

RESERVE STUDY

PREPARED FOR:

Seven Lakes Golf and Tennis Community Condo 24

Fort Myers, FL



For The Period Beginning April 1, 2025

PREPARED BY:



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Attention: **Board of Directors**
Property: Seven Lakes Golf and Tennis Community Condo 24, Fort Myers, Florida
Service: Traditional Reserve Study
Period: Beginning April 1, 2025

January 10, 2025

Dear Board of Directors of Seven Lakes Golf and Tennis Community Condo 24:

At the direction of the Board and management of Seven Lakes Golf and Tennis Community Condo 24, Stone Building Solutions has completed a Traditional Reserve Study for the Seven Lakes Golf and Tennis Community Condo 24 Association. Enclosed is our report for the Board's review and consideration.

This study is based on an on-site analysis. The on-site analysis of Seven Lakes Golf and Tennis Community Condo 24 upon which this study is based was performed by of Stone Building Solutions.

The effective date of this report is the date of inspection, June 4, 2024

This Reserve Study meets or exceeds all requirements outlined in Florida Statute 718.112 and the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Reserve Study."

If you have any questions or would like to direct any follow-up service, please don't hesitate to contact us.

Respectfully submitted,

Stone Building Solutions

Summer Megdadi

Summer Megdadi, RS

Reserve Specialist #411

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Table of Contents

Executive Summary 4

Cost Evaluation 6

Expenditures..... 7

Expenditures (By Year) 9

Pooling Methodology..... 14

Cash Flow Analysis..... 15

Charts & Graphs 17

Funding Options 18

Reserve Component Summary 20

Component Details 21

Definitions..... 33

Disclosures 36

Update Service 37



Executive Summary

The purpose of this reserve study is to produce a reserve funding plan that will project future contributions and expenditures to ensure that reserve funds are available as needed.

Stone Building Solutions was responsible for the physical evaluation. Stone Building Solutions provided analysis on key building components, their condition, and evaluation. Stone Building Solutions has received this information 'as is' and is not in a position to add or comment on the engineering analysis. Stone Building Solutions is using this information to create a financial evaluation for budgeting purposes.

Seven Lakes Golf and Tennis Community Condo 24 has 51 units. This study is for the fiscal year starting April 1, 2025, and ending Mar 31, 2026.

Financial Parameters & Assumptions

Projection Period:	April 1, 2025 - March 31, 2025	Report Type:	Type 1
Inflation: Annual Percent Contribution Change:	2.50% 3.00%	Association:	Condominium
Interest (Gained):	1.00%	Buildings:	1
		Total Units:	51
		Year Built:	1975

Note- For this projection, 25% of the available Reserve Balances have been allocated as the starting balance of the proposed Traditional Reserve Account.

As of April 1, 2025, the estimated unaudited reserve fund balance is **\$58,154**

The estimated *current replacement* cost of the reserve items is **\$397,999**

30-Year Pooled Cash Flow Funding Analysis Summary - (Future Cost):

The 30-year Funding Plan is an approach to determining reserve contributions in a way that balances the annual expenses from the reserve fund. This analysis takes into account future replacement costs for reserve components as they come due for replacement, acknowledges construction cost increases, and considers interest income generated by reserve accounts. By pooling funds from initial balances, a yearly contribution rate is calculated to ensure a positive cash flow throughout the analysis period. **This funding**

plan requires level contributions to Reserves over the projected period.

The recommendations for the initial year are based on the 30-year Pooled Cash Flow Funding Plan.

Recommended annual contribution:	\$30,500
Recommended annual contribution per unit:	\$598
First Year monthly contribution per unit:	\$50
Average monthly contribution per unit (Over 30 Years):	\$79
Special assessments:	\$0



Cost Evaluation

The cost estimates identified are based on approximate quantities, costs, and published information, and they include labor, material, design fees, appropriate overhead, general conditions, and profit. The estimated costs to repair, replace, or upgrade the improvements are considered typical for the marketplace.

No contractors have been contacted for actual bids or price quotes, and the actual cost of repairs may vary from our estimates. These opinions of probable costs are for components or systems exhibiting material deferred maintenance, and for existing physical deficiencies requiring major repairs or replacement.

This report presents the 30 Year Cash Flow Funding Analysis.

The 30-year Pooled Cash Flow Funding Plan is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow throughout the analysis period.



Expenditures

Individual Elements

NAME	NEXT ACTIVITY	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	YEAR 1 REPLACEMENT COST
Asphalt Pavement, Mill & Overlay: Common	04/01/2036	25y	15y	11y	\$21.525	3,914 SY	\$84,249
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	04/01/2026	5y	5y	1y	\$0.461	35,226 SF	\$16,239
Elevator Cabs, Refurbish: Common	04/01/2044	20y	20y	19y	\$15,375.00	1 Ea	\$15,375
Elevators, 3-Stop, Hydraulic, Modernization : Common	04/01/2034	36y	33y	9y	\$143,500.00	1 Ea	\$143,500
Gutters & Downspouts, 6" Aluminum: Common	04/01/2042	30y	18y	17y	\$13.838	1,840 LF	\$25,462
Light Fixtures, Exterior: Common	04/01/2039	15y	15y	14y	\$252.15	63 Ea	\$15,885
Mailbox Clusters, Aluminum, Multi-Tenant: Common	04/01/2034	25y	25y	9y	\$3,546.50	3 Ea	\$10,640
Pavers, Clean, Sand & Seal: Common	04/01/2025	5y	5y	0y	\$1.23	3,550 SF	\$4,366
Pavers, Tile, Walkways: Common	04/01/2035	35y	35y	10y	\$15.375	3,550 SF	\$54,581
Sidewalks, Concrete: Common	04/01/2028	10y	10y	3y	\$12.782	1,240 SF	\$15,850
SIRS and TRS Yearly Update: Update	04/01/2025	1y	1y 3m	0y	\$2,012.075	1 LS	\$2,012
Trash Chute, Stainless Doors: Common	04/01/2035	35y	35y	10y	\$2,460.00	4 Fir	\$9,840
							\$397,999



Critical Expenditure Planning (3-Year Outlook)

LOCATION RESERVE ITEM	2025	2026	2027
Building Service Components			
Total Building Service Components			
Exterior Building Components			
Total Exterior Building Components			
General			
SIRS and TRS Yearly Update: Update	\$2,062	\$2,114	\$2,167
Total General	\$2,062	\$2,114	\$2,167
Interior Building Components			
Total Interior Building Components			
Property Site Components			
Asphalt Pavement, Patch, Stripe & Sealcoat: Common		\$16,662	
Pavers, Clean, Sand & Seal: Common	\$4,366		
Total Property Site Components	\$4,366	\$16,662	
Total	\$6,428	\$18,776	\$2,167



Expenditures (By Year)

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2025-26 (Year 1)					
Pavers, Clean, Sand & Seal: Common	\$1.23	3,550 SF	\$4,366	5y	2030-31
SIRS and TRS Yearly Update: Update	\$2,062.00	1 LS	\$2,062	1y	2026-27
2025-26 (Year 1) Total			\$6,428		
2026-27 (Year 2)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	\$0.473	35,226 SF	\$16,662	5y	2031-32
SIRS and TRS Yearly Update: Update	\$2,114.00	1 LS	\$2,114	1y	2027-28
2026-27 (Year 2) Total			\$18,776		
2027-28 (Year 3)					
SIRS and TRS Yearly Update: Update	\$2,167.00	1 LS	\$2,167	1y	2028-29
2027-28 (Year 3) Total			\$2,167		
2028-29 (Year 4)					
Sidewalks, Concrete: Common	\$13.765	1,240 SF	\$17,069	10y	2038-39
SIRS and TRS Yearly Update: Update	\$2,221.00	1 LS	\$2,221	1y	2029-30
2028-29 (Year 4) Total			\$19,290		
2029-30 (Year 5)					
SIRS and TRS Yearly Update: Update	\$2,276.00	1 LS	\$2,276	1y	2030-31
2029-30 (Year 5) Total			\$2,276		
2030-31 (Year 6)					
Pavers, Clean, Sand & Seal: Common	\$1.392	3,550 SF	\$4,942	5y	2035-36
SIRS and TRS Yearly Update: Update	\$2,333.00	1 LS	\$2,333	1y	2031-32
2030-31 (Year 6) Total			\$7,275		

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2031-32 (Year 7)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	\$0.535	35,226 SF	\$18,846	5y	2036-37
SIRS and TRS Yearly Update: Update	\$2,392.00	1 LS	\$2,392	1y	2032-33
2031-32 (Year 7) Total			\$21,238		
2032-33 (Year 8)					
SIRS and TRS Yearly Update: Update	\$2,452.00	1 LS	\$2,452	1y	2033-34
2032-33 (Year 8) Total			\$2,452		
2033-34 (Year 9)					
SIRS and TRS Yearly Update: Update	\$2,513.00	1 LS	\$2,513	1y	2034-35
2033-34 (Year 9) Total			\$2,513		
2034-35 (Year 10)					
Elevators, 3-Stop, Hydraulic, Modernization : Common	\$179,212.00	1 Ea	\$179,212	33y	N/A
Mailbox Clusters, Aluminum, Multi-Tenant: Common	\$4,429.00	3 Ea	\$13,287	25y	N/A
SIRS and TRS Yearly Update: Update	\$2,576.00	1 LS	\$2,576	1y	2035-36
2034-35 (Year 10) Total			\$195,075		
2035-36 (Year 11)					
Pavers, Clean, Sand & Seal: Common	\$1.575	3,550 SF	\$5,591	5y	2040-41
Pavers, Tile, Walkways: Common	\$19.681	3,550 SF	\$69,868	35y	N/A
SIRS and TRS Yearly Update: Update	\$2,640.00	1 LS	\$2,640	1y	2036-37
Trash Chute, Stainless Doors: Common	\$3,149.00	4 Flr	\$12,596	35y	N/A
2035-36 (Year 11) Total			\$90,695		
2036-37 (Year 12)					
Asphalt Pavement, Mill & Overlay: Common	\$28.243	3,914 SY	\$110,543	15y	N/A
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	\$0.605	35,226 SF	\$21,312	5y	2041-42
SIRS and TRS Yearly Update: Update	\$2,706.00	1 LS	\$2,706	1y	2037-38
2036-37 (Year 12) Total			\$134,561		
2037-38 (Year 13)					

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
SIRS and TRS Yearly Update: Update	\$2,774.00	1 LS	\$2,774	1y	2038-39
2037-38 (Year 13) Total			\$2,774		
2038-39 (Year 14)					
Sidewalks, Concrete: Common	\$17.62	1,240 SF	\$21,849	10y	2048-49
SIRS and TRS Yearly Update: Update	\$2,843.00	1 LS	\$2,843	1y	2039-40
2038-39 (Year 14) Total			\$24,692		
2039-40 (Year 15)					
Light Fixtures, Exterior: Common	\$356.286	63 Ea	\$22,446	15y	2054-55
SIRS and TRS Yearly Update: Update	\$2,914.00	1 LS	\$2,914	1y	2040-41
2039-40 (Year 15) Total			\$25,360		
2040-41 (Year 16)					
Pavers, Clean, Sand & Seal: Common	\$1.781	3,550 SF	\$6,323	5y	2045-46
SIRS and TRS Yearly Update: Update	\$2,987.00	1 LS	\$2,987	1y	2041-42
2040-41 (Year 16) Total			\$9,310		
2041-42 (Year 17)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	\$0.684	35,226 SF	\$24,095	5y	2046-47
SIRS and TRS Yearly Update: Update	\$3,062.00	1 LS	\$3,062	1y	2042-43
2041-42 (Year 17) Total			\$27,157		
2042-43 (Year 18)					
Gutters & Downspouts, 6" Aluminum: Common	\$21.056	1,840 LF	\$38,743	18y	N/A
SIRS and TRS Yearly Update: Update	\$3,138.00	1 LS	\$3,138	1y	2043-44
2042-43 (Year 18) Total			\$41,881		
2043-44 (Year 19)					
SIRS and TRS Yearly Update: Update	\$3,217.00	1 LS	\$3,217	1y	2044-45
2043-44 (Year 19) Total			\$3,217		
2044-45 (Year 20)					
Elevator Cabs, Refurbish: Common	\$24,579.00	1 Ea	\$24,579	20y	N/A
SIRS and TRS Yearly Update: Update	\$3,297.00	1 LS	\$3,297	1y	2045-46

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2044-45 (Year 20) Total			\$27,876		
2045-46 (Year 21)					
Pavers, Clean, Sand & Seal: Common	\$2.015	3,550 SF	\$7,153	5y	2050-51
SIRS and TRS Yearly Update: Update	\$3,379.00	1 LS	\$3,379	1y	2046-47
2045-46 (Year 21) Total			\$10,532		
2046-47 (Year 22)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	\$0.774	35,226 SF	\$27,265	5y	2051-52
SIRS and TRS Yearly Update: Update	\$3,464.00	1 LS	\$3,464	1y	2047-48
2046-47 (Year 22) Total			\$30,729		
2047-48 (Year 23)					
SIRS and TRS Yearly Update: Update	\$3,551.00	1 LS	\$3,551	1y	2048-49
2047-48 (Year 23) Total			\$3,551		
2048-49 (Year 24)					
Sidewalks, Concrete: Common	\$22.555	1,240 SF	\$27,968	10y	N/A
SIRS and TRS Yearly Update: Update	\$3,639.00	1 LS	\$3,639	1y	2049-50
2048-49 (Year 24) Total			\$31,607		
2049-50 (Year 25)					
SIRS and TRS Yearly Update: Update	\$3,730.00	1 LS	\$3,730	1y	2050-51
2049-50 (Year 25) Total			\$3,730		
2050-51 (Year 26)					
Pavers, Clean, Sand & Seal: Common	\$2.28	3,550 SF	\$8,094	5y	N/A
SIRS and TRS Yearly Update: Update	\$3,824.00	1 LS	\$3,824	1y	2051-52
2050-51 (Year 26) Total			\$11,918		
2051-52 (Year 27)					
Asphalt Pavement, Patch, Stripe & Sealcoat: Common	\$0.876	35,226 SF	\$30,858	5y	N/A
SIRS and TRS Yearly Update: Update	\$3,919.00	1 LS	\$3,919	1y	2052-53
2051-52 (Year 27) Total			\$34,777		
2052-53 (Year 28)					

NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
SIRS and TRS Yearly Update: Update	\$4,017.00	1 LS	\$4,017	1y	2053-54
2052-53 (Year 28) Total			\$4,017		
2053-54 (Year 29)					
SIRS and TRS Yearly Update: Update	\$4,118.00	1 LS	\$4,118	1y	2054-55
2053-54 (Year 29) Total			\$4,118		
2054-55 (Year 30)					
Light Fixtures, Exterior: Common	\$516.00	63 Ea	\$32,508	15y	N/A
SIRS and TRS Yearly Update: Update	\$4,220.00	1 LS	\$4,220	1y	N/A
2054-55 (Year 30) Total			\$36,728		

Pooled/Cash-Flow Funding (30-Year Projection)

This part of the Reserve Study introduces an alternative approach to funding compared to the Component Funding Analysis (Straight-Line).

This method entails computing the yearly Reserve contribution based on a 30-year positive cash flow projection. Known as the 30-year "Pooled" or "Cash Flow" Funding Plan, it involves determining Reserve contributions aimed at balancing out the fluctuating annual expenses from the Reserve fund. By consolidating funds from initial balances, a yearly contribution rate is computed to ensure a consistent positive cash flow over the analysis period.

This methodology is a widely accepted, logical, factual, and mathematical basis for calculating Reserve contributions where the Reserve fund total balance at any one point in the projection can offset the expected annual expenditures from the Reserve fund, in perpetuity, on a year-over-year basis.

In this methodology, Reserve funds can only be collectively allocated (used) for purposes authorized under the categorical nature of the components identified within the pool as they become due.

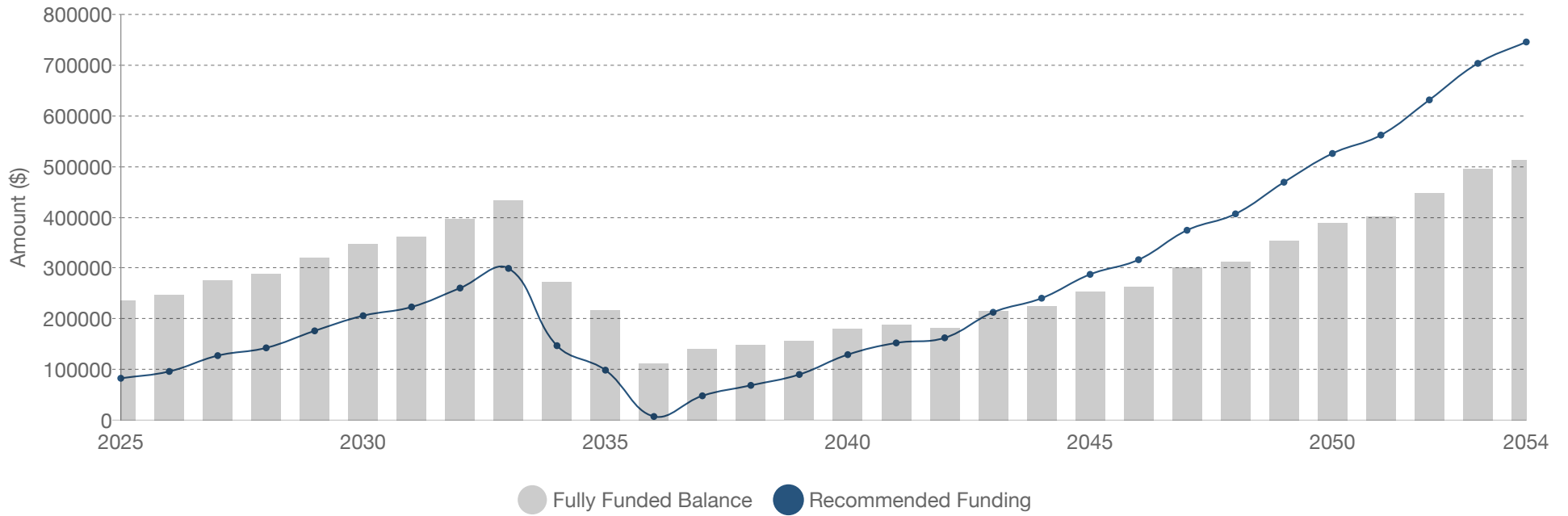


Cash-Flow Projection

Inflation: 2.50% | Calc: Inflation-Adjusted

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2025-26	\$58,154	\$30,500	N/A	\$582	\$0	\$0	\$6,428	\$82,808	35.10%	\$235,929
2026-27	\$82,808	\$31,415	3.00%	\$828	\$0	\$0	\$18,776	\$96,275	38.97%	\$247,019
2027-28	\$96,275	\$32,357	3.00%	\$963	\$0	\$0	\$2,167	\$127,428	46.17%	\$276,001
2028-29	\$127,428	\$33,328	3.00%	\$1,274	\$0	\$0	\$19,290	\$142,740	49.43%	\$288,786
2029-30	\$142,740	\$34,328	3.00%	\$1,427	\$0	\$0	\$2,276	\$176,220	55.07%	\$319,967
2030-31	\$176,220	\$35,358	3.00%	\$1,762	\$0	\$0	\$7,275	\$206,065	59.31%	\$347,463
2031-32	\$206,065	\$36,419	3.00%	\$2,061	\$0	\$0	\$21,238	\$223,306	61.68%	\$362,025
2032-33	\$223,306	\$37,511	3.00%	\$2,233	\$0	\$0	\$2,452	\$260,598	65.66%	\$396,880
2033-34	\$260,598	\$38,636	3.00%	\$2,606	\$0	\$0	\$2,513	\$299,328	69.09%	\$433,254
2034-35	\$299,328	\$39,796	3.00%	\$2,993	\$0	\$0	\$195,075	\$147,042	53.78%	\$273,421
2035-36	\$147,042	\$40,989	3.00%	\$1,470	\$0	\$0	\$90,695	\$98,806	45.47%	\$217,314
2036-37	\$98,806	\$42,219	3.00%	\$988	\$0	\$0	\$134,561	\$7,453	6.62%	\$112,577
2037-38	\$7,453	\$43,486	3.00%	\$75	\$0	\$0	\$2,774	\$48,239	34.21%	\$140,992
2038-39	\$48,239	\$44,790	3.00%	\$482	\$0	\$0	\$24,692	\$68,820	46.39%	\$148,360

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2039-40	\$68,820	\$46,134	3.00%	\$688	\$0	\$0	\$25,360	\$90,282	57.89%	\$155,958
2040-41	\$90,282	\$47,518	3.00%	\$903	\$0	\$0	\$9,310	\$129,392	71.51%	\$180,946
2041-42	\$129,392	\$48,944	3.00%	\$1,294	\$0	\$0	\$27,157	\$152,473	80.67%	\$189,016
2042-43	\$152,473	\$50,412	3.00%	\$1,525	\$0	\$0	\$41,881	\$162,529	89.25%	\$182,112
2043-44	\$162,529	\$51,924	3.00%	\$1,625	\$0	\$0	\$3,217	\$212,861	98.80%	\$215,446
2044-45	\$212,861	\$53,482	3.00%	\$2,129	\$0	\$0	\$27,876	\$240,596	106.86%	\$225,143
2045-46	\$240,596	\$55,086	3.00%	\$2,406	\$0	\$0	\$10,532	\$287,556	113.35%	\$253,678
2046-47	\$287,556	\$56,739	3.00%	\$2,876	\$0	\$0	\$30,729	\$316,442	120.29%	\$263,060
2047-48	\$316,442	\$58,441	3.00%	\$3,164	\$0	\$0	\$3,551	\$374,496	124.25%	\$301,407
2048-49	\$374,496	\$60,194	3.00%	\$3,745	\$0	\$0	\$31,607	\$406,828	130.04%	\$312,840
2049-50	\$406,828	\$62,000	3.00%	\$4,068	\$0	\$0	\$3,730	\$469,167	132.52%	\$354,040
2050-51	\$469,167	\$63,860	3.00%	\$4,692	\$0	\$0	\$11,918	\$525,801	135.23%	\$388,810
2051-52	\$525,801	\$65,776	3.00%	\$5,258	\$0	\$0	\$34,777	\$562,058	139.83%	\$401,970
2052-53	\$562,058	\$67,749	3.00%	\$5,621	\$0	\$0	\$4,017	\$631,411	140.95%	\$447,963
2053-54	\$631,411	\$69,782	3.00%	\$6,314	\$0	\$0	\$4,118	\$703,389	141.81%	\$496,008
2054-55	\$703,389	\$71,875	3.00%	\$7,034	\$0	\$0	\$36,728	\$745,570	145.38%	\$512,856



Funding Options

Significant expenses for repair or replacement of reserve components are expected within a community. When these expenses occur there are essentially four funding options available for addressing the expenditure:

- The *First and most logical option* for the Board of Directors is to ensure the association's ability to maintain the obligated assets by assessing an adequate level of reserves as part of the regular membership fees. This approach allows for the cost of replacements to be uniformly distributed among all members, both present and future. The board needs to avoid adopting a calculation method or funding plan that unfairly burdens future members to compensate for past reserve deficits. The board has a fiduciary responsibility to the entire community and should act in their best interest. By setting aside reserves over the lifespan of the asset, such as a roof, the association has ample time to accumulate the necessary funds. Additionally, these contributions would be evenly distributed among all members and could earn interest.
- The *Second option* is for the association to secure a loan from a lending institution to finance any immediately required repairs. In many cases, banks are willing to lend to associations using future homeowner assessments as collateral. However, this method commits the association's future assets and incurs additional expenses in the form of interest fees. For instance, in the case of a \$150,000 roofing replacement, the association may be required to repay the loan over three to five years, along with the accrued interest.
- The *Third option* is to pass a "special assessment" to the membership, requiring each member to contribute an amount necessary to cover the expenditure. When a special assessment is implemented, the association has the authority and responsibility to collect the assessments, even through foreclosure if necessary. However, it is important to note that there is no guarantee that an assessment will be passed when it is needed. Therefore, the association cannot ensure its ability to perform the required repairs or replacements for major components when the need arises. Furthermore, as communities age, the need for major reserve expenditures increases. Associations that are 12 to 15 years old or older often encounter numerous components reaching the end of their useful lives. If these required expenditures coincide, they can have a detrimental impact on the association's overall budget.
- The *Fourth option*, although not recommended, is to defer the necessary repair or replacement. This approach can lead to declining property values due to an expanding list of deferred maintenance items. The association may struggle to keep up with the natural aging process of common area components. Consequently, this can make it difficult, or even impossible, for potential buyers to obtain financing from lenders. Lending institutions are increasingly requesting copies of the association's most recent reserve study before granting loans, whether to the association itself, a

prospective purchaser, or an individual within the association.

Reserve Components

In this section of the report, we provide a comprehensive examination of the Reserve Study's physical analysis, encompassing a thorough inventory of the significant components within the association's "common" areas. This includes "Limited Common Elements" or (LCE).

Each Reserve Component has been assessed based on its physical condition during the inspection. A determination was made regarding the following:

- *Installation date*
- *Estimated market expected lifespan*
- *Subjective remaining lifespan*
- *Unit current cost*
- *Unit projected future cost*

Component List - Full Detail

Asphalt Pavement, Mill & Overlay

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Ground Surfaces
Condition:	Good

Useful Life

Last Activity Date:	04/01/2021
Est. Useful Life:	25y
Remaining Useful Life:	11y
Next Activity Date:	04/01/2036

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per SY:	\$21.00
Total Quantity:	3,914 SY
Total Current Cost:	\$84,249
Inflation Rate:	2.50%
Total Expenditures:	\$110,543



Asphalt Pavement, Patch, Stripe & Sealcoat

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Property Site Components
Category:	Ground Surfaces
Condition:	Good

Useful Life

Last Activity Date:	04/01/2021
Est. Useful Life:	5y
Remaining Useful Life:	1y
Next Activity Date:	04/01/2026

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per SF:	\$0.45
Total Quantity:	35,226 SF
Total Current Cost:	\$16,239
Inflation Rate:	2.50%
Total Expenditures:	\$139,038



Elevator Cabs, Refurbish

Basic Info

Type of Cost: Repairs & Maintenance
Location: Interior Building Components
Category: Mechanical
Condition: Good

Useful Life

Last Activity Date: 04/01/2024
Est. Useful Life: 20y
Remaining Useful Life: 19y
Next Activity Date: 04/01/2044

Financial Data

Estimate Date: 01/01/2024
Estimate Source: MVS
Cost Per Ea: \$15,000.00
Total Quantity: 1 Ea
Total Current Cost: \$15,375
Inflation Rate: 2.50%
Total Expenditures: \$24,579



Elevators, 3-Stop, Hydraulic, Modernization

Basic Info

Type of Cost: Repairs & Maintenance
Location: Building Service Components
Category: Mechanical
Condition: Good

Useful Life

Last Activity Date: 04/01/2001
Est. Useful Life: 36y
Remaining Useful Life: 9y
Next Activity Date: 04/01/2034

Financial Data

Estimate Date: 01/01/2024
Estimate Source: MVS
Cost Per Ea: \$140,000.00
Total Quantity: 1 Ea
Total Current Cost: \$143,500
Inflation Rate: 2.50%
Total Expenditures: \$179,212



Gutters & Downspouts, 6" Aluminum

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Weatherproofing
Condition:	Good

Useful Life

Last Activity Date:	04/01/2024
Est. Useful Life:	30y
Remaining Useful Life:	17y
Next Activity Date:	04/01/2042

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per LF:	\$13.50
Total Quantity:	1,840 LF
Total Current Cost:	\$25,462
Inflation Rate:	2.50%
Total Expenditures:	\$38,743



Light Fixtures, Exterior

Basic Info

Type of Cost: Replacement
Location: Exterior Building Components
Category: Mechanical
Condition: Good

Useful Life

Last Activity Date: 04/01/2024
Est. Useful Life: 15y
Remaining Useful Life: 14y
Next Activity Date: 04/01/2039

Financial Data

Estimate Date: 01/01/2024
Estimate Source: MVS
Cost Per Ea: \$246.00
Total Quantity: 63 Ea
Total Current Cost: \$15,885
Inflation Rate: 2.50%
Total Expenditures: \$54,954



Mailbox Clusters, Aluminum, Multi-Tenant

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Mailboxes
Condition:	Good

Useful Life

Last Activity Date:	04/01/2009
Est. Useful Life:	25y
Remaining Useful Life:	9y
Next Activity Date:	04/01/2034

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	USPS
Cost Per Ea:	\$3,460.00
Total Quantity:	3 Ea
Total Current Cost:	\$10,640
Inflation Rate:	2.50%
Total Expenditures:	\$13,287



Pavers, Clean, Sand & Seal

Basic Info

Type of Cost: Improvement
Location: Property Site Components
Category: Ground Surfaces
Condition: Good

Useful Life

Last Activity Date: 04/01/2020
Est. Useful Life: 5y
Remaining Useful Life: 0y
Next Activity Date: 04/01/2025

Financial Data

Estimate Date: 01/01/2024
Estimate Source: Local Contractors
Cost Per SF: \$1.20
Total Quantity: 3,550 SF
Total Current Cost: \$4,366
Inflation Rate: 2.50%
Total Expenditures: \$36,469



Pavers, Tile, Walkways

Basic Info

Type of Cost: Replacement
Location: Property Site Components
Category: Ground Surfaces
Condition: Good

Useful Life

Last Activity Date: 04/01/2000
Est. Useful Life: 35y
Remaining Useful Life: 10y
Next Activity Date: 04/01/2035

Financial Data

Estimate Date: 01/01/2024
Estimate Source: XactRemodel
Cost Per SF: \$15.00
Total Quantity: 3,550 SF
Total Current Cost: \$54,581
Inflation Rate: 2.50%
Total Expenditures: \$69,868



Sidewalks, Concrete

Basic Info

Type of Cost:	Replacement
Location:	Property Site Components
Category:	Ground Surfaces
Condition:	Good

Useful Life

Last Activity Date:	04/01/2018
Est. Useful Life:	10y
Remaining Useful Life:	3y
Next Activity Date:	04/01/2028

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per SF:	\$12.47
Total Quantity:	1,240 SF
Total Current Cost:	\$15,850
Inflation Rate:	2.50%
Total Expenditures:	\$66,886



SIRS and TRS Yearly Update

Basic Info

Type of Cost:	Replacement
Location:	General
Category:	
Condition:	Excellent

Comments/Notes

Based on CAI Reserve Study Standards study cost should be accounted for in the reserve study. This reflects a yearly update.

Useful Life

Last Activity Date:	01/01/2024
Est. Useful Life:	1y
Remaining Useful Life:	0y
Next Activity Date:	04/01/2025

Financial Data

Estimate Date:	01/01/2024
Cost Per LS:	\$1,963.00
Total Quantity:	1 LS
Total Current Cost:	\$2,012
Inflation Rate:	2.50%
Total Expenditures:	\$90,545

Trash Chute, Stainless Doors

Basic Info

Type of Cost:	Replacement
Location:	Building Service Components
Category:	Mechanical
Condition:	Good

Useful Life

Last Activity Date:	04/01/2000
Est. Useful Life:	35y
Remaining Useful Life:	10y
Next Activity Date:	04/01/2035

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	MVS
Cost Per Flr:	\$2,400.00
Total Quantity:	4 Flr
Total Current Cost:	\$9,840
Inflation Rate:	2.50%
Total Expenditures:	\$12,596



Useful Definitions

Adjustment to Useful Life: The estimated useful life may be adjusted, up or down, by this separate figure for the current cycle of replacement. This allows for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Annual Assessment Increase: This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. It ensures the accumulation of the desired amount over a specific timeframe.

Annual Fixed Reserves: An optional figure that, if used, will override the normal process of allocating reserves to each asset.

Budget Year Beginning/Ending: The fiscal year for which the report is prepared. Monthly contribution figures indicated are for the 12 months beginning on January 1st and ending on December 31st of a specific year for associations with a fiscal year ending on December 31st.

Component: A specific item or element that is part of the association's common area assets and requires reserve funding.

Component Inventory: The process of selecting and qualifying reserve components. This can be done through on-site visual inspections, reviewing association documents, considering established precedents, and consulting with relevant association representatives.

Cost per Unit: The estimated cost to replace a reserve component per unit of measurement.

Current Replacement Cost: The estimated cost of replacing the asset at the beginning of the fiscal year for which the report is prepared.

Estimated Remaining Life: A calculation based on the report's fiscal year date and the asset's placed-in-service date to determine the remaining life of the asset.

Estimated Useful Life: The anticipated lifespan of an asset based on industry standards, manufacturer specifications, visual inspection, location, usage, association standards, and prior history.

Future Replacement Cost: The estimated cost to repair or replace the asset at the end of its estimated useful life, based on the current replacement cost and inflation.

Group and Category: The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Inflation: A figure used to estimate the future cost of repairing or replacing each component. The current cost of each component is compounded annually based on the number of remaining years to replacement, and the total is used to calculate the monthly reserve contribution needed to accumulate the required funds in time for replacement.

Interest Contribution (After Taxes): The interest that should be earned on the reserves, net of taxes, based on their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.



Investment Yield Before Taxes: The average interest rate anticipated by the association based on its current investment practices.

Number of Units and/or Phases: If applicable, the number of units and/or phases included in the report.

Percent Fully Funded: The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age: Comments regarding the aging of the components based on the construction date or date of acceptance by the association.

Placed-In-Service Date: The month and year when the asset was placed in service, which could be the construction date, the first escrow closure date in a phase, or the date of the last servicing or replacement.

Projected Reserve Balance: The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based on the provided information and is not audited.

Quantity: The amount or number of each reserve component element.

Replacement Year: The year when the asset is scheduled to be replaced. The necessary funds will be available by the first day of the fiscal year for which replacement is anticipated.

Reserves: Funds set aside for projected repairs and/or replacements of the association's common elements.

Salvage Value: The salvage value of the asset at the time of replacement, if applicable.

Total Monthly Allocation: The sum of the monthly assessment and interest contribution figures.

Units: The unit of measurement used for each quantity.

Estimated Replacement Cost: The estimated cost to repair or replace the asset at the end of its estimated useful life based on the current replacement cost and inflation.

Monthly Assessment: The assessment to reserves required by the association each month.

Taxes on Interest Yield: The estimated percentage of interest income that will be set aside to pay income taxes on the earned interest.

Total Monthly Allocation: The sum of the monthly assessment and interest contribution figures.

Unit Abbreviations:

Sq Ft - Square Feet Sq Yds - Square Yards Ln Ft - Linear Feet

Cu Ft - Cubic Feet Cu Yds - Cubic Yards Opngs - Openings (elevators)

Lp Sm - Lump Sum Allow - Allowance

Hp - Horsepower

Units - Units

Ct - Court

Bldg- Building

Ea - Each

Kw - Kilowatts

Sq - Squares (1 Sq = 100 sq ft)

Disclosures

Seven Lakes Golf and Tennis Community Condo 24 contracted with Stone Building Solutions to conduct a Reserve Study. Stone Building Solutions completed the site review and has conducted interviews with the building engineer, ownership group, and property manager in an attempt to evaluate the physical condition of the various components and their maintenance schedules, as well as to obtain information related to any previous defects that may exist and any repairs that have been performed.

Stone Building Solutions has no present or prospective interest in the subject property of this report and also has no personal interest concerning the parties involved. Our assignment was not contingent upon producing or reporting predetermined results and our compensation is not contingent on any action or event resulting from this report.

The calculations, projections, and reports in this reserve study were generated using our state-of-the-art Reserve Study software. Our software has received a Quality Assurance Evaluation from a Certified Public Accounting firm verifying the system for accuracy and compliance with the American Institute of CPAs Audit and Accounting Guide for Common Interest Realty Associations, cash flow projections, and tax calculations consistent with IRS guidelines for 1120c and 1120h corporations.

This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, RS Means Repair & Remodeling Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogs, actual quotations or historical costs, and our own experience in the field of replacement cost valuation, insurance adjusting, and reserve study preparation.

This reserve analysis study is provided as an aid for planning purposes and not as an accounting tool. Since it deals with events yet to take place, there is no assurance that the results enumerated within it will occur as described.



Annual Update Requirements

We recommend updating this study yearly, no longer than every 3 years.

Inflation, labor rates, material availability, taxes, insurance, and asset lives are just but a few of the ever-changing variables addressed in your reserve study report.

To order an updated study, please contact us at (800) 892-1116, or email us at reserves@stonebldg.com.