

Ocean Reserve

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025



Ocean Reserve
January 1, 2025

Ocean Reserve
Reserve Management Plan
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Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
www.capitalreserveadvisors.com
(813)444-8022

Preparer's Report on Reserve Study Reserve Management Plan

Type I Reserve Study With On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025

Board of Directors

Ocean Reserve
Sunny Isles Beach, FL

Description of Reserve Management Plan Engagement and Reserve Study Report

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

A Type I reserve study engagement is based on an on-site analysis. The on-site analysis of Ocean Reserve upon which this reserve management plan is based was performed by Pierre Del Rosario, CAM, RS of Capital Reserve Advisors. on September 20, 2024.

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report of Ocean Reserve. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2025, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2025, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

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

Reserve Professional's Responsibility

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

Report on Reserve Study

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

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

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

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

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

Required Supplementary Information

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

Regulatory Information

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

Capital Reserve Advisors.
Pierre Del Rosario, CAM,RS.
November 1, 2024



Ocean Reserve
 January 1, 2025

Statement of Position

Projection period: January 1, 2025 to 2054
 Type of Project: Condominium
 Number of Units: 410
 Location: Sunny Isles Beach, FL
 Project Construction date: January 3, 2006

Description of Project: Ocean Reserve is an 410 - condominium unit development located in Sunny Isles Beach, FL. The project was developed in January 3, 2006.

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

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

Components Excluded From This Report

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

See Next Page for Summary Component List

Current Replacement Cost of All Components	\$ 11,200,134
Future Replacement Cost of All Components	\$ 29,007,063
Projected Balance of Reserve Funds at January 1, 2025	\$ 426,358
100% Funded Amount at January 1, 2025	\$ 1,487,527
Percent Funded at January 1, 2025	28.66 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2025	\$ 2,588
Projected Reserve Contribution	\$ 540,000
Average Annual Reserve Contribution Per Unit	\$ 1,317
Monthly Reserve Contribution First Year of Projection	\$ 45,000
Average Monthly Reserve Contribution Per Unit	\$ 110
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	1.00 %

See Preparer’s Report
 See Summary of Significant Assumptions

Ocean Reserve

Analysis Date - January 1, 2025

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Allocation

Category	100% Funded	Percent Funded	Beginning	Contribution	Interest	Expenditure	Ending
			Balance 01/01/2025				Balance 12/31/2025
Common	458,347	28	131,372	99,644	1,290	0	232,307
SIRS	1,029,180	28	294,986	440,356	5,701	0	741,042
	1,487,527	28 %	426,358	540,000	6,991	0	973,349

Ocean Reserve

Analysis Date - January 1, 2025

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Allocation

Subcategory	100% Funded	Percent Funded	Beginning Balance 01/01/2025	Contribution	Interest	Expenditure	Ending Balance 12/31/2025
Contingency	\$ 246,900	28.66%	\$ 70,767	\$ 22,115	\$ 286	\$ 0	\$ 93,169
Doors and Windows	87,813	28.66	25,169	124,035	1,606	0	150,810
Electrical System	167,556	28.66	48,025	11,744	152	0	59,921
Elevator	19,178	28.66	5,497	53,979	699	0	60,175
Fire Protection System	55,111	28.66	15,796	2,743	36	0	18,574
Heating & Cooling	48,033	28.66	13,767	2,290	30	0	16,087
Paving	57,111	28.66	16,369	5,229	68	0	21,666
Plumbing	363,430	28.66	104,167	72,940	944	0	178,051
Recreation	58,581	28.66	16,791	10,781	140	0	27,712
Roof	19,971	28.66	5,724	42,423	549	0	48,696
Structure	175,922	28.66	50,423	35,655	462	0	86,540
Waterproofing	187,920	28.66	53,862	156,067	2,021	0	211,949
	<u>1,487,527</u>	<u>28.66%</u>	<u>426,358</u>	<u>540,000</u>	<u>6,991</u>	<u>0</u>	<u>973,349</u>

Ocean Reserve

Analysis Date - January 1, 2025

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Begin Balance	426,358	973,349	1,414,013	1,957,223	2,370,833	2,954,638	3,504,789	3,958,652	4,632,791	5,339,851
Contribution	540,000	556,200	572,886	590,073	607,775	626,008	644,788	664,132	684,056	704,577
Average Per Unit	1,317	1,357	1,397	1,439	1,482	1,527	1,573	1,620	1,668	1,718
Percent Change	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	6,991	11,794	16,659	21,381	26,517	32,145	37,014	42,815	49,769	55,490
Less Expenditures	0	127,330	46,335	197,844	50,486	108,002	227,939	32,807	26,765	1,032,297
Ending Balance	973,349	1,414,013	1,957,223	2,370,833	2,954,638	3,504,789	3,958,652	4,632,791	5,339,851	5,067,621

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Begin Balance	5,067,621	5,763,209	6,439,286	6,884,196	7,482,787	8,207,272	9,029,244	9,297,116	10,063,127	11,065,653
Contribution	725,715	747,486	769,911	793,008	816,798	841,302	866,541	892,538	919,314	946,893
Average Per Unit	1,770	1,823	1,878	1,934	1,992	2,052	2,114	2,177	2,242	2,309
Percent Change	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	54,021	60,850	67,598	71,469	78,690	86,009	90,732	96,907	105,564	112,733
Less Expenditures	84,148	132,258	392,599	265,886	171,004	105,339	689,401	223,435	22,351	1,819,890
Ending Balance	5,763,209	6,439,286	6,884,196	7,482,787	8,207,272	9,029,244	9,297,116	10,063,127	11,065,653	10,305,390

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Begin Balance	10,305,390	11,191,800	12,110,818	13,220,812	14,023,127	14,239,487	15,200,214	16,375,382	13,837,785	15,218,475
Contribution	975,300	1,004,559	1,034,696	1,065,737	1,097,709	1,130,640	1,164,559	1,199,496	1,235,481	1,272,545
Average Per Unit	2,379	2,450	2,524	2,599	2,677	2,758	2,840	2,926	3,013	3,104
Percent Change	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	107,190	116,250	126,411	135,606	139,980	146,735	157,619	165,203	145,209	142,580
Less Expenditures	196,079	201,791	51,113	399,027	1,021,329	316,648	147,011	3,902,296	0	4,163,297
Ending Balance	11,191,800	12,110,818	13,220,812	14,023,127	14,239,487	15,200,214	16,375,382	13,837,785	15,218,475	12,470,304

Ocean Reserve

Analysis Date - January 1, 2025

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Common / Contingency		12,482		197,844		26,342	112,175		16,631	
Common / Elevator										59,296
Common / Heating & Cooling		26,005	18,035		9,567				10,134	
Common / Paving		42,960	28,300					32,807		
Common / Recreation		30,280			14,776					19,765
Common / Waterproofing						69,952				
SIRS / Fire Protection System		15,603				11,708				
SIRS / Plumbing					26,143		115,764			
SIRS / Waterproofing										953,236
	0	127,330	46,335	197,844	50,486	108,002	227,939	32,807	26,765	1,032,297

Ocean Reserve

Analysis Date - January 1, 2025

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Common / Contingency	54,289			265,886						
Common / Elevator										79,689
Common / Heating & Cooling								28,098		14,905
Common / Paving	13,572		38,033					44,090		
Common / Recreation		132,258	21,386		72,559	11,328		25,038	22,351	
Common / Roof										35,063
Common / Waterproofing						94,010				
SIRS / Doors and Windows							235,635			
SIRS / Electrical System							348,428			
SIRS / Fire Protection System							105,339			
SIRS / Plumbing	16,287				98,445					40,730
SIRS / Waterproofing			333,180					126,208		1,649,503
	84,148	132,258	392,599	265,886	171,004	105,339	689,401	223,435	22,351	1,819,890

Ocean Reserve

Analysis Date - January 1, 2025

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Expenditures

Category / Subcategory	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Common / Contingency	177,839	22,545		383,239		84,580				
Common / Elevator					184,763					107,095
Common / Heating & Cooling		46,968		15,789						
Common / Paving		77,591	51,113			21,145		59,253		
Common / Recreation		26,507				59,206	147,011			113,045
Common / Waterproofing						126,342				
SIRS / Fire Protection System	18,240	28,181								
SIRS / Plumbing					836,566	25,374				153,374
SIRS / Roof										2,068,133
SIRS / Waterproofing								3,843,043		1,721,650
	196,079	201,791	51,113	399,027	1,021,329	316,648	147,011	3,902,296	0	4,163,297

Ocean Reserve

Analysis Date - January 1, 2025

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Balcony Waterproofing	11/2044	\$ 500.00	410 Each	\$ 205,000	20:00	19:10	\$ 368,433
Bathroom Remodeling	5/2035	15,000.00	2 Job	30,000	15:00	10:04	40,717
Carpet	5/2028	4.50	39,840 Each	179,280	10:00	3:04	197,844
Concrete Restauration	11/2052	1,460,000.00	1 Job	1,460,000	30:00	27:10	3,323,959
Cooling Tower Piping	5/2069	95,000.00	1 Job	95,000	45:00	44:04	352,242
Cooling Tower / Evaporation	5/2049	350,000.00	1 Each	350,000	25:00	24:04	718,523
Cooling Tower Boiler	5/2049	50,000.00	1 Each	50,000	25:00	24:04	102,646
Cooling Tower Circulation Pumps	11/2039	3,500.00	1 Each	3,500	15:00	14:10	5,426
Cooling Tower Electric Panel	5/2069	8,000.00	1 Each	8,000	45:00	44:04	29,662
Cooling Tower Expansion Tank	5/2049	7,500.00	1 Each	7,500	25:00	24:04	15,397
Cooling Tower Pumps Controllers	5/2069	16,500.00	2 Each	33,000	45:00	44:04	122,358
Cooling Tower Replace Cost	5/2069	200,000.00	1 Each	200,000	45:00	44:04	741,561
Cooling Tower Temperature Control	11/2039	60,000.00	1 Each	60,000	15:00	14:10	93,019
Domestic Hot Water Circulation Pumps	5/2035	1,500.00	1 Each	1,500	15:00	10:04	2,036
Domestic Variable Speed Controller	5/2029	5,000.00	3 Each	15,000	15:00	4:04	17,050
Domestic Water Boiler	5/2031	48,000.00	2 Each	96,000	25:00	6:04	115,764
Domestic Water Pumps	5/2035	3,500.00	3 Each	10,500	15:00	10:04	14,251
Domestic Water Pumps Control	5/2029	8,000.00	1 Each	8,000	15:00	4:04	9,093
Door Fire	5/2041	950.00	64 Each	60,800	35:00	16:04	98,532
Door Glass Entry	5/2041	4,500.00	6 Each	27,000	35:00	16:04	43,756
Door Utility	5/2041	450.00	128 Each	57,600	35:00	16:04	93,346
Electric Update & Switch	5/2066	85,000.00	2 Each	170,000	60:00	41:04	576,838
Elevator Cab Remodel	5/2034	15,000.00	3 Each	45,000	10:00	9:04	59,296
Elevator Electronics	5/2049	30,000.00	3 Each	90,000	25:00	24:04	184,763
Elevator System Replacement	5/2069	310,000.00	3 Each	930,000	45:00	44:04	3,448,259
Fire Boost Pump	5/2030	6,500.00	1 Each	6,500	15:00	5:04	7,610
Fire Jokey Pump	5/2030	3,500.00	1 Each	3,500	15:00	5:04	4,098
Fire Panels & Central Attenuation	5/2041	15,000.00	1 Each	15,000	35:00	16:04	24,309
Fire Sprinkler System	5/2041	50,000.00	1 Each	50,000	35:00	16:04	81,030
Fire System Pump Control	5/2026	15,000.00	1 Each	15,000	20:00	1:04	15,603
Furniture Lobby	5/2035	10,000.00	1 Each	10,000	15:00	10:04	13,572
Garage Joint Expansion	11/2042	74,500.00	1 Job	74,500	20:00	17:10	126,208
Garage Paint	11/2037	228,000.00	1 Job	228,000	15:00	12:10	333,180
Generator Diesel	5/2041	185,000.00	1 Each	185,000	35:00	16:04	299,810
Generator Transfer Switch	5/2041	10,000.00	3 Each	30,000	35:00	16:04	48,618
Gym Equipment	5/2036	67,500.00	1 Each	67,500	15:00	11:04	94,361
HVAC Split System	1/2033	4,000.00	2 Each	8,000	15:00	8:00	10,134
HVAC System	1/27 - 1/29	8,500.00	3 Each	25,500	15:00	2:08	27,602
HVAC System Lobby Hallway	5/2026	25,000.00	1 Each	25,000	20:00	1:04	26,005
Irrigation System	5/2030	7,500.00	1 Each	7,500	15:00	5:04	8,781
Lobby Remodeling	5/2045	75,000.00	1 Job	75,000	25:00	20:04	136,800
Overlay 1"	5/2026	1.18	35,000 sf	41,300	20:00	1:04	42,960
Paint - Exterior Building	11/2034	4.50	158,400 SF	712,800	10:00	9:10	953,236
Paint Interior / Hallway	5/2030	0.50	119,500 SF	59,750	10:00	5:04	69,952
Paver Maintenance	1/27 - 5/27	0.95	28,000 Each	26,600	5:00	2:01	28,300

Ocean Reserve

Analysis Date - January 1, 2025

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Summary

Reserve Item	Replace	Basis Cost	Quantity	Current Cost	Est	Rem	Future Cost
	Date				Life	Life	
Plumbing Allowance	5/2066	\$ 2,000.00	410 Job	\$ 820,000	60:00	41:04	\$ 2,782,397
Pool Equipment Allowance	5/2026	15,000.00	1 Each	15,000	8:00	1:04	15,603
Pool Furniture	5/2029	13,000.00	1 Lot	13,000	7:00	4:04	14,776
Pool/Spa - Replaster	5/2039	19.00	2,500 Job	47,500	15:00	14:04	72,559
Railing Balcony	5/2061	120.00	7,612 Lf	913,440	45:00	36:04	2,673,617
Roof BUR	5/2054	22.00	39,500 SF	869,000	30:00	29:04	2,068,133
Roof Portico	5/2044	9.00	2,200 SF	19,800	20:00	19:04	35,063
Security System	5/2033	13,000.00	1 Each	13,000	15:00	8:04	16,631
Sidewalks Allowance	5/2035	10,000.00	1 Job	10,000	15:00	10:04	13,572
Sign - Building Entrance	5/2030	15,000.00	1 Job	15,000	15:00	5:04	17,561
Tennis Court Fence	1/2037	30.00	500 LF	15,000	25:00	12:00	21,386
Tennis court light Poles	5/2040	1,200.00	6 Each	7,200	25:00	15:04	11,328
Tennis Courts	7/2026	2.50	5,616 SF	14,040	10:00	1:06	14,677
Tile Floor	5/2031	9.00	10,336 Each	93,024	25:00	6:04	112,175
Trash Chute Renovation	5/2026	12,000.00	1 Each	12,000	20:00	1:04	12,482
Windows & Doors	11/2064	2,464,000.00	1 Job	2,464,000	40:00	39:10	7,998,161
				\$ 11,200,134			\$ 29,007,063

Disclosures

Site Analysis

Ocean Reserve is a Condominium development association located in Sunny Isles Beach, FL. The Association consists of 410 units located at 19370 Collins Ave. The units were constructed as a single phase in January 3, 2006.

The site analysis was performed on September 20, 2024 by Pierre Del Rosario, RS, CAM of Capital Reserve Advisors. The manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

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

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

Component Analysis

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

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

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.00% for the entire 30-year financial projection period.

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

General Exclusions from the analysis are:

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

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

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.00%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

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

Percent funded at January 1, 2025 of 28.66 was calculated using the inflation adjusted method.

The beginning balance of reserve funds was estimated at \$ 426,358, based on information provided by management. The beginning balance of reserve funds was provided by management.

See Preparer’s Report
 See Summary of Significant Assumptions

Ocean Reserve

January 1, 2025

Significant Assumptions

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

Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of \$1,000 or more have been considered in this analysis. A group of items with individual cost of less than \$1,000 are included if the aggregate cost exceeds \$1,000.

The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.

The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.

Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.

Proper construction and installation of all improvements is assumed, unless otherwise noted.

This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.

The Association carries comprehensive property insurance to cover most insurable property risks.

Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.

The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.

The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.

Interest rate of 1.00% is used in the funding plan.

Inflation rate of 3.00% is used in the funding plan.

See Preparer's Report
See Summary of Significant Assumptions

Ocean Reserve

Analysis Date - January 1, 2025

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Category / Subcategory			Replace				Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Common									
Contingency									
Bathroom Remodeling	Pool Area		05/01/2035	\$ 15,000.00	2 Job	\$ 30,000	15:00	10:04	\$ 40,717
Carpet	Building		05/01/2028	4.50	39,840 Each	179,280	10:00	3:04	197,844
Furniture Lobby	Lobby		05/01/2035	10,000.00	1 Each	10,000	15:00	10:04	13,572
Irrigation System	Common Area		05/01/2030	7,500.00	1 Each	7,500	15:00	5:04	8,781
Lobby Remodeling	Building	Lobby	05/01/2045	75,000.00	1 Job	75,000	25:00	20:04	136,800
Security System	Lobby		05/01/2033	13,000.00	1 Each	13,000	15:00	8:04	16,631
Sign - Building Entrance	Common Area		05/01/2030	15,000.00	1 Job	15,000	15:00	5:04	17,561
Tile Floor	Building	Hallways	05/01/2031	9.00	6,420 Each	57,780	25:00	6:04	69,675
Tile Floor	Lobby	Lobby	05/01/2031	9.00	3,916 Each	35,244	25:00	6:04	42,500
Trash Chute Renovation	Building		05/01/2026	12,000.00	1 Each	12,000	20:00	1:04	12,482
						434,804			556,563
Elevator									
Elevator Cab Remodel	Building		05/01/2034	\$ 15,000.00	1 Each	\$ 15,000	10:00	9:04	\$ 19,765
Elevator Cab Remodel	Building		05/01/2034	15,000.00	1 Each	15,000	10:00	9:04	19,765
Elevator Cab Remodel	Building		05/01/2034	15,000.00	1 Each	15,000	10:00	9:04	19,765
Elevator Electronics	Building		05/01/2049	30,000.00	1 Each	30,000	25:00	24:04	61,588
Elevator Electronics	Building		05/01/2049	30,000.00	1 Each	30,000	25:00	24:04	61,588
Elevator Electronics	Building		05/01/2049	30,000.00	1 Each	30,000	25:00	24:04	61,588
Elevator System Replacement	Building		05/01/2069	310,000.00	1 Each	310,000	45:00	44:04	1,149,420
Elevator System Replacement	Building		05/01/2069	310,000.00	1 Each	310,000	45:00	44:04	1,149,420
Elevator System Replacement	Building		05/01/2069	310,000.00	1 Each	310,000	45:00	44:04	1,149,420
						1,065,000			3,692,318
Heating & Cooling									
HVAC Split System	Building	Trash	01/01/2033	\$ 4,000.00	1 Each	\$ 4,000	15:00	8:00	\$ 5,067
HVAC Split System	Building	Trash	01/02/2033	4,000.00	1 Each	4,000	15:00	8:00	5,067
HVAC System	Building	Gym	01/01/2027	8,500.00	1 Each	8,500	15:00	2:00	9,018
HVAC System	Building	2.5 Tons	01/01/2029	8,500.00	1 Each	8,500	15:00	4:00	9,567
HVAC System	Building	5 Tons	01/01/2027	8,500.00	1 Each	8,500	15:00	2:00	9,018
HVAC System Lobby Hallway	Building	Lobby	05/01/2026	25,000.00	1 Each	25,000	20:00	1:04	26,005
						58,500			63,741

Ocean Reserve

Analysis Date - January 1, 2025

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Category / Subcategory			Replace				Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Paving									
Overlay 1"	Parking Lot		05/01/2026	\$ 1.18	35,000 sf	\$ 41,300	20:00	1:04	\$ 42,960
Paver Maintenance	Grounds		05/01/2027	0.95	8,000 Each	7,600	5:00	2:04	8,143
Paver Maintenance	Pool Area		01/01/2027	0.95	20,000 Each	19,000	5:00	2:00	20,157
Sidewalks Allowance	Common Area		05/01/2035	10,000.00	1 Job	10,000	15:00	10:04	13,572
						77,900			84,832
Recreation									
Gym Equipment	Building		05/01/2036	\$ 67,500.00	1 Each	\$ 67,500	15:00	11:04	\$ 94,361
Pool Equipment Allowance	Pool Area		05/01/2026	15,000.00	1 Each	15,000	8:00	1:04	15,603
Pool Furniture	Pool Area		05/01/2029	13,000.00	1 Lot	13,000	7:00	4:04	14,776
Pool/Spa - Replaster	Pool Area		05/01/2039	19.00	2,500 Job	47,500	15:00	14:04	72,559
Tennis Court Fence	Tennis Courts		01/16/2037	30.00	500 LF	15,000	25:00	12:00	21,386
Tennis court light Poles			05/01/2040	1,200.00	6 Each	7,200	25:00	15:04	11,328
Tennis Courts	Tennis Courts		07/01/2026	2.50	5,616 SF	14,040	10:00	1:06	14,677
						179,240			244,691
Roof									
Roof Portico	Building		05/01/2044	\$ 9.00	2,200 SF	\$ 19,800	20:00	19:04	\$ 35,063
						19,800			35,063
Waterproofing									
Paint Interior / Hallway	Building		05/01/2030	\$ 0.50	119,500 SF	\$ 59,750	10:00	5:04	\$ 69,952
						59,750			69,952
						1,894,994			4,747,162
SIRS									
Doors and Windows									
Door Fire	Building		05/01/2041	\$ 950.00	64 Each	\$ 60,800	35:00	16:04	\$ 98,532
Door Glass Entry	Building		05/01/2041	4,500.00	6 Each	27,000	35:00	16:04	43,756
Door Utility	Building		05/01/2041	450.00	128 Each	57,600	35:00	16:04	93,346
Windows & Doors	Building		11/01/2064	2,464,000.00	1 Job	2,464,000	40:00	39:10	7,998,161
						2,609,400			8,233,796

Ocean Reserve

Analysis Date - January 1, 2025

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Category / Subcategory			Replace				Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Electrical System									
Electric Update & Switch	Building	Main	05/01/2066	\$ 85,000.00	2 Each	\$ 170,000	60:00	41:04	\$ 576,838
Generator Diesel	Building		05/01/2041	185,000.00	1 Each	185,000	35:00	16:04	299,810
Generator Transfer Switch	Building		05/01/2041	10,000.00	3 Each	30,000	35:00	16:04	48,618
						385,000			925,267
Fire Protection System									
Fire Boost Pump	Building		05/01/2030	\$ 6,500.00	1 Each	\$ 6,500	15:00	5:04	\$ 7,610
Fire Jokey Pump	Building		05/01/2030	3,500.00	1 Each	3,500	15:00	5:04	4,098
Fire Panels & Central Attenuation	Building		05/01/2041	15,000.00	1 Each	15,000	35:00	16:04	24,309
Fire Sprinkler System	Building		05/01/2041	50,000.00	1 Each	50,000	35:00	16:04	81,030
Fire System Pump Control	Building		05/01/2026	15,000.00	1 Each	15,000	20:00	1:04	15,603
						90,000			132,649
Plumbing									
Cooling Tower Piping	Building		05/01/2069	\$ 95,000.00	1 Job	\$ 95,000	45:00	44:04	\$ 352,242
Cooling Tower / Evaporation	Building		05/01/2049	350,000.00	1 Each	350,000	25:00	24:04	718,523
Cooling Tower Boiler	Building		05/01/2049	50,000.00	1 Each	50,000	25:00	24:04	102,646
Cooling Tower Circulation Pumps	Building		11/01/2039	3,500.00	1 Each	3,500	15:00	14:10	5,426
Cooling Tower Electric Panel	Building		05/01/2069	8,000.00	1 Each	8,000	45:00	44:04	29,662
Cooling Tower Expansion Tank	Building		05/01/2049	7,500.00	1 Each	7,500	25:00	24:04	15,397
Cooling Tower Pumps Controllers	Building		05/01/2069	16,500.00	2 Each	33,000	45:00	44:04	122,358
Cooling Tower Replace Cost	Building		05/01/2069	200,000.00	1 Each	200,000	45:00	44:04	741,561
Cooling Tower Temperature Control	Building		11/01/2039	60,000.00	1 Each	60,000	15:00	14:10	93,019
Domestic Hot Water Circulation Pump	Building		05/01/2035	1,500.00	1 Each	1,500	15:00	10:04	2,036
Domestic Variable Speed Controller	Building		05/01/2029	5,000.00	3 Each	15,000	15:00	4:04	17,050
Domestic Water Boiler	Building		05/01/2031	48,000.00	2 Each	96,000	25:00	6:04	115,764
Domestic Water Pumps	Building		05/01/2035	3,500.00	3 Each	10,500	15:00	10:04	14,251
Domestic Water Pumps Control	Building		05/01/2029	8,000.00	1 Each	8,000	15:00	4:04	9,093
Plumbing Allowance	Building		05/01/2066	2,000.00	410 Job	820,000	60:00	41:04	2,782,397
						1,758,000			5,121,424
Roof									
Roof BUR	Building		05/01/2054	\$ 22.00	39,500 SF	\$ 869,000	30:00	29:04	\$ 2,068,133
						869,000			2,068,133

Ocean Reserve

Analysis Date - January 1, 2025

Inflation:3.00% Investment:1.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Category / Subcategory			Replace				Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Structure									
Railing Balcony	Building		05/01/2061	\$ 120.00	7,612 Lf	\$ 913,440	45:00	36:04	\$ 2,673,617
						913,440			2,673,617
Waterproofing									
Balcony Waterproofing	Building		11/01/2044	\$ 500.00	410 Each	\$ 205,000	20:00	19:10	\$ 368,433
Concrete Restauration	Building		11/01/2052	1,460,000.00	1 Job	1,460,000	30:00	27:10	3,323,959
Garage Joint Expansion	Garage		11/01/2042	74,500.00	1 Job	74,500	20:00	17:10	126,208
Garage Paint	Garage		11/01/2037	228,000.00	1 Job	228,000	15:00	12:10	333,180
Paint - Exterior Building	Building		11/01/2034	4.50	158,400 SF	712,800	10:00	9:10	953,236
						2,680,300			5,105,016
						9,305,140			24,259,901
						11,200,134			29,007,063