

Ocean Reserve

Supplementary Schedules Reserve Management Plan

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025

Attached exhibits consist of component level detail reports. These reports are intended to supplement, but not be a part of the reserve study as of this same date.

Ocean Reserve
January 1, 2025

Ocean Reserve
Supplementary Schedules
Reserve Management Plan
Table of Contents

Cover	1
Table of Contents	2
Percent Funded - Annual	4
Expenditures	5
Item Parameters - Detail	11
Item Parameters - Full Detail	13



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 Supplemental Information 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

Report on Supplementary Information

The Supplementary Schedules as listed in the table of contents are presented for purposes of additional analysis and are not a required part of the financial projection. Such information is the responsibility of the Ocean Reserve's management and was derived from the underlying component list used to prepare the basic reserve study report. The information has been subjected to the inquiry and other procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors Florida Inc.
Pierre Del Rosario, CAM, RS
November 1, 2024

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	\$ 1,487,527	\$ 426,358	28.66 %	\$ 540,000	\$ 6,991	\$ 0
01/01/2026	1,960,088	973,349	49.65	556,200	11,794	127,330
01/01/2027	2,329,873	1,414,013	60.69	572,886	16,659	46,335
01/01/2028	2,806,123	1,957,223	69.74	590,073	21,381	197,844
01/01/2029	3,156,142	2,370,833	75.11	607,775	26,517	50,486
01/01/2030	3,680,883	2,954,638	80.26	626,008	32,145	108,002
01/01/2031	4,177,253	3,504,789	83.90	644,788	37,014	227,939
01/01/2032	4,581,072	3,958,652	86.41	664,132	42,815	32,807
01/01/2033	5,211,114	4,632,791	88.90	684,056	49,769	26,765
01/01/2034	5,882,143	5,339,851	90.78	704,577	55,490	1,032,297
01/01/2035	5,578,387	5,067,621	90.84	725,715	54,021	84,148
01/01/2036	6,235,025	5,763,209	92.43	747,486	60,850	132,258
01/01/2037	6,879,647	6,439,286	93.59	769,911	67,598	392,599
01/01/2038	7,300,253	6,884,196	94.30	793,008	71,469	265,886
01/01/2039	7,876,520	7,482,787	95.00	816,798	78,690	171,004
01/01/2040	8,587,172	8,207,272	95.57	841,302	86,009	105,339
01/01/2041	9,404,061	9,029,244	96.01	866,541	90,732	689,401
01/01/2042	9,669,772	9,297,116	96.14	892,538	96,907	223,435
01/01/2043	10,440,583	10,063,127	96.38	919,314	105,564	22,351
01/01/2044	11,459,536	11,065,653	96.56	946,893	112,733	1,819,890
01/01/2045	10,722,131	10,305,390	96.11	975,300	107,190	196,079
01/01/2046	11,616,712	11,191,800	96.34	1,004,559	116,250	201,791
01/01/2047	12,555,624	12,110,818	96.45	1,034,696	126,411	51,113
01/01/2048	13,699,764	13,220,812	96.50	1,065,737	135,606	399,027
01/01/2049	14,548,196	14,023,127	96.39	1,097,709	139,980	1,021,329
01/01/2050	14,812,891	14,239,487	96.12	1,130,640	146,735	316,648
01/01/2051	15,830,330	15,200,214	96.01	1,164,559	157,619	147,011
01/01/2052	17,078,184	16,375,382	95.88	1,199,496	165,203	3,902,296
01/01/2053	14,618,216	13,837,785	94.66	1,235,481	145,209	0
01/01/2054	16,035,848	15,218,475	94.90	1,272,545	142,580	4,163,297

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
05/01/2026	HVAC System Lobby Hallway	Building	05/01/2006	20:00	26,004.97
05/01/2026	Overlay 1"	Parking Lot	05/01/2006	20:00	42,960.21
05/01/2026	Pool Equipment Allowance	Pool Area	05/01/2018	8:00	15,602.98
05/01/2026	Trash Chute Renovation	Building	05/01/2006	20:00	12,482.38
07/01/2026	Tennis Courts	Tennis Courts	07/01/2016	10:00	14,676.52
					127,330.04
Year : 2027					
01/01/2027	HVAC System	Building	01/01/2012	15:00	\$ 9,017.65
01/01/2027	HVAC System	Building	01/01/2012	15:00	9,017.65
01/01/2027	Paver Maintenance	Pool Area	01/01/2022	5:00	20,157.10
05/01/2027	Paver Maintenance	Grounds	05/01/2022	5:00	8,142.68
					46,335.08
Year : 2028					
05/01/2028	Carpet	Building	05/01/2018	10:00	\$ 197,843.87
					197,843.87
Year : 2029					
01/01/2029	HVAC System	Building	01/01/2014	15:00	\$ 9,566.82
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
05/01/2029	Pool Furniture	Pool Area	05/01/2022	7:00	14,776.49
					50,486.34
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
05/01/2030	Irrigation System	Common Area	05/01/2015	15:00	8,780.65
05/01/2030	Paint Interior / Hallway	Building	05/01/2020	10:00	69,952.48
05/01/2030	Sign - Building Entrance	Common Area	05/01/2015	15:00	17,561.29
					108,001.94
Year : 2031					
05/01/2031	Domestic Water Boiler	Building	05/01/2006	25:00	\$ 115,764.04
05/01/2031	Tile Floor	Building	05/01/2006	25:00	69,675.48
05/01/2031	Tile Floor	Lobby	05/01/2006	25:00	42,499.87

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
					227,939.39
Year : 2032					
01/01/2032	Paver Maintenance	Pool Area	01/01/2027	5:00	\$ 23,367.60
05/01/2032	Paver Maintenance	Grounds	05/01/2027	5:00	9,439.59
					32,807.19
Year : 2033					
01/01/2033	HVAC Split System	Building	01/01/2018	15:00	\$ 5,067.08
01/02/2033	HVAC Split System	Building	01/02/2018	15:00	5,067.08
05/01/2033	Security System	Lobby	05/01/2018	15:00	16,631.07
					26,765.23
Year : 2034					
05/01/2034	Elevator Cab Remodel	Building	05/01/2024	10:00	\$ 19,765.39
05/01/2034	Elevator Cab Remodel	Building	05/01/2024	10:00	19,765.39
05/01/2034	Elevator Cab Remodel	Building	05/01/2024	10:00	19,765.39
05/01/2034	Pool Equipment Allowance	Pool Area	05/01/2026	8:00	19,765.39
11/01/2034	Paint - Exterior Building	Building	11/01/2024	10:00	953,235.92
					1,032,297.48
Year : 2035					
05/01/2035	Bathroom Remodeling	Pool Area	05/01/2020	15:00	\$ 40,716.70
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
05/01/2035	Furniture Lobby	Lobby	05/01/2020	15:00	13,572.23
05/01/2035	Sidewalks Allowance	Common Area	05/01/2020	15:00	13,572.23
					84,147.85
Year : 2036					
05/01/2036	Gym Equipment	Building	05/01/2021	15:00	\$ 94,360.95
05/01/2036	Pool Furniture	Pool Area	05/01/2029	7:00	18,173.22
07/01/2036	Tennis Courts	Tennis Courts	07/01/2026	10:00	19,724.01
					132,258.18
Year : 2037					
01/01/2037	Paver Maintenance	Pool Area	01/01/2032	5:00	\$ 27,089.46
01/16/2037	Tennis Court Fence	Tennis Courts	01/16/2012	25:00	21,386.41
05/01/2037	Paver Maintenance	Grounds	05/01/2032	5:00	10,943.07
11/01/2037	Garage Paint	Garage	11/01/2022	15:00	333,180.24

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
					392,599.18
Year : 2038					
05/01/2038	Carpet	Building	05/01/2028	10:00	\$ 265,885.61
					265,885.61
Year : 2039					
05/01/2039	Pool/Spa - Replaster	Pool Area	05/01/2024	15:00	\$ 72,559.42
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
					171,004.17
Year : 2040					
05/01/2040	Paint Interior / Hallway	Building	05/01/2030	10:00	\$ 94,010.28
05/01/2040	Tennis court light Poles		05/01/2015	25:00	11,328.44
					105,338.72
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					
01/01/2042	HVAC System	Building	01/01/2027	15:00	\$ 14,049.20
01/01/2042	HVAC System	Building	01/01/2027	15:00	14,049.20
01/01/2042	Paver Maintenance	Pool Area	01/01/2037	5:00	31,404.11
05/01/2042	Paver Maintenance	Grounds	05/01/2037	5:00	12,686.02
05/01/2042	Pool Equipment Allowance	Pool Area	05/01/2034	8:00	25,038.20
11/01/2042	Garage Joint Expansion	Garage	11/01/2022	20:00	126,207.97
					223,434.70
Year : 2043					
05/01/2043	Pool Furniture	Pool Area	05/01/2036	7:00	\$ 22,350.77
					22,350.77

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 : 2044					
01/01/2044	HVAC System	Building	01/01/2029	15:00	\$ 14,904.80
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
05/01/2044	Elevator Cab Remodel	Building	05/01/2034	10:00	26,563.03
05/01/2044	Elevator Cab Remodel	Building	05/01/2034	10:00	26,563.03
05/01/2044	Elevator Cab Remodel	Building	05/01/2034	10:00	26,563.03
05/01/2044	Roof Portico	Building	05/01/2024	20:00	35,063.20
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
					1,819,889.69
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
05/01/2045	Irrigation System	Common Area	05/01/2030	15:00	13,679.96
05/01/2045	Lobby Remodeling	Building	05/01/2020	25:00	136,799.60
05/01/2045	Sign - Building Entrance	Common Area	05/01/2030	15:00	27,359.92
					196,079.43
Year : 2046					
05/01/2046	Fire System Pump Control	Building	05/01/2026	20:00	\$ 28,180.72
05/01/2046	HVAC System Lobby Hallway	Building	05/01/2026	20:00	46,967.86
05/01/2046	Overlay 1"	Parking Lot	05/01/2026	20:00	77,590.91
05/01/2046	Trash Chute Renovation	Building	05/01/2026	20:00	22,544.57
07/01/2046	Tennis Courts	Tennis Courts	07/01/2036	10:00	26,507.42
					201,791.48
Year : 2047					
01/01/2047	Paver Maintenance	Pool Area	01/01/2042	5:00	\$ 36,405.96
05/01/2047	Paver Maintenance	Grounds	05/01/2042	5:00	14,706.58
					51,112.54
Year : 2048					
01/01/2048	HVAC Split System	Building	01/01/2033	15:00	\$ 7,894.35
01/02/2048	HVAC Split System	Building	01/02/2033	15:00	7,894.35
05/01/2048	Carpet	Building	05/01/2038	10:00	357,328.03
05/01/2048	Security System	Lobby	05/01/2033	15:00	25,910.67
					399,027.40

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 : 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
05/01/2049	Elevator Electronics	Building	05/01/2024	25:00	61,587.66
05/01/2049	Elevator Electronics	Building	05/01/2024	25:00	61,587.66
05/01/2049	Elevator Electronics	Building	05/01/2024	25:00	61,587.66
					1,021,328.73
Year : 2050					
05/01/2050	Bathroom Remodeling	Pool Area	05/01/2035	15:00	\$ 63,435.29
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
05/01/2050	Furniture Lobby	Lobby	05/01/2035	15:00	21,145.10
05/01/2050	Paint Interior / Hallway	Building	05/01/2040	10:00	126,341.96
05/01/2050	Pool Equipment Allowance	Pool Area	05/01/2042	8:00	31,717.65
05/01/2050	Pool Furniture	Pool Area	05/01/2043	7:00	27,488.63
05/01/2050	Sidewalks Allowance	Common Area	05/01/2035	15:00	21,145.10
					316,647.84
Year : 2051					
05/01/2051	Gym Equipment	Building	05/01/2036	15:00	\$ 147,011.29
					147,011.29
Year : 2052					
01/01/2052	Paver Maintenance	Pool Area	01/01/2047	5:00	\$ 42,204.49
05/01/2052	Paver Maintenance	Grounds	05/01/2047	5:00	17,048.95
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
					3,902,296.02
Year : 2054					
05/01/2054	Elevator Cab Remodel	Building	05/01/2044	10:00	\$ 35,698.49
05/01/2054	Elevator Cab Remodel	Building	05/01/2044	10:00	35,698.49
05/01/2054	Elevator Cab Remodel	Building	05/01/2044	10:00	35,698.49
05/01/2054	Pool/Spa - Replaster	Pool Area	05/01/2039	15:00	113,045.22
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

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>
					4,163,297.05

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Detail

Location			Replace	Basis		Current	Adj	Rem	Future
Reserve Item	Desc	Condition	Date	Cost	Quantity	Cost	Life	Life	Cost
Building									
Balcony Waterproofing		New	11/01/2044	\$ 500.00	410 Each	\$ 205,000	20:00	19:10	\$ 368,433
Carpet		Good	05/01/2028	4.50	39,840 Each	179,280	10:00	3:04	197,844
Concrete Restauration		Good	11/01/2052	1,460,000.00	1 Job	1,460,000	30:00	27:10	3,323,959
Cooling Tower Piping		Good	05/01/2069	95,000.00	1 Job	95,000	45:00	44:04	352,242
Cooling Tower / Evaporation		Good	05/01/2049	350,000.00	1 Each	350,000	25:00	24:04	718,523
Cooling Tower Boiler		Good	05/01/2049	50,000.00	1 Each	50,000	25:00	24:04	102,646
Cooling Tower Circulation Pumps		Good	11/01/2039	3,500.00	1 Each	3,500	15:00	14:10	5,426
Cooling Tower Electric Panel		Good	05/01/2069	8,000.00	1 Each	8,000	45:00	44:04	29,662
Cooling Tower Expansion Tank		Good	05/01/2049	7,500.00	1 Each	7,500	25:00	24:04	15,397
Cooling Tower Pumps Controllers		Good	05/01/2069	16,500.00	2 Each	33,000	45:00	44:04	122,358
Cooling Tower Replace Cost		Good	05/01/2069	200,000.00	1 Each	200,000	45:00	44:04	741,561
Cooling Tower Temperature Control		Good	11/01/2039	60,000.00	1 Each	60,000	15:00	14:10	93,019
Domestic Hot Water Circulation Pu		Good	05/01/2035	1,500.00	1 Each	1,500	15:00	10:04	2,036
Domestic Variable Speed Controller		Good	05/01/2029	5,000.00	3 Each	15,000	15:00	4:04	17,050
Domestic Water Boiler		Good	05/01/2031	48,000.00	2 Each	96,000	25:00	6:04	115,764
Domestic Water Pumps		Good	05/01/2035	3,500.00	3 Each	10,500	15:00	10:04	14,251
Domestic Water Pumps Control		Good	05/01/2029	8,000.00	1 Each	8,000	15:00	4:04	9,093
Door Fire		Good	05/01/2041	950.00	64 Each	60,800	35:00	16:04	98,532
Door Glass Entry		Good	05/01/2041	4,500.00	6 Each	27,000	35:00	16:04	43,756
Door Utility		Good	05/01/2041	450.00	128 Each	57,600	35:00	16:04	93,346
Electric Update & Switch	Main	Good	05/01/2066	85,000.00	2 Each	170,000	60:00	41:04	576,838
Elevator Cab Remodel		Good	05/01/2034	15,000.00	1 Each	15,000	10:00	9:04	19,765
Elevator Cab Remodel		Good	05/01/2034	15,000.00	1 Each	15,000	10:00	9:04	19,765
Elevator Cab Remodel		Good	05/01/2034	15,000.00	1 Each	15,000	10:00	9:04	19,765
Elevator Electronics		Good	05/01/2049	30,000.00	1 Each	30,000	25:00	24:04	61,588
Elevator Electronics		Good	05/01/2049	30,000.00	1 Each	30,000	25:00	24:04	61,588
Elevator Electronics		Good	05/01/2049	30,000.00	1 Each	30,000	25:00	24:04	61,588
Elevator System Replacement		Good	05/01/2069	310,000.00	1 Each	310,000	45:00	44:04	1,149,420
Elevator System Replacement		Good	05/01/2069	310,000.00	1 Each	310,000	45:00	44:04	1,149,420
Elevator System Replacement		Good	05/01/2069	310,000.00	1 Each	310,000	45:00	44:04	1,149,420
Fire Boost Pump		Good	05/01/2030	6,500.00	1 Each	6,500	15:00	5:04	7,610
Fire Jokey Pump		Good	05/01/2030	3,500.00	1 Each	3,500	15:00	5:04	4,098
Fire Panels & Central Attenuation		Good	05/01/2041	15,000.00	1 Each	15,000	35:00	16:04	24,309
Fire Sprinkler System		Good	05/01/2041	50,000.00	1 Each	50,000	35:00	16:04	81,030
Fire System Pump Control		Good	05/01/2026	15,000.00	1 Each	15,000	20:00	1:04	15,603
Generator Diesel		Good	05/01/2041	185,000.00	1 Each	185,000	35:00	16:04	299,810
Generator Transfer Switch		Good	05/01/2041	10,000.00	3 Each	30,000	35:00	16:04	48,618
Gym Equipment		Good	05/01/2036	67,500.00	1 Each	67,500	15:00	11:04	94,361
HVAC Split System	Trash	Good	01/01/2033	4,000.00	1 Each	4,000	15:00	8:00	5,067
HVAC Split System	Trash	Good	01/02/2033	4,000.00	1 Each	4,000	15:00	8:00	5,067
HVAC System	Gym	Good	01/01/2027	8,500.00	1 Each	8,500	15:00	2:00	9,018
HVAC System	2.5 Tons	Good	01/01/2029	8,500.00	1 Each	8,500	15:00	4:00	9,567
HVAC System	5 Tons	Good	01/01/2027	8,500.00	1 Each	8,500	15:00	2:00	9,018
HVAC System Lobby Hallway	Lobby	Good	05/01/2026	25,000.00	1 Each	25,000	20:00	1:04	26,005
Lobby Remodeling	Lobby	Good	05/01/2045	75,000.00	1 Job	75,000	25:00	20:04	136,800
Paint - Exterior Building		Good	11/01/2034	4.50	158,400 SF	712,800	10:00	9:10	953,236
Paint Interior / Hallway		Good	05/01/2030	0.50	119,500 SF	59,750	10:00	5:04	69,952
Plumbing Allowance		Good	05/01/2066	2,000.00	410 Job	820,000	60:00	41:04	2,782,397
Railing Balcony		Good	05/01/2061	120.00	7,612 Lf	913,440	45:00	36:04	2,673,617

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Detail

Location			Replace	Basis		Current	Adj	Rem	Future
Reserve Item	Desc	Condition	Date	Cost	Quantity	Cost	Life	Life	Cost
Roof BUR		New	05/01/2054	\$ 22.00	39,500 SF	\$ 869,000	30:00	29:04	\$ 2,068,133
Roof Portico		New	05/01/2044	9.00	2,200 SF	19,800	20:00	19:04	35,063
Tile Floor	Hallways	Good	05/01/2031	9.00	6,420 Each	57,780	25:00	6:04	69,675
Trash Chute Renovation		Good	05/01/2026	12,000.00	1 Each	12,000	20:00	1:04	12,482
Windows & Doors		Good	11/01/2064	2,464,000.00	1 Job	2,464,000	40:00	39:10	7,998,161
						10,597,250			28,172,751
Common Area									
Irrigation System		Good	05/01/2030	\$ 7,500.00	1 Each	\$ 7,500	15:00	5:04	\$ 8,781
Sidewalks Allowance		Good	05/01/2035	10,000.00	1 Job	10,000	15:00	10:04	13,572
Sign - Building Entrance		Good	05/01/2030	15,000.00	1 Job	15,000	15:00	5:04	17,561
						32,500			39,914
Garage									
Garage Joint Expansion		Good	11/01/2042	\$ 74,500.00	1 Job	\$ 74,500	20:00	17:10	\$ 126,208
Garage Paint		Good	11/01/2037	228,000.00	1 Job	228,000	15:00	12:10	333,180
						302,500			459,388
Grounds									
Paver Maintenance		Good	05/01/2027	\$ 0.95	8,000 Each	\$ 7,600	5:00	2:04	\$ 8,143
						7,600			8,143
Lobby									
Furniture Lobby		Good	05/01/2035	\$ 10,000.00	1 Each	\$ 10,000	15:00	10:04	\$ 13,572
Security System		Good	05/01/2033	13,000.00	1 Each	13,000	15:00	8:04	16,631
Tile Floor	Lobby	Good	05/01/2031	9.00	3,916 Each	35,244	25:00	6:04	42,500
						58,244			72,703
Parking Lot									
Overlay 1"		Good	05/01/2026	\$ 1.18	35,000 sf	\$ 41,300	20:00	1:04	\$ 42,960
						41,300			42,960
Pool Area									
Bathroom Remodeling		Good	05/01/2035	\$ 15,000.00	2 Job	\$ 30,000	15:00	10:04	\$ 40,717
Paver Maintenance		Good	01/01/2027	0.95	20,000 Each	19,000	5:00	2:00	20,157
Pool Equipment Allowance		Good	05/01/2026	15,000.00	1 Each	15,000	8:00	1:04	15,603
Pool Furniture		Good	05/01/2029	13,000.00	1 Lot	13,000	7:00	4:04	14,776
Pool/Spa - Replaster		Good	05/01/2039	19.00	2,500 Job	47,500	15:00	14:04	72,559
						124,500			163,813
Tennis Courts									
Tennis Court Fence		Good	01/16/2037	\$ 30.00	500 LF	\$ 15,000	25:00	12:00	\$ 21,386
Tennis court light Poles		Good	05/01/2040	1,200.00	6 Each	7,200	25:00	15:04	11,328
Tennis Courts		Good	07/01/2026	2.50	5,616 SF	14,040	10:00	1:06	14,677
						36,240			47,391
						11,200,134			29,007,063

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Balcony Waterproofing

Item Number	62
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		New	11/01/2024	11/01/2044	19:10	20:00	410	205,000.00	368,433.25
								205,000.00	368,433.25

Comments

Allowance for repair and resurfacing the balconies.

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Bathroom Remodeling

Item Number	15
Type	Common Area
Category	Common
Measurement Basis	Job
Estimated Useful Life	15 Years
Basis Cost	\$ 15,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		Good	05/01/2020	05/01/2035	10:04	15:00	2	30,000.00	40,716.70
								30,000.00	40,716.70

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Carpet

Item Number	27
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	\$ 4.50
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2018	05/01/2028	3:04	10:00	39,840	179,280.00	197,843.87
								179,280.00	197,843.87

Comments

Replace carpet as necessary.

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Concrete Restauration

Item Number	32
Type	Common Area
Category	SIRS
Measurement Basis	Job
Estimated Useful Life	30 Years
Basis Cost	\$ 1,460,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	11/01/2022	11/01/2052	27:10	30:00	1	1,460,000.00	3,323,958.63
								1,460,000.00	3,323,958.63

Comments

Set of projects form repair slabs, rebar, column structure cracks

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Cooling Tower Piping

Item Number	52
Type	Common Area
Category	SIRS
Measurement Basis	Job
Estimated Useful Life	45 Years
Basis Cost	\$ 95,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2024	05/01/2069	44:04	45:00	1	95,000.00	352,241.54
								95,000.00	352,241.54

Comments

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Cooling Tower / Evaporation

Item Number	53
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 350,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2024	05/01/2049	24:04	25:00	1	350,000.00	718,522.73
								350,000.00	718,522.73

Comments

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Cooling Tower Boiler

Item Number	54
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 50,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2024	05/01/2049	24:04	25:00	1	50,000.00	102,646.10
								50,000.00	102,646.10

Comments

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Cooling Tower Circulation Pumps

Item Number	55
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 3,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	11/01/2024	11/01/2039	14:10	15:00	1	3,500.00	5,426.09
								3,500.00	5,426.09

Comments

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Cooling Tower Electric Panel

Item Number	56
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	45 Years
Basis Cost	\$ 8,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2024	05/01/2069	44:04	45:00	1	8,000.00	29,662.45
								8,000.00	29,662.45

Comments

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Cooling Tower Expansion Tank

Item Number	57
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 7,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2024	05/01/2049	24:04	25:00	1	7,500.00	15,396.92
								7,500.00	15,396.92

Comments

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Cooling Tower Pumps Controllers

Item Number	58
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	45 Years
Basis Cost	\$ 16,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2024	05/01/2069	44:04	45:00	2	33,000.00	122,357.59
								33,000.00	122,357.59

Comments

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Cooling Tower Replace Cost

Item Number	59
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	45 Years
Basis Cost	\$ 200,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2024	05/01/2069	44:04	45:00	1	200,000.00	741,561.13
								200,000.00	741,561.13

Comments

Allowance for miscellanies coast in the replacement cost like general condition, cooling tower base etc.

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Cooling Tower Temperature Control

Item Number	60
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 60,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	11/01/2024	11/01/2039	14:10	15:00	1	60,000.00	93,018.66
								60,000.00	93,018.66

Comments

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Domestic Hot Water Circulation Pumps

Item Number	44
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 1,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2020	05/01/2035	10:04	15:00	1	1,500.00	2,035.84
								1,500.00	2,035.84

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Domestic Variable Speed Controller

Item Number	43
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2014	05/01/2029	4:04	15:00	3	15,000.00	17,049.80
								15,000.00	17,049.80

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Domestic Water Boiler

Item Number	40
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 48,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2006	05/01/2031	6:04	25:00	2	96,000.00	115,764.04
								96,000.00	115,764.04

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Domestic Water Pumps

Item Number	41
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 3,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2020	05/01/2035	10:04	15:00	3	10,500.00	14,250.85
								10,500.00	14,250.85

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Domestic Water Pumps Control

Item Number	42
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 8,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2014	05/01/2029	4:04	15:00	1	8,000.00	9,093.23
								8,000.00	9,093.23

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Door Fire

Item Number 1
Type Common Area
Category SIRS
Measurement Basis Each
Estimated Useful Life 35 Years
Basis Cost \$ 950.00
Tracking Logistical
Method Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2006	05/01/2041	16:04	35:00	64	60,800.00	98,532.22
								60,800.00	98,532.22

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Door Glass Entry

Item Number	4
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	35 Years
Basis Cost	\$ 4,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2006	05/01/2041	16:04	35:00	6	27,000.00	43,756.08
								27,000.00	43,756.08

Comments

Allowance for replacing glass entry doors on buildings

Ocean Reserve

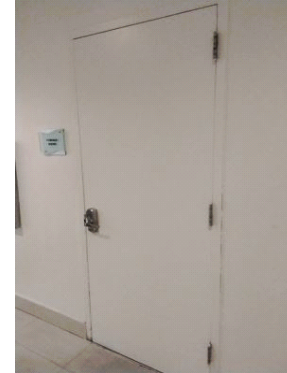
Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Door Utility

Item Number	3
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	35 Years
Basis Cost	\$ 450.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2006	05/01/2041	16:04	35:00	128	57,600.00	93,346.31
								57,600.00	93,346.31

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Electric Update & Switch

Item Number	6
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	60 Years
Basis Cost	\$ 85,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building	Main	Good	05/01/2006	05/01/2066	41:04	60:00	2	170,000.00	576,838.46
								170,000.00	576,838.46

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Elevator Cab Remodel

Item Number	35
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	\$ 15,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2024	05/01/2034	9:04	10:00	1	15,000.00	19,765.39
Building		Good	05/01/2024	05/01/2034	9:04	10:00	1	15,000.00	19,765.39
Building		Good	05/01/2024	05/01/2034	9:04	10:00	1	15,000.00	19,765.39
								45,000.00	59,296.17

Comments

Allowance for remodel elevator cab

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Elevator Electronics

Item Number	33
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 30,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2024	05/01/2049	24:04	25:00	1	30,000.00	61,587.66
Building		Good	05/01/2024	05/01/2049	24:04	25:00	1	30,000.00	61,587.66
Building		Good	05/01/2024	05/01/2049	24:04	25:00	1	30,000.00	61,587.66
								90,000.00	184,762.98

Comments

Allowance for upgrade the electronic system

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Elevator System Replacement

Item Number	34
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	45 Years
Basis Cost	\$ 310,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2024	05/01/2069	44:04	45:00	1	310,000.00	1,149,419.75
Building		Good	05/01/2024	05/01/2069	44:04	45:00	1	310,000.00	1,149,419.75
Building		Good	05/01/2024	05/01/2069	44:04	45:00	1	310,000.00	1,149,419.75
								930,000.00	3,448,259.25

Comments

Three residential elevators and one service

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Fire Boost Pump

Item Number	48
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 6,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2015	05/01/2030	5:04	15:00	1	6,500.00	7,609.89
								6,500.00	7,609.89

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Fire Jokey Pump

Item Number	49
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 3,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2015	05/01/2030	5:04	15:00	1	3,500.00	4,097.63
								3,500.00	4,097.63

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Fire Panels & Central Attenuation

Item Number	45
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	35 Years
Basis Cost	\$ 15,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2006	05/01/2041	16:04	35:00	1	15,000.00	24,308.93
								15,000.00	24,308.93

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Fire Sprinkler System

Item Number	46
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	35 Years
Basis Cost	\$ 50,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2006	05/01/2041	16:04	35:00	1	50,000.00	81,029.78
								50,000.00	81,029.78

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Fire System Pump Control

Item Number	47
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 15,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2006	05/01/2026	1:04	20:00	1	15,000.00	15,602.98
								15,000.00	15,602.98

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Furniture Lobby

Item Number	23
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lobby		Good	05/01/2020	05/01/2035	10:04	15:00	1	10,000.00	13,572.23
								10,000.00	13,572.23

Comments

Lot of sofas, chairs, coffee and end tables .Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Garage Joint Expansion

Item Number	30
Type	Common Area
Category	SIRS
Measurement Basis	Job
Estimated Useful Life	20 Years
Basis Cost	\$ 74,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Good	11/01/2022	11/01/2042	17:10	20:00	1	74,500.00	126,207.97
								74,500.00	126,207.97

Comments

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Garage Paint

Item Number	31
Type	Common Area
Category	SIRS
Measurement Basis	Job
Estimated Useful Life	15 Years
Basis Cost	\$ 228,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Good	11/01/2022	11/01/2037	12:10	15:00	1	228,000.00	333,180.24
								228,000.00	333,180.24

Comments

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Generator Diesel

Item Number	63
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	35 Years
Basis Cost	\$ 185,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2006	05/01/2041	16:04	35:00	1	185,000.00	299,810.20
								185,000.00	299,810.20

Comments

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Generator Transfer Switch

Item Number	64
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	35 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2006	05/01/2041	16:04	35:00	3	30,000.00	48,617.87
								30,000.00	48,617.87

Comments

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Gym Equipment

Item Number	38
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 67,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2021	05/01/2036	11:04	15:00	1	67,500.00	94,360.95
								67,500.00	94,360.95

Comments

Allowance for replacing a set of 4 treadmills 6 elliptical , 1 step machine, 2 renumber Bikes and 11 weight machines and benches.

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

HVAC Split System

Item Number	8
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 4,000.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building	Trash	Good	01/01/2018	01/01/2033	8:00	15:00	1	4,000.00	5,067.08
Building	Trash	Good	01/02/2018	01/02/2033	8:00	15:00	1	4,000.00	5,067.08
								8,000.00	10,134.16

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

HVAC System

Item Number	7
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 8,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building	5 Tons	Good	01/01/2012	01/01/2027	2:00	15:00	1	8,500.00	9,017.65
Building	Gym	Good	01/01/2012	01/01/2027	2:00	15:00	1	8,500.00	9,017.65
Building	2.5 Tons	Good	01/01/2014	01/01/2029	4:00	15:00	1	8,500.00	9,566.82
								25,500.00	27,602.12

Comments

4 and 5 tons units. Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

HVAC System Lobby Hallway

Item Number	9
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 25,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building	Lobby	Good	05/01/2006	05/01/2026	1:04	20:00	1	25,000.00	26,004.97
								25,000.00	26,004.97

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Irrigation System

Item Number	22
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 7,500.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	05/01/2015	05/01/2030	5:04	15:00	1	7,500.00	8,780.65
								7,500.00	8,780.65

Comments

Timers and controllers allowance for repair.

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Lobby Remodeling

Item Number	37
Type	Common Area
Category	Common
Measurement Basis	Job
Estimated Useful Life	25 Years
Basis Cost	\$ 75,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building	Lobby	Good	05/01/2020	05/01/2045	20:04	25:00	1	75,000.00	136,799.60
								75,000.00	136,799.60

Comments

Repaint as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Overlay 1"

Item Number	25
Type	Common Area
Category	Common
Measurement Basis	sf
Estimated Useful Life	20 Years
Basis Cost	\$ 1.18
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking Lot		Good	05/01/2006	05/01/2026	1:04	20:00	35,000	41,300.00	42,960.21
								41,300.00	42,960.21

Comments

Removal of 1" of asphalt and install 1" of new hot plant mixed asphalt type S-III and restripe.

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Paint - Exterior Building

Item Number	29
Type	Common Area
Category	SIRS
Measurement Basis	SF
Estimated Useful Life	10 Years
Basis Cost	\$ 4.50
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	11/01/2024	11/01/2034	9:10	10:00	158,400	712,800.00	953,235.92
								712,800.00	953,235.92

Comments

Painting of building including sealant work and caulking of windows, doors, and all envelope penetration , minor stucco repairs.

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Paint Interior / Hallway

Item Number	36
Type	Common Area
Category	Common
Measurement Basis	SF
Estimated Useful Life	10 Years
Basis Cost	\$ 0.50
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2020	05/01/2030	5:04	10:00	119,500	59,750.00	69,952.48
								59,750.00	69,952.48

Comments

Repaint as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Paver Maintenance

Item Number	20
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	5 Years
Basis Cost	\$ 0.95
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		Good	01/01/2022	01/01/2027	2:00	5:00	20,000	19,000.00	20,157.10
Grounds		Good	05/01/2022	05/01/2027	2:04	5:00	8,000	7,600.00	8,142.68
								26,600.00	28,299.78

Comments

Allowance for repair and replace pavers as needed

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Plumbing Allowance

Item Number	51
Type	Common Area
Category	SIRS
Measurement Basis	Job
Estimated Useful Life	60 Years
Basis Cost	\$ 2,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2006	05/01/2066	41:04	60:00	410	820,000.00	2,782,397.28
								820,000.00	2,782,397.28

Comments

Allowance for repair in wall water and sewer Lines

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Pool Equipment Allowance

Item Number	21
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	8 Years
Basis Cost	\$ 15,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		Good	05/01/2018	05/01/2026	1:04	8:00	1	15,000.00	15,602.98
								15,000.00	15,602.98

Comments

Allownce for pool pumps, heaters and filters.

Ocean Reserve

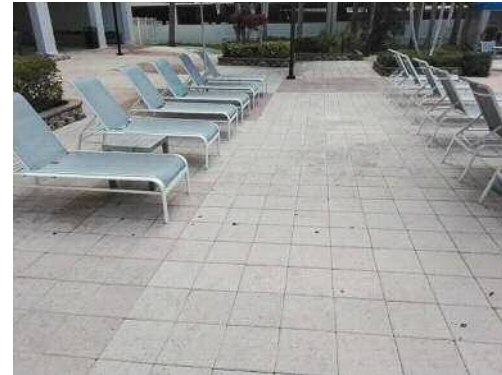
Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Pool Furniture

Item Number	13
Type	Common Area
Category	Common
Measurement Basis	Lot
Estimated Useful Life	7 Years
Basis Cost	\$ 13,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		Good	05/01/2022	05/01/2029	4:04	7:00	1	13,000.00	14,776.49
								13,000.00	14,776.49

Comments

Allowance for replacing 10 Launches chair, 5 Table w 4 chair, 3 umbrella

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Pool/Spa - Replaster

Item Number	19
Type	Common Area
Category	Common
Measurement Basis	Job
Estimated Useful Life	15 Years
Basis Cost	\$ 19.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area		Good	05/01/2024	05/01/2039	14:04	15:00	2,500	47,500.00	72,559.42
								47,500.00	72,559.42

Comments

Full refinishing of pool and spa.

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Railing Balcony

Item Number	61
Type	Common Area
Category	SIRS
Measurement Basis	Lf
Estimated Useful Life	45 Years
Basis Cost	\$ 120.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2016	05/01/2061	36:04	45:00	7,612	913,440.00	2,673,616.98
								913,440.00	2,673,616.98

Comments

Allowance for repair glass balcony realing.

Ocean Reserve

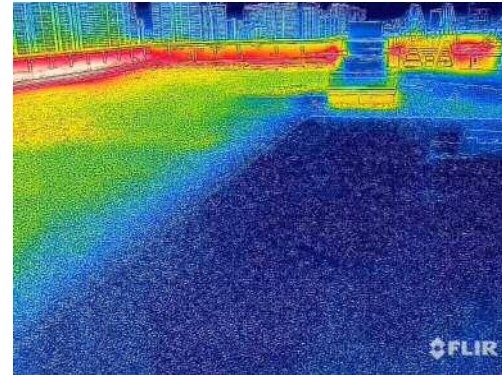
Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Roof BUR

Item Number	10
Type	Common Area
Category	SIRS
Measurement Basis	SF
Estimated Useful Life	30 Years
Basis Cost	\$ 22.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		New	05/01/2024	05/01/2054	29:04	30:00	39,500	869,000.00	2,068,132.54
								869,000.00	2,068,132.54

Comments

Reserve Activity - Replace Roof, Operating Maintenance Activity - Clean roof and check for leaks

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Roof Portico

Item Number	11
Type	Common Area
Category	Common
Measurement Basis	SF
Estimated Useful Life	20 Years
Basis Cost	\$ 9.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		New	05/01/2024	05/01/2044	19:04	20:00	2,200	19,800.00	35,063.20
								19,800.00	35,063.20

Comments

Reserve Activity - Replace Roof, Operating Maintenance Activity - Clean roof and check for leaks

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Security System

Item Number	14
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	\$ 13,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Lobby		Good	05/01/2018	05/01/2033	8:04	15:00	1	13,000.00	16,631.07
								13,000.00	16,631.07

Comments

Security system to monitoring pools area , entrance, each floors .

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Sidewalks Allowance

Item Number	26
Type	Common Area
Category	Common
Measurement Basis	Job
Estimated Useful Life	15 Years
Basis Cost	\$ 10,000.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	05/01/2020	05/01/2035	10:04	15:00	1	10,000.00	13,572.23
								10,000.00	13,572.23

Comments

Allowance for repair and maintain the sidewalks.

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Sign - Building Entrance

Item Number	16
Type	Common Area
Category	Common
Measurement Basis	Job
Estimated Useful Life	15 Years
Basis Cost	\$ 15,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Common Area		Good	05/01/2015	05/01/2030	5:04	15:00	1	15,000.00	17,561.29
								15,000.00	17,561.29

Comments

Replacement Cost Include Labor

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Tennis Court Fence

Item Number	67
Type	Common Area
Category	Common
Measurement Basis	LF
Estimated Useful Life	25 Years
Basis Cost	\$ 30.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Tennis Courts		Good	01/16/2012	01/16/2037	12:00	25:00	500	15,000.00	21,386.41
								15,000.00	21,386.41

Comments

Replace as necessary

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Tennis court light Poles

Item Number	68
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 1,200.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Tennis Courts		Good	05/01/2015	05/01/2040	15:04	25:00	6	7,200.00	11,328.44
								7,200.00	11,328.44

Comments

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Tennis Courts

Item Number	66
Type	Common Area
Category	Common
Measurement Basis	SF
Estimated Useful Life	10 Years
Basis Cost	\$ 2.50
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Tennis Courts		Good	07/01/2016	07/01/2026	1:06	10:00	5,616	14,040.00	14,676.52
								14,040.00	14,676.52

Comments

Regular maintenance that involves cleaning, removing mold and moss or filling cracks can help prolong the lifespan of your sports surface

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Tile Floor

Item Number	28
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	\$ 9.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building	Hallways	Good	05/01/2006	05/01/2031	6:04	25:00	6,420	57,780.00	69,675.48
Lobby	Lobby	Good	05/01/2006	05/01/2031	6:04	25:00	3,916	35,244.00	42,499.87
								93,024.00	112,175.35

Comments

Replace tile as necessary.

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Trash Chute Renovation

Item Number	65
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	\$ 12,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	05/01/2006	05/01/2026	1:04	20:00	1	12,000.00	12,482.38
								12,000.00	12,482.38

Comments

Replacement Cost Include. Labor

Ocean Reserve

Analysis Date - January 1, 2025

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

Item Parameters - Full Detail

Windows & Doors

Item Number	5
Type	Common Area
Category	SIRS
Measurement Basis	Job
Estimated Useful Life	40 Years
Basis Cost	\$ 2,464,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	11/01/2024	11/01/2064	39:10	40:00	1	2,464,000.00	7,998,161.22
								2,464,000.00	7,998,161.22

Comments

Actual cost of the project with Platinum Structural Restauration.