

Ocean Reserve

Structural Integrity Reserve Study

For 30-Year Projection Period Beginning January 1, 2025



Ocean Reserve
January 1, 2025

Ocean Reserve
Structural Integrity Reserve Study
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Preparer's Report on Structure Integrity Reserve Study For 30-Year Projection Period Beginning January 1, 2025

Board of Directors

Ocean Reserve
Sunny Isles Beach, FL

Description of Structural Integrity Reserve Study Report

A structural integrity reserve study is based on a visual inspection of the condominium property. A structural integrity reserve study may be performed by any person qualified to perform such study. However, the visual inspection portion of the structural integrity reserve study must be performed or verified by an engineer licensed under chapter 471, an architect licensed under chapter 481, or a person certified as a reserve specialist or professional reserve analyst by the community association institute or the association of professional reserve analysts. §718.112, Fla. Stat.

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

The attached basic financial exhibits and disclosures comprise 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.

Report on Structural Integrity Reserve Study

Our structural integrity reserve study engagement was performed in accordance with Generally Accepted CAI 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.

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.

Regulatory Information

In a budget adopted by an association that is required to obtain a structural integrity reserve study, reserves must be maintained for the items identified in paragraph (g), below, for which the association is responsible, pursuant to the declaration of condominium, and the reserve amount for such items must be based on the findings and recommendations of the association's most recent structural integrity reserve study.

With respect to items for which an estimate of useful life is not readily ascertainable, or with an estimated remaining useful life of greater than twenty-five (25) years, an association is not required to reserve replacement costs for such items, but an association must reserve the amount of deferred maintenance expense, if any, which is recommended by the structural integrity reserve study for such items. The association may adjust replacement reserve assessments annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance. §718.112, Fla. Stat

The Structural Integrity Reserve Study

A residential condominium association must have a structural integrity reserve study completed at least every ten (10) years after the condominium's creation for each building on the condominium property that is three (3) stories or higher in height, as determined by the Florida building code, which includes, at a minimum, the study of the following items as related to the structural integrity and safety of the building:

- a) Roof.
- b) Structure, including load bearing walls and other primary structural members, and primary structural systems as those terms are defined in §627.706, Fla. Stat.
- c) Fire proofing and fire protection systems.
- d) Plumbing.
- e) Electrical systems.
- f) Waterproofing and exterior painting.
- g) Windows and exterior doors.
- h) And any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed above as determined by the visual inspection portion of the structural integrity reserve study.

Waiving and Reducing Reserves

The members unit owner-controlled association that must obtain a structural integrity reserve study may NOT determine to provide no reserves, or less reserves, than required by this subsection before the items listed in paragraph (g). §718.112, Fla. Stat.

Using Reserves for a Different Purpose

The members of a unit owner-controlled association that must obtain a structural integrity reserve study may NOT vote to use reserve funds or any interest accruing thereon for any other purpose other than the replacement or deferred maintenance costs of the components listed in paragraph (g). §718.112, Fla. Stat.

Breach of Fiduciary Duty for Failure to Complete the Structural Integrity Reserve Study Period.

If the officers or directors of an association willfully and knowingly fail to complete a structural integrity reserve study, then such failure is deemed to be a breach of the officers' and directors' fiduciary relationship to the unit owners. §718.112, Fla. Stat.

Capital Reserve Advisors
Pierre del Rosario, RS, CAM
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 - unit condominium development located in Sunny Isles Beach, FL. The project was opened for occupancy on 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
Doors Units	Owners Responsibility

See Next Page for Summary Component List

Current Replacement Cost of All Components	\$ 9,305,140
Future Replacement Cost of All Components	\$ 24,259,901
Projected Balance of Reserve Funds at January 1, 2025	\$ 294,986
100% Funded Amount at January 1, 2025	\$ 1,029,179
Percent Funded at January 1, 2025	28.66 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2025	\$ 1,790
Projected Reserve Contribution	\$ 440,319
Average Annual Reserve Contribution Per Unit	\$ 1,073
Monthly Reserve Contribution First Year of Projection	\$ 36,693
Average Monthly Reserve Contribution Per Unit	\$ 89
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
January 1, 2025

Summary of Findings and Recommendations

Subsurface investigation and observation are not part of this report. Shifting, moment displacement or shearing of loadbearing components were not seen according to visual inspection. The inspection process was done in a non-destructive manner without sampling. Any concrete damage was recorded and achieved by observation. Capital Reserve Advisors make recommendations to the Associations to monitor by periodically checking to maintain their assets. The maintenance of the components is a short-term cost without endangering the life-safety of the occupants of the structure.

An infrared camera was used during the visual inspection to detect changes in temperature in walls and ceilings to conclude if there are problems of affectations due to water intrusion. In the case of Ocean Reserve, no problem was detected in different sections of the building.

While the wall surfaces in some instances appear in good shape it is recommended to periodically monitor the ground floor bearing walls or column point loads for any disturbances that can possibly appear over time because of concrete foundation settlement and soil movement.

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	Contribution	Interest	Expenditure	Ending
			Balance 01/01/2025				Balance 12/31/2025
Doors and Windows	87,813	28	25,169	124,025	1,457	0	150,651
Electrical System	167,556	28	48,025	11,743	138	0	59,906
Fire Protection System	55,111	28	15,796	2,742	32	0	18,571
Plumbing	363,430	28	104,167	72,934	857	0	177,958
Roof	19,311	28	5,535	41,367	486	0	47,388
Structure	175,922	28	50,423	35,652	419	0	86,494
Waterproofing	160,037	28	45,870	151,856	1,784	0	199,510
	1,029,180	28 %	294,986	440,320	5,171	0	740,477

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	294,986	740,477	1,188,019	1,669,432	2,169,765	2,663,325	3,191,311	3,635,283	4,216,057	4,818,992
Contribution	440,320	453,530	467,135	481,149	495,584	510,452	525,765	541,538	557,784	574,518
Average Per Unit	1,074	1,106	1,139	1,174	1,209	1,245	1,282	1,321	1,360	1,401
Percent Change	0.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Interest	5,171	9,615	14,277	19,184	24,119	29,242	33,971	39,236	45,151	50,101
Less Expenditures	0	15,603	0	0	26,143	11,708	115,764	0	0	953,236
Ending Balance	740,477	1,188,019	1,669,432	2,169,765	2,663,325	3,191,311	3,635,283	4,216,057	4,818,992	4,490,374

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Begin Balance	4,490,374	5,096,494	5,725,092	6,026,408	6,664,348	7,210,128	7,859,960	7,822,597	8,352,216	9,013,521
Contribution	574,518	574,518	574,518	574,518	574,518	574,518	574,518	574,518	574,518	574,518
Average Per Unit	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	47,889	54,080	59,978	63,422	69,708	75,314	77,521	81,309	86,787	91,113
Less Expenditures	16,287	0	333,180	0	98,445	0	689,401	126,208	0	1,690,233
Ending Balance	5,096,494	5,725,092	6,026,408	6,664,348	7,210,128	7,859,960	7,822,597	8,352,216	9,013,521	7,988,918

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Begin Balance	7,988,918	8,628,219	9,263,939	9,934,403	10,611,602	10,453,796	11,110,680	11,799,696	8,647,786	9,312,060
Contribution	574,518	574,518	574,518	574,518	574,518	574,518	574,518	574,518	574,518	574,518
Average Per Unit	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401	1,401
Percent Change	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Interest	83,023	89,383	95,946	102,682	104,242	107,740	114,498	116,615	89,756	81,124
Less Expenditures	18,240	28,181	0	0	836,566	25,374	0	3,843,043	0	3,943,156
Ending Balance	8,628,219	9,263,939	9,934,403	10,611,602	10,453,796	11,110,680	11,799,696	8,647,786	9,312,060	6,024,546

Ocean Reserve

Analysis Date - January 1, 2025

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

Percent Funded - Annual

Beginning Date	100% Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
01/01/2025	\$ 1,029,180	\$ 294,986	28.66 %	\$ 440,320	\$ 5,171	\$ 0
01/01/2026	1,394,013	740,477	53.11	453,530	9,615	15,603
01/01/2027	1,763,897	1,188,019	67.35	467,135	14,277	0
01/01/2028	2,171,111	1,669,432	76.89	481,149	19,184	0
01/01/2029	2,601,169	2,169,765	83.41	495,584	24,119	26,143
01/01/2030	3,028,414	2,663,325	87.94	510,452	29,242	11,708
01/01/2031	3,494,475	3,191,311	91.32	525,765	33,971	115,764
01/01/2032	3,880,005	3,635,283	93.69	541,538	39,236	0
01/01/2033	4,407,131	4,216,057	95.66	557,784	45,151	0
01/01/2034	4,962,393	4,818,992	97.11	574,518	50,101	953,236
01/01/2035	4,589,061	4,490,374	97.84	574,518	47,889	16,287
01/01/2036	5,158,934	5,096,494	98.78	574,518	54,080	0
01/01/2037	5,775,979	5,725,092	99.11	574,518	59,978	333,180
01/01/2038	6,090,577	6,026,408	98.94	574,518	63,422	0
01/01/2039	6,763,723	6,664,348	98.53	574,518	69,708	98,445
01/01/2040	7,372,846	7,210,128	97.79	574,518	75,314	0
01/01/2041	8,114,327	7,859,960	96.86	574,518	77,521	689,401
01/01/2042	8,190,540	7,822,597	95.50	574,518	81,309	126,208
01/01/2043	8,861,407	8,352,216	94.25	574,518	86,787	0
01/01/2044	9,695,791	9,013,521	92.96	574,518	91,113	1,690,233
01/01/2045	8,873,073	7,988,918	90.03	574,518	83,023	18,240
01/01/2046	9,723,828	8,628,219	88.73	574,518	89,383	28,181
01/01/2047	10,608,062	9,263,939	87.32	574,518	95,946	0
01/01/2048	11,566,203	9,934,403	85.89	574,518	102,682	0
01/01/2049	12,572,284	10,611,602	84.40	574,518	104,242	836,566
01/01/2050	12,775,106	10,453,796	81.82	574,518	107,740	25,374
01/01/2051	13,831,715	11,110,680	80.32	574,518	114,498	0
01/01/2052	14,966,878	11,799,696	78.83	574,518	116,615	3,843,043
01/01/2053	12,295,680	8,647,786	70.33	574,518	89,756	0
01/01/2054	13,428,623	9,312,060	69.34	574,518	81,124	3,943,156

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Detail

Subcategory			Replace				Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
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
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

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Detail

Subcategory			Replace				Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Plumbing									
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
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 Restoration	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

Ocean Reserve

Analysis Date - January 1, 2025

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

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2026					
05/01/2026	Fire System Pump Control	Building	05/01/2006	20:00	\$ 15,602.98
					15,602.98
Year : 2029					
05/01/2029	Domestic Variable Speed Controller	Building	05/01/2014	15:00	\$ 17,049.80
05/01/2029	Domestic Water Pumps Control	Building	05/01/2014	15:00	9,093.23
					26,143.03
Year : 2030					
05/01/2030	Fire Boost Pump	Building	05/01/2015	15:00	\$ 7,609.89
05/01/2030	Fire Jokey Pump	Building	05/01/2015	15:00	4,097.63
					11,707.52
Year : 2031					
05/01/2031	Domestic Water Boiler	Building	05/01/2006	25:00	\$ 115,764.04
					115,764.04
Year : 2034					
11/01/2034	Paint - Exterior Building	Building	11/01/2024	10:00	\$ 953,235.92
					953,235.92
Year : 2035					
05/01/2035	Domestic Hot Water Circulation Pumps	Building	05/01/2020	15:00	\$ 2,035.84
05/01/2035	Domestic Water Pumps	Building	05/01/2020	15:00	14,250.85
					16,286.69
Year : 2037					
11/01/2037	Garage Paint	Garage	11/01/2022	15:00	\$ 333,180.24
					333,180.24
Year : 2039					
11/01/2039	Cooling Tower Circulation Pumps	Building	11/01/2024	15:00	\$ 5,426.09
11/01/2039	Cooling Tower Temperature Control	Building	11/01/2024	15:00	93,018.66
					98,444.75

Ocean Reserve

Analysis Date - January 1, 2025

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

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2041					
05/01/2041	Door Fire	Building	05/01/2006	35:00	\$ 98,532.22
05/01/2041	Door Glass Entry	Building	05/01/2006	35:00	43,756.08
05/01/2041	Door Utility	Building	05/01/2006	35:00	93,346.31
05/01/2041	Fire Panels & Central Attenuation	Building	05/01/2006	35:00	24,308.93
05/01/2041	Fire Sprinkler System	Building	05/01/2006	35:00	81,029.78
05/01/2041	Generator Diesel	Building	05/01/2006	35:00	299,810.20
05/01/2041	Generator Transfer Switch	Building	05/01/2006	35:00	48,617.87
					689,401.39
Year : 2042					
11/01/2042	Garage Joint Expansion	Garage	11/01/2022	20:00	\$ 126,207.97
					126,207.97
Year : 2044					
05/01/2044	Domestic Variable Speed Controller	Building	05/01/2029	15:00	\$ 26,563.03
05/01/2044	Domestic Water Pumps Control	Building	05/01/2029	15:00	14,166.95
11/01/2044	Balcony Waterproofing	Building	11/01/2024	20:00	368,433.25
11/01/2044	Paint - Exterior Building	Building	11/01/2034	10:00	1,281,069.37
					1,690,232.60
Year : 2045					
05/01/2045	Fire Boost Pump	Building	05/01/2030	15:00	\$ 11,855.97
05/01/2045	Fire Jokey Pump	Building	05/01/2030	15:00	6,383.98
					18,239.95
Year : 2046					
05/01/2046	Fire System Pump Control	Building	05/01/2026	20:00	\$ 28,180.72
					28,180.72
Year : 2049					
05/01/2049	Cooling Tower / Evaporation	Building	05/01/2024	25:00	\$ 718,522.73
05/01/2049	Cooling Tower Boiler	Building	05/01/2024	25:00	102,646.10
05/01/2049	Cooling Tower Expansion Tank	Building	05/01/2024	25:00	15,396.92
					836,565.75
Year : 2050					
05/01/2050	Domestic Hot Water Circulation Pumps	Building	05/01/2035	15:00	\$ 3,171.76
05/01/2050	Domestic Water Pumps	Building	05/01/2035	15:00	22,202.35

Ocean Reserve

Analysis Date - January 1, 2025

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

Expenditures

<u>Date</u>	<u>Reserve Item</u>	<u>Location</u>	<u>Service Date</u>	<u>Estimated Life</u>	<u>Expenditure</u>
					25,374.11
Year : 2052					
11/01/2052	Concrete Restauration	Building	11/01/2022	30:00	\$ 3,323,958.63
11/01/2052	Garage Paint	Garage	11/01/2037	15:00	519,083.95
					3,843,042.58
Year : 2054					
05/01/2054	Roof BUR	Building	05/01/2024	30:00	\$ 2,068,132.54
11/01/2054	Cooling Tower Circulation Pumps	Building	11/01/2039	15:00	8,453.67
11/01/2054	Cooling Tower Temperature Control	Building	11/01/2039	15:00	144,920.04
11/01/2054	Paint - Exterior Building	Building	11/01/2044	10:00	1,721,650.11
					3,943,156.36

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Balcony Waterproofing

Basis	Each
Basis Cost	\$ 500.00
Quantity	410
Replace Date	11/2044
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	19 Yr 10 Mn
Current Cost	\$ 205,000.00
Future Cost	\$ 368,433.25



Concrete Restoration

Basis	Job
Basis Cost	\$ 1,460,000.00
Quantity	1
Replace Date	11/2052
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	27 Yr 10 Mn
Current Cost	\$ 1,460,000.00
Future Cost	\$ 3,323,958.63



Cooling Tower Piping

Basis	Job
Basis Cost	\$ 95,000.00
Quantity	1
Replace Date	5/2069
Estimated Life	45 Years
Adjustment Life	45 Years
Remaining Life	44 Yr 4 Mn
Current Cost	\$ 95,000.00
Future Cost	\$ 352,241.54



Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Cooling Tower / Evaporation

Basis	Each
Basis Cost	\$ 350,000.00
Quantity	1
Replace Date	5/2049
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	24 Yr 4 Mn
Current Cost	\$ 350,000.00
Future Cost	\$ 718,522.73



Cooling Tower Boiler

Basis	Each
Basis Cost	\$ 50,000.00
Quantity	1
Replace Date	5/2049
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	24 Yr 4 Mn
Current Cost	\$ 50,000.00
Future Cost	\$ 102,646.10



Cooling Tower Circulation Pumps

Basis	Each
Basis Cost	\$ 3,500.00
Quantity	1
Replace Date	11/2039
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	14 Yr 10 Mn
Current Cost	\$ 3,500.00
Future Cost	\$ 5,426.09



Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Cooling Tower Electric Panel

Basis	Each
Basis Cost	\$ 8,000.00
Quantity	1
Replace Date	5/2069
Estimated Life	45 Years
Adjustment Life	45 Years
Remaining Life	44 Yr 4 Mn
Current Cost	\$ 8,000.00
Future Cost	\$ 29,662.45



Cooling Tower Expansion Tank

Basis	Each
Basis Cost	\$ 7,500.00
Quantity	1
Replace Date	5/2049
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	24 Yr 4 Mn
Current Cost	\$ 7,500.00
Future Cost	\$ 15,396.92



Cooling Tower Pumps Controllers

Basis	Each
Basis Cost	\$ 16,500.00
Quantity	2
Replace Date	5/2069
Estimated Life	45 Years
Adjustment Life	45 Years
Remaining Life	44 Yr 4 Mn
Current Cost	\$ 33,000.00
Future Cost	\$ 122,357.59



Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Cooling Tower Replace Cost

Basis	Each
Basis Cost	\$ 200,000.00
Quantity	1
Replace Date	5/2069
Estimated Life	45 Years
Adjustment Life	45 Years
Remaining Life	44 Yr 4 Mn
Current Cost	\$ 200,000.00
Future Cost	\$ 741,561.13



Cooling Tower Temperature Control

Basis	Each
Basis Cost	\$ 60,000.00
Quantity	1
Replace Date	11/2039
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	14 Yr 10 Mn
Current Cost	\$ 60,000.00
Future Cost	\$ 93,018.66



Domestic Hot Water Circulation Pumps

Basis	Each
Basis Cost	\$ 1,500.00
Quantity	1
Replace Date	5/2035
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	10 Yr 4 Mn
Current Cost	\$ 1,500.00
Future Cost	\$ 2,035.84



Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Domestic Variable Speed Controller

Basis	Each
Basis Cost	\$ 5,000.00
Quantity	3
Replace Date	5/2029
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	4 Yr 4 Mn
Current Cost	\$ 15,000.00
Future Cost	\$ 17,049.80



Domestic Water Boiler

Basis	Each
Basis Cost	\$ 48,000.00
Quantity	2
Replace Date	5/2031
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	6 Yr 4 Mn
Current Cost	\$ 96,000.00
Future Cost	\$ 115,764.04



Domestic Water Pumps

Basis	Each
Basis Cost	\$ 3,500.00
Quantity	3
Replace Date	5/2035
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	10 Yr 4 Mn
Current Cost	\$ 10,500.00
Future Cost	\$ 14,250.85



Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Domestic Water Pumps Control

Basis	Each
Basis Cost	\$ 8,000.00
Quantity	1
Replace Date	5/2029
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	4 Yr 4 Mn
Current Cost	\$ 8,000.00
Future Cost	\$ 9,093.23



Door Fire

Basis	Each
Basis Cost	\$ 950.00
Quantity	64
Replace Date	5/2041
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	16 Yr 4 Mn
Current Cost	\$ 60,800.00
Future Cost	\$ 98,532.22



Door Glass Entry

Basis	Each
Basis Cost	\$ 4,500.00
Quantity	6
Replace Date	5/2041
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	16 Yr 4 Mn
Current Cost	\$ 27,000.00
Future Cost	\$ 43,756.08



Ocean Reserve

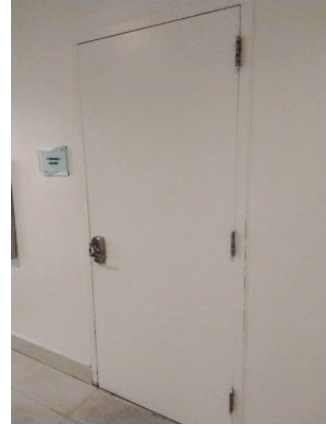
Analysis Date - January 1, 2025

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

Item Parameters - Summary

Door Utility

Basis	Each
Basis Cost	\$ 450.00
Quantity	128
Replace Date	5/2041
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	16 Yr 4 Mn
Current Cost	\$ 57,600.00
Future Cost	\$ 93,346.31



Electric Update & Switch

Basis	Each
Basis Cost	\$ 85,000.00
Quantity	2
Replace Date	5/2066
Estimated Life	60 Years
Adjustment Life	60 Years
Remaining Life	41 Yr 4 Mn
Current Cost	\$ 170,000.00
Future Cost	\$ 576,838.46



Fire Boost Pump

Basis	Each
Basis Cost	\$ 6,500.00
Quantity	1
Replace Date	5/2030
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	5 Yr 4 Mn
Current Cost	\$ 6,500.00
Future Cost	\$ 7,609.89



Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Fire Jokey Pump

Basis	Each
Basis Cost	\$ 3,500.00
Quantity	1
Replace Date	5/2030
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	5 Yr 4 Mn
Current Cost	\$ 3,500.00
Future Cost	\$ 4,097.63



Fire Panels & Central Attenuation

Basis	Each
Basis Cost	\$ 15,000.00
Quantity	1
Replace Date	5/2041
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	16 Yr 4 Mn
Current Cost	\$ 15,000.00
Future Cost	\$ 24,308.93



Fire Sprinkler System

Basis	Each
Basis Cost	\$ 50,000.00
Quantity	1
Replace Date	5/2041
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	16 Yr 4 Mn
Current Cost	\$ 50,000.00
Future Cost	\$ 81,029.78



Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Fire System Pump Control

Basis	Each
Basis Cost	\$ 15,000.00
Quantity	1
Replace Date	5/2026
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	1 Yr 4 Mn
Current Cost	\$ 15,000.00
Future Cost	\$ 15,602.98



Garage Joint Expansion

Basis	Job
Basis Cost	\$ 74,500.00
Quantity	1
Replace Date	11/2042
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	17 Yr 10 Mn
Current Cost	\$ 74,500.00
Future Cost	\$ 126,207.97



Garage Paint

Basis	Job
Basis Cost	\$ 228,000.00
Quantity	1
Replace Date	11/2037
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	12 Yr 10 Mn
Current Cost	\$ 228,000.00
Future Cost	\$ 333,180.24



Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Generator Diesel

Basis	Each
Basis Cost	\$ 185,000.00
Quantity	1
Replace Date	5/2041
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	16 Yr 4 Mn
Current Cost	\$ 185,000.00
Future Cost	\$ 299,810.20



Generator Transfer Switch

Basis	Each
Basis Cost	\$ 10,000.00
Quantity	3
Replace Date	5/2041
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	16 Yr 4 Mn
Current Cost	\$ 30,000.00
Future Cost	\$ 48,617.87



Paint - Exterior Building

Basis	SF
Basis Cost	\$ 4.50
Quantity	158,400
Replace Date	11/2034
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	9 Yr 10 Mn
Current Cost	\$ 712,800.00
Future Cost	\$ 953,235.92



Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Plumbing Allowance

Basis	Job
Basis Cost	\$ 2,000.00
Quantity	410
Replace Date	5/2066
Estimated Life	60 Years
Adjustment Life	60 Years
Remaining Life	41 Yr 4 Mn
Current Cost	\$ 820,000.00
Future Cost	\$ 2,782,397.28



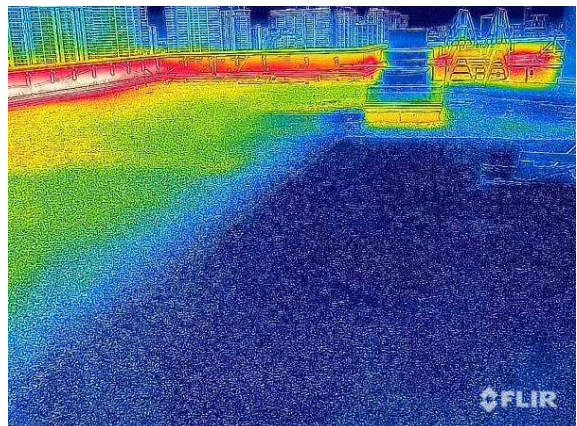
Railing Balcony

Basis	Lf
Basis Cost	\$ 120.00
Quantity	7,612
Replace Date	5/2061
Estimated Life	45 Years
Adjustment Life	45 Years
Remaining Life	36 Yr 4 Mn
Current Cost	\$ 913,440.00
Future Cost	\$ 2,673,616.98



Roof BUR

Basis	SF
Basis Cost	\$ 22.00
Quantity	39,500
Replace Date	5/2054
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	29 Yr 4 Mn
Current Cost	\$ 869,000.00
Future Cost	\$ 2,068,132.54



Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Windows & Doors

Basis	Job
Basis Cost	\$ 2,464,000.00
Quantity	1
Replace Date	11/2064
Estimated Life	40 Years
Adjustment Life	40 Years
Remaining Life	39 Yr 10 Mn
Current Cost	\$ 2,464,000.00
Future Cost	\$ 7,998,161.22

