990	207,740
2034	73,710	1,041,770	4,320	1,041,770	226,630	5,150	108,300	247,480
2035	169,480	1,211,250	5,620	125,150	187,920	6,140	128,800	212,940
2036	56,040	1,267,290	4,660	128,730	265,270	5,280	100,660	262,840
2037	73,920	1,341,210	6,580	132,410	330,340	6,520	112,120	307,560
2038	72,910	1,414,120	8,190	136,200	401,820	7,630	119,130	361,410
2039	20,740	1,434,860	9,970	140,100	531,150	8,960	133,290	482,920
2040	402,040	1,836,900	13,170	144,110	286,390	11,980	199,690	292,550
2041	32,180	1,869,080	7,100	148,230	409,540	7,260	116,510	384,140
2042	108,660	1,977,740	10,160	152,470	463,510	9,530	149,150	434,160
2043	286,370	2,264,110	11,500	156,830	345,470	10,770	184,500	343,060
2044	48,170	2,312,280	8,570	161,320	467,190	8,510	142,690	446,090
2045	321,340	2,633,620	11,590	165,930	323,370	11,060	194,480	330,290
2046	108,760	2,742,380	8,020	170,680	393,310	8,190	134,780	364,500
2047	28,940	2,771,320	9,750	175,560	549,680	9,040	131,530	476,130
2048	34,170	2,805,490	13,630	180,580	709,720	11,810	156,520	610,290
2049	19,130	2,824,620	17,600	185,740	893,930	15,140	198,090	804,390
2050	709,920	3,534,540	22,170	191,050	397,230	19,950	316,160	430,580
2051	120,150	3,654,690	9,850	196,510	483,440	10,680	169,710	490,820
2052	72,850	3,727,540	11,990	202,130	624,710	12,170	171,510	601,650
2053	317,990	4,045,530	15,490	207,910	530,120	14,920	224,620	523,200
2054	126,300	4,171,830	13,150	213,860	630,830	12,980	193,600	603,480
2055	446,370	4,618,200	15,640	219,980	420,080	14,970	248,000	420,080
2056	49,130	4,667,330	10,420	226,270	607,640	10,420	147,350	528,720
2057	48,820	4,716,150	15,070	232,740	806,630	13,110	165,120	658,130
2058	142,570	4,858,720	20,000	239,400	923,460	16,320	197,710	729,590
2059	25,360	4,884,080	22,900	246,250	1,167,250	18,090	203,210	925,530
2060	210,390	5,094,470	28,950	253,290	1,239,100	22,950	265,360	1,003,450
2061	145,690	5,240,160	30,730	260,530	1,384,670	24,890	295,710	1,178,360
2062	902,150	6,142,310	34,340	267,980	784,840	29,220	414,610	720,040
2063	419,220	6,561,530	19,460	275,640	660,720	17,860	290,790	609,470
2064	29,200	6,590,730	16,390	283,520	931,430	15,110	223,680	819,060
2065	349,940	6,940,670	23,100	291,630	896,220	20,310	303,710	793,140
2066	222,730	7,163,400	22,230	299,970	995,690	19,670	277,790	867,870
2067	196,380	7,359,780	24,690	308,550	1,132,550	21,520	298,590	991,600
2068	91,530	7,451,310	28,090	317,370	1,386,480	24,590	323,040	1,247,700
2069	82,600	7,533,910	34,380	326,450	1,664,710	30,940	419,270	1,615,310
2070	1,949,320	9,483,230	41,280	335,790	92,460	40,060	690,790	396,840
2071	203,390	9,686,620	2,290	345,390	236,750	9,840	274,020	477,310
2072	74,530	9,761,150	5,870	355,270	523,360	11,840	261,980	676,600
2073	520,530	10,281,680	12,980	365,430	381,240	16,780	365,300	538,150
2074	227,750	10,509,430	9,450	375,880	538,820	13,350	297,490	621,240
2075	483,580	10,993,010	13,360	386,630	455,230	15,410	348,500	501,570

