

Keystone Bay Condominium Association

Structural Integrity Reserve Study

For 30-Year Projection Period Beginning January 1, 2025



Keystone Bay Condominium Association
January 1, 2025

Keystone Bay Condominium Association

Structural Integrity Reserve Study

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

Board of Directors

Keystone Bay Condominium Association
N. Miami, FL

Description of Structural Integrity Reserve Study Report

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

The engagement is based on an on-site analysis. The on-site analysis of Keystone Bay Condominium Association upon which this reserve plan is based was performed by Pierre del Rosario, RS, CAM of Capital Reserve Advisors on November 25, 2024.

The attached basic financial exhibits and disclosures comprise of Keystone Bay Condominium Association. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2025, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2025.

Report on Structural Integrity Reserve Study

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

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

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

Regulatory Information

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

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

The Structural Integrity Reserve Study

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

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

Waiving and Reducing Reserves

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

Using Reserves for a Different Purpose

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

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

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

Capital Reserve Advisors
Pierre del Rosario, RS, CAM
December 6, 2024



Statement of Position

Projection Period: January 1, 2025 to 2054
Type of Project: Condominium
Number of Units: 90
Location: N. Miami, FL
Project Construction Date: April 22, 2004

Description of Project: Keystone Bay Condominium Association is an 90 - unit condominium development located in N. Miami, FL. The project was opened for occupancy on April 22, 2004 .

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

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

Components Excluded From This Report

Major Component	Reason Excluded
Windows Units	Owners Responsibility

See Next Page for Summary Component List

Current Replacement Cost of All Components	\$ 1,243,550
Future Replacement Cost of All Components	\$ 1,793,610
Projected Balance of Reserve Funds at January 1, 2025	\$ 58,914
100% Funded Amount at January 1, 2025	\$ 503,963
Percent Funded at January 1, 2025	11.69 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2025	\$ 4,944
Projected Reserve Contribution	\$ 77,594
Average Annual Reserve Contribution Per Unit	\$ 862
Monthly Reserve Contribution First Year of Projection	\$ 6,466
Average Monthly Reserve Contribution Per Unit	\$ 71
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.00 %
Projected Interest Rate	1.00 %

Summary of Findings and Recommendations

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

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

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

Keystone Bay Condominium Association

Analysis Date - January 1, 2025

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

Percent Funded - Allocation

Subcategory	100% Funded	Percent Funded	Beginning Balance		Interest	Expenditure	Ending
			01/01/2025	Contribution			Balance 12/31/2025
Doors and Windows	17,189	11	2,009	814	10	0	2,834
Electrical System	27,667	11	3,234	2,154	27	0	5,415
Fire Protection System	12,571	11	1,470	1,233	16	0	2,718
Plumbing	88,347	11	10,328	6,984	88	0	17,400
Roof	204,551	11	23,912	30,299	383	0	54,594
Structure	36,080	11	4,218	3,539	45	0	7,801
Waterproofing	117,560	11	13,743	32,571	412	0	46,726
	503,964	11 %	58,914	77,594	981	0	137,489

Keystone Bay Condominium Association

Analysis Date - January 1, 2025

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

Cash Flow - Annual

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Begin Balance	58,914	137,489	219,973	306,529	397,329	477,134	568,323	296,069	401,664	512,424
Contribution	77,594	80,698	83,926	87,283	90,774	94,405	98,181	102,108	106,193	110,441
Average Per Unit	862	897	933	970	1,009	1,049	1,091	1,135	1,180	1,227
Percent Change	0.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	981	1,786	2,631	3,517	4,338	5,214	3,856	3,486	4,568	5,702
Less Expenditures	0	0	0	0	15,307	8,429	374,292	0	0	0
Ending Balance	137,489	219,973	306,529	397,329	477,134	568,323	296,069	401,664	512,424	628,566
	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Begin Balance	628,566	548,187	673,746	19,942	149,990	286,539	429,860	74,075	226,722	307,051
Contribution	114,858	119,452	124,231	129,200	134,368	139,743	145,332	151,146	157,191	163,479
Average Per Unit	1,276	1,327	1,380	1,436	1,493	1,553	1,615	1,679	1,747	1,816
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	5,632	6,106	2,611	848	2,181	3,579	1,899	1,502	2,568	3,904
Less Expenditures	200,869	0	780,644	0	0	0	503,017	0	79,431	0
Ending Balance	548,187	673,746	19,942	149,990	286,539	429,860	74,075	226,722	307,051	474,434
	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Begin Balance	474,434	436,978	619,073	810,106	1,010,451	1,096,751	1,315,659	864,833	1,079,075	1,323,764
Contribution	170,018	176,819	183,892	191,247	198,897	206,853	215,127	223,732	232,682	241,989
Average Per Unit	1,889	1,965	2,043	2,125	2,210	2,298	2,390	2,486	2,585	2,689
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	4,292	5,277	7,141	9,097	10,275	12,055	10,059	9,690	12,007	14,284
Less Expenditures	211,766	0	0	0	122,872	0	676,012	19,180	0	32,050
Ending Balance	436,978	619,073	810,106	1,010,451	1,096,751	1,315,659	864,833	1,079,075	1,323,764	1,547,987

Keystone Bay Condominium Association

Analysis Date - January 1, 2025

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

Percent Funded - Annual

Beginning Date	100% Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
01/01/2025	\$ 503,964	\$ 58,914	11.69 %	\$ 77,594	\$ 981	\$ 0
01/01/2026	593,228	137,489	23.17	80,698	1,786	0
01/01/2027	687,395	219,973	32.00	83,926	2,631	0
01/01/2028	786,678	306,529	38.96	87,283	3,517	0
01/01/2029	891,299	397,329	44.57	90,774	4,338	15,307
01/01/2030	985,840	477,134	48.39	94,405	5,214	8,429
01/01/2031	1,092,773	568,323	52.00	98,181	3,856	374,292
01/01/2032	832,349	296,069	35.57	102,108	3,486	0
01/01/2033	948,509	401,664	42.34	106,193	4,568	0
01/01/2034	1,070,890	512,424	47.85	110,441	5,702	0
01/01/2035	1,199,759	628,566	52.39	114,858	5,632	200,869
01/01/2036	1,130,531	548,187	48.48	119,452	6,106	0
01/01/2037	1,267,082	673,746	53.17	124,231	2,611	780,644
01/01/2038	614,628	19,942	3.24	129,200	848	0
01/01/2039	741,952	149,990	20.21	134,368	2,181	0
01/01/2040	876,362	286,539	32.69	139,743	3,579	0
01/01/2041	1,018,169	429,860	42.21	145,332	1,899	503,017
01/01/2042	654,669	74,075	11.31	151,146	1,502	0
01/01/2043	796,860	226,722	28.45	157,191	2,568	79,431
01/01/2044	865,982	307,051	35.45	163,479	3,904	0
01/01/2045	1,021,976	474,434	46.42	170,018	4,292	211,766
01/01/2046	970,570	436,978	45.02	176,819	5,277	0
01/01/2047	1,137,620	619,073	54.41	183,892	7,141	0
01/01/2048	1,313,819	810,106	61.66	191,247	9,097	0
01/01/2049	1,499,567	1,010,451	67.38	198,897	10,275	122,872
01/01/2050	1,569,649	1,096,751	69.87	206,853	12,055	0
01/01/2051	1,771,983	1,315,659	74.24	215,127	10,059	676,012
01/01/2052	1,295,579	864,833	66.75	223,732	9,690	19,180
01/01/2053	1,479,583	1,079,075	72.93	232,682	12,007	0
01/01/2054	1,693,610	1,323,764	78.16	241,989	14,284	32,050

Keystone Bay Condominium Association

Analysis Date - January 1, 2025

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

Item Parameters - Detail

Category / Subcategory			Replace				Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
SIRS									
Doors and Windows									
Door Glass Entry	Building 2620		04/22/2029	\$ 4,500.00	1 Each	\$ 4,500	25:00	4:03	\$ 5,102
Door Glass Entry	Building 2640		04/22/2029	4,500.00	2 Each	9,000	25:00	4:03	10,205
Door Hatches Roof	Building 2620		05/01/2043	600.00	1 Ea	600	25:00	18:04	1,032
Door Hatches Roof	Building 2640		05/01/2043	600.00	1 Ea	600	25:00	18:04	1,032
Metal doors	Building 2620		05/01/2030	1,200.00	3 Each	3,600	25:00	5:04	4,215
Metal doors	Building 2640		05/01/2030	1,200.00	3 Each	3,600	25:00	5:04	4,215
						21,900			25,800
Electrical System									
Electric Switch & Panel	Building 2620		04/22/2049	\$ 12,000.00	2 Each	\$ 24,000	45:00	24:03	\$ 49,149
Electric Switch & Panel	Building 2640		04/22/2049	12,000.00	3 Each	36,000	45:00	24:03	73,723
						60,000			122,872
Fire Protection System									
Fire Alarm System	Building 2620		05/01/2045	\$ 15,000.00	1 Each	\$ 15,000	35:00	20:04	\$ 27,360
Fire Alarm System	Building 2640		05/01/2045	15,000.00	1 Each	15,000	35:00	20:04	27,360
						30,000			54,720
Plumbing									
Storm Water Drainage	Common Area		05/01/2035	\$ 40,000.00	1 Job	\$ 40,000	25:00	10:04	\$ 54,289
Water & Sewer lines	Building 2620		05/01/2035	1,200.00	30 Job	36,000	25:00	10:04	48,860
Water & Sewer lines	Building 2640		05/01/2035	1,200.00	60 Job	72,000	25:00	10:04	97,720
Water Heater	Building 2620		05/01/2037	950.00	3 Each	2,850	15:00	12:04	4,104
Water Heater	Building 2640		05/01/2037	950.00	6 Each	5,700	15:00	12:04	8,207
						156,550			213,180
Roof									
Roof Flat	Building 2620		05/01/2037	\$ 15.40	10,850 Sf	\$ 167,090	20:00	12:04	\$ 240,589
Roof Flat	Building 2640		05/01/2037	15.40	23,800 Sf	366,520	20:00	12:04	527,744
						533,610			768,333
Structure									
Railings	Building 2620		05/01/2045	\$ 75.00	391 Lf	\$ 29,325	35:00	20:04	\$ 53,489
Railings	Building 2640		05/01/2045	75.00	757 Lf	56,775	35:00	20:04	103,557

Keystone Bay Condominium Association

Analysis Date - January 1, 2025

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

Item Parameters - Detail

Category / Subcategory			Replace				Adj	Rem	
Reserve Item	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
Waterproofing						86,100			157,046
Balconies Decks	Building 2620		05/01/2031	\$ 750.00	30 SF	\$ 22,500	10:00	6:04	\$ 27,132
Balconies Decks	Building 2640		05/01/2031	750.00	57 SF	42,750	10:00	6:04	51,551
Exterior Painting	Building 2620		05/01/2031	4.57	18,000 SF	82,260	10:00	6:04	99,195
Exterior Painting	Building 2640		05/01/2031	4.57	34,000 SF	155,380	10:00	6:04	187,369
Garage Concrete Repairs	Building 2620		05/01/2043	15,000.00	1 Job	15,000	20:00	18:04	25,789
Garage Concrete Repairs	Building 2640		05/01/2043	15,000.00	2 Job	30,000	20:00	18:04	51,579
Stairways	Building 2620		05/01/2031	2,500.00	1 SF	2,500	10:00	6:04	3,015
Stairways	Building 2640		05/01/2031	2,500.00	2 SF	5,000	10:00	6:04	6,029
						355,390			451,660
						1,243,550			1,793,611
						1,243,550			1,793,611

Keystone Bay Condominium Association

Analysis Date - January 1, 2025

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

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2029					
04/22/2029	Door Glass Entry	Building 2620	04/22/2004	25:00	\$ 5,102.36
04/22/2029	Door Glass Entry	Building 2640	04/22/2004	25:00	10,204.71
					15,307.07
Year : 2030					
05/01/2030	Metal doors	Building 2620	05/01/2005	25:00	\$ 4,214.71
05/01/2030	Metal doors	Building 2640	05/01/2005	25:00	4,214.71
					8,429.42
Year : 2031					
05/01/2031	Balconies Decks	Building 2620	05/01/2021	10:00	\$ 27,132.20
05/01/2031	Balconies Decks	Building 2640	05/01/2021	10:00	51,551.17
05/01/2031	Exterior Painting	Building 2620	05/01/2021	10:00	99,195.31
05/01/2031	Exterior Painting	Building 2640	05/01/2021	10:00	187,368.91
05/01/2031	Stairways	Building 2620	05/01/2021	10:00	3,014.69
05/01/2031	Stairways	Building 2640	05/01/2021	10:00	6,029.38
					374,291.66
Year : 2035					
05/01/2035	Storm Water Drainage	Common Area	05/01/2010	25:00	\$ 54,288.93
05/01/2035	Water & Sewer lines	Building 2620	05/01/2010	25:00	48,860.04
05/01/2035	Water & Sewer lines	Building 2640	05/01/2010	25:00	97,720.08
					200,869.05
Year : 2037					
05/01/2037	Roof Flat	Building 2620	05/01/2017	20:00	\$ 240,589.26
05/01/2037	Roof Flat	Building 2640	05/01/2017	20:00	527,744.18
05/01/2037	Water Heater	Building 2620	05/01/2022	15:00	4,103.65
05/01/2037	Water Heater	Building 2640	05/01/2022	15:00	8,207.31
					780,644.40
Year : 2041					
05/01/2041	Balconies Decks	Building 2620	05/01/2031	10:00	\$ 36,463.40
05/01/2041	Balconies Decks	Building 2640	05/01/2031	10:00	69,280.46
05/01/2041	Exterior Painting	Building 2620	05/01/2031	10:00	133,310.20
05/01/2041	Exterior Painting	Building 2640	05/01/2031	10:00	251,808.15
05/01/2041	Stairways	Building 2620	05/01/2031	10:00	4,051.49
05/01/2041	Stairways	Building 2640	05/01/2031	10:00	8,102.98

Keystone Bay Condominium Association

Analysis Date - January 1, 2025

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

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
					503,016.68
Year : 2043					
05/01/2043	Door Hatches Roof	Building 2620	05/01/2018	25:00	\$ 1,031.57
05/01/2043	Door Hatches Roof	Building 2640	05/01/2018	25:00	1,031.57
05/01/2043	Garage Concrete Repairs	Building 2620	05/01/2023	20:00	25,789.35
05/01/2043	Garage Concrete Repairs	Building 2640	05/01/2023	20:00	51,578.70
					79,431.19
Year : 2045					
05/01/2045	Fire Alarm System	Building 2620	05/01/2010	35:00	\$ 27,359.92
05/01/2045	Fire Alarm System	Building 2640	05/01/2010	35:00	27,359.92
05/01/2045	Railings	Building 2620	05/01/2010	35:00	53,488.64
05/01/2045	Railings	Building 2640	05/01/2010	35:00	103,557.30
					211,765.78
Year : 2049					
04/22/2049	Electric Switch & Panel	Building 2620	04/22/2004	45:00	\$ 49,148.92
04/22/2049	Electric Switch & Panel	Building 2640	04/22/2004	45:00	73,723.37
					122,872.29
Year : 2051					
05/01/2051	Balconies Decks	Building 2620	05/01/2041	10:00	\$ 49,003.76
05/01/2051	Balconies Decks	Building 2640	05/01/2041	10:00	93,107.15
05/01/2051	Exterior Painting	Building 2620	05/01/2041	10:00	179,157.76
05/01/2051	Exterior Painting	Building 2640	05/01/2041	10:00	338,409.10
05/01/2051	Stairways	Building 2620	05/01/2041	10:00	5,444.86
05/01/2051	Stairways	Building 2640	05/01/2041	10:00	10,889.73
					676,012.36
Year : 2052					
05/01/2052	Water Heater	Building 2620	05/01/2037	15:00	\$ 6,393.36
05/01/2052	Water Heater	Building 2640	05/01/2037	15:00	12,786.72
					19,180.08
Year : 2054					
04/22/2054	Door Glass Entry	Building 2620	04/22/2029	25:00	\$ 10,683.20
04/22/2054	Door Glass Entry	Building 2640	04/22/2029	25:00	21,366.40
					32,049.60

Keystone Bay Condominium Association

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Balconies Decks

Basis	SF
Basis Cost	\$ 750.00
Quantity	87
Replace Date	5/2031
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	6 Yr 4 Mn
Current Cost	\$ 65,250.00
Future Cost	\$ 78,683.37



Door Glass Entry

Basis	Each
Basis Cost	\$ 4,500.00
Quantity	3
Replace Date	4/2029
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	4 Yr 3 Mn
Current Cost	\$ 13,500.00
Future Cost	\$ 15,307.07



Door Hatches Roof

Basis	Ea
Basis Cost	\$ 600.00
Quantity	2
Replace Date	5/2043
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	18 Yr 4 Mn
Current Cost	\$ 1,200.00
Future Cost	\$ 2,063.14



Keystone Bay Condominium Association

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Electric Switch & Panel

Basis	Each
Basis Cost	\$ 12,000.00
Quantity	5
Replace Date	4/2049
Estimated Life	45 Years
Adjustment Life	45 Years
Remaining Life	24 Yr 3 Mn
Current Cost	\$ 60,000.00
Future Cost	\$ 122,872.29



Exterior Painting

Basis	SF
Basis Cost	\$ 4.57
Quantity	52,000
Replace Date	5/2031
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	6 Yr 4 Mn
Current Cost	\$ 237,640.00
Future Cost	\$ 286,564.22



Fire Alarm System

Basis	Each
Basis Cost	\$ 15,000.00
Quantity	2
Replace Date	5/2045
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	20 Yr 4 Mn
Current Cost	\$ 30,000.00
Future Cost	\$ 54,719.84



Keystone Bay Condominium Association

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Garage Concrete Repairs

Basis	Job
Basis Cost	\$ 15,000.00
Quantity	3
Replace Date	5/2043
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	18 Yr 4 Mn
Current Cost	\$ 45,000.00
Future Cost	\$ 77,368.05



Metal doors

Basis	Each
Basis Cost	\$ 1,200.00
Quantity	6
Replace Date	5/2030
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	5 Yr 4 Mn
Current Cost	\$ 7,200.00
Future Cost	\$ 8,429.42

Railings

Basis	Lf
Basis Cost	\$ 75.00
Quantity	1,148
Replace Date	5/2045
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	20 Yr 4 Mn
Current Cost	\$ 86,100.00
Future Cost	\$ 157,045.94



Keystone Bay Condominium Association

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Roof Flat

Basis	Sf
Basis Cost	\$ 15.40
Quantity	34,650
Replace Date	5/2037
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	12 Yr 4 Mn
Current Cost	\$ 533,610.00
Future Cost	\$ 768,333.44



Stairways

Basis	SF
Basis Cost	\$ 2,500.00
Quantity	3
Replace Date	5/2031
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	6 Yr 4 Mn
Current Cost	\$ 7,500.00
Future Cost	\$ 9,044.07



Storm Water Drainage

Basis	Job
Basis Cost	\$ 40,000.00
Quantity	1
Replace Date	5/2035
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	10 Yr 4 Mn
Current Cost	\$ 40,000.00
Future Cost	\$ 54,288.93



Keystone Bay Condominium Association

Analysis Date - January 1, 2025

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

Item Parameters - Summary

Water & Sewer lines

Basis	Job
Basis Cost	\$ 1,200.00
Quantity	90
Replace Date	5/2035
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	10 Yr 4 Mn
Current Cost	\$ 108,000.00
Future Cost	\$ 146,580.12



Water Heater

Basis	Each
Basis Cost	\$ 950.00
Quantity	9
Replace Date	5/2037
Estimated Life	15 Years
Adjustment Life	15 Years
Remaining Life	12 Yr 4 Mn
Current Cost	\$ 8,550.00
Future Cost	\$ 12,310.96

