EXPERT Reserve Services, Inc.

Reserve Studies - Replacement Cost Valuations

South Shores Utility Association

Level I Reserve Study with On-Site Analysis

Prepared for Fiscal Year 2025

August 12, 2024

Assumptions

The parameters and assumptions under which this study was completed, is based on information provided by the association/client, its representatives, its management company (as applicable), its contractors, other contractors, specialists and independent consultants, the Department of Business and Professional Regulation (or other state agency, as applicable), the Community Associations Institute (CAI), construction pricing and estimating manuals, and the preparer's own experience gained in the preparation of reserve study reports.

The reserve funding program reflects assumptions about future events. Some may not materialize, and unanticipated events/circumstances may develop. Therefore, the actual component cost and/or remaining life of a reserve component may vary from the reserve funding program. The preparer of this report does not express an opinion on the probability that actual item cost and/or remaining life may or may not approximate the reserve funding program.

It is assumed, unless otherwise indicated to the preparer, that all reserve items have been constructed properly, and that each estimated useful life will approximate that of the norm per industry standards and manufacturers specifications. Arbitrary estimates may have been used on reserve components with an indeterminable but potential liability to the association. The decision for the inclusion of these reserve components, and other assets considered or not, is ultimately left to the association/client.

The remaining life of the reserve components does not have a variance factor for unusual weather or natural disasters. It is assumed that a reasonable schedule of maintenance/repair will be conducted. The level of maintenance/repair any particular component receives may serve to prolong or shorten that components useful life. The actual life of any given component may vary due to quality of construction, original design, workmanship, intensity of use, maintenance/repair, and unusual weather. This study only addresses the maintenance and replacement of those reserve components listed, the associated costs/lives, and a reserve funding program.

Various percentage rate factors are generally used in the Cash Flow/Threshold Analysis. The annual inflation rate is normally determined using the local "CPI", the Consumer Price Index for consumers in the region of which the association is located. Because it is difficult to accurately predict these factors over time, it is vital to update them annually.

South Shores Utility Association August 12, 2024

179 Oceanway Drive, Melbourne Beach, FL 32951

Reserve Study Year 2025

As authorized, a reserve study report has been prepared for South Shores Utility Association located at 179 Oceanway Drive, Melbourne Beach, FL 32951. Built-in 1990 containing 350 units with components including but not limited to, items listed in this report.

Your report has been divided into sections for easier referencing. The first section contains all general information including definitions, accounting formulas, statutory requirements, etc. An index of sections and components can be found at the end of the Detail Report by Category pages.

In this report, we have taken both approved accounting formulas as outlined by The State of Florida, the Threshold, and the Component Method. These schedules will give you the recommended contribution per unit for the reporting year 2025.

This report contains information to act as a guideline to assist in budget preparation and in no way constitutes a complete budget or any opinion regarding the implication of such and consists of suggested contributions for Reserves only and in no way affects the operating budget.

It is the opinion of Expert Reserve Services, Inc. that the Association's reserve schedule is adequate for risk management, State requirements, and budget planning provided the suggested contribution in this report is adopted based on the association's appropriate funding method.

This report identifies the major assets maintained by the Association and provides estimates on useful life, remaining life, scheduled replacement date, and future replacement cost. This information was derived from a combination of market standards, cost databases, historical and provided information, local vendor estimates, and experience with similar properties.

FINANCIAL SUMMARY

Fiscal Year 2025

Projected Beginning Balance as of 12/31/2024:	$59,000
Projected Expenditures (2025):	$7,500
Threshold Model - Full Funding (1/1/2026):	$84,400
Annual Contibution (2025):	$30,000
Annual Contribution per Unit (2025):	$86

Based on all the components stated above and our inspection, it is our opinion, that South Shores Utility Association is of average maintenance and most components are in well-maintained condition unless otherwise noted.

As with many associations of this age, environmental elements and construction techniques play a large part in the useful life and remaining life of components. Fluctuations in construction costs, disasters, and insurance policy limitations cannot be foretold in a specific form to regulate guaranteed results, and therefore, we reserve the right to amend this statement upon future events and information provided. Future updates can be obtained on an annual basis and are highly recommended in this uncertain economy.

This report is being 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 project's buildings or any individual component.

This report has been prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Expert Inspectors, Inc.

Thank you for allowing Expert Reserve Services, Inc. the opportunity to serve your Association. Upon your review of this report, please do not hesitate to contact us with any questions that may arise.

Anastasia Kolodzik

Expert Reserve Services, Inc.

Please note: Once a report is finalized, any adjustments will incur a seperate charge

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Preface

This comprehensive reserve study report was produced using specialized web-based software powered by HomeRun IQ.

The individual responsible for report preparation and/or oversight is Anastasia Kolodzik.

Information contained in the report is considered reliable, but is not guaranteed. The report does not warrant against the contingency of unforseen conditions or circumstances, unreliable information, or an unpredictable inflationary or deflationary spiral. The report is not intended to predict precise expenditures, but rather to chart the expenditures that a reasonable person might anticipate in planning for the fiscal future. The scope of this report is expressly limited to the components described herein.

It is strongly recommended by the Reserve Study Industry to have this reserve study report updated on an annual basis to ensure the security of a long-term funding plan. These necessary updates provide statutory compliance (as applicable) and allow for adjustments due to actual year-end inflation rate, actual year-end reserve balance and the unpredictable nature of the lives of many of the reserve components under consideration.

Reserve Disclosures

Profile

Name	South Shores Utility Association
Location	Melbourne Beach, FL 32951
Units / General Type	350 / Organization (Business/Church/School)
Base Year / Age	1990 / 35
Fiscal Year Ends	Dec 31

Parameters

Level of Service	Level I Reserve Study with On-Site Analysis
Prepared for Fiscal Year (FY)	2025
Most Recent On-Site Inspection Date	January 24, 2024
Allocation Increase Rate (Avg)	7.60%
Inflation Rate	4.49%
Interest Rate	0.00%
Current Reserve Allocation	$0 per year
Current Reserve Balance	$59,000 as of [starting balance date]
Funding Plan - Method / Goal	Funding Plan 1

Summary

FY Start Balance	**$59,000**	*(projected to current FY end/next FY start)*
Fully Funded Balance	**$109,300**	
Percent Funded	77.22%	

Proposed Budget	*per year*	*per month*	*per unit per month*
Reserve Allocation	**$30,000**	**$2,500**	**$7**

Association management/members need to understand that Percent Funded is a general indication of reserve strength and that the parameter fluctuates from year to year due to the Disbursement Schedule.

The Reserve Allocation was determined using the Funding Plan indicated above under the Parameters section. This allocation should be increased annually using the Allocation Increase Rate found in the Cash Flow/Threshold Analysis.

Association management should budget the Reserve Allocation amount toward reserves for next fiscal year, to ensure the availability of reserves to fund future reserve component expenditures. This amount reflects an increase of N/A from the Current Reserve Allocation. The Reserve Allocation must be reviewed and adjusted for inflation (and other vital factors) in succeeding years to ensure the security of a successful plan!

First Five Years

PROPERTY								OWNER (PER UNIT)	
YEAR	STARTING BALANCE	CONTRIBUTIONS	SPECIAL ASSMNT	ADDT'L CAPITAL	INTEREST	RESERVE EXPENSES	ENDING BALANCE	MONTHLY CONTRIB	SPECIAL ASSMNT
2025	$59,000	$30,000	$0	$0	$0	$4,600	$84,400	$7	$0
2026	$84,400	$32,280	$0	$0	$0	$31,935	$84,745	$8	$0
2027	$84,745	$34,733	$0	$0	$0	$19,434	$100,044	$8	$0
2028	$100,044	$37,373	$0	$0	$0	$6,046	$131,371	$9	$0
2029	$131,371	$40,213	$0	$0	$0	$24,199	$147,385	$10	$0

Financial Summary

ASSOCIATION	FIRST YEAR (2025)	5 YEARS (2029)	10 YEARS (2034)	30 YEARS (2054)
Starting Balance	$59,000	$59,000	$59,000	$59,000
Contributions	$30,000	$174,600	$426,428	$3,158,923
Special Assessments	$0	$0	$0	$0
Additional Capital	$0	$0	$0	$0
Interest / Inv Returns	$0	$0	$0	$0
Reserve Expenses	($4,600)	($86,214)	($360,155)	($2,364,455)
Reserves Balance	**$84,400**	**$147,385**	**$125,273**	**$853,468**
# of Special Assessments	0	0	0	0
Owner				
Avg Contributions (/unit/month)	$7	$8	$10	$25
Special Assessments				
Avg Total Amount (/unit)	$0	$0	$0	$0
Avg Assessment Amount (/unit)	$0	$0	$0	$0

Reserve Disclosures

	Reserve Component	*Current Cost*	*Useful Life*	*Remaining Life*
01-Machines				
1.0.01	MQ 25 Trailer Generator	$39,542	30:00	5:00
1.0.02	MQ 25 Diesel Tank Replacement	$5,000	99:00	98:00
1.0.03	15 hp Aeration Blowers	$24,462	10:00	1:00
01-Machines Total		$69,004		
02-Electronics				
2.0.01	Dosing and Backwash Pump Control Panel	$11,330	10:00	9:00
02-Electronics Total		$11,330		
03-Equipment				
3.0.01	Dosing Pump Check Valves	$4,200	8:00	6:00
3.0.02	Backwash Pump Check Valves	$5,500	8:00	6:00
3.0.03	Dosing/Backwash Motors	$11,000	8:00	6:00
3.0.04	Lift Station Pipe Rehab - Pump 1	$12,500	25:00	2:00
3.0.04	Lift Station Pipe Rehab - Pump 2	$12,500	25:00	24:00
3.0.05	10 Ft. Effluent Trough	$2,200	16:00	14:11
3.0.06	Marolf High Service Panel (2 Pumps)	$800	35:00	1:00
3.0.07	Pryco Diesel Generator Repair	$10,000	10:00	6:00
03-Equipment Total		$58,700		
04- Structures				
4.0.06	5519 Shed Allowance	$10,000	6:01	6:00
04- Structures Total		$10,000		
04-Structures				
4.0.01	Water Treatment Equipment Room Roof	$67,200	20:00	18:11
4.0.02	179 Oceanway Allowance	$10,000	10:00	9:11
4.0.03	5519 Roof Replacement	$30,000	20:00	19:00
4.0.04	5519 Concrete Tile Mansard/Soffitt Replacement	$18,000	30:00	29:00
4.0.05	5519 Building Restoration Allowance	$35,000	10:00	9:00
4.0.05	5519 Building Restoration Project	$20,000	99:00	98:00
04-Structures Total		$180,200		

	Reserve Component	*Current Cost*	*Useful Life*	*Remaining Life*
05- Allowances				
5.0.05	Reverse Osmosis System Allowance	$3,000	1:00	0:11
05- Allowances Total		$3,000		
05-Allowances				
5.0.01	PVC Piping Allowance	$5,000	5:00	4:11
5.0.02	Air Header Repair Allowance	$20,000	10:00	9:00
5.0.03	Alarm Box Allowance	$1,600	1:00	0:11
05-Allowances Total		$26,600		
06- Paint				
6.0.01	Painting (Rust Repair)	$2,100	99:00	98:00
6.0.02	Painting (Rust Maintenance)	$700	2:00	1:00
06- Paint Total		$2,800		
07- General				
7.0.01	General Maintenance	$10,000	5:00	4:11
07- General Total		$10,000		
Water Meters				
8.0.01	Water Meter Repalcement	$150,000	25:00	24:00
Water Meters Total		$150,000		
Grand Total	27	**$521,634**		

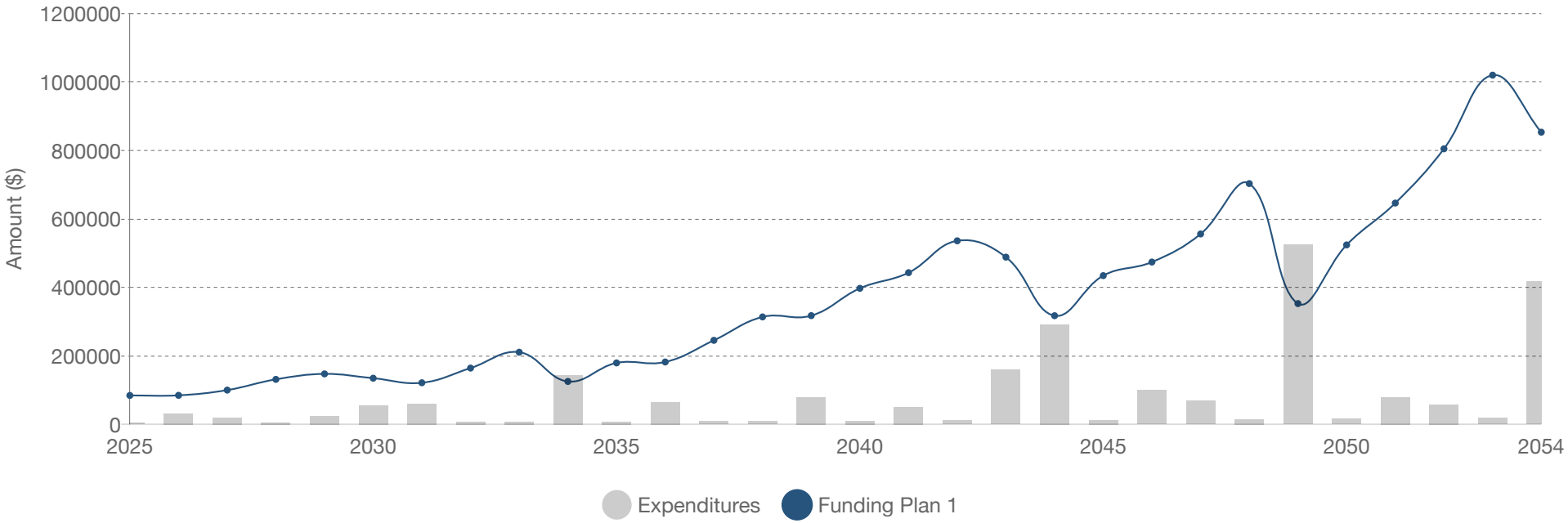
Cash Flow/Threshold Analysis

Fiscal Year	FY Starting Balance	Interest Earned	Reserve Allocation	Allocation Increase Rate	Special Assessment	Disbursement	FY End Balance	Fully Funded Balance	Percent Funded
2025	$59,000	$0	$30,000	N/A	$0	$4,600	$84,400	$109,300	77.22%
2026	$84,400	$0	$32,280	7.60%	$0	$31,935	$84,745	$148,331	57.13%
2027	$84,745	$0	$34,733	7.60%	$0	$19,434	$100,044	$162,683	61.50%
2028	$100,044	$0	$37,373	7.60%	$0	$6,046	$131,371	$192,585	68.21%
2029	$131,371	$0	$40,213	7.60%	$0	$24,199	$147,385	$239,745	61.48%
2030	$147,385	$0	$43,270	7.60%	$0	$55,854	$134,801	$272,067	49.55%
2031	$134,801	$0	$46,558	7.60%	$0	$59,870	$121,489	$274,867	44.20%
2032	$121,489	$0	$50,096	7.60%	$0	$7,208	$164,378	$276,573	59.43%
2033	$164,378	$0	$53,904	7.60%	$0	$7,531	$210,750	$335,712	62.78%
2034	$210,750	$0	$58,000	7.60%	$0	$143,478	$125,273	$399,605	31.35%
2035	$125,273	$0	$62,409	7.60%	$0	$8,223	$179,459	$326,861	54.90%
2036	$179,459	$0	$67,152	7.60%	$0	$64,461	$182,149	$394,839	46.13%
2037	$182,149	$0	$72,255	7.60%	$0	$8,978	$245,427	$409,884	59.88%
2038	$245,427	$0	$77,746	7.60%	$0	$9,381	$313,792	$486,483	64.50%
2039	$313,792	$0	$83,655	7.60%	$0	$79,897	$317,551	$569,135	55.80%
2040	$317,551	$0	$90,013	7.60%	$0	$10,242	$397,321	$585,004	67.92%
2041	$397,321	$0	$96,854	7.60%	$0	$51,088	$443,088	$677,680	65.38%
2042	$443,088	$0	$104,215	7.60%	$0	$11,183	$536,120	$735,301	72.91%
2043	$536,120	$0	$112,135	7.60%	$0	$159,839	$488,416	$840,824	58.09%
2044	$488,416	$0	$120,658	7.60%	$0	$291,713	$317,360	$799,534	39.69%
2045	$317,360	$0	$129,828	7.60%	$0	$12,758	$434,430	$622,544	69.78%
2046	$434,430	$0	$139,694	7.60%	$0	$100,010	$474,114	$733,215	64.66%
2047	$474,114	$0	$150,311	7.60%	$0	$68,331	$556,095	$761,999	72.98%
2048	$556,095	$0	$161,735	7.60%	$0	$14,554	$703,275	$829,683	84.76%
2049	$703,275	$0	$174,027	7.60%	$0	$524,529	$352,772	$961,305	36.70%
2050	$352,772	$0	$187,253	7.60%	$0	$15,891	$524,134	$570,884	91.81%
2051	$524,134	$0	$201,484	7.60%	$0	$79,262	$646,357	$699,551	92.40%
2052	$646,357	$0	$216,797	7.60%	$0	$58,269	$804,884	$773,151	104.10%
2053	$804,884	$0	$233,273	7.60%	$0	$18,129	$1,020,029	$877,603	116.23%
2054	$1,020,029	$0	$251,002	7.60%	$0	$417,563	$853,468	$1,034,553	82.50%

0.00% - Interest Rate		Min FY End Balance:	$84,400	Min % Funded:	31.35%
4.49% - Inflation		Avg FY End Balance:	$369,829	Avg % Funded:	65.80%

Yearly Review Chart

Disbursement with Percent Funded Comparison



Disbursement By Year

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2025 (Year 1)						
5.0.03	Alarm Box Allowance	$1,600.00	1 Allow	$1,600	1y	2026
5.0.05	Reverse Osmosis System Allowance	$3,000.00	1 Allow	$3,000	1y	2026
2025 (Year 1) Total				**$4,600**		
2026 (Year 2)						
1.0.03	15 hp Aeration Blowers	$12,780.435	2 Ea	$25,561	10y	2036
5.0.03	Alarm Box Allowance	$1,671.84	1 Allow	$1,672	1y	2027
3.0.06	Marolf High Service Panel (2 Pumps)	$835.92	1 Ea	$836	35y	N/A
6.0.02	Painting (Rust Maintenance)	$731.43	1 Ea	$731	1y	2027
5.0.05	Reverse Osmosis System Allowance	$3,134.70	1 Allow	$3,135	1y	2027
2026 (Year 2) Total				**$31,935**		
2027 (Year 3)						
5.0.03	Alarm Box Allowance	$1,746.91	1 Allow	$1,747	1y	2028
3.0.04	Lift Station Pipe Rehab - Pump 1	$13,647.70	1 Ea	$13,648	25y	2052
6.0.02	Painting (Rust Maintenance)	$764.27	1 Ea	$764	1y	2028
5.0.05	Reverse Osmosis System Allowance	$3,275.45	1 Allow	$3,275	1y	2028
2027 (Year 3) Total				**$19,434**		
2028 (Year 4)						
5.0.03	Alarm Box Allowance	$1,825.34	1 Allow	$1,825	1y	2029
6.0.02	Painting (Rust Maintenance)	$798.59	1 Ea	$799	1y	2029
5.0.05	Reverse Osmosis System Allowance	$3,422.52	1 Allow	$3,423	1y	2029
2028 (Year 4) Total				**$6,046**		
2029 (Year 5)						
5.0.03	Alarm Box Allowance	$1,907.30	1 Allow	$1,907	1y	2030
7.0.01	General Maintenance	$11,920.62	1 Allow	$11,921	5y	2034
6.0.02	Painting (Rust Maintenance)	$834.44	1 Ea	$834	1y	2030

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
5.0.01	PVC Piping Allowance	$5,960.31	1 Allow	$5,960	5y	2034
5.0.05	Reverse Osmosis System Allowance	$3,576.19	1 Allow	$3,576	1y	2030
2029 (Year 5) Total				$24,199		
2030 (Year 6)						
5.0.03	Alarm Box Allowance	$1,992.94	1 Allow	$1,993	1y	2031
1.0.01	MQ 25 Trailer Generator	$49,252.58	1 Ea	$49,253	30y	N/A
6.0.02	Painting (Rust Maintenance)	$871.91	1 Ea	$872	1y	2031
5.0.05	Reverse Osmosis System Allowance	$3,736.76	1 Allow	$3,737	1y	2031
2030 (Year 6) Total				$55,854		
2031 (Year 7)						
4.0.06	5519 Shed Allowance	$13,015.13	1 Allow	$13,015	5y	2036
5.0.03	Alarm Box Allowance	$2,082.42	1 Allow	$2,082	1y	2032
3.0.02	Backwash Pump Check Valves	$3,579.16	2 Ea	$7,158	8y	2039
3.0.01	Dosing Pump Check Valves	$2,733.175	2 Ea	$5,466	8y	2039
3.0.03	Dosing/Backwash Motors	$7,158.32	2 Ea	$14,317	8y	2039
6.0.02	Painting (Rust Maintenance)	$911.06	1 Ea	$911	1y	2032
3.0.07	Pryco Diesel Generator Repair	$13,015.13	1 Ea	$13,015	10y	2041
5.0.05	Reverse Osmosis System Allowance	$3,904.54	1 Allow	$3,905	1y	2032
2031 (Year 7) Total				$59,870		
2032 (Year 8)						
5.0.03	Alarm Box Allowance	$2,175.92	1 Allow	$2,176	1y	2033
6.0.02	Painting (Rust Maintenance)	$951.96	1 Ea	$952	1y	2033
5.0.05	Reverse Osmosis System Allowance	$4,079.85	1 Allow	$4,080	1y	2033
2032 (Year 8) Total				$7,208		
2033 (Year 9)						
5.0.03	Alarm Box Allowance	$2,273.62	1 Allow	$2,274	1y	2034
6.0.02	Painting (Rust Maintenance)	$994.71	1 Ea	$995	1y	2034
5.0.05	Reverse Osmosis System Allowance	$4,263.04	1 Allow	$4,263	1y	2034
2033 (Year 9) Total				$7,531		

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2034 (Year 10)						
4.0.02	179 Oceanway Allowance	$14,848.16	1 Allow	$14,848	10y	2044
4.0.05	5519 Building Restoration Allowance	$51,968.55	1 Ea	$51,969	10y	2044
5.0.02	Air Header Repair Allowance	$29,696.32	1 Allow	$29,696	10y	2044
5.0.03	Alarm Box Allowance	$2,375.70	1 Allow	$2,376	1y	2035
2.0.01	Dosing and Backwash Pump Control Panel	$16,822.96	1 Ea	$16,823	10y	2044
7.0.01	General Maintenance	$14,848.16	1 Allow	$14,848	5y	2039
6.0.02	Painting (Rust Maintenance)	$1,039.37	1 Ea	$1,039	1y	2035
5.0.01	PVC Piping Allowance	$7,424.08	1 Allow	$7,424	5y	2039
5.0.05	Reverse Osmosis System Allowance	$4,454.45	1 Allow	$4,454	1y	2035
2034 (Year 10) Total				**$143,478**		
2035 (Year 11)						
5.0.03	Alarm Box Allowance	$2,482.37	1 Allow	$2,482	1y	2036
6.0.02	Painting (Rust Maintenance)	$1,086.04	1 Ea	$1,086	1y	2036
5.0.05	Reverse Osmosis System Allowance	$4,654.45	1 Allow	$4,654	1y	2036
2035 (Year 11) Total				**$8,223**		
2036 (Year 12)						
1.0.03	15 hp Aeration Blowers	$19,828.635	2 Ea	$39,657	10y	2046
4.0.06	5519 Shed Allowance	$16,211.46	1 Allow	$16,211	5y	2041
5.0.03	Alarm Box Allowance	$2,593.83	1 Allow	$2,594	1y	2037
6.0.02	Painting (Rust Maintenance)	$1,134.80	1 Ea	$1,135	1y	2037
5.0.05	Reverse Osmosis System Allowance	$4,863.44	1 Allow	$4,863	1y	2037
2036 (Year 12) Total				**$64,461**		
2037 (Year 13)						
5.0.03	Alarm Box Allowance	$2,710.30	1 Allow	$2,710	1y	2038
6.0.02	Painting (Rust Maintenance)	$1,185.76	1 Ea	$1,186	1y	2038
5.0.05	Reverse Osmosis System Allowance	$5,081.80	1 Allow	$5,082	1y	2038
2037 (Year 13) Total				**$8,978**		
2038 (Year 14)						

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
5.0.03	Alarm Box Allowance	$2,831.99	1 Allow	$2,832	1y	2039
6.0.02	Painting (Rust Maintenance)	$1,239.00	1 Ea	$1,239	1y	2039
5.0.05	Reverse Osmosis System Allowance	$5,309.98	1 Allow	$5,310	1y	2039
2038 (Year 14) Total				$9,381		
2039 (Year 15)						
3.0.05	10 Ft. Effluent Trough	$4,068.82	1 Ea	$4,069	15y	2054
5.0.03	Alarm Box Allowance	$2,959.14	1 Allow	$2,959	1y	2040
3.0.02	Backwash Pump Check Valves	$5,086.03	2 Ea	$10,172	8y	2047
3.0.01	Dosing Pump Check Valves	$3,883.875	2 Ea	$7,768	8y	2047
3.0.03	Dosing/Backwash Motors	$10,172.06	2 Ea	$20,344	8y	2047
7.0.01	General Maintenance	$18,494.65	1 Allow	$18,495	5y	2044
6.0.02	Painting (Rust Maintenance)	$1,294.63	1 Ea	$1,295	1y	2040
5.0.01	PVC Piping Allowance	$9,247.33	1 Allow	$9,247	5y	2044
5.0.05	Reverse Osmosis System Allowance	$5,548.40	1 Allow	$5,548	1y	2040
2039 (Year 15) Total				$79,897		
2040 (Year 16)						
5.0.03	Alarm Box Allowance	$3,092.01	1 Allow	$3,092	1y	2041
6.0.02	Painting (Rust Maintenance)	$1,352.75	1 Ea	$1,353	1y	2041
5.0.05	Reverse Osmosis System Allowance	$5,797.52	1 Allow	$5,798	1y	2041
2040 (Year 16) Total				$10,242		
2041 (Year 17)						
4.0.06	5519 Shed Allowance	$20,192.76	1 Allow	$20,193	5y	2046
5.0.03	Alarm Box Allowance	$3,230.84	1 Allow	$3,231	1y	2042
6.0.02	Painting (Rust Maintenance)	$1,413.49	1 Ea	$1,413	1y	2042
3.0.07	Pryco Diesel Generator Repair	$20,192.76	1 Ea	$20,193	10y	2051
5.0.05	Reverse Osmosis System Allowance	$6,057.83	1 Allow	$6,058	1y	2042
2041 (Year 17) Total				$51,088		
2042 (Year 18)						

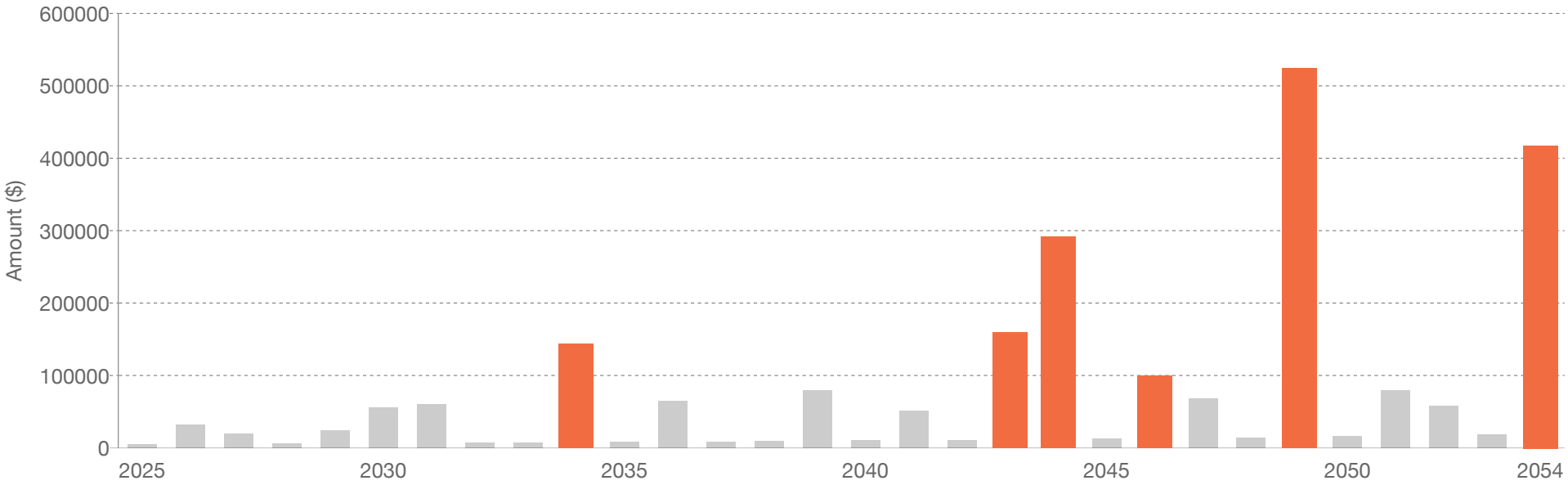
ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
5.0.03	Alarm Box Allowance	$3,375.91	1 Allow	$3,376	1y	2043
6.0.02	Painting (Rust Maintenance)	$1,476.96	1 Ea	$1,477	1y	2043
5.0.05	Reverse Osmosis System Allowance	$6,329.82	1 Allow	$6,330	1y	2043
2042 (Year 18) Total				$11,183		
2043 (Year 19)						
5.0.03	Alarm Box Allowance	$3,527.48	1 Allow	$3,527	1y	2044
6.0.02	Painting (Rust Maintenance)	$1,543.27	1 Ea	$1,543	1y	2044
5.0.05	Reverse Osmosis System Allowance	$6,614.03	1 Allow	$6,614	1y	2044
4.0.01	Water Treatment Equipment Room Roof	$1,322.807	112 SF	$148,154	20y	N/A
2043 (Year 19) Total				$159,839		
2044 (Year 20)						
4.0.02	179 Oceanway Allowance	$23,036.68	1 Allow	$23,037	10y	2054
4.0.05	5519 Building Restoration Allowance	$80,628.37	1 Ea	$80,628	10y	2054
4.0.03	5519 Roof Replacement	$69,110.03	1 Ea	$69,110	20y	N/A
5.0.02	Air Header Repair Allowance	$46,073.36	1 Allow	$46,073	10y	2054
5.0.03	Alarm Box Allowance	$3,685.87	1 Allow	$3,686	1y	2045
2.0.01	Dosing and Backwash Pump Control Panel	$26,100.56	1 Ea	$26,101	10y	2054
7.0.01	General Maintenance	$23,036.68	1 Allow	$23,037	5y	2049
6.0.02	Painting (Rust Maintenance)	$1,612.57	1 Ea	$1,613	1y	2045
5.0.01	PVC Piping Allowance	$11,518.34	1 Allow	$11,518	5y	2049
5.0.05	Reverse Osmosis System Allowance	$6,911.00	1 Allow	$6,911	1y	2045
2044 (Year 20) Total				$291,713		
2045 (Year 21)						
5.0.03	Alarm Box Allowance	$3,851.36	1 Allow	$3,851	1y	2046
6.0.02	Painting (Rust Maintenance)	$1,684.97	1 Ea	$1,685	1y	2046
5.0.05	Reverse Osmosis System Allowance	$7,221.31	1 Allow	$7,221	1y	2046
2045 (Year 21) Total				$12,758		
2046 (Year 22)						

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1.0.03	15 hp Aeration Blowers	$30,763.81	2 Ea	$61,528	10y	N/A
4.0.06	5519 Shed Allowance	$25,151.81	1 Allow	$25,152	5y	2051
5.0.03	Alarm Box Allowance	$4,024.29	1 Allow	$4,024	1y	2047
6.0.02	Painting (Rust Maintenance)	$1,760.63	1 Ea	$1,761	1y	2047
5.0.05	Reverse Osmosis System Allowance	$7,545.54	1 Allow	$7,546	1y	2047
2046 (Year 22) Total				$100,010		
2047 (Year 23)						
5.0.03	Alarm Box Allowance	$4,204.98	1 Allow	$4,205	1y	2048
3.0.02	Backwash Pump Check Valves	$7,227.31	2 Ea	$14,455	8y	N/A
3.0.01	Dosing Pump Check Valves	$5,519.035	2 Ea	$11,038	8y	N/A
3.0.03	Dosing/Backwash Motors	$14,454.62	2 Ea	$28,909	8y	N/A
6.0.02	Painting (Rust Maintenance)	$1,839.68	1 Ea	$1,840	1y	2048
5.0.05	Reverse Osmosis System Allowance	$7,884.34	1 Allow	$7,884	1y	2048
2047 (Year 23) Total				$68,331		
2048 (Year 24)						
5.0.03	Alarm Box Allowance	$4,393.78	1 Allow	$4,394	1y	2049
6.0.02	Painting (Rust Maintenance)	$1,922.28	1 Ea	$1,922	1y	2049
5.0.05	Reverse Osmosis System Allowance	$8,238.35	1 Allow	$8,238	1y	2049
2048 (Year 24) Total				$14,554		
2049 (Year 25)						
5.0.03	Alarm Box Allowance	$4,591.06	1 Allow	$4,591	1y	2050
7.0.01	General Maintenance	$28,694.16	1 Allow	$28,694	5y	2054
3.0.04	Lift Station Pipe Rehab - Pump 2	$35,867.70	1 Ea	$35,868	25y	N/A
6.0.02	Painting (Rust Maintenance)	$2,008.59	1 Ea	$2,009	1y	2050
5.0.01	PVC Piping Allowance	$14,347.08	1 Allow	$14,347	5y	2054
5.0.05	Reverse Osmosis System Allowance	$8,608.25	1 Allow	$8,608	1y	2050
8.0.01	Water Meter Repalcement	$430,412.38	1 LS	$430,412	25y	N/A
2049 (Year 25) Total				$524,529		

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2050 (Year 26)						
5.0.03	Alarm Box Allowance	$4,797.20	1 Allow	$4,797	1y	2051
6.0.02	Painting (Rust Maintenance)	$2,098.78	1 Ea	$2,099	1y	2051
5.0.05	Reverse Osmosis System Allowance	$8,994.76	1 Allow	$8,995	1y	2051
2050 (Year 26) Total				$15,891		
2051 (Year 27)						
4.0.06	5519 Shed Allowance	$31,328.74	1 Allow	$31,329	5y	N/A
5.0.03	Alarm Box Allowance	$5,012.60	1 Allow	$5,013	1y	2052
6.0.02	Painting (Rust Maintenance)	$2,193.01	1 Ea	$2,193	1y	2052
3.0.07	Pryco Diesel Generator Repair	$31,328.74	1 Ea	$31,329	10y	N/A
5.0.05	Reverse Osmosis System Allowance	$9,398.62	1 Allow	$9,399	1y	2052
2051 (Year 27) Total				$79,262		
2052 (Year 28)						
5.0.03	Alarm Box Allowance	$5,237.66	1 Allow	$5,238	1y	2053
3.0.04	Lift Station Pipe Rehab - Pump 1	$40,919.25	1 Ea	$40,919	25y	N/A
6.0.02	Painting (Rust Maintenance)	$2,291.48	1 Ea	$2,291	1y	2053
5.0.05	Reverse Osmosis System Allowance	$9,820.62	1 Allow	$9,821	1y	2053
2052 (Year 28) Total				$58,269		
2053 (Year 29)						
5.0.03	Alarm Box Allowance	$5,472.84	1 Allow	$5,473	1y	2054
6.0.02	Painting (Rust Maintenance)	$2,394.37	1 Ea	$2,394	1y	2054
5.0.05	Reverse Osmosis System Allowance	$10,261.57	1 Allow	$10,262	1y	2054
2053 (Year 29) Total				$18,129		
2054 (Year 30)						
3.0.05	10 Ft. Effluent Trough	$7,863.03	1 Ea	$7,863	15y	N/A
4.0.02	179 Oceanway Allowance	$35,741.04	1 Allow	$35,741	10y	N/A
4.0.05	5519 Building Restoration Allowance	$125,093.63	1 Ea	$125,094	10y	N/A
4.0.04	5519 Concrete Tile Mansard/Soffitt Replacement	$64,333.87	1 Ea	$64,334	30y	N/A

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
5.0.02	Air Header Repair Allowance	$71,482.07	1 Allow	$71,482	10y	N/A
5.0.03	Alarm Box Allowance	$5,718.57	1 Allow	$5,719	1y	N/A
2.0.01	Dosing and Backwash Pump Control Panel	$40,494.60	1 Ea	$40,495	10y	N/A
7.0.01	General Maintenance	$35,741.04	1 Allow	$35,741	5y	N/A
6.0.02	Painting (Rust Maintenance)	$2,501.87	1 Ea	$2,502	1y	N/A
5.0.01	PVC Piping Allowance	$17,870.52	1 Allow	$17,871	5y	N/A
5.0.05	Reverse Osmosis System Allowance	$10,722.31	1 Allow	$10,722	1y	N/A
2054 (Year 30) Total				$417,563		

Category Breakdown Chart



Component Details

	Reserve Component	*UL*	*RL*	*Quantity*	*Unit Cost*	*Rplc %*	*Extended Cost*
01-Machines							
1.0.01	MQ 25 Trailer Generator	30:00	5:00	1 Ea	$39,541.70	100%	$39,542
1.0.02	MQ 25 Diesel Tank Replacement	99:00	98:00	1 Ea	$5,000.00	100%	$5,000
1.0.03	15 hp Aeration Blowers	10:00	1:00	2 Ea	$12,231.25	100%	$24,462
02-Electronics							
2.0.01	Dosing and Backwash Pump Control Panel	10:00	9:00	1 Ea	$11,330.00	100%	$11,330
03-Equipment							
3.0.01	Dosing Pump Check Valves	8:00	6:00	2 Ea	$2,100.00	100%	$4,200
3.0.02	Backwash Pump Check Valves	8:00	6:00	2 Ea	$2,750.00	100%	$5,500
3.0.03	Dosing/Backwash Motors	8:00	6:00	2 Ea	$5,500.00	100%	$11,000
3.0.04	Lift Station Pipe Rehab - Pump 1	25:00	2:00	1 Ea	$12,500.00	100%	$12,500
3.0.04	Lift Station Pipe Rehab - Pump 2	25:00	24:00	1 Ea	$12,500.00	100%	$12,500
3.0.05	10 Ft. Effluent Trough	16:00	14:11	1 Ea	$2,200.00	100%	$2,200
3.0.06	Marolf High Service Panel (2 Pumps)	35:00	1:00	1 Ea	$800.00	100%	$800
3.0.07	Pryco Diesel Generator Repair	10:00	6:00	1 Ea	$10,000.00	100%	$10,000
04- Structures							
4.0.06	5519 Shed Allowance	6:01	6:00	1 Allow	$10,000.00	100%	$10,000
04-Structures							
4.0.01	Water Treatment Equipment Room Roof	20:00	18:11	112 SF	$600.00	100%	$67,200
4.0.02	179 Oceanway Allowance	10:00	9:11	1 Allow	$10,000.00	100%	$10,000
4.0.03	5519 Roof Replacement	20:00	19:00	1 Ea	$30,000.00	100%	$30,000
4.0.04	5519 Concrete Tile Mansard/ Soffitt Replacement	30:00	29:00	1 Ea	$18,000.00	100%	$18,000
4.0.05	5519 Building Restoration Allowance	10:00	9:00	1 Ea	$35,000.00	100%	$35,000
4.0.05	5519 Building Restoration Project	99:00	98:00	1 Ea	$20,000.00	100%	$20,000
05- Allowances							
5.0.05	Reverse Osmosis System Allowance	1:00	0:11	1 Allow	$3,000.00	100%	$3,000
05-Allowances							

	Reserve Component	UL	RL	Quantity	Unit Cost	Rplc %	Extended Cost
5.0.01	PVC Piping Allowance	5:00	4:11	1 Allow	$5,000.00	100%	$5,000
5.0.02	Air Header Repair Allowance	10:00	9:00	1 Allow	$20,000.00	100%	$20,000
5.0.03	Alarm Box Allowance	1:00	0:11	1 Allow	$1,600.00	100%	$1,600
06- Paint							
6.0.01	Painting (Rust Repair)	99:00	98:00	1 Ea	$2,100.00	100%	$2,100
6.0.02	Painting (Rust Maintenance)	2:00	1:00	1 Ea	$700.00	100%	$700
07- General							
7.0.01	General Maintenance	5:00	4:11	1 Allow	$10,000.00	100%	$10,000
Water Meters							
8.0.01	Water Meter Repalcement	25:00	24:00	1 LS	$150,000.00	100%	$150,000

Grand Total: 27

Field Report

**Note- Field observations are normally based on an inspection of all accessible reserve components under consideration. Roofing system observations (if applicable) are normally based on a minimum inspection of at least 15% of the total number of units within the complex. Level 1 Reserve Studies normally provide for reserve component identification, quantification and specification via actual field observations and/or measurements. Recommend that association management institute a log book to record "Reserve Fund Disbursements" to facilitate future reserve studies. The log should include copy of all contracts/invoices.*

Appendices

Calculations

1) Allocation % =

Reserve Allocation (Component Method) / Total Reserve Allocation (Component Method) x 100

2) Current Cost =

Extended Cost (for a component without subcomponents)

-or-

Sum of subcomponent Extended Costs (for a component with subcomponents)

3) Extended Cost =

Quantity x Unit Cost x Replacement % x (1+Contingency Rate)

4) Fully Funded Balance =

Current Cost / Useful Life x (Useful Life - Remaining Life)

5) FY End Balance (same as Next FY Start Balance) =

Initial or current fiscal year-

Current Reserve Balance + Interest Earned + Reserve Allocation to Fund + Special Assessment to Fund + Funds Due from Operating - Approved Funds to Disburse - Disbursements

Subsequent fiscal years-

FY Start Balance + Interest Earned + (Reserve Allocation (from previous year) x (1 + Reserve Allocation Rate)) - Disbursements

6) Interest Earned=

Initial fiscal year-

Current Reserve Balance x (Interest Rate (net effective)/12 x Number of funding months remaining in current fiscal year)

Subsequent fiscal years-

FY Start Balance x Interest Rate (net effective)

7) Percent Funded =

(FY Start Balance / Fully Funded Balance) x 100

8) Reserve Allocation (Component Method) =

Current Cost / Useful Life

Definitions

Abbreviations

bldgs = *buildings*	lf or lin ft = *linear feet*	sy or sq yd = *square yard*
ea = *each*	RL = *remaining life*	UL = *useful life*
FY = *fiscal year*	sf or sq ft = *square feet* (100 sq ft = 1 square)	% = *percent*

1) Age

The approximate age of the complex. This parameter is provided for information only.

2) Allocation %

A percentage of the total Reserve Allocation. See Calculations- APPENDIX B.

3) Allocation Increase Rate

Expressed as a percentage rate that reflects the increase of a given year's Reserve Allocation over the previous year's Reserve Allocation and utilized only in the Cash Flow/Threshold Analysis.

4) Base Year

The year in which the governing documents were recorded and/or the buildings constructed (average year may be used for phases built over a period of time), and utilized to determine the approximate complex age. This parameter is provided for information only.

5) Common Interest Development (CID)

Defined by shared property and restrictions in the deed on use of the property. A CID is governed by a mandatory Association of homeowners which administers the property and enforces its restrictions. The Association Board is responsible for repairing, replacing, or maintaining the common areas, other than the exclusive use common areas, and the owner of each separate interest is responsible for maintaining that separate interest and any exclusive use common area appurtenant to the separate interest. The following are two typical CID subdivision types:

A) Condominium- In general, the recorded owner has title to the unit (or airspace). They are typically responsible for the interior of their individual unit/garage, all utilities that service their unit and any exclusive use common area associated with their unit (e.g. balcony, doors/windows, patio yard, etc.).

B) Planned Development- In general, the recorded owner has title to the lot. They are typically responsible for the maintenance and repair of any structure or improvement located on their respective lot.

Note- CIDs & subdivision types are general and may not apply or may vary, based on your local.

6) Component Inventory

The task of selecting and quantifying reserve items. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of established association precedents, and discussion with appropriate association representatives.

7) Contingency Rate

Expressed as a percentage rate that reflects a factor added to the unit cost to prepare for an event that is liable to occur, but not with certainty.

8) Current Cost

The current fiscal year's estimated cost to maintain, replace, repair, or restore a reserve component to its original functional condition. Sources utilized to obtain estimates may include: the association, its contractors, other contractors, specialists and independent consultants, the State department of Real Estate (or other state department as applicable), construction pricing and estimating manuals, and the preparer's own experience and/or database of costs formulated in the preparation of other reserve study reports. See Calculations- APPENDIX B.

9) Disbursement

The funds expected to be paid or expended from the Reserve Balance.

10) Extended Cost

See Calculations- APPENDIX B.

11) Fiscal Year (FY)

A 12-month period for which an organization plans the use of its funds. There are two distinct types:

A) Calendar Fiscal Year (ends December 31)

B) Non-Calendar Fiscal Year (does not end December 31)

12) Full Funded Balance (FFB)

Total Accrued Depreciation. An indicator against which the FY Start Balance can be compared. The balance that is in direct proportion to the fraction of life "used up" of the cost.

See Calculations- APPENDIX B.

13) Funding Goal

Independent of methodology utilized, the following represents the basic categories of funding plan goals:

A) Baseline Funding- Maintaining a Net Reserve Balance at or near zero.

B) Full Funding- Maintaining a Reserve Balance at or near Percent Funded of 100%.

C) Statutory Funding- Maintaining a specified Reserve Balance/Percent Funded per statutes.

D) Threshold Funding- Establishing and maintaining a set Net Reserve Balance or Percent Funded.

14) Funding Method (or Funding Plan)

An association's plan to provide income to the reserve fund to offset expected disbursements from that fund. The following represents two (2) basic methodologies used to fund reserves:

A) Cash Flow/Threshold Method- A method of developing a reserve funding plan where allocations to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

B) Component Method- A method of developing a reserve funding plan where the total reserve allocation is based

on the sum of allocations for individual components.

15) Funding Plan

The combined Funding Method & Funding Goal.

16) FY End Balance (same as next FY Start Balance)

The balance in reserves at end of applicable fiscal year. See Calculations- Appendix B.

17) FY Start Balance (same as prior year FY End Balance)

The balance in reserves at start of applicable fiscal year.

18) Inflation Rate

Expressed as a percentage rate that reflects the increase of this year's costs over the previous year's costs. Also known as a 'cost increase factor'.

19) Interest Earned

The annual earning of reserve funds that have been deposited in certificates of deposit (CDs), money market accounts or other investment vehicles. See Calculations- Appendix B.

20) Interest Rate

The ratio of the gain received from an investment and the investment over a period of time (usually one year), prior to any federal or state imposed taxes.

21) Interest Rate (net effective)

The ratio of the gain received from an investment and the investment over a period of time (usually one year), after any federal or state imposed taxes.

22) Levels of Service

A) Level 1 Reserve Study (Full or Comprehensive)- A Reserve Study in which the following five Reserve Study tasks are performed:

a) Component Inventory
b) Life and Valuation Estimates
c) Fund Status
d) Funding Plan

B) Level 2 Reserve Study (Update, With-Site-Visit/On-Site Review)- A Reserve Study update in which the following five tasks are performed:

a) Component Inventory
b) Life and Valuation Estimates
c) Fund Status
d) Funding Plan
*Note- Updates are reliant on the validity of prior Reserve Studies.

C) Level 3 Reserve Study (Update, No-Site-Visit/Off-Site Review)- A Reserve Study update with no on-site visual observations in which the following three tasks are performed:

a) Life and Valuation Estimates

b) Fund Status
c) Funding Plan
*Note- Updates are reliant on the validity of prior Reserve Studies.

23) Percent Funded

A comparison of the Fully Funded Balance to the FY Start Balance expressed as a percentage, and used to provide a 'general indication' of reserve strength. See Calculations- APPENDIX B.

24) Quantity

The number or amount of a particular reserve component or subcomponent.

25) Remaining Life (RL)

The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the current fiscal year (but have not been approved) have a remaining life of "zero".

26) Replacement %

A percentage of the total replacement for a particular reserve component or subcomponent. This parameter is normally 100%.

27) Reserve Allocation

The amount to be annually budgeted towards reserves based on a Funding Plan.

28) Reserve Component (or subcomponent)

The individual line items in the reserve study, developed or updated in the physical analysis that form the building blocks of the reserve study. They typically are:

A) association responsibility,
B) with limited useful life expectancies,
C) predictable remaining useful life expectancies,
D) above a minimum threshold cost,
E) and, as required by statutes.

29) Restoration

Defined as to bring back to an unimpaired or improved condition. General types follow:

A) Building- In general, funding utilized to defray the cost (in whole or part) of major building components that are not necessarily included as line items and may include termite treatment.
B) Irrigation System- In general, funding utilized to defray the cost (in whole or part) of sectional irrigation system areas including modernization to improve water management.
C) Landscape- In general, funding utilized to defray the cost (in whole or part) of sectional landscape areas including modernization to improve water conservation & drainage.

30) Risk Factor

The associated risk of the availability of reserves to fund expenditures by interpreting the Percent Funded parameter as follows:

A) 70% and above- LOW
B) 31% to 69%- MODERATE
C) 30% and below- HIGH

31) Unit Cost

The current fiscal year's estimated cost to maintain, replace, repair, or restore an individual "unit of measure" of a reserve component or subcomponent to its original functional condition.

32) Unit of Measure

A system of units used in measuring a reserve component or subcomponent (i.e. each, lineal feet, square feet, etc.).

33) Useful Life (UL)

Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve item can be expected to serve its intended function if properly constructed and maintained in its present application or installation.

Component Detail Pages

MQ 25 Trailer Generator

Basic Info

Type of Cost:	Replacement
Category:	01-Machines
Useful Life:	30:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$39,541.70
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$39,542

Comments

Included for Replacement of MQ 25 Trailer Generator

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
MQ 25 Trailer Generator	30:00	5:00	1 Ea	$39,542
Total			1 Ea	$39,542

Photos


25
DOCUMENT BOX LOCATED INSIDE OF THIS PANEL
CAUTION
This machine stops and starts automatically and without notice.

MQ 25 Diesel Tank Replacement

Basic Info

Type of Cost:	
Category:	01-Machines
Useful Life:	99:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$5,000.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$5,000

Comments

Included for Replacement of MQ 25 Trailer Generator Diesel Tank

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
MQ 25 Diesel Tank Replacement	99:00	98:00	1 Ea	$5,000
Total			1 Ea	$5,000

Photos

15 hp Aeration Blowers

Basic Info

Type of Cost:	
Category:	01-Machines
Useful Life:	10:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$12,231.25
Total Qty to Maintain (100% of Total):	2 Ea
Total Current Cost:	$24,462

Comments

Included for Repalcement of 15hp Aeration Blowers

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
15 hp Aeration Blowers	10:00	1:00	2 Ea	$24,462
Total			2 Ea	$24,462

Photos


SUTORBILT
Sutorbilt
POSITIVE DISPLACEMENT BLOWER
CATALOG NO.
MODEL
SERIAL NO.
MAX. RPM
2350

Dosing and Backwash Pump Control Panel

Basic Info

Type of Cost:	
Category:	02-Electronics
Useful Life:	10:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$11,330.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$11,330

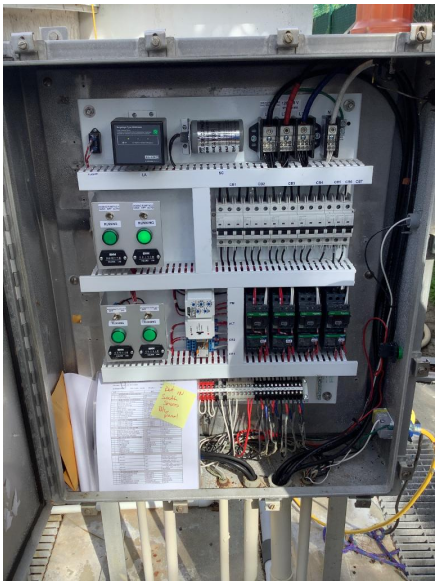
Comments

Included for Replacement of Dosing and Backwash Control Panel

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Dosing and Backwash Pump Control Panel	10:00	9:00	1 Ea	$11,330
Total			1 Ea	$11,330

Photos



Dosing Pump Check Valves

Basic Info

Type of Cost:	
Category:	03-Equipment
Useful Life:	8:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$2,100.00
Total Qty to Maintain (100% of Total):	2 Ea
Total Current Cost:	$4,200

Comments

Included for Replacement of Dosing Pump Check Valves

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Dosing Pump Check Valves	8:00	6:00	2 Ea	$4,200
Total			2 Ea	$4,200

Photos

Backwash Pump Check Valves

Basic Info

Type of Cost:	
Category:	03-Equipment
Useful Life:	8:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$2,750.00
Total Qty to Maintain (100% of Total):	2 Ea
Total Current Cost:	$5,500

Comments

Included for Replacement of Backwash Pump Check Valves

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Backwash Pump Check Valves	8:00	6:00	2 Ea	$5,500
Total			2 Ea	$5,500

Photos

Dosing/Backwash Motors

Basic Info

Type of Cost:	
Category:	03-Equipment
Useful Life:	8:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$5,500.00
Total Qty to Maintain (100% of Total):	2 Ea
Total Current Cost:	$11,000

Comments

Included for Replacement of Dosing and Backwash Motors

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Dosing/Backwash Motors	8:00	6:00	2 Ea	$11,000
Total			2 Ea	$11,000

Photos

Lift Station Pipe Rehab - Pump 1

Basic Info

Type of Cost:	
Category:	03-Equipment
Useful Life:	25:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$12,500.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$12,500

Comments

Included for Repalcement of Lift Station Pipes

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Lift Station Pipe Rehab - Pump 1	25:00	2:00	1 Ea	$12,500
Total			1 Ea	$12,500

Photos

Lift Station Pipe Rehab - Pump 2

Basic Info

Type of Cost:	
Category:	03-Equipment
Useful Life:	25:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$12,500.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$12,500

Comments

Included for Repalcement of Lift Station Pipes

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Lift Station Pipe Rehab - Pump 2	25:00	24:00	1 Ea	$12,500
Total			1 Ea	$12,500

Photos

10 Ft. Effluent Trough

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	03-Equipment
Useful Life:	15:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$2,200.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$2,200

Comments

Included for Replacement and Maintenance of Effluent Trough

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
10 Ft. Effluent Trough	16:00	14:11	1 Ea	$2,200
Total			1 Ea	$2,200

Photos

Marolf High Service Panel (2 Pumps)

Basic Info

Type of Cost:	
Category:	03-Equipment
Useful Life:	35:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$800.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$800

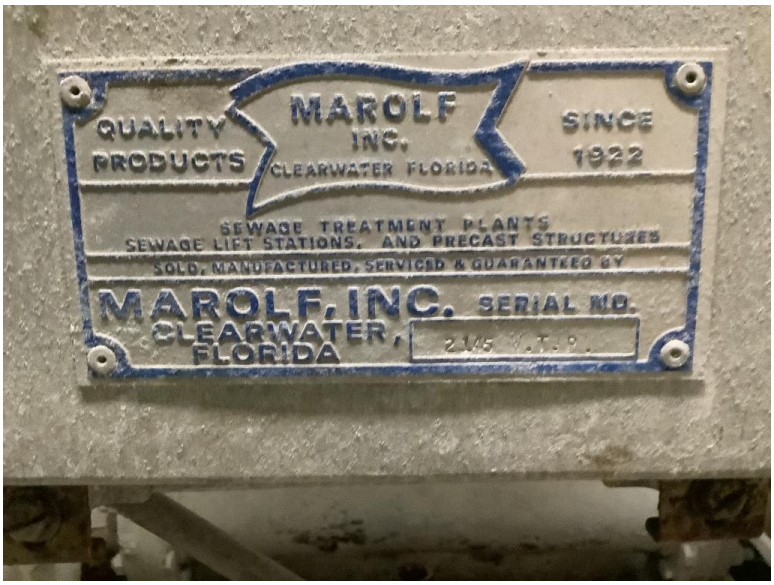
Comments

Included for Replacement and Maintenance of Marlowe High Service Pump Panel

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Marolf High Service Panel (2 Pumps)	35:00	1:00	1 Ea	$800
Total			1 Ea	$800

Photos



Pryco Diesel Generator Repair

Basic Info

Type of Cost:	
Category:	03-Equipment
Useful Life:	10:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$10,000.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$10,000

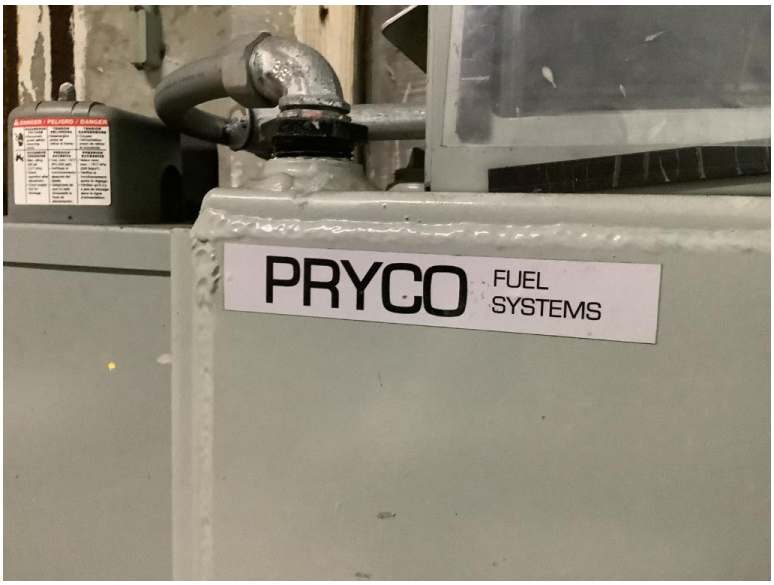
Comments

Included for Replacement and Maintenance of Generator

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Pryco Diesel Generator Repair	10:00	6:00	1 Ea	$10,000
Total			1 Ea	$10,000

Photos



Water Treatment Equipment Room Roof

Basic Info

Type of Cost:	
Category:	04-Structures
Useful Life:	20:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$600.00
Total Qty to Maintain (100% of Total):	112 SF
Total Current Cost:	$67,200

Comments

Included for Replacement and Maintenance of Watlowe Treatment Equipment Roof

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Water Treatment Equipment Room Roof	20:00	18:11	112 SF	$67,200
Total			112 SF	$67,200

Photos

179 Oceanway Allowance

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	04-Structures
Useful Life:	10:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$10,000.00
Total Qty to Maintain (100% of Total):	1 Allow
Total Current Cost:	$10,000

Comments

Included for General upkeep of Office Building at 179 Oceanway Avenue

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
179 Oceanway Allowance	10:00	9:11	1 Allow	$10,000
Total			1 Allow	$10,000

Photos

5519 Roof Replacement

Basic Info

Type of Cost:	
Category:	04-Structures
Useful Life:	20:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$30,000.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$30,000

Comments

Included for Roof Replacement at Building 5519

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
5519 Roof Replacement	20:00	19:00	1 Ea	$30,000
Total			1 Ea	$30,000

Photos

5519 Concrete Tile Mansard/Soffitt Replacement

Basic Info

Type of Cost:	
Category:	04-Structures
Useful Life:	30:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$18,000.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$18,000

Comments

Included for Repalcement of Concrete Tile Mansard and Soffitt

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
5519 Concrete Tile Mansard/Soffitt Replacement	30:00	29:00	1 Ea	$18,000
Total			1 Ea	$18,000

Photos

5519 Building Restoration Allowance

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	04-Structures
Useful Life:	10:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$35,000.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$35,000

Comments

Included for Future Restoration Projects at Building 5519

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
5519 Building Restoration Allowance	10:00	9:00	1 Ea	$35,000
Total			1 Ea	$35,000

Photos

5519 Building Restoration Project

Basic Info

Type of Cost:	
Category:	04-Structures
Useful Life:	99:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$20,000.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$20,000

Comments

Included for Immediate Restoration Projects at Building 5519

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
5519 Building Restoration Project	99:00	98:00	1 Ea	$20,000
Total			1 Ea	$20,000

Photos

5519 Shed Allowance

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	04- Structures
Useful Life:	5:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$10,000.00
Total Qty to Maintain (100% of Total):	1 Allow
Total Current Cost:	$10,000

Comments

Included for General upkeep of Shed by Building 5519

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
5519 Shed Allowance	6:01	6:00	1 Allow	$10,000
Total			1 Allow	$10,000

Photos

PVC Piping Allowance

Basic Info

Type of Cost:	Replacement
Category:	05-Allowances
Useful Life:	5:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$5,000.00
Total Qty to Maintain (100% of Total):	1 Allow
Total Current Cost:	$5,000

Comments

Included for Maintenance and Repair of PVC Piping

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
PVC Piping Allowance	5:00	4:11	1 Allow	$5,000
Total			1 Allow	$5,000

Photos

Air Header Repair Allowance

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	05-Allowances
Useful Life:	10:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$20,000.00
Total Qty to Maintain (100% of Total):	1 Allow
Total Current Cost:	$20,000

Comments

Included for Maintenance of Air Header

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Air Header Repair Allowance	10:00	9:00	1 Allow	$20,000
Total			1 Allow	$20,000

Photos

Alarm Box Allowance

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	05-Allowances
Useful Life:	1:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$1,600.00
Total Qty to Maintain (100% of Total):	1 Allow
Total Current Cost:	$1,600

Comments

Included for Maintenance of Alarm Box

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Alarm Box Allowance	1:00	0:11	1 Allow	$1,600
Total			1 Allow	$1,600

Photos

Reverse Osmosis System Allowance

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	05- Allowances
Useful Life:	1:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$3,000.00
Total Qty to Maintain (100% of Total):	1 Allow
Total Current Cost:	$3,000

Comments

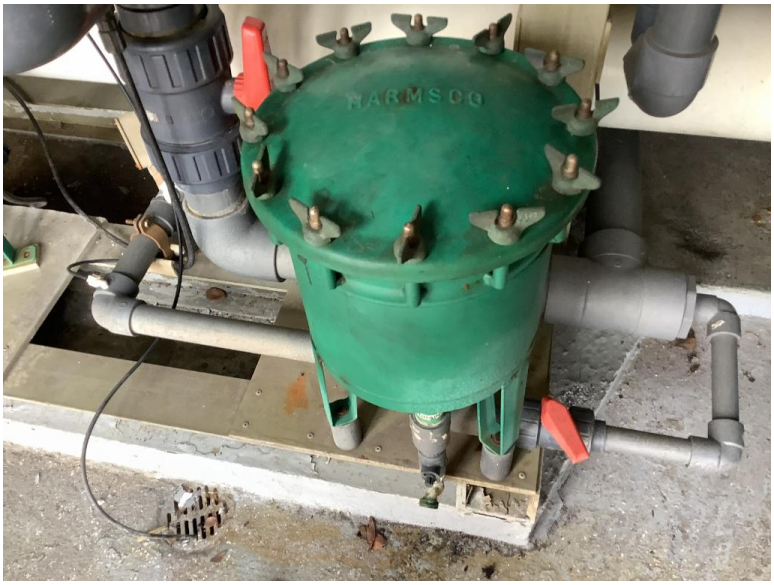
Included for Maintenance of Reverse Osmosis Machinery

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Reverse Osmosis System Allowance	1:00	0:11	1 Allow	$3,000
Total			1 Allow	$3,000

Photos


CONTROL POWER
WELL 1 ON
WELL 2 ON
HAND OFF AUTO


HARMSCO


RO PUMP
OFF AUTO

Painting (Rust Repair)

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	06- Paint
Useful Life:	99:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$2,100.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$2,100

Comments

Included for Immediate Rust Repair/Removal

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Painting (Rust Repair)	99:00	98:00	1 Ea	$2,100
Total			1 Ea	$2,100

Photos

Painting (Rust Maintenance)

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	06- Paint
Useful Life:	1:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$700.00
Total Qty to Maintain (100% of Total):	1 Ea
Total Current Cost:	$700

Comments

Included for Future Rustproofing Projects

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Painting (Rust Maintenance)	2:00	1:00	1 Ea	$700
Total			1 Ea	$700

Photos

General Maintenance

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	07- General
Useful Life:	5:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$10,000.00
Total Qty to Maintain (100% of Total):	1 Allow
Total Current Cost:	$10,000

Comments

Included for General Maintenance not covered by other line-items

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
General Maintenance	5:00	4:11	1 Allow	$10,000
Total			1 Allow	$10,000

Photos

Water Meter Repalcement

Basic Info

Type of Cost:	Replacement
Category:	Water Meters
Useful Life:	25:00
Inflation Rate:	4.49%

Cost Data

Unit Cost (01/01/2025):	$150,000.00
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	$150,000

Comments

Included for replacement of Individual Water Meters located on residences throughout the South SHores Complex

Items

Item	Useful Life	Remaining Life	Quantity	Total Current Cost
Water Meter Repalcement	25:00	24:00	1 LS	$150,000
Total			1 LS	$150,000

Photos