

Contract # 44171

Reserve Study

Prepared for the Board of Directors for the

Gulf Front Lagoon COA



This Report contains Structural Reserve Study for the Property
with Address of:

502- 504 S Florida Ave, Tarpon Springs, Florida 34689

February 5, 2024



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This document has been prepared for the use of the client for the specific purposes identified in the report. The conclusions, observations and recommendations contained herein attributed to Beryl Engineering & Inspection, LLC (Beryl) constitute the opinions of Beryl. To the extent that statements, information and opinions provided by the client or others have been used in the preparation of this report, Beryl has relied upon the same to be accurate, and for which no assurances are intended, and no representations or warranties are made. Beryl makes no certification and gives no assurances except as explicitly set forth in this document.

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Purpose and Non-Conflict of Interest Disclosure

The purpose of this report is to certify the enclosed Reserve Study and Report prepared for Gulf Front Lagoon COA and is the result of work performed by Beryl Engineering & Inspection, LLC (Beryl).

In addition, we certify that, to the best of our knowledge and belief:

1. All facts contained in this report are true and accurate.
2. Beryl has no present or prospective interest in the subject property of this report, and also has no personal interest with respect to the parties involved.
3. Beryl has no bias with respect to the subject property of this report or to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon producing or reporting predetermined results.
5. Our compensation is not contingent on any action or event resulting from this report.
6. We have the knowledge and experience to generate accurate Reserve Study and Report on all buildings contained within this report
7. We have performed a physical inspection of the subject risk(s) contained in this report.

Key Staff:

Leo Cannyn

Richard Leon Cannyn
Florida Professional Engineering License #65994

Introduction

Beryl Engineering & Inspection, LLC (“Beryl”) has conducted this Reserve Study (“Study”) as part of performing Professional Services (Services) for the Gulf Front Lagoon COA (“Gulf Front Lagoon COA”). A Reserve Study is a budget planning tool which identifies the current status of the reserve fund and a stable and equitable funding plan to offset the anticipated future major common area expenditures. A typical Reserve Study consists of two parts: the physical analysis and the financial analysis. The purpose of this study and supplemental survey is to assist Gulf Front Lagoon COA in its due diligence for preparing their budgets for upcoming years.

This memorandum has been prepared in accordance with generally accepted practices from the Community Associations Institute (“CAI”). No warranty, expressed or implied, is provided with this report. The findings and recommendations contained herein are based upon the data and information provided to and reviewed by Beryl from Luby Sidoff and Magda Hatka and at the time of the site visits only. The discovery of any additional information concerning the components evaluated may be forwarded to our firm for review. If necessary, we will reassess the potential impact and modify our recommendations as needed.

As part of the assessment process, Beryl performs the following tasks to investigate and evaluate the roofs of the Property:

- Reviewed applicable reports and documents;
- Conducted interviews with applicable parties;
- Reviewed the industry standards and building codes applicable to the inspection;
- Conducted a limited visual, non-destructive assessment of the Property; and
- Prepared this Report.

Site visits to the Gulf Front Lagoon COA were conducted by Beryl on 2/5/2024, where Beryl met with Luby Sidoff and Magda Hatka. The interviews with the Gulf Front Lagoon COA included a discussion of the property, a review of what is covered by the Gulf Front Lagoon COA, a review of the current budget, and current operational and maintenance issues. The information from the interviews and discussions are presented in the various sections of this report.

This Report has been prepared in accordance with generally accepted inspection practices. No warranty, expressed or implied, is provided with this report. The findings and recommendations contained herein are based upon the data and information provided to and reviewed by Beryl from the Gulf Front Lagoon COA and at the time of the site visits only. The discovery of any additional information concerning the components evaluated may be forwarded to our firm for review. If necessary, we will reassess the potential impact and modify our recommendations as needed.

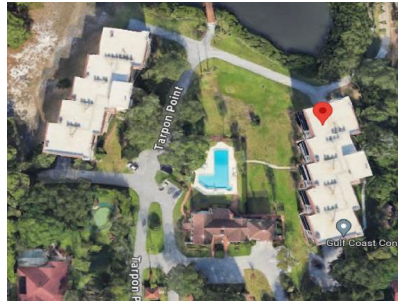
Assumptions

In conducting this review and performing our evaluation, Beryl has made certain assumptions, as follows:

1. Beryl has made no determination as to the validity and enforceability of any contract, agreement, rule, or regulation applicable to the Gulf Front Lagoon COA. For purposes of this Study, we have assumed that all such contracts, agreements, rules and regulations will be fully enforceable in accordance with their terms.
2. The documents, reports, verbal communications, and the records supplied to us are accurate.
3. Beryl did not provide a financial audit of the bank statements or budgets provided by the Gulf Front Lagoon COA.
4. Information provided about current reserve projects is considered reliable. Any on-site inspection of an active reserve project should not be considered a project audit or quality inspection.
5. The Gulf Front Lagoon COA will continue to maintain the grounds and common elements as set forth by common industry standards.
6. The scope of Beryl's review included a review of selective cost information pertaining to the maintenance of the Gulf Front Lagoon COA identified as Reserve items. It did not include a review of the overall economic performance for the non-Reserve items.
7. There will be no significant changes in the maintenance conditions or costs in the future other than those identified during the review.
8. On May 28, 2023, the price of crude oil was \$72.67 per barrel. As this price continues to rise or fall, the price of petroleum based products will also increase or decrease. Petroleum based products include asphalt, slurry seal, and roofing shingles.

Site Information

The Property is a 2 building multifamily residence with each building having an average of 4 floors with 40 units in total. The property is located in Tarpon Springs, Pinellas County, Florida located East of S. Florida Ave. and South of Gulf Rd. According to the Pinellas County Property Appraiser Website, the building average age was 38 years old. The structural systems were consistent with a Pier/Beam foundation with Concrete Masonry Units (CMU) and metal framing walls clad in Stucco veneer. The observable roof structure was consistent with a predominantly Flat roof design covered with TPO. There was a secondary accent roof. That secondary accent roof was covered with Concrete/Clay Tile. Roof run-off is not contained within adequate gutters. The doors and windows for the individual units are not the responsibility of the COA. The breezeways between units are located open walkways. A site map provided by Google Maps is provided below:



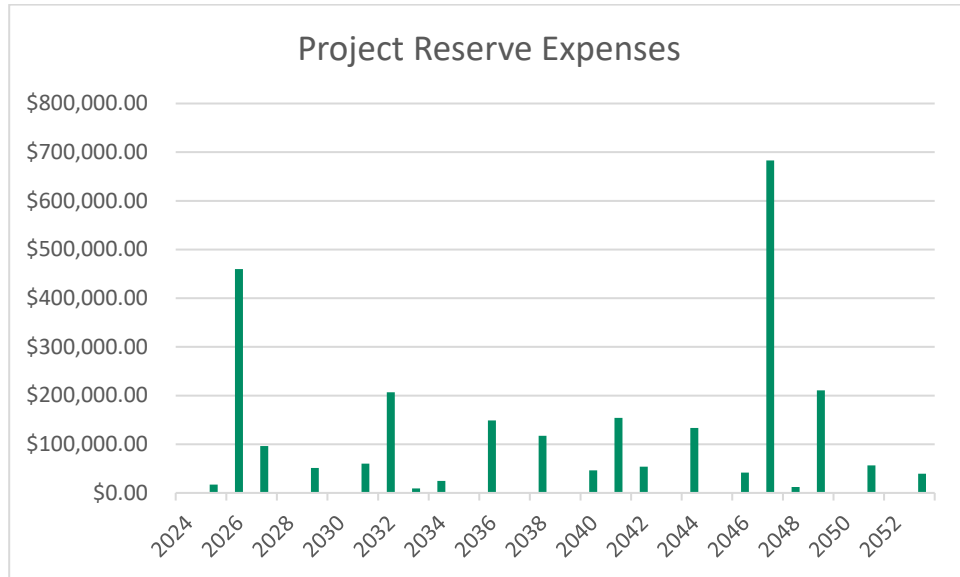
Findings and Conclusions

Set forth below are the principal opinions we have reached after our limited review of the Property and documents. Please note that such opinions do not constitute a legal opinion. For a complete understanding of the estimates, assumptions, and calculations upon which these opinions are based, the Study should be read in its entirety. On the basis of our Reserve Study analysis of the Gulf Front Lagoon COA and the assumptions set forth in the Report:

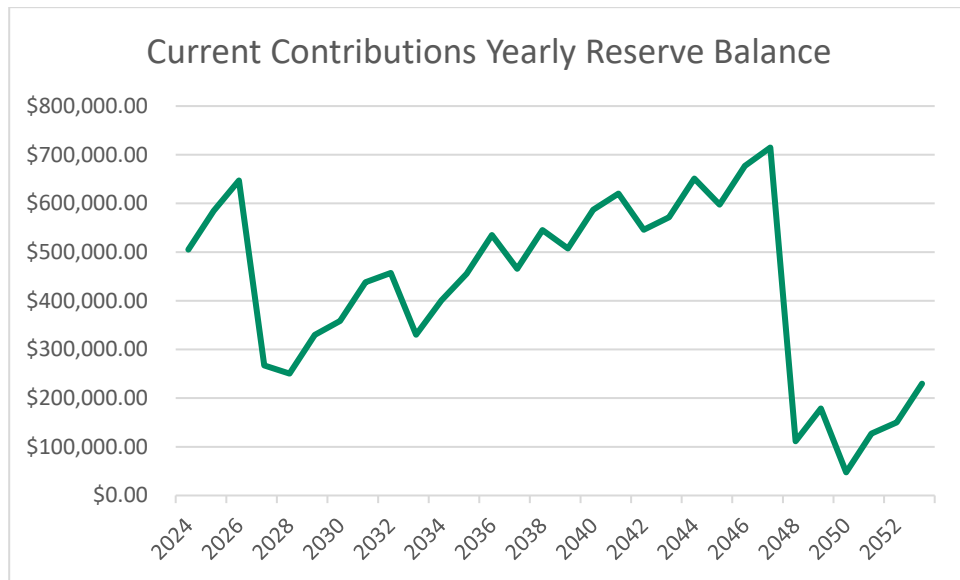
1. The table below contains a partial summary of the Reserves Study along with a calculated value for Reserve Contributions starting with the next Fiscal Year:

Fiscal Year Ending:	2024		
Funding Study Length in Years:	30		
Total Units:	40		
Annual Inflation Rate:	2.00%		
Annual Assessment Increase Rate:	3.00%		
Interest Rate:	0.00%		
Beginning Balance	\$505,000.00		
Recommended Reserve Contributions	\$6,829.67	per month per unit	\$81,956.07 per Year
	\$170.74	monthly	
Average Net Interest Earned:	\$0.00	per month	\$0.00 per Year
Allocation to Reserves:	\$6,829.67	per month per unit	\$81,956.07 per Year
	\$170.74	monthly	

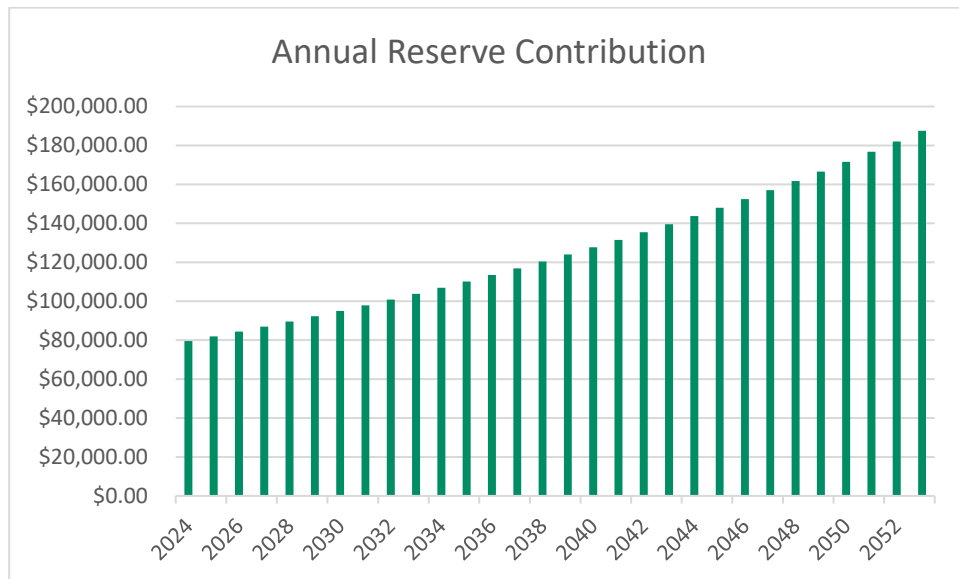
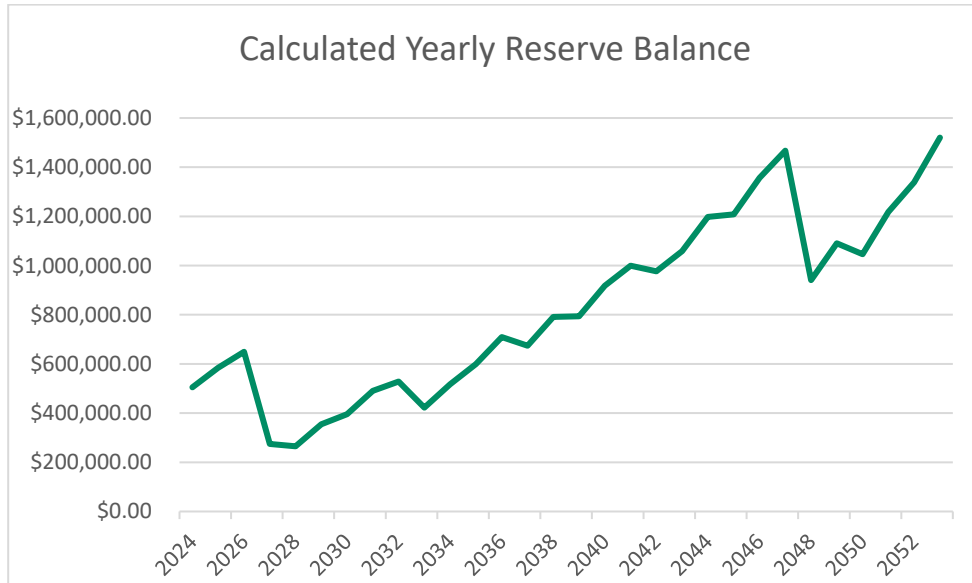
2. Reserve fund strength is measured as a percentage. Typically, associations with a percent funded level of more than 70% have a lower risk for special assessments. Associations with a percent funded level of less than 35% have a higher risk of special assessments and deferred maintenance. The Gulf Front Lagoon COA's Reserve fund percentage is currently at 45.28%, which is considered Fair. Below is a graph showing the projected Reserve Expenses by year.



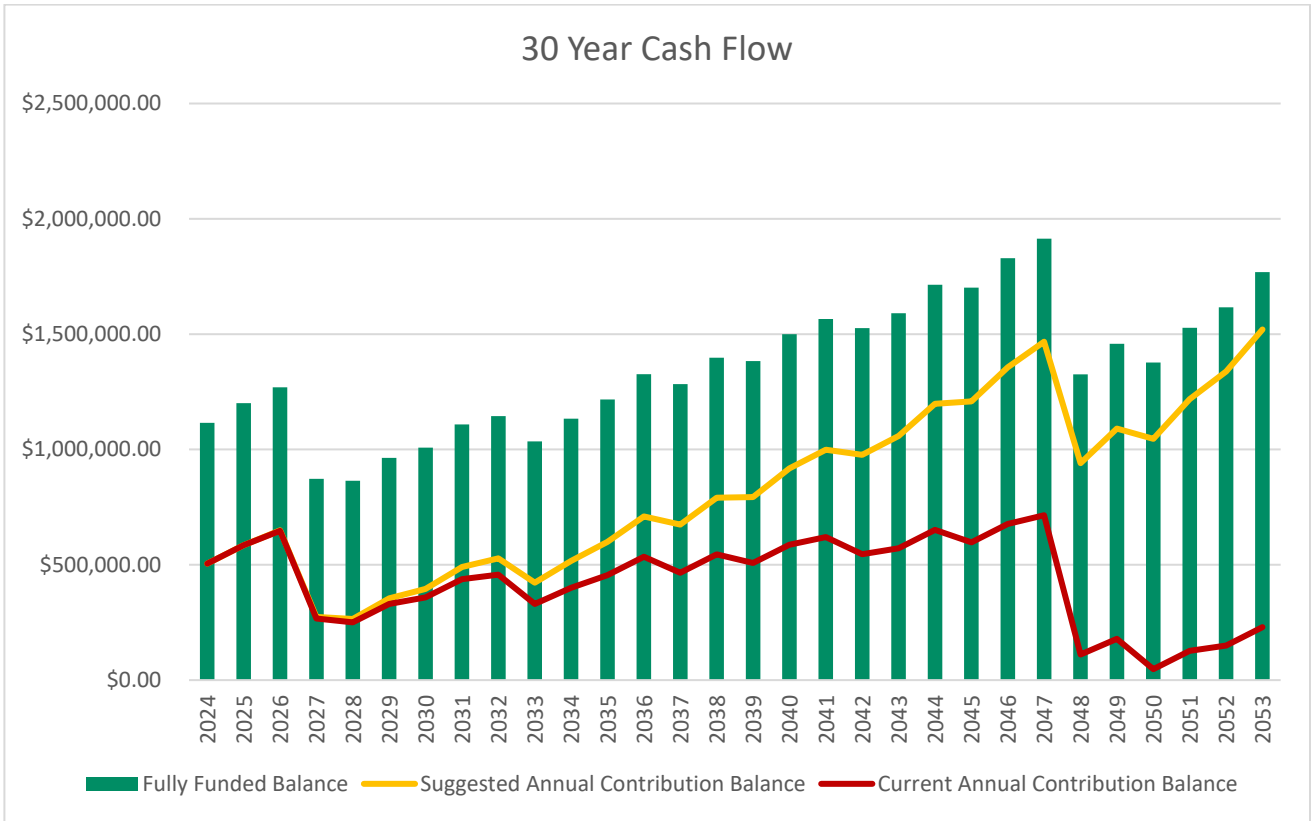
- Currently the Gulf Front Lagoon COA contributes \$141,099 per year into the Reserve Fund. However, since the insurance deductible is part of this value it needs to be backed out for the purposes of the calculated reserves. The remaining contribution after insurance deductible is \$79,569 which is used as the baseline for the calculations in the study. This value is adequate due to the Gulf Front Lagoon COA maintaining a positive throughout the course of the Reserve Study. Below is a graph showing the yearly balances based upon continuing current contribution rates. This amount factors in a yearly dues increase in an estimated amount of 0%.



- Using a Baseline Funding Strategy, Beryl recommends that the Gulf Front Lagoon COA contribute at least \$79,569 per year into the Reserve Fund. This value allows the Gulf Front Lagoon COA to have a positive value in the Reserve Fund throughout the course of the Reserve Study. Below is a graph showing the yearly balances based upon a Baseline Funding strategy followed by a graph showing the yearly contributions factoring in a yearly dues increase in an estimated amount of 3%.



- The graphic below compares the Fully Funded Reserve Balance to Beryl's suggested Annual Contribution Balance and the Current Annual Contribution Balance.



Background

A Reserve Study is made up of two parts, 1) the information about the physical status and repair/replacement cost of the major common area components the association is obligated to maintain (Physical Analysis), and 2) the evaluation and analysis of the association's Reserve balance, income, and expenses (Financial Analysis). The Physical Analysis is comprised of the Component Inventory, Condition Assessment, and Life and Valuation Estimates. The Component Inventory should be relatively "stable" from year to year, while the Condition Assessment and Life and Valuation Estimates will necessarily change from year to year. The Financial Analysis is made up of a finding of Gulf Front Lagoon COA Homeowner Association's current Reserve Fund Status (measured in cash or as Percent Funded) and a recommendation for an appropriate Reserve contribution rate (Funding Plan).

Physical Analysis

Component Inventory

Condition Assessment

Life and Valuation Estimates

Financial Analysis

Fund Status

Funding Plan

Level of Service

The following three categories describe the various types of Reserve Studies, from exhaustive to minimal.

For a Level 1 Reserve Study, Full, the Reserves Study will have the following five (5) tasks performed:

- Component Inventory (Quantification)
- Condition Assessment (Based on on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

For a Level 2 Reserve Study, With-Site-Visit/On-Site Review, the Reserves Study will have the following five (5) tasks performed:

- Component Inventory (verification only, not quantification)
- Condition Assessment (based on on-site visual observations)
- Life and Valuation Estimates
- Fund Status
- Funding Plan

For a Level 3 Reserve Study, No-Site-Visit/Off-Site Review, the Reserves Study with no on-site visual observations in which the following three (3) Reserves Study tasks are performed:

- Life and Valuation Estimates
- Fund Status
- Funding Plan

* = The Limited Condition Assessment of the property is limited to a non-invasive and visual observation. Beryl does not investigate nor assume any responsibility for any existence or impact of any structural, latent, or hidden defects which may or may not be present for the property. Beryl further does not perform any Engineering Analysis, or probing for Termites, pests, other wood destroying organisms, or identify environmental hazards. This Limited Condition Assessment is not to identify construction deficiencies and is limited to areas of immediate access. These opinions of estimated costs and remaining useful lives are not a guarantee or a warranty of the common components.

This Reserve Study prepared for the Gulf Front Lagoon COA is a Level 1 Reserve Study.

Contents of a Reserve Study

A reserve study prepared by Beryl will include the following:

- A summary of the association, including the number of units, physical description, and the financial condition of the reserve fund.
- A projection of the reserve starting balance, recommended reserve contributions, projected reserve expenses, and the projected ending reserve fund balance for a minimum of 20 years.
- A tabular listing of the component inventory, component quantity or identifying descriptions, useful life, remaining useful life, and current replacement cost.
- A description of the methods and objectives utilized in computing the fund status and in the development of the funding plan.
- Source(s) utilized to obtain component repair or replacement cost estimates.
- A description of the level of service by which the reserve study

Reserve Components

There is a national-standard four-part test to determine which expenses should be funded through Reserves. First, the expense must be a common area maintenance responsibility. Second, the component considered must have a limited life. Third, the limited life of the component must be predictable. Fourth, the component must be above a minimum threshold cost. For the purpose of this Reserve Study, Beryl assumes that items with an estimated useful life of less than one year or a total cost less than \$1,000 are excluded even if they meet the other three criteria explained above.

Ultimately, the tests means that components should be major, predictable expenses. It is incorrect to include “lifetime” components, unpredictable expenses (such as insurance related losses), and expenses more appropriately handled from the operational budget.

The Reserve Components included in this Reserve Study includes:

SIRS COMPONENTS

- Roof TPO
- Roof Tile
- Painting Walkway
- Painting Building
- Stairway and Lobby Paint

- Elevator Cab Remodel
- Elevator Control Board
- Elevator Motor
- Fire Alarm System
- Electrical Panels (Main)
- Electrical Panels (Subs)
- Plumbing Chases
- Backflow Preventor
- Water Valve
- Stairway Railings
- Balcony Railings
- Walkway Railings
- Utility Doors
- Main Double Doors Glass
- Building Sliding Glass Doors
- Building Windows
- **DRAFTNON SIRS COMPONENTS**
- Pavement Resurface
- Sidewalks
- Lighting
- HVAC Splits
- Trash Chute
- Security System w/ cameras
- Unit Doors
- Unit Windows
- Unit Sliding Glass Doors

Funding Strategy

There are two accepted means of estimating the Reserves: the Component Funding Method and the Cash Flow Funding Method. The Component Funding Method a method of developing a reserve funding plan where the total contribution is based on the sum of contributions for individual components. The Cash Flow Funding Method is method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved. Unlike the Component Funding Method, the Cash Flow Method does not require one hundred percent of funding of components to meet projected future expenditures. There are several strategies involved with the Cash Flow Funding Method. Beryl described these strategies below.

There are four basic strategies from which most associations select. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. The four funding plans and descriptions of each are detailed below. Associations will need to update their reserve studies more or less frequently depending on the funding strategy they select.

- Full funding— The goal of this funding strategy is to attain and maintain the reserves at or near 100 percent. For example, if an association has a component with a 10-year life and a \$10,000 replacement cost, it should have \$3,000 set aside for its replacement after three years ($\$10,000 \div 10 \text{ years} = \$1,000 \text{ per year} \times 3 \text{ years} = \$3,000$). In this case, \$3,000 equals full funding.
- Baseline funding— The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance does not drop below zero during the projected period. An association using this funding method must

understand that even a minor reduction in a component’s remaining useful life can result in a deficit in the reserve cash balance. Associations can implement this funding method more safely by conducting annual reserve updates that include field observations.

- **Threshold funding**— This method is based on the baseline funding concept. The minimum reserve cash balance in threshold funding; however, is set at a predetermined dollar amount.
- **Statutory funding**— This method is based on local statutes. To use it, associations set aside a specific minimum amount of reserves as required by statutes.

For the purpose of this Reserve Study, Beryl used a Baseline Funding methodology as a funding strategy. As Beryl provides both Component Funding and Cash Funding Methods, Beryl provides a Full funding strategy.

Referenced Information

The following documents were received by Beryl in preparation of this Study:

- InterNACHI’s Standard Operating Procedures
- FHA HUD Handbook 4000.1
- Florida Building Code 2020 Editions
- Senate Bill 4D
- North American Fenestration Standard/Specification for windows, doors, and skylights – 2017 Edition (NAFS 2017)
- FEMA P-762, Local Officials Guide for Coastal Construction (2009)
- FEMA P-55, Coastal Construction Manual: Principles and Practices of Planning, Siting, Designing, Constructing, and Maintaining Residential Buildings in Coastal Areas, 4th Edition (2011)
- Improvenet.com
- Inflationdata.com;
- Inspectapedia.com;
- Beryl Pre-Site Visit Question Form;
- Declaration of Association and Bylaw Documents;
- Preventative Maintenance Plan;
- Previous Budgets;
- Maintenance Records;
- Previous inspection reports;
- Prior repair estimates and/or invoices;
- Previous Experience; and
- Warranties.

Establishing a Preventive Maintenance Schedule

Once the Board has determined which items are reserve components, it is time to establish a preventive maintenance schedule. Associations should establish a preventive maintenance schedule for two primary reasons:

1. If associations do not maintain the components on the reserve schedule, they will not attain their full useful life. Consequently, the components will need to be replaced earlier and the replacement cost will need to be collected over a shorter period of time. This could result in possible special assessments
2. If associations do not maintain the components that are not included in the reserve schedule, they may require replacement whereas if they were maintained, they would not. For example, wood siding, when maintained properly, will last indefinitely. Without proper maintenance, it may need to be completely replaced in the future.

Statement of Qualifications

Beryl is a professional engineering management and inspection firm with knowledge and experience in lowering costs and improving quality through project organizational management. Beryl's consulting services couple best practices with innovative approaches to save associations money. Portions of this report was prepared by Richard Leon Cannyn, P.E., PMP, Anthony Miceli, CMI, and Lance Weister, CMI.

Mr. Cannyn is a licensed Professional Engineer, Mold Assessor, Mold Remediator, and Home Inspector in the State of Florida (Reg. No. 65994, MRSA3730, MRSR3897, & HI#8165). Mr. Cannyn is a Community Associations Institute Reserve Specialist (RS 471). Mr. Cannyn has a Remote Pilot License 4418248 from the Federal Aviation Administration, and a Certified Master Inspector by the International Association of Certified Home Inspectors ("InterNACHI") (#13030204). Cannyn is a Project Management Professional by the Project Management Institute (#222171). Mr. Miceli and Mr. Weister are licensed Home Inspectors in the State of Florida along with being Certified Master Inspectors by the International Association of Certified Home Inspectors ("InterNACHI").

In this section, Beryl presents the following tables as supporting documentation to the graphs presented in the Findings and Conclusions section above:

- Reserve Study Component List Detail
- Percent Funded Report
- Reserve Funding Summary
- Cash Flow Basis for 30 Years
- Average Monthly Dues Report by Year
- Annual Expenditure Details

Gulf Front Lagoon COA

Percent Funded Report - Recommended Funding Strategy



Interest Rate: 0.00%
Inflation Rate: 2.00%
Dues Increases: 3.00%

Year	Beginning Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Annual Reserve Contribution	Loans or Special Assessment	Interest Income	Project Reserve Expenses
2024	\$505,000.00	\$1,115,351.61	45.28%	Fair	\$79,569.00	\$0.00	\$0.00	\$0.00
2025	\$584,569.00	\$1,200,942.55	48.68%	Fair	\$81,956.07	\$0.00	\$0.00	\$16,932.00
2026	\$649,593.07	\$1,269,262.84	51.18%	Fair	\$84,414.75	\$0.00	\$0.00	\$459,715.31
2027	\$274,292.52	\$872,725.54	31.43%	Weak	\$86,947.19	\$0.00	\$0.00	\$96,215.48
2028	\$265,024.23	\$864,222.16	30.67%	Weak	\$89,555.61	\$0.00	\$0.00	\$0.00
2029	\$354,579.84	\$963,662.87	36.80%	Fair	\$92,242.28	\$0.00	\$0.00	\$51,118.94
2030	\$395,703.17	\$1,007,807.27	39.26%	Fair	\$95,009.55	\$0.00	\$0.00	\$0.00
2031	\$490,712.72	\$1,108,454.71	44.27%	Fair	\$97,859.83	\$0.00	\$0.00	\$60,317.48
2032	\$528,255.07	\$1,144,774.09	46.14%	Fair	\$100,795.63	\$0.00	\$0.00	\$206,680.71
2033	\$422,369.98	\$1,035,020.19	40.81%	Fair	\$103,819.50	\$0.00	\$0.00	\$9,202.21
2034	\$516,987.27	\$1,133,496.47	45.61%	Fair	\$106,934.08	\$0.00	\$0.00	\$24,667.57
2035	\$599,253.78	\$1,216,758.00	49.25%	Fair	\$110,142.10	\$0.00	\$0.00	\$0.00
2036	\$709,395.89	\$1,326,048.78	53.50%	Fair	\$113,446.37	\$0.00	\$0.00	\$148,840.86
2037	\$674,001.40	\$1,283,521.88	52.51%	Fair	\$116,849.76	\$0.00	\$0.00	\$0.00
2038	\$790,851.16	\$1,397,848.20	56.58%	Fair	\$120,355.25	\$0.00	\$0.00	\$117,286.14
2039	\$793,920.27	\$1,383,159.77	57.40%	Fair	\$123,965.91	\$0.00	\$0.00	\$0.00
2040	\$917,886.18	\$1,500,054.59	61.19%	Fair	\$127,684.89	\$0.00	\$0.00	\$46,365.16
2041	\$999,205.90	\$1,565,947.73	63.81%	Fair	\$131,515.43	\$0.00	\$0.00	\$154,026.56
2042	\$976,694.78	\$1,525,980.71	64.00%	Fair	\$135,460.90	\$0.00	\$0.00	\$53,886.89
2043	\$1,058,268.78	\$1,590,552.50	66.53%	Fair	\$139,524.72	\$0.00	\$0.00	\$0.00
2044	\$1,197,793.51	\$1,714,374.34	69.87%	Fair	\$143,710.46	\$0.00	\$0.00	\$133,289.48
2045	\$1,208,214.49	\$1,701,448.40	71.01%	Strong	\$148,021.78	\$0.00	\$0.00	\$0.00
2046	\$1,356,236.27	\$1,829,376.29	74.14%	Strong	\$152,462.43	\$0.00	\$0.00	\$41,741.45
2047	\$1,466,957.25	\$1,913,893.08	76.65%	Strong	\$157,036.31	\$0.00	\$0.00	\$683,112.76
2048	\$940,880.79	\$1,325,622.16	70.98%	Strong	\$161,747.39	\$0.00	\$0.00	\$12,142.12
2049	\$1,090,486.06	\$1,458,208.07	74.78%	Strong	\$166,599.82	\$0.00	\$0.00	\$210,728.18
2050	\$1,046,357.70	\$1,376,951.11	75.99%	Strong	\$171,597.81	\$0.00	\$0.00	\$0.00
2051	\$1,217,955.51	\$1,527,845.52	79.72%	Strong	\$176,745.74	\$0.00	\$0.00	\$56,518.88
2052	\$1,338,182.38	\$1,616,569.17	82.78%	Strong	\$182,048.12	\$0.00	\$0.00	\$0.00
2053	\$1,520,230.50	\$1,768,701.32	85.95%	Strong	\$187,509.56	\$0.00	\$0.00	\$39,572.46

Gulf Front Lagoon COA

Percent Funded Report - Current Funding Strategy

Interest Rate: 0.00%
Inflation Rate: 2.00%
Dues Increases: 0.00%

Year	Beginning Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Annual Reserve Contribution	Loans or Special Assessment	Interest Income	Project Reserve Expenses
2024	\$505,000.00	\$1,115,351.61	45.28%	Fair	\$79,569.00	\$0.00	\$0.00	\$0.00
2025	\$584,569.00	\$1,200,942.55	48.68%	Fair	\$79,569.00	\$0.00	\$0.00	\$16,932.00
2026	\$647,206.00	\$1,269,262.84	50.99%	Fair	\$79,569.00	\$0.00	\$0.00	\$459,715.31
2027	\$267,059.69	\$872,725.54	30.60%	Weak	\$79,569.00	\$0.00	\$0.00	\$96,215.48
2028	\$250,413.21	\$864,222.16	28.98%	Weak	\$79,569.00	\$0.00	\$0.00	\$0.00
2029	\$329,982.21	\$963,662.87	34.24%	Weak	\$79,569.00	\$0.00	\$0.00	\$51,118.94
2030	\$358,432.27	\$1,007,807.27	35.57%	Fair	\$79,569.00	\$0.00	\$0.00	\$0.00
2031	\$438,001.27	\$1,108,454.71	39.51%	Fair	\$79,569.00	\$0.00	\$0.00	\$60,317.48
2032	\$457,252.78	\$1,144,774.09	39.94%	Fair	\$79,569.00	\$0.00	\$0.00	\$206,680.71
2033	\$330,141.07	\$1,035,020.19	31.90%	Weak	\$79,569.00	\$0.00	\$0.00	\$9,202.21
2034	\$400,507.86	\$1,133,496.47	35.33%	Fair	\$79,569.00	\$0.00	\$0.00	\$24,667.57
2035	\$455,409.29	\$1,216,758.00	37.43%	Fair	\$79,569.00	\$0.00	\$0.00	\$0.00
2036	\$534,978.29	\$1,326,048.78	40.34%	Fair	\$79,569.00	\$0.00	\$0.00	\$148,840.86
2037	\$465,706.43	\$1,283,521.88	36.28%	Fair	\$79,569.00	\$0.00	\$0.00	\$0.00
2038	\$545,275.43	\$1,397,848.20	39.01%	Fair	\$79,569.00	\$0.00	\$0.00	\$117,286.14
2039	\$507,558.29	\$1,383,159.77	36.70%	Fair	\$79,569.00	\$0.00	\$0.00	\$0.00
2040	\$587,127.29	\$1,500,054.59	39.14%	Fair	\$79,569.00	\$0.00	\$0.00	\$46,365.16
2041	\$620,331.13	\$1,565,947.73	39.61%	Fair	\$79,569.00	\$0.00	\$0.00	\$154,026.56
2042	\$545,873.57	\$1,525,980.71	35.77%	Fair	\$79,569.00	\$0.00	\$0.00	\$53,886.89
2043	\$571,555.68	\$1,590,552.50	35.93%	Fair	\$79,569.00	\$0.00	\$0.00	\$0.00
2044	\$651,124.68	\$1,714,374.34	37.98%	Fair	\$79,569.00	\$0.00	\$0.00	\$133,289.48
2045	\$597,404.20	\$1,701,448.40	35.11%	Fair	\$79,569.00	\$0.00	\$0.00	\$0.00
2046	\$676,973.20	\$1,829,376.29	37.01%	Fair	\$79,569.00	\$0.00	\$0.00	\$41,741.45
2047	\$714,800.75	\$1,913,893.08	37.35%	Fair	\$79,569.00	\$0.00	\$0.00	\$683,112.76
2048	\$111,256.98	\$1,325,622.16	8.39%	Weak	\$79,569.00	\$0.00	\$0.00	\$12,142.12
2049	\$178,683.86	\$1,458,208.07	12.25%	Weak	\$79,569.00	\$0.00	\$0.00	\$210,728.18
2050	\$47,524.68	\$1,376,951.11	3.45%	Weak	\$79,569.00	\$0.00	\$0.00	\$0.00
2051	\$127,093.68	\$1,527,845.52	8.32%	Weak	\$79,569.00	\$0.00	\$0.00	\$56,518.88
2052	\$150,143.81	\$1,616,569.17	9.29%	Weak	\$79,569.00	\$0.00	\$0.00	\$0.00
2053	\$229,712.81	\$1,768,701.32	12.99%	Weak	\$79,569.00	\$0.00	\$0.00	\$39,572.46

**Gulf Front Lagoon COA
Reserve Funding Summary**



Year 2024

ID	Component	Replacement Cost	Useful Life	Remaining Life	Beginning Fund Balance	Remaining Balance	
1	SIRS COMPONENTS						
2	Roof TPO	\$459,715.31	20	2026	2	\$413,743.78	\$45,971.53
3	Roof Tile	\$111,427.72	50	2036	12	\$84,685.07	\$26,742.65
4	Painting Walkway	\$38,035.58	10	2029	5	\$19,017.79	\$19,017.79
5	Painting Building	\$96,215.48	10	2027	3	\$67,350.84	\$28,864.65
6	Stairway and Lobby Paint	\$26,631.13	10	2031	7	\$7,989.34	\$18,641.79
7	Elevator Cab Remodel	\$49,218.18	30	2049	25	\$8,203.03	\$41,015.15
8	Elevator Control Board	\$59,437.90	30	2044	20	\$19,812.63	\$39,625.26
9	Elevator Motor	\$154,026.56	40	2041	17	\$88,565.27	\$65,461.29
10	Fire Alarm System	\$41,741.45	25	2046	22	\$5,008.97	\$36,732.48
11	Electrical Panels (Main)	\$10,780.06	50	2036	12	\$8,192.84	\$2,587.21
12	Electrical Panels (Subs)	\$26,633.08	50	2036	12	\$20,241.14	\$6,391.94
13	Plumbing Chases	\$55,723.03	50	2044	20	\$33,433.82	\$22,289.21
14	Backflow Preventor	\$12,630.55	50	2044	20	\$7,578.33	\$5,052.22
15	Water Valve	\$5,498.01	50	2044	20	\$3,298.80	\$2,199.20
16	Stairway Railings	\$124,614.43	40	2054	30	\$31,153.61	\$93,460.82
17	Balcony Railings	\$206,680.71	40	2032	8	\$165,344.57	\$41,336.14
18	Walkway Railings	\$616,520.00	40	2064	40	\$0.00	\$616,520.00
19	Utility Doors	\$176,607.75	40	2054	30	\$44,151.94	\$132,455.82
20	Main Double Doors Glass	\$18,538.85	40	2049	25	\$6,952.07	\$11,586.78
21	Building Sliding Glass Doors	\$9,142.46	40	2034	10	\$6,856.84	\$2,285.61
22	Building Windows	\$15,525.11	40	2034	10	\$11,643.83	\$3,881.28
23	NON SIRS COMPONENTS						
24	Pavement Resurface	\$33,686.36	25	2031	7	\$24,254.18	\$9,432.18
25	Sidewalks	\$16,932.00	50	2025	1	\$16,593.36	\$338.64
26	Lighting	\$13,083.36	35	2029	5	\$11,214.31	\$1,869.05
27	HVAC Splits	\$9,202.21	14	2033	9	\$3,286.50	\$5,915.71
28	Trash Chute	\$7,801.13	50	2069	45	\$780.11	\$7,021.02
29	Security System w/ cameras	\$21,423.69	25	2042	18	\$5,998.63	\$15,425.06
30	Unit Doors						
31	Unit Windows						
32	Unit Sliding Glass Doors						
33		0					
34		0					
35		0					
36		0					
37		0					
38		0					
39		0					
40		0					

TOTALS:	\$2,417,472.10				\$1,115,351.61	\$1,302,120.49
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Percent Funding 45.28%

Items Highlighted in Orange have no estimated remaining life.

Gulf Front Lagoon COA

Cash Flow Basis



Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Starting Reserve Balance	505,000	584,569	649,593	274,293	265,024	354,580	395,703	490,713	528,255	422,370
Annual Reserve Contribution	79,569	81,956	84,415	86,947	89,556	92,242	95,010	97,860	100,796	103,819
Special Assessments/Loans	0	0	0	0	0	0	0	0	0	0
Interest Income	0	0	0	0	0	0	0	0	0	0
TOTAL RESERVE FUNDS	584,569	666,525	734,008	361,240	354,580	446,822	490,713	588,573	629,051	526,189

ID EXPENDITURES

1 SIRS COMPONENTS	0	0	0	0	0	0	0	0	0	0
2 Roof TPO	0	0	459,715	0	0	0	0	0	0	0
3 Roof Tile	0	0	0	0	0	0	0	0	0	0
4 Painting Walkway	0	0	0	0	0	38,036	0	0	0	0
5 Painting Building	0	0	0	96,215	0	0	0	0	0	0
6 Stairway and Lobby Paint	0	0	0	0	0	0	0	26,631	0	0
7 Elevator Cab Remodel	0	0	0	0	0	0	0	0	0	0
8 Elevator Control Board	0	0	0	0	0	0	0	0	0	0
9 Elevator Motor	0	0	0	0	0	0	0	0	0	0
10 Fire Alarm System	0	0	0	0	0	0	0	0	0	0
11 Electrical Panels (Main)	0	0	0	0	0	0	0	0	0	0
12 Electrical Panels (Subs)	0	0	0	0	0	0	0	0	0	0
13 Plumbing Chases	0	0	0	0	0	0	0	0	0	0
14 Backflow Preventor	0	0	0	0	0	0	0	0	0	0
15 Water Valve	0	0	0	0	0	0	0	0	0	0
16 Stairway Railings	0	0	0	0	0	0	0	0	0	0
17 Balcony Railings	0	0	0	0	0	0	0	0	206,681	0
18 Walkway Railings	0	0	0	0	0	0	0	0	0	0
19 Utility Doors	0	0	0	0	0	0	0	0	0	0
20 Main Double Doors Glass	0	0	0	0	0	0	0	0	0	0
21 Building Sliding Glass Doors	0	0	0	0	0	0	0	0	0	0
22 Building Windows	0	0	0	0	0	0	0	0	0	0
23 NON SIRS COMPONENTS	0	0	0	0	0	0	0	0	0	0
24 Pavement Resurface	0	0	0	0	0	0	0	33,686	0	0
25 Sidewalks	0	16,932	0	0	0	0	0	0	0	0
26 Lighting	0	0	0	0	0	13,083	0	0	0	0
27 HVAC Splits	0	0	0	0	0	0	0	0	0	9,202
28 Trash Chute	0	0	0	0	0	0	0	0	0	0
29 Security System w/ cameras	0	0	0	0	0	0	0	0	0	0
30 Unit Doors	0	0	0	0	0	0	0	0	0	0
31 Unit Windows	0	0	0	0	0	0	0	0	0	0
32 Unit Sliding Glass Doors	0	0	0	0	0	0	0	0	0	0
33	0	0	0	0	0	0	0	0	0	0
34	0	0	0	0	0	0	0	0	0	0
35	0	0	0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0	0	0	0
37	0	0	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0	0	0
39	0	0	0	0	0	0	0	0	0	0
40	0	0	0	0	0	0	0	0	0	0

Total Expenditures:	0	16,932	459,715	96,215	0	51,119	0	60,317	206,681	9,202
Ending Reserve Balance:	584,569	649,593	274,293	265,024	354,580	395,703	490,713	528,255	422,370	516,987

**Gulf Front Lagoon COA
Cash Flow Basis, Page 2**



Year	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Starting Reserve Balance	516,987	599,254	709,396	674,001	790,851	793,920	917,886	999,206	976,695	1,058,269
Annual Reserve Contribution	106,934	110,142	113,446	116,850	120,355	123,966	127,685	131,515	135,461	139,525
Special Assessments/Loans	0	0	0	0	0	0	0	0	0	0
Interest Income	0	0	0	0	0	0	0	0	0	0
TOTAL RESERVE FUNDS	623,921	709,396	822,842	790,851	911,206	917,886	1,045,571	1,130,721	1,112,156	1,197,794

ID EXPENDITURES

1 SIRS COMPONENTS	0	0	0	0	0	0	0	0	0	0
2 Roof TPO	0	0	0	0	0	0	0	0	0	0
3 Roof Tile	0	0	111,428	0	0	0	0	0	0	0
4 Painting Walkway	0	0	0	0	0	0	46,365	0	0	0
5 Painting Building	0	0	0	0	117,286	0	0	0	0	0
6 Stairway and Lobby Paint	0	0	0	0	0	0	0	0	32,463	0
7 Elevator Cab Remodel	0	0	0	0	0	0	0	0	0	0
8 Elevator Control Board	0	0	0	0	0	0	0	0	0	0
9 Elevator Motor	0	0	0	0	0	0	0	154,027	0	0
10 Fire Alarm System	0	0	0	0	0	0	0	0	0	0
11 Electrical Panels (Main)	0	0	10,780	0	0	0	0	0	0	0
12 Electrical Panels (Subs)	0	0	26,633	0	0	0	0	0	0	0
13 Plumbing Chases	0	0	0	0	0	0	0	0	0	0
14 Backflow Preventor	0	0	0	0	0	0	0	0	0	0
15 Water Valve	0	0	0	0	0	0	0	0	0	0
16 Stairway Railings	0	0	0	0	0	0	0	0	0	0
17 Balcony Railings	0	0	0	0	0	0	0	0	0	0
18 Walkway Railings	0	0	0	0	0	0	0	0	0	0
19 Utility Doors	0	0	0	0	0	0	0	0	0	0
20 Main Double Doors Glass	0	0	0	0	0	0	0	0	0	0
21 Building Sliding Glass Doors	9,142	0	0	0	0	0	0	0	0	0
22 Building Windows	15,525	0	0	0	0	0	0	0	0	0
23 NON SIRS COMPONENTS	0	0	0	0	0	0	0	0	0	0
24 Pavement Resurface	0	0	0	0	0	0	0	0	0	0
25 Sidewalks	0	0	0	0	0	0	0	0	0	0
26 Lighting	0	0	0	0	0	0	0	0	0	0
27 HVAC Splits	0	0	0	0	0	0	0	0	0	0
28 Trash Chute	0	0	0	0	0	0	0	0	0	0
29 Security System w/ cameras	0	0	0	0	0	0	0	0	21,424	0
30 Unit Doors	0	0	0	0	0	0	0	0	0	0
31 Unit Windows	0	0	0	0	0	0	0	0	0	0
32 Unit Sliding Glass Doors	0	0	0	0	0	0	0	0	0	0
33	0	0	0	0	0	0	0	0	0	0
34	0	0	0	0	0	0	0	0	0	0
35	0	0	0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0	0	0	0
37	0	0	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0	0	0
39	0	0	0	0	0	0	0	0	0	0
40	0	0	0	0	0	0	0	0	0	0

Total Expenditures: 24,668 0 148,841 0 117,286 0 46,365 154,027 53,887 0

Ending Reserve Balance: 599,254 709,396 674,001 790,851 793,920 917,886 999,206 976,695 1,058,269 1,197,794

**Gulf Front Lagoon COA
Cash Flow Basis, Page 3**



Year	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Starting Reserve Balance	1,197,794	1,208,214	1,356,236	1,466,957	940,881	1,090,486	1,046,358	1,217,956	1,338,182	1,520,230
Annual Reserve Contribution	143,710	148,022	152,462	157,036	161,747	166,600	171,598	176,746	182,048	187,510
Special Assessments/Loans	0	0	0	0	0	0	0	0	0	0
Interest Income	0	0	0	0	0	0	0	0	0	0
TOTAL RESERVE FUNDS	1,341,504	1,356,236	1,508,699	1,623,994	1,102,628	1,257,086	1,217,956	1,394,701	1,520,230	1,707,740

ID EXPENDITURES

1 SIRS COMPONENTS	0	0	0	0	0	0	0	0	0	0
2 Roof TPO	0	0	0	683,113	0	0	0	0	0	0
3 Roof Tile	0	0	0	0	0	0	0	0	0	0
4 Painting Walkway	0	0	0	0	0	0	0	56,519	0	0
5 Painting Building	0	0	0	0	0	142,971	0	0	0	0
6 Stairway and Lobby Paint	0	0	0	0	0	0	0	0	0	39,572
7 Elevator Cab Remodel	0	0	0	0	0	49,218	0	0	0	0
8 Elevator Control Board	59,438	0	0	0	0	0	0	0	0	0
9 Elevator Motor	0	0	0	0	0	0	0	0	0	0
10 Fire Alarm System	0	0	41,741	0	0	0	0	0	0	0
11 Electrical Panels (Main)	0	0	0	0	0	0	0	0	0	0
12 Electrical Panels (Subs)	0	0	0	0	0	0	0	0	0	0
13 Plumbing Chases	55,723	0	0	0	0	0	0	0	0	0
14 Backflow Preventor	12,631	0	0	0	0	0	0	0	0	0
15 Water Valve	5,498	0	0	0	0	0	0	0	0	0
16 Stairway Railings	0	0	0	0	0	0	0	0	0	0
17 Balcony Railings	0	0	0	0	0	0	0	0	0	0
18 Walkway Railings	0	0	0	0	0	0	0	0	0	0
19 Utility Doors	0	0	0	0	0	0	0	0	0	0
20 Main Double Doors Glass	0	0	0	0	0	18,539	0	0	0	0
21 Building Sliding Glass Doors	0	0	0	0	0	0	0	0	0	0
22 Building Windows	0	0	0	0	0	0	0	0	0	0
23 NON SIRS COMPONENTS	0	0	0	0	0	0	0	0	0	0
24 Pavement Resurface	0	0	0	0	0	0	0	0	0	0
25 Sidewalks	0	0	0	0	0	0	0	0	0	0
26 Lighting	0	0	0	0	0	0	0	0	0	0
27 HVAC Splits	0	0	0	0	12,142	0	0	0	0	0
28 Trash Chute	0	0	0	0	0	0	0	0	0	0
29 Security System w/ cameras	0	0	0	0	0	0	0	0	0	0
30 Unit Doors	0	0	0	0	0	0	0	0	0	0
31 Unit Windows	0	0	0	0	0	0	0	0	0	0
32 Unit Sliding Glass Doors	0	0	0	0	0	0	0	0	0	0
33	0	0	0	0	0	0	0	0	0	0
34	0	0	0	0	0	0	0	0	0	0
35	0	0	0	0	0	0	0	0	0	0
36	0	0	0	0	0	0	0	0	0	0
37	0	0	0	0	0	0	0	0	0	0
38	0	0	0	0	0	0	0	0	0	0
39	0	0	0	0	0	0	0	0	0	0
40	0	0	0	0	0	0	0	0	0	0

Total Expenditures: 133,289 0 41,741 683,113 12,142 210,728 0 56,519 0 39,572

Ending Reserve Balance: 1,208,214 1,356,236 1,466,957 940,881 1,090,486 1,046,358 1,217,956 1,338,182 1,520,230 1,668,168

**Gulf Front Lagoon COA
Average Monthly Dues Report by Year**



Year	Monthly Dues	Year	Monthly Dues	Year	Monthly Dues
2024	\$165.77	2034	\$222.78	2044	\$299.40
2025	\$170.74	2035	\$229.46	2045	\$308.38
2026	\$175.86	2036	\$236.35	2046	\$317.63
2027	\$181.14	2037	\$243.44	2047	\$327.16
2028	\$186.57	2038	\$250.74	2048	\$336.97
2029	\$192.17	2039	\$258.26	2049	\$347.08
2030	\$197.94	2040	\$266.01	2050	\$357.50
2031	\$203.87	2041	\$273.99	2051	\$368.22
2032	\$209.99	2042	\$282.21	2052	\$379.27
2033	\$216.29	2043	\$290.68	2053	\$390.64

Gulf Front Lagoon COA

Annual Expenditure Detail



Fiscal Year	ID	Component	Expenditure
2024			
2025			
		25 Sidewalks	\$ 16,932.00
Subtotal			\$ 16,932.00

Fiscal Year	ID	Component	Expenditure
2026			
		2 Roof TPO	\$ 459,715.31
Subtotal			\$ 459,715.31

Fiscal Year	ID	Component	Expenditure
2027			
		5 Painting Building	\$ 96,215.48
Subtotal			\$ 96,215.48

Fiscal Year	ID	Component	Expenditure
2028			

Fiscal Year	ID	Component	Expenditure
2029			
		4 Painting Walkway	\$ 38,035.58
		26 Lighting	\$ 13,083.36
Subtotal			\$ 51,118.94

Fiscal Year	ID	Component	Expenditure
2030			

Fiscal Year	ID	Component	Expenditure
2031			
		6 Stairway and Lobby Paint	\$ 26,631.13
		24 Pavement Resurface	\$ 33,686.36
Subtotal			\$ 60,317.48

Fiscal Year	ID	Component	Expenditure
2032			
		17 Balcony Railings	\$ 206,680.71
Subtotal			\$ 206,680.71

Fiscal Year	ID	Component	Expenditure
2033			
		27 HVAC Splits	\$ 9,202.21
Subtotal			\$ 9,202.21

Fiscal Year	ID	Component	Expenditure
2034			
		21 Building Sliding Glass Doors	\$ 9,142.46
		22 Building Windows	\$ 15,525.11
Subtotal			\$ 24,667.57

Fiscal Year	ID	Component	Expenditure
2035			

Fiscal Year	ID	Component	Expenditure
2036			
	3	Roof Tile	\$ 111,427.72
	11	Electrical Panels (Main)	\$ 10,780.06
	12	Electrical Panels (Subs)	\$ 26,633.08
Subtotal			\$ 148,840.86

Fiscal Year	ID	Component	Expenditure
2037			

Fiscal Year	ID	Component	Expenditure
2038			
	5	Painting Building	\$ 117,286.14
Subtotal			\$ 117,286.14

Fiscal Year	ID	Component	Expenditure
2039			

Fiscal Year	ID	Component	Expenditure
2040			
	4	Painting Walkway	\$ 46,365.16
Subtotal			\$ 46,365.16

Fiscal Year	ID	Component	Expenditure
2041			
	9	Elevator Motor	\$ 154,026.56
Subtotal			\$ 154,026.56

Fiscal Year	ID	Component	Expenditure
2042			
	6	Stairway and Lobby Paint	\$ 32,463.20
	29	Security System w/ cameras	\$ 21,423.69
Subtotal			\$ 53,886.89

Fiscal Year	ID	Component	Expenditure
2043			

Fiscal Year	ID	Component	Expenditure
2044			
	8	Elevator Control Board	\$ 59,437.90
	13	Plumbing Chases	\$ 55,723.03
	14	Backflow Preventor	\$ 12,630.55
	15	Water Valve	\$ 5,498.01
Subtotal			\$ 133,289.48

Fiscal Year	ID	Component	Expenditure
2045			

Fiscal Year	ID	Component	Expenditure
2046			
	10	Fire Alarm System	\$ 41,741.45
Subtotal			\$ 41,741.45

Fiscal Year	ID	Component	Expenditure
2047			
	2	Roof TPO	\$ 683,112.76
Subtotal			\$ 683,112.76

Fiscal Year	ID	Component	Expenditure

2048

	27 HVAC Splits	\$ 12,142.12
Subtotal		\$ 12,142.12

Fiscal Year ID Component Expenditure
2049

	5 Painting Building	\$ 142,971.15
	7 Elevator Cab Remodel	\$ 49,218.18
	20 Main Double Doors Glass	\$ 18,538.85
Subtotal		\$ 210,728.18

Fiscal Year ID Component Expenditure
2050

Fiscal Year ID Component Expenditure
2051

	4 Painting Walkway	\$ 56,518.88
Subtotal		\$ 56,518.88

Fiscal Year ID Component Expenditure
2052

Fiscal Year ID Component Expenditure
2053

	6 Stairway and Lobby Paint	\$ 39,572.46
Subtotal		\$ 39,572.46



1 Front of Building #502



2 Right Side of Building #502



3 Rear of Building #502



4 Left Side of Building #502



5 Bldg. #502 TPO Roofing Overview



6 Bldg. #502 TPO Roofing Overview



7 Bldg. #502 TPO Roofing Overview



8 Bldg. #502 TPO Roofing Overview



9 Bldg. #502 Tile Roofing Overview



10 Bldg. #502 Tile Roofing Overview



11 Bldg. #502 Tile Roofing Overview



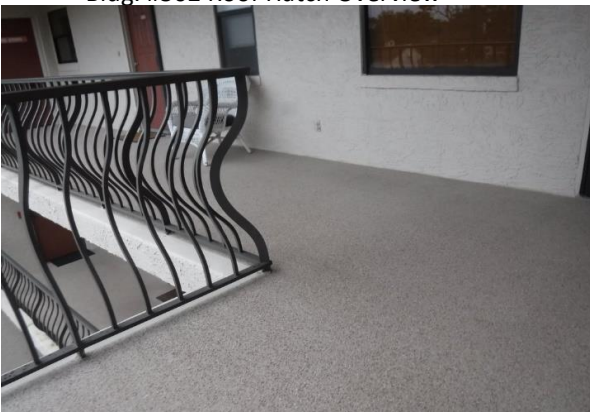
12 Bldg. #502 HVAC Stands Overview



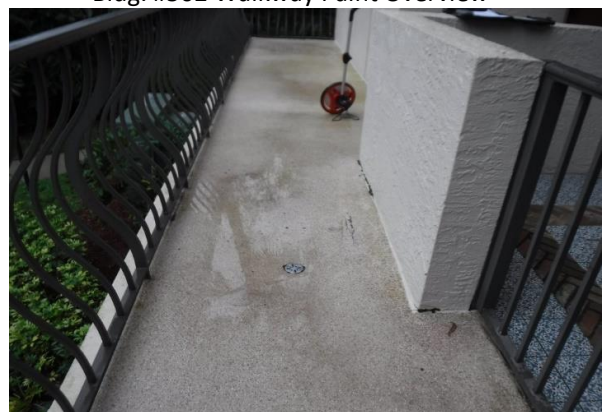
13 Bldg. #502 Roof Hatch Overview



14 Bldg. #502 Walkway Paint Overview



15 Bldg. #502 Walkway Paint Overview



16 Bldg. #502 Walkway Paint Overview



17 Bldg. #502 Building Paint Overview



18 Bldg. #502 Building Paint Overview



19 Bldg. #502 Building Paint Overview



20 Bldg. #502 Building Paint Overview



21 Bldg. #502 Stairway Paint Overview



22 Bldg. #502 Stairway Paint Overview



23 Bldg. #502 Stairway Paint Overview



24 Bldg. #502 Elevator Cab Overview



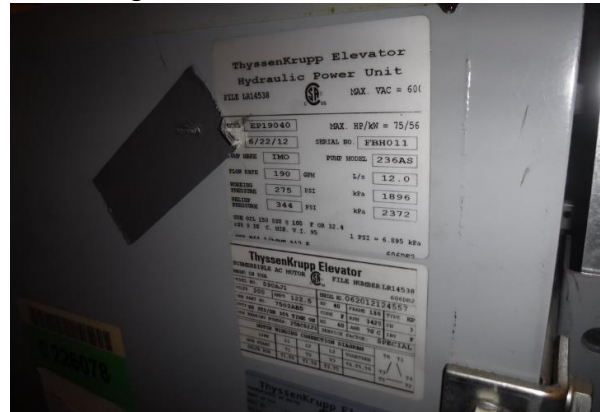
25 Bldg. #502 Elevator Cab Overview



26 Bldg. #502 Elevator Control Panel Overview



27 Bldg. #502 Elevator Motor Overview



28 Bldg. #502 Elevator Motor Data Plate



29 Bldg. #502 Fire Alarm Overview



30 Bldg. #502 Fire Alarm Overview



31 Bldg. #502 Electrical Main Overview



32 Bldg. #502 Electrical Sub Overview



33 Bldg. #502 Electrical Sub Overview



34 Bldg. #502 Plumbing Chase Overview



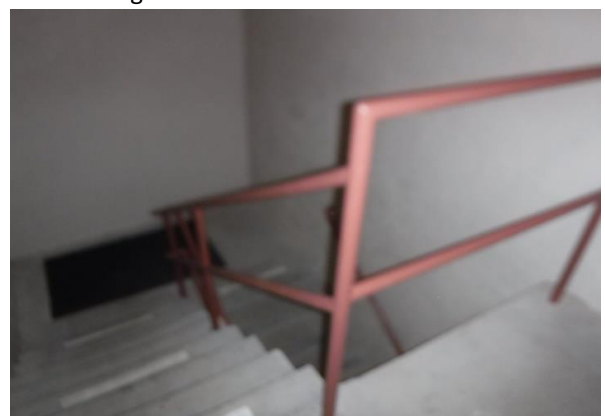
35 Bldg. #502 Main Water Valve Overview



36 Bldg. #502 Backflow Preventer Overview



37 Bldg. #502 Stairway Railing Overview



38 Bldg. #502 Stairway Railing Overview



39 Bldg. #502 Balcony Railing Overview



40 Bldg. #502 Balcony Railing Overview



41 Bldg. #502 Walkway Railing Overview



42 Bldg. #502 Walkway Railing Overview



43 Bldg. #502 Utility Door Overview



44 Bldg. #502 Glass Double Door Overview



45 Bldg. #502 Pavement Overview



46 Bldg. #502 Pavement Overview



47 Bldg. #502 Pavement Overview



48 Bldg. #502 Sidewalks Overview



49 Bldg. #502 Sidewalks Overview



50 Bldg. #502 Lighting Overview



51 Bldg. #502 Lighting Overview



52 Bldg. #502 Lighting Overview



53 Bldg. #502 HVAC Split Overview



54 Bldg. #502 HVAC Split Overview



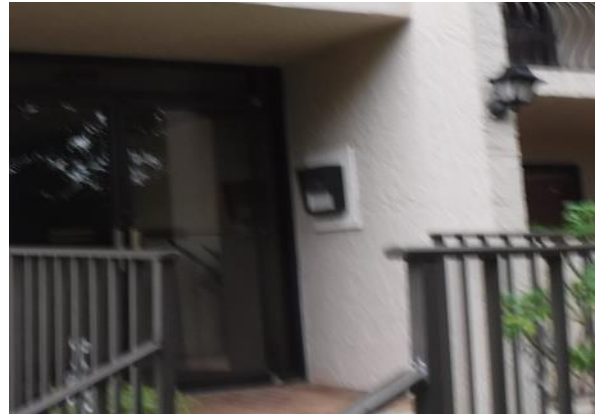
55 Bldg. #502 HVAC Split Data Plate



56 Bldg. #502 Trash Chute Overview



57 Bldg. #502 Trash Chute Overview



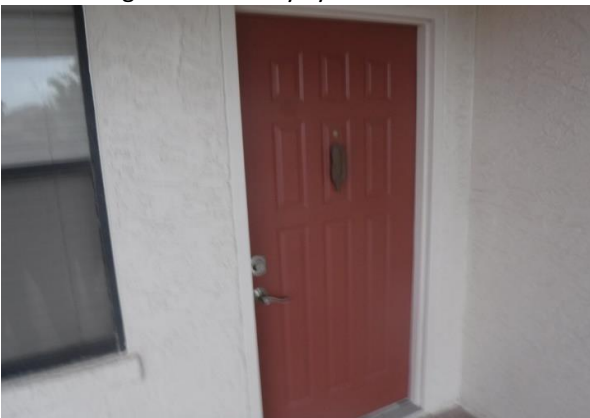
58 Bldg. #502 Security System Overview



59 Bldg. #502 Security System Overview



60 Bldg. #502 Security System Overview



61 Bldg. #502 Unit Doors Overview



62 Bldg. #502 Unit Windows Overview



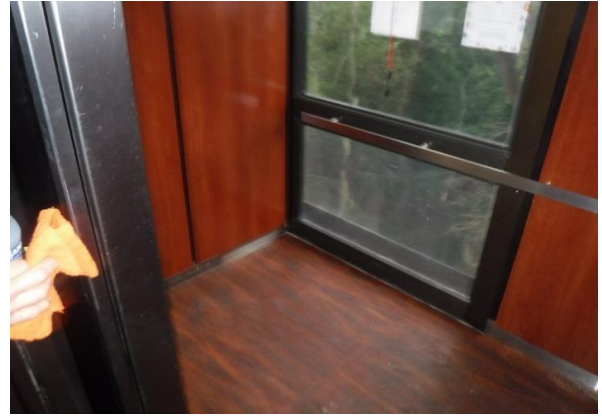
63 Bldg. #502 Unit Sliders Overview



64 Bldg. #502 Rooftop Slider Overview



65 Bldg. #502 Building Windows Overview



66 Bldg. #502 Building Windows Overview



67 Front of Building #504



68 Right Side of Building #504



69 Rear of Building #504



70 Left Side of Building #504



71 Building #504 TPO Roofing Overview



72 Building #504 TPO Roofing Overview



73 Building #504 TPO Roofing Overview



74 Building #504 TPO Roofing Overview



75 Building #504 Tile Roofing Overview



76 Building #504 Tile Roofing Overview



77 Building #504 HVAC Stands Overview



78 Building #504 Roof Hatch Overview



79 Building #504 Walkway Paint Overview



80 Building #504 Walkway Paint Overview



81 Building #504 Building Paint Overview



82 Building #504 Building Paint Overview



83 Building #504 Building Paint Overview



84 Building #504 Building Paint Overview



85 Building #504 Stairway Paint Overview



86 Building #504 Stairway Paint Overview



87 Building #504 Elevator Cab Overview



88 Building #504 Elevator Cab Overview



89 Building #504 Elevator Control Board Overview



90 Building #504 Elevator Motor Overview



91 Building #504 Elevator Motor Data Plate



92 Building #504 Electrical Main Overview



93 Building #504 Electrical Subs Overview



94 Building #504 Electrical Subs Overview



95 Building #504 Electrical Subs Overview



96 Building #504 Main Water Valve Overview



97 Building #504 Backflow Preventer Overview



98 Building #504 Plumbing Chase Overview



99 Building #504 Stairway Railings Overview



100 Building #504 Stairway Railings Overview



101 Building #504 Balcony Railings Overview



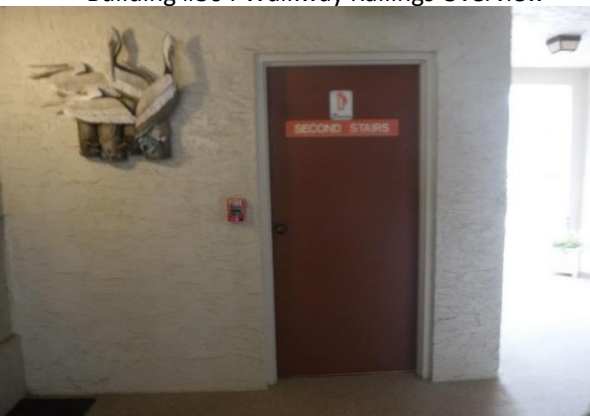
102 Building #504 Balcony Railings Overview



103 Building #504 Walkway Railings Overview



104 Building #504 Walkway Railings Overview



105 Building #504 Utility Doors Overview



106 Building #504 Utility Doors Overview



107 Building #504 Double Glass Doors Overview



108 Building #504 Pavement Overview



109 Building #504 Pavement Overview



110 Building #504 Sidewalk Overview



111 Building #504 Sidewalk Overview



112 Building #504 Lighting Overview



113 Building #504 Lighting Overview



114 Building #504 HVAC Split Overview



115 Building #504 HVAC Split Overview



116 Building #504 HVAC Split Data Plate



117 Building #504 Trash Chute



118 Building #504 Unit Doors and Windows



119 Building #504 Unit Windows



120 Building #504 Unit Sliders



121 Building #504 Building Slider



122 Building #504 Building Windows

Terms and Definitions

ANNUAL RESERVES CONTRIBUTION (ARC): The annual Reserve Contribution is calculated by multiplying the Monthly Dues (MD) times 12 times the number of units (U) and then subtracting out the Monthly Expenses (ME) times 12.

$$\text{ARC} = \text{MD} * 12 * \text{U} - (\text{ME} * 12)$$

ANNUAL RESERVES EXPENSES: The sum of all reserve components that are expected to be repaired or replaced for a given year.

BEGINNING RESERVE BALANCE: The amount of Reserve Funds that have been rolled over from the previous year.

CASH FLOW METHOD: A method of developing a Reserve Funding Plan where contributions to the Reserve fund are designed to offset the variable annual expenditures from the Reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired Funding Goal is achieved.

COMPONENT: The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are:

1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.

COMPONENT INVENTORY: The task of selecting and quantifying Reserve Components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, and a review of established association precedents, and discussion with appropriate association representative of the association or cooperative.

COMPONENT METHOD: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components.

CONDITION ASSESSMENT: The task of evaluating the current condition of the component based on observed or reported characteristics.

CURRENT REPLACEMENT COST: The amount of money, as of the Fiscal Year beginning date, for which the reserve analysis is prepared, that a Reserve Component is expected to cost to repair or replace.

DEFICIT: An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

EFFECTIVE AGE: The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

FINANCIAL ANALYSIS: The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

FISCAL YEAR: Indicates the budget year for the association for which the reserve analysis was prepared. The fiscal year end date is the last date of the budget year.

FULLY FUNDED: 100% Funded. When the actual (or projected) Reserve balance is equal to the Fully Funded Balance.

FULLY FUNDED BALANCE (FFB): Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulae can be utilized, depending on the provider’s sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent.

$FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$ or

$FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate}) ^ \text{Remaining Life}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate}) ^ \text{Remaining Life}]$

FUND STATUS: The status of the reserve fund as compared to an established benchmark such as percent funding.

FUNDING GOALS: Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

Baseline Funding: Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.

Full Funding: Setting a Reserve funding goal of attaining and maintaining Reserves at or near 100% funded.

Statutory Funding: Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves required by local statutes.

Threshold Funding: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than “Fully Funding.”

FUTURE REPLACEMENT COST: The amount of money, as of the Fiscal Year during which replacement of a Reserve Component is scheduled, that a Reserve Component is expected to cost to repair or replace. This cost is calculated using the Current Replacement Cost compounded annually by the Inflation Rate.

FUNDING PLAN: An association’s plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

FUNDING PRINCIPLES:

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

INFLATION: Cost factors are adjusted for inflation at the rate defined in the Reserve Summary tab of the application. This rate is used on an annual compounding basis. These increasing costs can be seen as you follow the recurring cycles of a component on the “reserve Funding Analysis – Cash Flow Basis” report.

INTEREST: The type of interest calculation varies by vendor. Lucid Reserve Study calculates interest based on compounded interest. The expected Annual Reserve Expenses are subtracted from the

Beginning Reserve Balance for each year. Yearly compound interest is calculated for this number. It is assumed that the monthly Reserve Contributions will be added to an interest bearing account and compound interest for an increasing balance of Reserve Contributions is added to the accrued interest income.

LIFE AND VALUATION ESTIMATES: The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components.

MINIMUM CASH FLOW METHOD: This calculation method develops a funding plan based on current reserve funds and projected expenditures for the 30-year reporting period. This calculation method will typically produce a lower monthly reserve contribution than other methods. This method structures a funding plan that enables the association to pay for all reserve expenditures as they come due, but is not concerned with the ideal level of reserves through time, but prevents reserve fund from reaching zero, or a specified minimum reserve balance.

MONTHLY DUES: The monthly dues paid by each member.

MONTHLY DUES RATE INCREASE: The rate of increase per year that the monthly dues will increase. Normally, the rate matches the specified rate of inflation, so the rate of inflation rate should be used. Sometimes this rate is adjusted higher so that special assessments may be avoided in future years.

PERCENT FUNDED: The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage. 4

PERCENT FUNDED: The ratio of the projected Reserve Balance (RB) to the Fully Funded Balance (FFB), expressed as a percentage. An association that is 100% funded does not have all of the Reserve Funds necessary to replace all of its Reserve Components immediately; it has the proportionately appropriate Reserve Funds for the Reserve Components it maintains, based on each component's Current Replacement Cost, age and Useful Life.

PHYSICAL ANALYSIS: The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

REMAINING USEFUL LIFE (RUL): Also referred to as "Remaining Life" (RL). The estimated time, in years, that a reserve component can be expected to continue to serve its intended function before having to be repaired or replaced based on when it was last repaired or replaced. Projects anticipated to occur in the initial year have "zero" Remaining Useful Life.

REPLACEMENT COST: The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

REPLACEMENT YEAR: The Fiscal Year that a Reserve Component is scheduled to be repaired or replaced. Reserve Component Line Items include in the reserve analysis. Each component will be assigned a unique ID and Account Numbers may optionally be assigned to each component.

RESERVE BALANCE: Actual or projected funds as of a particular point in time that the association has identified for use to defray the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. Based upon information provided and not audited.

RESERVE PROVIDER: An individual that prepares Reserve Studies.

RESERVE STUDY: A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures. The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis.

RESPONSIBLE CHARGE: A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve study of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; expect for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review;
4. The failure to personally be available on a reasonable basis or with adequate advance notice for consultation and inspection where circumstances require personal availability.

SPECIAL ASSESSMENT: An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by governing documents or local statutes.

SURPLUS: An actual (or projected) Reserve Balance greater than the Fully Funded Balance. See "Deficit."

TAX RATE ON ACCRUED INTEREST: If specified, Interest accruals added to the reserve balance may be reduced by the expected tax rate expected to be paid for interest income. Typically, an amount of 30% is specified here. Do not use this option if you detail taxes in the Monthly Expenses section of the application.

USEFUL LIFE (UL): Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

USEFUL LIFE: The estimated time, in years that a component can be expected to serve its intended function before having to be repaired or replaced.

YEAR NEW: The year that the Reserve Component was originally put into service or last replaced.

Limitations

The scope of work for this Reserve Study was limited to performing tasks as defined in the Professional Service Agreement between Beryl and Gulf Front Lagoon COA. The use of this report by any unauthorized third parties shall be at their own risk.

The opinions expressed herein are based on the information collected during our study, our present understanding of the site conditions, and our professional judgment in light of such information at the time of this report. The report is a professional opinion, and no warranty is expressed, implied, or made as to the conclusions, advice, and recommendations offered in this report. In expressing the opinions stated in this report, Beryl has exercised a reasonable degree of care and skill ordinarily exercised by a reasonably prudent professional in the same community and in the same time frame given the same facts and circumstances. Documentation and data provided by Gulf Front Lagoon COA, designated representatives of Gulf Front Lagoon COA, or other interested third parties, or from public domain, and referred to in preparation of this report, have been used and referenced with the understanding that Beryl assumes no responsibility or liability for their accuracy.

Independent conclusions represent our professional judgment based on the information and data available to us during the course of this assignment. Beryl's evaluations, analyses, and opinions do not represent design integrity, structural soundness, or actual value of the property. Factual information regarding operations, conditions, and test data provided by Gulf Front Lagoon COA or their representative has been assumed to be correct and complete. The conclusions presented are based on the data provided, observations, and conditions that existed on the date of the site investigation. Our work was performed and prepared in accordance with procedures, practices, and standards generally accepted and customary in Beryl's profession for use in similar assignments.

This report is prepared for the exclusive use of Gulf Front Lagoon COA, and opinions and recommendations contained in this report apply to the conditions existing when services were performed and are intended only for the client, purposes, locations, timeframes, and project parameters indicated. This report is not for the use and benefit of, nor may be relied upon by, any other person or entity without the advance written consent of Beryl.

The information reported was obtained through sources deemed reliable via a visual site survey of the areas readily observable, easily accessible or made accessible, by the property contact and interviews with owners, agents, occupants, or other appropriate persons involved with the subject property. Applicable municipal information was obtained through file reviews of reasonably ascertainable standard government record sources, and interviews with authorities having jurisdiction over the property. Finding, conclusions, and recommendations included in the report are based on our visual observations in the field, the municipal information reasonably obtained, information provided by the Client, and/or a review of readily available and supplied drawings and documents. No disassembly of system or building components or physical or invasive testing was performed. Beryl renders no opinion as to the property condition at un-surveyed and/or inaccessible portions of the subject property. Beryl relies completely on the information, whether written, graphic, or verbal, provided by the property contact or as shown on the information on any documents reviewed or received from the property contact, owner or agent, or municipal source, and assumes that information to be true and correct. The observations in this report are valid on the date of the survey. Beryl used the date established by the local Property Appraisers information as the effective year built of the subject property age. It is

important to note that all but an exhaustive investigation might fail to locate or identify deficiencies that may not be reasonably visible.

The contents of this report are not intended to represent an in-depth evaluation or analysis of the systems and components of the subject property. The extent of the physical survey for the production of this report has been limited by contract and agreed upon Scope of Work. Assumptions regarding the overall conditions of the property have been developed based upon a survey of representative areas of the subject property. As such, no representative of ALL aspects of ALL areas or components was made. Routine maintenance items are not reported or included in this report. Where quantities could not be derived from actual takeoffs, lump sum figures or allowances were used. Estimated costs are based on professional judgment and probable or actual extent of the observed defect inclusive of the cost to design, procure, construct, and manage the corrections. Where property-unique or specialty equipment is present, Beryl relies solely on data regarding maintenance and/or replacement costs provided by the designated site contact or on-site individuals with first-hand knowledge of the specific equipment.

This Reserve Study is a reflection of information provided to Beryl and assembled for the Gulf Front Lagoon COA's use, not for the purpose of performing an audit, quality/forensic analysis, or background checks of historical records.

The survey was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession, and in accordance with generally accepted practices of other consultants currently practicing in the same locality under similar conditions. No other representative, express or implied, and no warranty or guarantee is included or intended. The report speaks only as of its date, in the absence of a specific written update of the report, signed, and delivered by Beryl.

Any additional information that becomes available after our survey concerning the subject property should be provided to Beryl so that our conclusions may be revised and modified if necessary, at additional cost. This report has been prepared in accordance with our Professional Services Agreement, which is an integral part of this report.

Any site plans or drawings provided show approximate dimensions and are included in this report to assist Gulf Front Lagoon COA in visualizing the site and the surroundings, not to give a necessarily accurate dimensional representation of the site. Conclusions drawn from the results noted herein are limited by the methods used as agreed upon with Gulf Front Lagoon COA and do not represent a warranty, guarantee, insurance policy, or substitute for exhaustive testing and analysis of any component.