

Sample Condominium FL

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2019



Sample Condominium FL
January 1, 2019

Sample Condominium FL

Reserve Management Plan

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Preparer's Report on Reserve Study Reserve Management Plan

Type I Reserve Study With On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2019

Board of Directors

Sample Condominium FL

Florida Springs, FL

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of Sample Condominium FL by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Sample Condominium FL upon which this reserve management plan is based was performed by Pierre Del Rosario, RS, RSS of Facilities Advisors Florida Inc. on June 3, 2019.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Sample

Condominium FL. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2019, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2019, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of Sample Condominium FL is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying reserve study report of Sample Condominium FL, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This reserve study report is restricted to the management and members of the Sample Condominium FL, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the Sample Condominium FL's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the Sample Condominium FL's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Florida Inc.
Pierre Del Rosario, RS, RSS
March 16, 2020

Sample Condominium FL
 January 1, 2019

Statement of Position

Projection period: January 1, 2019 to 2046
 Type of Project: Condominium
 Number of Units: 60
 Location: Florida Springs, FL
 Projected Construction date: July 1, 2006

Description of Project: Sample Condominium FL is an 60 - unit Condominium development located in Florida Springs, FL. The project consists of one building. The project was developed in July 1, 2006.

On-Site analysis performed by: Pierre Del Rosario
 Component analysis performed by: Pierre Del Rosario
 Report prepared by: Pierre Del Rosario

No special assessments are considered necessary during the 30-year projection period.

Components Excluded From This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Utilities - Underground and in Structure	Long-lived Component
Street Base	Lifetime Component
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

See Next Page for Summary Component List

Current Replacement Cost of All Components	\$ 3,934,260
Future Replacement Cost of All Components	\$ 7,799,620
Projected Balance of Reserve Funds at January 1, 2019	\$ 514,000
100% Funded Amount at January 1, 2019	\$ 1,208,728
Percent Funded at January 1, 2019	42.52 %
Projected Reserve Contribution	\$ 180,000
Monthly Reserve Contribution First Year of Projection	\$ 15,000
Projected Special Assessment	\$ 0
Projected Inflation Rate	2.50 %
Projected Interest Rate	1.00 %

See Preparer's Report
 See Summary of Significant Assumptions

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Begin Balance	\$ 514,000	\$ 673,678	\$ 752,003	\$ 844,786	\$ 1,015,951	\$ 1,179,577	\$ 1,381,199	\$ 1,612,151	\$ 1,569,710	\$ 1,739,754
Contribution	180,000	186,300	192,820	199,569	206,554	213,783	221,265	229,010	237,025	245,321
Average Per Unit	3,000	3,105	3,213	3,326	3,442	3,563	3,687	3,816	3,950	4,088
Percent Change	0.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Interest	6,011	7,277	8,007	9,251	11,110	12,802	14,954	15,983	16,571	18,376
Less Expenditures	26,333	115,252	108,044	37,655	54,039	24,963	5,268	287,434	83,552	63,130
Ending Balance	\$ 673,678	\$ 752,003	\$ 844,786	\$ 1,015,951	\$ 1,179,577	\$ 1,381,199	\$ 1,612,151	\$ 1,569,710	\$ 1,739,754	\$ 1,940,322

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Begin Balance	\$ 1,940,322	\$ 2,185,037	\$ 2,103,385	\$ 2,215,805	\$ 2,515,983	\$ 2,793,746	\$ 2,981,511	\$ 3,317,491	\$ 2,945,588	\$ 3,286,617
Contribution	253,907	262,794	271,992	281,512	291,365	301,562	312,117	323,041	334,348	346,050
Average Per Unit	4,231	4,379	4,533	4,691	4,856	5,026	5,201	5,384	5,572	5,767
Percent Change	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Interest	20,616	21,745	21,810	23,648	26,552	28,966	31,482	31,585	31,155	30,432
Less Expenditures	29,809	366,191	181,383	4,982	40,154	142,763	7,619	726,529	24,475	734,400
Ending Balance	\$ 2,185,037	\$ 2,103,385	\$ 2,215,805	\$ 2,515,983	\$ 2,793,746	\$ 2,981,511	\$ 3,317,491	\$ 2,945,588	\$ 3,286,617	\$ 2,928,700

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Begin Balance	\$ 2,928,700	\$ 3,239,221	\$ 3,055,083	\$ 3,387,085	\$ 2,966,319	\$ 3,391,702	\$ 3,530,294	\$ 3,804,066	\$ 3,803,459	\$ 4,252,408
Contribution	358,161	370,697	383,672	397,100	410,999	425,384	440,272	455,682	471,630	488,138
Average Per Unit	5,969	6,178	6,394	6,618	6,849	7,089	7,337	7,594	7,860	8,135
Percent Change	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%
Interest	31,029	31,706	32,143	32,373	31,780	34,724	36,923	38,116	40,495	44,660
Less Expenditures	78,670	586,542	83,813	850,239	17,396	321,516	203,424	494,404	63,178	94,565
Ending Balance	\$ 3,239,221	\$ 3,055,083	\$ 3,387,085	\$ 2,966,319	\$ 3,391,702	\$ 3,530,294	\$ 3,804,066	\$ 3,803,459	\$ 4,252,408	\$ 4,690,641

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Component	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Balcony Floors - Replace Pavers and M										
Balcony Floors - Replace Tile and Repai										
Balcony Railing Paint										
Balcony railing replacement										
Balcony, column, and ceiling paint tou				37,655				41,564		
Boiler Hot Water -Domestic								15,644		
Boiler HVAC Water- Boost Pump										8,243
Call Box System			38,292							
Cauking Replace / Window Frames			16,486			34,929		37,383		
Co2 systems										
Deck Membrane										
Deck Weather Proofing/ Repairs						10,616				12,011
Door Common Utilities										
Door Front - Replace										
Door Front - Stain Wood										
Door Subway entry Garage										
Door Trash Chute										
Double - Double Hung										
Double - Double Hung - Floor to Ceiling										
Dryer vents - Rooftop										
Electric -Main Panels & Distribution										
Elevator- Cab refurbish										
Elevator- Electronics Update										
Elevator- System										
Emergency Light		26,333								
Entry System Sonitrol										
Exhaust fans										
Exhaust Fans Louvers Garage										
Fence Aluminum Parking Deck										

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Component	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Fiber Cement Board Repair										18,320
Fire Extinguishing								2,075		
Fire Panels & Central Attenuation										
Fire Sprinkler System										
Floor - Garage - Concrete-Maintenanc			31,904							
Floor Covering - 1st Floor& Stairwells - Garage Door										
Garage Door operates								1,330		
Hallways - Carpet										
Hallways - Lighting Ceiling										
Hallways - Paint										
HVAC Common Areas								48,138		
In Wall Utilities Lines										
Leaks Repairs Hardies Siding-		31,389								
Light Building Fixture										
Light Fixtures - Parking Deck									2,755	
Light Fixtures - Parking Garage - 37%							3,507			
Lobby Furniture & Artwork										
Mail box										
Paint Garage walls, ceiling & realing								3,562		
Painting - Stairwells									12,335	
Parking Lot Decking Recoating and Rel		83,863								
Roof Surface - Rubber EPDM										
Security System Cameras, Monitors			21,361							
Shut off valves										
Single - Double Hung										
Single - Double Hung - Floor to Ceiling										
Space Heater Garage								11,131		
Space Heater Stairway						20,045				

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Component	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Stairways Railing										
Sump Pump							1,761			
Tile Floor										
Trash Compacter										
Trash Enclosure - Wood										
Triple - Double Hung										
Triple - Double Hung - Floor to Ceiling										
Wall - Exterior - Fiber Board - Repair a										11,294
Wall - Exterior - Stucco - Repair and Re										13,259
Wall Exterior Inspection, Repair, Repoi										
Windows Large Arched										
	\$ 26,333	\$ 115,252	\$ 108,044	\$ 37,655	\$ 54,039	\$ 24,963	\$ 5,268	\$ 287,434	\$ 83,552	\$ 63,130

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Balcony Floors - Replace Pavers and M										\$ 184,195
Balcony Floors - Replace Tile and Repai										357,249
Balcony Railing Paint								85,498		
Balcony railing replacement										
Balcony, column, and ceiling paint tou		45,879				50,642				55,899
Boiler Hot Water -Domestic										
Boiler HVAC Water- Boost Pump								55,458		
Call Box System										
Cauling Replace / Window Frames	20,087		42,558			45,548			24,475	
Co2 systems										
Deck Membrane										
Deck Weather Proofing/ Repairs					13,590					15,375
Door Common Utilities			4,860	4,982	5,106	5,234	5,365			
Door Front - Replace										
Door Front - Stain Wood						3,200				
Door Subway entry Garage										
Door Trash Chute	2,268									
Double - Double Hung										
Double - Double Hung - Floor to Ceiling										
Dryer vents - Rooftop										
Electric -Main Panels & Distribution										
Elevator- Cab refurbish										
Elevator- Electronics Update			20,423		21,457					
Elevator- System										
Emergency Light						38,138				
Entry System Sonitrol										
Exhaust fans										
Exhaust Fans Louvers Garage										
Fence Aluminum Parking Deck										

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Fiber Cement Board Repair										23,452
Fire Extinguishing								107,836		
Fire Panels & Central Attenuation										
Fire Sprinkler System								46,206		
Floor - Garage - Concrete-Maintenanc			13,560							
Floor Covering - 1st Floor& Stairwells - Garage Door										
Garage Door operates										1,789
Hallways - Carpet		92,837								
Hallways - Lighting Ceiling			44,154							
Hallways - Paint		47,859								
HVAC Common Areas										
In Wall Utilities Lines										
Leaks Repairs Hardies Siding-										
Light Building Fixture			12,254							
Light Fixtures - Parking Deck										
Light Fixtures - Parking Garage - 37%										
Lobby Furniture & Artwork										65,007
Mail box										
Paint Garage walls, ceiling & realing										
Painting - Stairwells										
Parking Lot Decking Recoating and Rel		107,352								
Roof Surface - Rubber EPDM								400,590		
Security System Cameras, Monitors								30,937		
Shut off valves										
Single - Double Hung										
Single - Double Hung - Floor to Ceiling										
Space Heater Garage										
Space Heater Stairway										

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Component	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Stairways Railing										
Sump Pump							2,254			
Tile Floor										
Trash Compacter			43,571							
Trash Enclosure - Wood	7,453									
Triple - Double Hung										
Triple - Double Hung - Floor to Ceiling										
Wall - Exterior - Fiber Board - Repair a										14,458
Wall - Exterior - Stucco - Repair and Re										16,972
Wall Exterior Inspection, Repair, Repoi		72,264								
Windows Large Arched										
	\$ 29,809	\$ 366,191	\$ 181,383	\$ 4,982	\$ 40,154	\$ 142,763	\$ 7,619	\$ 726,529	\$ 24,475	\$ 734,400

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Balcony Floors - Replace Pavers and M										
Balcony Floors - Replace Tile and Repai										
Balcony Railing Paint							106,776			
Balcony railing replacement										
Balcony, column, and ceiling paint tou				61,702				68,107		
Boiler Hot Water -Domestic								25,635		
Boiler HVAC Water- Boost Pump		11,086								
Call Box System										
Caiking Replace / Window Frames	51,853			55,496			29,820		63,178	
Co2 systems						2,815				
Deck Membrane						282,653				
Deck Weather Proofing/ Repairs					17,396					19,682
Door Common Utilities										
Door Front - Replace			34,644							
Door Front - Stain Wood						3,200				
Door Subway entry Garage								39,439		
Door Trash Chute										
Double - Double Hung										
Double - Double Hung - Floor to Ceiling										
Dryer vents - Rooftop								43,383		
Electric -Main Panels & Distribution										
Elevator- Cab refurbish								63,103		
Elevator- Electronics Update										
Elevator- System		425,111		446,633						
Emergency Light										
Entry System Sonitrol		12,923								
Exhaust fans								73,358		
Exhaust Fans Louvers Garage								27,607		
Fence Aluminum Parking Deck			30,066							

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Fiber Cement Board Repair										30,020
Fire Extinguishing								3,401		
Fire Panels & Central Attenuation										
Fire Sprinkler System										
Floor - Garage - Concrete-Maintenanc										
Floor Covering - 1st Floor& Stairwells -										
Garage Door	2,762									
Garage Door operates										
Hallways - Carpet				124,855						
Hallways - Lighting Ceiling										
Hallways - Paint				64,365						
HVAC Common Areas								78,879		
In Wall Utilities Lines										
Leaks Repairs Hardies Siding-							58,194			
Light Building Fixture										
Light Fixtures - Parking Deck										4,627
Light Fixtures - Parking Garage - 37%							5,747			
Lobby Furniture & Artwork										
Mail box			13,943							
Paint Garage walls, ceiling & realing			5,159							
Painting - Stairwells	16,589									
Parking Lot Decking Recoating and Rel		137,419								
Roof Surface - Rubber EPDM										
Security System Cameras, Monitors										
Shut off valves	7,465									
Single - Double Hung										
Single - Double Hung - Floor to Ceiling										
Space Heater Garage								18,240		
Space Heater Stairway						32,847				

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Component	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Stairways Railing										
Sump Pump							2,885			
Tile Floor								53,243		
Trash Compacter										
Trash Enclosure - Wood										
Triple - Double Hung										
Triple - Double Hung - Floor to Ceiling										
Wall - Exterior - Fiber Board - Repair a										18,507
Wall - Exterior - Stucco - Repair and Re										21,726
Wall Exterior Inspection, Repair, Repoi				97,187						
Windows Large Arched										
	\$ 78,670	\$ 586,542	\$ 83,813	\$ 850,239	\$ 17,396	\$ 321,516	\$ 203,424	\$ 494,404	\$ 63,178	\$ 94,565

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Balcony Floors - Replace Pavers and Membra	5/2038	\$ 32	3,500 SF	\$ 114,275	20:00	19:04	\$ 184,195
Balcony Floors - Replace Tile and Repairs	5/2038	29	7,450 SF	221,637	20:00	19:04	357,249
Balcony Railing Paint	7/2027	1,500	37 LF	55,500	9:00	8:06	68,461
Balcony railing replacement	7/2056	24	14,130 SF	339,120	50:00	37:06	856,048
Balcony, column, and ceiling paint touch-up	5/2022	578	60 Each	34,680	4:00	3:04	37,655
Boiler Hot Water -Domestic	7/2026	13,000	1 Each	13,000	20:00	7:06	15,644
Boiler HVAC Water- Boost Pump	7/2028	3,260	2 Each	6,520	12:00	9:06	8,243
Call Box System	7/2021	36,000	1 Each	36,000	15:00	2:06	38,292
Caiking Replace / Window Frames	7/21 - 8/26	31,000	2.5 Job	77,500	8:00	5:06	88,800
Co2 systems	7/2024	250	6 Each	1,500	20:00	5:06	1,718
Deck Membrane	7/2044	3	40,700 SF	150,590	40:00	25:06	282,653
Deck Weather Proofing/ Repairs	7/2023	9,500	1 Each	9,500	5:00	4:06	10,616
Door Common Utilities	7/31 - 7/35	510	35 Each	17,850	30:00	14:06	25,550
Door Front - Replace	4/2041	20,000	1 Each	20,000	35:00	22:03	34,644
Door Front - Stain Wood	5/2024	3,200	1 Each	3,200	10:00	5:04	3,200
Door Subway entry Garage	7/2046	20,000	1 Each	20,000	40:00	27:06	39,439
Door Trash Chute	7/2029	350	5 Each	1,750	25:00	10:06	2,268
Double - Double Hung	7/49 - 7/51	1,800	58 Each	104,400	45:00	31:08	228,166
Double - Double Hung - Floor to Ceiling	7/49 - 7/52	4,500	10 Each	45,000	45:00	32:04	99,953
Dryer vents - Rooftop	7/2026	2,200	10 Each	22,000	20:00	7:06	26,475
Electric -Main Panels & Distribution	7/2064	148,000	1 Each	148,000	60:00	45:06	455,195
Elevator- Cab refurbish	7/2026	16,000	2 Each	32,000	20:00	7:06	38,510
Elevator- Electronics Update	7/31 - 7/33	15,000	2 Each	30,000	25:00	13:06	41,881
Elevator- System	7/40 - 7/42	250,000	2 Each	500,000	35:00	22:06	871,744
Emergency Light	10/2019	110	235 Upb	25,850	15:00	0:09	26,333
Entry System Sonitrol	7/2023	3,800	2 Each	7,600	17:00	4:06	8,493
Exhaust fans	7/2026	3,100	12 Each	37,200	20:00	7:06	44,768
Exhaust Fans Louvers Garage	7/2026	4,000	3.5 Each	14,000	20:00	7:06	16,848
Fence Aluminum Parking Deck	7/2041	75	230 Lf	17,250	35:00	22:06	30,066
Fiber Cement Board Repair	7/2028	2	6,900 SF	14,490	10:00	9:06	18,320
Fire Extinguishing	7/2026	75	23 Each	1,725	20:00	7:06	2,075
Fire Panels & Central Attenuation	7/2036	70,000	1 Each	70,000	20:00	17:06	107,836
Fire Sprinkler System	7/2066	225,000	1 Each	225,000	60:00	47:06	727,053
Floor - Garage - Concrete-Maintenance and S	5/2021	0	40,700 SF	30,118	15:00	2:04	31,904
Floor Covering - 1st Floor& Stairwells - VCT	5/2031	5,000	2 Lot	10,000	25:00	12:04	13,560
Garage Door	7/2039	4,500	0.37 Each	1,665	25:00	20:06	2,762
Garage Door operates	5/2026	3,000	0.37 Each	1,110	12:00	7:04	1,330
Hallways - Carpet	9/2030	12	5,800 SF	69,600	12:00	11:08	92,837
Hallways - Lighting Ceiling	7/31 - 11/31	185	175 Each	32,375	25:00	12:07	44,154
Hallways - Paint	9/2030	1	31,200 Each	35,880	12:00	11:08	47,859
HVAC Common Areas	7/2026	20,000	2 Each	40,000	20:00	7:06	48,138
In Wall Utilities Lines	7/2066	6,000	60 Each	360,000	60:00	47:06	1,163,284
Leaks Repairs Hardies Siding-	11/2020	30,000	1 Job	30,000	25:00	1:10	31,389
Light Building Fixture	7/2031	450	20 Each	9,000	25:00	12:06	12,254
Light Fixtures - Parking Deck	5/27 - 7/27	55	40.32 Each	2,239	21:00	8:05	2,755
Light Fixtures - Parking Garage - 37%	5/2025	40	75 Each	3,000	20:00	6:04	3,507

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Lobby Furniture & Artwork	9/2038	\$ 40,000	1 Lot	\$ 40,000	20:00	19:08	\$ 65,007
Mail box	7/2041	125	64 Each	8,000	35:00	22:06	13,943
Paint Garage walls, ceiling & realing	7/2026	8,000	0.37 Job	2,960	15:00	7:06	3,562
Painting - Stairwells	7/2027	5,000	2 Job	10,000	12:00	8:06	12,335
Parking Lot Decking Recoating and Related	7/2020	80,814	1 Each	80,814	10:00	1:06	83,863
Roof Surface - Rubber EPDM	7/2036	9	28,000 SF	260,036	30:00	17:06	400,590
Security System Cameras, Monitors	9/2021	20,000	1 Each	20,000	15:00	2:08	21,361
Shut off valves	7/2039	450	10 Each	4,500	35:00	20:06	7,465
Single - Double Hung	7/49 - 8/49	1,200	37 Each	44,400	45:00	30:06	94,357
Single - Double Hung - Floor to Ceiling	7/2052	3,500	3 Each	10,500	45:00	33:06	24,012
Space Heater Garage	7/2026	925	10 Each	9,250	20:00	7:06	11,131
Space Heater Stairway	7/2024	2,500	7 Each	17,500	20:00	5:06	20,045
Stairways Railing	7/2056	15,000	2 Each	30,000	50:00	37:06	75,729
Sump Pump	7/2025	1,500	1 Each	1,500	10:00	6:06	1,761
Tile Floor	7/2046	33	800 SF	27,000	40:00	27:06	53,243
Trash Compacter	7/2031	32,000	1 Each	32,000	25:00	12:06	43,571
Trash Enclosure - Wood	5/2029	41	140 LF	5,775	23:00	10:04	7,453
Triple - Double Hung	7/49 - 7/52	2,500	23 Each	57,500	45:00	32:03	127,640
Triple - Double Hung - Floor to Ceiling	7/2050	4,500	31 Each	139,500	45:00	31:06	303,651
Wall - Exterior - Fiber Board - Repair and Rep	5/2028	1	6,900 SF	8,970	10:00	9:04	11,294
Wall - Exterior - Stucco - Repair and Repaint	5/2028	1	8,100 SF	10,530	10:00	9:04	13,259
Wall Exterior Inspection, Repair, Repoint	7/2030	1	32,000 SF	54,400	12:00	11:06	72,264
Windows Large Arched	7/2051	8,500	2 Each	17,000	45:00	32:06	37,929
				<u>\$ 3,834,260</u>			<u>\$ 7,799,620</u>

Sample Condominium FL
January 1, 2019

Disclosures

Site Analysis

Sample Condominium FL is a Condominium development association located in Florida Springs, FL. The Association consists of 60 units located at 70 Railroad Pl. The Association was founded in July 1, 2006. The project consists of one building is a six-story structure containing sixty (60) Units, two (2) designated for commercial use only at the 1st - floor and fifty eight (58) designated for residential use only..

The site analysis was performed on June 3, 2019 by Pierre Del Rosario, RS, RSS of Facilities Advisors Florida Inc.. Richard Smith was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of \$1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 2.50% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International LLC cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 2.50%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 1.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Percent funded at January 1, 2019 of 42.52 was calculated using the inflation adjusted method.

The beginning balance of reserve funds was estimated at \$ 514,000, based on information provided by management. The beginning balance of reserve funds was provided by management.

See Preparer’s Report
 See Summary of Significant Assumptions

January 1, 2019

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

- Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.
- The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.
- The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.
- Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.
- Proper construction and installation of all improvements is assumed, unless otherwise noted.
- This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.
- The Association carries comprehensive property insurance to cover most insurable property risks.
- Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.
- The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.
- The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.
- Interest rate of 1.00% is used in the funding plan.
- Inflation rate of 2.50% is used in the funding plan.

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Reserve Disclosures

Category	Future Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	2019	Reserve
						Funding Required	Allocation 12/31/2019
Balcony	\$ 647,561	4:00 -20:00	3:04 -19:04	\$ 8,291	\$ 639,270	\$ 32,050	\$ 116,074
Building	158,461	20:00 -35:00	7:06 -22:06	13,283	145,178	4,917	17,785
Building System	3,738,334	10:00 -60:00	0:09 -47:06	250,690	3,487,644	66,198	239,762
Doors & Windows	1,021,707	12:00 -45:00	7:04 -33:06	61,148	960,559	17,076	61,776
Fences, Walls, & Gates	969,298	23:00 -50:00	10:04 -37:06	42,002	927,296	14,406	52,210
Floor Covering	146,081	12:00 -40:00	11:08 -27:06	4,286	141,795	6,591	23,915
Painting	302,286	8:00 -25:00	1:10 -11:08	26,254	276,032	20,527	74,374
Parking	415,301	5:00 -40:00	1:06 -25:06	63,263	352,038	14,543	52,681
Roofing	400,591	30:00	17:06	44,783	355,808	9,706	35,166
	<u>\$ 7,799,620</u>			<u>\$ 514,000</u>	<u>\$ 7,285,620</u>	<u>\$ 186,014</u>	<u>\$ 673,745</u>

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Components Component	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Balcony									
Balcony Floors - Replace Pavers and M	Unit Balconies	34 rear units	05/01/2038	\$ 32.65	3,500 SF	\$ 114,275	20:00	19:04	\$ 184,195
Balcony Floors - Replace Tile and Repai	Unit Balconies	26 units -tile	05/01/2038	29.75	7,450 SF	221,637	20:00	19:04	357,249
Balcony Railing Paint	Building	Repaint	07/01/2027	1,500.00	37 LF	55,500	9:00	8:06	68,461
Balcony, column, and ceiling paint touc	Building	Front	05/01/2022	578.00	26 Each	15,028	4:00	3:04	16,317
Balcony, column, and ceiling paint touc	Building	Back	05/01/2022	578.00	34 Each	19,652	4:00	3:04	21,337
						\$ 426,092			\$ 647,561
Building									
Fire Extinguishing	Hallway 2		07/01/2026	\$ 75.00	3 Each	\$ 225	20:00	7:06	\$ 270
Fire Extinguishing	Hallway 3		07/01/2026	75.00	3 Each	225	20:00	7:06	270
Fire Extinguishing	Hallway 4		07/01/2026	75.00	3 Each	225	20:00	7:06	270
Fire Extinguishing	Hallway 5		07/01/2026	75.00	3 Each	225	20:00	7:06	270
Fire Extinguishing	Hallway 6		07/01/2026	75.00	3 Each	225	20:00	7:06	270
Fire Extinguishing	Garage		07/01/2026	75.00	6 Each	450	20:00	7:06	541
Fire Extinguishing	Lobby		07/01/2026	75.00	2 Each	150	20:00	7:06	180
Floor Covering - 1st Floor& Stairwells -	Building		05/01/2031	5,000.00	2 Lot	10,000	25:00	12:04	13,560
Hallways - Lighting Ceiling	Hallway 2		07/01/2031	185.00	35 Each	6,475	25:00	12:06	8,816
Hallways - Lighting Ceiling	Hallway 3		07/01/2031	185.00	35 Each	6,475	25:00	12:10	8,889
Hallways - Lighting Ceiling	Hallway 4		07/01/2031	185.00	35 Each	6,475	25:00	12:06	8,816
Hallways - Lighting Ceiling	Hallway 5		07/01/2031	185.00	35 Each	6,475	25:00	12:06	8,816
Hallways - Lighting Ceiling	Hallway 6		07/01/2031	185.00	35 Each	6,475	25:00	12:06	8,816
Light Building Fixture	Building		07/01/2031	450.00	20 Each	9,000	25:00	12:06	12,254
Lobby Furniture & Artwork	Lobby		09/01/2038	40,000.00	1 Lot	40,000	20:00	19:08	65,007
Mail box	Lobby		07/01/2041	125.00	64 Each	8,000	35:00	22:06	13,943
Shut off valves	Hallway 2		07/01/2039	450.00	2 Each	900	35:00	20:06	1,493
Shut off valves	Hallway 3		07/01/2039	450.00	2 Each	900	35:00	20:06	1,493
Shut off valves	Hallway 4		07/01/2039	450.00	2 Each	900	35:00	20:06	1,493
Shut off valves	Hallway 5		07/01/2039	450.00	2 Each	900	35:00	20:06	1,493
Shut off valves	Hallway 6		07/01/2039	450.00	2 Each	900	35:00	20:06	1,493
						\$ 105,600			\$ 158,461

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Components Component	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Building System									
Boiler Hot Water -Domestic	Building		07/01/2026	\$ 13,000.00	1 Each	\$ 13,000	20:00	7:06	\$ 15,644
Boiler HVAC Water- Boost Pump	Building		07/01/2028	3,260.00	2 Each	6,520	12:00	9:06	8,243
Call Box System	Building	Replace	07/01/2021	36,000.00	1 Each	36,000	15:00	2:06	38,292
Co2 systems	Garage	37% \$450	07/01/2024	250.00	6 Each	1,500	20:00	5:06	1,718
Dryer vents - Rooftop	Building	Fan and Hood	07/01/2026	2,200.00	10 Each	22,000	20:00	7:06	26,475
Electric -Main Panels & Distribution	Building	Replace Service	07/01/2064	148,000.00	1 Each	148,000	60:00	45:06	455,195
Elevator- Cab refurbish	Building		07/01/2026	16,000.00	2 Each	32,000	20:00	7:06	38,510
Elevator- Electronics Update	Building		07/01/2033	15,000.00	1 Each	15,000	25:00	14:06	21,457
Elevator- Electronics Update	Building		07/01/2031	15,000.00	1 Each	15,000	25:00	12:06	20,423
Elevator- System	Building		07/01/2042	250,000.00	1 Each	250,000	35:00	23:06	446,633
Elevator- System	Building		07/01/2040	250,000.00	1 Each	250,000	35:00	21:06	425,111
Emergency Light	Building		10/01/2019	110.00	235 Jpb	25,850	15:00	0:09	26,333
Entry System Sonitrol	Building		07/01/2023	3,800.00	2 Each	7,600	17:00	4:06	8,493
Exhaust fans	Building		07/01/2026	3,100.00	12 Each	37,200	20:00	7:06	44,768
Exhaust Fans Louvers Garage	Garage	Fans	07/01/2026	4,000.00	2 Each	8,000	20:00	7:06	9,627
Exhaust Fans Louvers Garage	Garage	Louvers	07/01/2026	4,000.00	1.5 Each	6,000	20:00	7:06	7,220
Fire Panels & Central Attenuation	Building		07/01/2036	70,000.00	1 Each	70,000	20:00	17:06	107,836
Fire Sprinkler System	Building		07/01/2066	225,000.00	1 Each	225,000	60:00	47:06	727,053
HVAC Common Areas	Building		07/01/2026	20,000.00	2 Each	40,000	20:00	7:06	48,138
In Wall Utilities Lines	Building		07/01/2066	6,000.00	60 Each	360,000	60:00	47:06	1,163,284
Security System Cameras, Monitors	Building		09/01/2021	20,000.00	1 Each	20,000	15:00	2:08	21,361
Space Heater Garage	Garage	37% \$ 2500	07/01/2026	925.00	10 Each	9,250	20:00	7:06	11,131
Space Heater Stairway	Building		07/01/2024	2,500.00	7 Each	17,500	20:00	5:06	20,045
Sump Pump	Garage		07/01/2025	1,500.00	1 Each	1,500	10:00	6:06	1,761
Trash Compacter	Garage		07/01/2031	32,000.00	1 Each	32,000	25:00	12:06	43,571
						\$ 1,648,920			\$ 3,738,334
Doors & Windows									
Door Common Utilities	Hallway 2		07/01/2031	\$ 510.00	7 Each	\$ 3,570	30:00	12:06	\$ 4,860
Door Common Utilities	Hallway 3		07/01/2032	510.00	7 Each	3,570	30:00	13:06	4,982
Door Common Utilities	Hallway 4		07/01/2033	510.00	7 Each	3,570	30:00	14:06	5,106
Door Common Utilities	Hallway 5		07/01/2034	510.00	7 Each	3,570	30:00	15:06	5,234
Door Common Utilities	Hallway 6		07/01/2035	510.00	7 Each	3,570	30:00	16:06	5,365

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Components Component	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Doors & Windows									
Door Front - Replace	Foundation	New	04/21/2041	\$ 20,000.00	1 Each	\$ 20,000	35:00	22:03	\$ 34,644
Door Subway entry Garage	Garage	37% \$4,500	07/01/2046	20,000.00	1 Each	20,000	40:00	27:06	39,439
Door Trash Chute	Hallway 2		07/01/2029	350.00	1 Each	350	25:00	10:06	453
Door Trash Chute	Hallway 3		07/01/2029	350.00	1 Each	350	25:00	10:06	453
Door Trash Chute	Hallway 4		07/01/2029	350.00	1 Each	350	25:00	10:06	453
Door Trash Chute	Hallway 5		07/01/2029	350.00	1 Each	350	25:00	10:06	453
Door Trash Chute	Hallway 6		07/01/2029	350.00	1 Each	350	25:00	10:06	453
Double - Double Hung	West		07/01/2051	1,800.00	24 Each	43,200	45:00	32:06	96,384
Double - Double Hung	East		07/01/2050	1,800.00	19 Each	34,200	45:00	31:06	74,443
Double - Double Hung	South		07/01/2049	1,800.00	11 Each	19,800	45:00	30:06	42,047
Double - Double Hung	North		07/01/2049	1,800.00	4 Each	7,200	45:00	30:06	15,290
Double - Double Hung - Floor to Ceiling	South		07/01/2049	4,500.00	3 Each	13,500	45:00	30:06	28,668
Double - Double Hung - Floor to Ceiling	North		07/01/2051	4,500.00	3 Each	13,500	45:00	32:06	30,120
Double - Double Hung - Floor to Ceiling	East		07/01/2052	4,500.00	4 Each	18,000	45:00	33:06	41,164
Garage Door	Garage	37% \$4,500	07/01/2039	4,500.00	0.37 Each	1,665	25:00	20:06	2,762
Garage Door operates	Garage	37% \$3000	05/01/2026	3,000.00	0.37 Each	1,110	12:00	7:04	1,330
Single - Double Hung	West		07/01/2049	1,200.00	23 Each	27,600	45:00	30:06	58,612
Single - Double Hung	East		08/01/2049	1,200.00	13 Each	15,600	45:00	30:07	33,196
Single - Double Hung	North		07/01/2049	1,200.00	1 Each	1,200	45:00	30:06	2,548
Single - Double Hung - Floor to Ceiling	North		07/01/2052	3,500.00	3 Each	10,500	45:00	33:06	24,012
Triple - Double Hung	South		07/01/2049	2,500.00	2 Each	5,000	45:00	30:06	10,618
Triple - Double Hung	West		07/01/2051	2,500.00	6 Each	15,000	45:00	32:06	33,467
Triple - Double Hung	East		07/01/2052	2,500.00	7 Each	17,500	45:00	33:06	40,020
Triple - Double Hung	North		07/01/2050	2,500.00	8 Each	20,000	45:00	31:06	43,534
Triple - Double Hung - Floor to Ceiling	South		07/01/2050	4,500.00	3 Each	13,500	45:00	31:06	29,385
Triple - Double Hung - Floor to Ceiling	West		07/01/2050	4,500.00	12 Each	54,000	45:00	31:06	117,542
Triple - Double Hung - Floor to Ceiling	East		07/01/2050	4,500.00	13 Each	58,500	45:00	31:06	127,337
Triple - Double Hung - Floor to Ceiling	North		07/01/2050	4,500.00	3 Each	13,500	45:00	31:06	29,385
Windows Large Arched	West		07/01/2051	8,500.00	2 Each	17,000	45:00	32:06	37,929
						\$ 480,675			\$ 1,021,707

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Components	Component	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Fences, Walls, & Gates										
	Balcony railing replacement	Building	3sd-6th Floor	07/01/2056	\$ 24.00	14,130 SF	\$ 339,120	50:00	37:06	\$ 856,048
	Fence Aluminum Parking Deck	Garage		07/01/2041	75.00	230 Lf	17,250	35:00	22:06	30,066
	Stairways Railing	Building		07/01/2056	15,000.00	2 Each	30,000	50:00	37:06	75,729
	Trash Enclosure - Wood	Building		05/01/2029	41.25	140 LF	5,775	23:00	10:04	7,453
							\$ 392,145			\$ 969,297
Floor Covering										
	Hallways - Carpet	Hallway 2		09/01/2030	\$ 12.00	1,160 SF	\$ 13,920	12:00	11:08	\$ 18,567
	Hallways - Carpet	Hallway 3		09/01/2030	12.00	1,160 SF	13,920	12:00	11:08	18,567
	Hallways - Carpet	Hallway 4		09/01/2030	12.00	1,160 SF	13,920	12:00	11:08	18,567
	Hallways - Carpet	Hallway 5		09/01/2030	12.00	1,160 SF	13,920	12:00	11:08	18,567
	Hallways - Carpet	Hallway 6		09/01/2030	12.00	1,160 SF	13,920	12:00	11:08	18,567
	Tile Floor	Lobby		07/01/2046	33.75	800 SF	27,000	40:00	27:06	53,243
							\$ 96,600			\$ 146,080
Painting										
	Caiking Replace / Window Frames	Building	Windows	08/01/2026	\$ 31,000.00	1 Job	\$ 31,000	8:00	7:07	\$ 37,383
	Caiking Replace / Window Frames	Building	Misc.	11/01/2023	31,000.00	1 Job	31,000	8:00	4:10	34,929
	Caiking Replace / Window Frames	Building	Hardie Bd Sea	07/01/2021	31,000.00	0.5 Job	15,500	8:00	2:06	16,486
	Door Front - Stain Wood	Building		05/01/2024	3,200.00	1 Each	3,200	10:00	5:04	3,200
	Fiber Cement Board Repair	Building		07/01/2028	2.10	6,900 SF	14,490	10:00	9:06	18,320
	Hallways - Paint	Lobby		09/01/2030	1.15	5,200 Each	5,980	12:00	11:08	7,976
	Hallways - Paint	Hallway 2		09/01/2030	1.15	5,200 Each	5,980	12:00	11:08	7,976
	Hallways - Paint	Hallway 3		09/01/2030	1.15	5,200 Each	5,980	12:00	11:08	7,976
	Hallways - Paint	Hallway 4		09/01/2030	1.15	5,200 Each	5,980	12:00	11:08	7,976
	Hallways - Paint	Hallway 5		09/01/2030	1.15	5,200 Each	5,980	12:00	11:08	7,976
	Hallways - Paint	Hallway 6		09/01/2030	1.15	5,200 Each	5,980	12:00	11:08	7,976
	Leaks Repairs Hardies Siding-	Building	add jnt shields	11/01/2020	30,000.00	1 Job	30,000	25:00	1:10	31,389
	Paint Garage walls, ceiling & realing	Building	Stairwell N	07/01/2026	8,000.00	0.37 Job	2,960	15:00	7:06	3,562
	Painting - Stairwells	Building		07/01/2027	5,000.00	2 Job	10,000	12:00	8:06	12,335
	Wall - Exterior - Fiber Board - Repair an	Building		05/01/2028	1.30	6,900 SF	8,970	10:00	9:04	11,294
	Wall - Exterior - Stucco - Repair and Re	Building		05/01/2028	1.30	8,100 SF	10,530	10:00	9:04	13,259
	Wall Exterior Inspection, Repair, Repoi	Building		07/01/2030	1.70	32,000 SF	54,400	12:00	11:06	72,264

Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:2.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Component List - Detail

Components Component	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Parking									
						\$ 247,930			\$ 802,285
Deck Membrane	Garage	37% \$10	07/01/2044	\$ 3.70	40,700 SF	\$ 150,590	40:00	25:06	\$ 282,653
Deck Weather Proofing/ Repairs	Parking	New	07/01/2023	9,500.00	1 Each	9,500	5:00	4:06	10,616
Floor - Garage - Concrete-Maintenance	Parking Lower L	37% \$2	05/01/2021	0.74	40,700 SF	30,118	15:00	2:04	31,904
Light Fixtures - Parking Deck	PArking	37% \$140	05/01/2027	55.55	27 Each	1,499	21:00	8:04	1,842
Light Fixtures - Parking Deck	PArking	37% of \$2000	07/01/2027	55.55	13,32 Each	739	21:00	8:06	912
Light Fixtures - Parking Garage - 37%	Garage	37% \$110	05/01/2025	40.00	75 Each	3,000	20:00	6:04	3,507
Parking Lot Decking Recoating and Rel	Garage Resurfac	37% \$218,49	07/01/2020	80,814.00	1 Each	80,814	10:00	1:06	83,863
						\$ 276,261			\$ 415,300
Roofing									
Roof Surface - Rubber EPDM	Building		07/01/2036	\$ 9.28	28,000 SF	\$ 260,036	30:00	17:06	\$ 400,590
						\$ 260,036			\$ 400,590
						\$ 3,934,260			\$ 7,799,620