



RESERVE STUDIES | INSURANCE APPRAISALS | WIND MITIGATION



Reserve Study

Prepared exclusively for:

Town Shores of Gulport No. 218, Buckingham

For the period of January 1, 2022 - December 31, 2022

Felten Property Assessment Team
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FPAT File# RES2115732



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August 24, 2021

Town Shores of Gulport No. 218, Buckingham
c/o Town Shore fo Gulfport No.218
6060 Shore Boulevard South
Gulfport, FL 33707

Regarding: January 1, 2022 - Level I - Full Reserve Study Reserve Study

Dear Stephen Mooney,

We are pleased to submit this Level I - Full Reserve Study Reserve Study for Town Shores of Gulport No. 218, Buckingham.

If you have questions about the Reserve Study, please contact us at (866) 568-7853. We look forward to doing business with you in the future.

Best,

Brad Felten, RS, PRA
Felten Property Assessment Team

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Reserve Study Summary

Town Shores of Gulport No. 218, Buckingham
January 1, 2022 - December 31, 2022

The following Level I - Full Reserve Study reserve study was performed for Town Shores of Gulport No. 218, Buckingham ("property") a Condominium Association located in Gulfport, FL. The property has 140 units. The reserve study is for the fiscal year starting January 1, 2022, and ending December 31, 2022.

The purpose of this reserve study is to produce a reserve funding plan that will project future contributions and expenditures to assure that reserve funds are available as needed.

As of January 1, 2022, the estimated unaudited reserve fund balance is \$435,551. The estimated current replacement cost of the reserve items is \$2,089,932.

This report presents the 30 Year Cash Flow Funding Analysis as well as the Component Funding Analysis (Straight-Line).

30 Year Pooled Cash Flow Funding Analysis - (Current Cost):

This 30 Year Funding Plan is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. This analysis utilizes current replacement costs for reserve components when they are due for replacement, and does not recognize increases in construction costs as well as interest income attributable to reserve accounts. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow throughout the analysis period. This funding plan requires level reserve contributions over the 30 year analysis period.

Initial year recommendations based on the 30 year Pooled Cash Flow Funding Plan:

Recommended annual contribution:	\$100,800
Recommended monthly contribution:	\$8,400
Average monthly contribution per unit:	\$60

Component Funding Analysis Summary:

The Component Funding Analysis (Straight-Line) calculates the annual contribution amount for each individual line item component by dividing the component's remaining unfunded balance by its remaining useful life. A component's unfunded remaining balance is its replacement cost less the reserve balance for the component at the beginning of the analysis period. The annual contribution rate for each individual line item component is then summed to calculate the total annual contribution rate for this analysis. Straight-line accounting is based on current costs and neither interest or inflation are factored into the calculations.

Initial year recommendations based on the Component Funding Plan:

Recommended annual contribution:	\$140,341
Recommended monthly contribution:	\$11,695
Average monthly contribution per unit (140):	\$84

30 Year Pooled Cash Flow Funding Plan

This section of the reserve study presents an alternate funding plan to the Component Funding Analysis (Straight-Line). This method calculates the annual reserve contribution based on a 30 year positive cash flow.

The 30 Year Pooled Cash Flow Funding Plan is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow throughout the analysis period.

We exclude interest and inflation from our cash flow analysis due to recent interpretations of the Florida Administrative Code by the Division of Condominiums, Timeshares and Mobile Homes. The Division has opined that any increases in reserve contributions over the length of the cash flow analysis would be considered “balloon payments” and prohibited by the Fla. Admin. Code, Rule 61B-22.0005(3)(b). In order to ensure compliance, the funding plan contributions and expenditure projections shown in this reserve study exclude any increases due to inflation or adjustments for interest.

This funding plan utilizes the following assumptions:

- Annual Contribution Increase - 0.00%
- Interest Earned - 0.00%
- Taxes on Interest Earned - 0.00%
- Inflation on Reserve Items - 0.00%



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Cash Flow - Annual

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Begin Balance	435,551	489,188	382,787	456,087	533,932	603,261	629,457	730,257	748,052	689,375
Contribution	100,800	100,800	100,800	100,800	100,800	100,800	100,800	100,800	100,800	100,800
Average Per Unit	720	720	720	720	720	720	720	720	720	720
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	47,162	207,201	27,500	22,955	31,471	74,604	0	83,005	159,477	94,669
Ending Balance	489,188	382,787	456,087	533,932	603,261	629,457	730,257	748,052	689,375	695,506
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Begin Balance	695,506	435,953	499,298	596,598	655,579	551,179	520,227	606,027	675,253	616,575
Contribution	100,800	100,800	100,800	100,800	100,800	100,800	100,800	100,800	100,800	100,800
Average Per Unit	720	720	720	720	720	720	720	720	720	720
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	360,352	37,455	3,500	41,819	205,200	131,752	15,000	31,574	159,477	572,032
Ending Balance	435,953	499,298	596,598	655,579	551,179	520,227	606,027	675,253	616,575	145,343
	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Begin Balance	145,343	246,143	334,574	420,374	514,174	568,519	625,700	689,045	789,845	536,336
Contribution	100,800	100,800	100,800	100,800	100,800	100,800	100,800	100,800	100,800	100,800
Average Per Unit	720	720	720	720	720	720	720	720	720	720
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	0	0	0	0	0	0	0	0	0	0
Less Expenditures	0	12,369	15,000	7,000	46,455	43,619	37,455	0	354,309	8,619
Ending Balance	246,143	334,574	420,374	514,174	568,519	625,700	689,045	789,845	536,336	628,517

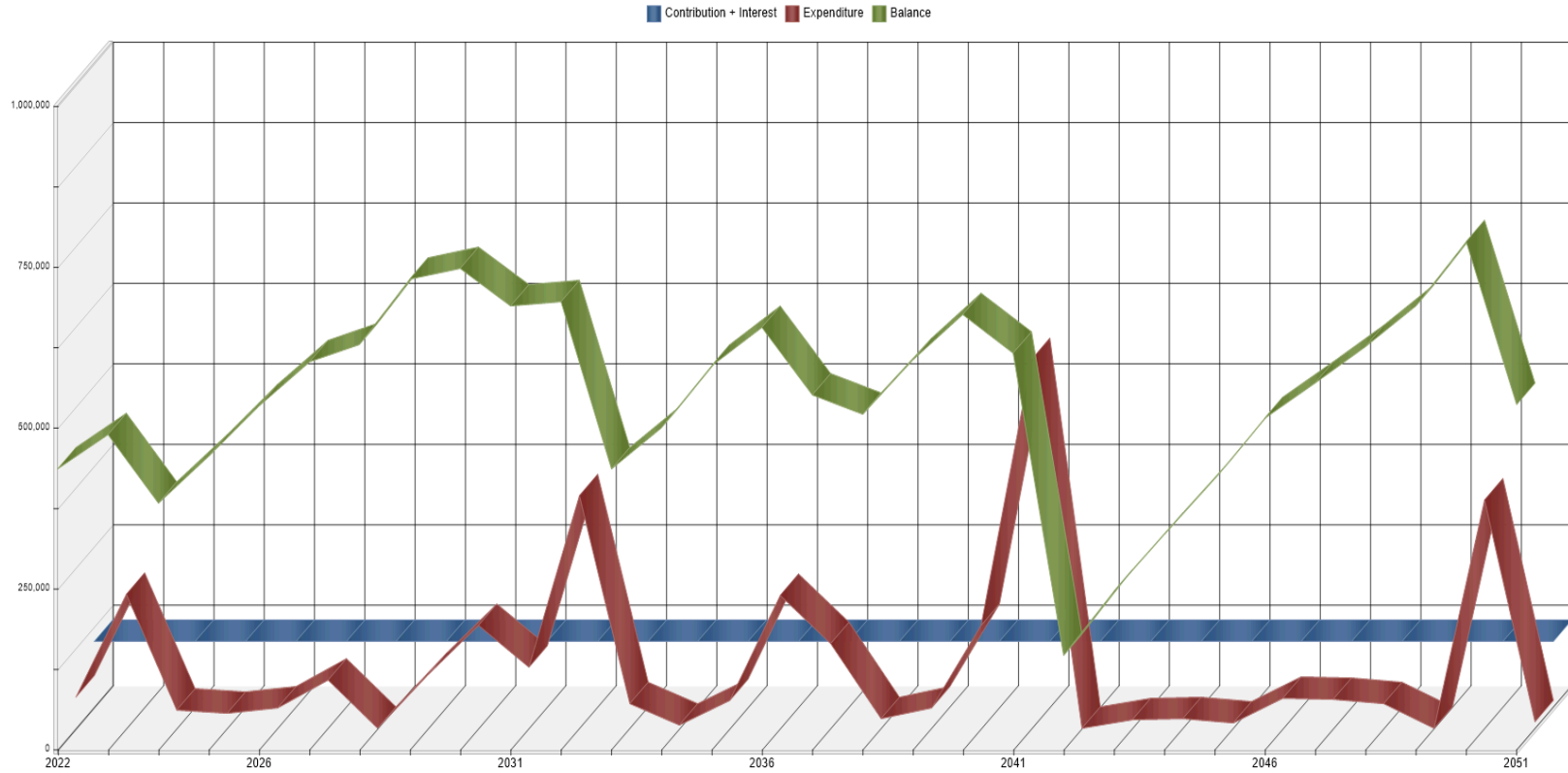


Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Cash Flow - Chart



Component Funding Analysis

This section of the reserve study report utilizes straight line accounting formulas to arrive at the required annual reserve contribution.

The Component Funding Analysis calculates the annual contribution amount for each individual line item component by dividing the component's remaining unfunded balance by its remaining useful life. A component's unfunded remaining balance is its replacement cost less the reserve balance for the component at the beginning of the analysis period. The annual contribution rate for each individual line item component is then summed to calculate the total annual contribution rate for this analysis. Straight-line accounting is based on current costs and neither interest or inflation are factored into the calculations.

The projected reserve fund balance at the end of the current fiscal year has been allocated to those components which have the shortest remaining life. This also provides for the lowest straight line contribution amount using this plan. However, if the property is a condominium association, per Florida Statute 718.112(2)(f)(3) condominium associations in Florida can only re-allocate (use) reserve funds for purposes other than which they were authorized for by getting approval in advance by a vote of the majority of the voting interests.



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Component Funding Analysis

Category Reserve Item	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2022
Building Service Components						
Domestic Water Boost System, Controller	\$ 12,500	43:00	2:00	\$ 11,918	\$ 582	\$ 291
Domestic Water Boost System, Pumps	7,000	30:00	23:00	0	7,000	304
Elevators, 12-Stop, Traction, Modernization	360,000	30:00	19:00	0	360,000	18,947
FACP & Emergency Devices	65,985	25:00	5:00	52,788	13,197	2,639
Fire Pump Controller	15,000	43:00	2:00	14,302	698	349
Fire Pump, Electric, 75 Hp	20,000	30:00	24:00	0	20,000	833
Generator & Controller, Diesel	54,952	40:00	39:00	0	54,952	1,409
Generator, Fuel Tank, Replace	12,000	20:00	13:00	0	12,000	923
HVAC, Split-System, 2.5 Ton, Elevator Room	5,500	19:00	0:00	5,500	0	367
Piping, Galvanized, Fire Sprinklers, Garage	38,163	41:00	0:00	38,162	1	955
Water Heater, Tank, Gas	15,000	15:00	10:00	0	15,000	1,500
Water Heaters, Tankless, Gas	20,000	15:00	10:00	0	20,000	2,000
	626,100			122,670	503,430	30,517
Exterior Building Components						
Concrete Restoration, Spalling & Repairs	\$ 107,566	20:00	10:00	\$ 0	\$ 107,566	\$ 10,757
Doors & Windows, Glass & Aluminum, Lobby	35,700	50:00	9:00	0	35,700	3,967
Doors, Metal Utility, Single	50,350	50:00	9:00	0	50,350	5,594
Exterior Paint & Stucco Repairs	194,832	9:00	1:00	173,184	21,648	21,648
Light Fixtures, Ext., Ceiling, Garage, LED	3,750	42:00	1:00	3,660	90	90
Light Fixtures, Exterior, Ceiling Mount, LED	21,200	20:00	13:00	0	21,200	1,631
Lightning Arrestor Cables	15,000	30:00	16:00	0	15,000	938
Painting, Walls/Stairs, Stairwell	37,455	15:00	11:00	0	37,455	3,405
Railings, Aluminum Picket, Replace	357,500	35:00	30:00	0	357,500	11,917
Roof, SPF & Gravel, Roof Update	159,478	10:00	8:00	16,471	143,007	17,876
Walkway Coatings, Acrylic Concrete, Resurface	126,253	25:00	15:00	0	126,253	8,417
Walkway Coatings, Clean & Clear Seal	22,955	7:00	3:00	13,117	9,838	3,279
	1,132,039			206,432	925,607	89,519



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Component Funding Analysis

Category Reserve Item	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2022
Interior Building Components						
Elevator Cabs, Refurbish	\$ 17,200	15:00	4:00	\$ 12,613	\$ 4,587	\$ 1,147
Flooring, Tile, Lobby	3,015	45:00	4:00	2,747	268	67
	20,215			15,360	4,855	1,214
Property Site Components						
Access Control, Enterphone Panel	\$ 3,500	41:00	0:00	\$ 3,500	\$ 0	\$ 292
Asphalt Pavement, Mill & Overlay	83,005	48:00	7:00	70,900	12,105	1,729
Asphalt Pavement, Patch, Stripe & Sealcoat	8,619	4:00	1:00	6,464	2,155	2,155
Mailbox Clusters, Aluminum, 28-Tenant	11,256	45:00	4:00	10,225	1,031	258
Seawall, Concrete, Replace/Refurbish	205,200	55:00	14:00	0	205,200	14,657
	311,580			91,089	220,491	19,091
	2,089,934			435,551	1,654,383	140,341

Reserve Expenditures

This section of the report details the associations expenditures over the next 30 years.

Reports displayed in this section utilize the following assumptions:

- Inflation on Reserve Items - 0.00%



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Expenditures

Category	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Building Service Components										
Domestic Water Boost System, Contro			12,500							
FACP & Emergency Devices						65,985				
Fire Pump Controller			15,000							
HVAC, Split-System, 2.5 Ton, Elevator	5,500									
Piping, Galvanized, Fire Sprinklers, Gar	38,162									
	43,662	0	27,500	0	0	65,985	0	0	0	0
Exterior Building Components										
Doors & Windows, Glass & Aluminum,										35,700
Doors, Metal Utility, Single										50,350
Exterior Paint & Stucco Repairs		194,832								
Light Fixtures, Ext., Ceiling, Garage, LE		3,750								
Roof, SPF & Gravel, Roof Update									159,477	
Walkway Coatings, Clean & Clear Seal				22,955						
	0	198,582	0	22,955	0	0	0	0	159,477	86,050
Interior Building Components										
Elevator Cabs, Refurbish					17,200					
Flooring, Tile, Lobby					3,015					
	0	0	0	0	20,215	0	0	0	0	0
Property Site Components										
Access Control, Enterphone Panel	3,500									
Asphalt Pavement, Mill & Overlay								83,005		
Asphalt Pavement, Patch, Stripe & Sea		8,619				8,619				8,619
Mailbox Clusters, Aluminum, 28-Tena					11,256					
	3,500	8,619	0	0	11,256	8,619	0	83,005	0	8,619
	47,162	207,201	27,500	22,955	31,471	74,604	0	83,005	159,477	94,669



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Expenditures

Category	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Building Service Components										
Elevators, 12-Stop, Traction, Moderniz										360,000
Generator, Fuel Tank, Replace				12,000						
HVAC, Split-System, 2.5 Ton, Elevator						5,500				
Water Heater, Tank, Gas	15,000									
Water Heaters, Tankless, Gas	20,000									
	35,000	0	0	12,000	0	5,500	0	0	0	360,000
Exterior Building Components										
Concrete Restoration, Spalling & Repa	107,565									
Exterior Paint & Stucco Repairs	194,832									194,832
Light Fixtures, Exterior, Ceiling Mount,				21,200						
Lightning Arrestor Cables							15,000			
Painting, Walls/Stairs, Stairwell		37,455								
Roof, SPF & Gravel, Roof Update									159,477	
Walkway Coatings, Acrylic Concrete, R						126,252				
Walkway Coatings, Clean & Clear Seal	22,955							22,955		
	325,352	37,455	0	21,200	0	126,252	15,000	22,955	159,477	194,832
Interior Building Components										
Elevator Cabs, Refurbish										17,200
	0	0	0	0	0	0	0	0	0	17,200
Property Site Components										
Access Control, Enterphone Panel			3,500							
Asphalt Pavement, Patch, Stripe & Sea				8,619				8,619		
Seawall, Concrete, Replace/Refurbish					205,200					
	0	0	3,500	8,619	205,200	0	0	8,619	0	0
	360,352	37,455	3,500	41,819	205,200	131,752	15,000	31,574	159,477	572,032



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Expenditures

Category	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
Building Service Components										
Domestic Water Boost System, Pumps				7,000						
Fire Pump Controller			15,000							
Fire Pump, Electric, 75 Hp					20,000					
Water Heater, Tank, Gas						15,000				
Water Heaters, Tankless, Gas						20,000				
	0	0	15,000	7,000	20,000	35,000	0	0	0	0
Exterior Building Components										
Exterior Paint & Stucco Repairs									194,832	
Light Fixtures, Ext., Ceiling, Garage, LE		3,750								
Painting, Walls/Stairs, Stairwell							37,455			
Roof, SPF & Gravel, Roof Update									159,477	
Walkway Coatings, Clean & Clear Seal					22,955					
	0	3,750	0	0	22,955	0	37,455	0	354,309	0
Property Site Components										
Access Control, Enterphone Panel					3,500					
Asphalt Pavement, Patch, Stripe & Sea		8,619				8,619				8,619
	0	8,619	0	0	3,500	8,619	0	0	0	8,619
	0	12,369	15,000	7,000	46,455	43,619	37,455	0	354,309	8,619

Reserve Items & Parameters

This section of the report details the physical analysis of the reserve study which includes a complete inventory of the association's major common area components.

For each reserve item we have determined estimated life, remaining life, current cost and future cost.

Reports displayed in this section utilize the following assumptions:

Inflation on Reserve Items - 0.00%



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Summary

Category	Replace			Est	Adj	Rem		
Reserve Item	Date	Basis Cost	Quantity	Current Cost	Life	Life	Life	Future Cost
Building Service Components								
Domestic Water Boost System, Controller	1/2024	\$ 12,500.00	1 Lp Sm	\$ 12,500	30:00	43:00	2:00	\$ 12,500
Domestic Water Boost System, Pumps	1/2045	3,500.00	2 Lp Sm	7,000	30:00	30:00	23:00	7,000
Elevators, 12-Stop, Traction, Modernization	1/2041	180,000.00	2 Ea	360,000	30:00	30:00	19:00	360,000
FACP & Emergency Devices	1/2027	65,985.00	1 Lp Sm	65,985	25:00	25:00	5:00	65,985
Fire Pump Controller	1/2024	15,000.00	1 Ea	15,000	20:00	43:00	2:00	15,000
Fire Pump, Electric, 75 Hp	1/2046	20,000.00	1 Ea	20,000	30:00	30:00	24:00	20,000
Generator & Controller, Diesel	1/2061	54,952.00	1 Lp Sm	54,952	40:00	40:00	39:00	54,952
Generator, Fuel Tank, Replace	1/2035	12,000.00	1 Lp Sm	12,000	20:00	20:00	13:00	12,000
HVAC, Split-System, 2.5 Ton, Elevator Room	1/2022	5,500.00	1 Ea	5,500	15:00	19:00	0:00	5,500
Piping, Galvanized, Fire Sprinklers, Garage	1/2022	21.50	1,775 Ln Ft	38,162	40:00	41:00	0:00	38,162
Water Heater, Tank, Gas	1/2032	15,000.00	1 Ea	15,000	15:00	15:00	10:00	15,000
Water Heaters, Tankless, Gas	1/2032	2,000.00	10 Ea	20,000	15:00	15:00	10:00	20,000
				626,099				626,099
Exterior Building Components								
Concrete Restoration, Spalling & Repairs	1/2032	\$ 3.50	30,733 Sq Ft	\$ 107,565	20:00	20:00	10:00	\$ 107,565
Doors & Windows, Glass & Aluminum, Lobby	1/2031	105.00	340 Sq Ft	35,700	50:00	50:00	9:00	35,700
Doors, Metal Utility, Single	1/2031	950.00	53 Ea	50,350	50:00	50:00	9:00	50,350
Exterior Paint & Stucco Repairs	1/2023	2.00	97,416 Sq Ft	194,832	9:00	9:00	1:00	194,832
Light Fixtures, Ext., Ceiling, Garage, LED	1/2023	150.00	25 Ea	3,750	20:00	42:00	1:00	3,750
Light Fixtures, Exterior, Ceiling Mount, LED	1/2035	106.00	200 Ea	21,200	20:00	20:00	13:00	21,200
Lightning Arrestor Cables	1/2038	15,000.00	1 Lp Sm	15,000	30:00	30:00	16:00	15,000
Painting, Walls/Stairs, Stairwell	1/2033	1.50	24,970 Sq Ft	37,455	15:00	15:00	11:00	37,455
Railings, Aluminum Picket, Replace	1/2052	100.00	3,575 Ln Ft	357,500	35:00	35:00	30:00	357,500
Roof, SPF & Gravel, Roof Update	1/2030	6.50	24,535 Sq Ft	159,477	10:00	10:00	8:00	159,477
Walkway Coatings, Acrylic Concrete, Resurface	1/2037	5.50	22,955 Sq Ft	126,252	25:00	25:00	15:00	126,252
Walkway Coatings, Clean & Clear Seal	1/2025	1.00	22,955 Sq Ft	22,955	7:00	7:00	3:00	22,955



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Summary

Category Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Exterior Building Components								
				1,132,037				1,132,037
Interior Building Components								
Elevator Cabs, Refurbish	1/2026	\$ 8,600.00	2 Ea	\$ 17,200	15:00	15:00	4:00	\$ 17,200
Flooring, Tile, Lobby	1/2026	11.25	268 Sq Ft	3,015	35:00	45:00	4:00	3,015
				20,215				20,215
Property Site Components								
Access Control, Enterphone Panel	1/2022	\$ 3,500.00	1 Ea	\$ 3,500	12:00	41:00	0:00	\$ 3,500
Asphalt Pavement, Mill & Overlay	1/2029	13.00	6,385 Sq Yds	83,005	25:00	48:00	7:00	83,005
Asphalt Pavement, Patch, Stripe & Sealcoat	1/2023	0.15	57,460 Sq Ft	8,619	4:00	4:00	1:00	8,619
Mailbox Clusters, Aluminum, 28-Tenant	1/2026	11,256.00	1 Lp Sm	11,256	45:00	45:00	4:00	11,256
Seawall, Concrete, Replace/Refurbish	1/2036	380.00	540 Ln Ft	205,200	55:00	55:00	14:00	205,200
				311,580				311,580
				2,089,932				2,089,932

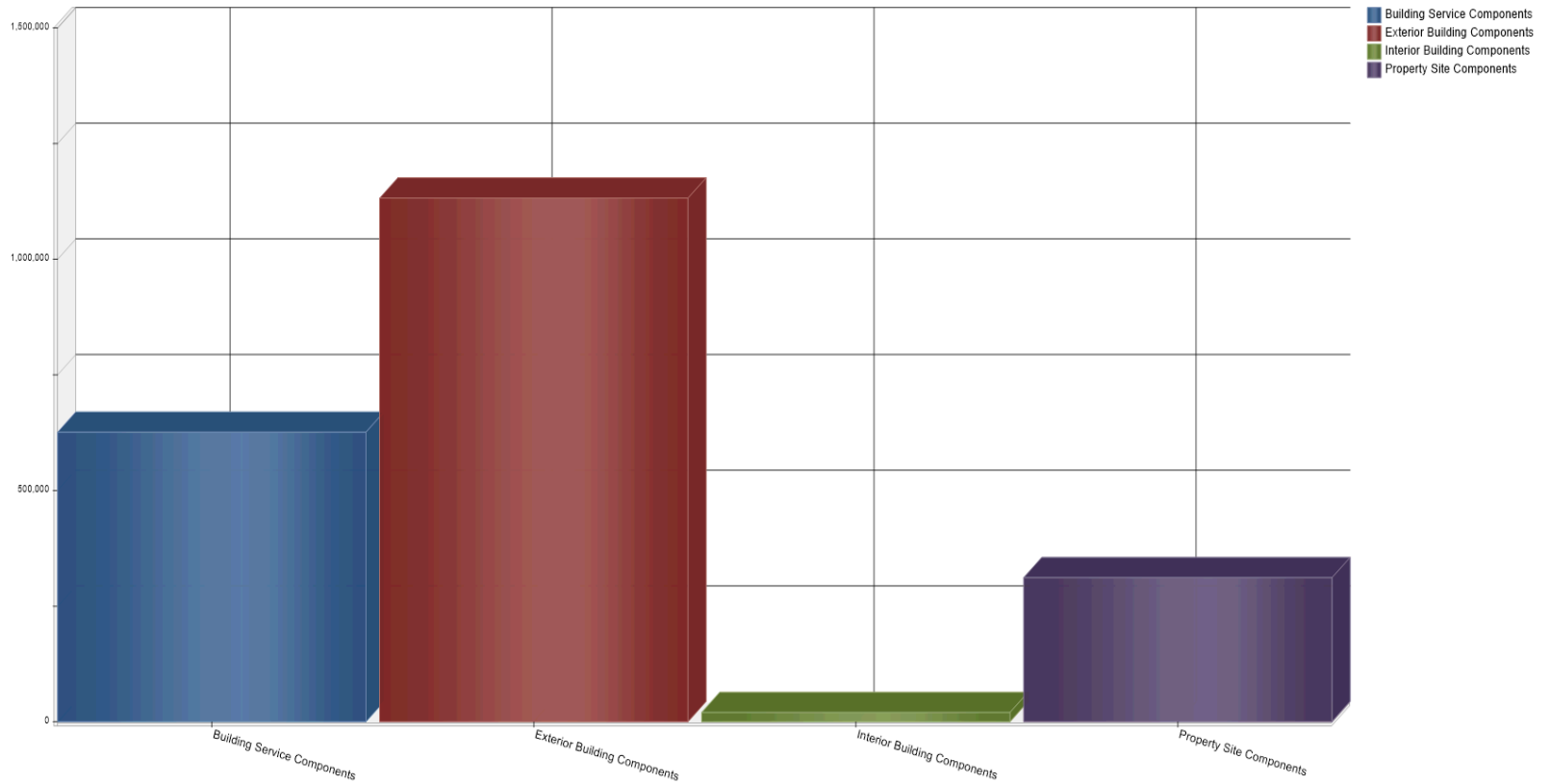


Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameter - Category - Chart





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Domestic Water Boost System, Controller

Item Number	25	Measurement Basis	Lp Sm
Type	Common Area	Estimated Useful Life	30 Years
Category	Building Service Components	Basis Cost	\$ 12,500.00
Tracking Method	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0025	01/01/1981	01/01/2024	2:00	43:00	1	\$ 12,500.00	\$ 12,500.00
						12,500.00	12,500.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

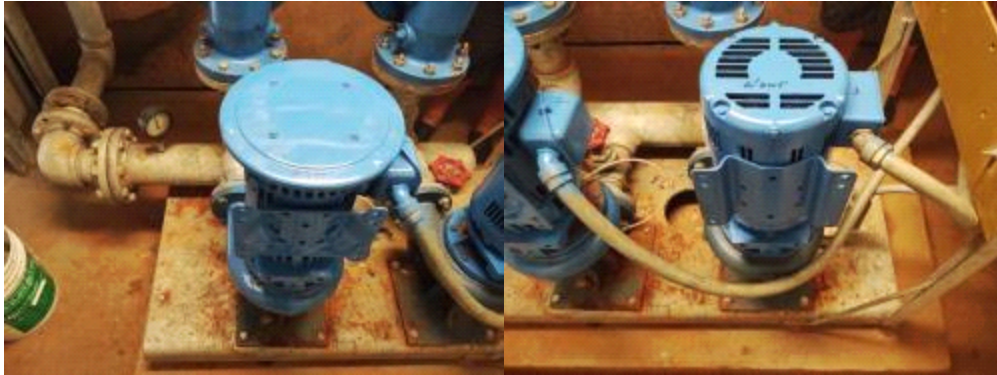
Item Parameters - Full Detail

Domestic Water Boost System, Pumps

Item Number	24	Measurement Basis	Lp Sm
Type	Common Area	Estimated Useful Life	30 Years
Category	Building Service Components	Basis Cost	\$ 3,500.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0024	01/01/2015	01/01/2045	23:00	30:00	2	\$ 7,000.00	\$ 7,000.00
						7,000.00	7,000.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Elevators, 12-Stop, Traction, Modernization

Item Number	23	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	30 Years
Category	Building Service Components	Basis Cost	\$ 180,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0023	01/01/2011	01/01/2041	19:00	30:00	2	\$ 360,000.00	\$ 360,000.00
						360,000.00	360,000.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

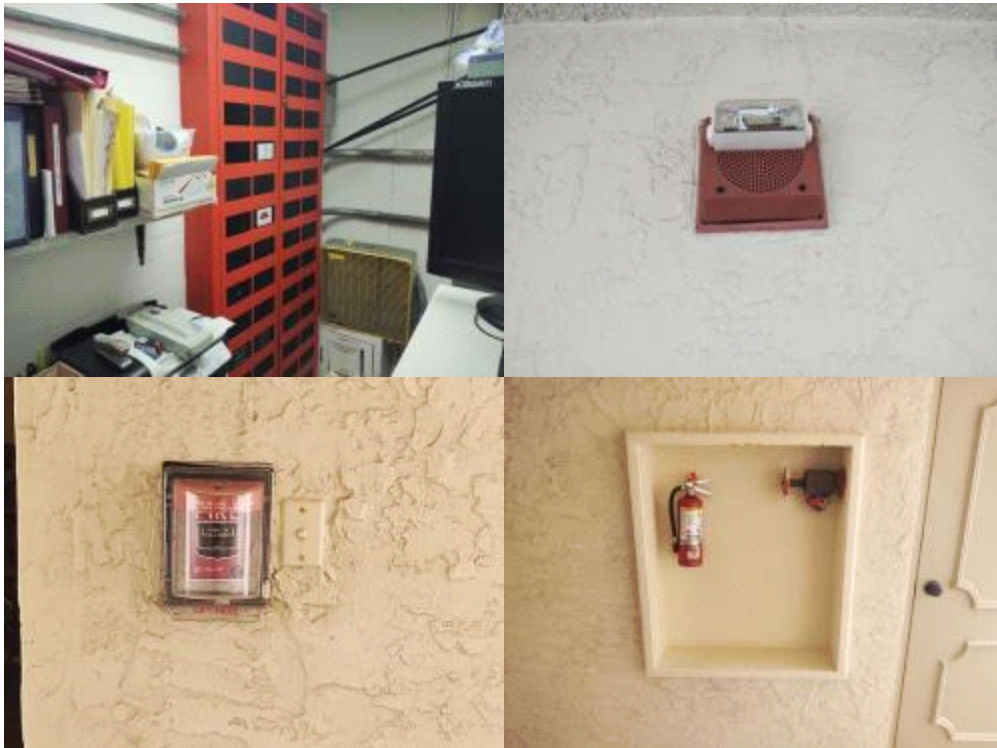
Item Parameters - Full Detail

FACP & Emergency Devices

Item Number	30	Measurement Basis	Lp Sm
Type	Common Area	Estimated Useful Life	25 Years
Category	Building Service Components	Basis Cost	\$ 65,985.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0030	01/01/2002	01/01/2027	5:00	25:00	1	\$ 65,985.00	\$ 65,985.00
						65,985.00	65,985.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current



Basis for Lump Sum Replacement Cost Estimate				
Sub Component	Basis	Basis Cost	Quantity	Current Cost
Fire Control Panel	Each	\$34,830.00	1	\$34,830.00
Fire Alarm-Horn/Strobe	Each	\$170.00	33	\$5,610.00
Fire Alarm-Manual Pull Station	Each	\$210.00	36	\$7,560.00
Fire Extinguisher	Each	\$110.00	36	\$3,960.00
Fire Hose Cabinet, Aluminum	Each	\$325.00	33	\$10,725.00
Exit Signs	Each	\$150.00	22	\$3,300.00
Total				\$65,985



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Fire Pump Controller

Item Number	27	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Service Components	Basis Cost	\$ 15,000.00
Tracking Method	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0027	01/01/1981	01/01/2024	2:00	43:00	1	\$ 15,000.00	\$ 15,000.00
						15,000.00	15,000.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Fire Pump, Electric, 75 Hp

Item Number	26	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	30 Years
Category	Building Service Components	Basis Cost	\$ 20,000.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0026	01/01/2016	01/01/2046	24:00	30:00	1	\$ 20,000.00	\$ 20,000.00
						20,000.00	20,000.00

Comments



The fire pump was rebuilt in 2016 extending its life 30 years. The original age of the fire pump is 1981.



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Generator & Controller, Diesel

Item Number	20	Measurement Basis	Lp Sm
Type	Common Area	Estimated Useful Life	40 Years
Category	Building Service Components	Basis Cost	\$ 54,952.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0020	01/01/2021	01/01/2061	39:00	40:00	1	\$ 54,952.00	\$ 54,952.00
						54,952.00	54,952.00

Comments

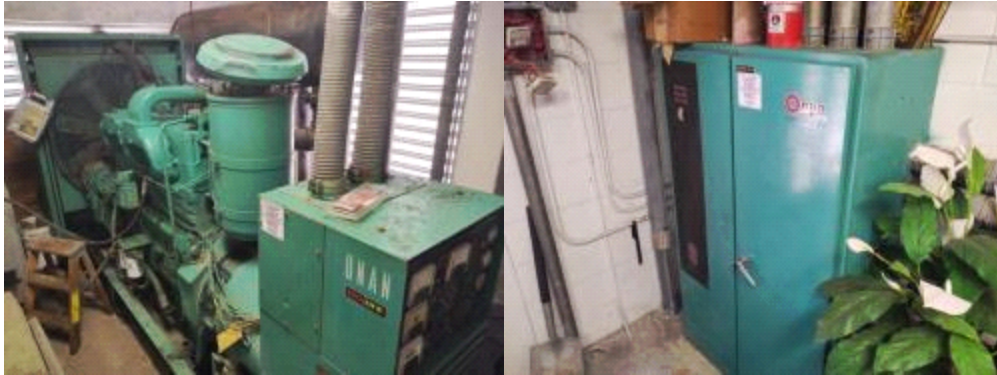


Photo is of the old generator and controller. This generator and controller were replaced in 2021 after completion of the reserve study.



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

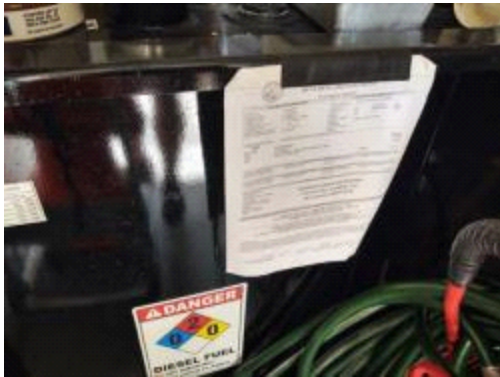
Item Parameters - Full Detail

Generator, Fuel Tank, Replace

Item Number	21	Measurement Basis	Lp Sm
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Service Components	Basis Cost	\$ 12,000.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0021	01/01/2015	01/01/2035	13:00	20:00	1	\$ 12,000.00	\$ 12,000.00
						12,000.00	12,000.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

HVAC, Split-System, 2.5 Ton, Elevator Room

Item Number	32	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Building Service Components	Basis Cost	\$ 5,500.00
Tracking Method	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0032	01/01/2003	01/01/2022	0:00	19:00	1	\$ 5,500.00	\$ 5,500.00
						5,500.00	5,500.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Piping, Galvanized, Fire Sprinklers, Garage

Item Number	10	Measurement Basis	Ln Ft
Type	Common Area	Estimated Useful Life	40 Years
Category	Building Service Components	Basis Cost	\$ 21.50
Tracking Method	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0010	01/01/1981	01/01/2022	0:00	41:00	1,775	\$ 38,162.50	\$ 38,162.50
						38,162.50	38,162.50

Comments



At the time of inspection partial repairs had been made to the fire sprinkler piping in the garage. A total of \$10,523.50 was spent in 2021 on partial replacements of piping and pipe hangers. The reserve allows for the replacement of the remaining fire sprinkler piping as well as pipe hangers located in the garage.



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Water Heater, Tank, Gas

Item Number	29	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Building Service Components	Basis Cost	\$ 15,000.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0029	01/01/2017	01/01/2032	10:00	15:00	1	\$ 15,000.00	\$ 15,000.00
						15,000.00	15,000.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Water Heaters, Tankless, Gas

Item Number	28	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Building Service Components	Basis Cost	\$ 2,000.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0028	01/01/2017	01/01/2032	10:00	15:00	10	\$ 20,000.00	\$ 20,000.00
						20,000.00	20,000.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Concrete Restoration, Spalling & Repairs

Item Number	7	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	20 Years
Category	Exterior Building Components	Basis Cost	\$ 3.50
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0007	01/01/2012	01/01/2032	10:00	20:00	30,733	\$ 107,565.50	\$ 107,565.50
						107,565.50	107,565.50

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Doors & Windows, Glass & Aluminum, Lobby

Item Number	11	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	50 Years
Category	Exterior Building Components	Basis Cost	\$ 105.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0011	01/01/1981	01/01/2031	9:00	50:00	340	\$ 35,700.00	\$ 35,700.00
						35,700.00	35,700.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Doors, Metal Utility, Single

Item Number	12	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	50 Years
Category	Exterior Building Components	Basis Cost	\$ 950.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0012	01/01/1981	01/01/2031	9:00	50:00	53	\$ 50,350.00	\$ 50,350.00
						50,350.00	50,350.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Exterior Paint & Stucco Repairs

Item Number	3	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	9 Years
Category	Exterior Building Components	Basis Cost	\$ 2.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0003	01/01/2014	01/01/2023	1:00	9:00	97,416	\$ 194,832.00	\$ 194,832.00
						194,832.00	194,832.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Light Fixtures, Ext., Ceiling, Garage, LED

Item Number	9	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Exterior Building Components	Basis Cost	\$ 150.00
Tracking Method	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0009	01/01/1981	01/01/2023	1:00	42:00	25	\$ 3,750.00	\$ 3,750.00
						3,750.00	3,750.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Light Fixtures, Exterior, Ceiling Mount, LED

Item Number	8	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	20 Years
Category	Exterior Building Components	Basis Cost	\$ 106.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0008	01/01/2015	01/01/2035	13:00	20:00	200	\$ 21,200.00	\$ 21,200.00
						21,200.00	21,200.00

Comments



There are 167 lights. It is estimated that 200 lights will be purchased to allow for extras to be kept on hand in case of breakage. New light fixture are expected to be LED>



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Lightning Arrestor Cables

Item Number	13	Measurement Basis	Lp Sm
Type	Common Area	Estimated Useful Life	30 Years
Category	Exterior Building Components	Basis Cost	\$ 15,000.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0013	01/01/2008	01/01/2038	16:00	30:00	1	\$ 15,000.00	\$ 15,000.00
						15,000.00	15,000.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Painting, Walls/Stairs, Stairwell

Item Number	4	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	15 Years
Category	Exterior Building Components	Basis Cost	\$ 1.50
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0004	01/01/2018	01/01/2033	11:00	15:00	24,970	\$ 37,455.00	\$ 37,455.00
						37,455.00	37,455.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Railings, Aluminum Picket, Replace

Item Number	6	Measurement Basis	Ln Ft
Type	Common Area	Estimated Useful Life	35 Years
Category	Exterior Building Components	Basis Cost	\$ 100.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0006	01/01/2017	01/01/2052	30:00	35:00	3,575	\$ 357,500.00	\$ 357,500.00
						357,500.00	357,500.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Roof, SPF & Gravel, Roof Update

Item Number	1	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Exterior Building Components	Basis Cost	\$ 6.50
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0001	01/01/2020	01/01/2030	8:00	10:00	24,535	\$ 159,477.50	\$ 159,477.50
						159,477.50	159,477.50

Comments



The roof covering was replaced in 2011. The roof permit was confirmed and the permit number is 201100477. This roof was re-coated in 2019. This roof was verified as meeting the building code requirements outlined on the mitigation affidavit.



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Walkway Coatings, Acrylic Concrete, Resurface

Item Number	14	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	25 Years
Category	Exterior Building Components	Basis Cost	\$ 5.50
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0014	01/01/2012	01/01/2037	15:00	25:00	22,955	\$ 126,252.50	\$ 126,252.50
						126,252.50	126,252.50

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Walkway Coatings, Clean & Clear Seal

Item Number	15	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	7 Years
Category	Exterior Building Components	Basis Cost	\$ 1.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0015	01/01/2018	01/01/2025	3:00	7:00	22,955	\$ 22,955.00	\$ 22,955.00
						22,955.00	22,955.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Elevator Cabs, Refurbish

Item Number	22	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Interior Building Components	Basis Cost	\$ 8,600.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0022	01/01/2011	01/01/2026	4:00	15:00	2	\$ 17,200.00	\$ 17,200.00
						17,200.00	17,200.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Flooring, Tile, Lobby

Item Number	33	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	35 Years
Category	Interior Building Components	Basis Cost	\$ 11.25
Tracking Method	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0033	01/01/1981	01/01/2026	4:00	45:00	268	\$ 3,015.00	\$ 3,015.00
						3,015.00	3,015.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Access Control, Enterphone Panel

Item Number	31	Measurement Basis	Ea
Type	Common Area	Estimated Useful Life	12 Years
Category	Property Site Components	Basis Cost	\$ 3,500.00
Tracking Method	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0031	01/01/1981	01/01/2022	0:00	41:00	1	\$ 3,500.00	\$ 3,500.00
						3,500.00	3,500.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Asphalt Pavement, Mill & Overlay

Item Number	16	Measurement Basis	Sq Yds
Type	Common Area	Estimated Useful Life	25 Years
Category	Property Site Components	Basis Cost	\$ 13.00
Tracking Method	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0016	01/01/1981	01/01/2029	7:00	48:00	6,385	\$ 83,005.00	\$ 83,005.00
						83,005.00	83,005.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Asphalt Pavement, Patch, Stripe & Sealcoat

Item Number	17	Measurement Basis	Sq Ft
Type	Common Area	Estimated Useful Life	4 Years
Category	Property Site Components	Basis Cost	\$ 0.15
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0017	01/01/2019	01/01/2023	1:00	4:00	57,460	\$ 8,619.00	\$ 8,619.00
						8,619.00	8,619.00

Comments





Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Mailbox Clusters, Aluminum, 28-Tenant

Item Number	34	Measurement Basis	Lp Sm
Type	Common Area	Estimated Useful Life	45 Years
Category	Property Site Components	Basis Cost	\$ 11,256.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0034	01/01/1981	01/01/2026	4:00	45:00	1	\$ 11,256.00	\$ 11,256.00
						11,256.00	11,256.00

Comments



Basis for Lump Sum Replacement Cost Estimate				
Sub Component	Basis	Basis Cost	Quantity	Current Cost
Mailbox Clusters, 28-Tenant	Each	\$2,380.00	4	\$9,520.00
Labor to remove and install		\$1,000.00	1	\$1,000.00
Subtotal				\$10,520.00
Tax		\$736.40		\$736.40
Grand Total				\$11,256.40



Town Shores of Gulport No. 218, Buckingham

Analysis Date - January 1, 2022

Inflation:0.00% Investment:0.00% Contribution Factor:0.00% Calc:Current

Item Parameters - Full Detail

Seawall, Concrete, Replace/Refurbish

Item Number	18	Measurement Basis	Ln Ft
Type	Common Area	Estimated Useful Life	55 Years
Category	Property Site Components	Basis Cost	\$ 380.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0018	01/01/1981	01/01/2036	14:00	55:00	540	\$ 205,200.00	\$ 205,200.00
						205,200.00	205,200.00

Comments



Explanations & Definitions

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

Funding Options

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

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

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

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

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

The fourth option is to pass a "special assessment" to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs

or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major “reserve” expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association’s overall budget.

Types of Reserve Studies

Most reserve studies fit into one of three categories:

Level I - Full Reserve Study with site visit;

Level II - Update with site visit; and

Level III - Update without site visit.

In a Full Reserve Study, the reserve provider conducts a component inventory, a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a “fund status” and “funding plan”.

In an Update with site inspection, the reserve provider conducts a component inventory (verification only, not quantification unless new components have been added to the inventory), a condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both the “fund status and “funding plan.”

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

Physical and Financial Analysis

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

Physical Analysis

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

Developing a Component List

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

Operational Expenses

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

operational budget from one year to the next. Examples of operational expenses include:

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

Reserve Expenses

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

Roof Replacements	Elevator Modernization
Painting	Interior Furnishings
Deck Resurfacing	Park/Play Equipment
Fencing Replacement	Pool/Spa Re-plastering
Asphalt Seal Coating	Pool Equipment Replacement
Asphalt Repairs	Pool Furniture Replacement
Asphalt Overlays	Tennis Court Resurfacing
Equipment Replacement	Lighting Replacement

Budgeting is Normally Excluded for:

Repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include the complete replacement of elevators, wiring, plumbing, concrete driveways, etc. Also excluded are insignificant expenses that may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Expenses that are necessitated by acts of nature, accidents or other occurrences that are more properly insured for, rather than reserved for, are also excluded.

Financial Analysis

The financial analysis assesses the association's reserve balance or "fund status" (measured in cash or

as percent fully funded) to determine a recommendation for the appropriate reserve contribution rate in the future, known as the “funding plan”.

Preparing the Reserve Study

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

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

Funding Methods

This report presents the two generally accepted means of estimating reserve contributions; the Straight Line Funding Plan and the 30 Year Pooled Cash Flow Plan.

Component Funding Analysis Plan (Straight-Line)

The Component Funding Analysis Plan calculates the annual contribution amount for each individual line item component by dividing the component’s remaining unfunded balance by its remaining useful life. A component’s unfunded remaining balance is its replacement cost less the reserve balance for the component at the beginning of the analysis period. The annual contribution rate for each individual line item component is then summed to calculate the total annual contribution rate for this analysis. Straight-line accounting is based on current costs and neither interest or inflation are factored into the calculations.

The projected reserve fund balance at the end of the current fiscal year has been allocated to those components which have the shortest remaining life. This also provides for the lowest straight line contribution amount using this plan. However, per Florida Statute 718.112(2)(f)(3) condominium associations in Florida can only re-allocate (use) reserve funds for purposes other than which they were authorized for by getting approval in advance by a vote of the majority of the voting interests.

30 Year Pooled Cash Flow Analysis Plan

The 30 Year Cash Flow Plan is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. This analysis calculates the future replacement cost for reserve components when they are due for replacement, and recognizes increases in construction costs as well as interest income attributable to reserve accounts. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow throughout the analysis period.

The following describes how the cash flow was produced:

Reserve Fund Balance – projected from the date this reserve study was prepared to the beginning of the fiscal year above;

Reserve Item Data - for each reserve item the following was determined: description, category, basis cost, cost, quantity, estimated useful life and estimated remaining life;

Expenditures - the reserve item data above was used to project when the initial and recurring expenditures will be incurred over the next 30 years;

Interest – calculated on the available funds;

Contribution – determined based on the following: annual contribution increases, interest earned with related taxes and inflation on reserve items.

Prior to December 23, 2002, Florida statute mandated that condominium associations calculate reserves via the Component Funding Analysis method, on an annual basis. Funding at less than 100% of the fully funded estimate, based on the Component Funding Analysis method, could occur only after a full vote of the association membership. As of December 23, 2002, amendments to the Florida Administrative Code recognize the Cash Flow Analysis method as an approved methodology for the calculation of reserve funding for condominium associations. The fund requirement estimated by the Cash Flow Analysis method can now be provided to the membership, on an annual basis as a fully funded figure. The analysis must be completed as a portion of the association's annual budget, include the total estimated useful lives, estimated remaining useful lives, and estimated replacement cost/deferred maintenance expenses of all assets in the reserve budget (minimum roofing, painting, paving and any other item with a replacement/repair cost over \$10,000), and the estimated fund balance of the pooled reserve account as of the beginning of the period for which the budget will be in effect.

If the association maintains a pooled account for reserves, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget shall be not less than that required to ensure that the balance on hand at the beginning of the period for which the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful lives of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all of the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal; the association may include annual percentage increases in costs for the reserve components, but these increases are not mandated. Fully funded reserve contributions utilizing this methodology may not include future special assessments, and the annual funding levels cannot include percentage increases.

Definitions

Reserves

Monies set aside for the projected repair and/or replacement of the associations common elements.

Component

A specific item or element which is part of the association's common area assets and is considered to require reserve funding.

Component Inventory

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

Quantity

The quantity or amount of each reserve component element.

Units

The unit of measurement for each quantity.

Cost per Unit

The estimated cost to replace a reserve component per unit of measurement.

Current Replacement Cost

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

Future Replacement Cost

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

Placed-In-Service Date

The month and year that the asset was placed-in-service. This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

Estimated Useful Life

The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

Adjustment to Useful Life

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

Estimated Remaining Life

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

Replacement Year

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

Budget Year Beginning/Ending

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

Number of Units and/or Phases

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

Inflation

This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement, and the total is used in calculating the monthly reserve contribution that will be necessary to accumulate the required funds in time for replacement.

Annual Assessment Increase

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

Investment Yield Before Taxes

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

Taxes on Interest Yield

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

Projected Reserve Balance

The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based upon information provided and not audited.

Percent Fully Funded

The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age

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

Monthly Assessment

The assessment to reserves required by the association each month.

Interest Contribution (After Taxes)

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

Total Monthly Allocation

The sum of the monthly assessment and interest contribution figures.

Group and Category

The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Percentage of Replacement or Repairs

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

Annual Fixed Reserves

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

Fixed Assessment

An optional figure which, if used, will override all calculations and set the assessment at this amount. This assessment can be set for monthly, quarterly or annually as necessary.

Salvage Value

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

One-Time Replacement

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

Unit Abbreviations

Sq Ft - Square Feet

Lp Sm - Lump Sum

Dbl Ct - Double Tennis Court

Ln Ft - Linear Feet

Allow - Allowance

Ct - Court

Ea - Each

Hp - Horsepower

Units - Units

Sq Yds - Square Yards

Cu Ft - Cubic Feet

Cu Yds - Cubic Yards

Kw - Kilowatts

Pair - Pair

Sq - Squares (1 Sq = 100 sq ft)

Opngs - Openings (elevators)

Important Information

This document has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties without the expressed written permission of Felten Professional Adjustment Team, LLC. (FPAT). The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

FPAT has no present or prospective interest in the subject property of this report and also has no personal interest with respect to parties involved. Our assignment was not contingent upon producing or reporting predetermined results and our compensation is not contingent on any action or event resulting from this report.

The calculations, projections and reports in this reserve study were generated using our state of the art reserve study software. Our software has received a Quality Assurance Evaluation from a Certified Public Accounting firm verifying the system for accuracy and compliance with the American Institute of CPAs Audit and Accounting Guide for Common Interest Realty Associations, cash flow projections, and tax calculations consistent with IRS guidelines for 1120c and 1120h corporations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogues, actual quotations or historical costs, and our own experience in the field of replacement cost valuation, insurance adjusting and reserve study preparation.

It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications. Invasive testing has not been performed on the subject assets. In some cases, estimates may have been used on assets, which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

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

Felten Professional Adjustment Team, LLC. would like to thank you for using our services. We invite you to call us at any time, should you have questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which we will provide a revised study.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will, in fact, occur as described.

Annual Update Service

Inflation, labor rates, material availability, taxes, insurance and asset lives are just but a few of the ever changing variables addressed in your reserve study report.

To order updates please contact our office at (886) 568-7853 or email us at info@fpat.com.