



**Reserve Study for**  
**Ocean Grande Condominium Association, Inc.**  
**Ponte Vedra Beach, FL**

**November 6, 2023**



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Ocean Grande Condominium Association, Inc. Reserve Study

November 6, 2023

Ms. Alexandria Kulig  
Community Association Manager  
MAY Management Services, Inc.  
240 Canal Blvd., Ste. 2  
Ponte Vedra Beach, FL 32082

Dear Ms. Kulig,

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

### **Property Description**

Ocean Grande is a gated condominium community located in Ponte Vedra Beach, FL. The community comprises 198 units across 13 dwelling-unit buildings. Some of the common assets of Ocean Grande Condominium Association, Inc. include the buildings' exterior surfaces and roofs, elevators, a fire alarm system, streets and parking areas, a clubhouse, and a tennis court. The community is approximately 22 years old and appeared to be in good condition for its age.

### **Revised - November 6, 2023**

*Per the directive of the client, the following changes have been made to the document dated August 14, 2023:*

- *Per the request of the client, the Interest rate has been adjusted to 4.00%*
- *Per information provided by the client, the anticipated reserve fund balance as of January 1, 2024 is expected to be \$1,828,375.48. This has been adjusted in the report.*
- *Per the request of the client, the remaining useful life of the exterior painting has been adjusted.*
- *The amount and cost of aluminum rain gutters replacement has been adjusted to reflect 7" gutters for the main 3-story buildings & 5" gutters for the garages just over the driveways.*
- *Per the request of the client, leaf gutters for the rain gutters have been added to the reserves.*
- *Per the request of the client, all elevator cabin refurbishments and elevator doors refurbishments have been combined and the remaining useful life adjusted.*
- *Per the request of the client, the remaining useful life of the LED tennis court lighting replacements has been adjusted.*
- *Per the client, the parking lot outside the entry gate is maintained by others. All assets that are associated with the lot outside the gate have been removed from the reserves.*
- *Per the request of the client, the remaining useful life of the trash chutes and doors refurbish has been adjusted.*

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- *Per the request of the client, the cost of the single-car garage door replacement cost has been adjusted.*
- *Per the request of the client, the remaining useful life of the asphalt streets and parking areas mill and overlay has been adjusted and the unit of measurement changed to tonnage.*
- *Per the request of the client, the remaining useful life of the concrete curb repairs have been adjusted.*
- *Per information provided by the client, a concrete dumpster pad-will be installed in 2025. This dumpster pad has been added to the reserves for future replacement.*
- *Per information provided by the client, \$16,000 was paid for the tennis court resurface. This cost has been updated in the reserves.*
- *Per information provided by the client, \$54,000 was paid for the tennis court chain-link fencing replacement. This cost has been updated in the reserves.*
- *Per information provided by the client, there are 13 fiberglass exterior door replacements for the cable/phone doors, 13 fiberglass exterior door replacements for the mechanical rooms, and 13 fiberglass exterior door replacements for the riser rooms. 5 fiberglass doors are planned to be replaced in 2024. Global Solution Partners has included 34 Fiberglass exterior doors replacements in the reserves, as the 5 newly replaced doors will be considered Long-Lived.. Additionally, 13 metal double door replacements for the dumpster entrances have been included in the reserves.*
- *Per information provided by the client, the elevators for Buildings 1, 2, 3 4, 12, and 14 were modernized in 2023. The elevators for Buildings 5, 6, 7, and 8 are planned to be modernized in 2024, and the elevators for Buildings 9, 11 and 13 are planned to be modernized in 2025. This has been reflected in the report.*

*The recommended reserve fund contributions have been adjusted accordingly.*

### **Executive Financial Summary**

Based on the information collected during the Reserve Study process, the recommended reserve fund contribution for 2024 is \$325,000. The annual contribution recommendations have been set to meet future expenses while avoiding special assessments and minimizing dues increases. The recommended contributions increase annually by 4.50% in an effort to have today's homeowners and future homeowners share a fair and equitable portion of the financial obligations to maintain the community.

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

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

### **Date of Site Visit**

The site visit for Ocean Grande Condominium Association, Inc. was conducted by Mr. Jeffrey Kellogg of Global Solution Partners on July 11, 2023. Mr. Kellogg was met on site by Maintenance personnel Mr. David Smith and Mr. Bill Miller. Both parties provided pertinent information used in this report.

### **Property Observations**

- The community's roofs are topped with flat membrane and tile roofing. Per information provided by the client, all roofs were replaced in 2022. No invoices were provided to Global Solution Partners. While the actual tiles have an expected life of 50 years, due to typical underlayment failure at approximately 30 years, Global Solution Partners has factored tile roofing replacement into the reserves at 30 years of age. Various conditions may impact the actual life expectancy; therefore, it is recommended that periodic evaluations are performed by a qualified contractor and that the Reserve Study is updated accordingly.
- There are four retention ponds located on site. Global Solution Partners has included a retention pond maintenance allowance in this Reserve Study. The allowance is based on the square footage of the ponds' surface area, as the depth of the ponds cannot be determined by a visual evaluation. Consult a qualified contractor for maintenance recommendations and schedules. Contractor recommendations may be used in future updates to this Reserve Study.
- Per information provided by the client, the entry gate actuator arms were replaced in 2023 at a cost of \$21,200. The entrance gates were replaced in 2022 at a cost of \$15,200. No invoices were provided to Global Solution Partners.
- Per information provided by the client, the tennis court was resurfaced and new fencing was installed in May 2021 at a cost of \$61,000. No invoices were provided to Global Solution Partners.
- Per information provided by the client, four elevators were refurbished in 2023 at a cost of \$260,000. The remaining elevators will be refurbished over the next few years. No invoices were provided to Global Solution Partners. Global Solution Partners has reflected the Association's refurbishment schedule in the reserves.
- The stormwater drainage system can reasonably be expected to last 50+ years depending on the geographical location of the property and the routine maintenance practices. Global Solution Partners has provided a stormwater drainage system repair allowance to fund the general maintenance or necessary repairs to the stormwater drainage system throughout the study period.

### **Depth of Study**

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

### **Summary of Financial Assumptions**

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

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Reserve Study by Calendar Year Starting	January 1, 2024
Reserve Funding Study Length	30 years
Number of Dues Paying Members	198
Reserve Balance as of January 1, 2024	\$1,828,375.48
Annual Inflation Rate	2.41%
Interest Rate on Reserve Funds	0.50%
Dues Change Period	1 year

**Recommended Payment Schedule**

The below table contains Global Solution Partners' recommended schedule of reserve fund contribution payments for the next five years. See the [Projected Reserve Contributions](#) table later in this report for the full 30 years. Failure to follow the proposed schedule of payments may result in inadequate reserve funds and require the use of Special Assessments in the future. The recommended reserve fund contributions have been set to meet future capital expenses while avoiding special assessments and minimizing dues increases.

Calendar Year	Member Monthly Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment	Proposed Reserve Balance
2024	\$136.78	\$27,083	\$325,000	\$1,977,524
2025	\$142.94	\$28,302	\$339,625	\$1,661,035
2026	\$149.37	\$29,576	\$354,908	\$914,647
2027	\$156.09	\$30,907	\$370,879	\$1,304,798
2028	\$163.12	\$32,297	\$387,569	\$1,697,328

**Reserve Study Assumptions**

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

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

**Impact of Component Life**

The projected life expectancy of the major components and the reserve funding needs of the Association are closely tied. Performing the appropriate routine maintenance for each major component generally

increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the Association. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the Association.

### **Inflation Estimate**

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

### **Initial Reserves**

Initial reserves for this Reserve Study were projected by the client to be \$1,828,375.48 on January 1, 2024. An interest rate of 4.00% per year has been factored into this Reserve Study. The implicit assumption has been made that the reserve accounts were not drawn down between the date of the known reserve balance and the study start date.

### **Financial Condition of Association**

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

### **Special Assessments**

Special Assessments have not been factored into this Reserve Study.

### **Reserve Funding Goal**

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

### **Study Method**

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

Global Solution Partners has estimated future projected expenses for Ocean Grande Condominium Association, Inc. based upon the preservation of existing components within the community that the association is responsible for maintaining. The reserve study is limited in scope to those expense items

listed in the [Reserve Study Expense Item Listing](#) table. Expense items that have an expected life of more than 30 years may not be included in this reserve study unless payment for these items overlaps the 30-year reserve study envelope.

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

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

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

### **Keeping Your Reserve Study Current**

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

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

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

### **Items Beyond the Scope of This Report**

- Building or land appraisals for any purpose
- State or local zoning ordinance violations

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

### **Florida State Regulations**

The requirements for community associations in the State of Florida are as follows:

Condominium financial reporting rules must include, but not be limited to, standards for presenting a summary of association reserves, including a good faith estimate disclosing the annual amount of reserve funds that would be necessary for the association to fully fund reserves. Annual budgets shall include reserve accounts for items such as, but not limited to, roof replacement, pavement, painting, and other items with a replacement cost exceeding \$10,000.

### **Governing Documents**

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

### **Items Considered to be Long-Lived**

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

- Building structures
- Iron handrails and railings
- Exterior stairwells
- Underground tunnel beach access
- Bulkheads

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

### **Items Considered to be Operational**

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

- General landscaping
- General community signage
- Low-voltage landscape lighting
- Elevator maintenance contract
- Drinking fountains at the exterior of the clubhouse
- Trash receptacles
- Pet waste stations
- Fire extinguishers
- Community bulletin boards
- Decorative fountains affixed to buildings
- Luggage carts
- Vinyl storage shed

### **Items Maintained by Others**

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

- Interiors of the individual dwelling units
- Doors, windows, and mechanical equipment that serve the individual dwelling units
- Garage doors
- Street lights
- Dumpsters
- Storm drains
- Fire hydrants on site
- Water supply system
- Sewer system
- Transformers on site
- The parking lot outside of the entry gate

### **Statement of Qualifications**

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

**Conflict of Interest**

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

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

**Prepared by**

Sarah Eastridge  
Project Manager  
Global Solution Partners

## Community Photos



Gated Entrance



Guardshack



Building Exteriors



Building Exteriors



Roof View



Typical Streets

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Clubhouse Exterior



Clubhouse Patio



Tennis Courts



Tunnel to Beach Access



Typical Elevator



Pond with Fountain

## Reserve Item Categories

### Paving



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Asphalt paved streets mill and overlay - includes street + building parking areas	\$343,260.00	1 Yrs	25 Yrs	2025	\$351,532.57	Y
Asphalt paved streets patch and seal - includes street + building parking areas	\$63,990.00	6 Yrs	5 Yrs	2030	\$73,818.69	Y
Concrete curb repair allowance (10% every 10 years)	\$13,781.15	1 Yrs	10 Yrs	2025	\$14,113.28	Y
Concrete dumpster pad replacement - 2025 installation	\$16,092.00	21 Yrs	20 Yrs	2045	\$26,533.82	Y
Concrete walkways repair allowance (10% every 10 years) - includes beach access walkway	\$14,933.38	0 Yrs	10 Yrs	2024	\$14,933.38	Y
Pavers at entry replacement	\$8,746.30	5 Yrs	20 Yrs	2029	\$9,852.27	Y
Pavers replacement allowance (10% every 5 years) - at dwelling unit buildings	\$9,252.90	0 Yrs	5 Yrs	2024	\$9,252.90	Y

### Building Exteriors



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum rain gutters replacement	\$152,320.30	28 Yrs	30 Yrs	2052	\$296,718.09	Y
Exterior painting	\$1,094,418.00	2 Yrs	7 Yrs	2026	\$1,147,804.60	Y
Fiberglass exterior doors replacement - cable&phone, mechanical and riser room doors	\$123,653.92	8 Yrs	30 Yrs	2032	\$149,605.24	Y
Garage doors replacement - single car - for maintenance storage	\$2,000.00	15 Yrs	25 Yrs	2039	\$2,858.68	Y
Mailbox kiosk insert replacement	\$15,697.50	8 Yrs	30 Yrs	2032	\$18,991.94	Y
Membrane flat roof replacement	\$1,066,886.25	18 Yrs	20 Yrs	2042	\$1,637,874.83	Y
Metal exterior doors replacement - dumpster entrance doors	\$38,628.46	8 Yrs	30 Yrs	2032	\$46,735.44	Y
Rain gutters leaf guard replacement	\$28,444.50	28 Yrs	30 Yrs	2052	\$55,409.54	Y
Tile roof surface replacement	\$2,778,287.05	28 Yrs	30 Yrs	2052	\$5,412,069.52	Y

### Clubhouse



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Cabana enclosure	\$100,000.00	1 Yrs	15 Yrs	2025	\$102,410.00	Y
Clubhouse bathrooms refurbish	\$13,800.00	10 Yrs	15 Yrs	2034	\$17,510.67	Y
Clubhouse refurbishment allowance	\$40,572.00	9 Yrs	16 Yrs	2033	\$50,269.86	Y
Exterior doors replacement	\$2,898.00	8 Yrs	30 Yrs	2032	\$3,506.21	Y
Exterior painting	\$5,902.00	3 Yrs	7 Yrs	2027	\$6,339.08	Y
HVAC system replacement	\$10,000.00	1 Yrs	14 Yrs	2025	\$10,241.00	Y
Tile roof surface replacement	\$53,203.51	28 Yrs	30 Yrs	2052	\$103,639.80	Y
Windows replacement	\$1,242.00	8 Yrs	30 Yrs	2032	\$1,502.66	Y

**Site Elements**



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Aluminum entry gate replacement	\$15,496.00	28 Yrs	30 Yrs	2052	\$30,186.02	Y
Aluminum fencing replacement	\$110,952.00	18 Yrs	25 Yrs	2042	\$170,332.58	Y
Automatic gate opener control panel replacement	\$6,210.00	9 Yrs	12 Yrs	2033	\$7,694.37	Y
Automatic gate opener replacement	\$11,040.00	9 Yrs	10 Yrs	2033	\$13,678.87	Y
Bollard lights replacement	\$11,040.00	6 Yrs	28 Yrs	2030	\$12,735.71	Y
Concrete drainage catch basin - for pond	\$6,624.00	18 Yrs	40 Yrs	2042	\$10,169.11	Y
Entrance fountains and monuments refurbishment	\$27,600.00	13 Yrs	35 Yrs	2037	\$37,614.89	Y
Exterior ceiling mounted lights replacement	\$9,660.00	0 Yrs	20 Yrs	2024	\$9,660.00	Y
Golf cart replacement	\$17,250.00	8 Yrs	15 Yrs	2032	\$20,870.27	Y
Guardhouse interior refurbishment	\$6,900.00	13 Yrs	20 Yrs	2037	\$9,403.72	Y
Guardhouse roof replacement and exterior refurbishment	\$11,316.00	13 Yrs	20 Yrs	2037	\$15,422.11	Y
Pond pumps and fountains replacement allowance	\$28,704.00	4 Yrs	7 Yrs	2028	\$31,572.71	Y

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Retention pond maintenance and repair allowance - at tennis courts	\$24,088.24	11 Yrs	20 Yrs	2035	\$31,301.93	Y
Retention pond maintenance and repair allowance - N Ocean Grande Dr.	\$21,396.82	11 Yrs	20 Yrs	2035	\$27,804.51	Y
Retention pond maintenance and repair allowance - N Ocean Grande Dr.	\$15,674.84	11 Yrs	20 Yrs	2035	\$20,368.97	Y
Retention pond maintenance and repair allowance - S Ocean Grande Dr.	\$151,372.38	11 Yrs	20 Yrs	2035	\$196,703.76	Y
Stormwater drainage system repair allowance	\$33,120.00	10 Yrs	15 Yrs	2034	\$42,025.61	Y
Trash chutes & doors refurbish	\$43,953.00	15 Yrs	30 Yrs	2039	\$62,823.77	Y

### Recreational Facilities



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Tennis court cabana refurbishment allowance	\$4,140.00	9 Yrs	15 Yrs	2033	\$5,129.58	Y
Tennis court chain-link fencing replacement	\$54,000.00	17 Yrs	20 Yrs	2041	\$80,949.47	Y
Tennis court LED lighting replacement	\$44,160.00	10 Yrs	28 Yrs	2034	\$56,034.14	Y
Tennis court resurface	\$16,000.00	6 Yrs	9 Yrs	2030	\$18,457.56	Y
Wood benches replacement	\$14,490.00	7 Yrs	14 Yrs	2031	\$17,118.47	Y

### Mechanical Equipment



Item Name	Present Cost	Remaining Life	Expected Life	First Expense Year	First Expense	Repeating Item?
Elevator cabin refurbish	\$215,280.00	10 Yrs	20 Yrs	2034	\$273,166.44	Y
Elevator doors refurbishment	\$132,480.00	10 Yrs	30 Yrs	2034	\$168,102.43	Y
Elevator doors refurbishment	\$82,800.00	1 Yrs	30 Yrs	2025	\$84,795.48	Y
Elevator equipment and modernization project (elevators 1, 2, 3, 4 12, 14)	\$289,800.00	19 Yrs	20 Yrs	2043	\$455,620.59	Y
Elevator equipment and modernization project (elevators 5, 6, 7, 8)	\$193,200.00	0 Yrs	20 Yrs	2024	\$193,200.00	Y
Elevator equipment and modernization project (elevators 9, 11, 13)	\$144,900.00	1 Yrs	20 Yrs	2025	\$148,392.09	Y
Fire alarm system control panel replacement	\$67,275.00	8 Yrs	15 Yrs	2032	\$81,394.05	Y
Fire alarm system upgrade	\$234,000.00	8 Yrs	30 Yrs	2032	\$283,109.72	Y
Security system upgrade allowance - community entrance and beach access tunnel	\$27,600.00	7 Yrs	10 Yrs	2031	\$32,606.61	Y

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Funding Reserve Analysis

**Reserve Item Listing**

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Building Exteriors	Aluminum rain gutters replacement	\$10.71 lnft	14,222 lnft	\$152,320	28 Yrs	30 Yrs	2052	\$296,718	\$10,232
							2082	\$606,199	\$20,207
							2112	\$1,238,471	\$41,282
Building Exteriors	Exterior painting	\$2.60 sqft	420,930 sqft	\$1,094,418	2 Yrs	7 Yrs	2026	\$1,147,805	\$382,602
							2033	\$1,356,015	\$193,716
							2040	\$1,601,995	\$228,856
Building Exteriors	Fiberglass exterior doors replacement - cable&phone, mechanical and riser room doors	\$3636.88 ea	34 ea	\$123,654	8 Yrs	30 Yrs	2032	\$149,605	\$16,623
							2062	\$305,645	\$10,188
							2092	\$624,437	\$20,815
Building Exteriors	Garage doors replacement - single car - for maintenance storage	\$2000.00 ea	1 ea	\$2,000	15 Yrs	25 Yrs	2039	\$2,859	\$179
							2064	\$5,185	\$207
							2089	\$9,403	\$376
Building Exteriors	Mailbox kiosk insert replacement	\$1207.50 ea	13 ea	\$15,698	8 Yrs	30 Yrs	2032	\$18,992	\$2,110
							2062	\$38,801	\$1,293
							2092	\$79,270	\$2,642
Building Exteriors	Membrane flat roof replacement	\$9.71 sqft	109,875 sqft	\$1,066,886	18 Yrs	20 Yrs	2042	\$1,637,875	\$86,204
							2062	\$2,637,109	\$131,855
							2082	\$4,245,955	\$212,298
Building Exteriors	Metal exterior doors replacement - dumpster entrance doors	\$2971.42 ea	13 ea	\$38,628	8 Yrs	30 Yrs	2032	\$46,735	\$5,193
							2062	\$95,481	\$3,183
							2092	\$195,069	\$6,502
Building Exteriors	Rain gutters leaf guard replacement	\$2.00 lnft	14,222 lnft	\$28,445	28 Yrs	30 Yrs	2052	\$55,410	\$1,911
							2082	\$113,202	\$3,773
							2112	\$231,274	\$7,709
Building Exteriors	Tile roof surface replacement	\$14.45 sqft	192,269 sqft	\$2,778,287	28 Yrs	30 Yrs	2052	\$5,412,070	\$186,623
							2082	\$11,056,925	\$368,564
							2112	\$22,589,433	\$752,981
Clubhouse	Cabana enclosure	\$100000.00 lump sum	1 lump sum	\$100,000	1 Yrs	15 Yrs	2025	\$102,410	\$51,205
							2040	\$146,379	\$9,759
							2055	\$209,225	\$13,948
Clubhouse	Clubhouse bathrooms refurbish	\$6900.00 ea	2 ea	\$13,800	10 Yrs	15 Yrs	2034	\$17,511	\$1,592
							2049	\$25,029	\$1,669
							2064	\$35,775	\$2,385
Clubhouse	Clubhouse refurbishment allowance	\$14.49 sqft	2,800 sqft	\$40,572	9 Yrs	16 Yrs	2033	\$50,270	\$5,027
							2049	\$73,584	\$4,599
							2065	\$107,712	\$6,732
Clubhouse	Exterior doors replacement	\$966.00 ea	3 ea	\$2,898	8 Yrs	30 Yrs	2032	\$3,506	\$390
							2062	\$7,163	\$239
							2092	\$14,635	\$488

### Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Clubhouse	Exterior painting	\$2.60 sqft	2,270 sqft	\$5,902	3 Yrs	7 Yrs	2027	\$6,339	\$1,585
							2034	\$7,489	\$1,070
							2041	\$8,847	\$1,264
Clubhouse	HVAC system replacement	\$10000.00 ea	1 ea	\$10,000	1 Yrs	14 Yrs	2025	\$10,241	\$5,121
							2039	\$14,293	\$1,021
							2053	\$19,949	\$1,425
Clubhouse	Tile roof surface replacement	\$15.81 sqft	3,365 sqft	\$53,204	28 Yrs	30 Yrs	2052	\$103,640	\$3,574
							2082	\$211,737	\$7,058
							2112	\$432,582	\$14,419
Clubhouse	Windows replacement	\$621.00 ea	2 ea	\$1,242	8 Yrs	30 Yrs	2032	\$1,503	\$167
							2062	\$3,070	\$102
							2092	\$6,272	\$209
Mechanical Equipment	Elevator cabin refurbish	\$16560.00 ea	13 ea	\$215,280	10 Yrs	20 Yrs	2034	\$273,166	\$24,833
							2054	\$439,820	\$21,991
							2074	\$708,145	\$35,407
Mechanical Equipment	Elevator doors refurbishment	\$5520.00 ea	24 ea	\$132,480	10 Yrs	30 Yrs	2034	\$168,102	\$15,282
							2064	\$343,435	\$11,448
							2094	\$701,643	\$23,388
Mechanical Equipment	Elevator doors refurbishment	\$5520.00 ea	15 ea	\$82,800	1 Yrs	30 Yrs	2025	\$84,795	\$42,398
							2055	\$173,238	\$5,775
							2085	\$353,928	\$11,798
Mechanical Equipment	Elevator equipment and modernization project (elevators 1, 2, 3, 4 12, 14)	\$48300.00 ea	6 ea	\$289,800	19 Yrs	20 Yrs	2043	\$455,621	\$22,781
							2063	\$733,585	\$36,679
							2083	\$1,181,131	\$59,057
Mechanical Equipment	Elevator equipment and modernization project (elevators 5, 6, 7, 8)	\$48300.00 ea	4 ea	\$193,200	0 Yrs	20 Yrs	2024	\$193,200	\$193,200
							2044	\$311,067	\$15,553
							2064	\$500,843	\$25,042
Mechanical Equipment	Elevator equipment and modernization project (elevators 9, 11, 13)	\$48300.00 ea	3 ea	\$144,900	1 Yrs	20 Yrs	2025	\$148,392	\$74,196
							2045	\$238,923	\$11,946
							2065	\$384,685	\$19,234
Mechanical Equipment	Fire alarm system control panel replacement	\$5175.00 ea	13 ea	\$67,275	8 Yrs	15 Yrs	2032	\$81,394	\$9,044
							2047	\$116,340	\$7,756
							2062	\$166,289	\$11,086
Mechanical Equipment	Fire alarm system upgrade	\$234000.00 ea	1 ea	\$234,000	8 Yrs	30 Yrs	2032	\$283,110	\$31,457
							2062	\$578,397	\$19,280
							2092	\$1,181,671	\$39,389

### Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Mechanical Equipment	Security system upgrade allowance - community entrance and beach access tunnel	\$13800.00 ea	2 ea	\$27,600	7 Yrs	10 Yrs	2031 2041 2051	\$32,607 \$41,374 \$52,499	\$4,076 \$4,137 \$5,250
Paving	Asphalt paved streets mill and overlay - includes street + building parking areas	\$190.70 per ton	1,800 tons	\$343,260	1 Yrs	25 Yrs	2025 2050 2075	\$351,533 \$637,565 \$1,156,336	\$175,766 \$25,503 \$46,253
Paving	Asphalt paved streets patch and seal - includes street + building parking areas	\$35.55 per ton	1,800 tons	\$63,990	6 Yrs	5 Yrs	2030 2035 2040	\$73,819 \$83,153 \$93,668	\$10,546 \$16,631 \$18,734
Paving	Concrete curb repair allowance (10% every 10 years)	\$15.04 Inft	916 Inft	\$13,781	1 Yrs	10 Yrs	2025 2035 2045	\$14,113 \$17,908 \$22,723	\$7,057 \$1,791 \$2,272
Paving	Concrete dumpster pad replacement - 2025 installation	\$13.41 sqft	1,200 sqft	\$16,092	21 Yrs	20 Yrs	2045 2065 2085	\$26,534 \$42,722 \$68,785	\$1,206 \$2,136 \$3,439
Paving	Concrete walkways repair allowance (10% every 10 years) - includes beach access walkway	\$13.41 sqft	1,114 sqft	\$14,933	0 Yrs	10 Yrs	2024 2034 2044	\$14,933 \$18,949 \$24,044	\$14,933 \$1,895 \$2,404
Paving	Pavers at entry replacement	\$14.90 sqft	587 sqft	\$8,746	5 Yrs	20 Yrs	2029 2049 2069	\$9,852 \$15,863 \$25,541	\$1,642 \$793 \$1,277
Paving	Pavers replacement allowance (10% every 5 years) - at dwelling unit buildings	\$14.90 sqft	621 sqft	\$9,253	0 Yrs	5 Yrs	2024 2029 2034	\$9,253 \$10,423 \$11,741	\$9,253 \$2,085 \$2,348
Recreational Facilities	Tennis court cabana refurbishment allowance	\$4140.00 ea	1 ea	\$4,140	9 Yrs	15 Yrs	2033 2048 2063	\$5,130 \$7,332 \$10,480	\$513 \$489 \$699
Recreational Facilities	Tennis court chain-link fencing replacement	\$54000.00 lump sum	1 lump sum	\$54,000	17 Yrs	20 Yrs	2041 2061 2081	\$80,949 \$130,335 \$209,850	\$4,497 \$6,517 \$10,492

### Reserve Item Listing

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Recreational Facilities	Tennis court LED lighting replacement	\$2208.00 ea	20 ea	\$44,160	10 Yrs	28 Yrs	2034	\$56,034	\$5,094
							2062	\$109,154	\$3,898
							2090	\$212,630	\$7,594
Recreational Facilities	Tennis court resurface	\$16000.00 lump sum	1 lump sum	\$16,000	6 Yrs	9 Yrs	2030	\$18,458	\$2,637
							2039	\$22,869	\$2,541
							2048	\$28,336	\$3,148
Recreational Facilities	Wood benches replacement	\$483.00 ea	30 ea	\$14,490	7 Yrs	14 Yrs	2031	\$17,118	\$2,140
							2045	\$23,892	\$1,707
							2059	\$33,347	\$2,382
Site Elements	Aluminum entry gate replacement	\$3874.00 ea	4 ea	\$15,496	28 Yrs	30 Yrs	2052	\$30,186	\$1,041
							2082	\$61,670	\$2,056
							2112	\$125,993	\$4,200
Site Elements	Aluminum fencing replacement	\$33.12 Inft	3,350 Inft	\$110,952	18 Yrs	25 Yrs	2042	\$170,333	\$8,965
							2067	\$308,928	\$12,357
							2092	\$560,294	\$22,412
Site Elements	Automatic gate opener control panel replacement	\$6210.00 ea	1 ea	\$6,210	9 Yrs	12 Yrs	2033	\$7,694	\$769
							2045	\$10,240	\$853
							2057	\$13,627	\$1,136
Site Elements	Automatic gate opener replacement	\$5520.00 ea	2 ea	\$11,040	9 Yrs	10 Yrs	2033	\$13,679	\$1,368
							2043	\$17,357	\$1,736
							2053	\$22,024	\$2,202
Site Elements	Bollard lights replacement	\$552.00 ea	20 ea	\$11,040	6 Yrs	28 Yrs	2030	\$12,736	\$1,819
							2058	\$24,809	\$886
							2086	\$48,328	\$1,726
Site Elements	Concrete drainage catch basin - for pond	\$1656.00 ea	4 ea	\$6,624	18 Yrs	40 Yrs	2042	\$10,169	\$535
							2082	\$26,362	\$659
							2122	\$68,340	\$1,708
Site Elements	Entrance fountains and monuments refurbishment	\$13800.00 lump sum	2 lump sum	\$27,600	13 Yrs	35 Yrs	2037	\$37,615	\$2,687
							2072	\$86,565	\$2,473
							2107	\$199,217	\$5,692
Site Elements	Exterior ceiling mounted lights replacement	\$483.00 ea	20 ea	\$9,660	0 Yrs	20 Yrs	2024	\$9,660	\$9,660
							2044	\$15,553	\$778
							2064	\$25,042	\$1,252
Site Elements	Golf cart replacement	\$17250.00 ea	1 ea	\$17,250	8 Yrs	15 Yrs	2032	\$20,870	\$2,319
							2047	\$29,831	\$1,989
							2062	\$42,638	\$2,843
Site Elements	Guardhouse interior refurbishment	\$6900.00 lump sum	1 lump sum	\$6,900	13 Yrs	20 Yrs	2037	\$9,404	\$672
							2057	\$15,141	\$757
							2077	\$24,378	\$1,219
Site Elements	Guardhouse roof replacement and exterior refurbishment	\$11316.00 lump sum	1 lump sum	\$11,316	13 Yrs	20 Yrs	2037	\$15,422	\$1,102
							2057	\$24,831	\$1,242
							2077	\$39,980	\$1,999

**Reserve Item Listing**

Category	Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Estimated Remaining Life When New	Year	Estimated Future Cost	Straight Line Payment
Site Elements	Pond pumps and fountains replacement allowance	\$7176.00 ea	4 ea	\$28,704	4 Yrs	7 Yrs	2028 2035 2042	\$31,573 \$37,300 \$44,066	\$6,315 \$5,329 \$6,295
Site Elements	Retention pond maintenance and repair allowance - at tennis courts	\$0.62 sqft	38,852 sqft	\$24,088	11 Yrs	20 Yrs	2035 2055 2075	\$31,302 \$50,399 \$81,146	\$2,608 \$2,520 \$4,057
Site Elements	Retention pond maintenance and repair allowance - N Ocean Grande Dr.	\$0.62 sqft	34,511 sqft	\$21,397	11 Yrs	20 Yrs	2035 2055 2075	\$27,805 \$44,767 \$72,079	\$2,317 \$2,238 \$3,604
Site Elements	Retention pond maintenance and repair allowance - N Ocean Grande Dr.	\$0.62 sqft	25,282 sqft	\$15,675	11 Yrs	20 Yrs	2035 2055 2075	\$20,369 \$32,796 \$52,804	\$1,697 \$1,640 \$2,640
Site Elements	Retention pond maintenance and repair allowance - S Ocean Grande Dr.	\$0.62 sqft	244,149 sqft	\$151,372	11 Yrs	20 Yrs	2035 2055 2075	\$196,704 \$316,709 \$509,926	\$16,392 \$15,835 \$25,496
Site Elements	Stormwater drainage system repair allowance	\$2760.00 ea	12 ea	\$33,120	10 Yrs	15 Yrs	2034 2049 2064	\$42,026 \$60,069 \$85,859	\$3,821 \$4,005 \$5,724
Site Elements	Trash chutes & doors refurbish	\$1690.50 ea	26 ea	\$43,953	15 Yrs	30 Yrs	2039 2069 2099	\$62,824 \$128,350 \$262,220	\$3,926 \$4,278 \$8,741

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

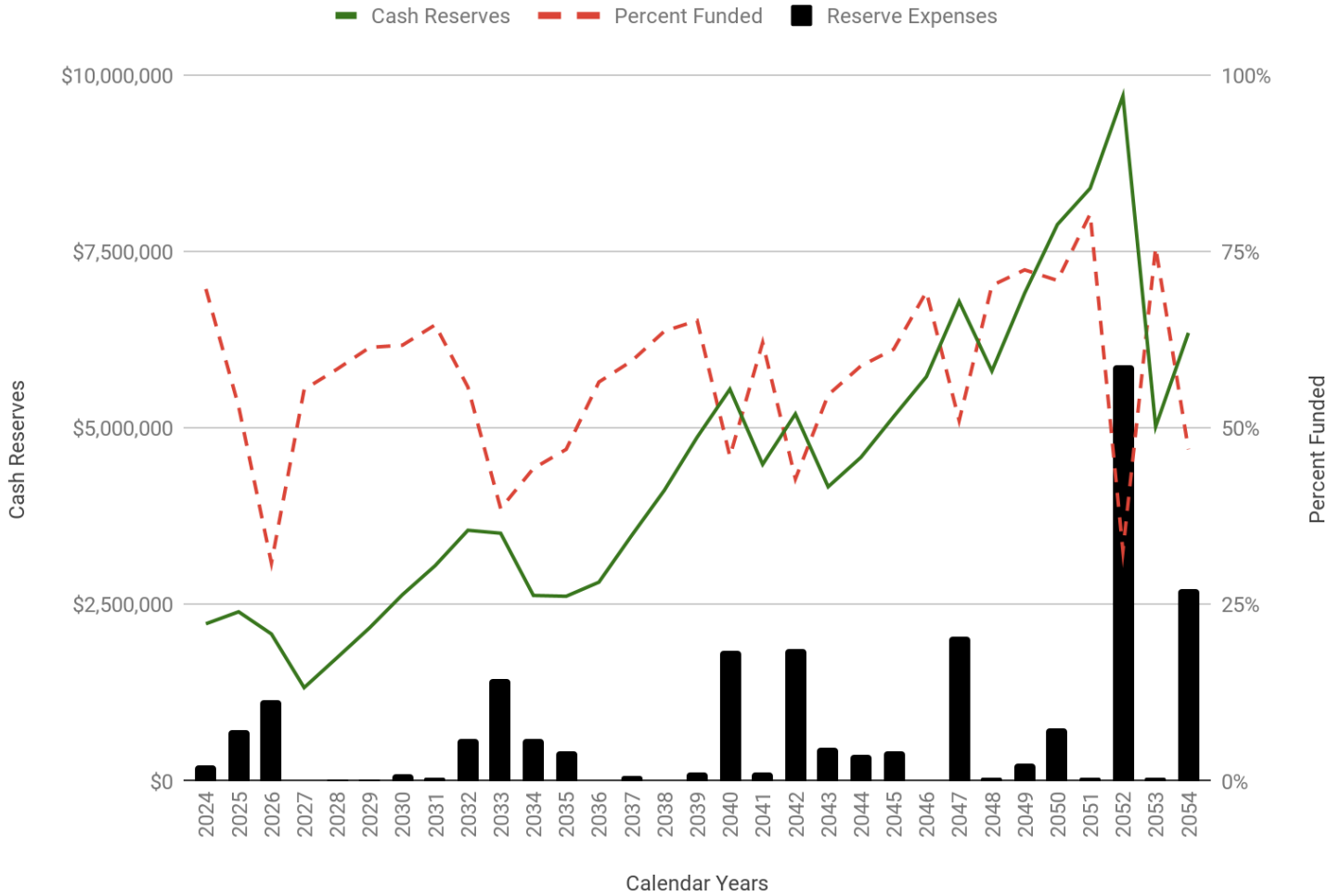
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## Cash Flow Analysis

Calendar Year	Annual Reserve Payment	Annual Interest	Annual Expenses	Annual Income Tax on Interest	Net Reserve Funds
2024	\$325,000	\$73,135	\$227,046	\$21,941	\$1,977,524
2025	\$339,625	\$79,101	\$711,484	\$23,730	\$1,661,035
2026	\$354,908	\$66,441	\$1,147,805	\$19,932	\$914,647
2027	\$370,879	\$36,586	\$6,339	\$10,976	\$1,304,798
2028	\$387,569	\$52,192	\$31,573	\$15,658	\$1,697,328
2029	\$405,009	\$67,893	\$20,275	\$20,368	\$2,129,587
2030	\$423,235	\$85,183	\$105,012	\$25,555	\$2,507,438
2031	\$442,280	\$100,298	\$49,725	\$30,089	\$2,970,201
2032	\$462,183	\$118,808	\$605,716	\$35,642	\$2,909,834
2033	\$482,981	\$116,393	\$1,432,788	\$34,918	\$2,041,502
2034	\$504,715	\$81,660	\$595,018	\$24,498	\$2,008,362
2035	\$527,427	\$80,334	\$414,540	\$24,100	\$2,177,483
2036	\$551,161	\$87,099		\$26,130	\$2,789,614
2037	\$575,964	\$111,585	\$62,441	\$33,475	\$3,381,246
2038	\$601,882	\$135,250		\$40,575	\$4,077,803
2039	\$628,967	\$163,112	\$116,071	\$48,934	\$4,704,877
2040	\$657,270	\$188,195	\$1,842,041	\$56,459	\$3,651,843
2041	\$686,847	\$146,074	\$131,171	\$43,822	\$4,309,771
2042	\$717,756	\$172,391	\$1,862,443	\$51,717	\$3,285,757
2043	\$750,055	\$131,430	\$472,978	\$39,429	\$3,654,836
2044	\$783,807	\$146,193	\$365,563	\$43,858	\$4,175,415
2045	\$819,078	\$167,017	\$427,824	\$50,105	\$4,683,581
2046	\$855,937	\$187,343		\$56,203	\$5,670,658
2047	\$894,454	\$226,826	\$2,038,765	\$68,048	\$4,685,126
2048	\$934,704	\$187,405	\$46,120	\$56,222	\$5,704,893
2049	\$976,766	\$228,196	\$243,386	\$68,459	\$6,598,010
2050	\$1,020,721	\$263,920	\$756,419	\$79,176	\$7,047,056
2051	\$1,066,653	\$281,882	\$52,499	\$84,565	\$8,258,527
2052	\$1,114,652	\$330,341	\$5,898,023	\$99,102	\$3,706,396
2053	\$1,164,812	\$148,256	\$41,973	\$44,477	\$4,933,013
2054	\$1,217,228	\$197,321	\$2,725,142	\$59,196	\$3,563,224
<b>Totals</b>	<b>\$21,044,526</b>	<b>\$4,457,861</b>	<b>\$22,430,181</b>	<b>\$1,337,358</b>	

### Cash Flow by Calendar Year

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



## Projected Reserve Contributions

Calendar Year	Member Monthly Reserve Payment	Member Annual Reserve Payment	Monthly Reserve Payment	Annual Reserve Payment
2024	\$136.78	\$1,641.41	\$27,083.33	\$325,000.00
2025	\$142.94	\$1,715.28	\$28,302.08	\$339,625.00
2026	\$149.37	\$1,792.47	\$29,575.68	\$354,908.13
2027	\$156.09	\$1,873.13	\$30,906.58	\$370,878.99
2028	\$163.12	\$1,957.42	\$32,297.38	\$387,568.55
2029	\$170.46	\$2,045.50	\$33,750.76	\$405,009.13
2030	\$178.13	\$2,137.55	\$35,269.55	\$423,234.54
2031	\$186.14	\$2,233.74	\$36,856.67	\$442,280.09
2032	\$194.52	\$2,334.26	\$38,515.22	\$462,182.70
2033	\$203.27	\$2,439.30	\$40,248.41	\$482,980.92
2034	\$212.42	\$2,549.07	\$42,059.59	\$504,715.06
2035	\$221.98	\$2,663.77	\$43,952.27	\$527,427.24
2036	\$231.97	\$2,783.64	\$45,930.12	\$551,161.47
2037	\$242.41	\$2,908.91	\$47,996.98	\$575,963.73
2038	\$253.32	\$3,039.81	\$50,156.84	\$601,882.10
2039	\$264.72	\$3,176.60	\$52,413.90	\$628,966.79
2040	\$276.63	\$3,319.55	\$54,772.52	\$657,270.30
2041	\$289.08	\$3,468.93	\$57,237.29	\$686,847.46
2042	\$302.09	\$3,625.03	\$59,812.97	\$717,755.60
2043	\$315.68	\$3,788.15	\$62,504.55	\$750,054.60
2044	\$329.89	\$3,958.62	\$65,317.25	\$783,807.06
2045	\$344.73	\$4,136.76	\$68,256.53	\$819,078.38
2046	\$360.24	\$4,322.91	\$71,328.08	\$855,936.90
2047	\$376.45	\$4,517.44	\$74,537.84	\$894,454.06
2048	\$393.39	\$4,720.73	\$77,892.04	\$934,704.50
2049	\$411.10	\$4,933.16	\$81,397.18	\$976,766.20
2050	\$429.60	\$5,155.15	\$85,060.06	\$1,020,720.68
2051	\$448.93	\$5,387.14	\$88,887.76	\$1,066,653.11
2052	\$469.13	\$5,629.56	\$92,887.71	\$1,114,652.50
2053	\$490.24	\$5,882.89	\$97,067.66	\$1,164,811.86
2054	\$512.30	\$6,147.62	\$101,435.70	\$1,217,228.39

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## Annual Expenses

Year	Category	Reserve Item	Cost
2024	Paving	Pavers replacement allowance (10% every 5 years) - at dwelling unit buildings	\$9,253
2024	Paving	Concrete walkways repair allowance (10% every 10 years) - includes beach access walkway	\$14,933
2024	Site Elements	Exterior ceiling mounted lights replacement	\$9,660
2024	Mechanical Equipment	Elevator equipment and modernization project (elevators 5, 6, 7, 8)	\$193,200
<b>Total for 2024:</b>			<b>\$227,046</b>
2025	Paving	Asphalt paved streets mill and overlay - includes street + building parking areas	\$351,533
2025	Paving	Concrete curb repair allowance (10% every 10 years)	\$14,113
2025	Clubhouse	Cabana enclosure	\$102,410
2025	Clubhouse	HVAC system replacement	\$10,241
2025	Mechanical Equipment	Elevator equipment and modernization project (elevators 9, 11, 13)	\$148,392
2025	Mechanical Equipment	Elevator doors refurbishment	\$84,795
<b>Total for 2025:</b>			<b>\$711,484</b>
2026	Building Exteriors	Exterior painting	\$1,147,805
<b>Total for 2026:</b>			<b>\$1,147,805</b>
2027	Clubhouse	Exterior painting	\$6,339
<b>Total for 2027:</b>			<b>\$6,339</b>
2028	Site Elements	Pond pumps and fountains replacement allowance	\$31,573
<b>Total for 2028:</b>			<b>\$31,573</b>
2029	Paving	Pavers at entry replacement	\$9,852
2029	Paving	Pavers replacement allowance (10% every 5 years) - at dwelling unit buildings	\$10,423
<b>Total for 2029:</b>			<b>\$20,275</b>
2030	Paving	Asphalt paved streets patch and seal - includes street + building parking areas	\$73,819
2030	Site Elements	Bollard lights replacement	\$12,736
2030	Recreational Facilities	Tennis court resurface	\$18,458
<b>Total for 2030:</b>			<b>\$105,012</b>
2031	Recreational Facilities	Wood benches replacement	\$17,118
2031	Mechanical Equipment	Security system upgrade allowance - community entrance and beach access tunnel	\$32,607
<b>Total for 2031:</b>			<b>\$49,725</b>
2032	Building Exteriors	Metal exterior doors replacement - dumpster entrance doors	\$46,735

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## Annual Expenses

Year	Category	Reserve Item	Cost
2032	Building Exteriors	Fiberglass exterior doors replacement - cable&phone, mechanical and riser room doors	\$149,605
2032	Building Exteriors	Mailbox kiosk insert replacement	\$18,992
2032	Clubhouse	Exterior doors replacement	\$3,506
2032	Clubhouse	Windows replacement	\$1,503
2032	Site Elements	Golf cart replacement	\$20,870
2032	Mechanical Equipment	Fire alarm system control panel replacement	\$81,394
2032	Mechanical Equipment	Fire alarm system upgrade	\$283,110
<b>Total for 2032:</b>			<b>\$605,716</b>
2033	Building Exteriors	Exterior painting	\$1,356,015
2033	Clubhouse	Clubhouse refurbishment allowance	\$50,270
2033	Site Elements	Automatic gate opener replacement	\$13,679
2033	Site Elements	Automatic gate opener control panel replacement	\$7,694
2033	Recreational Facilities	Tennis court cabana refurbishment allowance	\$5,130
<b>Total for 2033:</b>			<b>\$1,432,788</b>
2034	Paving	Pavers replacement allowance (10% every 5 years) - at dwelling unit buildings	\$11,741
2034	Paving	Concrete walkways repair allowance (10% every 10 years) - includes beach access walkway	\$18,949
2034	Clubhouse	Exterior painting	\$7,489
2034	Clubhouse	Clubhouse bathrooms refurbish	\$17,511
2034	Site Elements	Stormwater drainage system repair allowance	\$42,026
2034	Recreational Facilities	Tennis court LED lighting replacement	\$56,034
2034	Mechanical Equipment	Elevator cabin refurbish	\$273,166
2034	Mechanical Equipment	Elevator doors refurbishment	\$168,102
<b>Total for 2034:</b>			<b>\$595,018</b>
2035	Paving	Asphalt paved streets patch and seal - includes street + building parking areas	\$83,153
2035	Paving	Concrete curb repair allowance (10% every 10 years)	\$17,908
2035	Site Elements	Retention pond maintenance and repair allowance - S Ocean Grande Dr.	\$196,704
2035	Site Elements	Retention pond maintenance and repair allowance - at tennis courts	\$31,302
2035	Site Elements	Retention pond maintenance and repair allowance - N Ocean Grande Dr.	\$27,805
2035	Site Elements	Retention pond maintenance and repair allowance - N Ocean Grande Dr.	\$20,369
2035	Site Elements	Pond pumps and fountains replacement allowance	\$37,300

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## Annual Expenses

Year	Category	Reserve Item	Cost
<b>Total for 2035:</b>			<b>\$414,540</b>
2036		No reserve items for this year.	\$0
<b>Total for 2036:</b>			<b>\$0</b>
2037	Site Elements	Entrance fountains and monuments refurbishment	\$37,615
2037	Site Elements	Guardhouse roof replacement and exterior refurbishment	\$15,422
2037	Site Elements	Guardhouse interior refurbishment	\$9,404
<b>Total for 2037:</b>			<b>\$62,441</b>
2038		No reserve items for this year.	\$0
<b>Total for 2038:</b>			<b>\$0</b>
2039	Paving	Pavers replacement allowance (10% every 5 years) - at dwelling unit buildings	\$13,226
2039	Building Exteriors	Garage doors replacement - single car - for maintenance storage	\$2,859
2039	Clubhouse	HVAC system replacement	\$14,293
2039	Site Elements	Trash chutes & doors refurbish	\$62,824
2039	Recreational Facilities	Tennis court resurface	\$22,869
<b>Total for 2039:</b>			<b>\$116,071</b>
2040	Paving	Asphalt paved streets patch and seal - includes street + building parking areas	\$93,668
2040	Building Exteriors	Exterior painting	\$1,601,995
2040	Clubhouse	Cabana enclosure	\$146,379
<b>Total for 2040:</b>			<b>\$1,842,041</b>
2041	Clubhouse	Exterior painting	\$8,847
2041	Recreational Facilities	Tennis court chain-link fencing replacement	\$80,949
2041	Mechanical Equipment	Security system upgrade allowance - community entrance and beach access tunnel	\$41,374
<b>Total for 2041:</b>			<b>\$131,171</b>
2042	Building Exteriors	Membrane flat roof replacement	\$1,637,875
2042	Site Elements	Concrete drainage catch basin - for pond	\$10,169
2042	Site Elements	Pond pumps and fountains replacement allowance	\$44,066
2042	Site Elements	Aluminum fencing replacement	\$170,333
<b>Total for 2042:</b>			<b>\$1,862,443</b>
2043	Site Elements	Automatic gate opener replacement	\$17,357
2043	Mechanical Equipment	Elevator equipment and modernization project (elevators 1, 2, 3, 4 12, 14)	\$455,621
<b>Total for 2043:</b>			<b>\$472,978</b>

Prepared by Global Solution Partners  
Funding Reserve Analysis

## Annual Expenses

Year	Category	Reserve Item	Cost
2044	Paving	Pavers replacement allowance (10% every 5 years) - at dwelling unit buildings	\$14,898
2044	Paving	Concrete walkways repair allowance (10% every 10 years) - includes beach access walkway	\$24,044
2044	Site Elements	Exterior ceiling mounted lights replacement	\$15,553
2044	Mechanical Equipment	Elevator equipment and modernization project (elevators 5, 6, 7, 8)	\$311,067
<b>Total for 2044:</b>			<b>\$365,563</b>
2045	Paving	Asphalt paved streets patch and seal - includes street + building parking areas	\$105,512
2045	Paving	Concrete curb repair allowance (10% every 10 years)	\$22,723
2045	Paving	Concrete dumpster pad replacement - 2025 installation	\$26,534
2045	Site Elements	Automatic gate opener control panel replacement	\$10,240
2045	Recreational Facilities	Wood benches replacement	\$23,892
2045	Mechanical Equipment	Elevator equipment and modernization project (elevators 9, 11, 13)	\$238,923
<b>Total for 2045:</b>			<b>\$427,824</b>
2046		No reserve items for this year.	\$0
<b>Total for 2046:</b>			<b>\$0</b>
2047	Building Exteriors	Exterior painting	\$1,892,595
2047	Site Elements	Golf cart replacement	\$29,831
2047	Mechanical Equipment	Fire alarm system control panel replacement	\$116,340
<b>Total for 2047:</b>			<b>\$2,038,765</b>
2048	Clubhouse	Exterior painting	\$10,452
2048	Recreational Facilities	Tennis court resurface	\$28,336
2048	Recreational Facilities	Tennis court cabana refurbishment allowance	\$7,332
<b>Total for 2048:</b>			<b>\$46,120</b>
2049	Paving	Pavers at entry replacement	\$15,863
2049	Paving	Pavers replacement allowance (10% every 5 years) - at dwelling unit buildings	\$16,782
2049	Clubhouse	Clubhouse bathrooms refurbish	\$25,029
2049	Clubhouse	Clubhouse refurbishment allowance	\$73,584
2049	Site Elements	Pond pumps and fountains replacement allowance	\$52,060
2049	Site Elements	Stormwater drainage system repair allowance	\$60,069
<b>Total for 2049:</b>			<b>\$243,386</b>
2050	Paving	Asphalt paved streets mill and overlay - includes street + building parking areas	\$637,565

## Annual Expenses

Year	Category	Reserve Item	Cost
2050	Paving	Asphalt paved streets patch and seal - includes street + building parking areas	\$118,854
<b>Total for 2050:</b>			<b>\$756,419</b>
2051	Mechanical Equipment	Security system upgrade allowance - community entrance and beach access tunnel	\$52,499
<b>Total for 2051:</b>			<b>\$52,499</b>
2052	Building Exteriors	Tile roof surface replacement	\$5,412,070
2052	Building Exteriors	Aluminum rain gutters replacement	\$296,718
2052	Building Exteriors	Rain gutters leaf guard replacement	\$55,410
2052	Clubhouse	Tile roof surface replacement	\$103,640
2052	Site Elements	Aluminum entry gate replacement	\$30,186
<b>Total for 2052:</b>			<b>\$5,898,023</b>
2053	Clubhouse	HVAC system replacement	\$19,949
2053	Site Elements	Automatic gate opener replacement	\$22,024
<b>Total for 2053:</b>			<b>\$41,973</b>
2054	Paving	Pavers replacement allowance (10% every 5 years) - at dwelling unit buildings	\$18,904
2054	Paving	Concrete walkways repair allowance (10% every 10 years) - includes beach access walkway	\$30,509
2054	Building Exteriors	Exterior painting	\$2,235,909
2054	Mechanical Equipment	Elevator cabin refurbish	\$439,820
<b>Total for 2054:</b>			<b>\$2,725,142</b>