



**Palma Sola Harbour Condominium Association  
Bradenton, Florida**



**Reserve Study for the Year  
2015**

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## Important Information

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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 property management 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. 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 analysis 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.

Staebler Appraisal and Consulting 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.

## Part I

### Introduction

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:

Full Reserve Study;

Update with site inspection; and

Update without site inspection.

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.”

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

## 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	Park/Play Equipment
Painting	Pool/Spa Re-plastering
Deck Resurfacing	Pool Equipment Replacement
Fencing Replacement	Pool Furniture Replacement
Asphalt Seal Coating	Tennis Court Resurfacing
Asphalt Repairs	Lighting Replacement
Asphalt Overlays	Insurance(s)
Equipment Replacement	Reserve Study
Interior Furnishings	

## 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, tile roofs, wiring and plumbing. 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.

### **Update Frequency**

Does the association's reserve study need updating? If the answer to one or more of the following questions is yes, the association should strongly consider conducting a new study of updating the existing study:

- Has the association added or replaced any significant common element in the last year?
- Has unseasonable weather, lack of maintenance or other circumstances damaged or caused extreme wear and tear on any common elements?
- Has the association deviated from the scheduled replacements?
- Has the association contributed to or drawn on reserve funds other than as scheduled?
- Is the association's objective baseline funding?
- Have there been any technological advances or improved product development that might result in a component change? (also: law changes, for example sprinkler retrofitting)
- Does the current reserve fund balance does not match what was projected?
- Have any components reached the end of their useful lives earlier than projected?

## Funding Methods

From the simplest to the most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash flow method and the component method.

The cash flow method develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a “window” in which all future anticipated replacement costs are computed, based upon the individual lives of the components under consideration. The Threshold and the Current Assessment funding models are based upon the cash flow method.

The component method develops a reserve-funding plan where the total contribution is based upon the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserve over time. This method also allows for computations on individual components in the analysis. The Component Funding model is based upon the component methodology.

## Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association’s need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Associations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

Full Funding---Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end of three years, one would expect three-tenths of the replacement cost to have accumulated, and if so, that component would be “fully-funded.” This model is important in that it is a measure of the adequacy of an association’s reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. This formula represents a snapshot in time and is based upon current replacement cost, independent of future inflationary or investment factors:

**Fully Funded Reserves = Age divided by Useful Life the results multiplied by Current Replacement Cost**

When an association's total accumulated reserves for all components meet this criterion, its reserves are considered "fully-funded."

**The Threshold Funding Model (Minimum Funding).** The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance.

**The Threshold Funding Model.** This method is based upon the cash flow funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount (other than \$0).

**The Current Assessment Funding Model.** This method is also based upon the cash flow funding concept. The initial reserve assessment is set at the association's current fiscal year funding level and a 30-year projection is calculated to illustrate the adequacy of the current funding over time.

**The Component Funding Model.** This is a straight-line funding model. It distributes the cash reserves to individual reserve components and then calculates what the reserve assessment and interest contribution (minus taxes) should be, again by each reserve component. The current annual assessment is then determined by summing all the individual component assessments, hence the name "Component Funding Model". This is the most conservative funding model. It leads to or maintains the fully funded reserve position. The following details this calculation process.

#### **Component Funding Model Distribution of Accumulated Reserves**

The "Distribution of Accumulated Reserves Report" is a "Component Funding Model" calculation. This distribution does not apply to the cash flow funding models.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis, before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets that have predetermined (fixed) reserve balances. The user can "fix" the accumulated reserve balance within the program on the individual asset's detail page. If, by error, these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component's age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

Fully Funded Reserves = (Age/Useful Life) x Current Replacement Cost

The Reserve Analyst<sup>®</sup> software program performs the above calculations to the actual month the component was placed-in-service. The program projects that the accumulation of necessary reserves for repairs or replacements will be available on the first day of the fiscal year in which they are scheduled to occur.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available is depleted, or until all assets are appropriately funded.

If any assets are assigned a zero remaining life (scheduled for replacement in the current fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjusts the zero remaining life items to one year, and that asset assumes its new grouping position alphabetically in the final printed report.

If, at the completion of this task, there are additional moneys that have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If, at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any under-funding over the longest remaining life of all assets under consideration, thereby minimizing the impact of any deficiency. For example, if the report indicates an under funding of \$50,000, this under-funding will be assigned to components with the longest remaining lives in order to give more time to "replenish" the account. If the \$50,000 under-funding were to be assigned to short remaining life items, the impact would be felt immediately.

If the reserves are under-funded, the monthly contribution requirements, as outlined in this report, can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes that may be under consideration.

## **Funding Reserves**

Three assessment and contribution figures are provided in the report, the “Monthly Reserve Assessment Required”, the “Average Net Monthly Interest Earned” contribution and the “Total Monthly Allocation to Reserves.” The association should allocate the “Monthly Reserve Assessment Required” amount to reserves each month when the interest earned on the reserves is left in the reserve accounts as part of the contribution. Any interest earned on reserve deposits, must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the “Total Monthly Allocation” to reserves (this is the member assessment plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid, the amount due will be taken directly from the association’s operating accounts as the reserve accounts are allocated only those moneys net of taxes.

## **Users’ Guide to your Reserve Analysis Study**

Part II of your report contains the reserve analysis study for your association. There are seven types of reports in the study as described below.

### **Report Summaries**

The Report Summary for all funding models lists all of the parameters that were used in calculating the report as well as the summary of your reserve analysis study.

### **Index Reports**

The Distribution of Accumulated Reserves report lists all assets in remaining life order. It also identifies the ideal level of reserves that should have accumulated for the association as well as the actual reserves available. This information is valid only for the “Component Funding Model” calculation.

The Component Listing/Summary lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

### **Detail Reports**

The Detail Report itemizes each asset and lists all measurements, current and future costs, and calculations for that asset. Provisions for percentage replacements, salvage values, and one-time replacements can also be utilized. These reports can be sorted by category or group.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufactured quality, usage, exposure to elements and maintenance history.

The Reserve Analyst<sup>®</sup> Detail Index is an alphabetical listing of all assets, together with the page number of the asset's detail report, the projected replacement year, and the asset number.

## **Projections**

Thirty-year projections add to the usefulness of your reserve analysis study.

## **Definitions**

### **Report I.D.**

Includes the Report Date (example: November 15, 1992), Account Number (example: 9773), and Version (example: 1.0). Please use this information (displayed on the summary page) when referencing your report.

### **Budget Year Beginning/Ending**

The budgetary year for which the report is prepared. For associations with fiscal years ending December 31<sup>st</sup>, 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 aid 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.

### **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. If the placed-in service date is not known, the date can also be used by the analyst to estimate the effective age. For example if a component is estimated to be 15 years and we write the year 2013, the components placed-in-service date would be 1998.

### **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.

**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.

**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.

**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).



## A Multi-Purpose Tool

Your Report is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

In addition, your reserve study serves a variety of useful purposes:

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- The reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Loans secured by the Federal Housing Administration (FHA) will not underwrite loans for associations if not at least 10% of the assessments are assigned to the reserve fund. Whether a community has sufficient reserves in place or not can make or break a sale of a condo unit.
- Your Report is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your Report is a tool that can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated.
- Since the reserve analysis study includes measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.
- The Owners' Summary meets the disclosure requirements of the California Civil Code and also the recently adopted ECHO standards.
- Your Report provides a record of the time, cost, and quantities of past reserve replacements. At times the association's management company and board of directors are transitory which may result in the loss of these important records.

**Palma Sola Harbour**  
 Bradenton, Florida  
**Current Assessment Funding Model Summary**

Report Date	June 07, 2014
Budget Year Beginning	March 01, 2015
Budget Year Ending	February 29, 2016
Total Units	181

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.60%
Contingency	3.00%
2015 Beginning Balance	\$554,499.00

***Current Assessment Funding Model Summary of Calculations***

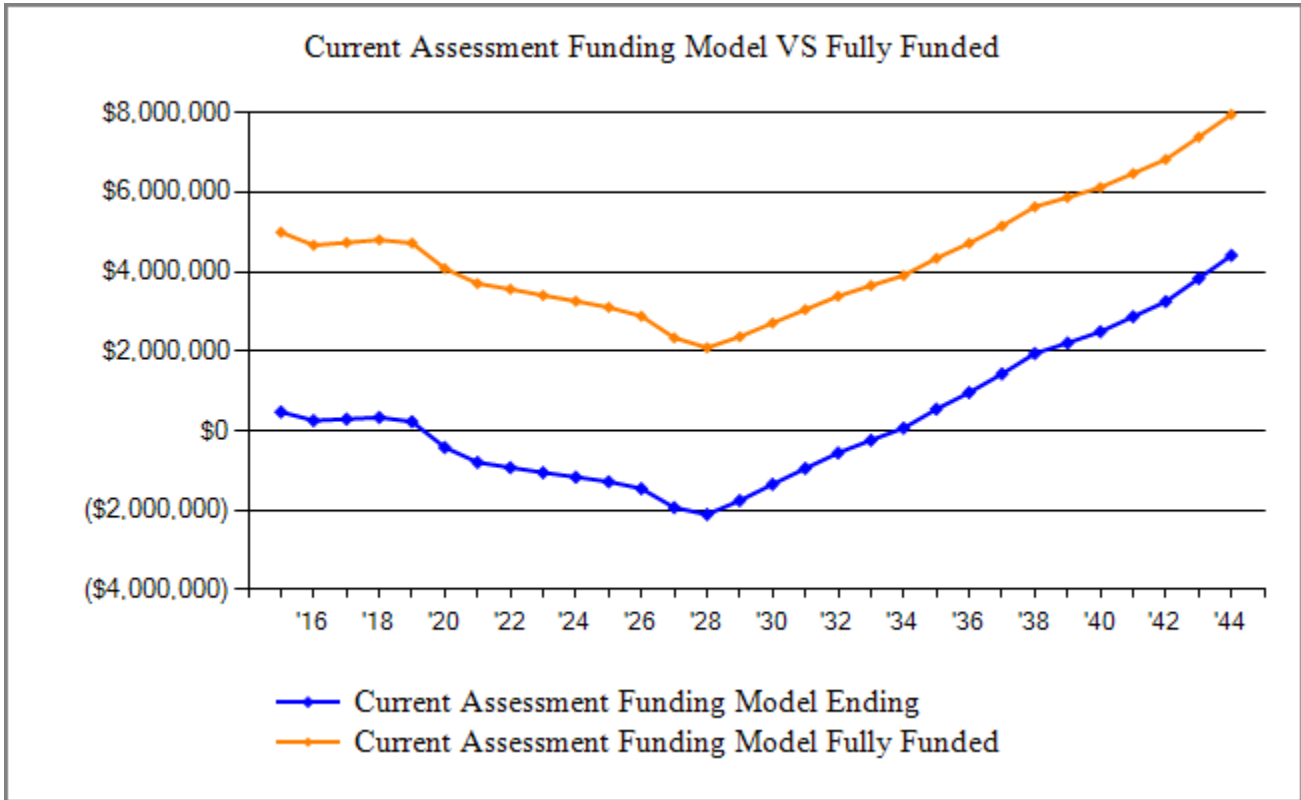
Required Monthly Contribution	\$23,651.25
<i>\$130.67 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$171.27</u>
Total Monthly Allocation to Reserves	\$23,822.52
<i>\$131.62 per unit monthly</i>	

**Palma Sola Harbour  
Current Assessment Funding Model Projection**

Beginning Balance: \$554,499

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2015	5,876,619	283,815	2,055	366,500	473,869	4,991,942	9%
2016	5,913,868	292,329	738	509,335	257,602	4,665,292	5%
2017	6,091,284	301,099	944	263,634	296,012	4,732,169	6%
2018	6,274,022	310,132	1,157	271,543	335,758	4,799,809	6%
2019	6,462,243	319,436	488	427,538	228,145	4,718,618	4%
2020	6,656,110	329,019		976,140	-418,976	4,080,169	-10%
2021	6,855,793	338,890		713,524	-793,610	3,701,948	-21%
2022	7,061,467	349,057		480,223	-924,776	3,560,315	-25%
2023	7,266,977	359,528		485,509	-1,050,756	3,403,755	-30%
2024	7,484,987	370,314		483,373	-1,163,815	3,259,296	-35%
2025	7,709,536	381,424		497,874	-1,280,265	3,104,059	-41%
2026	7,940,822	392,866		566,795	-1,454,194	2,882,075	-50%
2027	8,179,047	404,652		881,783	-1,931,325	2,338,143	-82%
2028	8,424,418	416,792		588,919	-2,103,452	2,089,751	-100%
2029	8,677,151	429,296		80,697	-1,754,853	2,366,506	-74%
2030	8,937,465	442,175		31,938	-1,344,617	2,710,747	-49%
2031	9,205,589	455,440		56,646	-945,823	3,049,029	-31%
2032	9,481,757	469,103		78,510	-555,230	3,384,380	-16%
2033	9,766,210	483,176		163,944	-235,999	3,651,459	-6%
2034	10,059,196	497,671		193,762	67,910	3,905,848	1%
2035	10,360,972	512,601	1,855	37,025	545,341	4,339,791	12%
2036	10,671,801	527,980	4,308	114,966	962,663	4,717,048	20%
2037	10,991,955	543,819	7,061	83,350	1,430,192	5,149,185	27%
2038	11,321,714	560,133	10,090	56,247	1,944,169	5,633,523	34%
2039	11,661,365	576,937	11,620	324,967	2,207,760	5,866,998	37%
2040	12,011,206	594,246	13,265	324,665	2,490,605	6,119,771	40%
2041	12,371,542	612,073	15,482	248,655	2,869,505	6,470,833	44%
2042	12,742,689	630,435	17,707	267,665	3,249,981	6,825,543	47%
2043	13,124,969	649,348	21,119	91,288	3,829,160	7,385,822	51%
2044	13,518,718	668,829	24,542	111,937	4,410,594	7,955,111	55%

**Palma Sola Harbour  
Current Assessment Funding Model VS Fully Funded Chart**



**The Current Assessment Funding Model** is based on the current annual assessment, parameters, and reserve fund balance. Because it is calculated using the current annual assessment, it will give the accurate projection of how well the association is funded for the next 30 years of planned reserve expenditures.

**Palma Sola Harbour**  
 Bradenton, Florida  
**Threshold Funding Model Summary**

Report Date	June 07, 2014
Budget Year Beginning	March 01, 2015
Budget Year Ending	February 29, 2016
Total Units	181

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.60%
Contingency	3.00%
2015 Beginning Balance	\$554,499.00

***Threshold Funding Model Summary of Calculations***

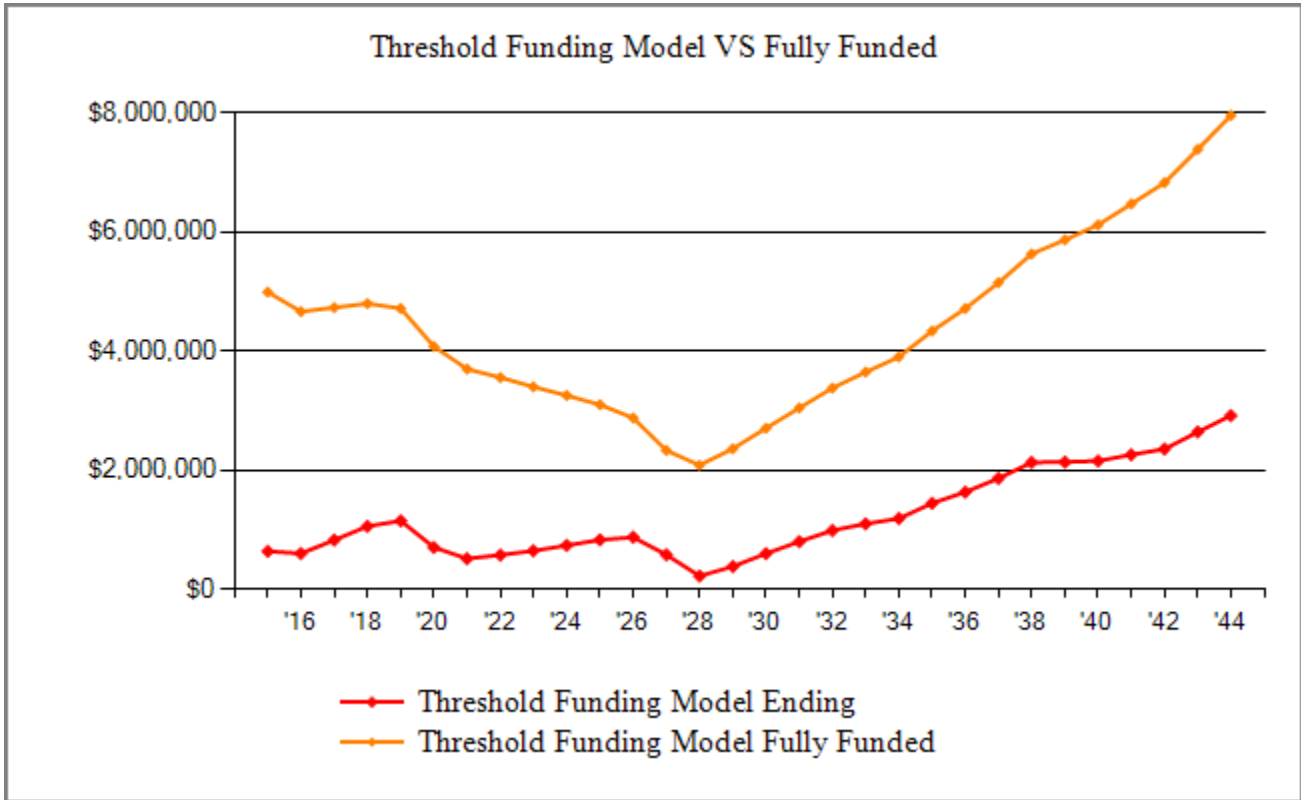
Required Monthly Contribution	\$38,027.63
<i>\$210.10 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$218.07</u>
Total Monthly Allocation to Reserves	\$38,245.71
<i>\$211.30 per unit monthly</i>	

**Palma Sola Harbour  
Threshold Funding Model Projection**

Beginning Balance: \$554,499

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2015	5,876,619	456,332	2,617	366,500	646,947	4,991,942	12%
2016	5,913,868	470,022	2,358	509,335	609,992	4,665,292	13%
2017	6,091,284	484,122	3,660	263,634	834,141	4,732,169	17%
2018	6,274,022	498,646	5,008	271,543	1,066,253	4,799,809	22%
2019	6,462,243	513,605	5,515	427,538	1,157,835	4,718,618	24%
2020	6,656,110	529,013	2,816	976,140	713,524	4,080,169	17%
2021	6,855,793	522,467	1,701	713,524	524,168	3,701,948	14%
2022	7,061,467	538,141	2,017	480,223	584,103	3,560,315	16%
2023	7,266,977	554,285	2,398	485,509	655,278	3,403,755	19%
2024	7,484,987	570,914	2,893	483,373	745,712	3,259,296	22%
2025	7,709,536	588,041	3,406	497,874	839,285	3,104,059	27%
2026	7,940,822	605,682	3,612	566,795	881,783	2,882,075	30%
2027	8,179,047	587,007	1,911	881,783	588,919	2,338,143	25%
2028	8,424,418	231,681	754	588,919	232,435	2,089,751	11%
2029	8,677,151	238,631	1,690	80,697	392,060	2,366,506	16%
2030	8,937,465	245,790	2,967	31,938	608,879	2,710,747	22%
2031	9,205,589	253,164	4,147	56,646	809,544	3,049,029	26%
2032	9,481,757	260,759	5,247	78,510	997,040	3,384,380	29%
2033	9,766,210	268,582	5,887	163,944	1,107,564	3,651,459	30%
2034	10,059,196	276,639	6,399	193,762	1,196,839	3,905,848	30%
2035	10,360,972	284,938	7,906	37,025	1,452,658	4,339,791	33%
2036	10,671,801	293,486	9,004	114,966	1,640,182	4,717,048	34%
2037	10,991,955	302,291	10,351	83,350	1,869,474	5,149,185	36%
2038	11,321,714	311,360	11,923	56,247	2,136,510	5,633,523	37%
2039	11,661,365	320,701	11,943	324,967	2,144,187	5,866,998	36%
2040	12,011,206	330,322	12,023	324,665	2,161,866	6,119,771	35%
2041	12,371,542	340,231	12,619	248,655	2,266,061	6,470,833	35%
2042	12,742,689	350,438	13,164	267,665	2,361,998	6,825,543	34%
2043	13,124,969	360,951	14,837	91,288	2,646,499	7,385,822	35%
2044	13,518,718	371,780	16,460	111,937	2,922,801	7,955,111	36%

**Palma Sola Harbour  
Threshold Funding Model VS Fully Funded Chart**



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below \$0 or other predetermined threshold, during the period of time examined. All funds for planned reserve expenditures will be available on the first day of each fiscal year. The **Threshold Funding Model** allows the client to choose the level of conservative funding they desire by choosing the threshold dollar amount.

**Palma Sola Harbour**  
 Bradenton, Florida  
**Component Funding Model Summary**

Report Date	June 07, 2014
Budget Year Beginning	March 01, 2015
Budget Year Ending	February 29, 2016
Total Units	181

<i>Report Parameters</i>	
Inflation	3.00%
Interest Rate on Reserve Deposit	0.60%
Contingency	3.00%
2015 Beginning Balance	\$554,499.00

***Component Funding Model Summary of Calculations***

Required Monthly Contribution	\$100,928.07
<i>\$557.61 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$422.88</u>
Total Monthly Allocation to Reserves	\$101,350.95
<i>\$559.95 per unit monthly</i>	

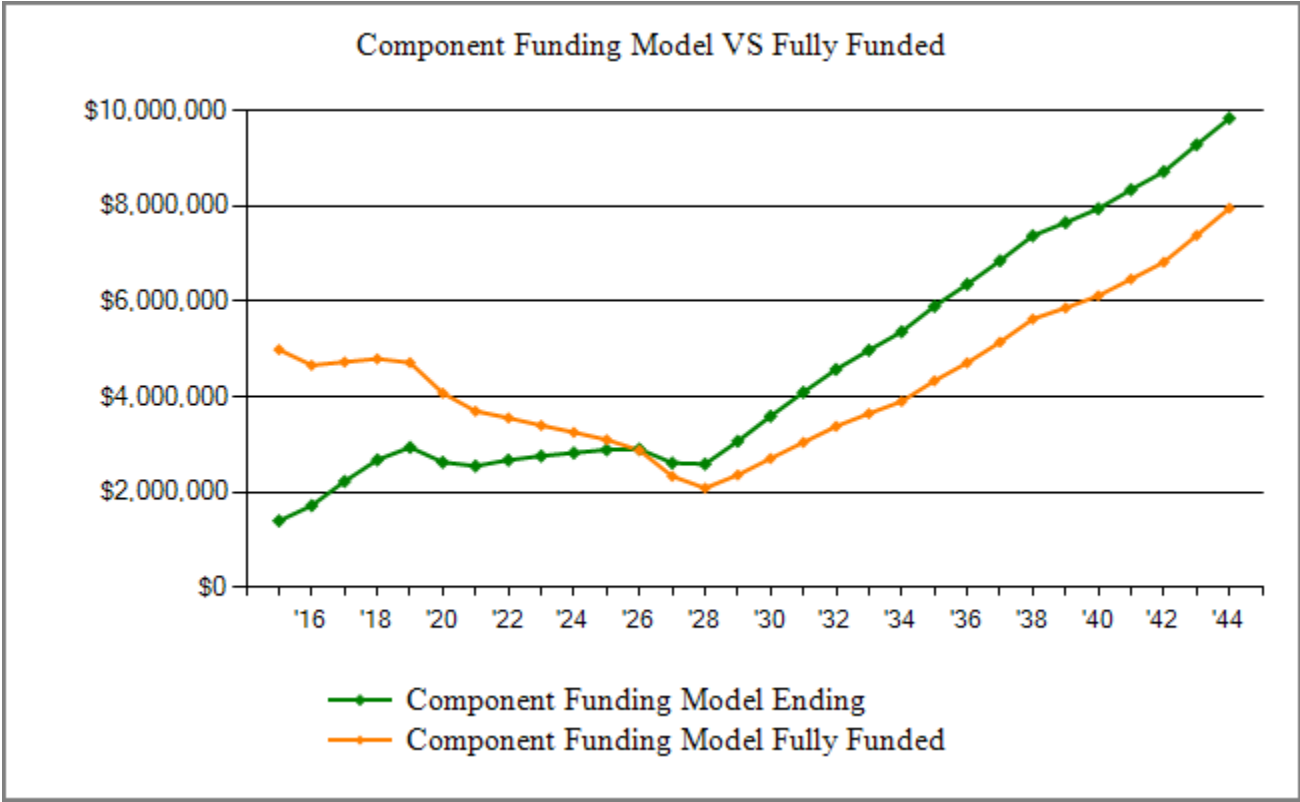


**Palma Sola Harbour  
Component Funding Model Projection**

Beginning Balance: \$554,499

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2015	5,876,619	1,211,137	5,075	366,500	1,404,210	4,991,942	28%
2016	5,913,868	821,535	8,059	509,335	1,724,469	4,665,292	36%
2017	6,091,284	759,254	11,261	263,634	2,231,351	4,732,169	47%
2018	6,274,022	707,712	14,096	271,543	2,681,616	4,799,809	55%
2019	6,462,243	674,865	15,759	427,538	2,944,702	4,718,618	62%
2020	6,656,110	649,321	13,958	976,140	2,631,841	4,080,169	64%
2021	6,855,793	621,716	13,566	713,524	2,553,599	3,701,948	68%
2022	7,061,467	589,932	14,395	480,223	2,677,704	3,560,315	75%
2023	7,266,977	555,815	14,999	485,509	2,763,009	3,403,755	81%
2024	7,484,987	534,092	15,454	483,373	2,829,182	3,259,296	86%
2025	7,709,536	547,416	15,809	497,874	2,894,533	3,104,059	93%
2026	7,940,822	563,063	15,838	566,795	2,906,639	2,882,075	100%
2027	8,179,047	578,461	14,066	881,783	2,617,383	2,338,143	111%
2028	8,424,418	552,085	14,002	588,919	2,594,552	2,089,751	124%
2029	8,677,151	542,068	16,890	80,697	3,072,813	2,366,506	129%
2030	8,937,465	537,069	20,044	31,938	3,597,987	2,710,747	132%
2031	9,205,589	533,983	23,045	56,646	4,098,369	3,049,029	134%
2032	9,481,757	532,924	25,921	78,510	4,578,704	3,384,380	135%
2033	9,766,210	536,606	28,309	163,944	4,979,674	3,651,459	136%
2034	10,059,196	551,896	30,592	193,762	5,368,399	3,905,848	137%
2035	10,360,972	535,575	33,820	37,025	5,900,769	4,339,791	135%
2036	10,671,801	539,188	36,566	114,966	6,361,557	4,717,048	134%
2037	10,991,955	536,502	39,520	83,350	6,854,228	5,149,185	133%
2038	11,321,714	538,400	42,653	56,247	7,379,034	5,633,523	130%
2039	11,661,365	555,808	44,251	324,967	7,654,126	5,866,998	130%
2040	12,011,206	570,408	45,955	324,665	7,945,824	6,119,771	129%
2041	12,371,542	597,532	48,256	248,655	8,342,956	6,470,833	128%
2042	12,742,689	594,774	50,522	267,665	8,720,586	6,825,543	127%
2043	13,124,969	603,717	53,884	91,288	9,286,899	7,385,822	125%
2044	13,518,718	608,932	57,184	111,937	9,841,079	7,955,111	123%

**Palma Sola Harbour  
Component Funding Model VS Fully Funded Chart**



The **Component Funding Model's** long-term objective is to provide a plan to a fully funded reserve position over the longest period of time practical. This is the most conservative funding model.

**Palma Sola Harbour**  
**Component Funding Model Assessment & Category Summary**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<b>Streets/Asphalt</b>							
Asphalt repave and restripe in two phases - P..	2019	20	10	4	134,562	0	116,620
Asphalt repave and restripe in two phases - P..	2020	20	11	5	134,562	0	112,858
Concrete Driveways	2015	1	0	0	<u>6,000</u>	<u>6,000</u>	<u>6,000</u>
Streets/Asphalt - Total					\$275,124	\$6,000	\$235,479
<b>Roofing</b>							
Roof Replacement - Phase 1	2015	30	0	0	215,000	215,000	215,000
Roof Replacement - Phase 3	2016	30	2	1	215,000	0	208,281
Roof Replacement - Phase 2	2016 D	30	1	1	215,000	171,364	208,281
Roof Replacement - Phase 4	2017	30	3	2	215,000	0	201,970
Roof Replacement - Phase 5	2018	30	4	3	215,000	0	196,029
Roof Replacement - Phase 6	2019	30	5	4	215,000	0	190,429
Roof Replacement - Phase 7	2020	30	6	5	215,000	0	185,139
Roof Replacement - Phase 8	2021	30	7	6	215,000	0	180,135
Soffits	2016 D	1	0	1	<u>4,000</u>	<u>0</u>	<u>2,000</u>
Roofing - Total					\$1,724,000	\$386,364	\$1,587,264
<b>Painting</b>							
Exterior Paint	2020	7	0	5	<u>90,000</u>	0	<u>25,714</u>
Painting - Total					\$90,000		\$25,714
<b>Recreation/Pool</b>							
Large Pool Heater	2016	10	2	1	12,000	0	11,000
Large pool equipment	2016	10	3	1	15,000	0	13,846
Large pool resurface	2029	20	0	14	28,050	0	8,415
Shuffleboard courts resurfacing	2028	15	0	13	6,600	0	880
Small Pool Heater	2017	10	3	2	8,000	0	6,769
Small pool equipment	2016 D	10	2	1	12,000	0	11,077
Small pool resurface	2028	20	0	13	15,960	0	5,586
Tennis courts resurfacing	2018	5	0	3	<u>8,000</u>	0	<u>3,200</u>
Recreation/Pool - Total					\$105,610		\$60,773
<b>Equipment</b>							
Trash compactor	2022	15	0	7	<u>15,000</u>	0	<u>8,000</u>
Equipment - Total					\$15,000		\$8,000
<b>Building Components</b>							
Plumbing	2027	55	0	12	<u>150,000</u>	0	<u>117,273</u>
Building Components - Total					\$150,000		\$117,273
<b>Grounds Components</b>							
Artisan well pump I	2019	10	0	4	4,800	0	2,880
Artisan well pump II	2021	10	0	6	4,800	0	1,920
Artisan well pump III	2023	10	0	8	4,800	0	960
Irrigation	2015	1	0	0	3,000	3,000	3,000

**Palma Sola Harbour  
Component Funding Model Assessment & Category Summary**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<i>Grounds Components continued...</i>							
Seawall - Phase 1	2020	48	0	5	349,965	0	313,510
Seawall - Phase 2	2021	48	1	6	349,965	0	307,112
Seawall - Phase 3	2022	48	2	7	349,965	0	300,970
Seawall - Phase 4	2023	48	3	8	349,965	0	295,069
Seawall - Phase 5	2024	48	4	9	349,965	0	289,394
Seawall - Phase 6	2025	48	5	10	349,965	0	283,934
Seawall - Phase 7	2026	48	6	11	349,965	0	278,676
Seawall - Phase 8	2027	48	7	12	349,965	0	273,609
Seawall - Phase 9	2028	48	8	13	349,965	0	268,723
Sod replacement	2016 D	1	0	1	5,000	0	2,500
Grounds Components - Total					<u>\$3,172,085</u>	<u>\$3,000</u>	<u>\$2,622,257</u>
<b>Doors</b>							
Doors	2015	1	0	0	6,000	6,000	6,000
Doors - Total					<u>\$6,000</u>	<u>\$6,000</u>	<u>\$6,000</u>
<b>Mailboxes</b>							
Mailboxes	2015	1	0	0	1,500	1,500	1,500
Mailboxes - Total					<u>\$1,500</u>	<u>\$1,500</u>	<u>\$1,500</u>
<b>Utilities</b>							
Underground Utilities (clay pipes)	2042	70	0	27	100,000	0	61,429
Utilities - Total					<u>\$100,000</u>		<u>\$61,429</u>
<b>Clubhouse</b>							
Air conditioner	2020	12	0	5	15,000	0	8,750
Interior Paint	2020	12	0	5	12,000	0	7,000
Kitchen appliances	2021	15	0	6	2,300	0	1,380
Kitchen base cabinets	2031	25	0	16	7,900	0	2,844
Kitchen wall cabinets	2031	25	0	16	2,100	0	756
Office Renovation	2033	25	0	18	15,000	0	4,200
Restroom Renovation	2033	25	0	18	48,000	0	13,440
Clubhouse - Total					<u>\$102,300</u>		<u>\$38,370</u>
<b>Insurance</b>							
Insurance deductible	2015	1	0	0	135,000	135,000	135,000
Insurance - Total					<u>\$135,000</u>	<u>\$135,000</u>	<u>\$135,000</u>
Total Asset Summary					<u>\$5,876,619</u>	<u>\$537,864</u>	<u>\$4,899,059</u>
Contingency at 3.00%						<u>\$16,635</u>	<u>\$151,517</u>
Summary Total						<u>\$554,499</u>	<u>\$5,050,576</u>

Percent Fully Funded	11%
Current Average Liability per Unit (Total Units: 181)	-\$24,840

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Concrete Driveways	0	2015	6,000	6,000
Doors	0	2015	6,000	6,000
Insurance deductible	0	2015	135,000	135,000
Irrigation	0	2015	3,000	3,000
Mailboxes	0	2015	1,500	1,500
Roof Replacement - Phase 1	0	2015	215,000	215,000
Roof Replacement - Phase 2	1	2016	*D171,364	208,281
Small pool equipment	1	2016	D	11,077
Sod replacement	1	2016	D	2,500
Soffits	1	2016	D	2,000
Large Pool Heater	1	2016		11,000
Large pool equipment	1	2016		13,846
Roof Replacement - Phase 3	1	2016		208,281
Roof Replacement - Phase 4	2	2017		201,970
Small Pool Heater	2	2017		6,769
Roof Replacement - Phase 5	3	2018		196,029
Tennis courts resurfacing	3	2018		3,200
Artisian well pump I	4	2019		2,880
Asphalt repave and restripe in two phases - P..	4	2019		116,620
Roof Replacement - Phase 6	4	2019		190,429
Air conditioner	5	2020		8,750
Asphalt repave and restripe in two phases - P..	5	2020		112,858
Exterior Paint	5	2020		25,714
Interior Paint	5	2020		7,000
Roof Replacement - Phase 7	5	2020		185,139
Seawall - Phase 1	5	2020		313,510
Artisian well pump II	6	2021		1,920
Kitchen appliances	6	2021		1,380
Roof Replacement - Phase 8	6	2021		180,135
Seawall - Phase 2	6	2021		307,112
Seawall - Phase 3	7	2022		300,970
Trash compactor	7	2022		8,000
Artisian well pump III	8	2023		960
Seawall - Phase 4	8	2023		295,069
Seawall - Phase 5	9	2024		289,394
Seawall - Phase 6	10	2025		283,934
Seawall - Phase 7	11	2026		278,676
Plumbing	12	2027		117,273
Seawall - Phase 8	12	2027		273,609
Seawall - Phase 9	13	2028		268,723
Shuffleboard courts resurfacing	13	2028		880
Small pool resurface	13	2028		5,586
Large pool resurface	14	2029		8,415

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Kitchen base cabinets	16	2031		2,844
Kitchen wall cabinets	16	2031		756
Office Renovation	18	2033		4,200
Restroom Renovation	18	2033		13,440
Underground Utilities (clay pipes)	27	2042		61,429
Total Asset Summary			<u>\$537,864</u>	<u>\$4,899,059</u>
Contingency at 3.00%			<u>\$16,635</u>	<u>\$151,517</u>
Summary Total			\$554,499	\$5,050,576

Percent Fully Funded 11%

Current Average Liability per Unit (Total Units: 181) -\$24,840

*'\*' Indicates Partially Funded*

*'D' Indicates Deferred Funding*

**Palma Sola Harbour  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2015</b>	
Concrete Driveways	6,000
Doors	6,000
Insurance deductible	135,000
Irrigation	3,000
Mailboxes	1,500
Roof Replacement - Phase 1	215,000
<b>Total for 2015</b>	<b>\$366,500</b>
<b>Replacement Year 2016</b>	
Concrete Driveways	6,180
Doors	6,180
Irrigation	3,090
Large pool equipment	15,450
Large Pool Heater	12,360
Mailboxes	1,545
Roof Replacement - Phase 2	221,450
Roof Replacement - Phase 3	221,450
Small pool equipment	12,360
Sod replacement	5,150
Soffits	4,120
<b>Total for 2016</b>	<b>\$509,335</b>
<b>Replacement Year 2017</b>	
Concrete Driveways	6,365
Doors	6,365
Irrigation	3,183
Mailboxes	1,591
Roof Replacement - Phase 4	228,093
Small Pool Heater	8,487
Sod replacement	5,304
Soffits	4,244
<b>Total for 2017</b>	<b>\$263,634</b>
<b>Replacement Year 2018</b>	
Concrete Driveways	6,556
Doors	6,556
Irrigation	3,278

**Palma Sola Harbour  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2018 continued...</i></b>	
Mailboxes	1,639
Roof Replacement - Phase 5	234,936
Sod replacement	5,464
Soffits	4,371
Tennis courts resurfacing	8,742
<b>Total for 2018</b>	<b>\$271,543</b>
<b>Replacement Year 2019</b>	
Artisian well pump I	5,402
Asphalt repave and restripe in two phases - Phase 1	151,451
Concrete Driveways	6,753
Doors	6,753
Irrigation	3,377
Mailboxes	1,688
Roof Replacement - Phase 6	241,984
Sod replacement	5,628
Soffits	4,502
<b>Total for 2019</b>	<b>\$427,538</b>
<b>Replacement Year 2020</b>	
Air conditioner	17,389
Asphalt repave and restripe in two phases - Phase 2	155,994
Concrete Driveways	6,956
Doors	6,956
Exterior Paint	104,335
Interior Paint	13,911
Irrigation	3,478
Mailboxes	1,739
Roof Replacement - Phase 7	249,244
Seawall - Phase 1	405,705
Sod replacement	5,796
Soffits	4,637
<b>Total for 2020</b>	<b>\$976,140</b>
<b>Replacement Year 2021</b>	
Artisian well pump II	5,731
Concrete Driveways	7,164



**Palma Sola Harbour  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2021 continued...</i></b>	
Doors	7,164
Irrigation	3,582
Kitchen appliances	2,746
Mailboxes	1,791
Roof Replacement - Phase 8	256,721
Seawall - Phase 2	417,877
Sod replacement	5,970
Soffits	4,776
<b>Total for 2021</b>	<b>\$713,524</b>
<b>Replacement Year 2022</b>	
Concrete Driveways	7,379
Doors	7,379
Irrigation	3,690
Mailboxes	1,845
Seawall - Phase 3	430,413
Sod replacement	6,149
Soffits	4,919
Trash compactor	18,448
<b>Total for 2022</b>	<b>\$480,223</b>
<b>Replacement Year 2023</b>	
Artisian well pump III	6,080
Concrete Driveways	7,601
Doors	7,601
Irrigation	3,800
Mailboxes	1,900
Seawall - Phase 4	443,325
Soffits	5,067
Tennis courts resurfacing	10,134
<b>Total for 2023</b>	<b>\$485,509</b>
<b>Replacement Year 2024</b>	
Concrete Driveways	7,829
Doors	7,829
Irrigation	3,914
Mailboxes	1,957

**Palma Sola Harbour  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2024 continued...</i></b>	
Seawall - Phase 5	456,625
Soffits	5,219
<b>Total for 2024</b>	<b>\$483,373</b>
<b>Replacement Year 2025</b>	
Concrete Driveways	8,063
Doors	8,063
Irrigation	4,032
Mailboxes	2,016
Seawall - Phase 6	470,324
Soffits	5,376
<b>Total for 2025</b>	<b>\$497,874</b>
<b>Replacement Year 2026</b>	
Concrete Driveways	8,305
Doors	8,305
Irrigation	4,153
Large pool equipment	20,764
Large Pool Heater	16,611
Mailboxes	2,076
Seawall - Phase 7	484,433
Small pool equipment	16,611
Soffits	5,537
<b>Total for 2026</b>	<b>\$566,795</b>
<b>Replacement Year 2027</b>	
Concrete Driveways	8,555
Doors	8,555
Exterior Paint	128,318
Irrigation	4,277
Mailboxes	2,139
Plumbing	213,864
Seawall - Phase 8	498,966
Small Pool Heater	11,406
Soffits	5,703
<b>Total for 2027</b>	<b>\$881,783</b>

**Palma Sola Harbour  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2028</b>	
Concrete Driveways	8,811
Doors	8,811
Irrigation	4,406
Mailboxes	2,203
Seawall - Phase 9	513,935
Shuffleboard courts resurfacing	9,692
Small pool resurface	23,438
Soffits	5,874
Tennis courts resurfacing	11,748
<b>Total for 2028</b>	<b>\$588,919</b>
<b>Replacement Year 2029</b>	
Artisian well pump I	7,260
Concrete Driveways	9,076
Doors	9,076
Irrigation	4,538
Large pool resurface	42,428
Mailboxes	2,269
Soffits	6,050
<b>Total for 2029</b>	<b>\$80,697</b>
<b>Replacement Year 2030</b>	
Concrete Driveways	9,348
Doors	9,348
Irrigation	4,674
Mailboxes	2,337
Soffits	6,232
<b>Total for 2030</b>	<b>\$31,938</b>
<b>Replacement Year 2031</b>	
Artisian well pump II	7,703
Concrete Driveways	9,628
Doors	9,628
Irrigation	4,814
Kitchen base cabinets	12,677
Kitchen wall cabinets	3,370
Mailboxes	2,407

**Palma Sola Harbour  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2031 continued...</i>	
Soffits	6,419
<b>Total for 2031</b>	<b>\$56,646</b>
<b>Replacement Year 2032</b>	
Air conditioner	24,793
Concrete Driveways	9,917
Doors	9,917
Interior Paint	19,834
Irrigation	4,959
Mailboxes	2,479
Soffits	6,611
<b>Total for 2032</b>	<b>\$78,510</b>
<b>Replacement Year 2033</b>	
Artisian well pump III	8,172
Concrete Driveways	10,215
Doors	10,215
Irrigation	5,107
Mailboxes	2,554
Office Renovation	25,536
Restroom Renovation	81,717
Soffits	6,810
Tennis courts resurfacing	13,619
<b>Total for 2033</b>	<b>\$163,944</b>
<b>Replacement Year 2034</b>	
Concrete Driveways	10,521
Doors	10,521
Exterior Paint	157,816
Irrigation	5,261
Mailboxes	2,630
Soffits	7,014
<b>Total for 2034</b>	<b>\$193,762</b>
<b>Replacement Year 2035</b>	
Concrete Driveways	10,837
Doors	10,837

**Palma Sola Harbour  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2035 continued...</i></b>	
Irrigation	5,418
Mailboxes	2,709
Soffits	7,224
<b>Total for 2035</b>	<b>\$37,025</b>
<b>Replacement Year 2036</b>	
Concrete Driveways	11,162
Doors	11,162
Irrigation	5,581
Kitchen appliances	4,279
Large pool equipment	27,904
Large Pool Heater	22,324
Mailboxes	2,790
Small pool equipment	22,324
Soffits	7,441
<b>Total for 2036</b>	<b>\$114,966</b>
<b>Replacement Year 2037</b>	
Concrete Driveways	11,497
Doors	11,497
Irrigation	5,748
Mailboxes	2,874
Small Pool Heater	15,329
Soffits	7,664
Trash compactor	28,742
<b>Total for 2037</b>	<b>\$83,350</b>
<b>Replacement Year 2038</b>	
Concrete Driveways	11,842
Doors	11,842
Irrigation	5,921
Mailboxes	2,960
Soffits	7,894
Tennis courts resurfacing	15,789
<b>Total for 2038</b>	<b>\$56,247</b>
<b>Replacement Year 2039</b>	
Artisian well pump I	9,757

**Palma Sola Harbour  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2039 continued...</i></b>	
Asphalt repave and restripe in two phases - Phase 1	273,537
Concrete Driveways	12,197
Doors	12,197
Irrigation	6,098
Mailboxes	3,049
Soffits	8,131
<b>Total for 2039</b>	<b>\$324,967</b>
<b>Replacement Year 2040</b>	
Asphalt repave and restripe in two phases - Phase 2	281,743
Concrete Driveways	12,563
Doors	12,563
Irrigation	6,281
Mailboxes	3,141
Soffits	8,375
<b>Total for 2040</b>	<b>\$324,665</b>
<b>Replacement Year 2041</b>	
Artisian well pump II	10,352
Concrete Driveways	12,940
Doors	12,940
Exterior Paint	194,093
Irrigation	6,470
Mailboxes	3,235
Soffits	8,626
<b>Total for 2041</b>	<b>\$248,655</b>
<b>Replacement Year 2042</b>	
Concrete Driveways	13,328
Doors	13,328
Irrigation	6,664
Mailboxes	3,332
Soffits	8,885
Underground Utilities (clay pipes)	222,129
<b>Total for 2042</b>	<b>\$267,665</b>
<b>Replacement Year 2043</b>	
Artisian well pump III	10,982

**Palma Sola Harbour  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2043 continued...</i></b>	
Concrete Driveways	13,728
Doors	13,728
Irrigation	6,864
Mailboxes	3,432
Shuffleboard courts resurfacing	15,100
Soffits	9,152
Tennis courts resurfacing	18,303
<b>Total for 2043</b>	<b>\$91,288</b>
<b>Replacement Year 2044</b>	
Air conditioner	35,348
Concrete Driveways	14,139
Doors	14,139
Interior Paint	28,279
Irrigation	7,070
Mailboxes	3,535
Soffits	9,426
<b>Total for 2044</b>	<b>\$111,937</b>

**Palma Sola Harbour  
Detail Report by Category**

Asphalt repave and restripe in two phases - Phase 1 - 2019

		22,427 SY	@ \$12.00
Asset ID	1010	Asset Cost	\$134,562.00
		Percent Replacement	50%
	Streets/Asphalt	Future Cost	\$151,450.72
Placed in Service	January 1990	Assigned Reserves	<i>none</i>
Useful Life	20		
Adjustment	10	Monthly Assessment	\$2,867.40
Replacement Year	2019	Interest Contribution	<u>\$9.34</u>
Remaining Life	4	Reserve Allocation	\$2,876.74



There is a total of 22,427 SY roadways. We split this number in two to distribute the repaving cost onto two years. The last repave was in 1990; asphalt has an approximate life of 20 years if not maintenance sealing is taking place every 6 years.

As soon as the association decides to repave the roads, the reserve study should then be updated with a 2/6/6/6 year sealing schedule at about \$1/SY to maintain and possibly exceed the life of the asphalt.

After consulting with the association management we adjusted the life to reflect the repaving project to start in 2020.



**Palma Sola Harbour  
Detail Report by Category**

Asphalt repave and restripe in two phases - Phase 2 - 2020

		22,427 SY	@ \$12.00
Asset ID	1010	Asset Cost	\$134,562.00
		Percent Replacement	50%
	Streets/Asphalt	Future Cost	\$155,994.24
Placed in Service	January 1990	Assigned Reserves	<i>none</i>
Useful Life	20		
Adjustment	11	Monthly Assessment	\$2,355.63
Replacement Year	2020	Interest Contribution	<u>\$7.67</u>
Remaining Life	5	Reserve Allocation	\$2,363.30



There is a total of 22,427 SY roadways. We split this number in two to distribute the repaving cost onto two years. The last repave was in 1990; asphalt has an approximate life of 20 years if not maintenance sealing is taking place every 6 years.

As soon as the association decides to repave the roads, the reserve study should then be updated with a 2/6/6/6 year sealing schedule at about \$1/SY to maintain and possibly exceed the life of the asphalt.

After consulting with the association management we adjusted the life to reflect the repaving project to start in 2020.

**Palma Sola Harbour  
Detail Report by Category**

**Concrete Driveways - 2015**

Asset ID	1007	1 lumpsum	@ \$6,000.00
		Asset Cost	\$6,000.00
		Percent Replacement	100%
Streets/Asphalt		Future Cost	\$6,000.00
Placed in Service	January 2014	Assigned Reserves	\$6,000.00
Useful Life	1		
Replacement Year	2015	Monthly Assessment	\$472.26
Remaining Life	0	Interest Contribution	\$1.54
		Reserve Allocation	\$473.80



Concrete surfaces have a long useful life. Usually only parts have to be replaced when tree roots interfere with the surface or other hazards cause damage. If the funds are not used within a given year, keep earmarked for future larger expenses of concrete replacement.

**Palma Sola Harbour  
Detail Report by Category**

<b>Streets/Asphalt - Total Current Cost</b>	<b>\$275,124</b>
<b>Assigned Reserves</b>	<b>\$6,000</b>
<b>Fully Funded Reserves</b>	<b>\$235,479</b>

**Palma Sola Harbour  
Detail Report by Category**

**Roof Replacement - Phase 1 - 2015**

		1 each @	\$1,720,000.00
Asset ID	1001	Asset Cost	\$215,000.00
		Percent Replacement	12.5%
	Roofing	Future Cost	\$215,000.00
Placed in Service	January 1985	Assigned Reserves	\$215,000.00
Useful Life	30		
Replacement Year	2015	Monthly Assessment	\$1,216.94
Remaining Life	0	Interest Contribution	<u>\$3.96</u>
		Reserve Allocation	\$1,220.90



We followed the association's current actions to reserve \$215,000 per year to replace 4 roofs. Current market cost for roof replacement with like-kind quality is approximate \$600/SQ which includes demo and removal of old roof cover. 32 more roofs have to be replaced which results in 8 years times 4 roofs/year.

**Palma Sola Harbour  
Detail Report by Category**

<b>Roof Replacement - Phase 3 - 2016</b>		1 each @ \$1,720,000.00
Asset ID	1001	Asset Cost \$215,000.00
		Percent Replacement 12.5%
	Roofing	Future Cost \$221,450.00
Placed in Service	January 1985	Assigned Reserves <i>none</i>
Useful Life	30	
Adjustment	2	Monthly Assessment \$16,922.73
Replacement Year	2016	Interest Contribution <u>\$55.10</u>
Remaining Life	1	Reserve Allocation \$16,977.83



We followed the association's current actions to reserve \$215,000 per year to replace 4 roofs. Current market cost for roof replacement with like-kind quality is approximate \$600/SQ which includes demo and removal of old roof cover. 32 more roofs have to be replaced which results in 8 years times 4 roofs/year.

**Palma Sola Harbour  
Detail Report by Category**

**Roof Replacement - Phase 2 - 2016**

			1 each @ \$1,720,000.00
Asset ID	1001	Asset Cost	\$215,000.00
		Percent Replacement	12.5%
	Roofing	Future Cost	\$221,450.00
Placed in Service	January 1985	Assigned Reserves	\$171,364.03
Useful Life	30		
Adjustment	1	Monthly Assessment	\$3,748.67
Replacement Year	Deferred 2016	Interest Contribution	<u>\$98.12</u>
Remaining Life	1	Reserve Allocation	\$3,846.80



We followed the association's current actions to reserve \$215,000 per year to replace 4 roofs. Current market cost for roof replacement with like-kind quality is approximate \$600/SQ which includes demo and removal of old roof cover. 32 more roofs have to be replaced which results in 8 years times 4 roofs/year.

**Palma Sola Harbour  
Detail Report by Category**

<b>Roof Replacement - Phase 4 - 2017</b>		1 each @ \$1,720,000.00
Asset ID	1001	Asset Cost \$215,000.00
	Roofing	Percent Replacement 12.5%
Placed in Service	January 1985	Future Cost \$228,093.50
Useful Life	30	Assigned Reserves <i>none</i>
Adjustment	3	Monthly Assessment \$8,689.07
Replacement Year	2017	Interest Contribution <u>\$28.29</u>
Remaining Life	2	Reserve Allocation \$8,717.36



We followed the association's current actions to reserve \$215,000 per year to replace 4 roofs. Current market cost for roof replacement with like-kind quality is approximate \$600/SQ which includes demo and removal of old roof cover. 32 more roofs have to be replaced which results in 8 years times 4 roofs/year.

**Palma Sola Harbour  
Detail Report by Category**

<b>Roof Replacement - Phase 5 - 2018</b>		1 each @ \$1,720,000.00
Asset ID	1001	Asset Cost \$215,000.00
		Percent Replacement 12.5%
	Roofing	Future Cost \$234,936.30
Placed in Service	January 1985	Assigned Reserves <i>none</i>
Useful Life	30	
Adjustment	4	Monthly Assessment \$5,948.58
Replacement Year	2018	Interest Contribution <u>\$19.37</u>
Remaining Life	3	Reserve Allocation \$5,967.95



We followed the association's current actions to reserve \$215,000 per year to replace 4 roofs. Current market cost for roof replacement with like-kind quality is approximate \$600/SQ which includes demo and removal of old roof cover. 32 more roofs have to be replaced which results in 8 years times 4 roofs/year.



**Palma Sola Harbour  
Detail Report by Category**

<b>Roof Replacement - Phase 6 - 2019</b>		1 each @ \$1,720,000.00
Asset ID	1001	Asset Cost \$215,000.00
	Roofing	Percent Replacement 12.5%
Placed in Service	January 1985	Future Cost \$241,984.39
Useful Life	30	Assigned Reserves <i>none</i>
Adjustment	5	Monthly Assessment \$4,581.47
Replacement Year	2019	Interest Contribution <u>\$14.92</u>
Remaining Life	4	Reserve Allocation \$4,596.39



We followed the association's current actions to reserve \$215,000 per year to replace 4 roofs. Current market cost for roof replacement with like-kind quality is approximate \$600/SQ which includes demo and removal of old roof cover. 32 more roofs have to be replaced which results in 8 years times 4 roofs/year.

**Palma Sola Harbour  
Detail Report by Category**

**Roof Replacement - Phase 7 - 2020**

		1 each @ \$1,720,000.00	
Asset ID	1001	Asset Cost	\$215,000.00
		Percent Replacement	12.5%
	Roofing	Future Cost	\$249,243.93
Placed in Service	January 1985	Assigned Reserves	<i>none</i>
Useful Life	30		
Adjustment	6	Monthly Assessment	\$3,763.77
Replacement Year	2020	Interest Contribution	<u>\$12.25</u>
Remaining Life	5	Reserve Allocation	\$3,776.03



We followed the association's current actions to reserve \$215,000 per year to replace 4 roofs. Current market cost for roof replacement with like-kind quality is approximate \$600/SQ which includes demo and removal of old roof cover. 32 more roofs have to be replaced which results in 8 years times 4 roofs/year.

**Palma Sola Harbour  
Detail Report by Category**

<b>Roof Replacement - Phase 8 - 2021</b>		1 each @ \$1,720,000.00
Asset ID	1001	Asset Cost \$215,000.00
		Percent Replacement 12.5%
	Roofing	Future Cost \$256,721.24
Placed in Service	January 1985	Assigned Reserves <i>none</i>
Useful Life	30	
Adjustment	7	Monthly Assessment \$3,220.84
Replacement Year	2021	Interest Contribution <u>\$10.49</u>
Remaining Life	6	Reserve Allocation \$3,231.33



We followed the association's current actions to reserve \$215,000 per year to replace 4 roofs. Current market cost for roof replacement with like-kind quality is approximate \$600/SQ which includes demo and removal of old roof cover. 32 more roofs have to be replaced which results in 8 years times 4 roofs/year.

**Palma Sola Harbour  
Detail Report by Category**

**Soffits - 2016**

Asset ID	1002	1 lumpsum	@ \$4,000.00
		Asset Cost	\$4,000.00
		Percent Replacement	100%
	Roofing	Future Cost	\$4,120.00
Placed in Service	January 2014	Assigned Reserves	<i>none</i>
Useful Life	1		
Replacement Year	Deferred 2016	Monthly Assessment	\$314.84
Remaining Life	1	Interest Contribution	<u>\$1.03</u>
		Reserve Allocation	\$315.87



To go along with the 4/year roof replacements we reserved \$4,000/year for soffit. \$1,000 will pay for approximately one building elevation. We noticed that not all elevations require immediate replacement.

**Palma Sola Harbour  
Detail Report by Category**

<b>Roofing - Total Current Cost</b>	<b>\$1,724,000</b>
<b>Assigned Reserves</b>	<b>\$386,364</b>
<b>Fully Funded Reserves</b>	<b>\$1,587,264</b>

**Palma Sola Harbour  
Detail Report by Category**

**Exterior Paint - 2020**

Asset ID	1003	1 lumpsum	@ \$90,000.00
		Asset Cost	\$90,000.00
		Percent Replacement	100%
	Painting	Future Cost	\$104,334.67
Placed in Service	January 2014	Assigned Reserves	<i>none</i>
Useful Life	7		
Replacement Year	2020	Monthly Assessment	\$1,575.53
Remaining Life	5	Interest Contribution	<u>\$5.13</u>
		Reserve Allocation	\$1,580.66



Also in this case we went along with the associations directive to reserve \$90,000 for paint every seven years. While the paint schedule of seven years goes along with market recommendations, the true cost of painting (versus DIY) is estimated to be about \$185,000 to \$190,000.

**Palma Sola Harbour  
Detail Report by Category**

<b>Painting - Total Current Cost</b>	<b>\$90,000</b>
<b>Assigned Reserves</b>	<b>\$0</b>
<b>Fully Funded Reserves</b>	<b>\$25,714</b>

**Palma Sola Harbour  
Detail Report by Category**

**Large Pool Heater - 2016**

		1 each	@ \$12,000.00
Asset ID	1015	Asset Cost	\$12,000.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$12,360.00
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	10		
Adjustment	2	Monthly Assessment	\$944.52
Replacement Year	2016	Interest Contribution	<u>\$3.08</u>
Remaining Life	1	Reserve Allocation	\$947.60



Expected life of a pool heater is about ten years. Replace when needed.

Life was adjusted 2 years, because the unit is currently still in good working condition.



**Palma Sola Harbour  
Detail Report by Category**

**Large pool equipment - 2016**

		1 each	@ \$15,000.00
Asset ID	1017	Asset Cost	\$15,000.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$15,450.00
Placed in Service	January 2004	Assigned Reserves	<i>none</i>
Useful Life	10		
Adjustment	3	Monthly Assessment	\$1,180.66
Replacement Year	2016	Interest Contribution	<u>\$3.84</u>
Remaining Life	1	Reserve Allocation	\$1,184.50



Expected life of pool equipment is about ten years. Replace when needed.

Life was adjusted 3 years, because the equipment is still in good working condition. A 3-year adjustment brings the pool heater and the equipment in the same replacement year.

**Palma Sola Harbour  
Detail Report by Category**

**Large pool resurface - 2029**

		1,650 SF	@ \$17.00
Asset ID	1012	Asset Cost	\$28,050.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$42,428.14
Placed in Service	January 2010	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2029	Monthly Assessment	\$222.67
Remaining Life	14	Interest Contribution	<u>\$0.72</u>
		Reserve Allocation	\$223.39



**Palma Sola Harbour  
Detail Report by Category**

**Shuffleboard courts resurfacing - 2028**

		3 each	@ \$2,200.00
Asset ID	1027	Asset Cost	\$6,600.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$9,692.32
Placed in Service	January 2014	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2028	Monthly Assessment	\$54.95
Remaining Life	13	Interest Contribution	<u>\$0.18</u>
		Reserve Allocation	\$55.13



**Palma Sola Harbour  
Detail Report by Category**

**Small Pool Heater - 2017**

		1 each	@ \$8,000.00
Asset ID	1016	Asset Cost	\$8,000.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$8,487.20
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	10		
Adjustment	3	Monthly Assessment	\$323.31
Replacement Year	2017	Interest Contribution	<u>\$1.05</u>
Remaining Life	2	Reserve Allocation	\$324.37



Expected life of a pool heater is about ten years. Replace when needed.  
 Life was adjusted 3 years, because the unit is currently still in good working condition.

**Palma Sola Harbour  
Detail Report by Category**

**Small pool equipment - 2016**

		1 each	@ \$12,000.00
Asset ID	1018	Asset Cost	\$12,000.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$12,360.00
Placed in Service	January 2000	Assigned Reserves	<i>none</i>
Useful Life	10		
Adjustment	2	Monthly Assessment	\$944.52
Replacement Year	Deferred 2016	Interest Contribution	<u>\$3.08</u>
Remaining Life	1	Reserve Allocation	\$947.60



Expected life of pool equipment is about ten years. Replace when needed.  
Life was adjusted 2 years, because the unit is currently still in good working condition.

**Palma Sola Harbour  
Detail Report by Category**

Small pool resurface - 2028

		840 SF	@ \$19.00
Asset ID	1014	Asset Cost	\$15,960.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$23,437.80
Placed in Service	January 2009	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2028	Monthly Assessment	\$132.87
Remaining Life	13	Interest Contribution	<u>\$0.43</u>
		Reserve Allocation	\$133.30



We applied slightly higher cost per SF for the smaller pool to conform to the economy of scale.

**Palma Sola Harbour  
Detail Report by Category**

**Tennis courts resurfacing - 2018**

		2 each	@ \$4,000.00
Asset ID	1026	Asset Cost	\$8,000.00
		Percent Replacement	100%
	Recreation/Pool	Future Cost	\$8,741.82
Placed in Service	January 2014	Assigned Reserves	<i>none</i>
Useful Life	5		
Replacement Year	2018	Monthly Assessment	\$221.34
Remaining Life	3	Interest Contribution	<u>\$0.72</u>
		Reserve Allocation	\$222.06



**Palma Sola Harbour  
Detail Report by Category**

<b>Recreation/Pool - Total Current Cost</b>	<b>\$105,610</b>
<b>Assigned Reserves</b>	<b>\$0</b>
<b>Fully Funded Reserves</b>	<b>\$60,773</b>



**Palma Sola Harbour  
Detail Report by Category**

**Trash compactor - 2022**

		1 each	@ \$15,000.00
Asset ID	1030	Asset Cost	\$15,000.00
		Percent Replacement	100%
	Equipment	Future Cost	\$18,448.11
Placed in Service	January 2008	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2022	Monthly Assessment	\$197.79
Remaining Life	7	Interest Contribution	\$0.64
		Reserve Allocation	\$198.43



**Palma Sola Harbour  
Detail Report by Category**

<b>Equipment - Total Current Cost</b>	<b>\$15,000</b>
<b>Assigned Reserves</b>	<b>\$0</b>
<b>Fully Funded Reserves</b>	<b>\$8,000</b>

**Palma Sola Harbour  
Detail Report by Category**

**Plumbing - 2027**

		1 lumpsum	@ \$150,000.00
Asset ID	1005	Asset Cost	\$150,000.00
		Percent Replacement	100%
	Building Components	Future Cost	\$213,864.13
Placed in Service	January 1973	Assigned Reserves	<i>none</i>
Useful Life	55		
Replacement Year	2027	Monthly Assessment	\$1,317.44
Remaining Life	12	Interest Contribution	<u>\$4.29</u>
		Reserve Allocation	\$1,321.73



Replumbing one condo unit can cost between \$2,500 and \$6,000. Starting to save now for future repairs is advised. We start savings with \$150,000 to be available in 12 years which is based on a useful life of 55 years. If the funds will not be used in 2027 and beyond, leave earmarked for future expenses. If parts or all is used, replenish funds.

**Palma Sola Harbour  
Detail Report by Category**

<b>Building Components - Total Current Cost</b>	<b>\$150,000</b>
<b>Assigned Reserves</b>	<b>\$0</b>
<b>Fully Funded Reserves</b>	<b>\$117,273</b>

**Palma Sola Harbour  
Detail Report by Category**

**Artisian well pump I - 2019**

Asset ID	1028	1 each	@ \$4,800.00
		Asset Cost	\$4,800.00
		Percent Replacement	100%
Grounds Components		Future Cost	\$5,402.44
Placed in Service	January 2010	Assigned Reserves	<i>none</i>
Useful Life	10		
Replacement Year	2019	Monthly Assessment	\$102.28
Remaining Life	4	Interest Contribution	<u>\$0.33</u>
		Reserve Allocation	\$102.62



**Palma Sola Harbour  
Detail Report by Category**

Artisian well pump II - 2021

		1 each	@ \$4,800.00
Asset ID	1034	Asset Cost	\$4,800.00
		Percent Replacement	100%
	Grounds Components	Future Cost	\$5,731.45
Placed in Service	January 2012	Assigned Reserves	<i>none</i>
Useful Life	10		
Replacement Year	2021	Monthly Assessment	\$71.91
Remaining Life	6	Interest Contribution	<u>\$0.23</u>
		Reserve Allocation	\$72.14



**Palma Sola Harbour  
Detail Report by Category**

**Artisian well pump III - 2023**

Asset ID	1035	1 each	@ \$4,800.00
		Asset Cost	\$4,800.00
		Percent Replacement	100%
		Future Cost	\$6,080.50
		Assigned Reserves	<i>none</i>
Placed in Service	January 2014	Monthly Assessment	\$56.87
Useful Life	10	Interest Contribution	<u>\$0.19</u>
Replacement Year	2023	Reserve Allocation	\$57.06
Remaining Life	8		



**Palma Sola Harbour  
Detail Report by Category**

**Irrigation - 2015**

Asset ID	1029	1 lumpsum	@ \$3,000.00
		Asset Cost	\$3,000.00
		Percent Replacement	100%
Grounds Components		Future Cost	\$3,000.00
Placed in Service	January 2014	Assigned Reserves	\$3,000.00
Useful Life	1		
Replacement Year	2015	Monthly Assessment	\$236.13
Remaining Life	0	Interest Contribution	<u>\$0.77</u>
		Reserve Allocation	\$236.90



\$2,000 per year for irrigation lines, sprinkler heads, etc. If not used within a given year, leave earmarked for larger, future expenses.



**Palma Sola Harbour  
Detail Report by Category**

**Seawall - Phase 1 - 2020**

		9,000 L.F.	@ \$350.00
Asset ID	1033	Asset Cost	\$349,965.00
		Percent Replacement	11.11%
Grounds Components		Future Cost	\$405,705.35
Placed in Service	January 1973	Assigned Reserves	<i>none</i>
Useful Life	48		
Replacement Year	2020	Monthly Assessment	\$6,126.46
Remaining Life	5	Interest Contribution	<u>\$19.95</u>
		Reserve Allocation	\$6,146.41



The approximate useful life of a concrete seawall is 40-45 years. The cost can range from \$350 to \$500 per linear foot. We used the lower end of the range for this reserve study. It is advisable to get 3 - 4 bids for seawall work from local and regional contractors. Within our location we would recommend to get bids from Manatee, Sarasota, Pinellas and even more northerly counties.

Because of the high cost, we decided to stagger the seawall replacement into 1,000 L.F. every year to distribute the cost and make it easier on the association's finances (for a total of 9,000 L.F. over nine years).

We adjusted the life with three years to start the replacement in 2020.

**Palma Sola Harbour  
Detail Report by Category**

<b>Seawall - Phase 2 - 2021</b>		9,000 L.F.	@ \$350.00
Asset ID	1033	Asset Cost	\$349,965.00
		Percent Replacement	11.11%
Grounds Components		Future Cost	\$417,876.51
Placed in Service	January 1973	Assigned Reserves	<i>none</i>
Useful Life	48		
Adjustment	1	Monthly Assessment	\$5,242.71
Replacement Year	2021	Interest Contribution	<u>\$17.07</u>
Remaining Life	6	Reserve Allocation	\$5,259.78



The approximate useful life of a concrete seawall is 40-45 years. The cost can range from \$350 to \$500 per linear foot. We used the lower end of the range for this reserve study. It is advisable to get 3 - 4 bids for seawall work from local and regional contractors. Within our location we would recommend to get bids from Manatee, Sarasota, Pinellas and even more northerly counties.

Because of the high cost, we decided to stagger the seawall replacement into 1,000 L.F. every year to distribute the cost and make it easier on the association's finances (for a total of 9,000 L.F. over nine years).

We adjusted the life with three years to start the replacement in 2020.

**Palma Sola Harbour  
Detail Report by Category**

**Seawall - Phase 3 - 2022**

		9,000 L.F.	@ \$350.00
Asset ID	1033	Asset Cost	\$349,965.00
		Percent Replacement	11.11%
	Grounds Components	Future Cost	\$430,412.81
Placed in Service	January 1973	Assigned Reserves	<i>none</i>
Useful Life	48		
Adjustment	2	Monthly Assessment	\$4,614.61
Replacement Year	2022	Interest Contribution	<u>\$15.02</u>
Remaining Life	7	Reserve Allocation	\$4,629.64



The approximate useful life of a concrete seawall is 40-45 years. The cost can range from \$350 to \$500 per linear foot. We used the lower end of the range for this reserve study. It is advisable to get 3 - 4 bids for seawall work from local and regional contractors. Within our location we would recommend to get bids from Manatee, Sarasota, Pinellas and even more northerly counties.

Because of the high cost, we decided to stagger the seawall replacement into 1,000 L.F. every year to distribute the cost and make it easier on the association's finances (for a total of 9,000 L.F. over nine years).

We adjusted the life with three years to start the replacement in 2020.

**Palma Sola Harbour  
Detail Report by Category**

**Seawall - Phase 4 - 2023**

		9,000 L.F.	@ \$350.00
Asset ID	1033	Asset Cost	\$349,965.00
		Percent Replacement	11.11%
Grounds Components		Future Cost	\$443,325.19
Placed in Service	January 1973	Assigned Reserves	<i>none</i>
Useful Life	48		
Adjustment	3	Monthly Assessment	\$4,146.37
Replacement Year	2023	Interest Contribution	<u>\$13.50</u>
Remaining Life	8	Reserve Allocation	\$4,159.87



The approximate useful life of a concrete seawall is 40-45 years. The cost can range from \$350 to \$500 per linear foot. We used the lower end of the range for this reserve study. It is advisable to get 3 - 4 bids for seawall work from local and regional contractors. Within our location we would recommend to get bids from Manatee, Sarasota, Pinellas and even more northerly counties.

Because of the high cost, we decided to stagger the seawall replacement into 1,000 L.F. every year to distribute the cost and make it easier on the association's finances (for a total of 9,000 L.F. over nine years).

We adjusted the life with three years to start the replacement in 2020.

**Palma Sola Harbour  
Detail Report by Category**

<b>Seawall - Phase 5 - 2024</b>		9,000 L.F.	@ \$350.00
Asset ID	1033	Asset Cost	\$349,965.00
		Percent Replacement	11.11%
	Grounds Components	Future Cost	\$456,624.95
Placed in Service	January 1973	Assigned Reserves	<i>none</i>
Useful Life	48		
Adjustment	4	Monthly Assessment	\$3,784.77
Replacement Year	2024	Interest Contribution	<u>\$12.32</u>
Remaining Life	9	Reserve Allocation	\$3,797.09



The approximate useful life of a concrete seawall is 40-45 years. The cost can range from \$350 to \$500 per linear foot. We used the lower end of the range for this reserve study. It is advisable to get 3 - 4 bids for seawall work from local and regional contractors. Within our location we would recommend to get bids from Manatee, Sarasota, Pinellas and even more northerly counties.

Because of the high cost, we decided to stagger the seawall replacement into 1,000 L.F. every year to distribute the cost and make it easier on the association's finances (for a total of 9,000 L.F. over nine years).

We adjusted the life with three years to start the replacement in 2020.

**Palma Sola Harbour  
Detail Report by Category**

**Seawall - Phase 6 - 2025**

		9,000 L.F.	@ \$350.00
Asset ID	1033	Asset Cost	\$349,965.00
		Percent Replacement	11.11%
Grounds Components		Future Cost	\$470,323.70
Placed in Service	January 1973	Assigned Reserves	<i>none</i>
Useful Life	48		
Adjustment	5	Monthly Assessment	\$3,497.87
Replacement Year	2025	Interest Contribution	<u>\$11.39</u>
Remaining Life	10	Reserve Allocation	\$3,509.26



The approximate useful life of a concrete seawall is 40-45 years. The cost can range from \$350 to \$500 per linear foot. We used the lower end of the range for this reserve study. It is advisable to get 3 - 4 bids for seawall work from local and regional contractors. Within our location we would recommend to get bids from Manatee, Sarasota, Pinellas and even more northerly counties.

Because of the high cost, we decided to stagger the seawall replacement into 1,000 L.F. every year to distribute the cost and make it easier on the association's finances (for a total of 9,000 L.F. over nine years).

We adjusted the life with three years to start the replacement in 2020.

**Palma Sola Harbour  
Detail Report by Category**

**Seawall - Phase 7 - 2026**

		9,000 L.F.	@ \$350.00
Asset ID	1033	Asset Cost	\$349,965.00
		Percent Replacement	11.11%
	Grounds Components	Future Cost	\$484,433.41
Placed in Service	January 1973	Assigned Reserves	<i>none</i>
Useful Life	48		
Adjustment	6	Monthly Assessment	\$3,265.37
Replacement Year	2026	Interest Contribution	<u>\$10.63</u>
Remaining Life	11	Reserve Allocation	\$3,276.00



The approximate useful life of a concrete seawall is 40-45 years. The cost can range from \$350 to \$500 per linear foot. We used the lower end of the range for this reserve study. It is advisable to get 3 - 4 bids for seawall work from local and regional contractors. Within our location we would recommend to get bids from Manatee, Sarasota, Pinellas and even more northerly counties.

Because of the high cost, we decided to stagger the seawall replacement into 1,000 L.F. every year to distribute the cost and make it easier on the association's finances (for a total of 9,000 L.F. over nine years).

We adjusted the life with three years to start the replacement in 2020.

**Palma Sola Harbour  
Detail Report by Category**

<b>Seawall - Phase 8 - 2027</b>		9,000 L.F.	@ \$350.00
Asset ID	1033	Asset Cost	\$349,965.00
		Percent Replacement	11.11%
	Grounds Components	Future Cost	\$498,966.41
Placed in Service	January 1973	Assigned Reserves	<i>none</i>
Useful Life	48		
Adjustment	7	Monthly Assessment	\$3,073.72
Replacement Year	2027	Interest Contribution	<u>\$10.01</u>
Remaining Life	12	Reserve Allocation	\$3,083.72



The approximate useful life of a concrete seawall is 40-45 years. The cost can range from \$350 to \$500 per linear foot. We used the lower end of the range for this reserve study. It is advisable to get 3 - 4 bids for seawall work from local and regional contractors. Within our location we would recommend to get bids from Manatee, Sarasota, Pinellas and even more northerly counties.

Because of the high cost, we decided to stagger the seawall replacement into 1,000 L.F. every year to distribute the cost and make it easier on the association's finances (for a total of 9,000 L.F. over nine years).

We adjusted the life with three years to start the replacement in 2020.



**Palma Sola Harbour  
Detail Report by Category**

<b>Seawall - Phase 9 - 2028</b>		9,000 L.F.	@ \$350.00
Asset ID	1033	Asset Cost	\$349,965.00
		Percent Replacement	11.11%
	Grounds Components	Future Cost	\$513,935.40
Placed in Service	January 1973	Assigned Reserves	<i>none</i>
Useful Life	48		
Adjustment	8	Monthly Assessment	\$2,913.53
Replacement Year	2028	Interest Contribution	<u>\$9.49</u>
Remaining Life	13	Reserve Allocation	\$2,923.02



The approximate useful life of a concrete seawall is 40-45 years. The cost can range from \$350 to \$500 per linear foot. We used the lower end of the range for this reserve study. It is advisable to get 3 - 4 bids for seawall work from local and regional contractors. Within our location we would recommend to get bids from Manatee, Sarasota, Pinellas and even more northerly counties.

Because of the high cost, we decided to stagger the seawall replacement into 1,000 L.F. every year to distribute the cost and make it easier on the association's finances (for a total of 9,000 L.F. over nine years).

We adjusted the life with three years to start the replacement in 2020.

**Palma Sola Harbour  
Detail Report by Category**

**Sod replacement - 2016**

		1 lumpsum	@ \$5,000.00
Asset ID	1032	Asset Cost	\$5,000.00
		Percent Replacement	100%
	Grounds Components	Future Cost	\$5,150.00
Placed in Service	January 2014	Assigned Reserves	<i>none</i>
Useful Life	1		
Replacement Year	Deferred 2016	Monthly Assessment	\$393.55
Remaining Life	1	Interest Contribution	<u>\$1.28</u>
		Reserve Allocation	\$394.83



We are following the association's directive by including \$35,000 over 7 years for sod replacement.

**Palma Sola Harbour  
Detail Report by Category**

<b>Grounds Components - Total Current Cost</b>	<b>\$3,172,085</b>
<b>Assigned Reserves</b>	<b>\$3,000</b>
<b>Fully Funded Reserves</b>	<b>\$2,622,257</b>

**Palma Sola Harbour  
Detail Report by Category**

**Doors - 2015**

		1 lumpsum	@ \$6,000.00
Asset ID	1009	Asset Cost	\$6,000.00
		Percent Replacement	100%
	Doors	Future Cost	\$6,000.00
Placed in Service	January 2014	Assigned Reserves	\$6,000.00
Useful Life	1		
Replacement Year	2015	Monthly Assessment	\$472.26
Remaining Life	0	Interest Contribution	<u>\$1.54</u>
		Reserve Allocation	\$473.80



Through replacement some doors in the community have become responsibility of the owners. \$6,000 will pay for four door replacements per year incl. permits.

**Palma Sola Harbour  
Detail Report by Category**

<b>Doors - Total Current Cost</b>	<b>\$6,000</b>
<b>Assigned Reserves</b>	<b>\$6,000</b>
<b>Fully Funded Reserves</b>	<b>\$6,000</b>

**Palma Sola Harbour  
Detail Report by Category**

**Mailboxes - 2015**

Asset ID	1008	1 lumpsum	@ \$1,500.00
		Asset Cost	\$1,500.00
		Percent Replacement	100%
	Mailboxes	Future Cost	\$1,500.00
Placed in Service	January 2014	Assigned Reserves	\$1,500.00
Useful Life	1		
Replacement Year	2015	Monthly Assessment	\$118.07
Remaining Life	0	Interest Contribution	<u>\$0.38</u>
		Reserve Allocation	\$118.45



With \$1,500 per year the association can replace up to 12 mailboxes per year. Average useful life is about 15 years.

**Palma Sola Harbour  
Detail Report by Category**

<b>Mailboxes - Total Current Cost</b>	<b>\$1,500</b>
<b>Assigned Reserves</b>	<b>\$1,500</b>
<b>Fully Funded Reserves</b>	<b>\$1,500</b>

**Palma Sola Harbour  
Detail Report by Category**

**Underground Utilities (clay pipes) - 2042**

	1011		1 lumpsum @ \$100,000.00
Asset ID			Asset Cost \$100,000.00
	Utilities		Percent Replacement 100%
Placed in Service	January 1973		Future Cost \$222,128.90
Useful Life	70		Assigned Reserves <i>none</i>
Replacement Year	2042		Monthly Assessment \$580.89
Remaining Life	27		Interest Contribution <u>\$1.89</u>
			Reserve Allocation \$582.78



No one can predict how long the underground utilities will last. We recently worked on a 90-year old church and they had two failures of utility pipes in the last twenty years. Therefore, the only measure is to be diligent in saving money for that failure to come. If the money is not used in any given year, keep earmarked for future larger expenses.



**Palma Sola Harbour  
Detail Report by Category**

<b>Utilities - Total Current Cost</b>	<b>\$100,000</b>
<b>Assigned Reserves</b>	<b>\$0</b>
<b>Fully Funded Reserves</b>	<b>\$61,429</b>

**Palma Sola Harbour  
Detail Report by Category**

**Air conditioner - 2020**

		1 each	@ \$15,000.00
Asset ID	1019	Asset Cost	\$15,000.00
		Percent Replacement	100%
	Clubhouse	Future Cost	\$17,389.11
Placed in Service	January 2009	Assigned Reserves	<i>none</i>
Useful Life	12		
Replacement Year	2020	Monthly Assessment	\$262.59
Remaining Life	5	Interest Contribution	<u>\$0.85</u>
		Reserve Allocation	\$263.44



**Palma Sola Harbour  
Detail Report by Category**

**Interior Paint - 2020**

Asset ID	1020	15,000 SF	@ \$0.80
		Asset Cost	\$12,000.00
		Percent Replacement	100%
Clubhouse		Future Cost	\$13,911.29
Placed in Service	January 2009	Assigned Reserves	<i>none</i>
Useful Life	12		
Replacement Year	2020	Monthly Assessment	\$210.07
Remaining Life	5	Interest Contribution	<u>\$0.68</u>
		Reserve Allocation	\$210.75



**Palma Sola Harbour  
Detail Report by Category**

**Kitchen appliances - 2021**

Asset ID	1023	1 lumpsum	@ \$2,300.00
		Asset Cost	\$2,300.00
		Percent Replacement	100%
	Clubhouse	Future Cost	\$2,746.32
Placed in Service	January 2007	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2021	Monthly Assessment	\$34.46
Remaining Life	6	Interest Contribution	<u>\$0.11</u>
		Reserve Allocation	\$34.57



**Palma Sola Harbour  
Detail Report by Category**

**Kitchen base cabinets - 2031**

Asset ID	1025	20 L.F.	@ \$395.00
		Asset Cost	\$7,900.00
		Percent Replacement	100%
	Clubhouse	Future Cost	\$12,677.18
Placed in Service	January 2007	Assigned Reserves	<i>none</i>
Useful Life	25		
Replacement Year	2031	Monthly Assessment	\$57.86
Remaining Life	16	Interest Contribution	<u>\$0.19</u>
		Reserve Allocation	\$58.05



**Palma Sola Harbour  
Detail Report by Category**

**Kitchen wall cabinets - 2031**

Asset ID	1024	14 L.F.	@ \$150.00
		Asset Cost	\$2,100.00
		Percent Replacement	100%
	Clubhouse	Future Cost	\$3,369.88
Placed in Service	January 2007	Assigned Reserves	<i>none</i>
Useful Life	25		
Replacement Year	2031	Monthly Assessment	\$15.38
Remaining Life	16	Interest Contribution	<u>\$0.05</u>
		Reserve Allocation	\$15.43



**Palma Sola Harbour  
Detail Report by Category**

**Office Renovation - 2033**

Asset ID	1022	1 each	@ \$15,000.00
		Asset Cost	\$15,000.00
		Percent Replacement	100%
	Clubhouse	Future Cost	\$25,536.50
Placed in Service	January 2009	Assigned Reserves	<i>none</i>
Useful Life	25		
Replacement Year	2033	Monthly Assessment	\$102.97
Remaining Life	18	Interest Contribution	<u>\$0.34</u>
		Reserve Allocation	\$103.31



**Palma Sola Harbour  
Detail Report by Category**

**Restroom Renovation - 2033**

Asset ID	1021	4 each	@ \$12,000.00
		Asset Cost	\$48,000.00
		Percent Replacement	100%
	Clubhouse	Future Cost	\$81,716.79
Placed in Service	January 2009	Assigned Reserves	<i>none</i>
Useful Life	25		
Replacement Year	2033	Monthly Assessment	\$329.52
Remaining Life	18	Interest Contribution	<u>\$1.07</u>
		Reserve Allocation	\$330.59





**Palma Sola Harbour  
Detail Report by Category**

<b>Clubhouse - Total Current Cost</b>	<b>\$102,300</b>
<b>Assigned Reserves</b>	<b>\$0</b>
<b>Fully Funded Reserves</b>	<b>\$38,370</b>

**Palma Sola Harbour  
Detail Report by Category**

**Insurance deductible - 2015**

		54 each	@ \$2,500.00
Asset ID	1031	Asset Cost	\$135,000.00
		Percent Replacement	100%
	Insurance	Future Cost	\$135,000.00
Placed in Service	January 2014	Assigned Reserves	\$135,000.00
Useful Life	1		
Replacement Year	2015	<i>No Future Assessments</i>	
Remaining Life	0		



One-time payment towards the insurance deductible. If not used leave earmarked for future losses and replenish if necessary by adjusting updates of the reserve study.

**Palma Sola Harbour  
Detail Report by Category**

<b>Insurance - Total Current Cost</b>	<b>\$135,000</b>
<b>Assigned Reserves</b>	<b>\$135,000</b>
<b>Fully Funded Reserves</b>	<b>\$135,000</b>

**Palma Sola Harbour  
Detail Report by Category**

**Detail Report Summary**

**Total of All Assets**

Assigned Reserves	\$537,864.03
Monthly Contribution	\$100,928.07
Monthly Interest	\$414.54
Monthly Allocation	\$101,342.61

**Contingency at 3.00%**

Assigned Reserves	\$16,634.97
Monthly Contribution	\$3,121.49
Monthly Interest	\$12.82
Monthly Allocation	\$3,134.31

**Grand Total**

Assigned Reserves	\$554,499.00
Monthly Contribution	\$104,049.56
Monthly Interest	\$427.36
Monthly Allocation	\$104,476.91

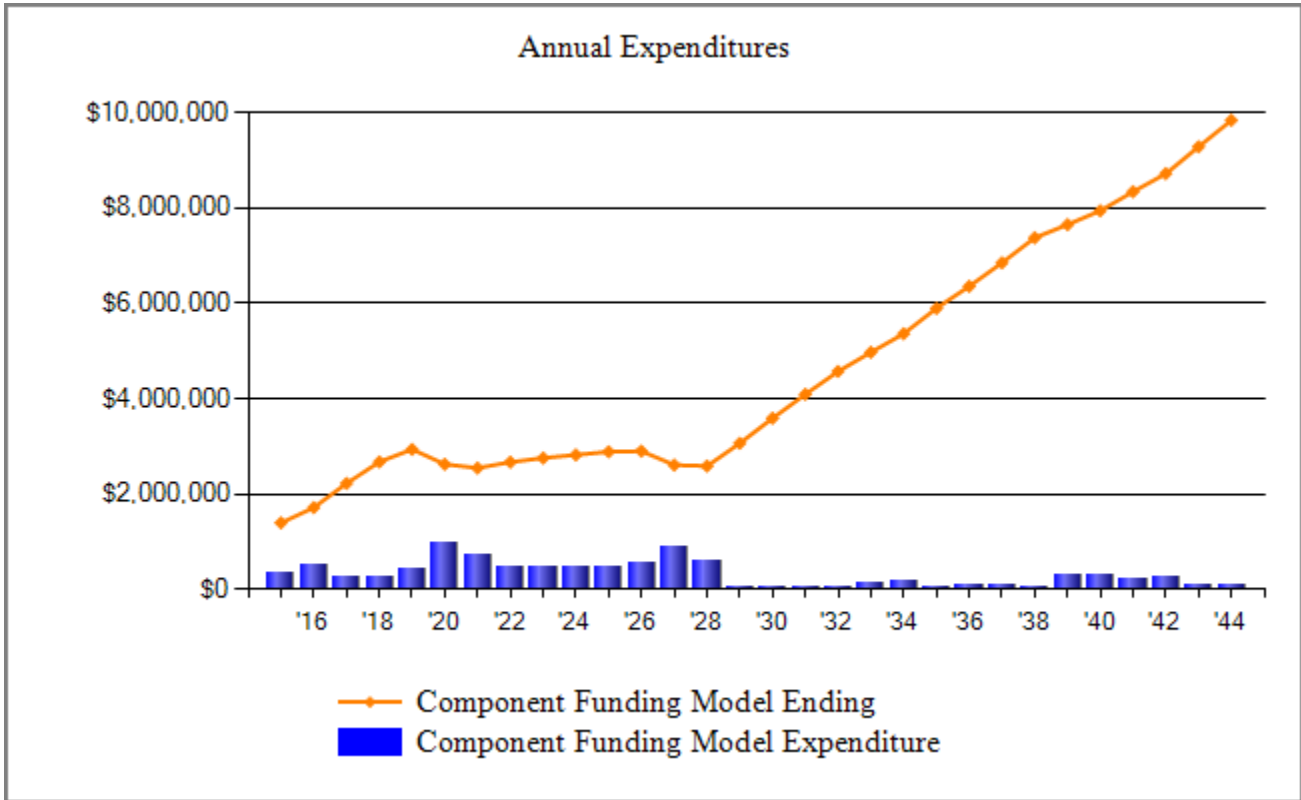
**Palma Sola Harbour  
Category Detail Index**

Asset ID	Description	Replacement	Page
1019	Air conditioner	2020	2-73
1028	Artisian well pump I	2019	2-52
1034	Artisian well pump II	2021	2-53
1035	Artisian well pump III	2023	2-54
1010	Asphalt repave and restripe in two phases - Phase 1	2019	2-23
1010	Asphalt repave and restripe in two phases - Phase 2	2020	2-24
1007	Concrete Driveways	2015	2-25
1009	Doors	2015	2-67
1003	Exterior Paint	2020	2-37
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1020	Interior Paint	2020	2-74
1029	Irrigation	2015	2-55
1023	Kitchen appliances	2021	2-75
1025	Kitchen base cabinets	2031	2-76
1024	Kitchen wall cabinets	2031	2-77
1015	Large Pool Heater	2016	2-39
1017	Large pool equipment	2016	2-40
1012	Large pool resurface	2029	2-41
1008	Mailboxes	2015	2-69
1022	Office Renovation	2033	2-78
1005	Plumbing	2027	2-50
1021	Restroom Renovation	2033	2-79
1001	Roof Replacement - Phase 1	2015	2-27
1001	Roof Replacement - Phase 2	2016	2-29
1001	Roof Replacement - Phase 3	2016	2-28
1001	Roof Replacement - Phase 4	2017	2-30
1001	Roof Replacement - Phase 5	2018	2-31
1001	Roof Replacement - Phase 6	2019	2-32
1001	Roof Replacement - Phase 7	2020	2-33
1001	Roof Replacement - Phase 8	2021	2-34
1033	Seawall - Phase 1	2020	2-56
1033	Seawall - Phase 2	2021	2-57
1033	Seawall - Phase 3	2022	2-58
1033	Seawall - Phase 4	2023	2-59
1033	Seawall - Phase 5	2024	2-60
1033	Seawall - Phase 6	2025	2-61
1033	Seawall - Phase 7	2026	2-62
1033	Seawall - Phase 8	2027	2-63

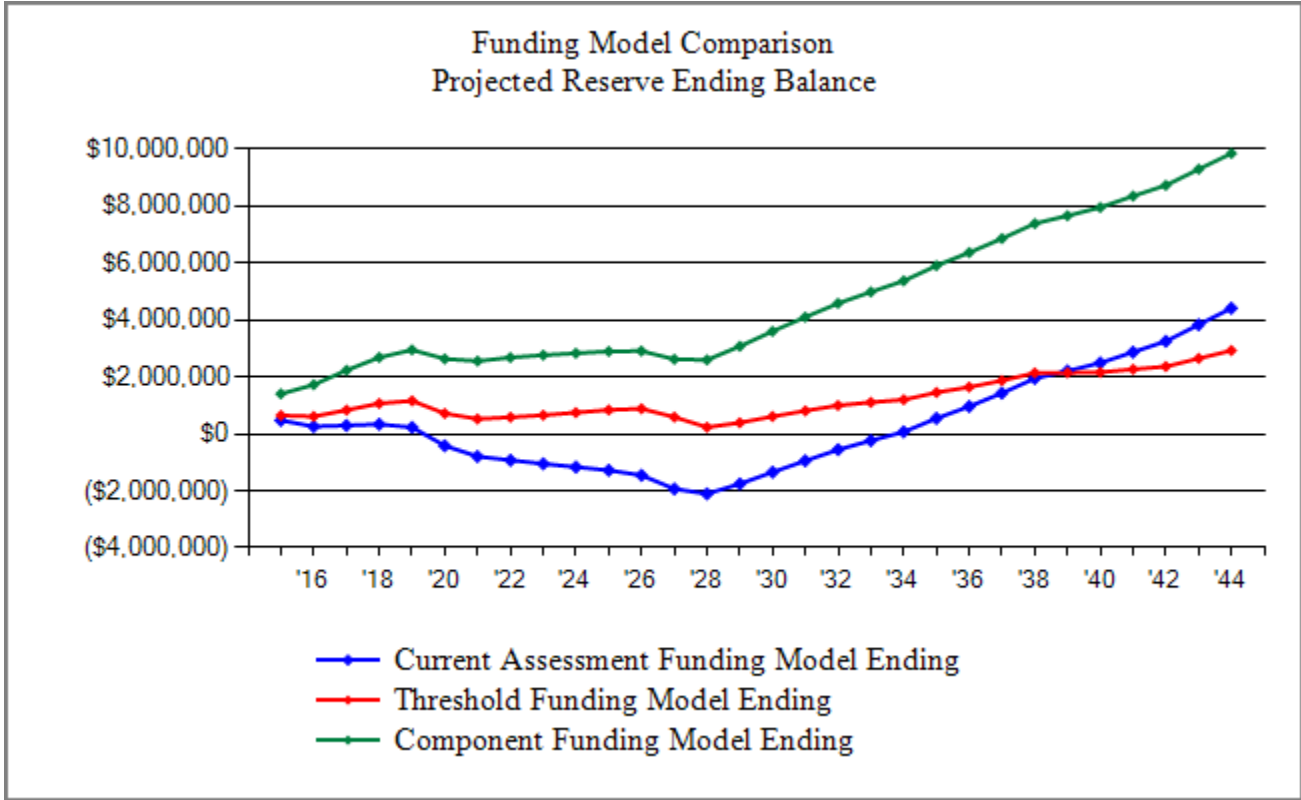
**Palma Sola Harbour  
Category Detail Index**

Asset ID	Description	Replacement	Page
1033	Seawall - Phase 9	2028	2-64
1027	Shuffleboard courts resurfacing	2028	2-42
1016	Small Pool Heater	2017	2-43
1018	Small pool equipment	2016	2-44
1014	Small pool resurface	2028	2-45
1032	Sod replacement	2016	2-65
1002	Soffits	2016	2-35
1026	Tennis courts resurfacing	2018	2-46
1030	Trash compactor	2022	2-48
1011	Underground Utilities (clay pipes)	2042	2-71
	Total Funded Assets	48	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	48	

# Palma Sola Harbour Annual Expenditure Chart



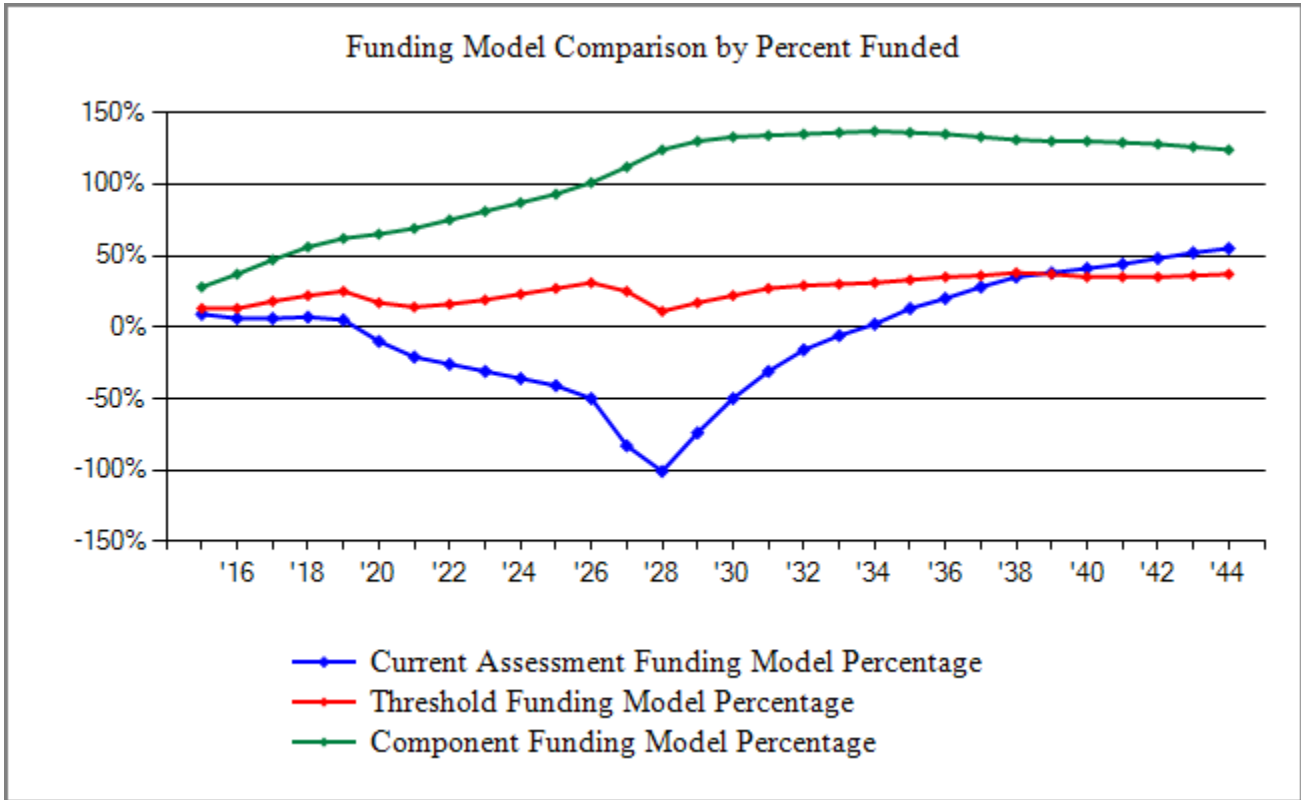
**Palma Sola Harbour  
Funding Model Reserve Ending Balance Comparison Chart**



The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

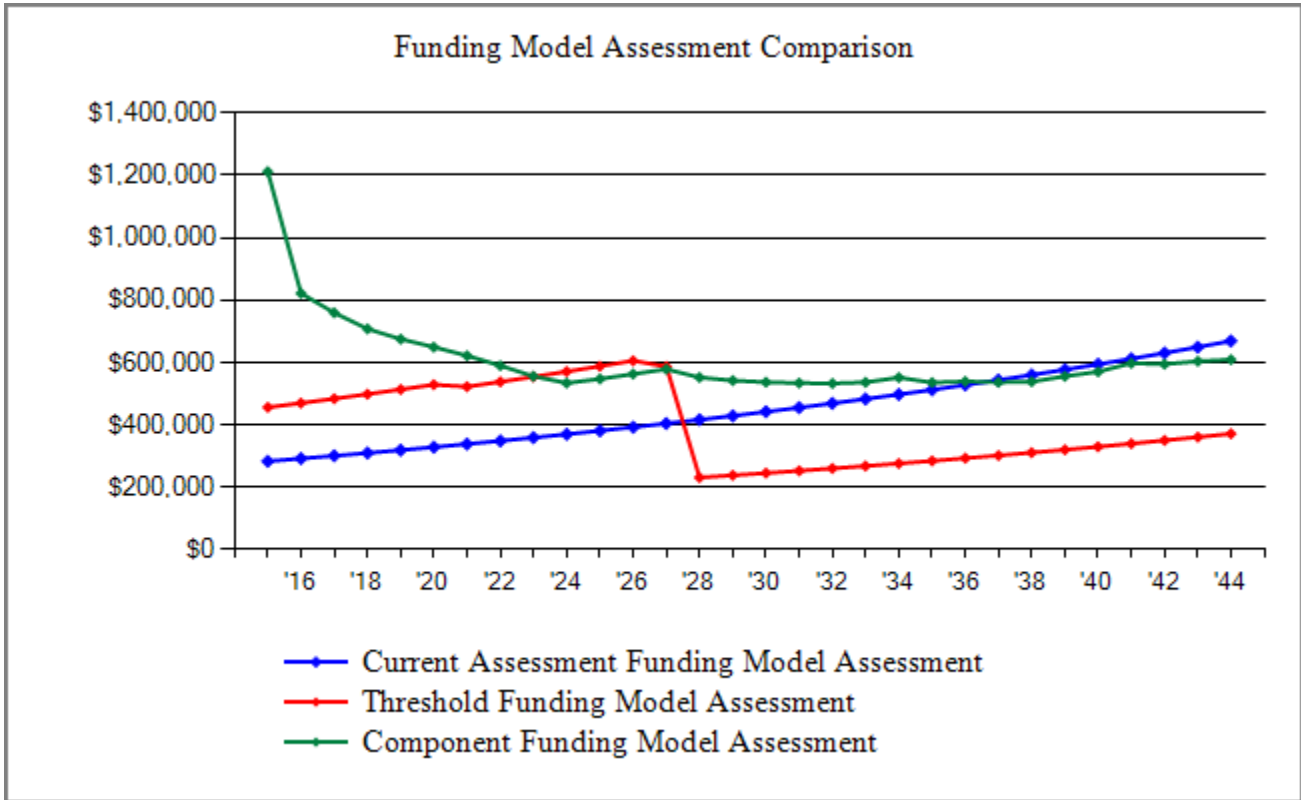


**Palma Sola Harbour  
Funding Model Comparison by Percent Funded**



The chart above compares the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community’s needs.

**Palma Sola Harbour  
Funding Model Assessment Comparison Chart**



The chart above compares the annual assessment of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

**Palma Sola Harbour  
Spread Sheet**

<b>Description</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Air conditioner						17,389				
Artisan well pump I				5,402						
Artisan well pump II							5,731			
Artisan well pump III									6,080	
Asphalt repave and restripe in two phases - Pha..				151,451						
Asphalt repave and restripe in two phases - Pha..						155,994				
Concrete Driveways	6,000	6,180	6,365	6,556	6,753	6,956	7,164	7,379	7,601	7,829
Doors	6,000	6,180	6,365	6,556	6,753	6,956	7,164	7,379	7,601	7,829
Exterior Paint						104,335				
Insurance deductible	135,000									
Interior Paint						13,911				
Irrigation	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
Kitchen appliances							2,746			
Kitchen base cabinets										
Kitchen wall cabinets										
Large Pool Heater		12,360								
Large pool equipment		15,450								
Large pool resurface										
Mailboxes	1,500	1,545	1,591	1,639	1,688	1,739	1,791	1,845	1,900	1,957
Office Renovation										
Plumbing										
Restroom Renovation										
Roof Replacement - Phase 1	215,000									
Roof Replacement - Phase 2		221,450								
Roof Replacement - Phase 3		221,450								
Roof Replacement - Phase 4			228,093							
Roof Replacement - Phase 5				234,936						
Roof Replacement - Phase 6					241,984					
Roof Replacement - Phase 7						249,244				
Roof Replacement - Phase 8							256,721			
Seawall - Phase 1						405,705				
Seawall - Phase 2							417,877			
Seawall - Phase 3								430,413		
Seawall - Phase 4									443,325	
Seawall - Phase 5										456,625

**Palma Sola Harbour  
Spread Sheet**

<b>Description</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
Seawall - Phase 6										
Seawall - Phase 7										
Seawall - Phase 8										
Seawall - Phase 9										
Shuffleboard courts resurfacing			8,487							
Small Pool Heater	12,360									
Small pool equipment										
Small pool resurface										
Sod replacement	5,150	5,304	5,304	5,464	5,628	5,796	5,970	6,149		
Soffits	4,120	4,244	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219
Tennis courts resurfacing				8,742					10,134	
Trash compactor								18,448		
Underground Utilities (clay pipes)										
<b>Year Total:</b>	<b>366,500</b>	<b>509,335</b>	<b>263,634</b>	<b>271,543</b>	<b>427,538</b>	<b>976,140</b>	<b>713,524</b>	<b>480,223</b>	<b>485,509</b>	<b>483,373</b>

**Palma Sola Harbour  
Spread Sheet**

<b>Description</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
Air conditioner								24,793		
Artisan well pump I					7,260					
Artisan well pump II							7,703			
Artisan well pump III									8,172	
Asphalt repave and restripe in two phases - Pha..										
Asphalt repave and restripe in two phases - Pha..										
Concrete Driveways	8,063	8,305	8,555	8,811	9,076	9,348	9,628	9,917	10,215	10,521
Doors	8,063	8,305	8,555	8,811	9,076	9,348	9,628	9,917	10,215	10,521
Exterior Paint			128,318							157,816
Insurance deductible										
Interior Paint								19,834		
Irrigation	4,032	4,153	4,277	4,406	4,538	4,674	4,814	4,959	5,107	5,261
Kitchen appliances										
Kitchen base cabinets							12,677			
Kitchen wall cabinets							3,370			
Large Pool Heater		16,611								
Large pool equipment		20,764								
Large pool resurface					42,428					
Mailboxes	2,016	2,076	2,139	2,203	2,269	2,337	2,407	2,479	2,554	2,630
Office Renovation									25,536	
Plumbing										
Restroom Renovation			213,864							
Roof Replacement - Phase 1										
Roof Replacement - Phase 2										
Roof Replacement - Phase 3										
Roof Replacement - Phase 4										
Roof Replacement - Phase 5										
Roof Replacement - Phase 6										
Roof Replacement - Phase 7										
Roof Replacement - Phase 8										
Seawall - Phase 1										
Seawall - Phase 2										
Seawall - Phase 3										
Seawall - Phase 4										
Seawall - Phase 5										

**Palma Sola Harbour  
Spread Sheet**

<b>Description</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
Seawall - Phase 6	470,324									
Seawall - Phase 7		484,433								
Seawall - Phase 8			498,966							
Seawall - Phase 9				513,935						
Shuffleboard courts resurfacing			11,406	9,692						
Small Pool Heater		16,611								
Small pool equipment				23,438						
Small pool resurface										
Sod replacement	5,376	5,537	5,703	5,874	6,050	6,232	6,419	6,611	6,810	7,014
Soffits				11,748					13,619	
Tennis courts resurfacing										
Trash compactor										
Underground Utilities (clay pipes)										
<b>Year Total:</b>	<b>497,874</b>	<b>566,795</b>	<b>881,783</b>	<b>588,919</b>	<b>80,697</b>	<b>31,938</b>	<b>56,646</b>	<b>78,510</b>	<b>163,944</b>	<b>193,762</b>

**Palma Sola Harbour  
Spread Sheet**

<b>Description</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>
Air conditioner					9,757					35,348
Artisan well pump I							10,352			
Artisan well pump II									10,982	
Artisan well pump III										
Asphalt repave and restripe in two phases - Pha..					273,537	281,743				
Asphalt repave and restripe in two phases - Pha..										
Concrete Driveways	10,837	11,162	11,497	11,842	12,197	12,563	12,940	13,328	13,728	14,139
Doors	10,837	11,162	11,497	11,842	12,197	12,563	12,940	13,328	13,728	14,139
Exterior Paint							194,093			
Insurance deductible										
Interior Paint										
Irrigation	5,418	5,581	5,748	5,921	6,098	6,281	6,470	6,664	6,864	7,070
Kitchen appliances		4,279								
Kitchen base cabinets										
Kitchen wall cabinets										
Large Pool Heater		22,324								
Large pool equipment		27,904								
Large pool resurface										
Mailboxes	2,709	2,790	2,874	2,960	3,049	3,141	3,235	3,332	3,432	3,535
Office Renovation										
Plumbing										
Restroom Renovation										
Roof Replacement - Phase 1										
Roof Replacement - Phase 2										
Roof Replacement - Phase 3										
Roof Replacement - Phase 4										
Roof Replacement - Phase 5										
Roof Replacement - Phase 6										
Roof Replacement - Phase 7										
Roof Replacement - Phase 8										
Seawall - Phase 1										
Seawall - Phase 2										
Seawall - Phase 3										
Seawall - Phase 4										
Seawall - Phase 5										

**Palma Sola Harbour  
Spread Sheet**

<b>Description</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>
Seawall - Phase 6										
Seawall - Phase 7										
Seawall - Phase 8										
Seawall - Phase 9										
Shuffleboard courts resurfacing			15,329						15,100	
Small Pool Heater		22,324								
Small pool equipment										
Small pool resurface										
Sod replacement	7,224	7,441	7,664	7,894	8,131	8,375	8,626	8,885	9,152	9,426
Soffits				15,789					18,303	
Tennis courts resurfacing										
Trash compactor			28,742							
Underground Utilities (clay pipes)								222,129		
<b>Year Total:</b>	<b>37,025</b>	<b>114,966</b>	<b>83,350</b>	<b>56,247</b>	<b>324,967</b>	<b>324,665</b>	<b>248,655</b>	<b>267,665</b>	<b>91,288</b>	<b>111,937</b>