

**EXPERT**   
**Reserve Services, Inc.**

**Reserve Studies - Replacement Cost Valuations**

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## **RESERVE STUDY REPORT FINAL**



**Errol by the Sea**  
4501 S Atlantic Ave  
New Smyrna Beach, FL 32169

**January 1, 2024**

# **Errol by the Sea**

**4501 S Atlantic Ave, New Smyrna Beach, FL 32169**

## **Reserve Study Year 2024**

As authorized, a reserve study report has been prepared for Errol by the Sea located at 4501 S Atlantic Ave, New Smyrna Beach, FL 32169 . Built in 1974 containing 130 units with components including but not limited to, items listed in this report.

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

In this report, we have taken both approved accounting formulas as outlined by The State of Florida, the Threshold, and the Component Method. These schedules will give you the recommended contribution per unit for the report year 2024.

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

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

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

## FINANCIAL SUMMARY

Fiscal Year 2024

<b>Current Percentage Funded:</b>	<b>27<sup>0</sup>%</b>
<b>Average Liability per Unit:</b>	<b>-\$15,720.04</b>
<b>Proposed Reserve Contribution:</b>	
<b>Threshold 30 Year including Structural:</b>	<b>\$696,094.75</b>

**Based on all components stated above and our inspection, it is our opinion, that Errol by the Sea is of average maintenance and most components are in well maintained condition unless otherwise noted.**

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

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

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

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

*Anastasia Kolodzik*

Expert Inspectors, Inc.

Expert Professional Consulting, Inc.

RS, PRA # 2294, CAM 52338



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**Errol by the Sea**

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## Important Information

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

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. Additionally, costs are obtained from numerous vendor catalogs, 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 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.

Expert Reserve Services, Inc. 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.

This reserve analysis study is provided as an aid for planning purposes and as an accounting and budgeting 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.

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

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

The fourth option is to pass a "**special assessment**" to the membership in an amount required to cover the expenditure. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure, if necessary. However, an association considering a special assessment cannot guarantee that an assessment, when needed, will be passed. Consequently, the association cannot guarantee its ability to perform the required repairs or replacements to those major components for which it is obligated when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older, find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, could be devastating to an association's overall budget.

## Types of Reserve Studies

Most reserve studies fit into one of three categories:

Level I: Full Reserve Study.

Level II: Update with site inspection; and

Level III: 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:

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

### Reserve Expenses

These are major expenses that arise other than annually, and which must be budgeted for in advance 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 (Statutory)	Park/Play Equipment
Painting (Statutory)	Pool/Spa Re-plastering
Deck Resurfacing	Pool Equipment Replacement
Fencing Replacement	Pool Furniture Replacement
Asphalt Seal Coating (Statutory)	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.

### **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 Expert Reserve Services, Inc. Threshold and the Expert Reserve Services, Inc. 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 has the highest contribution of the two funding options and assures that the association will achieve and maintain an ideal level of 100% of reserves over time. This method also allows for computations on individual components in the analysis. The Expert Reserve Services, Inc. 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 will 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 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."

**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.

**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).

**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.

**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 highest contribution funding model. It leads to or maintains the fully funded reserve position. The following details this calculation process.

## 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 Expert Reserve Services, Inc. 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 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 is additional money that has 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 is sufficient money 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 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 underfunded, 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 it is 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 Expert Reserve Services, Inc. Reserve Study**

Part II of your Reserve Study 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 the 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.

## A Multi-Purpose Tool

Your Expert Reserve Services, Inc. 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 Expert Reserve Services, Inc. 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 Expert Reserve Services, Inc. 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.
- Your Expert Reserve Services, Inc. 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 Expert Reserve Services, Inc. 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 Expert Reserve Services, Inc. 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 Expert Reserve Services, Inc. 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 Expert Reserve Services, Inc. Owners' Summary meets the disclosure requirements of the Florida State Statute requirements.
- Your Expert Reserve Services, Inc. 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.
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**Errol by the Sea**  
 New Smyrna Beach, FL  
**Current Assessment Funding Model Summary 2023**

Report Date	May 3, 2023
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	130

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.00%
2024 Beginning Balance	\$749,500

**Current Assessment Funding Model**  
**Current inflation set at 3% for 2023**

<i>Current Assessment Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$12,200.00
<i>\$93.85 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$0.00</u>
Total Monthly Allocation to Reserves	\$12,200.00
<i>\$93.85 per unit monthly</i>	

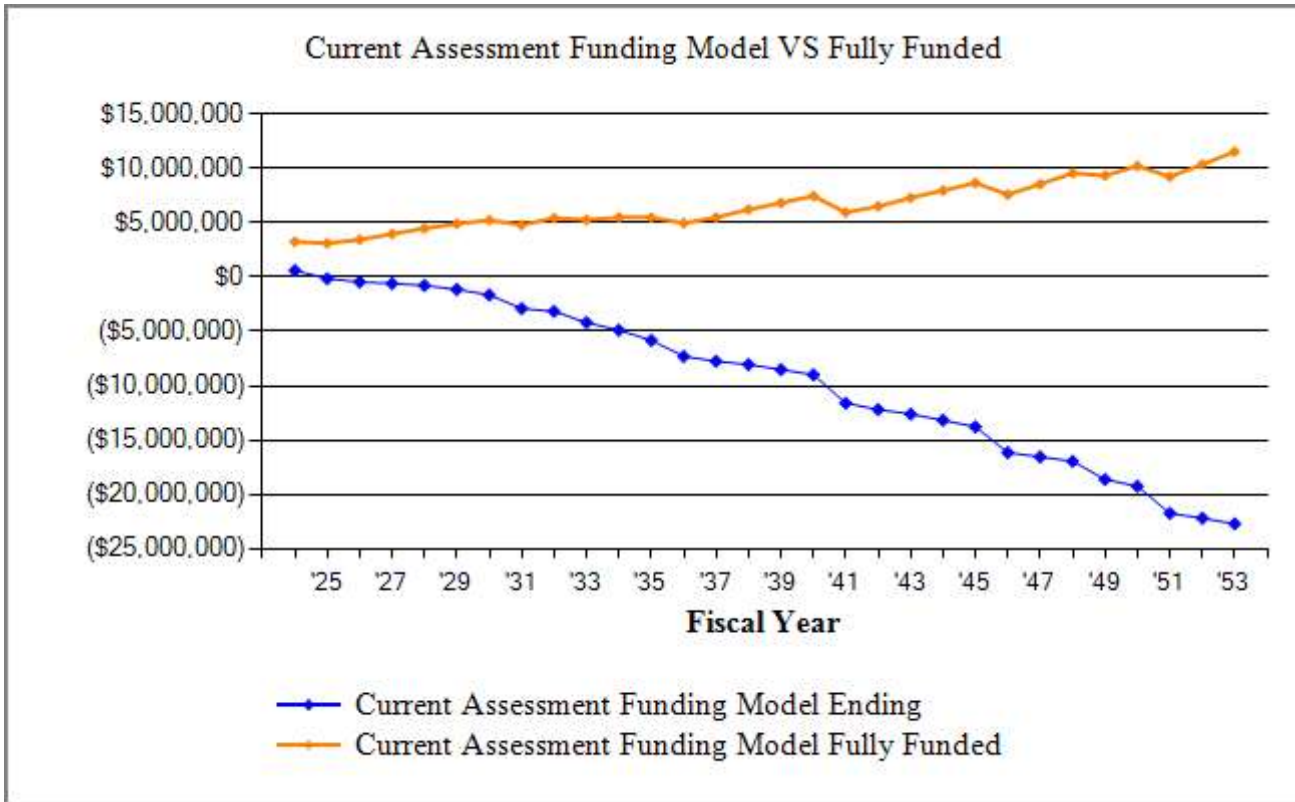


**Errol by the Sea  
Current Assessment Funding Model Projection 2023**

Beginning Balance: \$749,500

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	7,096,971	146,400		289,822	606,078	3,249,388	19%
2025	7,309,880	150,792		914,730	-157,861	3,095,835	
2026	7,529,176	155,316		457,343	-459,888	3,429,518	
2027	7,755,051	159,975		300,500	-600,413	3,956,117	
2028	7,987,703	164,774		347,486	-783,124	4,472,115	
2029	8,227,334	169,718		535,724	-1,149,130	4,899,231	
2030	8,474,154	174,809		678,168	-1,652,489	5,217,785	
2031	8,728,379	180,054		1,430,586	-2,903,022	4,797,008	
2032	8,990,230	185,455		437,036	-3,154,603	5,413,851	
2033	9,259,937	191,019		1,233,282	-4,196,867	5,256,757	
2034	9,537,735	196,749		887,555	-4,887,672	5,479,573	
2035	9,823,867	202,652		1,144,275	-5,829,295	5,474,031	
2036	10,118,583	208,731		1,684,366	-7,304,930	4,942,288	
2037	10,422,141	214,993		661,506	-7,751,443	5,479,308	
2038	10,734,805	221,443		521,843	-8,051,843	6,208,393	
2039	11,056,849	228,086		694,954	-8,518,711	6,814,113	
2040	11,388,555	234,929		719,594	-9,003,376	7,446,684	
2041	11,730,211	241,977		2,849,832	-11,611,231	5,939,167	
2042	12,082,118	249,236		836,583	-12,198,577	6,496,203	
2043	12,444,581	256,713		664,117	-12,605,981	7,284,806	
2044	12,817,918	264,415		834,640	-13,176,206	7,959,762	
2045	13,202,456	272,347		883,925	-13,787,784	8,643,685	
2046	13,598,530	280,518		2,644,261	-16,151,528	7,575,646	
2047	14,006,486	288,933		680,887	-16,543,482	8,539,729	
2048	14,426,680	297,601		701,314	-16,947,195	9,554,839	
2049	14,859,481	306,529		1,981,525	-18,622,191	9,326,222	
2050	15,305,265	315,725		940,729	-19,247,195	10,208,539	
2051	15,764,423	325,197		2,819,690	-21,741,689	9,229,139	
2052	16,237,356	334,953		789,335	-22,196,071	10,360,182	
2053	16,724,476	345,001		845,166	-22,696,236	11,517,666	

**Errol by the Sea**  
**Current Assessment Funding Model VS Fully Funded Chart 2023**



**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.

**Errol by the Sea  
Distribution of Accumulated Reserves 2023**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Pavement/ Asphalt Sealant	0	2024	14,822	14,822
Professional Fees & Services Allowance	0	2024	275,000	275,000
Lighting Allowance	1	2025	21,218	21,218
Unit Building Exterior Paint	1	2025	* 438,460	513,245
Concrete Repair Allowance	2	2026		93,654
Irrigation System	4	2028		24,740
Deferred Maintenance & Capitol Expenditur..	5	2029		
Pavement/ Asphalt Resurface	5	2029		68,198
Security Ring Cameras	6	2030		382
Shuffle Board Court	6	2030		6,308
Fire Prevention System	6	2030		17,136
Beach Access Stairs & Railing	6	2030		21,367
Pool Furniture	6	2030		23,075
Gates and Motor	6	2030		27,477
Tennis Courts	6	2030		32,796
Office & Clubhouse HVAC	7	2031		6,563
Laundry Equipment	7	2031		7,073
Landscaping Allowance	7	2031		31,827
Plumbing & Electrical Allowance	7	2031		159,135
Key Pad Entry System	9	2033		7,504
Fencing/ Tennis Courts	10	2034		180,361
Elevator Replacement	11	2035		312,086
Club House Remodel Allowance	12	2036		9,548
Pool / Ocean Deck Pavers	12	2036		129,978
Fencing/ Pool Area	12	2036		198,948
Signage	13	2037		12,996
Common Area Door & Windows	13	2037		23,913
Pool Equipment	15	2039		10,198
Pool Resurface	15	2039		11,363
Mailboxes	16	2040		14,379
Roof Hatches	16	2040		28,220
Elevator Modernization	18	2042		40,993
Unit Building Roof	22	2046		102,404
Office/ Maintenance Roof	27	2051		27,308
Mansard Metal Roofs	32	2056		39,611
Balcony Railings Replace	33	2057		135,159
Balcony Decks Replace	33	2057		164,121

**Errol by the Sea  
Distribution of Accumulated Reserves 2023**

Description	Remaining Life	Replacement Year	Assigned Reserves	Fully Funded Reserves
Total Asset Summary			\$749,500	\$2,793,105

	Percent Fully Funded	27%
Current Average Liability per Unit (Total Units: 130)		-\$15,720

*'\*' Indicates Partially Funded*

**Errol by the Sea**  
 New Smyrna Beach, FL  
**Threshold Funding Model Summary 2024**

Report Date	May 3, 2023
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	130

<i>Report Parameters</i>	
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.00%
2024 Beginning Balance	\$749,500

**Threshold Funding Model  
 Inflation Table**

**2024 7.8%**  
**2025 6.8%**  
**2026 5.8%**  
**2027 4.8%**  
**2028 3.8%**  
**2029 2.8%**

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

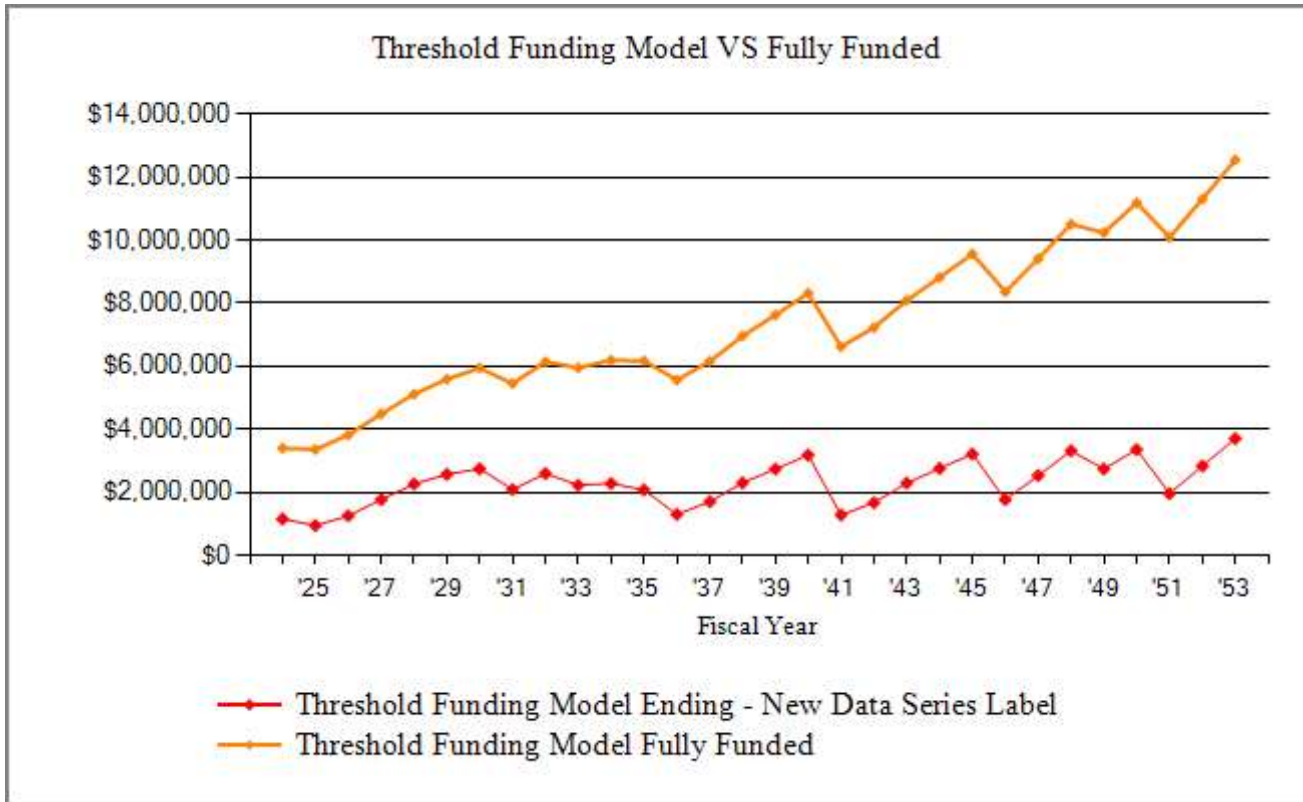
Required Monthly Contribution	\$58,007.90
<i>\$446.21 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$0.00</u>
Total Monthly Allocation to Reserves	\$58,007.90
<i>\$446.21 per unit monthly</i>	

**Errol by the Sea  
Threshold Funding Model Projection 2024**

Beginning Balance: \$749,500

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	7,096,971	696,095		289,822	1,155,772	3,400,816	34%
2025	7,650,534	750,390		957,358	948,804	3,359,645	28%
2026	8,170,771	801,417		496,316	1,253,905	3,822,937	33%
2027	8,644,675	847,899		334,972	1,766,832	4,487,012	39%
2028	9,059,620	888,598		394,117	2,261,313	5,111,650	44%
2029	9,403,885	922,365		612,335	2,571,343	5,588,973	46%
2030	9,667,194	948,191		773,645	2,745,889	5,940,817	46%
2031	9,937,876	974,740		1,628,824	2,091,805	5,451,127	38%
2032	10,216,136	1,002,033		496,630	2,597,209	6,140,137	42%
2033	10,502,188	1,030,090		1,398,731	2,228,567	5,950,392	37%
2034	10,796,249	1,058,932		1,004,669	2,282,831	6,190,565	37%
2035	11,098,544	1,088,583		1,292,748	2,078,665	6,172,295	34%
2036	11,409,303	1,119,063		1,899,223	1,298,505	5,561,903	23%
2037	11,728,764	1,150,397		744,439	1,704,463	6,154,275	28%
2038	12,057,169	1,182,608		586,127	2,300,944	6,959,632	33%
2039	12,394,770	1,215,721		779,046	2,737,618	7,623,815	36%
2040	12,741,824	1,249,761		805,101	3,182,278	8,315,374	38%
2041	13,098,595	1,284,754		3,182,278	1,284,754	6,619,121	19%
2042	13,465,355	1,320,727		932,360	1,673,122	7,225,872	23%
2043	13,842,385	1,357,708		738,712	2,292,117	8,087,319	28%
2044	14,229,972	1,395,724		926,586	2,761,255	8,819,470	31%
2045	14,628,411	1,434,804		979,395	3,216,664	9,558,665	34%
2046	15,038,007	1,474,978		2,924,171	1,767,471	8,361,302	21%
2047	15,459,071	1,516,278		751,501	2,532,248	9,407,066	27%
2048	15,891,925	1,558,733		772,543	3,318,439	10,504,838	32%
2049	16,336,899	1,602,378		2,178,540	2,742,276	10,233,582	27%
2050	16,794,332	1,647,245		1,032,253	3,357,268	11,179,989	30%
2051	17,264,573	1,693,367		3,088,014	1,962,622	10,087,763	19%
2052	17,747,981	1,740,782		862,770	2,840,633	11,302,043	25%
2053	18,244,925	1,789,524		922,002	3,708,155	12,540,358	30%

Errol by the Sea  
Threshold Funding Model VS Fully Funded Chart 2024



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.

**Errol by the Sea  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2024</b>	
<b>Grounds</b>	
Pavement/ Asphalt Sealant	14,822
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	275,000
<b>Total for 2024</b>	<b><u>\$289,822</u></b>
 <b>Replacement Year 2025</b>	
<b>Buildings</b>	
Lighting Allowance	28,591
<b>Structural</b>	
Unit Building Exterior Paint	632,317
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	296,450
<b>Total for 2025</b>	<b><u>\$957,358</u></b>
 <b>Replacement Year 2026</b>	
<b>Grounds</b>	
Concrete Repair Allowance	179,707
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	316,609
<b>Total for 2026</b>	<b><u>\$496,316</u></b>
 <b>Replacement Year 2027</b>	
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	334,972
<b>Total for 2027</b>	<b><u>\$334,972</u></b>
 <b>Replacement Year 2028</b>	
<b>Grounds</b>	
Irrigation System	43,066
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	351,051
<b>Total for 2028</b>	<b><u>\$394,117</u></b>
 <b>Replacement Year 2029</b>	
<b>Grounds</b>	
Pavement/ Asphalt Resurface	135,550



**Errol by the Sea  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2029 continued...</i></b>	
Pavement/ Asphalt Sealant	19,641
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	92,754
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	364,390
<b>Total for 2029</b>	<b><u>\$612,335</u></b>
 <b>Replacement Year 2030</b>	
<b>Buildings</b>	
Gates and Motor	53,469
Lighting Allowance	36,128
<b>Recreation Areas</b>	
Beach Access Stairs & Railing	38,296
Pool Furniture	52,385
Shuffle Board Court	14,320
Tennis Courts	74,456
<b>Grounds</b>	
Security Ring Cameras	1,301
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	95,351
Fire Prevention System	33,346
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	374,593
<b>Total for 2030</b>	<b><u>\$773,645</u></b>
 <b>Replacement Year 2031</b>	
<b>Buildings</b>	
Laundry Equipment	18,570
Office & Clubhouse HVAC	17,233
<b>Grounds</b>	
Concrete Repair Allowance	218,573
Landscaping Allowance	148,558
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	98,021
Plumbing & Electrical Allowance	742,788
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	385,082
<b>Total for 2031</b>	<b><u>\$1,628,824</u></b>

**Errol by the Sea  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2032</b>	
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	100,765
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	395,864
<b>Total for 2032</b>	<b><u>\$496,630</u></b>
 <b>Replacement Year 2033</b>	
<b>Buildings</b>	
Key Pad Entry System	20,189
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	103,587
Unit Building Exterior Paint	868,007
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	406,949
<b>Total for 2033</b>	<b><u>\$1,398,731</u></b>
 <b>Replacement Year 2034</b>	
<b>Recreation Areas</b>	
Fencing/ Tennis Courts	457,290
<b>Grounds</b>	
Pavement/ Asphalt Sealant	22,549
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	106,487
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	418,343
<b>Total for 2034</b>	<b><u>\$1,004,669</u></b>
 <b>Replacement Year 2035</b>	
<b>Buildings</b>	
Elevator Replacement	711,746
Lighting Allowance	41,477
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	109,469
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	430,057
<b>Total for 2035</b>	<b><u>\$1,292,748</u></b>

**Errol by the Sea  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2036</b>	
<b>Recreation Areas</b>	
Club House Remodel Allowance	76,749
Fencing/ Pool Area	615,066
Pool / Ocean Deck Pavers	401,840
<b>Grounds</b>	
Concrete Repair Allowance	250,935
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	112,534
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	442,098
<b>Total for 2036</b>	<b><u>\$1,899,223</u></b>
<b>Replacement Year 2037</b>	
<b>Buildings</b>	
Signage	61,365
<b>Structural</b>	
Common Area Door & Windows	112,912
Deferred Maintenance & Capitol Expenditures Allowance	115,685
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	454,477
<b>Total for 2037</b>	<b><u>\$744,439</u></b>
<b>Replacement Year 2038</b>	
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	118,924
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	467,202
<b>Total for 2038</b>	<b><u>\$586,127</u></b>
<b>Replacement Year 2039</b>	
<b>Recreation Areas</b>	
Pool Equipment	71,242
Pool Resurface	79,379
<b>Grounds</b>	
Pavement/ Asphalt Sealant	25,887

**Errol by the Sea  
Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2039 continued...</i></b>	
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	122,254
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	480,284
<b>Total for 2039</b>	<b><u>\$779,046</u></b>
 <b>Replacement Year 2040</b>	
<b>Buildings</b>	
Lighting Allowance	47,618
Mailboxes	43,028
Roof Hatches	93,332
<b>Grounds</b>	
Security Ring Cameras	1,714
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	125,677
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	493,732
<b>Total for 2040</b>	<b><u>\$805,101</u></b>
 <b>Replacement Year 2041</b>	
<b>Grounds</b>	
Concrete Repair Allowance	288,089
Landscaping Allowance	195,806
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	129,196
Plumbing & Electrical Allowance	979,030
Unit Building Exterior Paint	1,082,600
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	507,556
<b>Total for 2041</b>	<b><u>\$3,182,278</u></b>
 <b>Replacement Year 2042</b>	
<b>Buildings</b>	
Elevator Modernization	277,778
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	132,814

**Errol by the Sea  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2042 continued...</i>	
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	521,768
<b>Total for 2042</b>	<b><u>\$932,360</u></b>
 <b>Replacement Year 2043</b>	
<b>Grounds</b>	
Irrigation System	65,802
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	136,532
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	536,378
<b>Total for 2043</b>	<b><u>\$738,712</u></b>
 <b>Replacement Year 2044</b>	
<b>Grounds</b>	
Pavement/ Asphalt Resurface	205,115
Pavement/ Asphalt Sealant	29,720
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	140,355
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	551,396
<b>Total for 2044</b>	<b><u>\$926,586</u></b>
 <b>Replacement Year 2045</b>	
<b>Buildings</b>	
Lighting Allowance	54,669
<b>Recreation Areas</b>	
Pool Furniture	79,270
Shuffle Board Court	21,669
Tennis Courts	112,666
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	144,285
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	566,835
<b>Total for 2045</b>	<b><u>\$979,395</u></b>

**Errol by the Sea  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2046</b>	
<b>Buildings</b>	
Laundry Equipment	28,100
Office & Clubhouse HVAC	26,077
<b>Grounds</b>	
Concrete Repair Allowance	330,744
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	148,325
Unit Building Roof	1,808,218
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	582,707
<b>Total for 2046</b>	<b><u>\$2,924,171</u></b>
 <b>Replacement Year 2047</b>	
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	152,478
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	599,022
<b>Total for 2047</b>	<b><u>\$751,501</u></b>
 <b>Replacement Year 2048</b>	
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	156,748
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	615,795
<b>Total for 2048</b>	<b><u>\$772,543</u></b>
 <b>Replacement Year 2049</b>	
<b>Grounds</b>	
Pavement/ Asphalt Sealant	34,120
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	161,137
Unit Building Exterior Paint	1,350,246
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	633,037
<b>Total for 2049</b>	<b><u>\$2,178,540</u></b>

**Errol by the Sea  
Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2050</b>	
<b>Buildings</b>	
Gates and Motor	92,889
Lighting Allowance	62,763
<b>Grounds</b>	
Security Ring Cameras	2,259
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	165,649
Fire Prevention System	57,930
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	650,762
<b>Total for 2050</b>	<b><u>\$1,032,253</u></b>
 <b>Replacement Year 2051</b>	
<b>Buildings</b>	
Office/ Maintenance Roof	204,401
<b>Recreation Areas</b>	
Club House Remodel Allowance	116,137
<b>Grounds</b>	
Concrete Repair Allowance	379,715
Landscaping Allowance	258,082
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	170,287
Plumbing & Electrical Allowance	1,290,409
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	668,984
<b>Total for 2051</b>	<b><u>\$3,088,014</u></b>
 <b>Replacement Year 2052</b>	
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	175,055
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	687,715
<b>Total for 2052</b>	<b><u>\$862,770</u></b>
 <b>Replacement Year 2053</b>	
<b>Buildings</b>	
Key Pad Entry System	35,074

**Errol by the Sea  
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 2053 continued...</i>	
<b>Structural</b>	
Deferred Maintenance & Capitol Expenditures Allowance	179,956
<b>Additional Allowances</b>	
Professional Fees & Services Allowance	706,971
<b>Total for 2053</b>	<u><b>\$922,002</b></u>



## Errol by the Sea Spread Sheet

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Beginning Balance</b>	749,500	1,155,772	948,804	1,253,905	1,766,832	2,261,313	2,571,343	2,745,889	2,091,805	2,597,209
<b>Annual Assessment</b>	696,095	750,390	801,417	847,899	888,598	922,365	948,191	974,740	1,002,033	1,030,090
<b>Interest Earned</b>										
<b>Expenditures</b>	289,822	957,358	496,316	334,972	394,117	612,335	773,645	1,628,824	496,630	1,398,731
<b>Fully Funded Reserves</b>	3,400,816	3,359,645	3,822,937	4,487,012	5,111,650	5,588,973	5,940,817	5,451,127	6,140,137	5,950,392
<b>Percent Fully Funded</b>	34%	28%	33%	39%	44%	46%	46%	38%	42%	37%
<b>Ending Balance</b>	1,155,772	948,804	1,253,905	1,766,832	2,261,313	2,571,343	2,745,889	2,091,805	2,597,209	2,228,567

Description										
<b>Buildings</b>										
Elevator Modernization										
Elevator Replacement										
Gates and Motor							53,469			
Key Pad Entry System										20,189
Laundry Equipment								18,570		
Lighting Allowance		28,591					36,128			
Mailboxes										
Office & Clubhouse HVAC								17,233		
Office/ Maintenance Roof										
Roof Hatches										
Signage										
<b>Buildings Total:</b>		<b>28,591</b>					<b>89,597</b>	<b>35,802</b>		<b>20,189</b>

<b>Recreation Areas</b>										
Beach Access Stairs & Railing							38,296			
Club House Remodel Allowance										
Fencing/ Pool Area										
Fencing/ Tennis Courts										
Pool / Ocean Deck Pavers										
Pool Equipment										
Pool Furniture							52,385			
Pool Resurface										
Shuffle Board Court							14,320			
Tennis Courts							74,456			
<b>Recreation Areas Total:</b>							<b>179,457</b>			

<b>Grounds</b>										
Concrete Repair Allowance			179,707					218,573		
Irrigation System					43,066					
Landscaping Allowance								148,558		
Pavement/ Asphalt Resurface						135,550				

**Errol by the Sea  
Spread Sheet**

	<b>2024</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>Description</b>										
<i>Grounds continued...</i>										
Pavement/ Asphalt Sealant	14,822					19,641				
Security Ring Cameras							1,301			
<b>Grounds Total:</b>	<b>14,822</b>		<b>179,707</b>		<b>43,066</b>	<b>155,191</b>	<b>1,301</b>	<b>367,130</b>		
<b>Structural</b>										
Balcony Decks Replace										
Balcony Railings Replace										
Common Area Door & Windows										
Deferred Maintenance & Capitol Expenditures Allo..						92,754	95,351	98,021	100,765	103,587
Fire Prevention System							33,346			
Mansard Metal Roofs										
Plumbing & Electrical Allowance								742,788		
Unit Building Exterior Paint		632,317								868,007
Unit Building Roof										
<b>Structural Total:</b>		<b>632,317</b>				<b>92,754</b>	<b>128,697</b>	<b>840,809</b>	<b>100,765</b>	<b>971,594</b>
<b>Additional Allowances</b>										
Professional Fees & Services Allowance	275,000	296,450	316,609	334,972	351,051	364,390	374,593	385,082	395,864	406,949
<b>Additional Allowances Total:</b>	<b>275,000</b>	<b>296,450</b>	<b>316,609</b>	<b>334,972</b>	<b>351,051</b>	<b>364,390</b>	<b>374,593</b>	<b>385,082</b>	<b>395,864</b>	<b>406,949</b>
<b>Year Total:</b>	<b>289,822</b>	<b>957,358</b>	<b>496,316</b>	<b>334,972</b>	<b>394,117</b>	<b>612,335</b>	<b>773,645</b>	<b>1,628,824</b>	<b>496,630</b>	<b>1,398,731</b>

**Errol by the Sea  
Spread Sheet**

	<b>2034</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>Beginning Balance</b>	2,228,567	2,282,831	2,078,665	1,298,505	1,704,463	2,300,944	2,737,618	3,182,278	1,284,754	1,673,122
<b>Annual Assessment</b>	1,058,932	1,088,583	1,119,063	1,150,397	1,182,608	1,215,721	1,249,761	1,284,754	1,320,727	1,357,708
<b>Interest Earned</b>										
<b>Expenditures</b>	1,004,669	1,292,748	1,899,223	744,439	586,127	779,046	805,101	3,182,278	932,360	738,712
<b>Fully Funded Reserves</b>	6,190,565	6,172,295	5,561,903	6,154,275	6,959,632	7,623,815	8,315,374	6,619,121	7,225,872	8,087,319
<b>Percent Fully Funded</b>	37%	34%	23%	28%	33%	36%	38%	19%	23%	28%
<b>Ending Balance</b>	2,282,831	2,078,665	1,298,505	1,704,463	2,300,944	2,737,618	3,182,278	1,284,754	1,673,122	2,292,117

<b>Description</b>										
<b>Buildings</b>										
Elevator Modernization									277,778	
Elevator Replacement		711,746								
Gates and Motor										
Key Pad Entry System										
Laundry Equipment										
Lighting Allowance		41,477					47,618			
Mailboxes							43,028			
Office & Clubhouse HVAC										
Office/ Maintenance Roof										
Roof Hatches							93,332			
Signage				61,365						
<b>Buildings Total:</b>		<b>753,223</b>		<b>61,365</b>			<b>183,978</b>		<b>277,778</b>	

<b>Recreation Areas</b>										
Beach Access Stairs & Railing										
Club House Remodel Allowance			76,749							
Fencing/ Pool Area			615,066							
Fencing/ Tennis Courts	457,290									
Pool / Ocean Deck Pavers			401,840							
Pool Equipment						71,242				
Pool Furniture										
Pool Resurface						79,379				
Shuffle Board Court										
Tennis Courts										
<b>Recreation Areas Total:</b>	<b>457,290</b>		<b>1,093,656</b>			<b>150,621</b>				

<b>Grounds</b>										
Concrete Repair Allowance			250,935					288,089		
Irrigation System										65,802
Landscaping Allowance								195,806		
Pavement/ Asphalt Resurface										

**Errol by the Sea  
Spread Sheet**

<b>Description</b>	<b>2034</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>
<i>Grounds continued...</i>										
Pavement/ Asphalt Sealant	22,549					25,887				
Security Ring Cameras							1,714			
<b>Grounds Total:</b>	<b>22,549</b>		<b>250,935</b>			<b>25,887</b>	<b>1,714</b>	<b>483,895</b>		<b>65,802</b>
<b>Structural</b>										
Balcony Decks Replace										
Balcony Railings Replace										
Common Area Door & Windows				112,912						
Deferred Maintenance & Capitol Expenditures Allo..	106,487	109,469	112,534	115,685	118,924	122,254	125,677	129,196	132,814	136,532
Fire Prevention System										
Mansard Metal Roofs										
Plumbing & Electrical Allowance								979,030		
Unit Building Exterior Paint								1,082,600		
Unit Building Roof										
<b>Structural Total:</b>	<b>106,487</b>	<b>109,469</b>	<b>112,534</b>	<b>228,597</b>	<b>118,924</b>	<b>122,254</b>	<b>125,677</b>	<b>2,190,826</b>	<b>132,814</b>	<b>136,532</b>
<b>Additional Allowances</b>										
Professional Fees & Services Allowance	418,343	430,057	442,098	454,477	467,202	480,284	493,732	507,556	521,768	536,378
<b>Additional Allowances Total:</b>	<b>418,343</b>	<b>430,057</b>	<b>442,098</b>	<b>454,477</b>	<b>467,202</b>	<b>480,284</b>	<b>493,732</b>	<b>507,556</b>	<b>521,768</b>	<b>536,378</b>
<b>Year Total:</b>	<b>1,004,669</b>	<b>1,292,748</b>	<b>1,899,223</b>	<b>744,439</b>	<b>586,127</b>	<b>779,046</b>	<b>805,101</b>	<b>3,182,278</b>	<b>932,360</b>	<b>738,712</b>

## Errol by the Sea Spread Sheet

	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>Beginning Balance</b>	2,292,117	2,761,255	3,216,664	1,767,471	2,532,248	3,318,439	2,742,276	3,357,268	1,962,622	2,840,633
<b>Annual Assessment</b>	1,395,724	1,434,804	1,474,978	1,516,278	1,558,733	1,602,378	1,647,245	1,693,367	1,740,782	1,789,524
<b>Interest Earned</b>										
<b>Expenditures</b>	926,586	979,395	2,924,171	751,501	772,543	2,178,540	1,032,253	3,088,014	862,770	922,002
<b>Fully Funded Reserves</b>	8,819,470	9,558,665	8,361,302	9,407,066	10,504,838	10,233,582	11,179,989	10,087,763	11,302,043	12,540,358
<b>Percent Fully Funded</b>	31%	34%	21%	27%	32%	27%	30%	19%	25%	30%
<b>Ending Balance</b>	2,761,255	3,216,664	1,767,471	2,532,248	3,318,439	2,742,276	3,357,268	1,962,622	2,840,633	3,708,155
<b>Description</b>										
<b>Buildings</b>										
Elevator Modernization										
Elevator Replacement										
Gates and Motor							92,889			
Key Pad Entry System										35,074
Laundry Equipment			28,100							
Lighting Allowance		54,669					62,763			
Mailboxes										
Office & Clubhouse HVAC			26,077							
Office/ Maintenance Roof								204,401		
Roof Hatches										
Signage										
<b>Buildings Total:</b>		<b>54,669</b>	<b>54,176</b>				<b>155,652</b>	<b>204,401</b>		<b>35,074</b>
<b>Recreation Areas</b>										
Beach Access Stairs & Railing										
Club House Remodel Allowance								116,137		
Fencing/ Pool Area										
Fencing/ Tennis Courts										
Pool / Ocean Deck Pavers										
Pool Equipment										
Pool Furniture		79,270								
Pool Resurface										
Shuffle Board Court		21,669								
Tennis Courts		112,666								
<b>Recreation Areas Total:</b>		<b>213,605</b>						<b>116,137</b>		
<b>Grounds</b>										
Concrete Repair Allowance			330,744					379,715		
Irrigation System										
Landscaping Allowance								258,082		
Pavement/ Asphalt Resurface	205,115									

**Errol by the Sea  
Spread Sheet**

<b>Description</b>	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>
<i>Grounds continued...</i>										
Pavement/ Asphalt Sealant	29,720					34,120				
Security Ring Cameras							2,259			
<b>Grounds Total:</b>	<b>234,835</b>		<b>330,744</b>			<b>34,120</b>	<b>2,259</b>	<b>637,797</b>		
<b>Structural</b>										
Balcony Decks Replace										
Balcony Railings Replace										
Common Area Door & Windows										
Deferred Maintenance & Capitol Expenditures Allo..	140,355	144,285	148,325	152,478	156,748	161,137	165,649	170,287	175,055	179,956
Fire Prevention System							57,930			
Mansard Metal Roofs										
Plumbing & Electrical Allowance								1,290,409		
Unit Building Exterior Paint						1,350,246				
Unit Building Roof			1,808,218							
<b>Structural Total:</b>	<b>140,355</b>	<b>144,285</b>	<b>1,956,543</b>	<b>152,478</b>	<b>156,748</b>	<b>1,511,383</b>	<b>223,579</b>	<b>1,460,695</b>	<b>175,055</b>	<b>179,956</b>
<b>Additional Allowances</b>										
Professional Fees & Services Allowance	551,396	566,835	582,707	599,022	615,795	633,037	650,762	668,984	687,715	706,971
<b>Additional Allowances Total:</b>	<b>551,396</b>	<b>566,835</b>	<b>582,707</b>	<b>599,022</b>	<b>615,795</b>	<b>633,037</b>	<b>650,762</b>	<b>668,984</b>	<b>687,715</b>	<b>706,971</b>
<b>Year Total:</b>	<b>926,586</b>	<b>979,395</b>	<b>2,924,171</b>	<b>751,501</b>	<b>772,543</b>	<b>2,178,540</b>	<b>1,032,253</b>	<b>3,088,014</b>	<b>862,770</b>	<b>922,002</b>

**Errol by the Sea**  
**Florida Funding Summary Threshold 2024**

Description	Future Cost	Useful Life	Remaining Life	Distribution	Required Contribution	Future Liability	Fully Funded
<b>Buildings</b>							
Elevator Modernization	277,778	25	18		7,928	277,778	40,993
Elevator Replacement	711,746	35	11		33,239	711,746	312,086
Gates and Motor	53,469	20	6		4,578	53,469	27,477
Key Pad Entry System	20,189	20	9		1,152	20,189	7,504
Laundry Equipment	18,570	15	7		1,363	18,570	7,073
Lighting Allowance	28,591	5	1	21,218	3,788	7,373	21,218
Mailboxes	43,028	40	16		1,381	43,028	14,379
Office & Clubhouse HVAC	17,233	15	7		1,265	17,233	6,563
Office/ Maintenance Roof	204,401	40	27		3,889	204,401	27,308
Roof Hatches	93,332	35	16		2,997	93,332	28,220
Signage	61,365	20	13		2,425	61,365	12,996
Buildings - Total				\$21,218	\$64,004	\$1,508,483	\$505,818
<b>Recreation Areas</b>							
Beach Access Stairs & Railing	38,296	25	6		3,279	38,296	21,367
Club House Remodel Allowance	76,749	15	12		3,286	76,749	9,548
Fencing/ Pool Area	615,066	25	12		26,330	615,066	198,948
Fencing/ Tennis Courts	457,290	25	10		23,491	457,290	180,361
Pool / Ocean Deck Pavers	401,840	25	12		17,202	401,840	129,978
Pool Equipment	71,242	20	15		2,440	71,242	10,198
Pool Furniture	52,385	15	6		4,485	52,385	23,075
Pool Resurface	79,379	20	15		2,719	79,379	11,363
Shuffle Board Court	14,320	15	6		1,226	14,320	6,308
Tennis Courts	74,456	15	6		6,375	74,456	32,796
Recreation Areas - Total				\$0	\$90,833	\$1,881,023	\$623,941
<b>Grounds</b>							
Concrete Repair Allowance	179,707	5	2		46,159	179,707	93,654
Irrigation System	43,066	15	4		5,531	43,066	24,740
Landscaping Allowance	148,558	10	7		10,902	148,558	31,827
Pavement/ Asphalt Resurface	135,550	15	5		13,927	135,550	68,198
Pavement/ Asphalt Sealant	14,822	5	0	14,822	2,018	0	14,822
Security Ring Cameras	1,301	10	6		111	1,301	382
Grounds - Total				\$14,822	\$78,648	\$508,182	\$233,624
<b>Structural</b>							
Balcony Decks Replace	2,692,578	40	33		41,915	2,692,578	164,121
Balcony Railings Replace	2,217,417	40	33		34,518	2,217,417	135,159
Common Area Door & Windows	112,912	20	13		4,462	112,912	23,913
Deferred Maintenance & Capitol Expendit..	92,754	1	5		9,530	92,754	0
Fire Prevention System	33,346	20	6		2,855	33,346	17,136
Mansard Metal Roofs	1,290,657	35	32		20,719	1,290,657	39,611
Plumbing & Electrical Allowance	742,788	10	7		54,511	742,788	159,135
Unit Building Exterior Paint	632,317	8	1	438,460	99,587	193,858	513,245
Unit Building Roof	1,808,218	25	22		42,223	1,808,218	102,404
Structural - Total				\$438,460	\$310,320	\$9,184,527	\$1,154,723

**Errol by the Sea  
Florida Funding Summary Threshold 2024**

Description	Future Cost	Useful Life	Remaining Life	Distribution	Required Contribution	Future Liability	Fully Funded
<b>Additional Allowances</b>							
Professional Fees & Services Allowance	275,000	1	0	<u>275,000</u>	<u>152,289</u>	<u>0</u>	<u>275,000</u>
Additional Allowances - Total				<u>\$275,000</u>	<u>\$152,289</u>	<u>\$0</u>	<u>\$275,000</u>
 Grand Total:	 <u>\$13,831,715</u>			 <u>\$749,500</u>	 <u>\$696,095</u>	 <u>\$13,082,215</u>	 <u>\$2,793,105</u>

Percent Fully Funded	27%
Current Average Liability per Unit (Total Units: 130)	-\$15,720



**Errol by the Sea**  
**Fully Funded Calculation Threshold 2024**

Asset ID	Description	Current Cost	x	Age	/	Useful Life	=	Fully Funded
<b>Buildings</b>								
1023	Elevator Modernization	\$146,404	x	7	/	25	=	\$40,993
1024	Elevator Replacement	\$455,126	x	24	/	35	=	\$312,086
1035	Gates and Motor	\$39,253	x	14	/	20	=	\$27,477
1034	Key Pad Entry System	\$13,643	x	11	/	20	=	\$7,504
1037	Laundry Equipment	\$13,261	x	8	/	15	=	\$7,073
1030	Lighting Allowance	\$26,523	x	4	/	5	=	\$21,218
1032	Mailboxes	\$23,966	x	24	/	40	=	\$14,379
1026	Office & Clubhouse HVAC	\$12,306	x	8	/	15	=	\$6,563
1006	Office/ Maintenance Roof	\$84,023	x	13	/	40	=	\$27,308
1038	Roof Hatches	\$51,984	x	19	/	35	=	\$28,220
1031	Signage	\$37,132	x	7	/	20	=	\$12,996
Buildings - Total:								\$505,818
<b>Recreation Areas</b>								
1015	Beach Access Stairs & Railing	\$28,114	x	19	/	25	=	\$21,367
1027	Club House Remodel Allowa...	\$47,741	x	3	/	15	=	\$9,548
1013	Fencing/ Pool Area	\$382,592	x	13	/	25	=	\$198,948
1014	Fencing/ Tennis Courts	\$300,602	x	15	/	25	=	\$180,361
1019	Pool / Ocean Deck Pavers	\$249,958	x	13	/	25	=	\$129,978
1017	Pool Equipment	\$40,792	x	5	/	20	=	\$10,198
1018	Pool Furniture	\$38,458	x	9	/	15	=	\$23,075
1016	Pool Resurface	\$45,450	x	5	/	20	=	\$11,363
1029	Shuffle Board Court	\$10,513	x	9	/	15	=	\$6,308
1028	Tennis Courts	\$54,660	x	9	/	15	=	\$32,796
Recreation Areas - Total:								\$623,941
<b>Grounds</b>								
1012	Concrete Repair Allowance	\$156,090	x	3	/	5	=	\$93,654
1021	Irrigation System	\$33,737	x	11	/	15	=	\$24,740
1020	Landscaping Allowance	\$106,090	x	3	/	10	=	\$31,827
1011	Pavement/ Asphalt Resurface	\$102,298	x	10	/	15	=	\$68,198
1010	Pavement/ Asphalt Sealant	\$14,822	x	5	/	5	=	\$14,822
1033	Security Ring Cameras	\$955	x	4	/	10	=	\$382
Grounds - Total:								\$233,624
<b>Structural</b>								
1008	Balcony Decks Replace	\$937,836	x	7	/	40	=	\$164,121
1009	Balcony Railings Replace	\$772,335	x	7	/	40	=	\$135,159
1025	Common Area Door & Wind...	\$68,322	x	7	/	20	=	\$23,913
1003	Deferred Maintenance & Cap...	\$70,000	x	0	/	5	=	\$0

**Errol by the Sea**  
**Fully Funded Calculation Threshold 2024**

Asset ID	Description	Current Cost	x	Age	/	Useful Life	=	Fully Funded
<i>Structural continued...</i>								
1022	Fire Prevention System	\$24,480	x	14	/	20	=	\$17,136
1005	Mansard Metal Roofs	\$462,128	x	3	/	35	=	\$39,611
1036	Plumbing & Electrical Allow...	\$530,450	x	3	/	10	=	\$159,135
1007	Unit Building Exterior Paint	\$586,565	x	7	/	8	=	\$513,245
1004	Unit Building Roof	\$853,363	x	3	/	25	=	\$102,404
Structural - Total:								<u>\$1,154,723</u>
<b>Additional Allowances</b>								
	Professional Fees & Services...	\$275,000	x	1	/	1	=	\$275,000
Additional Allowances - Total:								<u>\$275,000</u>
Total Asset Summary:								<u>\$2,793,105</u>

**Errol by the Sea  
Detail Report by Category**

**Elevator Modernization - 2042**

		3 each	@ \$48,801.40
Asset ID	1023	Asset Actual Cost	\$146,404.20
	Buildings	Percent Replacement	100%
Category	Electrical/ Mechanical	Future Cost	\$277,778.32
Placed in Service	January 2017	Assigned Reserves	<i>none</i>
Useful Life	25		
Replacement Year	2042	Monthly Assessment	<u>\$660.64</u>
Remaining Life	18	Reserve Allocation	\$660.64



Full modernization of elevator cabs, walls, flooring, buttons, including (but not necessarily limited to), controllers, door hardware, etc. has been observed on life cycles in the 25–30-year range in properties of similar quality, assuming a typical maintenance program. The useful life is often determined by an association's dissatisfaction with the elevator's appearance and functional interior components. The current cost estimate is based on construction cost indexes and is in keeping with actual costs incurred for similar modernization projects.

**Elevator Replacement - 2035**

		3 each	@ \$151,708.70
Asset ID	1024	Asset Actual Cost	\$455,126.10
	Buildings	Percent Replacement	100%
Category	Electrical/ Mechanical	Future Cost	\$711,745.53
Placed in Service	January 2000	Assigned Reserves	<i>none</i>
Useful Life	35		
Replacement Year	2035	Monthly Assessment	<u>\$2,769.93</u>
Remaining Life	11	Reserve Allocation	\$2,769.93

**Errol by the Sea  
Detail Report by Category**

*Elevator Replacement continued...*



Full replacement of traction elevator mechanical and electrical components, including (but not necessarily limited to), pumps, pulleys etc. has been observed on life cycles in the 30-35year range in properties of similar quality, assuming a typical maintenance program. The useful life is often determined by an association's dissatisfaction with the elevators' speed, smoothness of ride, and noise. The current cost estimate is based on construction cost indexes and is in keeping with actual costs incurred for similar modernization projects.

Gates and Motor - 2030			
Asset ID	1035	2 each	@ \$19,626.65
Buildings		Asset Actual Cost	\$39,253.30
Category	Electrical/ Mechanical	Percent Replacement	100%
Placed in Service	January 2010	Future Cost	\$53,469.19
Useful Life	20	Assigned Reserves	<i>none</i>
Replacement Year	2030	Monthly Assessment	<u>\$381.50</u>
Remaining Life	6	Reserve Allocation	\$381.50



The gate motor/ opener has a market indicated life cycle of 15 years, given its location and assuming proper and routine maintenance. The current cost estimate includes the motor, electrical and electronic sensor components.

This category refers to costs associated with replacement of entrance/ exit gates. Barring unforeseen damage to the subject's gate structure, and assuming proper and routine maintenance, a minimum useful life of approximately 25 years can be expected. The current replacement cost estimate is based

**Errol by the Sea  
Detail Report by Category**

*Gates and Motor continued...*

on industry standards, national cost estimating indexes, number and placement of association's gates, and our experience with this type of component.

**Key Pad Entry System - 2033**

		1 each	@ \$13,643.17
Asset ID	1034	Asset Actual Cost	\$13,643.17
	Buildings	Percent Replacement	100%
Category	Electrical/ Mechanical	Future Cost	\$20,189.34
Placed in Service	January 2013	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2033	Monthly Assessment	<u>\$96.03</u>
Remaining Life	9	Reserve Allocation	<u>\$96.03</u>



Data gathered from within the local market area indicates that while minor component repairs/replacements (key fob readers, keypad, hardware/software, etc.) can be expected as a function of ongoing maintenance, total system modernization and/or replacement can be expected on a life cycle in the 15–20-year range.

Parking Area 2  
Beach Access 1

**Laundry Equipment - 2031**

		10 each	@ \$1,326.13
Asset ID	1037	Asset Actual Cost	\$13,261.30
	Buildings	Percent Replacement	100%
Category	Equipment	Future Cost	\$18,569.77
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2031	Monthly Assessment	<u>\$113.57</u>
Remaining Life	7	Reserve Allocation	<u>\$113.57</u>

**Errol by the Sea  
Detail Report by Category**

*Laundry Equipment continued...*



This category refers to costs associated with the replacement of washers and dryers in common areas. Barring unforeseen damage, and assuming proper and routine maintenance, a minimum useful life of approximately 15 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of components.

Lighting Allowance - 2025			
Asset ID	1030	1 each	@ \$26,522.50
Buildings		Asset Actual Cost	\$26,522.50
Category	Lighting	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$28,591.25
Useful Life	5	Assigned Reserves	\$21,218.00
Replacement Year	2025	Monthly Assessment	<u>\$315.64</u>
Remaining Life	1	Reserve Allocation	<u>\$315.64</u>



This entry was included for as needed for light fixtures in common area hallways, entrance, garage, driveways, and landscape replacement. The lump sum cost estimate is based on the quality of the existing inventories, and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences.

Tennis Court 4  
Landscape 33  
Pool Area 2

**Errol by the Sea  
Detail Report by Category**

*Lighting Allowance continued...*

Walkways & Courtyard 24  
Building 3200

Mailboxes - 2040		1 each	@ \$23,965.73
Asset ID	1032	Asset Actual Cost	\$23,965.73
	Buildings	Percent Replacement	100%
Category	Mailboxes	Future Cost	\$43,027.81
Placed in Service	January 2000	Assigned Reserves	<i>none</i>
Useful Life	40		
Replacement Year	2040	Monthly Assessment	<u>\$115.12</u>
Remaining Life	16	Reserve Allocation	\$115.12



This category refers to mailboxes and structures including installation. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component. This type of components is replaced on a historical 40-year schedule, and are subject to conditions such as construction, quality, material, and elements

Office & Clubhouse HVAC - 2031		2 each	@ \$6,153.22
Asset ID	1026	Asset Actual Cost	\$12,306.44
	Buildings	Percent Replacement	100%
Category	Electrical/ Mechanical	Future Cost	\$17,232.69
Placed in Service	January 2016	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2031	Monthly Assessment	<u>\$105.39</u>
Remaining Life	7	Reserve Allocation	\$105.39

**Errol by the Sea  
Detail Report by Category**

*Office & Clubhouse HVAC continued...*



With routine maintenance, including (but not necessarily limited to) periodic pump rebuilds, motor replacements, etc., a life cycle in the 20-year range is the market norm we have observed for system modernization and replacement of the pumps. The current cost estimate is based on our experience with similar properties. Life cycles in the 10-15-year range have been most typically observed for replacement of interior air condition units. Sometimes these units are changed out earlier than expected and/or replaced with a unit which differs in type/size from that noted in the mechanical blueprints. Also, worthy to note the other units within the building only service the residential units and are therefore not included within this analysis.

Office/ Maintenance Roof - 2051		36 sq	@ \$2,333.98
Asset ID	1006	Asset Actual Cost	\$84,023.28
	Buildings	Percent Replacement	100%
Category	Roofing	Future Cost	\$204,400.74
Placed in Service	January 2011	Assigned Reserves	<i>none</i>
Useful Life	40		
Replacement Year	2051	Monthly Assessment	<u>\$324.08</u>
Remaining Life	27	Reserve Allocation	<u>\$324.08</u>



Metal roofing approximately 3572 sq ft. Data gathered from within the local market suggests a probable life cycle in the 35-40-year range for a professionally designed, installed and maintained roof. The current cost estimate includes removal and disposal of the existing



**Errol by the Sea  
Detail Report by Category**

*Office/ Maintenance Roof continued...*

roofing, typical minor repairs to the underlying roof structures, flashing, etc. and installation of like roofing.

Roof Hatches - 2040		5 each	@ \$10,396.82
Asset ID	1038	Asset Actual Cost	\$51,984.10
	Buildings	Percent Replacement	100%
Category	Building Components	Future Cost	\$93,331.68
Placed in Service	January 2005	Assigned Reserves	<i>none</i>
Useful Life	35		
Replacement Year	2040	Monthly Assessment	<u>\$249.72</u>
Remaining Life	16	Reserve Allocation	<u>\$249.72</u>



This allowance is to replace/ repair roof access ladders, bushings, hatches and structures including installation. As with all components of this nature, actual replacement, repair and refurbishment will vary depending on installation, elements, and quality of product.

Signage - 2037		1 each	@ \$37,131.50
Asset ID	1031	Asset Actual Cost	\$37,131.50
	Buildings	Percent Replacement	100%
Category	Signs	Future Cost	\$61,365.14
Placed in Service	January 2017	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2037	Monthly Assessment	<u>\$202.08</u>
Remaining Life	13	Reserve Allocation	<u>\$202.08</u>

**Errol by the Sea  
Detail Report by Category**

*Signage continued...*



This entry was included for as needed for signage in common area hallways, entrance, garage, units and driveways. The lump sum cost estimate is based on the quality of the existing inventories, and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences.

Monument 1

Unit 130

Utility 6

Misc building, exit, street, handicap, parking & towing

<b>Buildings - Total Current Cost</b>	<b>\$903,622</b>
<b>Assigned Reserves</b>	<b>\$21,218</b>
<b>Fully Funded Reserves</b>	<b>\$505,818</b>

**Errol by the Sea  
Detail Report by Category**

**Beach Access Stairs & Railing - 2030**

Asset ID	1015	1 area	@ \$28,113.85
Category	Recreation Areas	Asset Actual Cost	\$28,113.85
Placed in Service	January 2005	Percent Replacement	100%
Useful Life	25	Future Cost	\$38,295.50
Replacement Year	2030	Assigned Reserves	<i>none</i>
Remaining Life	6	Monthly Assessment	<u>\$273.23</u>
		Reserve Allocation	\$273.23



This category refers to wooden or concrete beach access stairs/ walkover and installation. current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component. This subject consists of approximately 110 lin ft of stairs and railing.

**Club House Remodel Allowance - 2036**

Asset ID	1027	1 each	@ \$47,740.50
Category	Recreation Areas	Asset Actual Cost	\$47,740.50
Placed in Service	December 2021	Percent Replacement	100%
Useful Life	15	Future Cost	\$76,749.06
Replacement Year	2036	Assigned Reserves	<i>none</i>
Remaining Life	12	Monthly Assessment	<u>\$273.80</u>
		Reserve Allocation	\$273.80

**Errol by the Sea  
Detail Report by Category**

*Club House Remodel Allowance continued...*



This allowance was included for as needed furniture/furnishings replacement and/or renovations within the common area lobbies, meeting room and restroom, including (but not necessarily limited to) furniture, decorative lighting/lamps, window treatments, area rugs, mirrors, wall art, plants, electrical/plumbing fixtures, wall/ceiling finishes, flooring, etc. The lump sum cost estimate is based on the quality of the existing inventories, and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences. Includes kitchen appliances.

**Fencing/ Pool Area - 2036**

		12,001 lin ft	@ \$31.88
Asset ID	1013	Asset Actual Cost	\$382,591.88
	Recreation Areas	Percent Replacement	100%
Category	Fencing	Future Cost	\$615,066.21
Placed in Service	January 2011	Assigned Reserves	<i>none</i>
Useful Life	25		
Replacement Year	2036	Monthly Assessment	<u>\$2,194.21</u>
Remaining Life	12	Reserve Allocation	<u>\$2,194.21</u>



This entry was included for as needed for fencing in common areas, perimeter, and separation areas. The lump sum cost estimate is based on the quality of the existing inventories, and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences.

**Errol by the Sea  
Detail Report by Category**

*Fencing/ Pool Area continued...*

This subject contains approximately 12,001 lin ft of fencing.

<b>Fencing/ Tennis Courts - 2034</b>			
Asset ID	1014	6,981 lin ft	@ \$43.06
Category	Recreation Areas	Asset Actual Cost	\$300,601.86
Placed in Service	Fencing	Percent Replacement	100%
Useful Life	January 2009	Future Cost	\$457,289.84
Replacement Year	25	Assigned Reserves	<i>none</i>
Remaining Life	2034	Monthly Assessment	<u>\$1,957.62</u>
	10	Reserve Allocation	<u>\$1,957.62</u>



This entry was included for as needed for fencing in tennis court area . The lump sum cost estimate is based on the quality of the existing inventories, and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences.

This subject contains approximately 6,981 lin ft of fencing.

<b>Pool / Ocean Deck Pavers - 2036</b>			
Asset ID	1019	15,420 sq ft	@ \$16.21
Category	Recreation Areas	Asset Actual Cost	\$249,958.20
Placed in Service	Recreation/Pool/ Spa	Percent Replacement	100%
Useful Life	January 2011	Future Cost	\$401,840.32
Replacement Year	25	Assigned Reserves	<i>none</i>
Remaining Life	2036	Monthly Assessment	<u>\$1,433.54</u>
	12	Reserve Allocation	<u>\$1,433.54</u>

**Errol by the Sea  
Detail Report by Category**

*Pool / Ocean Deck Pavers continued...*



This category refers to costs associated with the replacement and repair/ resealing of pool deck areas/ pavers areas. Barring unforeseen damage, and assuming proper and routine maintenance, a minimum useful life of approximately 25 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component

<b>Pool Equipment - 2039</b>		1 each	@ \$40,791.61
Asset ID	1017	Asset Actual Cost	\$40,791.61
Category	Recreation Areas Equipment	Percent Replacement	100%
Placed in Service	January 2019	Future Cost	\$71,242.03
Useful Life	20	Assigned Reserves	<i>none</i>
Replacement Year	2039	Monthly Assessment	<u>\$203.32</u>
Remaining Life	15	Reserve Allocation	\$203.32



With routine maintenance, including (but not necessarily limited to) periodic assembly replacements, housing replacements, plumbing repairs, pump replacements, etc., a life cycle in the 20-year range is the market norm we have observed for system modernization and replacement of these components. The current cost estimate is based on our experience with similar properties.

Salt Water

**Errol by the Sea  
Detail Report by Category**

*Pool Equipment continued...*

2 Main pumps 1.25 hp, 2 vacuum pumps, 4 filters

Pool Furniture - 2030		1 each	@ \$38,457.63
Asset ID	1018	Asset Actual Cost	\$38,457.63
Category	Recreation Areas	Percent Replacement	100%
Placed in Service	Interior Furnishings	Future Cost	\$52,385.36
Useful Life	January 2015	Assigned Reserves	<i>none</i>
Replacement Year	15	Monthly Assessment	<u>\$373.76</u>
Remaining Life	2030	Reserve Allocation	<u>\$373.76</u>
	6		



This allowance was included for as needed furniture/furnishings replacement and/or renovations within the pool area including chairs, tables, chaise lounges, and umbrellas, etc. The lump sum cost estimate is based on the quality of the existing inventories, and our experience with similar properties. As with any cosmetic renovation, the actual costs and time frames may vary from our estimates, based on association preferences.

Pool Resurface - 2039		2,313 sq ft	@ \$19.65
Asset ID	1016	Asset Actual Cost	\$45,450.45
Category	Recreation Areas	Percent Replacement	100%
Placed in Service	Interior Finishes	Future Cost	\$79,378.64
Useful Life	January 2019	Assigned Reserves	<i>none</i>
Replacement Year	20	Monthly Assessment	<u>\$226.54</u>
Remaining Life	2039	Reserve Allocation	<u>\$226.54</u>
	15		

**Errol by the Sea  
Detail Report by Category**

*Pool Resurface continued...*



This category refers to costs associated with recoating of pool interior area, any minor repair to pool floor and labor to refill and reestablish pool for use. Barring unforeseen extreme damage to the subject's base floor, and assuming proper and routine maintenance, a minimum useful life of approximately 15 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, size, relating costs of associations nearby, and our experience with this type of component.

Shuffle Board Court - 2030		1,154 sq ft	@ \$9.11
Asset ID	1029	Asset Actual Cost	\$10,512.94
	Recreation Areas	Percent Replacement	100%
Category	Grounds Components	Future Cost	\$14,320.28
Placed in Service	January 2015	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2030	Monthly Assessment	<u>\$102.17</u>
Remaining Life	6	Reserve Allocation	\$102.17



This category refers to costs associated with the recoating of shuffleboard/ pickleball areas. Barring unforeseen damage, and assuming proper and routine maintenance, a minimum useful life of approximately 15 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component



**Errol by the Sea  
Detail Report by Category**

**Tennis Courts - 2030**

		6,000 sq ft	@ \$9.11
Asset ID	1028	Asset Actual Cost	\$54,660.00
	Recreation Areas	Percent Replacement	100%
Category	Interior Finishes	Future Cost	\$74,455.55
Placed in Service	January 2015	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2030	Monthly Assessment	<u>\$531.23</u>
Remaining Life	6	Reserve Allocation	\$531.23



This category refers to costs associated with the milling, recoating, and striping of tennis/ bocce/ pickleball courts. Barring unforeseen damage, and assuming proper and routine maintenance, a minimum useful life of approximately 15 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of components.

<b>Recreation Areas - Total Current Cost</b>	<b>\$1,198,879</b>
<b>Assigned Reserves</b>	<b>\$0</b>
<b>Fully Funded Reserves</b>	<b>\$623,941</b>

**Errol by the Sea  
Detail Report by Category**

**Concrete Repair Allowance - 2026**

		1 each	@ \$156,090.00
Asset ID	1012	Asset Actual Cost	\$156,090.00
	Grounds	Percent Replacement	100%
Category	Allowances	Future Cost	\$179,707.04
Placed in Service	December 2021	Assigned Reserves	<i>none</i>
Useful Life	5		
Replacement Year	2026	Monthly Assessment	<u>\$3,846.56</u>
Remaining Life	2	Reserve Allocation	<u>\$3,846.56</u>



Replacement of the concrete paving (curbing, sidewalks, etc.), breezeway concrete, decorative concrete features, seawall (430 lin ft restoration in 2022 @ \$2m), walkways, and car stops, should not be necessary at any one given time under normal operating conditions. As such, reserving for total replacement is not considered practical or necessary. This allowance is designed to cover approximately 20% of the total square feet of concrete /pavement to begin after an initial life of 20 years has been achieved, in keeping with our experience with similar properties. The amount of this allowance and the useful life cycle may vary widely from actual expenses in the future and this report can be amended as more information becomes available. ***Allowances accrues funding for specific components' repair to extend remaining life until complete replacement is required or if partial replacement is adequate for maintaining area. This estimate does not include the cost of engineering studies or building restoration (please see separate entry).***

**Irrigation System - 2028**

		1 each	@ \$33,736.62
Asset ID	1021	Asset Actual Cost	\$33,736.62
	Grounds	Percent Replacement	100%
Category	Landscaping	Future Cost	\$43,066.40
Placed in Service	January 2013	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2028	Monthly Assessment	<u>\$460.91</u>
Remaining Life	4	Reserve Allocation	<u>\$460.91</u>

**Errol by the Sea  
Detail Report by Category**

*Irrigation System continued...*



With routine maintenance, including (but not necessarily limited to) periodic pump rebuilds, sprinkler head replacement, etc., a life cycle in the 15-year range is the market norm we have observed for system modernization and replacement of the components. The current cost estimate is based on our experience with similar properties.

Landscaping Allowance - 2031			
Asset ID	1020	1 each	@ \$106,090.00
Category	Grounds Allowances	Asset Actual Cost	\$106,090.00
Placed in Service	December 2021	Percent Replacement	100%
Useful Life	10	Future Cost	\$148,557.64
Replacement Year	2031	Assigned Reserves	<i>none</i>
Remaining Life	7	Monthly Assessment	<u>\$908.52</u>
		Reserve Allocation	<u>\$908.52</u>



This allowance is based to begin in the current reserve schedule and is included at the association's sole discretion. This is to replace sod, shrubs, flowers, and trees on an as needed basis.

**Errol by the Sea  
Detail Report by Category**

Pavement/ Asphalt Resurface - 2029		7,680 sqyds	@ \$13.32
Asset ID	1011	Asset Actual Cost	\$102,297.60
	Grounds	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$135,550.07
Placed in Service	January 2014	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2029	Monthly Assessment	<u>\$1,160.56</u>
Remaining Life	5	Reserve Allocation	\$1,160.56



This category refers to costs associated with the milling, recoating, and striping of asphalt parking areas and replacement of car stops. Barring unforeseen damage, and assuming proper and routine maintenance, a minimum useful life of approximately 15 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component.

Pavement/ Asphalt Sealant - 2024		7,680 sq yds	@ \$1.93
Asset ID	1010	Asset Actual Cost	\$14,822.40
	Grounds	Percent Replacement	100%
Category	Streets/Asphalt	Future Cost	\$14,822.40
Placed in Service	January 2019	Assigned Reserves	\$14,822.40
Useful Life	5		
Replacement Year	2024	Monthly Assessment	<u>\$168.16</u>
Remaining Life	0	Reserve Allocation	\$168.16

**Errol by the Sea  
Detail Report by Category**

*Pavement/ Asphalt Sealant continued...*



This category refers to costs associated with the seal coating of asphalt parking areas. Barring unforeseen damage, and assuming proper and routine maintenance, a minimum useful life of approximately 5 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component.

**Security Ring Cameras - 2030**

Asset ID	1033	3 each	@ \$318.27
Category	Grounds	Asset Actual Cost	\$954.81
Placed in Service	Security Systems	Percent Replacement	100%
Useful Life	January 2020	Future Cost	\$1,300.60
Replacement Year	10	Assigned Reserves	<i>none</i>
Remaining Life	2030	Monthly Assessment	<u>\$9.28</u>
	6	Reserve Allocation	<u>\$9.28</u>



Data gathered from within the local market area indicates that while minor component repairs/replacements (cameras, monitors, recording equipment, key fob readers, key pad, hardware/software, etc.) can be expected as a function of ongoing maintenance, total system modernization and/or replacement can be expected on a life cycle in the 10 year range.

**Errol by the Sea  
Detail Report by Category**

<b>Grounds - Total Current Cost</b>	<b>\$413,991</b>
<b>Assigned Reserves</b>	<b>\$14,822</b>
<b>Fully Funded Reserves</b>	<b>\$233,624</b>

**Errol by the Sea  
Detail Report by Category**

**Balcony Decks Replace - 2057**

Asset ID	1008	130 each	@ \$7,214.12
	Structural	Asset Actual Cost	\$937,835.60
Category	Balconies & Railings	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$2,692,577.68
Useful Life	40	Assigned Reserves	<i>none</i>
Replacement Year	2057	Monthly Assessment	<u>\$3,492.94</u>
Remaining Life	33	Reserve Allocation	<u>\$3,492.94</u>



This category refers to costs associated with replacement of balcony decks. Barring unforeseen damage to the subject's concrete decks, and assuming proper and routine maintenance, a minimum useful life of approximately 40 years can be expected. The current replacement cost estimate is based on industry standards in the current market. This includes a 20% mobilization cost and rebar replacement. It is recommended to acquire a full engineering study on all concrete works, including balcony decks, after 40 years of age.

**Balcony Railings Replace - 2057**

Asset ID	1009	130 units	@ \$5,941.04
	Structural	Asset Actual Cost	\$772,335.20
Category	Balconies & Railings	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$2,217,416.91
Useful Life	40	Assigned Reserves	<i>none</i>
Replacement Year	2057	Monthly Assessment	<u>\$2,876.54</u>
Remaining Life	33	Reserve Allocation	<u>\$2,876.54</u>

**Errol by the Sea  
Detail Report by Category**

*Balcony Railings Replace continued...*



This category refers to costs associated with replacement of balcony railings. Barring unforeseen damage to the subject's decking, and assuming proper and routine maintenance, a minimum useful life of approximately 40-50 years can be expected. The current replacement cost estimate is based on industry standards, national cost estimating indexes, number and placement of association's balcony railings, and our experience with this type of component. Recoating of balconies has historically lengthened the life of railing assemblies.

Common Area Door & Windows - 2037			
Asset ID	1025	28 each	@ \$2,440.07
Category	Structural	Asset Actual Cost	\$68,321.96
Placed in Service	Doors & Windows	Percent Replacement	100%
Useful Life	January 2017	Future Cost	\$112,911.86
Replacement Year	20	Assigned Reserves	<i>none</i>
Remaining Life	2037	Monthly Assessment	<u>\$371.82</u>
	13	Reserve Allocation	\$371.82



This category refers to common doors & windows including facings and installation. Current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component. Doors & windows inside lobbies, on landings, and housing common elements (clubhouse entrance, library entrance, etc) , which are replaced on a historical 20-year schedule, are subject to conditions such as construction, quality, material, and elements



**Errol by the Sea  
Detail Report by Category**

**Deferred Maintenance & Capitol Expenditures Allowance - 2029**

		1 each	@ \$70,000.00
Asset ID	1003	Asset Actual Cost	\$70,000.00
	Structural	Percent Replacement	100%
Category	Buildings	Future Cost	\$92,753.94
Placed in Service	December 2029	Assigned Reserves	<i>none</i>
Useful Life	1		
Replacement Year	2029	Monthly Assessment	<u>\$794.14</u>
Remaining Life	5	Reserve Allocation	\$794.14



This allowance was included for as needed replacement and/or renovations within the building common area not included in other line-item entries such as building restoration, structural repairs, etc. The lump sum cost estimate is based on the quality of the existing inventories, and our experience with similar properties. As with many unforeseen cost, the actual costs and time frames may vary from our estimates, based on association preferences.

**Fire Prevention System - 2030**

		1 each	@ \$24,480.27
Asset ID	1022	Asset Actual Cost	\$24,480.27
	Structural	Percent Replacement	100%
Category	Fire Prevention Systems	Future Cost	\$33,345.99
Placed in Service	January 2010	Assigned Reserves	<i>none</i>
Useful Life	20		
Replacement Year	2030	Monthly Assessment	<u>\$237.92</u>
Remaining Life	6	Reserve Allocation	\$237.92

**Errol by the Sea  
Detail Report by Category**

*Fire Prevention System continued...*



Due to improvements in technology and/or parts obsolescence, major modernization of fire alarm system components (panels, pull stations, horns/strobes, detectors, hoses, extinguishers) is typically necessary on a 20-30-year schedule. Given ever changing technologies and/or changing fire codes, we recommend that as these systems age, a qualified life safety engineer(s) assess the subject's fire alarm systems periodically to determine more specific remaining useful life and cost parameters. We reserve the right to modify this report upon receipt of such an assessment(s).

Extinguishers 30  
Alarms/ Strobes 25  
Pull Stations 25

Mansard Metal Roofs - 2056		198 sq	@ \$2,333.98
Asset ID	1005	Asset Actual Cost	\$462,128.04
	Structural	Percent Replacement	100%
Category	Roofing	Future Cost	\$1,290,656.68
Placed in Service	January 2021	Assigned Reserves	<i>none</i>
Useful Life	35		
Replacement Year	2056	Monthly Assessment	<u>\$1,726.62</u>
Remaining Life	32	Reserve Allocation	<u>\$1,726.62</u>



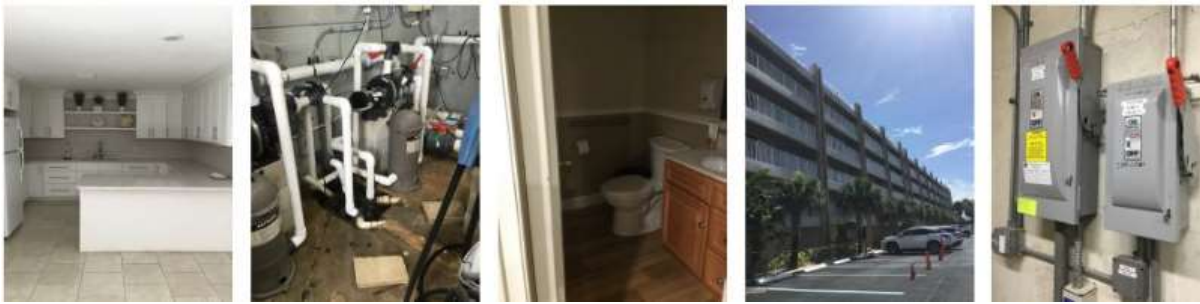
Mansard metal roofing approximately 19,730 sq ft. Data gathered from within the local market suggests a probable life cycle in the 35-40-year range for a professionally designed,

**Errol by the Sea  
Detail Report by Category**

*Mansard Metal Roofs continued...*

installed and maintained roof. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, etc. and installation of like roofing.

Plumbing & Electrical Allowance - 2031		1 each	@ \$530,450.00
Asset ID	1036	Asset Actual Cost	\$530,450.00
	Structural	Percent Replacement	100%
Category	Landscaping	Future Cost	\$742,788.21
Placed in Service	December 2021	Assigned Reserves	<i>none</i>
Useful Life	10		
Replacement Year	2031	Monthly Assessment	<u>\$4,542.59</u>
Remaining Life	7	Reserve Allocation	\$4,542.59



This entry was included for as needed repair to plumbing lines, electrical boxes, wiring, etc. As the entirety of the assemblies are not required to be replaced at one given time, an allowance approach is suggested.

Unit Building Exterior Paint - 2025		339,055 sq ft	@ \$1.73
Asset ID	1007	Asset Actual Cost	\$586,565.15
	Structural	Percent Replacement	100%
Category	Painting	Future Cost	\$632,317.23
Placed in Service	January 2017	Assigned Reserves	\$438,459.60
Useful Life	8		
Replacement Year	2025	Monthly Assessment	<u>\$8,298.89</u>
Remaining Life	1	Reserve Allocation	\$8,298.89

**Errol by the Sea  
Detail Report by Category**

*Unit Building Exterior Paint continued...*



To ensure proper protection of the underlying concrete, stucco, wood and metal surfaces, the market reflects a maximum 7-year useful life for exterior painting & waterproofing (in lieu of an association purchased 10-year warranty). The current average per dwelling cost in keeping with market standards for similar buildings, includes typical minor concrete/stucco repairs, surface preparation, as needed window/sliding glass door caulking and painting/refinishing of all exterior concrete, stucco, wood and metal surfaces (including railings and window/slider frames). This does not include windows and doors (see separate entry where applicable).

**Unit Building Roof - 2046**

		429 sq	@ \$1,989.19
Asset ID	1004	Asset Actual Cost	\$853,362.51
Category	Structural	Percent Replacement	100%
Placed in Service	Roofing	Future Cost	\$1,808,218.16
Useful Life	January 2021	Assigned Reserves	<i>none</i>
Replacement Year	25	Monthly Assessment	<u>\$3,518.56</u>
Remaining Life	2046	Reserve Allocation	\$3,518.56
	22		



Flat membrane roofing approximately 40,921 sq ft. Data gathered from within the local market suggests a probable life cycle in the 18-25-year range for a professionally designed, installed, and maintained flat/membrane roof including gutters. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying

**Errol by the Sea  
Detail Report by Category**

*Unit Building Roof continued...*

roof structures, flashing, etc. and installation of like roofing.

<b>Structural - Total Current Cost</b>	<b>\$4,305,479</b>
<b>Assigned Reserves</b>	<b>\$438,460</b>
<b>Fully Funded Reserves</b>	<b>\$1,154,723</b>

**Errol by the Sea  
Detail Report by Category**

**Professional Fees & Services Allowance - 2024**

Asset ID		1 each	@ \$275,000.00
Asset Actual Cost			\$275,000.00
Additional Allowances		Percent Replacement	100%
Category	Allowances	Future Cost	\$275,000.00
Placed in Service	December 2023	Assigned Reserves	\$275,000.00
Useful Life	1		
Replacement Year	2024	Monthly Assessment	<u>\$12,690.78</u>
Remaining Life	0	Reserve Allocation	\$12,690.78



This is included to fund professional services such as attorney’s costs, state-mandated reporting procedures, reserve studies, replacement cost valuations, engineers’ reports, etc. The amount and length of funding rely strictly on historic factors specific to the association it is provided for.

This allowance included for insurance premium, replacement cost valuations, reserve studies, engineering studies, and any other professional services deemed necessary to maintain the compliance of state and local requirements.

<b>Additional Allowances - Total Current Cost</b>	<b>\$275,000</b>
<b>Assigned Reserves</b>	<b>\$275,000</b>
<b>Fully Funded Reserves</b>	<b>\$275,000</b>

**Errol by the Sea  
Asset Summary Report**

Description	Asset ID	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Balcony Decks Replace	1008	2057	937,836	40	0	33	2,692,578	130 @	7,214.12
Balcony Railings Replace	1009	2057	772,335	40	0	33	2,217,417	130 @	5,941.04
Beach Access Stairs & Railing	1015	2030	28,114	25	0	6	38,296	1 @	28,113.85
Club House Remodel Allowance	1027	2036	47,740	15	0	12	76,749	1 @	47,740.50
Common Area Door & Windows	1025	2037	68,322	20	0	13	112,912	28 @	2,440.07
Concrete Repair Allowance	1012	2026	156,090	5	0	2	179,707	1 @	156,090.00
Deferred Maintenance & Capitol Ex..	1003	2029	70,000	1	0	5	92,754	1 @	70,000.00
Elevator Modernization	1023	2042	146,404	25	0	18	277,778	3 @	48,801.40
Elevator Replacement	1024	2035	455,126	35	0	11	711,746	3 @	151,708.70
Fencing/ Pool Area	1013	2036	382,592	25	0	12	615,066	12001 @	31.88
Fencing/ Tennis Courts	1014	2034	300,602	25	0	10	457,290	6981 @	43.06
Fire Prevention System	1022	2030	24,480	20	0	6	33,346	1 @	24,480.27
Gates and Motor	1035	2030	39,253	20	0	6	53,469	2 @	19,626.65
Irrigation System	1021	2028	33,737	15	0	4	43,066	1 @	33,736.62
Key Pad Entry System	1034	2033	13,643	20	0	9	20,189	1 @	13,643.17
Landscaping Allowance	1020	2031	106,090	10	0	7	148,558	1 @	106,090.00
Laundry Equipment	1037	2031	13,261	15	0	7	18,570	10 @	1,326.13
Lighting Allowance	1030	2025	26,522	5	0	1	28,591	1 @	26,522.50
Mailboxes	1032	2040	23,966	40	0	16	43,028	1 @	23,965.73
Mansard Metal Roofs	1005	2056	462,128	35	0	32	1,290,657	198 @	2,333.98
Office & Clubhouse HVAC	1026	2031	12,306	15	0	7	17,233	2 @	6,153.22
Office/ Maintenance Roof	1006	2051	84,023	40	0	27	204,401	36 @	2,333.98
Pavement/ Asphalt Resurface	1011	2029	102,298	15	0	5	135,550	7680 @	13.32
Pavement/ Asphalt Sealant	1010	2024	14,822	5	0	0	14,822	7680 @	1.93
Plumbing & Electrical Allowance	1036	2031	530,450	10	0	7	742,788	1 @	530,450.00
Pool / Ocean Deck Pavers	1019	2036	249,958	25	0	12	401,840	15420 @	16.21
Pool Equipment	1017	2039	40,792	20	0	15	71,242	1 @	40,791.61
Pool Furniture	1018	2030	38,458	15	0	6	52,385	1 @	38,457.63
Pool Resurface	1016	2039	45,450	20	0	15	79,379	2313 @	19.65
Professional Fees & Services Allowan..		2024	275,000	1	0	0	275,000	1 @	275,000.00
Roof Hatches	1038	2040	51,984	35	0	16	93,332	5 @	10,396.82
Security Ring Cameras	1033	2030	955	10	0	6	1,301	3 @	318.27
Shuffle Board Court	1029	2030	10,513	15	0	6	14,320	1154 @	9.11
Signage	1031	2037	37,131	20	0	13	61,365	1 @	37,131.50
Tennis Courts	1028	2030	54,660	15	0	6	74,456	6000 @	9.11
Unit Building Exterior Paint	1007	2025	586,565	8	0	1	632,317	339055 @	1.73
Unit Building Roof	1004	2046	853,363	25	0	22	1,808,218	429 @	1,989.19

**Errol by the Sea  
Category Detail Index**

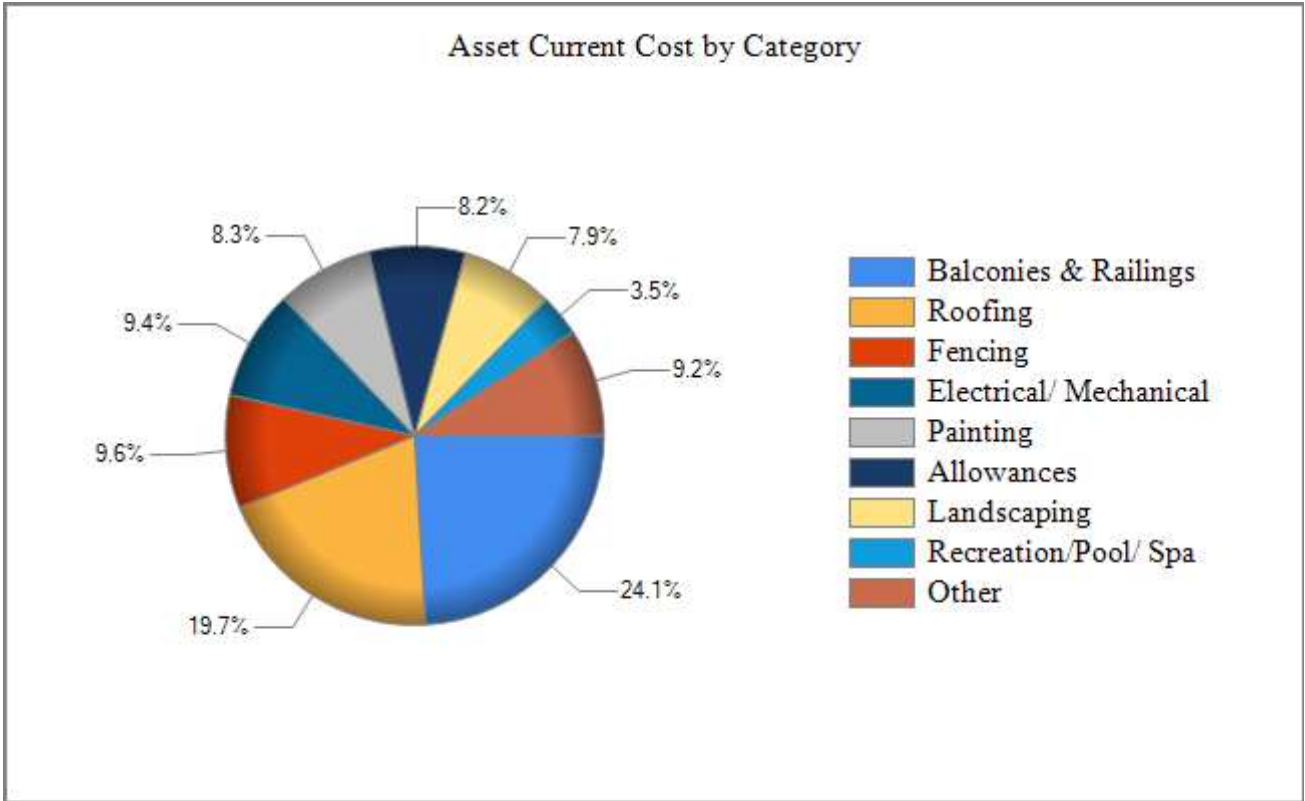
Asset ID	Description	Replacement	Page
<b>Buildings</b>			
1023	Elevator Modernization	2042	2-28
1024	Elevator Replacement	2035	2-28
1035	Gates and Motor	2030	2-29
1034	Key Pad Entry System	2033	2-30
1037	Laundry Equipment	2031	2-30
1030	Lighting Allowance	2025	2-31
1032	Mailboxes	2040	2-32
1026	Office & Clubhouse HVAC	2031	2-32
1006	Office/ Maintenance Roof	2051	2-33
1038	Roof Hatches	2040	2-34
1031	Signage	2037	2-34
<b>Recreation Areas</b>			
1015	Beach Access Stairs & Railing	2030	2-36
1027	Club House Remodel Allowance	2036	2-36
1013	Fencing/ Pool Area	2036	2-37
1014	Fencing/ Tennis Courts	2034	2-38
1019	Pool / Ocean Deck Pavers	2036	2-38
1017	Pool Equipment	2039	2-39
1018	Pool Furniture	2030	2-40
1016	Pool Resurface	2039	2-40
1029	Shuffle Board Court	2030	2-41
1028	Tennis Courts	2030	2-42
<b>Grounds</b>			
1012	Concrete Repair Allowance	2026	2-43
1021	Irrigation System	2028	2-43
1020	Landscaping Allowance	2031	2-44
1011	Pavement/ Asphalt Resurface	2029	2-45
1010	Pavement/ Asphalt Sealant	2024	2-45
1033	Security Ring Cameras	2030	2-46
<b>Structural</b>			
1008	Balcony Decks Replace	2057	2-48
1009	Balcony Railings Replace	2057	2-48
1025	Common Area Door & Windows	2037	2-49
1003	Deferred Maintenance & Capitol Expenditures Allo..	2029	2-50
1022	Fire Prevention System	2030	2-50
1005	Mansard Metal Roofs	2056	2-51



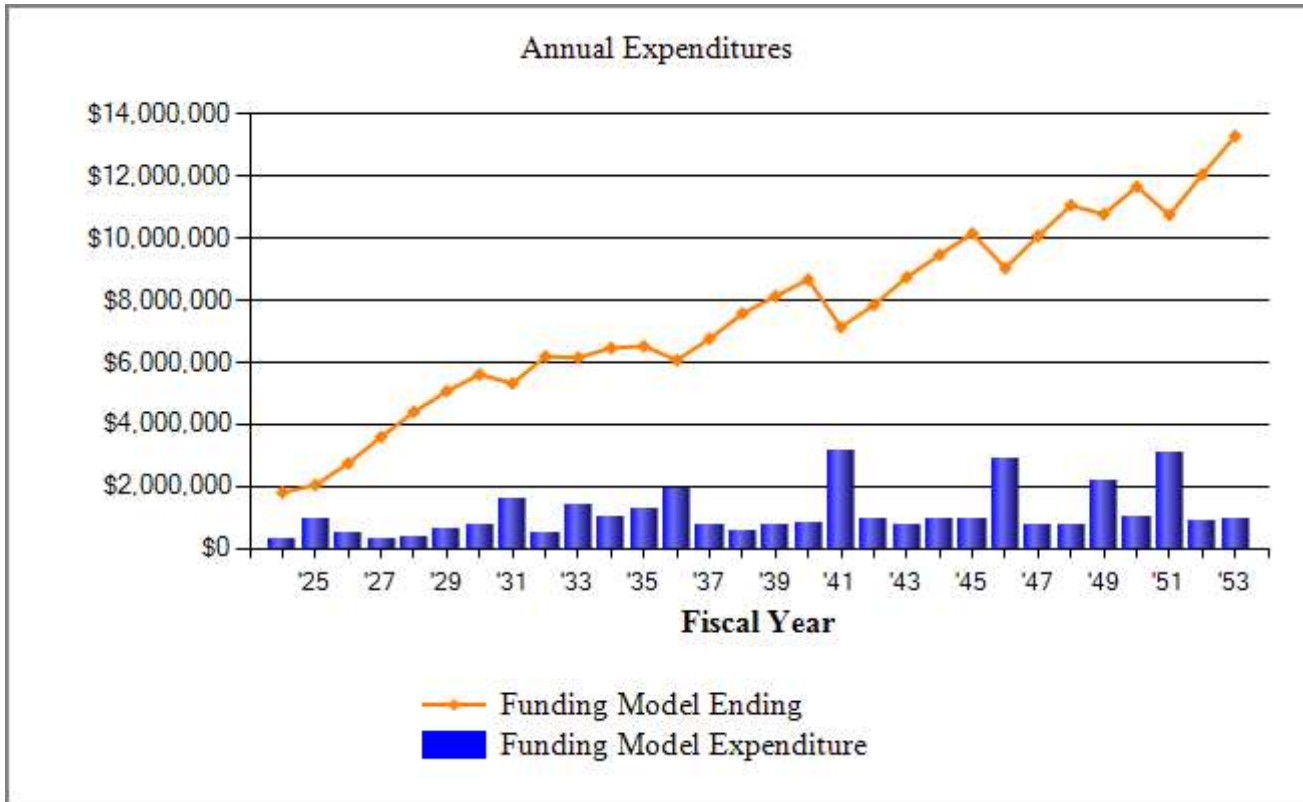
**Errol by the Sea  
Category Detail Index**

Asset ID	Description	Replacement	Page
<i>Structural Continued...</i>			
1036	Plumbing & Electrical Allowance	2031	2-52
1007	Unit Building Exterior Paint	2025	2-52
1004	Unit Building Roof	2046	2-53
<b>Additional Allowances</b>			
	Professional Fees & Services Allowance	2024	2-55
	Total Funded Assets	37	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	37	

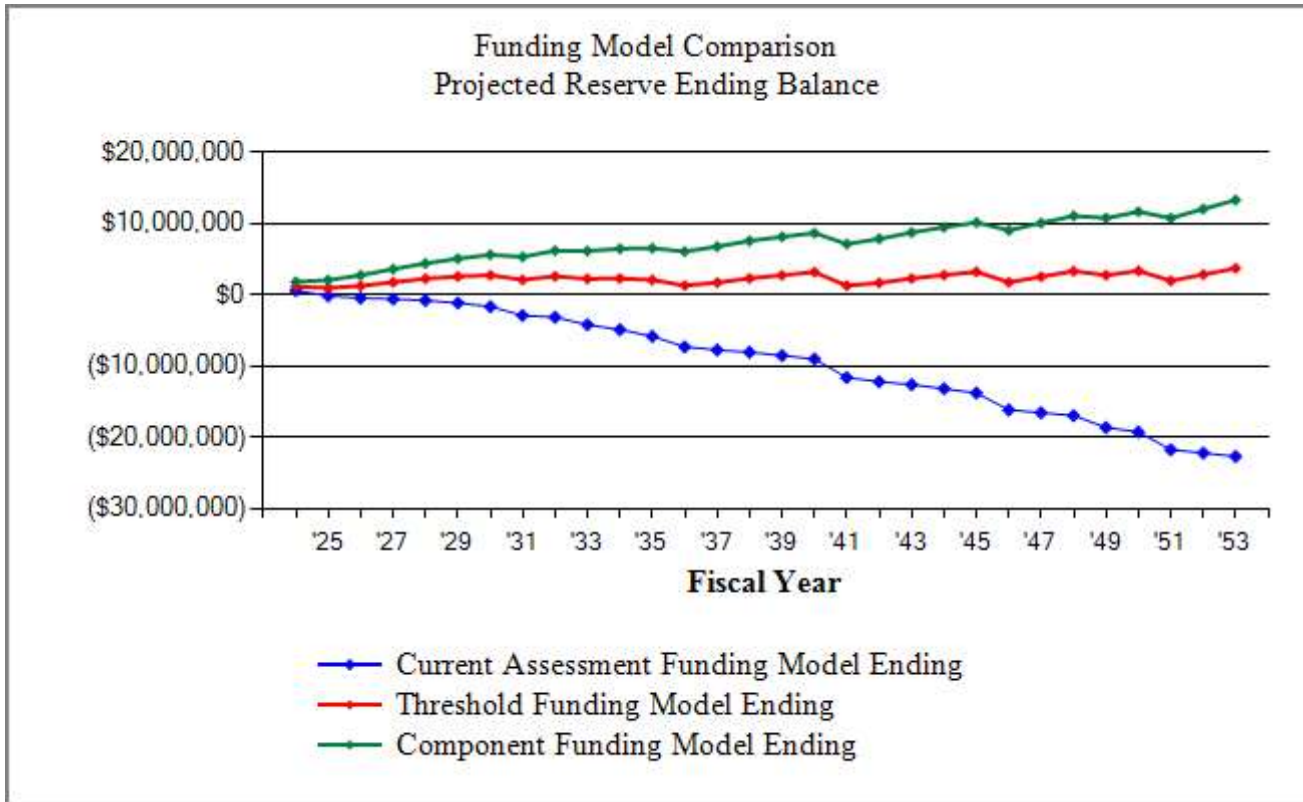
**Errol by the Sea**  
**Asset Current Cost by Category**



# Errol by the Sea Annual Expenditure Chart

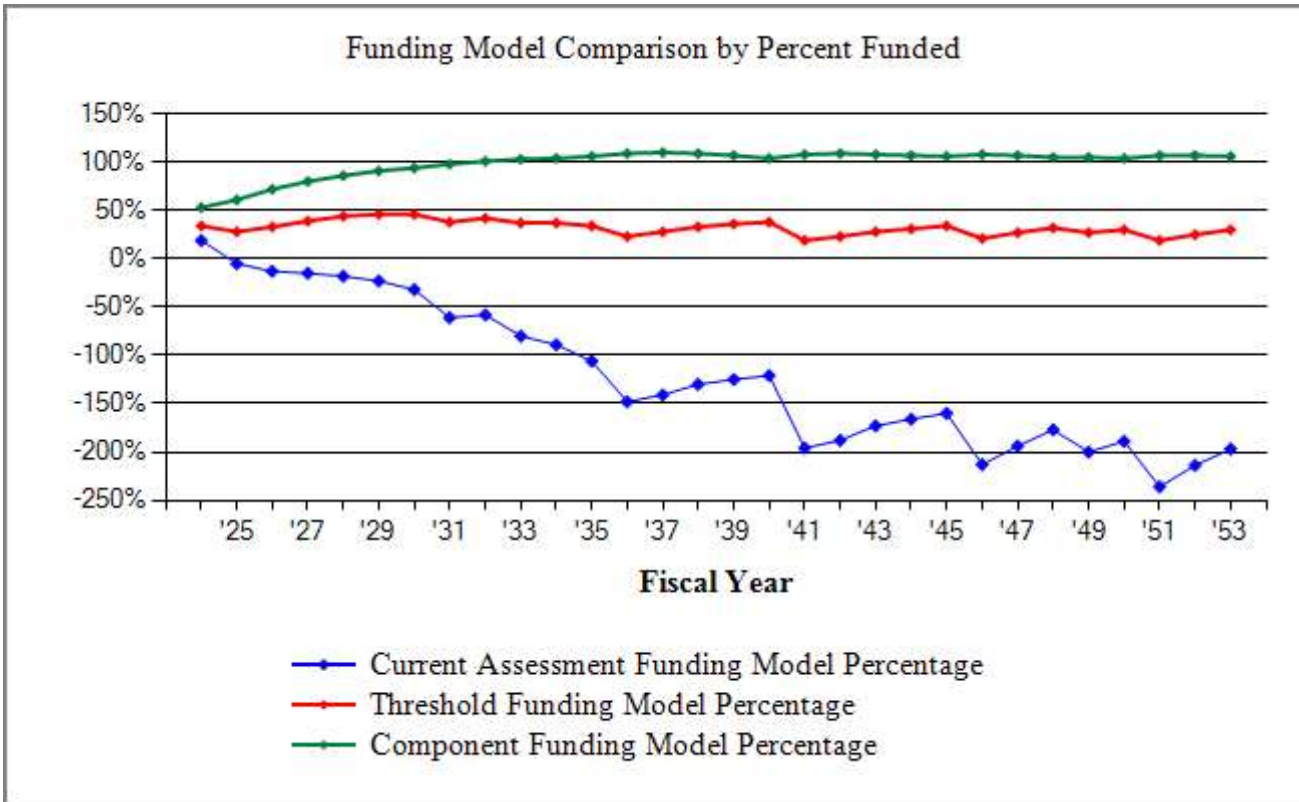


**Errol by the Sea  
Funding Model Reserve Ending Balance Comparison Chart**



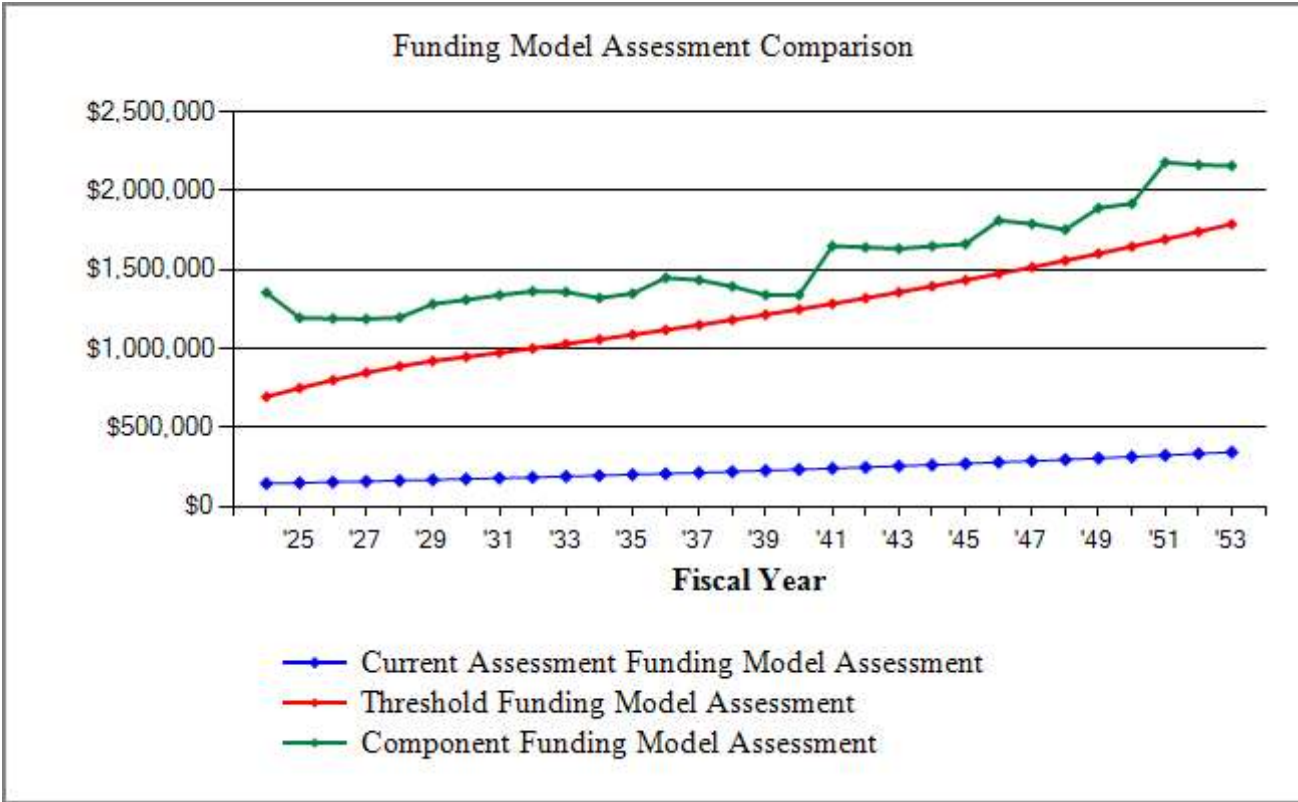
The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.

## Errrol by the Sea 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.

Errol by the Sea  
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.