

# Perdido Sun Condominium

## Type 1

### Perdido Sun Condominium - 2022 Reserve Study

For 20-Year Projection Period Beginning January 1, 2023



**PREPARED BY:**



BE-CI

150 Azalea Drive, Suite A

Destin, Florida 32541

850-650-2311

[www.be-ci.com](http://www.be-ci.com)

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## Executive Summary

Board of Directors

Perdido Sun Condominium

13753 Perdido Key Drive

Pensacola, FL 32507

Dear Tammy:

Thank you for the opportunity to provide Perdido Sun Condominium with the following Reserve Study. As you are aware, Chapter 718.112(2)(f) of the Florida Statutes requires that condominium associations set aside a separate portion of the operating budget for capital expenditures and deferred maintenance items, more commonly referred to as reserves.

These reserves account for expenses that occur less frequently than annually and will provide funds for long-term needs of the condominium association. The reserve plan, per the Florida Statutes, must include, but is not limited to roof replacement, building painting, and pavement resurfacing, regardless of the replacement or deferred maintenance cost associated with these items. In addition to these components, other items for which replacement or deferred maintenance costs exceed \$10,000 should also be included. According to the Florida Administrative Code (FAC), under Section 61B-22.005, funding for reserves required by Chapter 718.112(2)(f) shall be calculated using a formula that will provide funds equal to the total estimated deferred maintenance expense or total estimated replacement costs for an asset or group of assets over the remaining useful life of the assets.

Reserve Studies identify deferred maintenance costs and future estimated replacement costs of major components. The Association is required to set aside funding in a separate reserve account or accounts for these components. It is important to understand that the useful service life of each component will vary with time, use, and exposure to environmental conditions. For these reasons, along with many other contributing factors that may occur over the life of the plan, like inflation, a Reserve Study must be continually monitored and adjusted accordingly due to these conditions.

BE-CI strongly recommends annual inspections of your property be conducted by a licensed and certified professional, as opposed to inspections performed by persons employed by the association or contractors soliciting work from the association. Maintenance plans that include an updated assessment of individual components are critical in obtaining the projected service life of the components and identifying potential problems.

We appreciate the opportunity to provide our services and trust that this reserve study will not only be informative, but also assist you in your efforts to reserve for the future. Should you find any of the information to be misrepresented, please contact us and we will be pleased to make any corrections or adjustments.

### **Purpose of Study**

The purpose of this Study/Evaluation is to provide an appraisal regarding the overall current condition

of the items included in our survey, determine accurate values for the estimated service life of each component, provide the projected replacement costs and make scheduling recommendations as to when these components should be replaced or retrofitted.

### **Scope of Study**

BE-CI has considered the current conditions of multiple building components at Perdido Sun Condominium which are included within this report. No field testing or destructive evaluations were performed. Field measurements and BE-CI files were used to quantify the components of the building for cost estimating of each component. BE-CI performed a general site evaluation of the following components and use the actual existing condition to establish the estimated remaining service life and replacement value for each of the following reserve components:

- Exterior Coatings
- Building Sealants
- Roofing
- Common Walkways
- Stairs/Balconies
- Parking Lot Resurfacing
- Pool Equipment
- Pool Deck
- Fire Pump
- Generator
- Cabin Interior
- Elevator Modernization

### **Importance of Future Studies**

It is important to point out the need to continually monitor the components included in this study as they age by means of annual inspections. These inspections can provide recommendations for minor repairs or replacements which can avoid extensive repairs of major components in the future. It has been our experience that without a well-planned preventive maintenance and restoration plan, including limited replacement of some components, the property could become progressively difficult to maintain. The extreme exposure to both ultraviolet radiation and chlorides from the coastal environment, along with tropical storms and hurricanes, will act to accelerate the degradation of even the best construction. We recommend that our estimate for effective remaining life and replacement cost be reviewed and updated on an annual basis to reflect changes of condition due to exposure to the environment that may have added or subtracted from our initial expected useful life estimate.

### **Executive Summary**

Our general assessment of the conditions for each component within our report is rated based on “good”, “fair”, or “poor”. An evaluation of “good” would indicate an almost new condition with no immediate attention required. A “fair” evaluation normally refers to an acceptable rate of use with few or no immediate needs. The “poor” evaluation indicates that the component is near, or has exceeded, the threshold of its remaining useful life. It is important to note that all evaluations are based on conditions that are present at the time this study was performed.

As a part of this Reserve Plan, we report the condition of the Association’s current reserve balance that, by industry standard, is rated as excellent, good, fair, or poor. Excellent reserve funding corresponds to the current reserve balance being over 90% of the total cost to repair, restore or replace all line items included in the reserve study. Good, fair, and poor reserve funding corresponds to the 89% to 80% for good, 79% to 60% for fair, and 59% to 0% for poor. Reserve funding classified as

Excellent is adequate funding based on the condition of the building and its components. Good, Fair and Poor reserve funding represents inadequate funding that will need to be modified to sufficiently fund the components included in the reserves. These allocations may differ from the association accounting, which is why we have included a combined association for internal distribution.

### **Explanation of Tables**

Current – This funding plan is based on the Association’s current projected cash balance of \$341,687.43 in their reserve account on January 1, 2023 (Year 1), with an annual reserve funding in the amount of \$108,000.00. Since Florida Statutes does not require the calculations to account for inflation on projected expenditures or interest earned on reserved funds, we have based our calculations on an inflation rate of 0% and an interest rate of 0%. This scenario also assumes that the projected annual contribution is not increased over the life cycle of this plan since FS may consider any increases as “balloon payments”.

Recommended – This funding plan requires a contribution of \$118,800.00 annually and increasing the contribution by 1.5% each year for the next twenty years. This amount is \$10,800 more than your current annual contribution that is required to ensure a positive cash flow and 100% funding over the useful life of this study. This funding plan complies with the funding requirements of rule 61B-22.005 of the Florida Administrative Code.

A summary of this funding plan is provided in the table and charts with in this report along side by side comparisons of the Current and Recommended Funding Plans. Although this required funding plan does comply with FAC, it does not take into consideration inflation to projected expenditures or interest earned on the reserve fund balance. In our opinion, not accounting for these factors will create a shortfall in your long-term funding plan. Annual updates to the plan can also account for these factors on a yearly basis.

Although this funding plan does not comply with FAC since they consider annual increases in contributions as "ballon payments", it does take into consideration inflation of projected expenditures and interest earned on the reserve fund balance, so in our opinion is a more accurate picture of how your funding will need to increase annually in order to track inflation and have the necessary funds available for future expenditures.

### **Recommendations and Conclusions**

It is our opinion that service life projections lose accuracy directly proportionate with the length of time set for the projections. Projections greater than twenty years or more, are in our opinion, unreliable due to the unstable conditions of our coastal environment. In our opinion, many of the critical components or systems are as likely to be damaged by the harsh environment or destroyed by storm events as they are to wear out.

The overall general condition of this property is good. However, it is important to point out the need to continually monitor the reserve components as they age by means of annual inspections to avoid extensive repairs in the future.

It is important to understand that a well-developed reserve plan can only be effective if it assumes that all critical components and systems are at a maintainable level. Once the property is at this maintainable level, the management and maintenance staff must have an effective plan in place for monitoring building and other common area components to ensure the components remain serviceable. The very best tool for obtaining and managing your plan is an annual inspection by a third-party professional such as BE-CI.

As time passes and the components begin to show their age, it is then a renovation and modernization become necessary. When that time arrives, BE-CI recommends a set of competitive bid documents be developed that provides separate pricing for each condition. This effort is relatively inexpensive but will allow the board to explore funding possibilities as well as set priorities once reliable cost estimates are provided.

Sincerely,

A handwritten signature in black ink that reads "Brent Monroe". The signature is written in a cursive style with a large, prominent "B" and "M".

Brent Monroe

Senior Project Manager

T: 850-499-9295

E: [bmonroe@be-ci.com](mailto:bmonroe@be-ci.com)

## Financial Summary

<b>Projection Period:</b>	January 1, 2023 - December 31, 2042	<b>Report Type:</b>	Type 1
<b>First Year Percent Contributions Change:</b>	0.00 %	<b>Association:</b>	Condominium
<b>Avg Annual Percent Contributions Change:</b>	0.00 %	<b>Buildings:</b>	1
<b>Interest:</b>	0.00 %	<b>Total Units:</b>	93
<b>Inflation:</b>	4.00 %	<b>Year Built:</b>	1985
<b>Inflation Compounded:</b>	Yearly	<b>Rounding Method:</b>	Bankers
<b>Contributions Method:</b>	Future Cost	<b>Percent Funded Method:</b>	Inflation-Adjusted

**Total Current Cost of Components:**

\$1,452,880.00

**Total Future Cost of All Expenditures:**

\$3,077,655.96

### First Five Years

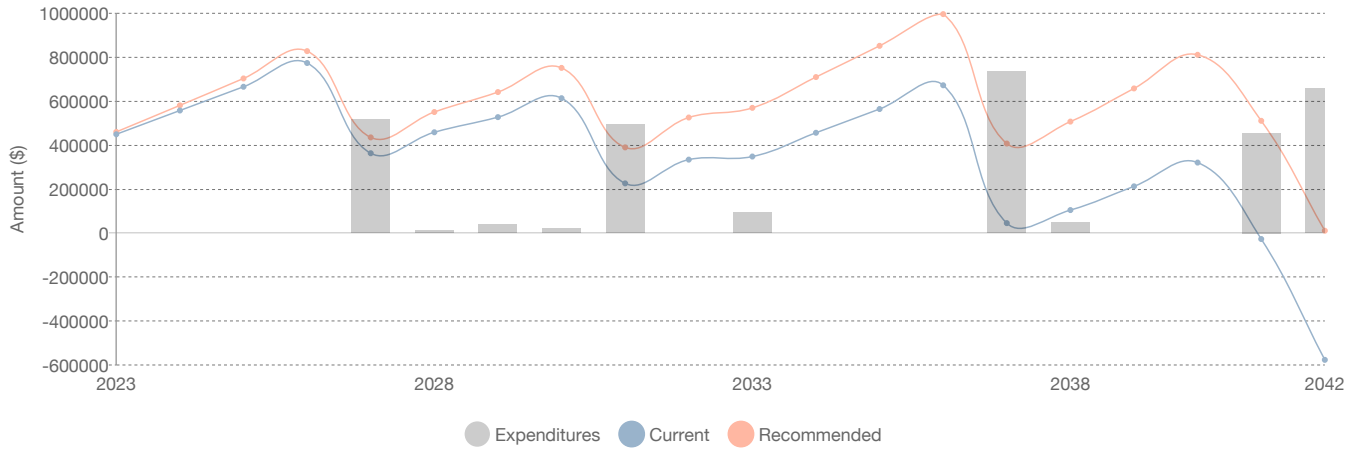
YEAR	CURRENT		RECOMMENDED	
	ASSOC. END. BAL.	OWNER PER MO.	ASSOC. END. BAL.	OWNER PER MO.
	FY CONTRIBUTIONS: \$108,000.00		FY CONTRIBUTIONS: \$118,800.00	
2023	\$449,687.43	\$96.77	\$460,487.43	\$106.45
2024	\$557,687.43	\$96.77	\$581,069.43	\$108.05
2025	\$665,687.43	\$96.77	\$703,460.16	\$109.67
2026	\$773,687.43	\$96.77	\$827,686.75	\$111.31
2027	\$363,387.43	\$96.77	\$435,476.74	\$112.98

# Aggregated Financial Overview

ASSOCIATION	CURRENT	RECOMMENDED
Starting Balance	\$341,687.43	\$341,687.43
Contributions	\$2,160,000.00	\$2,747,091.55
Special Assessments	\$0.00	\$0.00
Additional Capital	\$0.00	\$0.00
Interest / Inv Returns	\$0.00	\$0.00
Reserve Expenses	(\$3,077,655.96)	(\$3,077,655.96)
<b>Reserves Balance</b>	<b>(\$575,968.53)</b>	<b>\$11,123.02</b>
# of Special Assessments	0	0
<b>Owner</b>		
Potential Tax Benefits (/unit)	\$32,535.39	\$32,535.39
Avg Contributions (/unit/month)	\$96.77	\$123.08
<b>Special Assessments</b>		
Avg Total Amount (/unit)	\$0.00	\$0.00
Avg Assessment Amount (/unit)	\$0.00	\$0.00

# Cash Flow

## Cash Flow Comparison



## Current

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2023	\$341,687.43	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00	\$449,687.43
2024	\$449,687.43	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00	\$557,687.43
2025	\$557,687.43	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00	\$665,687.43
2026	\$665,687.43	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00	\$773,687.43
2027	\$773,687.43	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$518,300.00	\$363,387.43
2028	\$363,387.43	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$12,653.19	\$458,734.24
2029	\$458,734.24	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$39,151.00	\$527,583.24
2030	\$527,583.24	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$21,897.10	\$613,686.14
2031	\$613,686.14	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$495,312.00	\$226,374.14
2032	\$226,374.14	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00	\$334,374.14
2033	\$334,374.14	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$93,900.54	\$348,473.60
2034	\$348,473.60	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00	\$456,473.60
2035	\$456,473.60	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00	\$564,473.60
2036	\$564,473.60	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00	\$672,473.60
2037	\$672,473.60	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$734,808.00	\$45,665.60
2038	\$45,665.60	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$48,697.51	\$104,968.09
2039	\$104,968.09	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00	\$212,968.09
2040	\$212,968.09	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$0.00	\$320,968.09
2041	\$320,968.09	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$455,599.68	(\$26,631.59)
2042	(\$26,631.59)	\$108,000.00	0.00 %	\$0.00	\$0.00	\$0.00	\$657,336.94	(\$575,968.53)

## Recommended

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2023	\$341,687.43	\$118,800.00	10.00 %	\$0.00	\$0.00	\$0.00	\$0.00	\$460,487.43
2024	\$460,487.43	\$120,582.00	1.50 %	\$0.00	\$0.00	\$0.00	\$0.00	\$581,069.43
2025	\$581,069.43	\$122,390.73	1.50 %	\$0.00	\$0.00	\$0.00	\$0.00	\$703,460.16
2026	\$703,460.16	\$124,226.59	1.50 %	\$0.00	\$0.00	\$0.00	\$0.00	\$827,686.75
2027	\$827,686.75	\$126,089.99	1.50 %	\$0.00	\$0.00	\$0.00	\$518,300.00	\$435,476.74
2028	\$435,476.74	\$127,981.34	1.50 %	\$0.00	\$0.00	\$0.00	\$12,653.19	\$550,804.89
2029	\$550,804.89	\$129,901.06	1.50 %	\$0.00	\$0.00	\$0.00	\$39,151.00	\$641,554.95
2030	\$641,554.95	\$131,849.58	1.50 %	\$0.00	\$0.00	\$0.00	\$21,897.10	\$751,507.43
2031	\$751,507.43	\$133,827.32	1.50 %	\$0.00	\$0.00	\$0.00	\$495,312.00	\$390,022.75
2032	\$390,022.75	\$135,834.73	1.50 %	\$0.00	\$0.00	\$0.00	\$0.00	\$525,857.48
2033	\$525,857.48	\$137,872.25	1.50 %	\$0.00	\$0.00	\$0.00	\$93,900.54	\$569,829.19
2034	\$569,829.19	\$139,940.33	1.50 %	\$0.00	\$0.00	\$0.00	\$0.00	\$709,769.52
2035	\$709,769.52	\$142,039.43	1.50 %	\$0.00	\$0.00	\$0.00	\$0.00	\$851,808.95
2036	\$851,808.95	\$144,170.02	1.50 %	\$0.00	\$0.00	\$0.00	\$0.00	\$995,978.97
2037	\$995,978.97	\$146,332.57	1.50 %	\$0.00	\$0.00	\$0.00	\$734,808.00	\$407,503.54
2038	\$407,503.54	\$148,527.56	1.50 %	\$0.00	\$0.00	\$0.00	\$48,697.51	\$507,333.59
2039	\$507,333.59	\$150,755.47	1.50 %	\$0.00	\$0.00	\$0.00	\$0.00	\$658,089.06
2040	\$658,089.06	\$153,016.80	1.50 %	\$0.00	\$0.00	\$0.00	\$0.00	\$811,105.86
2041	\$811,105.86	\$155,312.05	1.50 %	\$0.00	\$0.00	\$0.00	\$455,599.68	\$510,818.23
2042	\$510,818.23	\$157,641.73	1.50 %	\$0.00	\$0.00	\$0.00	\$657,336.94	\$11,123.02

# Disclosures

## Limitations of Study

Please note that this report documents results from our study of exterior and selected interior common components located within the Condominium Association's common areas only. It does not include inaccessible common areas. This reserve study is not intended to report every occurrence of the conditions we have reported, however; this report does represent our perception of the general condition of the property and components. Estimates for the following maintenance and/or replacement costs can vary greatly depending on factors beyond reasonable expectations. Management and operational personnel should carefully review the schedule and estimates within this reserve study.

This report is prepared as a budget tool to assist the association in its long-range financial planning. Its use for any other purpose is not appropriate. The visual observations made do NOT constitute an "Engineering Inspection" and are not detailed enough to be relied upon, nor should they be relied upon, to determine violations of jurisdictional requirements (building ordinances, codes, etc.) relating to the safety, soundness, structural integrity, or habitability of the projects buildings or of any individual component.

This report does not satisfy the requirements within the Florida Senate Bill 1702.

## Estimate of Cost

All estimates of cost within this report represent our opinion of the expected cost, which is associated with the various items listed. Estimates are based on historical data from BE-CI's files, The National Renovation & Insurance Repair Estimator compiled by the Rutledge Institute, and/or price requests from local & regional contractors. All estimates and projections are based on 2022 costs.

To keep our estimates of both cost and useful service life as accurate as possible, we have utilized a 20-year moving projection, so that each year will always be projecting activities 20 years ahead.

These projections may vary substantially based on availability of materials, the level of construction activity in the area, and other contributing factors at the time they are needed. It is for this reason we recommend annual updates based on current observations of a third-party inspector. We do not guarantee that the actual cost will be within the amounts budgeted or estimated; therefore, we recommend developing detailed specifications and obtaining competitive bids. We also have not considered any cost related to insurance expenses, permits, taxes, project management expenses or other local fees that may occur. In final budgeting, allowances should be added to address all contingencies listed along with inflation.

## Expenditures

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2023 (Year 1)</b>						
<b>2023 (Year 1) Total</b>				<b>\$0.00</b>		
<b>2024 (Year 2)</b>						
<b>2024 (Year 2) Total</b>				<b>\$0.00</b>		
<b>2025 (Year 3)</b>						
<b>2025 (Year 3) Total</b>				<b>\$0.00</b>		
<b>2026 (Year 4)</b>						
<b>2026 (Year 4) Total</b>				<b>\$0.00</b>		
<b>2027 (Year 5)</b>						
2	Building Sealants	\$7.30	3000 LF	\$21,900.00	N/A	N/A
1	Exterior Coatings	\$7.30	68000 SF	\$496,400.00	N/A	2037
<b>2027 (Year 5) Total</b>				<b>\$518,300.00</b>		
<b>2028 (Year 6)</b>						
7	Pool Equipment	\$12,653.19	1 LS	\$12,653.19	5yr	2033
<b>2028 (Year 6) Total</b>				<b>\$12,653.19</b>		
<b>2029 (Year 7)</b>						
8	Pool Deck	\$4.606	8500 SF	\$39,151.00	20yr	N/A
<b>2029 (Year 7) Total</b>				<b>\$39,151.00</b>		
<b>2030 (Year 8)</b>						
11	Cabin Interior	\$10,948.55	2 Ea	\$21,897.10	8yr	2038
<b>2030 (Year 8) Total</b>				<b>\$21,897.10</b>		
<b>2031 (Year 9)</b>						
4	Common Walkways	\$206.38	1000 LF	\$206,380.00	25yr	N/A
5	Stairs/Balconies	\$206.38	1400 LF	\$288,932.00	25yr	N/A
<b>2031 (Year 9) Total</b>				<b>\$495,312.00</b>		

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2032 (Year 10)</b>						
<b>2032 (Year 10) Total</b>				<b>\$0.00</b>		
<b>2033 (Year 11)</b>						
6	Parking Lot Resurfacing	\$2.309	34000 SF	\$78,506.00	15yr	N/A
7	Pool Equipment	\$15,394.54	1 LS	\$15,394.54	5yr	2038
<b>2033 (Year 11) Total</b>				<b>\$93,900.54</b>		
<b>2034 (Year 12)</b>						
<b>2034 (Year 12) Total</b>				<b>\$0.00</b>		
<b>2035 (Year 13)</b>						
<b>2035 (Year 13) Total</b>				<b>\$0.00</b>		
<b>2036 (Year 14)</b>						
<b>2036 (Year 14) Total</b>				<b>\$0.00</b>		
<b>2037 (Year 15)</b>						
1	Exterior Coatings	\$10.806	68000 SF	\$734,808.00	10yr	N/A
<b>2037 (Year 15) Total</b>				<b>\$734,808.00</b>		
<b>2038 (Year 16)</b>						
11	Cabin Interior	\$14,983.85	2 Ea	\$29,967.70	8yr	N/A
7	Pool Equipment	\$18,729.81	1 LS	\$18,729.81	5yr	N/A
<b>2038 (Year 16) Total</b>				<b>\$48,697.51</b>		
<b>2039 (Year 17)</b>						
<b>2039 (Year 17) Total</b>				<b>\$0.00</b>		
<b>2040 (Year 18)</b>						
<b>2040 (Year 18) Total</b>				<b>\$0.00</b>		
<b>2041 (Year 19)</b>						
9	Fire Pump	\$10,534.245	2 Ea	\$21,068.49	20yr	N/A
10	Generator	\$158,013.69	1 Ea	\$158,013.69	20yr	N/A
3	Roofing	\$15.801	17500 SF	\$276,517.50	N/A	N/A

ASSET NO.	NAME	COST PER MEASURE	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2041 (Year 19) Total</b>				<b>\$455,599.68</b>		
<b>2042 (Year 20)</b>						
12	Elevator Modernization	\$328,668.47	2 Ea	\$657,336.94	25yr	N/A
<b>2042 (Year 20) Total</b>				<b>\$657,336.94</b>		

## Component Detail

### 1 - Exterior Coatings

#### Basic Info

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Type of Cost:	Replacement
Category:	Building Exterior
Condition:	Poor

#### Useful Life

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Last Activity Date:	N/A
Est. Useful Life:	10yr
Remaining Useful Life:	4yr
Next Activity Date:	1/1/2027

#### Financial Data

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Estimate Date:	6/10/2022
Cost Per SF:	\$6.00
Total Quantity:	68000 SF
Total Current Cost:	\$424,320.00
Inflation Rate:	4.00 %
Total Expenditures:	\$1,231,208.00



## 2 - Building Sealants

### Basic Info

Type of Cost: Replacement

Category: Building Exterior

Condition: Good to Fair

### Useful Life

Last Activity Date: N/A

Est. Useful Life: 20yr

Remaining Useful Life: 4yr

Next Activity Date: 1/1/2027

### Financial Data

Estimate Date: 6/10/2022

Cost Per LF: \$6.00

Total Quantity: 3000 LF

Total Current Cost: \$18,720.00

Inflation Rate: 4.00 %

Total Expenditures: \$21,900.00



### 3 - Roofing

#### Basic Info

Type of Cost: Replacement  
Category: Building Exterior  
Condition: Fair

#### Comments/Notes

There's a few isolated low-slope roofs that were not replaced.

#### Useful Life

Last Activity Date: N/A  
Est. Useful Life: 20yr  
Remaining Useful Life: 18yr  
Next Activity Date: 1/1/2041

#### Financial Data

Estimate Date: 6/10/2022  
Cost Per SF: \$7.50  
Total Quantity: 17500 SF  
Total Current Cost: \$136,500.00  
Inflation Rate: 4.00 %  
Total Expenditures: \$276,517.50



## 4 - Common Walkways

### Basic Info

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Type of Cost:	Replacement
Category:	Railings
Condition:	Good to Fair

### Useful Life

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Last Activity Date:	N/A
Est. Useful Life:	25yr
Remaining Useful Life:	8yr
Next Activity Date:	1/1/2031

### Financial Data

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Estimate Date:	6/10/2022
Cost Per LF:	\$145.00
Total Quantity:	1000 LF
Total Current Cost:	\$150,800.00
Inflation Rate:	4.00 %
Total Expenditures:	\$206,380.00



## 5 - Stairs/Balconies

### Basic Info

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Type of Cost:	Replacement
Category:	Railings
Condition:	Good to Fair

### Useful Life

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Last Activity Date:	N/A
Est. Useful Life:	25yr
Remaining Useful Life:	8yr
Next Activity Date:	1/1/2031

### Financial Data

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Estimate Date:	6/10/2022
Cost Per LF:	\$145.00
Total Quantity:	1400 LF
Total Current Cost:	\$211,120.00
Inflation Rate:	4.00 %
Total Expenditures:	\$288,932.00



## 6 - Parking Lot Resurfacing

### Basic Info

Type of Cost:	Replacement
Category:	Pavement
Condition:	Good to Fair

### Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15yr
Remaining Useful Life:	10yr
Next Activity Date:	1/1/2033

### Financial Data

Estimate Date:	6/10/2022
Cost Per SF:	\$1.50
Total Quantity:	34000 SF
Total Current Cost:	\$53,040.00
Inflation Rate:	4.00 %
Total Expenditures:	\$78,506.00



## 7 - Pool Equipment

### Basic Info

Type of Cost: Replacement  
Category: Pool  
Condition: Good

### Comments/Notes

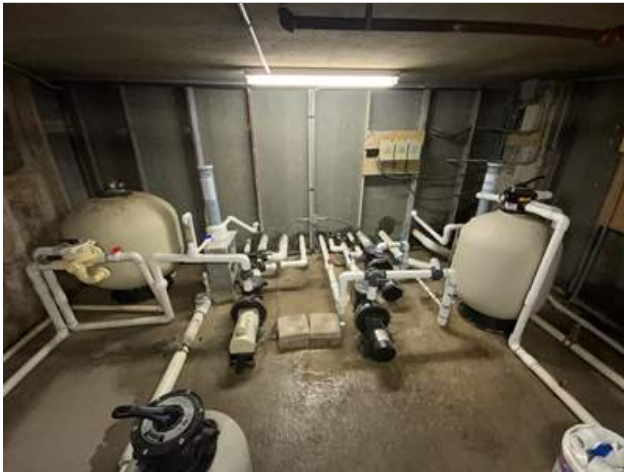
Indoor and outdoor

### Useful Life

Last Activity Date: N/A  
Est. Useful Life: 5yr  
Remaining Useful Life: 5yr  
Next Activity Date: 1/1/2028

### Financial Data

Estimate Date: 6/10/2022  
Cost Per LS: \$10,000.00  
Total Quantity: 1 LS  
Total Current Cost: \$10,400.00  
Inflation Rate: 4.00 %  
Total Expenditures: \$46,777.54



## 8 - Pool Deck

### Basic Info

Type of Cost: Replacement  
Category: Pool  
Condition: Good to Fair

### Comments/Notes

Indoor and outdoor

### Useful Life

Last Activity Date: N/A  
Est. Useful Life: 20yr  
Remaining Useful Life: 6yr  
Next Activity Date: 1/1/2029

### Financial Data

Estimate Date: 6/10/2022  
Cost Per SF: \$3.50  
Total Quantity: 8500 SF  
Total Current Cost: \$30,940.00  
Inflation Rate: 4.00 %  
Total Expenditures: \$39,151.00



# 9 - Fire Pump

## Basic Info

Type of Cost: Replacement  
Category: Mechanical  
Condition: Good

## Useful Life

Last Activity Date: N/A  
Est. Useful Life: 20yr  
Remaining Useful Life: 18yr  
Next Activity Date: 1/1/2041

## Financial Data

Estimate Date: 6/10/2022  
Cost Per Ea: \$5,000.00  
Total Quantity: 2 Ea  
Total Current Cost: \$10,400.00  
Inflation Rate: 4.00 %  
Total Expenditures: \$21,068.49



# 10 - Generator

## Basic Info

Type of Cost: Replacement  
Category: Mechanical  
Condition: Good

## Useful Life

Last Activity Date: N/A  
Est. Useful Life: 20yr  
Remaining Useful Life: 18yr  
Next Activity Date: 1/1/2041

## Financial Data

Estimate Date: 6/10/2022  
Cost Per Ea: \$75,000.00  
Total Quantity: 1 Ea  
Total Current Cost: \$78,000.00  
Inflation Rate: 4.00 %  
Total Expenditures: \$158,013.69



## 11 - Cabin Interior

### Basic Info

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**Type of Cost:** Repairs & Maintenance  
**Category:** Elevators  
**Condition:** Good

### Useful Life

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**Last Activity Date:** N/A  
**Est. Useful Life:** 8yr  
**Remaining Useful Life:** 7yr  
**Next Activity Date:** 1/1/2030

### Financial Data

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**Estimate Date:** 6/10/2022  
**Cost Per Ea:** \$8,000.00  
**Total Quantity:** 2 Ea  
**Total Current Cost:** \$16,640.00  
**Inflation Rate:** 4.00 %  
**Total Expenditures:** \$51,864.80

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## 12 - Elevator Modernization

### Basic Info

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Type of Cost:	Replacement
Category:	Elevators
Condition:	Excellent

### Useful Life

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Last Activity Date:	N/A
Est. Useful Life:	25yr
Remaining Useful Life:	19yr
Next Activity Date:	1/1/2042

### Financial Data

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Estimate Date:	6/10/2022
Cost Per Ea:	\$150,000.00
Total Quantity:	2 Ea
Total Current Cost:	\$312,000.00
Inflation Rate:	4.00 %
Total Expenditures:	\$657,336.94

