Capital Reserve Advisors

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Preparer's Report on Supplemental Information

Reserve Management Plan

Type I Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025

Board of Directors

The Village of Kings Creek Condominiums

Miami, FL

Report on Supplementary Information

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

Facilities Advisors Florida

Pierre del Rosario, RS, CAM

September 25, 2024

The Village of Kings Creek Condominiums

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.50% 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	$ 5,843,829	$ 3,904,873	66.82 %	$ 800,004	$ 65,004	$ 0
01/01/2026	6,809,824	4,769,881	70.04	832,004	73,520	508,811
01/01/2027	7,315,664	5,166,594	70.62	865,284	83,246	154,565
01/01/2028	8,229,602	5,960,559	72.42	899,896	96,752	5,608
01/01/2029	9,356,146	6,951,599	74.29	935,892	111,543	53,250
01/01/2030	10,502,920	7,945,783	75.65	973,327	123,666	390,450
01/01/2031	11,375,391	8,652,327	76.06	1,012,260	138,306	0
01/01/2032	12,709,560	9,802,893	77.13	1,052,751	155,989	0
01/01/2033	14,123,186	11,011,633	77.96	1,094,861	173,324	85,593
01/01/2034	15,531,608	12,194,225	78.51	1,138,655	154,946	4,016,370
01/01/2035	13,003,460	9,471,456	72.83	1,184,201	150,262	181,783
01/01/2036	14,346,697	10,624,136	74.05	1,231,569	169,740	0
01/01/2037	15,960,541	12,025,445	75.34	1,280,832	189,850	173,703
01/01/2038	17,492,533	13,322,424	76.16	1,332,066	211,251	0
01/01/2039	19,295,664	14,865,740	77.04	1,385,348	233,973	94,538
01/01/2040	21,106,624	16,390,523	77.65	1,440,762	249,398	957,150
01/01/2041	22,141,713	17,123,533	77.33	1,498,392	269,352	59,635
01/01/2042	24,176,017	18,831,643	77.89	1,558,328	296,164	0
01/01/2043	26,388,753	20,686,134	78.39	1,620,661	321,919	289,352
01/01/2044	28,430,700	22,339,362	78.57	1,685,488	335,093	1,594,259
01/01/2045	29,258,439	22,765,684	77.80	1,752,907	348,650	892,045
01/01/2046	30,884,892	23,975,197	77.62	1,823,024	343,978	3,385,173
01/01/2047	30,070,333	22,757,025	75.67	1,895,945	337,732	2,360,625
01/01/2048	30,335,019	22,630,078	74.60	1,971,782	274,895	8,662,135
01/01/2049	24,213,020	16,214,621	66.96	2,050,654	256,953	360,481
01/01/2050	26,430,297	18,161,746	68.71	2,132,680	283,736	704,959
01/01/2051	28,433,564	19,873,204	69.89	2,217,987	305,545	1,202,446
01/01/2052	30,060,899	21,194,290	70.50	2,306,706	337,486	0
01/01/2053	33,040,720	23,838,482	72.14	2,398,975	337,735	12,909,576
01/01/2054	23,171,222	13,665,615	58.97	2,494,934	153,688	7,596,166

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The Village of Kings Creek Condominiums

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.50% Contribution Factor:0.00% Calc:Future

Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
Year : 2026					
05/01/2026	Elevator Electronics	Building A	05/01/2001	25:00	$ 37,689.72
05/01/2026	Elevator Electronics	Building B	05/01/2001	25:00	37,689.72
05/01/2026	Elevator Electronics	Building C	05/01/2001	25:00	37,689.72
05/01/2026	Elevator Electronics	Building D	05/01/2001	25:00	18,844.86
05/01/2026	Elevator Electronics	Building E	05/01/2001	25:00	37,689.72
05/01/2026	Elevator Electronics	Building F	05/01/2001	25:00	37,689.72
05/01/2026	Elevator Electronics	Building G	05/01/2001	25:00	18,844.86
05/01/2026	Elevator Electronics	Building H	05/01/2001	25:00	37,689.72
05/01/2026	Elevator Electronics	Building I	05/01/2001	25:00	37,689.72
05/01/2026	Elevator Electronics	Building J	05/01/2001	25:00	37,689.72
05/01/2026	Elevator Electronics	Building K	05/01/2001	25:00	18,844.86
05/01/2026	Elevator Electronics	Building L	05/01/2001	25:00	37,689.72
05/01/2026	Elevator Electronics	Building M	05/01/2001	25:00	18,844.86
05/01/2026	Elevator Electronics	Building N	05/01/2001	25:00	37,689.72
05/01/2026	Elevator Electronics	Building O	05/01/2001	25:00	37,689.72
05/01/2026	Elevator Electronics	Building P	05/01/2001	25:00	18,844.86
					508,811.22
Year : 2027					
05/01/2027	Pool Furniture	Pool Area 1	05/01/2020	7:00	$ 9,210.43
05/01/2027	Pool Furniture	Pool Area 2	05/01/2020	7:00	9,210.43
05/01/2027	Pool Furniture	Pool Area 3	05/01/2020	7:00	9,210.43
05/01/2027	Pool Furniture	Pool Area 4	05/01/2020	7:00	9,210.43
06/01/2027	Slurry Seal	Parking Lot	06/01/2017	10:00	117,723.59
					154,565.31
Year : 2028					
05/01/2028	Equipment Office	Pool Area 1	05/01/2019	9:00	$ 5,607.52
					5,607.52
Year : 2029					
05/01/2029	Pool Deck Maintenance	Pool Area 1	05/01/2019	10:00	$ 5,513.60
05/01/2029	Pool Deck Maintenance	Pool Area 2	05/01/2019	10:00	5,803.79
05/01/2029	Pool Deck Maintenance	Pool Area 3	05/01/2019	10:00	14,219.28
05/01/2029	Pool Deck Maintenance	Pool Area 4	05/01/2019	10:00	6,819.45
05/01/2029	Pool Equipment Allowance	Pool Area 1	05/01/2019	10:00	5,223.41
05/01/2029	Pool Equipment Allowance	Pool Area 2	05/01/2019	10:00	5,223.41
05/01/2029	Pool Equipment Allowance	Pool Area 3	05/01/2019	10:00	5,223.41
05/01/2029	Pool Equipment Allowance	Pool Area 4	05/01/2019	10:00	5,223.41

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
					53,249.76
Year : 2030					
05/01/2030	Light Ceiling Fixtures	Building A	05/01/2015	15:00	$ 26,238.23
05/01/2030	Light Ceiling Fixtures	Building B	05/01/2015	15:00	26,238.23
05/01/2030	Light Ceiling Fixtures	Building C	05/01/2015	15:00	26,238.23
05/01/2030	Light Ceiling Fixtures	Building D	05/01/2015	15:00	18,164.93
05/01/2030	Light Ceiling Fixtures	Building E	05/01/2015	15:00	26,238.23
05/01/2030	Light Ceiling Fixtures	Building F	05/01/2015	15:00	26,238.23
05/01/2030	Light Ceiling Fixtures	Building G	05/01/2015	15:00	18,164.93
05/01/2030	Light Ceiling Fixtures	Building H	05/01/2015	15:00	26,238.23
05/01/2030	Light Ceiling Fixtures	Building I	05/01/2015	15:00	25,229.07
05/01/2030	Light Ceiling Fixtures	Building J	05/01/2015	15:00	26,238.23
05/01/2030	Light Ceiling Fixtures	Building K	05/01/2015	15:00	18,164.93
05/01/2030	Light Ceiling Fixtures	Building L	05/01/2015	15:00	26,238.23
05/01/2030	Light Ceiling Fixtures	Building M	05/01/2015	15:00	18,164.93
05/01/2030	Light Ceiling Fixtures	Building N	05/01/2015	15:00	26,238.23
05/01/2030	Light Ceiling Fixtures	Building O	05/01/2015	15:00	26,238.23
05/01/2030	Light Ceiling Fixtures	Building P	05/01/2015	15:00	18,164.93
05/01/2030	Sign - Association	Grounds	05/01/2015	15:00	12,013.84
					390,449.86
Year : 2033					
01/01/2033	HVAC System	Pool Area 1	01/01/2018	15:00	$ 42,796.29
01/01/2033	HVAC System	Pool Area 3	01/01/2018	15:00	42,796.29
					85,592.58
Year : 2034					
05/01/2034	Paint - Exterior Building	Building A	05/01/2024	10:00	$ 64,570.84
05/01/2034	Paint - Exterior Building	Building B	05/01/2024	10:00	62,777.20
05/01/2034	Paint - Exterior Building	Building C	05/01/2024	10:00	64,570.84
05/01/2034	Paint - Exterior Building	Building D	05/01/2024	10:00	51,118.58
05/01/2034	Paint - Exterior Building	Building E	05/01/2024	10:00	64,570.84
05/01/2034	Paint - Exterior Building	Building F	05/01/2024	10:00	64,570.84
05/01/2034	Paint - Exterior Building	Building G	05/01/2024	10:00	51,118.58
05/01/2034	Paint - Exterior Building	Building H	05/01/2024	10:00	64,570.84
05/01/2034	Paint - Exterior Building	Building I	05/01/2024	10:00	62,777.20
05/01/2034	Paint - Exterior Building	Building J	05/01/2024	10:00	64,570.84
05/01/2034	Paint - Exterior Building	Building K	05/01/2024	10:00	51,118.58
05/01/2034	Paint - Exterior Building	Building L	05/01/2024	10:00	64,570.84
05/01/2034	Paint - Exterior Building	Building M	05/01/2024	10:00	51,118.58

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
05/01/2034	Paint - Exterior Building	Building N	05/01/2024	10:00	$ 64,570.84
05/01/2034	Paint - Exterior Building	Building O	05/01/2024	10:00	64,570.84
05/01/2034	Paint - Exterior Building	Building P	05/01/2024	10:00	51,118.58
05/01/2034	Pool Furniture	Pool Area 1	05/01/2027	7:00	11,718.23
05/01/2034	Pool Furniture	Pool Area 2	05/01/2027	7:00	11,718.23
05/01/2034	Pool Furniture	Pool Area 3	05/01/2027	7:00	11,718.23
05/01/2034	Pool Furniture	Pool Area 4	05/01/2027	7:00	11,718.23
05/01/2034	Pool/Spa - Replaster	Pool Area 1	05/01/2019	15:00	44,529.29
05/01/2034	Pool/Spa - Replaster	Pool Area 2	05/01/2019	15:00	31,432.44
05/01/2034	Pool/Spa - Replaster	Pool Area 3	05/01/2019	15:00	44,529.29
05/01/2034	Pool/Spa - Replaster	Pool Area 4	05/01/2019	15:00	31,432.44
05/01/2034	Roof Flat	Building A	05/01/2014	20:00	206,237.48
05/01/2034	Roof Flat	Building B	05/01/2014	20:00	190,421.31
05/01/2034	Roof Flat	Building C	05/01/2014	20:00	206,237.48
05/01/2034	Roof Flat	Building D	05/01/2014	20:00	123,661.84
05/01/2034	Roof Flat	Building E	05/01/2014	20:00	206,237.48
05/01/2034	Roof Flat	Building F	05/01/2014	20:00	206,237.48
05/01/2034	Roof Flat	Building G	05/01/2014	20:00	123,661.84
05/01/2034	Roof Flat	Building H	05/01/2014	20:00	206,237.48
05/01/2034	Roof Flat	Building I	05/01/2014	20:00	190,421.31
05/01/2034	Roof Flat	Building J	05/01/2014	20:00	206,237.48
05/01/2034	Roof Flat	Building K	05/01/2014	20:00	123,661.84
05/01/2034	Roof Flat	Building L	05/01/2014	20:00	206,237.48
05/01/2034	Roof Flat	Building M	05/01/2014	20:00	123,661.84
05/01/2034	Roof Flat	Building N	05/01/2014	20:00	206,237.48
05/01/2034	Roof Flat	Building O	05/01/2014	20:00	206,237.48
05/01/2034	Roof Flat	Building P	05/01/2014	20:00	123,661.84
					4,016,370.38
Year : 2035					
05/01/2035	Bathroom Remodeling	Pool Area 1	05/01/2020	15:00	$ 7,134.34
05/01/2035	Bathroom Remodeling	Pool Area 2	05/01/2020	15:00	7,134.34
05/01/2035	Bathroom Remodeling	Pool Area 3	05/01/2020	15:00	7,134.34
05/01/2035	Furniture Office	Pool Area 1	05/01/2015	20:00	11,414.94
05/01/2035	Irrigation System	Grounds	05/01/2020	15:00	10,701.51
05/01/2035	Mail Box	Building A	05/01/2015	20:00	9,988.07
05/01/2035	Mail Box	Building B	05/01/2015	20:00	9,988.07
05/01/2035	Mail Box	Building C	05/01/2015	20:00	9,988.07
05/01/2035	Mail Box	Building D	05/01/2015	20:00	4,994.04
05/01/2035	Mail Box	Building E	05/01/2015	20:00	9,988.07
05/01/2035	Mail Box	Building F	05/01/2015	20:00	9,988.07

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
05/01/2035	Mail Box	Building G	05/01/2015	20:00	$ 4,994.04
05/01/2035	Mail Box	Building H	05/01/2015	20:00	9,988.07
05/01/2035	Mail Box	Building I	05/01/2015	20:00	9,988.07
05/01/2035	Mail Box	Building J	05/01/2015	20:00	9,988.07
05/01/2035	Mail Box	Building K	05/01/2015	20:00	4,994.04
05/01/2035	Mail Box	Building L	05/01/2015	20:00	9,988.07
05/01/2035	Mail Box	Building M	05/01/2015	20:00	4,994.04
05/01/2035	Mail Box	Building N	05/01/2015	20:00	9,988.07
05/01/2035	Mail Box	Building O	05/01/2015	20:00	9,988.07
05/01/2035	Mail Box	Building P	05/01/2015	20:00	4,994.04
05/01/2035	Wall Repair - Stucco	Parking Lot	05/01/2020	15:00	3,424.48
					181,782.92
Year : 2037					
05/01/2037	Equipment Office	Pool Area 1	05/01/2028	9:00	$ 7,642.48
06/01/2037	Slurry Seal	Parking Lot	06/01/2027	10:00	166,060.75
					173,703.23
Year : 2039					
01/01/2039	Door Roof Hatch	Building A	01/01/2014	25:00	$ 1,214.02
01/01/2039	Door Roof Hatch	Building B	01/01/2014	25:00	1,214.02
01/01/2039	Door Roof Hatch	Building C	01/01/2014	25:00	1,214.02
01/01/2039	Door Roof Hatch	Building D	01/01/2014	25:00	1,214.02
01/01/2039	Door Roof Hatch	Building E	01/01/2014	25:00	1,214.02
01/01/2039	Door Roof Hatch	Building F	01/01/2014	25:00	1,214.02
01/01/2039	Door Roof Hatch	Building G	01/01/2014	25:00	1,214.02
01/01/2039	Door Roof Hatch	Building H	01/01/2014	25:00	1,214.02
01/01/2039	Door Roof Hatch	Building I	01/01/2014	25:00	1,214.02
01/01/2039	Door Roof Hatch	Building J	01/01/2014	25:00	1,214.02
01/01/2039	Door Roof Hatch	Building K	01/01/2014	25:00	1,214.02
01/01/2039	Door Roof Hatch	Building L	01/01/2014	25:00	1,214.02
01/01/2039	Door Roof Hatch	Building M	01/01/2014	25:00	1,214.02
01/01/2039	Door Roof Hatch	Building N	01/01/2014	25:00	1,214.02
01/01/2039	Door Roof Hatch	Building O	01/01/2014	25:00	1,214.02
01/01/2039	Door Roof Hatch	Building P	01/01/2014	25:00	1,214.02
05/01/2039	Pool Deck Maintenance	Pool Area 1	05/01/2029	10:00	7,777.47
05/01/2039	Pool Deck Maintenance	Pool Area 2	05/01/2029	10:00	8,186.82
05/01/2039	Pool Deck Maintenance	Pool Area 3	05/01/2029	10:00	20,057.70
05/01/2039	Pool Deck Maintenance	Pool Area 4	05/01/2029	10:00	9,619.51
05/01/2039	Pool Equipment Allowance	Pool Area 1	05/01/2029	10:00	7,368.13
05/01/2039	Pool Equipment Allowance	Pool Area 2	05/01/2029	10:00	7,368.13

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
05/01/2039	Pool Equipment Allowance	Pool Area 3	05/01/2029	10:00	$ 7,368.13
05/01/2039	Pool Equipment Allowance	Pool Area 4	05/01/2029	10:00	7,368.13
					94,538.34
Year : 2040					
05/01/2040	Elevator Cab Remodel	Building A	05/01/2020	20:00	$ 27,114.73
05/01/2040	Elevator Cab Remodel	Building B	05/01/2020	20:00	27,114.73
05/01/2040	Elevator Cab Remodel	Building C	05/01/2020	20:00	27,114.73
05/01/2040	Elevator Cab Remodel	Building D	05/01/2020	20:00	13,557.37
05/01/2040	Elevator Cab Remodel	Building E	05/01/2020	20:00	27,114.73
05/01/2040	Elevator Cab Remodel	Building F	05/01/2020	20:00	27,114.73
05/01/2040	Elevator Cab Remodel	Building G	05/01/2020	20:00	13,557.37
05/01/2040	Elevator Cab Remodel	Building H	05/01/2020	20:00	27,114.73
05/01/2040	Elevator Cab Remodel	Building I	05/01/2020	20:00	27,114.73
05/01/2040	Elevator Cab Remodel	Building J	05/01/2020	20:00	27,114.73
05/01/2040	Elevator Cab Remodel	Building K	05/01/2020	20:00	13,557.37
05/01/2040	Elevator Cab Remodel	Building L	05/01/2020	20:00	27,114.73
05/01/2040	Elevator Cab Remodel	Building M	05/01/2020	20:00	13,557.37
05/01/2040	Elevator Cab Remodel	Building N	05/01/2020	20:00	27,114.73
05/01/2040	Elevator Cab Remodel	Building O	05/01/2020	20:00	27,114.73
05/01/2040	Elevator Cab Remodel	Building P	05/01/2020	20:00	13,557.37
05/01/2040	Fire Panels & Central Attenuation	Building A	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building B	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building C	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building D	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building E	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building F	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building G	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building H	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building I	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building J	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building K	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building L	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building M	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building N	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building O	05/01/2005	35:00	25,420.06
05/01/2040	Fire Panels & Central Attenuation	Building P	05/01/2005	35:00	25,420.06
05/01/2040	Irrigation Pump	Building A	05/01/2015	25:00	4,236.68
05/01/2040	Irrigation Pump	Building B	05/01/2015	25:00	4,236.68
05/01/2040	Irrigation Pump	Building C	05/01/2015	25:00	4,236.68
05/01/2040	Irrigation Pump	Building D	05/01/2015	25:00	4,236.68

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
05/01/2040	Irrigation Pump	Building E	05/01/2015	25:00	$ 4,236.68
05/01/2040	Irrigation Pump	Building F	05/01/2015	25:00	4,236.68
05/01/2040	Irrigation Pump	Building G	05/01/2015	25:00	4,236.68
05/01/2040	Irrigation Pump	Building H	05/01/2015	25:00	4,236.68
05/01/2040	Irrigation Pump	Building I	05/01/2015	25:00	4,236.68
05/01/2040	Irrigation Pump	Building J	05/01/2015	25:00	4,236.68
05/01/2040	Irrigation Pump	Building K	05/01/2015	25:00	4,236.68
05/01/2040	Irrigation Pump	Building L	05/01/2015	25:00	4,236.68
05/01/2040	Irrigation Pump	Building M	05/01/2015	25:00	4,236.68
05/01/2040	Irrigation Pump	Building N	05/01/2015	25:00	4,236.68
05/01/2040	Irrigation Pump	Building O	05/01/2015	25:00	4,236.68
05/01/2040	Irrigation Pump	Building P	05/01/2015	25:00	4,236.68
05/01/2040	Light Pole Parking lot	Parking Lot	05/01/2005	35:00	116,593.36
					957,150.08
Year : 2041					
05/01/2041	Pool Furniture	Pool Area 1	05/01/2034	7:00	$ 14,908.87
05/01/2041	Pool Furniture	Pool Area 2	05/01/2034	7:00	14,908.87
05/01/2041	Pool Furniture	Pool Area 3	05/01/2034	7:00	14,908.87
05/01/2041	Pool Furniture	Pool Area 4	05/01/2034	7:00	14,908.87
					59,635.48
Year : 2043					
05/01/2043	Windows Common Area	Pool Area 1	05/01/2018	25:00	$ 144,676.21
05/01/2043	Windows Common Area	Pool Area 3	05/01/2018	25:00	144,676.21
					289,352.42
Year : 2044					
05/01/2044	Paint - Exterior Building	Building A	05/01/2034	10:00	$ 91,083.54
05/01/2044	Paint - Exterior Building	Building B	05/01/2034	10:00	88,553.44
05/01/2044	Paint - Exterior Building	Building C	05/01/2034	10:00	91,083.54
05/01/2044	Paint - Exterior Building	Building D	05/01/2034	10:00	72,107.80
05/01/2044	Paint - Exterior Building	Building E	05/01/2034	10:00	91,083.54
05/01/2044	Paint - Exterior Building	Building F	05/01/2034	10:00	91,083.54
05/01/2044	Paint - Exterior Building	Building G	05/01/2034	10:00	72,107.80
05/01/2044	Paint - Exterior Building	Building H	05/01/2034	10:00	91,083.54
05/01/2044	Paint - Exterior Building	Building I	05/01/2034	10:00	88,553.44
05/01/2044	Paint - Exterior Building	Building J	05/01/2034	10:00	91,083.54
05/01/2044	Paint - Exterior Building	Building K	05/01/2034	10:00	72,107.80
05/01/2044	Paint - Exterior Building	Building L	05/01/2034	10:00	91,083.54
05/01/2044	Paint - Exterior Building	Building M	05/01/2034	10:00	72,107.80

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
05/01/2044	Paint - Exterior Building	Building N	05/01/2034	10:00	$ 91,083.54
05/01/2044	Paint - Exterior Building	Building O	05/01/2034	10:00	91,083.54
05/01/2044	Paint - Exterior Building	Building P	05/01/2034	10:00	72,107.80
05/01/2044	Roof Tile	Pool Area 1	05/01/2014	30:00	74,675.47
05/01/2044	Roof Tile	Pool Area 3	05/01/2014	30:00	74,675.47
05/01/2044	Tile Floor	Pool Area 1	05/01/2019	25:00	43,755.16
05/01/2044	Tile Floor	Pool Area 3	05/01/2019	25:00	43,755.16
					1,594,259.00
Year : 2045					
05/01/2045	Domestic Water Heater	Building A	05/01/2020	25:00	$ 2,415.28
05/01/2045	Domestic Water Heater	Building B	05/01/2020	25:00	2,415.28
05/01/2045	Domestic Water Heater	Building C	05/01/2020	25:00	2,415.28
05/01/2045	Domestic Water Heater	Building D	05/01/2020	25:00	2,415.28
05/01/2045	Domestic Water Heater	Building E	05/01/2020	25:00	2,415.28
05/01/2045	Domestic Water Heater	Building F	05/01/2020	25:00	2,415.28
05/01/2045	Domestic Water Heater	Building G	05/01/2020	25:00	2,415.28
05/01/2045	Domestic Water Heater	Building H	05/01/2020	25:00	2,415.28
05/01/2045	Domestic Water Heater	Building I	05/01/2020	25:00	2,415.28
05/01/2045	Domestic Water Heater	Building J	05/01/2020	25:00	2,415.28
05/01/2045	Domestic Water Heater	Building K	05/01/2020	25:00	2,415.28
05/01/2045	Domestic Water Heater	Building L	05/01/2020	25:00	2,415.28
05/01/2045	Domestic Water Heater	Building M	05/01/2020	25:00	2,415.28
05/01/2045	Domestic Water Heater	Building N	05/01/2020	25:00	2,415.28
05/01/2045	Domestic Water Heater	Building O	05/01/2020	25:00	2,415.28
05/01/2045	Domestic Water Heater	Building P	05/01/2020	25:00	2,415.28
05/01/2045	Light Ceiling Fixtures	Building A	05/01/2030	15:00	43,958.18
05/01/2045	Light Ceiling Fixtures	Building B	05/01/2030	15:00	43,958.18
05/01/2045	Light Ceiling Fixtures	Building C	05/01/2030	15:00	43,958.18
05/01/2045	Light Ceiling Fixtures	Building D	05/01/2030	15:00	30,432.59
05/01/2045	Light Ceiling Fixtures	Building E	05/01/2030	15:00	43,958.18
05/01/2045	Light Ceiling Fixtures	Building F	05/01/2030	15:00	43,958.18
05/01/2045	Light Ceiling Fixtures	Building G	05/01/2030	15:00	30,432.59
05/01/2045	Light Ceiling Fixtures	Building H	05/01/2030	15:00	43,958.18
05/01/2045	Light Ceiling Fixtures	Building I	05/01/2030	15:00	42,267.49
05/01/2045	Light Ceiling Fixtures	Building J	05/01/2030	15:00	43,958.18
05/01/2045	Light Ceiling Fixtures	Building K	05/01/2030	15:00	30,432.59
05/01/2045	Light Ceiling Fixtures	Building L	05/01/2030	15:00	43,958.18
05/01/2045	Light Ceiling Fixtures	Building M	05/01/2030	15:00	30,432.59
05/01/2045	Light Ceiling Fixtures	Building N	05/01/2030	15:00	43,958.18
05/01/2045	Light Ceiling Fixtures	Building O	05/01/2030	15:00	43,958.18

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
05/01/2045	Light Ceiling Fixtures	Building P	05/01/2030	15:00	$ 30,432.59
05/01/2045	Pool Railing	Pool Area 1	05/01/2010	35:00	37,738.83
05/01/2045	Pool Railing	Pool Area 2	05/01/2010	35:00	39,248.38
05/01/2045	Pool Railing	Pool Area 3	05/01/2010	35:00	80,006.31
05/01/2045	Pool Railing	Pool Area 4	05/01/2010	35:00	42,267.49
05/01/2045	Sign - Association	Grounds	05/01/2030	15:00	20,127.37
					892,045.10
Year : 2046					
05/01/2046	Elevator- Hydraulic System	Building A	05/01/2001	45:00	$ 249,981.98
05/01/2046	Elevator- Hydraulic System	Building B	05/01/2001	45:00	249,981.98
05/01/2046	Elevator- Hydraulic System	Building C	05/01/2001	45:00	249,981.98
05/01/2046	Elevator- Hydraulic System	Building D	05/01/2001	45:00	124,990.99
05/01/2046	Elevator- Hydraulic System	Building E	05/01/2001	45:00	249,981.98
05/01/2046	Elevator- Hydraulic System	Building F	05/01/2001	45:00	249,981.98
05/01/2046	Elevator- Hydraulic System	Building G	05/01/2001	45:00	124,990.99
05/01/2046	Elevator- Hydraulic System	Building H	05/01/2001	45:00	249,981.98
05/01/2046	Elevator- Hydraulic System	Building I	05/01/2001	45:00	249,981.98
05/01/2046	Elevator- Hydraulic System	Building J	05/01/2001	45:00	249,981.98
05/01/2046	Elevator- Hydraulic System	Building K	05/01/2001	45:00	124,990.99
05/01/2046	Elevator- Hydraulic System	Building L	05/01/2001	45:00	249,981.98
05/01/2046	Elevator- Hydraulic System	Building M	05/01/2001	45:00	124,990.99
05/01/2046	Elevator- Hydraulic System	Building N	05/01/2001	45:00	249,981.98
05/01/2046	Elevator- Hydraulic System	Building O	05/01/2001	45:00	249,981.98
05/01/2046	Elevator- Hydraulic System	Building P	05/01/2001	45:00	124,990.99
05/01/2046	Equipment Office	Pool Area 1	05/01/2037	9:00	10,415.92
					3,385,172.65
Year : 2047					
03/11/2047	Door Utility	Building A	03/11/2022	25:00	$ 17,364.52
03/11/2047	Door Utility	Building B	03/11/2022	25:00	17,364.52
03/11/2047	Door Utility	Building C	03/11/2022	25:00	17,364.52
03/11/2047	Door Utility	Building D	03/11/2022	25:00	15,435.13
03/11/2047	Door Utility	Building E	03/11/2022	25:00	17,364.52
03/11/2047	Door Utility	Building F	03/11/2022	25:00	17,364.52
03/11/2047	Door Utility	Building G	03/11/2022	25:00	15,435.13
03/11/2047	Door Utility	Building H	03/11/2022	25:00	17,364.52
03/11/2047	Door Utility	Building I	03/11/2022	25:00	17,364.52
03/11/2047	Door Utility	Building J	03/11/2022	25:00	17,364.52
03/11/2047	Door Utility	Building K	03/11/2022	25:00	15,435.13
03/11/2047	Door Utility	Building L	03/11/2022	25:00	17,364.52

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
03/11/2047	Door Utility	Building M	03/11/2022	25:00	$ 15,435.13
03/11/2047	Door Utility	Building N	03/11/2022	25:00	17,364.52
03/11/2047	Door Utility	Building O	03/11/2022	25:00	17,364.52
03/11/2047	Door Utility	Building P	03/11/2022	25:00	15,435.13
06/01/2047	Overlay 1"	Parking Lot	06/01/2017	30:00	1,858,194.24
06/01/2047	Slurry Seal	Parking Lot	06/01/2037	10:00	234,245.08
					2,360,624.69
Year : 2048					
01/01/2048	HVAC System	Pool Area 1	01/01/2033	15:00	$ 71,698.72
01/01/2048	HVAC System	Pool Area 3	01/01/2033	15:00	71,698.72
05/01/2048	Pool Furniture	Pool Area 1	05/01/2041	7:00	18,968.24
05/01/2048	Pool Furniture	Pool Area 2	05/01/2041	7:00	18,968.24
05/01/2048	Pool Furniture	Pool Area 3	05/01/2041	7:00	18,968.24
05/01/2048	Pool Furniture	Pool Area 4	05/01/2041	7:00	18,968.24
05/01/2048	Railing Balcony	Building A	05/01/2018	30:00	139,472.37
05/01/2048	Railing Balcony	Building B	05/01/2018	30:00	139,472.37
05/01/2048	Railing Balcony	Building C	05/01/2018	30:00	139,472.37
05/01/2048	Railing Balcony	Building D	05/01/2018	30:00	105,999.00
05/01/2048	Railing Balcony	Building E	05/01/2018	30:00	139,472.37
05/01/2048	Railing Balcony	Building F	05/01/2018	30:00	139,472.37
05/01/2048	Railing Balcony	Building G	05/01/2018	30:00	105,999.00
05/01/2048	Railing Balcony	Building H	05/01/2018	30:00	139,472.37
05/01/2048	Railing Balcony	Building I	05/01/2018	30:00	139,472.37
05/01/2048	Railing Balcony	Building J	05/01/2018	30:00	139,472.37
05/01/2048	Railing Balcony	Building K	05/01/2018	30:00	105,999.00
05/01/2048	Railing Balcony	Building L	05/01/2018	30:00	139,472.37
05/01/2048	Railing Balcony	Building M	05/01/2018	30:00	105,999.00
05/01/2048	Railing Balcony	Building N	05/01/2018	30:00	139,472.37
05/01/2048	Railing Balcony	Building O	05/01/2018	30:00	139,472.37
05/01/2048	Railing Balcony	Building P	05/01/2018	30:00	105,999.00
05/01/2048	Railing Hallway	Building A	05/01/2018	30:00	446,311.58
05/01/2048	Railing Hallway	Building B	05/01/2018	30:00	446,311.58
05/01/2048	Railing Hallway	Building C	05/01/2018	30:00	446,311.58
05/01/2048	Railing Hallway	Building D	05/01/2018	30:00	277,550.02
05/01/2048	Railing Hallway	Building E	05/01/2018	30:00	446,311.58
05/01/2048	Railing Hallway	Building F	05/01/2018	30:00	446,311.58
05/01/2048	Railing Hallway	Building G	05/01/2018	30:00	277,550.02
05/01/2048	Railing Hallway	Building H	05/01/2018	30:00	446,311.58
05/01/2048	Railing Hallway	Building I	05/01/2018	30:00	446,311.58
05/01/2048	Railing Hallway	Building J	05/01/2018	30:00	446,311.58

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
05/01/2048	Railing Hallway	Building K	05/01/2018	30:00	$ 277,550.02
05/01/2048	Railing Hallway	Building L	05/01/2018	30:00	446,311.58
05/01/2048	Railing Hallway	Building M	05/01/2018	30:00	277,550.02
05/01/2048	Railing Hallway	Building N	05/01/2018	30:00	446,311.58
05/01/2048	Railing Hallway	Building O	05/01/2018	30:00	446,311.58
05/01/2048	Railing Hallway	Building P	05/01/2018	30:00	277,550.02
10/12/2048	Door Glass Entry Common Area	Pool Area 1	10/12/2018	30:00	40,747.95
10/12/2048	Door Glass Entry Common Area	Pool Area 3	10/12/2018	30:00	40,747.95
					8,662,134.85
Year : 2049					
05/01/2049	Pool Deck Maintenance	Pool Area 1	05/01/2039	10:00	$ 10,970.90
05/01/2049	Pool Deck Maintenance	Pool Area 2	05/01/2039	10:00	11,548.31
05/01/2049	Pool Deck Maintenance	Pool Area 3	05/01/2039	10:00	28,293.36
05/01/2049	Pool Deck Maintenance	Pool Area 4	05/01/2039	10:00	13,569.27
05/01/2049	Pool Equipment Allowance	Pool Area 1	05/01/2039	10:00	10,393.48
05/01/2049	Pool Equipment Allowance	Pool Area 2	05/01/2039	10:00	10,393.48
05/01/2049	Pool Equipment Allowance	Pool Area 3	05/01/2039	10:00	10,393.48
05/01/2049	Pool Equipment Allowance	Pool Area 4	05/01/2039	10:00	10,393.48
05/01/2049	Pool/Spa - Replaster	Pool Area 1	05/01/2034	15:00	74,602.10
05/01/2049	Pool/Spa - Replaster	Pool Area 2	05/01/2034	15:00	52,660.30
05/01/2049	Pool/Spa - Replaster	Pool Area 3	05/01/2034	15:00	74,602.10
05/01/2049	Pool/Spa - Replaster	Pool Area 4	05/01/2034	15:00	52,660.30
					360,480.56
Year : 2050					
05/01/2050	Bathroom Remodeling	Pool Area 1	05/01/2035	15:00	$ 11,952.50
05/01/2050	Bathroom Remodeling	Pool Area 2	05/01/2035	15:00	11,952.50
05/01/2050	Bathroom Remodeling	Pool Area 3	05/01/2035	15:00	11,952.50
05/01/2050	Electric Switch & Panel	Building A	05/01/2005	45:00	47,810.01
05/01/2050	Electric Switch & Panel	Building B	05/01/2005	45:00	47,810.01
05/01/2050	Electric Switch & Panel	Building C	05/01/2005	45:00	47,810.01
05/01/2050	Electric Switch & Panel	Building D	05/01/2005	45:00	23,905.01
05/01/2050	Electric Switch & Panel	Building E	05/01/2005	45:00	47,810.01
05/01/2050	Electric Switch & Panel	Building F	05/01/2005	45:00	47,810.01
05/01/2050	Electric Switch & Panel	Building G	05/01/2005	45:00	23,905.01
05/01/2050	Electric Switch & Panel	Building H	05/01/2005	45:00	47,810.01
05/01/2050	Electric Switch & Panel	Building I	05/01/2005	45:00	47,810.01
05/01/2050	Electric Switch & Panel	Building J	05/01/2005	45:00	47,810.01
05/01/2050	Electric Switch & Panel	Building K	05/01/2005	45:00	23,905.01
05/01/2050	Electric Switch & Panel	Building L	05/01/2005	45:00	47,810.01

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
05/01/2050	Electric Switch & Panel	Building M	05/01/2005	45:00	$ 23,905.01
05/01/2050	Electric Switch & Panel	Building N	05/01/2005	45:00	47,810.01
05/01/2050	Electric Switch & Panel	Building O	05/01/2005	45:00	47,810.01
05/01/2050	Electric Switch & Panel	Building P	05/01/2005	45:00	23,905.01
05/01/2050	Irrigation System	Grounds	05/01/2035	15:00	17,928.75
05/01/2050	Wall Repair - Stucco	Parking Lot	05/01/2035	15:00	5,737.20
					704,958.61
Year : 2051					
05/01/2051	Elevator Electronics	Building A	05/01/2026	25:00	$ 89,070.05
05/01/2051	Elevator Electronics	Building B	05/01/2026	25:00	89,070.05
05/01/2051	Elevator Electronics	Building C	05/01/2026	25:00	89,070.05
05/01/2051	Elevator Electronics	Building D	05/01/2026	25:00	44,535.03
05/01/2051	Elevator Electronics	Building E	05/01/2026	25:00	89,070.05
05/01/2051	Elevator Electronics	Building F	05/01/2026	25:00	89,070.05
05/01/2051	Elevator Electronics	Building G	05/01/2026	25:00	44,535.03
05/01/2051	Elevator Electronics	Building H	05/01/2026	25:00	89,070.05
05/01/2051	Elevator Electronics	Building I	05/01/2026	25:00	89,070.05
05/01/2051	Elevator Electronics	Building J	05/01/2026	25:00	89,070.05
05/01/2051	Elevator Electronics	Building K	05/01/2026	25:00	44,535.03
05/01/2051	Elevator Electronics	Building L	05/01/2026	25:00	89,070.05
05/01/2051	Elevator Electronics	Building M	05/01/2026	25:00	44,535.03
05/01/2051	Elevator Electronics	Building N	05/01/2026	25:00	89,070.05
05/01/2051	Elevator Electronics	Building O	05/01/2026	25:00	89,070.05
05/01/2051	Elevator Electronics	Building P	05/01/2026	25:00	44,535.03
					1,202,445.70
Year : 2053					
10/12/2053	Windows Units	Building A	10/12/2018	35:00	$ 943,717.86
10/12/2053	Windows Units	Building B	10/12/2018	35:00	846,926.28
10/12/2053	Windows Units	Building C	10/12/2018	35:00	943,717.86
10/12/2053	Windows Units	Building D	10/12/2018	35:00	532,353.66
10/12/2053	Windows Units	Building E	10/12/2018	35:00	919,519.96
10/12/2053	Windows Units	Building F	10/12/2018	35:00	919,519.96
10/12/2053	Windows Units	Building G	10/12/2018	35:00	532,353.66
10/12/2053	Windows Units	Building H	10/12/2018	35:00	943,717.86
10/12/2053	Windows Units	Building I	10/12/2018	35:00	846,926.28
10/12/2053	Windows Units	Building J	10/12/2018	35:00	943,717.86
10/12/2053	Windows Units	Building K	10/12/2018	35:00	568,650.50
10/12/2053	Windows Units	Building L	10/12/2018	35:00	943,717.86
10/12/2053	Windows Units	Building M	10/12/2018	35:00	568,650.50

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
10/12/2053	Windows Units	Building N	10/12/2018	35:00	$ 943,717.86
10/12/2053	Windows Units	Building O	10/12/2018	35:00	943,717.86
10/12/2053	Windows Units	Building P	10/12/2018	35:00	568,650.50
					12,909,576.32
Year : 2054					
05/01/2054	Paint - Exterior Building	Building A	05/01/2044	10:00	$ 128,482.33
05/01/2054	Paint - Exterior Building	Building B	05/01/2044	10:00	124,913.38
05/01/2054	Paint - Exterior Building	Building C	05/01/2044	10:00	128,482.33
05/01/2054	Paint - Exterior Building	Building D	05/01/2044	10:00	101,715.18
05/01/2054	Paint - Exterior Building	Building E	05/01/2044	10:00	128,482.33
05/01/2054	Paint - Exterior Building	Building F	05/01/2044	10:00	128,482.33
05/01/2054	Paint - Exterior Building	Building G	05/01/2044	10:00	101,715.18
05/01/2054	Paint - Exterior Building	Building H	05/01/2044	10:00	128,482.33
05/01/2054	Paint - Exterior Building	Building I	05/01/2044	10:00	124,913.38
05/01/2054	Paint - Exterior Building	Building J	05/01/2044	10:00	128,482.33
05/01/2054	Paint - Exterior Building	Building K	05/01/2044	10:00	101,715.18
05/01/2054	Paint - Exterior Building	Building L	05/01/2044	10:00	128,482.33
05/01/2054	Paint - Exterior Building	Building M	05/01/2044	10:00	101,715.18
05/01/2054	Paint - Exterior Building	Building N	05/01/2044	10:00	128,482.33
05/01/2054	Paint - Exterior Building	Building O	05/01/2044	10:00	128,482.33
05/01/2054	Paint - Exterior Building	Building P	05/01/2044	10:00	101,715.18
05/01/2054	Roof Flat	Building A	05/01/2034	20:00	410,369.05
05/01/2054	Roof Flat	Building B	05/01/2034	20:00	378,898.21
05/01/2054	Roof Flat	Building C	05/01/2034	20:00	410,369.05
05/01/2054	Roof Flat	Building D	05/01/2034	20:00	246,060.95
05/01/2054	Roof Flat	Building E	05/01/2034	20:00	410,369.05
05/01/2054	Roof Flat	Building F	05/01/2034	20:00	410,369.05
05/01/2054	Roof Flat	Building G	05/01/2034	20:00	246,060.95
05/01/2054	Roof Flat	Building H	05/01/2034	20:00	410,369.05
05/01/2054	Roof Flat	Building I	05/01/2034	20:00	378,898.21
05/01/2054	Roof Flat	Building J	05/01/2034	20:00	410,369.05
05/01/2054	Roof Flat	Building K	05/01/2034	20:00	246,060.95
05/01/2054	Roof Flat	Building L	05/01/2034	20:00	410,369.05
05/01/2054	Roof Flat	Building M	05/01/2034	20:00	246,060.95
05/01/2054	Roof Flat	Building N	05/01/2034	20:00	410,369.05
05/01/2054	Roof Flat	Building O	05/01/2034	20:00	410,369.05
05/01/2054	Roof Flat	Building P	05/01/2034	20:00	246,060.95
					7,596,166.25

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The Village of Kings Creek Condominiums

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Building A									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
Doors Unit		Good	03/11/2057	2,378.00	78 Each	185,484	35:00	32:02	560,903
Electric Switch & Panel	Main	Good	05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
Elevator Cab Remodel		Good	05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Electronics		Good	05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
Irrigation Pump		Good	05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Mail Box		Good	05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Paint - Exterior Building		Good	05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
Plumbing Allowance		Good	11/15/2060	1,200.00	78 Job	93,600	45:00	35:10	321,099
Railing Balcony		Good	05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
Railing Hallway		Good	05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
Roof Flat		Good	05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
Windows Units		Good	10/12/2053	4,500.00	78 Each	351,000	35:00	28:09	943,718
						1,337,409			3,131,785
Building B									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
Doors Unit		Good	03/11/2057	2,378.00	70 Each	166,460	35:00	32:02	503,374
Electric Switch & Panel		Good	05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
Elevator Cab Remodel		Good	05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Electronics		Good	05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
Irrigation Pump		Good	05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Mail Box		Good	05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Paint - Exterior Building		Good	05/01/2034	1.81	25,200 SF	45,536	10:00	9:04	62,777
Plumbing Allowance		Good	11/15/2060	1,200.00	70 Job	84,000	45:00	35:10	288,165
Railing Balcony		Good	05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
Railing Hallway		Good	05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
Roof Flat		Good	05/01/2034	6.50	21,250 SF	138,125	20:00	9:04	190,421
Windows Units		Good	10/12/2053	4,500.00	70 Each	315,000	35:00	28:09	846,926
						1,260,011			2,926,922
Building C									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
Doors Unit		Good	03/11/2057	2,378.00	78 Each	185,484	35:00	32:02	560,903
Electric Switch & Panel		Good	05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
Elevator Cab Remodel		Good	05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Electronics		Good	05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420

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The Village of Kings Creek Condominiums

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Irrigation Pump		Good	05/01/2040	$ 2,500.00	1 Each	$ 2,500	25:00	15:04	$ 4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Mail Box		Good	05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Paint - Exterior Building		Good	05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
Plumbing Allowance		Good	11/15/2060	1,200.00	78 Job	93,600	45:00	35:10	321,099
Railing Balcony		Good	05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
Railing Hallway		Good	05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
Roof Flat		Good	05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
Windows Units		Good	10/12/2053	4,500.00	78 Each	351,000	35:00	28:09	943,718
						1,337,409			3,131,785
Building D									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	16 Each	7,200	25:00	22:02	15,435
Doors Unit		Good	03/11/2057	2,378.00	44 Each	104,632	35:00	32:02	316,407
Electric Switch & Panel		Good	05/01/2050	10,000.00	1 Each	10,000	45:00	25:04	23,905
Elevator Cab Remodel		Good	05/01/2040	8,000.00	1 Each	8,000	20:00	15:04	13,557
Elevator Electronics		Good	05/01/2026	18,000.00	1 Each	18,000	25:00	1:04	18,845
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	1 Each	60,000	45:00	21:04	124,991
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
Irrigation Pump		Good	05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	72 Each	15,120	15:00	5:04	18,165
Mail Box		Good	05/01/2035	3,500.00	1 Each	3,500	20:00	10:04	4,994
Paint - Exterior Building		Good	05/01/2034	1.81	20,520 SF	37,080	10:00	9:04	51,119
Plumbing Allowance		Good	11/15/2060	1,200.00	44 Job	52,800	45:00	35:10	181,133
Railing Balcony		Good	05/01/2048	125.00	380 Lf	47,500	30:00	23:04	105,999
Railing Hallway		Good	05/01/2048	125.00	995 Lf	124,375	30:00	23:04	277,550
Roof Flat		Good	05/01/2034	6.50	13,800 SF	89,700	20:00	9:04	123,662
Windows Units		Good	10/12/2053	4,500.00	44 Each	198,000	35:00	28:09	532,354
						795,357			1,841,401
Building E									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
Doors Unit		Good	03/11/2057	2,378.00	76 Each	180,728	35:00	32:02	546,521
Electric Switch & Panel		Good	05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
Elevator Cab Remodel		Good	05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Electronics		Good	05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
Irrigation Pump		Good	05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Mail Box		Good	05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Paint - Exterior Building		Good	05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
Plumbing Allowance		Good	11/15/2061	1,200.00	76 Job	91,200	45:00	36:10	323,816
Railing Balcony		Good	05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
Railing Hallway		Good	05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
Roof Flat		Good	05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
Windows Units		Good	10/12/2053	4,500.00	76 Each	342,000	35:00	28:09	919,520
						1,321,253			3,095,922

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The Village of Kings Creek Condominiums

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Building F									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
Doors Unit		Good	03/11/2057	2,378.00	76 Each	180,728	35:00	32:02	546,521
Electric Switch & Panel		Good	05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
Elevator Cab Remodel		Good	05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Electronics		Good	05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
Irrigation Pump		Good	05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Mail Box		Good	05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Paint - Exterior Building		Good	05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
Plumbing Allowance		Good	11/15/2061	1,200.00	76 Job	91,200	45:00	36:10	323,816
Railing Balcony		Good	05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
Railing Hallway		Good	05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
Roof Flat		Good	05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
Windows Units		Good	10/12/2053	4,500.00	76 Each	342,000	35:00	28:09	919,520
						1,321,253			3,095,922
Building G									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	16 Each	7,200	25:00	22:02	15,435
Doors Unit		Good	03/11/2057	2,378.00	44 Each	104,632	35:00	32:02	316,407
Electric Switch & Panel		Good	05/01/2050	10,000.00	1 Each	10,000	45:00	25:04	23,905
Elevator Cab Remodel		Good	05/01/2040	8,000.00	1 Each	8,000	20:00	15:04	13,557
Elevator Electronics		Good	05/01/2026	18,000.00	1 Each	18,000	25:00	1:04	18,845
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	1 Each	60,000	45:00	21:04	124,991
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
Irrigation Pump		Good	05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	72 Each	15,120	15:00	5:04	18,165
Mail Box		Good	05/01/2035	3,500.00	1 Each	3,500	20:00	10:04	4,994
Paint - Exterior Building		Good	05/01/2034	1.81	20,520 SF	37,080	10:00	9:04	51,119
Plumbing Allowance		Good	11/15/2061	1,200.00	44 Job	52,800	45:00	36:10	187,472
Railing Balcony		Good	05/01/2048	125.00	380 Lf	47,500	30:00	23:04	105,999
Railing Hallway		Good	05/01/2048	125.00	995 Lf	124,375	30:00	23:04	277,550
Roof Flat		Good	05/01/2034	6.50	13,800 SF	89,700	20:00	9:04	123,662
Windows Units		Good	10/12/2053	4,500.00	44 Each	198,000	35:00	28:09	532,354
						795,357			1,847,740
Building H									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
Doors Unit		Good	03/11/2057	2,378.00	78 Each	185,484	35:00	32:02	560,903
Electric Switch & Panel		Good	05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
Elevator Cab Remodel		Good	05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Electronics		Good	05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420

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The Village of Kings Creek Condominiums

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Item Parameters - Detail

Location Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Irrigation Pump		Good	05/01/2040	$ 2,500.00	1 Each	$ 2,500	25:00	15:04	$ 4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Mail Box		Good	05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Paint - Exterior Building		Good	05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
Plumbing Allowance		Good	11/15/2061	1,200.00	78 Job	93,600	45:00	36:10	332,337
Railing Balcony		Good	05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
Railing Hallway		Good	05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
Roof Flat		Good	05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
Windows Units		Good	10/12/2053	4,500.00	78 Each	351,000	35:00	28:09	943,718
						1,337,409			3,143,023
Building I									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
Doors Unit		Good	03/11/2057	2,378.00	70 Each	166,460	35:00	32:02	503,374
Electric Switch & Panel		Good	05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
Elevator Cab Remodel		Good	05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Electronics		Good	05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
Irrigation Pump		Good	05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	100 Each	21,000	15:00	5:04	25,229
Mail Box		Good	05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Paint - Exterior Building		Good	05/01/2034	1.81	25,200 SF	45,536	10:00	9:04	62,777
Plumbing Allowance		Good	11/15/2062	1,200.00	70 Job	84,000	45:00	37:10	308,690
Railing Balcony		Good	05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
Railing Hallway		Good	05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
Roof Flat		Good	05/01/2034	6.50	21,250 SF	138,125	20:00	9:04	190,421
Windows Units		Good	10/12/2053	4,500.00	70 Each	315,000	35:00	28:09	846,926
						1,259,171			2,946,437
Building J									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
Doors Unit		Good	03/11/2057	2,378.00	78 Each	185,484	35:00	32:02	560,903
Electric Switch & Panel		Good	05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
Elevator Cab Remodel		Good	05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Electronics		Good	05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
Irrigation Pump		Good	05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Mail Box		Good	05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Paint - Exterior Building		Good	05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
Plumbing Allowance		Good	11/15/2062	1,200.00	78 Job	93,600	45:00	37:10	343,969
Railing Balcony		Good	05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
Railing Hallway		Good	05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
Roof Flat		Good	05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
Windows Units		Good	10/12/2053	4,500.00	78 Each	351,000	35:00	28:09	943,718
						1,337,409			3,154,655

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The Village of Kings Creek Condominiums

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Building K									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	16 Each	7,200	25:00	22:02	15,435
Doors Unit		Good	03/11/2057	2,378.00	47 Each	111,766	35:00	32:02	337,980
Electric Switch & Panel		Good	05/01/2050	10,000.00	1 Each	10,000	45:00	25:04	23,905
Elevator Cab Remodel		Good	05/01/2040	8,000.00	1 Each	8,000	20:00	15:04	13,557
Elevator Electronics		Good	05/01/2026	18,000.00	1 Each	18,000	25:00	1:04	18,845
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	1 Each	60,000	45:00	21:04	124,991
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
Irrigation Pump		Good	05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	72 Each	15,120	15:00	5:04	18,165
Mail Box		Good	05/01/2035	3,500.00	1 Each	3,500	20:00	10:04	4,994
Paint - Exterior Building		Good	05/01/2034	1.81	20,520 SF	37,080	10:00	9:04	51,119
Plumbing Allowance		Good	11/15/2062	1,200.00	47 Job	56,400	45:00	37:10	207,263
Railing Balcony		Good	05/01/2048	125.00	380 Lf	47,500	30:00	23:04	105,999
Railing Hallway		Good	05/01/2048	125.00	995 Lf	124,375	30:00	23:04	277,550
Roof Flat		Good	05/01/2034	6.50	13,800 SF	89,700	20:00	9:04	123,662
Windows Units		Good	10/12/2053	4,500.00	47 Each	211,500	35:00	28:09	568,651
						819,591			1,925,402
Building L									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
Doors Unit		Good	03/11/2057	2,378.00	78 Each	185,484	35:00	32:02	560,903
Electric Switch & Panel		Good	05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
Elevator Cab Remodel		Good	05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Electronics		Good	05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
Irrigation Pump		Good	05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Mail Box		Good	05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Paint - Exterior Building		Good	05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
Plumbing Allowance		Good	11/15/2062	1,200.00	78 Job	93,600	45:00	37:10	343,969
Railing Balcony		Good	05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
Railing Hallway		Good	05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
Roof Flat		Good	05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
Windows Units		Good	10/12/2053	4,500.00	78 Each	351,000	35:00	28:09	943,718
						1,337,409			3,154,655
Building M									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	16 Each	7,200	25:00	22:02	15,435
Doors Unit		Good	03/11/2057	2,378.00	47 Each	111,766	35:00	32:02	337,980
Electric Switch & Panel		Good	05/01/2050	10,000.00	1 Each	10,000	45:00	25:04	23,905
Elevator Cab Remodel		Good	05/01/2040	8,000.00	1 Each	8,000	20:00	15:04	13,557
Elevator Electronics		Good	05/01/2026	18,000.00	1 Each	18,000	25:00	1:04	18,845
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	1 Each	60,000	45:00	21:04	124,991
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420

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The Village of Kings Creek Condominiums

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Location Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Irrigation Pump		Good	05/01/2040	$ 2,500.00	1 Each	$ 2,500	25:00	15:04	$ 4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	72 Each	15,120	15:00	5:04	18,165
Mail Box		Good	05/01/2035	3,500.00	1 Each	3,500	20:00	10:04	4,994
Paint - Exterior Building		Good	05/01/2034	1.81	20,520 SF	37,080	10:00	9:04	51,119
Plumbing Allowance		Good	11/15/2059	1,200.00	47 Job	56,400	45:00	34:10	186,940
Railing Balcony		Good	05/01/2048	125.00	380 Lf	47,500	30:00	23:04	105,999
Railing Hallway		Good	05/01/2048	125.00	995 Lf	124,375	30:00	23:04	277,550
Roof Flat		Good	05/01/2034	6.50	13,800 SF	89,700	20:00	9:04	123,662
Windows Units		Good	10/12/2053	4,500.00	47 Each	211,500	35:00	28:09	568,651
						819,591			1,905,078
Building N									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
Doors Unit		Good	03/11/2057	2,378.00	78 Each	185,484	35:00	32:02	560,903
Electric Switch & Panel		Good	05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
Elevator Cab Remodel		Good	05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Electronics		Good	05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
Irrigation Pump		Good	05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Mail Box		Good	05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Paint - Exterior Building		Good	05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
Plumbing Allowance		Good	11/15/2059	1,200.00	78 Job	93,600	45:00	34:10	310,240
Railing Balcony		Good	05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
Railing Hallway		Good	05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
Roof Flat		Good	05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
Windows Units		Good	10/12/2053	4,500.00	78 Each	351,000	35:00	28:09	943,718
						1,337,409			3,120,927
Building O									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
Doors Unit		Good	03/11/2057	2,378.00	78 Each	185,484	35:00	32:02	560,903
Electric Switch & Panel		Good	05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
Elevator Cab Remodel		Good	05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Electronics		Good	05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
Irrigation Pump		Good	05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Mail Box		Good	05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Paint - Exterior Building		Good	05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
Plumbing Allowance		Good	11/15/2059	1,200.00	78 Job	93,600	45:00	34:10	310,240
Railing Balcony		Good	05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
Railing Hallway		Good	05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
Roof Flat		Good	05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
Windows Units		Good	10/12/2053	4,500.00	78 Each	351,000	35:00	28:09	943,718
						1,337,409			3,120,927

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The Village of Kings Creek Condominiums

Analysis Date - January 1, 2025

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Item Parameters - Detail

Location Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Building P									
Domestic Water Heater		Good	05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
Door Roof Hatch		Good	01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
Door Utility		Good	03/11/2047	450.00	16 Each	7,200	25:00	22:02	15,435
Doors Unit		Good	03/11/2057	2,378.00	47 Each	111,766	35:00	32:02	337,980
Electric Switch & Panel		Good	05/01/2050	10,000.00	1 Each	10,000	45:00	25:04	23,905
Elevator Cab Remodel		Good	05/01/2040	8,000.00	1 Each	8,000	20:00	15:04	13,557
Elevator Electronics		Good	05/01/2026	18,000.00	1 Each	18,000	25:00	1:04	18,845
Elevator- Hydraulic System		Good	05/01/2046	60,000.00	1 Each	60,000	45:00	21:04	124,991
Fire Panels & Central Attenuation		Good	05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
Irrigation Pump		Good	05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Light Ceiling Fixtures		Good	05/01/2030	210.00	72 Each	15,120	15:00	5:04	18,165
Mail Box		Good	05/01/2035	3,500.00	1 Each	3,500	20:00	10:04	4,994
Paint - Exterior Building		Good	05/01/2034	1.81	20,520 SF	37,080	10:00	9:04	51,119
Plumbing Allowance		Good	11/15/2059	1,200.00	47 Job	56,400	45:00	34:10	186,940
Railing Balcony		Good	05/01/2048	125.00	380 Lf	47,500	30:00	23:04	105,999
Railing Hallway		Good	05/01/2048	125.00	995 Lf	124,375	30:00	23:04	277,550
Roof Flat		Good	05/01/2034	6.50	13,800 SF	89,700	20:00	9:04	123,662
Windows Units		Good	10/12/2053	4,500.00	47 Each	211,500	35:00	28:09	568,651
						819,591			1,905,078
Grounds									
Irrigation System		Good	05/01/2035	$ 7,500.00	1 Each	$ 7,500	15:00	10:04	$ 10,702
Sign - Association		Good	05/01/2030	10,000.00	1 Job	10,000	15:00	5:04	12,014
						17,500			22,715
Parking Lot									
Chain Link Fencing		Good	05/01/2063	$ 45.00	6,250 LF	$ 281,250	45:00	38:04	$ 1,051,492
Light Pole Parking lot		Good	05/01/2040	1,600.00	43 Each	68,800	35:00	15:04	116,593
Overlay 1"		Good	06/01/2047	1.65	520,828 sf	859,366	30:00	22:05	1,858,194
Slurry Seal		Good	06/01/2027	0.21	520,828 Each	108,332	10:00	2:05	117,724
Wall Repair - Stucco		Good	05/01/2035	3.00	800 LF	2,400	15:00	10:04	3,424
						1,320,148			3,147,428
Pool Area 1									
Bathroom Remodeling		Good	05/01/2035	$ 5,000.00	1 Job	$ 5,000	15:00	10:04	$ 7,134
Door Glass Entry Common Area		Good	10/12/2048	4,500.00	4 Each	18,000	30:00	23:09	40,748
Equipment Office		Good	05/01/2028	5,000.00	1 Lot	5,000	9:00	3:04	5,608
Furniture Office		Good	05/01/2035	8,000.00	1 Lot	8,000	20:00	10:04	11,415
HVAC System		Good	01/01/2033	6,500.00	5 Each	32,500	15:00	8:00	42,796
Pool Deck Maintenance		Good	05/01/2029	1.25	3,800 Each	4,750	10:00	4:04	5,514
Pool Equipment Allowance		Good	05/01/2029	4,500.00	1 Each	4,500	10:00	4:04	5,223
Pool Furniture		Good	05/01/2027	8,500.00	1 Lot	8,500	7:00	2:04	9,210
Pool Railing		Good	05/01/2045	75.00	250 LF	18,750	35:00	20:04	37,739
Pool/Spa - Replaster		Good	05/01/2034	19.00	1,700 Job	32,300	15:00	9:04	44,529
Roof Tile		Good	05/01/2044	12.00	3,200 SF	38,400	30:00	19:04	74,675
Tile Floor		Good	05/01/2044	9.00	2,500 Each	22,500	25:00	19:04	43,755
Windows Common Area		Good	05/01/2043	3,500.00	22 Job	77,000	25:00	18:04	144,676
						275,200			473,023

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Item Parameters - Detail

Location Reserve Item	Desc	Condition	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Pool Area 2									
Bathroom Remodeling		Good	05/01/2035	$ 5,000.00	1 Job	$ 5,000	15:00	10:04	$ 7,134
Pool Deck Maintenance		Good	05/01/2029	1.25	4,000 Each	5,000	10:00	4:04	5,804
Pool Equipment Allowance		Good	05/01/2029	4,500.00	1 Each	4,500	10:00	4:04	5,223
Pool Furniture		Good	05/01/2027	8,500.00	1 Lot	8,500	7:00	2:04	9,210
Pool Railing		Good	05/01/2045	75.00	260 LF	19,500	35:00	20:04	39,248
Pool/Spa - Replaster		Good	05/01/2034	19.00	1,200 Job	22,800	15:00	9:04	31,432
						65,300			98,053
Pool Area 3									
Bathroom Remodeling		Good	05/01/2035	$ 5,000.00	1 Job	$ 5,000	15:00	10:04	$ 7,134
Door Glass Entry Common Area			10/12/2048	4,500.00	4 Each	18,000	30:00	23:09	40,748
HVAC System		Good	01/01/2033	6,500.00	5 Each	32,500	15:00	8:00	42,796
Pool Deck Maintenance		Good	05/01/2029	1.25	9,800 Each	12,250	10:00	4:04	14,219
Pool Equipment Allowance		Good	05/01/2029	4,500.00	1 Each	4,500	10:00	4:04	5,223
Pool Furniture		Good	05/01/2027	8,500.00	1 Lot	8,500	7:00	2:04	9,210
Pool Railing		Good	05/01/2045	75.00	530 LF	39,750	35:00	20:04	80,006
Pool/Spa - Replaster		Good	05/01/2034	19.00	1,700 Job	32,300	15:00	9:04	44,529
Roof Tile		Good	05/01/2044	12.00	3,200 SF	38,400	30:00	19:04	74,675
Tile Floor		Good	05/01/2044	9.00	2,500 Each	22,500	25:00	19:04	43,755
Windows Common Area		Good	05/01/2043	3,500.00	22 Job	77,000	25:00	18:04	144,676
						290,700			506,974
Pool Area 4									
Pool Deck Maintenance		Good	05/01/2029	$ 1.25	4,700 Each	$ 5,875	10:00	4:04	$ 6,819
Pool Equipment Allowance		Good	05/01/2029	4,500.00	1 Each	4,500	10:00	4:04	5,223
Pool Furniture		Good	05/01/2027	8,500.00	1 Lot	8,500	7:00	2:04	9,210
Pool Railing		Good	05/01/2045	75.00	280 LF	21,000	35:00	20:04	42,267
Pool/Spa - Replaster		Good	05/01/2034	19.00	1,200 Job	22,800	15:00	9:04	31,432
						62,675			94,953
						20,604,560			47,790,805

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Bathroom Remodeling

Item Number	14
Type	Common Area
Category	Common
Measurement Basis	Job
Estimated Useful Life	15 Years
Basis Cost	$ 5,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area 1		05/01/2020	05/01/2035	10:04	15:00	1	5,000.00	7,134.34
Pool Area 2		05/01/2020	05/01/2035	10:04	15:00	1	5,000.00	7,134.34
Pool Area 3		05/01/2020	05/01/2035	10:04	15:00	1	5,000.00	7,134.34
							15,000.00	21,403.02

Comments

Replace as necessary

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Chain Link Fencing

Item Number	35
Type	Common Area
Category	Common
Measurement Basis	LF
Estimated Useful Life	45 Years
Basis Cost	$ 45.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking Lot		05/01/2018	05/01/2063	38:04	45:00	6,250	281,250.00	1,051,491.92
							281,250.00	1,051,491.92

Comments

Allowance for replace sections on the perimeter fence.

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Domestic Water Heater

Item Number	30
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	$ 1,200.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building B		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building C		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building D		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building E		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building F		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building G		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building H		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building I		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building J		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building K		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building L		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building M		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building N		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building O		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
Building P		05/01/2020	05/01/2045	20:04	25:00	1	1,200.00	2,415.28
							19,200.00	38,644.48

Comments

Electric 40 Gl. Replace as necessary

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Door Glass Entry Common Area

Item Number	5
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	30 Years
Basis Cost	$ 4,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area 1		10/12/2018	10/12/2048	23:09	30:00	4	18,000.00	40,747.95
Pool Area 3		10/12/2018	10/12/2048	23:09	30:00	4	18,000.00	40,747.95
							36,000.00	81,495.90

Comments

Allowance for replacing glass entry doors on buildings

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Door Roof Hatch

Item Number	6
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	$ 750.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building B		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building C		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building D		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building E		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building F		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building G		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building H		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building I		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building J		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building K		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building L		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building M		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building N		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building O		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
Building P		01/01/2014	01/01/2039	14:00	25:00	1	750.00	1,214.02
							12,000.00	19,424.32

Comments

Replace as necessary

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Door Utility

Item Number 3
Type Common Area
Category SIRS
Measurement Basis Each
Estimated Useful Life 25 Years
Basis Cost $ 450.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		03/11/2022	03/11/2047	22:02	25:00	18	8,100.00	17,364.52
Building B		03/11/2022	03/11/2047	22:02	25:00	18	8,100.00	17,364.52
Building C		03/11/2022	03/11/2047	22:02	25:00	18	8,100.00	17,364.52
Building D		03/11/2022	03/11/2047	22:02	25:00	16	7,200.00	15,435.13
Building E		03/11/2022	03/11/2047	22:02	25:00	18	8,100.00	17,364.52
Building F		03/11/2022	03/11/2047	22:02	25:00	18	8,100.00	17,364.52
Building G		03/11/2022	03/11/2047	22:02	25:00	16	7,200.00	15,435.13
Building H		03/11/2022	03/11/2047	22:02	25:00	18	8,100.00	17,364.52
Building I		03/11/2022	03/11/2047	22:02	25:00	18	8,100.00	17,364.52
Building J		03/11/2022	03/11/2047	22:02	25:00	18	8,100.00	17,364.52
Building K		03/11/2022	03/11/2047	22:02	25:00	16	7,200.00	15,435.13
Building L		03/11/2022	03/11/2047	22:02	25:00	18	8,100.00	17,364.52
Building M		03/11/2022	03/11/2047	22:02	25:00	16	7,200.00	15,435.13
Building N		03/11/2022	03/11/2047	22:02	25:00	18	8,100.00	17,364.52
Building O		03/11/2022	03/11/2047	22:02	25:00	18	8,100.00	17,364.52
Building P		03/11/2022	03/11/2047	22:02	25:00	16	7,200.00	15,435.13
							125,100.00	268,185.37

Comments

Replace as necessary

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Doors Unit

Item Number 2
Type Common Area
Category SIRS
Measurement Basis Each
Estimated Useful Life 35 Years
Basis Cost $ 2,378.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		03/11/2022	03/11/2057	32:02	35:00	78	185,484.00	560,902.92
Building B		03/11/2022	03/11/2057	32:02	35:00	70	166,460.00	503,374.42
Building C		03/11/2022	03/11/2057	32:02	35:00	78	185,484.00	560,902.92
Building D		03/11/2022	03/11/2057	32:02	35:00	44	104,632.00	316,406.78
Building E		03/11/2022	03/11/2057	32:02	35:00	76	180,728.00	546,520.80
Building F		03/11/2022	03/11/2057	32:02	35:00	76	180,728.00	546,520.80
Building G		03/11/2022	03/11/2057	32:02	35:00	44	104,632.00	316,406.78
Building H		03/11/2022	03/11/2057	32:02	35:00	78	185,484.00	560,902.92
Building I		03/11/2022	03/11/2057	32:02	35:00	70	166,460.00	503,374.42
Building J		03/11/2022	03/11/2057	32:02	35:00	78	185,484.00	560,902.92
Building K		03/11/2022	03/11/2057	32:02	35:00	47	111,766.00	337,979.97
Building L		03/11/2022	03/11/2057	32:02	35:00	78	185,484.00	560,902.92
Building M		03/11/2022	03/11/2057	32:02	35:00	47	111,766.00	337,979.97
Building N		03/11/2022	03/11/2057	32:02	35:00	78	185,484.00	560,902.92
Building O		03/11/2022	03/11/2057	32:02	35:00	78	185,484.00	560,902.92
Building P		03/11/2022	03/11/2057	32:02	35:00	47	111,766.00	337,979.97
							2,537,326.00	7,672,864.35

Comments

Replace as necessary

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Electric Switch & Panel

Item Number 8
Type Common Area
Category SIRS
Measurement Basis Each
Estimated Useful Life 45 Years
Basis Cost $ 10,000.00
Tracking Logistical
Method Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A	Main	05/01/2005	05/01/2050	25:04	45:00	2	20,000.00	47,810.01
Building B		05/01/2005	05/01/2050	25:04	45:00	2	20,000.00	47,810.01
Building C		05/01/2005	05/01/2050	25:04	45:00	2	20,000.00	47,810.01
Building D		05/01/2005	05/01/2050	25:04	45:00	1	10,000.00	23,905.01
Building E		05/01/2005	05/01/2050	25:04	45:00	2	20,000.00	47,810.01
Building F		05/01/2005	05/01/2050	25:04	45:00	2	20,000.00	47,810.01
Building G		05/01/2005	05/01/2050	25:04	45:00	1	10,000.00	23,905.01
Building H		05/01/2005	05/01/2050	25:04	45:00	2	20,000.00	47,810.01
Building I		05/01/2005	05/01/2050	25:04	45:00	2	20,000.00	47,810.01
Building J		05/01/2005	05/01/2050	25:04	45:00	2	20,000.00	47,810.01
Building K		05/01/2005	05/01/2050	25:04	45:00	1	10,000.00	23,905.01
Building L		05/01/2005	05/01/2050	25:04	45:00	2	20,000.00	47,810.01
Building M		05/01/2005	05/01/2050	25:04	45:00	1	10,000.00	23,905.01
Building N		05/01/2005	05/01/2050	25:04	45:00	2	20,000.00	47,810.01
Building O		05/01/2005	05/01/2050	25:04	45:00	2	20,000.00	47,810.01
Building P		05/01/2005	05/01/2050	25:04	45:00	1	10,000.00	23,905.01
							270,000.00	645,435.16

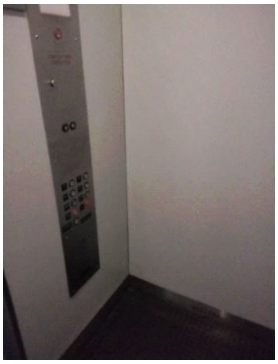
Comments

Replace as necessary

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Elevator Cab Remodel

Item Number	29
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	$ 8,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		05/01/2020	05/01/2040	15:04	20:00	2	16,000.00	27,114.73
Building B		05/01/2020	05/01/2040	15:04	20:00	2	16,000.00	27,114.73
Building C		05/01/2020	05/01/2040	15:04	20:00	2	16,000.00	27,114.73
Building D		05/01/2020	05/01/2040	15:04	20:00	1	8,000.00	13,557.37
Building E		05/01/2020	05/01/2040	15:04	20:00	2	16,000.00	27,114.73
Building F		05/01/2020	05/01/2040	15:04	20:00	2	16,000.00	27,114.73
Building G		05/01/2020	05/01/2040	15:04	20:00	1	8,000.00	13,557.37
Building H		05/01/2020	05/01/2040	15:04	20:00	2	16,000.00	27,114.73
Building I		05/01/2020	05/01/2040	15:04	20:00	2	16,000.00	27,114.73
Building J		05/01/2020	05/01/2040	15:04	20:00	2	16,000.00	27,114.73
Building K		05/01/2020	05/01/2040	15:04	20:00	1	8,000.00	13,557.37
Building L		05/01/2020	05/01/2040	15:04	20:00	2	16,000.00	27,114.73
Building M		05/01/2020	05/01/2040	15:04	20:00	1	8,000.00	13,557.37
Building N		05/01/2020	05/01/2040	15:04	20:00	2	16,000.00	27,114.73
Building O		05/01/2020	05/01/2040	15:04	20:00	2	16,000.00	27,114.73
Building P		05/01/2020	05/01/2040	15:04	20:00	1	8,000.00	13,557.37
							216,000.00	366,048.88

Comments

Allowance for remodel elevator cab

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Elevator Electronics

Item Number	27
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	$ 18,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		05/01/2001	05/01/2026	1:04	25:00	2	36,000.00	37,689.72
Building B		05/01/2001	05/01/2026	1:04	25:00	2	36,000.00	37,689.72
Building C		05/01/2001	05/01/2026	1:04	25:00	2	36,000.00	37,689.72
Building D		05/01/2001	05/01/2026	1:04	25:00	1	18,000.00	18,844.86
Building E		05/01/2001	05/01/2026	1:04	25:00	2	36,000.00	37,689.72
Building F		05/01/2001	05/01/2026	1:04	25:00	2	36,000.00	37,689.72
Building G		05/01/2001	05/01/2026	1:04	25:00	1	18,000.00	18,844.86
Building H		05/01/2001	05/01/2026	1:04	25:00	2	36,000.00	37,689.72
Building I		05/01/2001	05/01/2026	1:04	25:00	2	36,000.00	37,689.72
Building J		05/01/2001	05/01/2026	1:04	25:00	2	36,000.00	37,689.72
Building K		05/01/2001	05/01/2026	1:04	25:00	1	18,000.00	18,844.86
Building L		05/01/2001	05/01/2026	1:04	25:00	2	36,000.00	37,689.72
Building M		05/01/2001	05/01/2026	1:04	25:00	1	18,000.00	18,844.86
Building N		05/01/2001	05/01/2026	1:04	25:00	2	36,000.00	37,689.72
Building O		05/01/2001	05/01/2026	1:04	25:00	2	36,000.00	37,689.72
Building P		05/01/2001	05/01/2026	1:04	25:00	1	18,000.00	18,844.86
							486,000.00	508,811.22

Comments

Allowance for upgrade the electronic system

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Elevator- Hydraulic System

Item Number	28
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	45 Years
Basis Cost	$ 60,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		05/01/2001	05/01/2046	21:04	45:00	2	120,000.00	249,981.98
Building B		05/01/2001	05/01/2046	21:04	45:00	2	120,000.00	249,981.98
Building C		05/01/2001	05/01/2046	21:04	45:00	2	120,000.00	249,981.98
Building D		05/01/2001	05/01/2046	21:04	45:00	1	60,000.00	124,990.99
Building E		05/01/2001	05/01/2046	21:04	45:00	2	120,000.00	249,981.98
Building F		05/01/2001	05/01/2046	21:04	45:00	2	120,000.00	249,981.98
Building G		05/01/2001	05/01/2046	21:04	45:00	1	60,000.00	124,990.99
Building H		05/01/2001	05/01/2046	21:04	45:00	2	120,000.00	249,981.98
Building I		05/01/2001	05/01/2046	21:04	45:00	2	120,000.00	249,981.98
Building J		05/01/2001	05/01/2046	21:04	45:00	2	120,000.00	249,981.98
Building K		05/01/2001	05/01/2046	21:04	45:00	1	60,000.00	124,990.99
Building L		05/01/2001	05/01/2046	21:04	45:00	2	120,000.00	249,981.98
Building M		05/01/2001	05/01/2046	21:04	45:00	1	60,000.00	124,990.99
Building N		05/01/2001	05/01/2046	21:04	45:00	2	120,000.00	249,981.98
Building O		05/01/2001	05/01/2046	21:04	45:00	2	120,000.00	249,981.98
Building P		05/01/2001	05/01/2046	21:04	45:00	1	60,000.00	124,990.99
							1,620,000.00	3,374,756.73

Comments

Three residential elevators and one service

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Equipment Office

Item Number	17
Type	Common Area
Category	Common
Measurement Basis	Lot
Estimated Useful Life	9 Years
Basis Cost	$ 5,000.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area 1		05/01/2019	05/01/2028	3:04	9:00	1	5,000.00	5,607.52
							5,000.00	5,607.52

Comments

Replace as necessary

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Fire Panels & Central Attenuation

Item Number	32
Type	Common Area
Category	SIRS
Measurement Basis	Each
Estimated Useful Life	35 Years
Basis Cost	$ 15,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building B		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building C		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building D		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building E		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building F		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building G		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building H		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building I		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building J		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building K		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building L		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building M		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building N		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building O		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
Building P		05/01/2005	05/01/2040	15:04	35:00	1	15,000.00	25,420.06
							240,000.00	406,720.96

Comments

Replace as necessary

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Furniture Office

Item Number	16
Type	Common Area
Category	Common
Measurement Basis	Lot
Estimated Useful Life	20 Years
Basis Cost	$ 8,000.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area 1		05/01/2015	05/01/2035	10:04	20:00	1	8,000.00	11,414.94
							8,000.00	11,414.94

Comments

Replace as necessary

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HVAC System

Item Number	9
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	$ 6,500.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area 1		01/01/2018	01/01/2033	8:00	15:00	5	32,500.00	42,796.29
Pool Area 3		01/01/2018	01/01/2033	8:00	15:00	5	32,500.00	42,796.29
							65,000.00	85,592.58

Comments

4 and 5 tons units. Replace as necessary

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Irrigation Pump

Item Number	37
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	$ 2,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building B		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building C		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building D		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building E		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building F		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building G		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building H		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building I		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building J		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building K		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building L		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building M		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building N		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building O		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
Building P		05/01/2015	05/01/2040	15:04	25:00	1	2,500.00	4,236.68
							40,000.00	67,786.88

Comments

Replace pump as necessary

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Item Parameters - Full Detail

Irrigation System

Item Number	21
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	$ 7,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		05/01/2020	05/01/2035	10:04	15:00	1	7,500.00	10,701.51
							7,500.00	10,701.51

Comments

Timers and controllers allowance for repair.

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Light Ceiling Fixtures

Item Number	1
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	$ 210.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		05/01/2015	05/01/2030	5:04	15:00	104	21,840.00	26,238.23
Building B		05/01/2015	05/01/2030	5:04	15:00	104	21,840.00	26,238.23
Building C		05/01/2015	05/01/2030	5:04	15:00	104	21,840.00	26,238.23
Building D		05/01/2015	05/01/2030	5:04	15:00	72	15,120.00	18,164.93
Building E		05/01/2015	05/01/2030	5:04	15:00	104	21,840.00	26,238.23
Building F		05/01/2015	05/01/2030	5:04	15:00	104	21,840.00	26,238.23
Building G		05/01/2015	05/01/2030	5:04	15:00	72	15,120.00	18,164.93
Building H		05/01/2015	05/01/2030	5:04	15:00	104	21,840.00	26,238.23
Building I		05/01/2015	05/01/2030	5:04	15:00	100	21,000.00	25,229.07
Building J		05/01/2015	05/01/2030	5:04	15:00	104	21,840.00	26,238.23
Building K		05/01/2015	05/01/2030	5:04	15:00	72	15,120.00	18,164.93
Building L		05/01/2015	05/01/2030	5:04	15:00	104	21,840.00	26,238.23
Building M		05/01/2015	05/01/2030	5:04	15:00	72	15,120.00	18,164.93
Building N		05/01/2015	05/01/2030	5:04	15:00	104	21,840.00	26,238.23
Building O		05/01/2015	05/01/2030	5:04	15:00	104	21,840.00	26,238.23
Building P		05/01/2015	05/01/2030	5:04	15:00	72	15,120.00	18,164.93
							315,000.00	378,436.02

Comments

Replace as necessary

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Light Pole Parking lot

Item Number	33
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	35 Years
Basis Cost	$ 1,600.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking Lot		05/01/2005	05/01/2040	15:04	35:00	43	68,800.00	116,593.36
							68,800.00	116,593.36

Comments

Replace as necessary

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Mail Box

Item Number	31
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	$ 3,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		05/01/2015	05/01/2035	10:04	20:00	2	7,000.00	9,988.07
Building B		05/01/2015	05/01/2035	10:04	20:00	2	7,000.00	9,988.07
Building C		05/01/2015	05/01/2035	10:04	20:00	2	7,000.00	9,988.07
Building D		05/01/2015	05/01/2035	10:04	20:00	1	3,500.00	4,994.04
Building E		05/01/2015	05/01/2035	10:04	20:00	2	7,000.00	9,988.07
Building F		05/01/2015	05/01/2035	10:04	20:00	2	7,000.00	9,988.07
Building G		05/01/2015	05/01/2035	10:04	20:00	1	3,500.00	4,994.04
Building H		05/01/2015	05/01/2035	10:04	20:00	2	7,000.00	9,988.07
Building I		05/01/2015	05/01/2035	10:04	20:00	2	7,000.00	9,988.07
Building J		05/01/2015	05/01/2035	10:04	20:00	2	7,000.00	9,988.07
Building K		05/01/2015	05/01/2035	10:04	20:00	1	3,500.00	4,994.04
Building L		05/01/2015	05/01/2035	10:04	20:00	2	7,000.00	9,988.07
Building M		05/01/2015	05/01/2035	10:04	20:00	1	3,500.00	4,994.04
Building N		05/01/2015	05/01/2035	10:04	20:00	2	7,000.00	9,988.07
Building O		05/01/2015	05/01/2035	10:04	20:00	2	7,000.00	9,988.07
Building P		05/01/2015	05/01/2035	10:04	20:00	1	3,500.00	4,994.04
							94,500.00	134,838.97

Comments

Set of 6 seven door enclosed. Replace as necessary

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Overlay 1"

Item Number	23
Type	Common Area
Category	Common
Measurement Basis	sf
Estimated Useful Life	30 Years
Basis Cost	$ 1.65
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking Lot		06/01/2017	06/01/2047	22:05	30:00	520,828	859,366.20	1,858,194.24
							859,366.20	1,858,194.24

Comments

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

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Paint - Exterior Building

Item Number	26
Type	Common Area
Category	SIRS
Measurement Basis	SF
Estimated Useful Life	10 Years
Basis Cost	$ 1.81
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		05/01/2024	05/01/2034	9:04	10:00	25,920	46,837.44	64,570.84
Building B		05/01/2024	05/01/2034	9:04	10:00	25,200	45,536.40	62,777.20
Building C		05/01/2024	05/01/2034	9:04	10:00	25,920	46,837.44	64,570.84
Building D		05/01/2024	05/01/2034	9:04	10:00	20,520	37,079.64	51,118.58
Building E		05/01/2024	05/01/2034	9:04	10:00	25,920	46,837.44	64,570.84
Building F		05/01/2024	05/01/2034	9:04	10:00	25,920	46,837.44	64,570.84
Building G		05/01/2024	05/01/2034	9:04	10:00	20,520	37,079.64	51,118.58
Building H		05/01/2024	05/01/2034	9:04	10:00	25,920	46,837.44	64,570.84
Building I		05/01/2024	05/01/2034	9:04	10:00	25,200	45,536.40	62,777.20
Building J		05/01/2024	05/01/2034	9:04	10:00	25,920	46,837.44	64,570.84
Building K		05/01/2024	05/01/2034	9:04	10:00	20,520	37,079.64	51,118.58
Building L		05/01/2024	05/01/2034	9:04	10:00	25,920	46,837.44	64,570.84
Building M		05/01/2024	05/01/2034	9:04	10:00	20,520	37,079.64	51,118.58
Building N		05/01/2024	05/01/2034	9:04	10:00	25,920	46,837.44	64,570.84
Building O		05/01/2024	05/01/2034	9:04	10:00	25,920	46,837.44	64,570.84
Building P		05/01/2024	05/01/2034	9:04	10:00	20,520	37,079.64	51,118.58
							698,007.96	962,284.86

Comments

Painting of building including sealant work , minor stucco repairs.

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Plumbing Allowance

Item Number	36
Type	Common Area
Category	SIRS
Measurement Basis	Job
Estimated Useful Life	45 Years
Basis Cost	$ 1,200.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		11/15/2015	11/15/2060	35:10	45:00	78	93,600.00	321,098.58
Building B		11/15/2015	11/15/2060	35:10	45:00	70	84,000.00	288,165.39
Building C		11/15/2015	11/15/2060	35:10	45:00	78	93,600.00	321,098.58
Building D		11/15/2015	11/15/2060	35:10	45:00	44	52,800.00	181,132.53
Building E		11/15/2016	11/15/2061	36:10	45:00	76	91,200.00	323,815.57
Building F		11/15/2016	11/15/2061	36:10	45:00	76	91,200.00	323,815.57
Building G		11/15/2016	11/15/2061	36:10	45:00	44	52,800.00	187,472.17
Building H		11/15/2016	11/15/2061	36:10	45:00	78	93,600.00	332,337.03
Building I		11/15/2017	11/15/2062	37:10	45:00	70	84,000.00	308,689.97
Building J		11/15/2017	11/15/2062	37:10	45:00	78	93,600.00	343,968.82
Building K		11/15/2017	11/15/2062	37:10	45:00	47	56,400.00	207,263.27
Building L		11/15/2017	11/15/2062	37:10	45:00	78	93,600.00	343,968.82
Building M		11/15/2014	11/15/2059	34:10	45:00	47	56,400.00	186,939.59
Building N		11/15/2014	11/15/2059	34:10	45:00	78	93,600.00	310,240.17
Building O		11/15/2014	11/15/2059	34:10	45:00	78	93,600.00	310,240.17
Building P		11/15/2014	11/15/2059	34:10	45:00	47	56,400.00	186,939.59
							1,280,400.00	4,477,185.82

Comments

Allowance for repair in wall water and sewer Lines

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Pool Deck Maintenance

Item Number	19
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	$ 1.25
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area 1		05/01/2019	05/01/2029	4:04	10:00	3,800	4,750.00	5,513.60
Pool Area 2		05/01/2019	05/01/2029	4:04	10:00	4,000	5,000.00	5,803.79
Pool Area 3		05/01/2019	05/01/2029	4:04	10:00	9,800	12,250.00	14,219.28
Pool Area 4		05/01/2019	05/01/2029	4:04	10:00	4,700	5,875.00	6,819.45
							27,875.00	32,356.12

Comments

Allowance for repair and replace pavers as needed

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Pool Equipment Allowance

Item Number	20
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	$ 4,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area 1		05/01/2019	05/01/2029	4:04	10:00	1	4,500.00	5,223.41
Pool Area 2		05/01/2019	05/01/2029	4:04	10:00	1	4,500.00	5,223.41
Pool Area 3		05/01/2019	05/01/2029	4:04	10:00	1	4,500.00	5,223.41
Pool Area 4		05/01/2019	05/01/2029	4:04	10:00	1	4,500.00	5,223.41
							18,000.00	20,893.64

Comments

Replace as necessary

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Pool Furniture

Item Number	13
Type	Common Area
Category	Common
Measurement Basis	Lot
Estimated Useful Life	7 Years
Basis Cost	$ 8,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area 1		05/01/2020	05/01/2027	2:04	7:00	1	8,500.00	9,210.43
Pool Area 2		05/01/2020	05/01/2027	2:04	7:00	1	8,500.00	9,210.43
Pool Area 3		05/01/2020	05/01/2027	2:04	7:00	1	8,500.00	9,210.43
Pool Area 4		05/01/2020	05/01/2027	2:04	7:00	1	8,500.00	9,210.43
							34,000.00	36,841.72

Comments

Allowance for replacing lounge chairs, Tables w 4 chairs and umbrellas

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Item Parameters - Full Detail

Pool Railing

Item Number	22
Type	Common Area
Category	Common
Measurement Basis	LF
Estimated Useful Life	35 Years
Basis Cost	$ 75.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area 1		05/01/2010	05/01/2045	20:04	35:00	250	18,750.00	37,738.83
Pool Area 2		05/01/2010	05/01/2045	20:04	35:00	260	19,500.00	39,248.38
Pool Area 3		05/01/2010	05/01/2045	20:04	35:00	530	39,750.00	80,006.31
Pool Area 4		05/01/2010	05/01/2045	20:04	35:00	280	21,000.00	42,267.49
							99,000.00	199,261.01

Comments

Replace as necessary

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Pool/Spa - Replaster

Item Number	18
Type	Common Area
Category	Common
Measurement Basis	Job
Estimated Useful Life	15 Years
Basis Cost	$ 19.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area 1		05/01/2019	05/01/2034	9:04	15:00	1,700	32,300.00	44,529.29
Pool Area 2		05/01/2019	05/01/2034	9:04	15:00	1,200	22,800.00	31,432.44
Pool Area 3		05/01/2019	05/01/2034	9:04	15:00	1,700	32,300.00	44,529.29
Pool Area 4		05/01/2019	05/01/2034	9:04	15:00	1,200	22,800.00	31,432.44
							110,200.00	151,923.46

Comments

Full refinishing of pool and spa.

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Railing Balcony

Item Number	39
Type	Common Area
Category	SIRS
Measurement Basis	Lf
Estimated Useful Life	30 Years
Basis Cost	$ 125.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		05/01/2018	05/01/2048	23:04	30:00	500	62,500.00	139,472.37
Building B		05/01/2018	05/01/2048	23:04	30:00	500	62,500.00	139,472.37
Building C		05/01/2018	05/01/2048	23:04	30:00	500	62,500.00	139,472.37
Building D		05/01/2018	05/01/2048	23:04	30:00	380	47,500.00	105,999.00
Building E		05/01/2018	05/01/2048	23:04	30:00	500	62,500.00	139,472.37
Building F		05/01/2018	05/01/2048	23:04	30:00	500	62,500.00	139,472.37
Building G		05/01/2018	05/01/2048	23:04	30:00	380	47,500.00	105,999.00
Building H		05/01/2018	05/01/2048	23:04	30:00	500	62,500.00	139,472.37
Building I		05/01/2018	05/01/2048	23:04	30:00	500	62,500.00	139,472.37
Building J		05/01/2018	05/01/2048	23:04	30:00	500	62,500.00	139,472.37
Building K		05/01/2018	05/01/2048	23:04	30:00	380	47,500.00	105,999.00
Building L		05/01/2018	05/01/2048	23:04	30:00	500	62,500.00	139,472.37
Building M		05/01/2018	05/01/2048	23:04	30:00	380	47,500.00	105,999.00
Building N		05/01/2018	05/01/2048	23:04	30:00	500	62,500.00	139,472.37
Building O		05/01/2018	05/01/2048	23:04	30:00	500	62,500.00	139,472.37
Building P		05/01/2018	05/01/2048	23:04	30:00	380	47,500.00	105,999.00
							925,000.00	2,064,191.07

Comments

Repair railing as necessary

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Railing Hallway

Item Number	38
Type	Common Area
Category	SIRS
Measurement Basis	Lf
Estimated Useful Life	30 Years
Basis Cost	$ 125.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		05/01/2018	05/01/2048	23:04	30:00	1,600	200,000.00	446,311.58
Building B		05/01/2018	05/01/2048	23:04	30:00	1,600	200,000.00	446,311.58
Building C		05/01/2018	05/01/2048	23:04	30:00	1,600	200,000.00	446,311.58
Building D		05/01/2018	05/01/2048	23:04	30:00	995	124,375.00	277,550.02
Building E		05/01/2018	05/01/2048	23:04	30:00	1,600	200,000.00	446,311.58
Building F		05/01/2018	05/01/2048	23:04	30:00	1,600	200,000.00	446,311.58
Building G		05/01/2018	05/01/2048	23:04	30:00	995	124,375.00	277,550.02
Building H		05/01/2018	05/01/2048	23:04	30:00	1,600	200,000.00	446,311.58
Building I		05/01/2018	05/01/2048	23:04	30:00	1,600	200,000.00	446,311.58
Building J		05/01/2018	05/01/2048	23:04	30:00	1,600	200,000.00	446,311.58
Building K		05/01/2018	05/01/2048	23:04	30:00	995	124,375.00	277,550.02
Building L		05/01/2018	05/01/2048	23:04	30:00	1,600	200,000.00	446,311.58
Building M		05/01/2018	05/01/2048	23:04	30:00	995	124,375.00	277,550.02
Building N		05/01/2018	05/01/2048	23:04	30:00	1,600	200,000.00	446,311.58
Building O		05/01/2018	05/01/2048	23:04	30:00	1,600	200,000.00	446,311.58
Building P		05/01/2018	05/01/2048	23:04	30:00	995	124,375.00	277,550.02
							2,821,875.00	6,297,177.48

Comments

Repair railing as necessary

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The Village of Kings Creek Condominiums

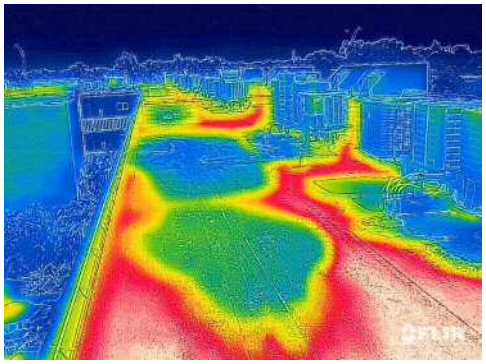
Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.50% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Roof Flat

Item Number	11
Type	Common Area
Category	SIRS
Measurement Basis	SF
Estimated Useful Life	20 Years
Basis Cost	$ 6.50
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		05/01/2014	05/01/2034	9:04	20:00	23,015	149,597.50	206,237.48
Building B		05/01/2014	05/01/2034	9:04	20:00	21,250	138,125.00	190,421.31
Building C		05/01/2014	05/01/2034	9:04	20:00	23,015	149,597.50	206,237.48
Building D		05/01/2014	05/01/2034	9:04	20:00	13,800	89,700.00	123,661.84
Building E		05/01/2014	05/01/2034	9:04	20:00	23,015	149,597.50	206,237.48
Building F		05/01/2014	05/01/2034	9:04	20:00	23,015	149,597.50	206,237.48
Building G		05/01/2014	05/01/2034	9:04	20:00	13,800	89,700.00	123,661.84
Building H		05/01/2014	05/01/2034	9:04	20:00	23,015	149,597.50	206,237.48
Building I		05/01/2014	05/01/2034	9:04	20:00	21,250	138,125.00	190,421.31
Building J		05/01/2014	05/01/2034	9:04	20:00	23,015	149,597.50	206,237.48
Building K		05/01/2014	05/01/2034	9:04	20:00	13,800	89,700.00	123,661.84
Building L		05/01/2014	05/01/2034	9:04	20:00	23,015	149,597.50	206,237.48
Building M		05/01/2014	05/01/2034	9:04	20:00	13,800	89,700.00	123,661.84
Building N		05/01/2014	05/01/2034	9:04	20:00	23,015	149,597.50	206,237.48
Building O		05/01/2014	05/01/2034	9:04	20:00	23,015	149,597.50	206,237.48
Building P		05/01/2014	05/01/2034	9:04	20:00	13,800	89,700.00	123,661.84
							2,071,127.50	2,855,289.14

Comments

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

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Item Parameters - Full Detail

Roof Tile

Item Number	10
Type	Common Area
Category	Common
Measurement Basis	SF
Estimated Useful Life	30 Years
Basis Cost	$ 12.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area 1		05/01/2014	05/01/2044	19:04	30:00	3,200	38,400.00	74,675.47
Pool Area 3		05/01/2014	05/01/2044	19:04	30:00	3,200	38,400.00	74,675.47
							76,800.00	149,350.94

Comments

Replace as necessary

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Sign - Association

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



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		05/01/2015	05/01/2030	5:04	15:00	1	10,000.00	12,013.84
							10,000.00	12,013.84

Comments

Replacement Cost Include. Labor

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Slurry Seal

Item Number	24
Type	Common Area
Category	Common
Measurement Basis	Each
Estimated Useful Life	10 Years
Basis Cost	$ 0.21
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking Lot		06/01/2017	06/01/2027	2:05	10:00	520,828	108,332.22	117,723.59
							108,332.22	117,723.59

Comments

Sealcoating will protect your asphalt pavement against fading and breaking down from exposure to UV rays. It also protects against water penetration, which can erode the substructure of your parking lot. An added benefit to sealcoating is the appearance

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Tile Floor

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

Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area 1		05/01/2019	05/01/2044	19:04	25:00	2,500	22,500.00	43,755.16
Pool Area 3		05/01/2019	05/01/2044	19:04	25:00	2,500	22,500.00	43,755.16
							45,000.00	87,510.32

Comments

Replace tile as necessary.

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Wall Repair - Stucco

Item Number	34
Type	Common Area
Category	Common
Measurement Basis	LF
Estimated Useful Life	15 Years
Basis Cost	$ 3.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Parking Lot		05/01/2020	05/01/2035	10:04	15:00	800	2,400.00	3,424.48
							2,400.00	3,424.48

Comments

Paint stucco wall.

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Item Parameters - Full Detail

Windows Common Area

Item Number	7
Type	Common Area
Category	Common
Measurement Basis	Job
Estimated Useful Life	25 Years
Basis Cost	$ 3,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Pool Area 1		05/01/2018	05/01/2043	18:04	25:00	22	77,000.00	144,676.21
Pool Area 3		05/01/2018	05/01/2043	18:04	25:00	22	77,000.00	144,676.21
							154,000.00	289,352.42

Comments

Replace as necessary

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Windows Units

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



Location	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building A		10/12/2018	10/12/2053	28:09	35:00	78	351,000.00	943,717.86
Building B		10/12/2018	10/12/2053	28:09	35:00	70	315,000.00	846,926.28
Building C		10/12/2018	10/12/2053	28:09	35:00	78	351,000.00	943,717.86
Building D		10/12/2018	10/12/2053	28:09	35:00	44	198,000.00	532,353.66
Building E		10/12/2018	10/12/2053	28:09	35:00	76	342,000.00	919,519.96
Building F		10/12/2018	10/12/2053	28:09	35:00	76	342,000.00	919,519.96
Building G		10/12/2018	10/12/2053	28:09	35:00	44	198,000.00	532,353.66
Building H		10/12/2018	10/12/2053	28:09	35:00	78	351,000.00	943,717.86
Building I		10/12/2018	10/12/2053	28:09	35:00	70	315,000.00	846,926.28
Building J		10/12/2018	10/12/2053	28:09	35:00	78	351,000.00	943,717.86
Building K		10/12/2018	10/12/2053	28:09	35:00	47	211,500.00	568,650.50
Building L		10/12/2018	10/12/2053	28:09	35:00	78	351,000.00	943,717.86
Building M		10/12/2018	10/12/2053	28:09	35:00	47	211,500.00	568,650.50
Building N		10/12/2018	10/12/2053	28:09	35:00	78	351,000.00	943,717.86
Building O		10/12/2018	10/12/2053	28:09	35:00	78	351,000.00	943,717.86
Building P		10/12/2018	10/12/2053	28:09	35:00	47	211,500.00	568,650.50
							4,801,500.00	12,909,576.32

Comments

Replace as necessary

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