The Village of Kings Creek Condominiums

Structural Integrity Reserve Study

For 30-Year Projection Period Beginning January 1, 2025



The Village of Kings Creek Condominiums

Structural Integrity Reserve Study

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Capital Reserve Advisors

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

Board of Directors
The Village of Kings Creek Condominiums
Miami, FL

Description of Structural Integrity Reserve Study Report

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

The engagement is based on an on-site analysis. The on-site analysis of The Village of Kings Creek Condominiums upon which this reserve plan is based was performed by Pierre del Rosario, RS, CAM of Capital Reserve Advisors on September 15, 2024.

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

Report on Structural Integrity Reserve Study

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

We have compiled the accompanying reserve study report of The Village of Kings Creek Condominiums, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

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

This reserve study report is restricted to the management and members of the The Village of Kings Creek Condominiums, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the reserve study report should consider the significant assumptions, excluded

components, and general exclusions in forming their own conclusions regarding the reserve study report.

Regulatory Information

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

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

The Structural Integrity Reserve Study

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

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

Capital Reserve Advisors
Pierre del Rosario, RS, CAM
September 26, 2024



The Village of Kings Creek Condominiums
January 1, 2025

Statement of Position

Projection period:	January 1, 2025 to 2054
Type of Project:	Condominium
Number of Units:	1,067
Location:	Miami, FL
Project Construction date:	November 15, 1971

Description of Project: The Village of Kings Creek Condominiums is an 1,067 - unit Condominium development located in Miami, FL. The project was developed in November 15, 1971 .

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

After the visual inspection and financial analysis that consisted of estimating the cash requirements to maintain and/or replace the components that are the responsibility of the association, I do not see the need for a special assessment if good maintenance continues and the contributions suggested and projected in the report are followed.

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

See Next Page for Summary Component List

Current Replacement Cost of All Components	$ 15,801,536
Future Replacement Cost of All Components	$ 38,616,979
Projected Balance of Reserve Funds at January 1, 2025	$ 2,384,227
100% Funded Amount at January 1, 2025	$ 3,568,108
Percent Funded at January 1, 2025	66.82 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2025	$ 1,109
Projected Reserve Contribution	$ 641,273
Average Annual Reserve Contribution Per Unit	$ 601
Monthly Reserve Contribution First Year of Projection	$ 53,439
Average Monthly Reserve Contribution Per Unit	$ 50
Projected Special Assessment	$ 0
Projected Inflation Rate	3.50 %
Projected Interest Rate	1.50 %

See Preparer's Report
See Summary of Significant Assumptions

The Village of Kings Creek Condominiums
January 1, 2025

Summary of Findings and Recommendations

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

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

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

The Village of Kings Creek Condominiums

Analysis Date - January 1, 2025

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

Cash Flow - Annual

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Begin Balance	2,384,227	3,066,341	3,784,602	4,540,589	5,335,946	6,172,388	7,051,697	7,975,730	8,946,421	9,965,781
Contribution	641,273	666,924	693,601	721,345	750,199	780,207	811,415	843,872	877,626	912,732
Average Per Unit	601	625	650	676	703	731	760	791	823	855
Percent Change	0.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	40,841	51,337	62,386	74,013	86,243	99,102	112,618	126,819	141,734	121,458
Less Expenditures	0	0	0	0	0	0	0	0	0	3,817,574
Ending Balance	3,066,341	3,784,602	4,540,589	5,335,946	6,172,388	7,051,697	7,975,730	8,946,421	9,965,781	7,182,397

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Begin Balance	7,182,397	8,247,268	9,366,478	10,542,378	11,777,416	13,054,434	14,004,649	15,426,309	16,917,847	18,482,255
Contribution	949,241	987,210	1,026,699	1,067,767	1,110,477	1,154,897	1,201,092	1,249,136	1,299,102	1,351,066
Average Per Unit	890	925	962	1,001	1,041	1,082	1,126	1,171	1,218	1,266
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	115,630	132,000	149,201	167,271	185,965	202,040	220,568	242,402	265,306	276,548
Less Expenditures	0	0	0	0	19,424	406,721	0	0	0	1,357,398
Ending Balance	8,247,268	9,366,478	10,542,378	11,777,416	13,054,434	14,004,649	15,426,309	16,917,847	18,482,255	18,752,470

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Begin Balance	18,752,470	20,412,384	22,193,004	23,788,024	17,299,693	19,217,140	20,578,283	22,680,392	24,885,901	14,249,282
Contribution	1,405,108	1,461,312	1,519,765	1,580,556	1,643,778	1,709,529	1,777,910	1,849,026	1,922,988	1,999,907
Average Per Unit	1,317	1,370	1,424	1,481	1,541	1,602	1,666	1,733	1,802	1,874
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	293,450	319,308	343,440	292,481	273,670	297,049	324,198	356,483	349,969	158,775
Less Expenditures	38,644	0	268,185	8,361,369	0	645,435	0	0	12,909,576	7,596,166
Ending Balance	20,412,384	22,193,004	23,788,024	17,299,693	19,217,140	20,578,283	22,680,392	24,885,901	14,249,282	8,811,797

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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

Percent Funded - Annual

Beginning Date	100% Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
01/01/2025	$ 3,568,109	$ 2,384,227	66.82 %	$ 641,273	$ 40,841	$ 0
01/01/2026	4,267,931	3,066,341	71.84	666,924	51,337	0
01/01/2027	5,012,370	3,784,602	75.50	693,601	62,386	0
01/01/2028	5,803,692	4,540,589	78.23	721,345	74,013	0
01/01/2029	6,644,266	5,335,946	80.30	750,199	86,243	0
01/01/2030	7,536,570	6,172,388	81.89	780,207	99,102	0
01/01/2031	8,483,197	7,051,697	83.12	811,415	112,618	0
01/01/2032	9,486,855	7,975,730	84.07	843,872	126,819	0
01/01/2033	10,550,377	8,946,421	84.79	877,626	141,734	0
01/01/2034	11,676,725	9,965,781	85.34	912,732	121,458	3,817,574
01/01/2035	8,962,854	7,182,397	80.13	949,241	115,630	0
01/01/2036	10,087,561	8,247,268	81.75	987,210	132,000	0
01/01/2037	11,280,019	9,366,478	83.03	1,026,699	149,201	0
01/01/2038	12,543,591	10,542,378	84.04	1,067,767	167,271	0
01/01/2039	13,881,795	11,777,416	84.84	1,110,477	185,965	19,424
01/01/2040	15,278,204	13,054,434	85.44	1,154,897	202,040	406,721
01/01/2041	16,360,007	14,004,649	85.60	1,201,092	220,568	0
01/01/2042	17,929,543	15,426,309	86.03	1,249,136	242,402	0
01/01/2043	19,588,905	16,917,847	86.36	1,299,102	265,306	0
01/01/2044	21,342,459	18,482,255	86.59	1,351,066	276,548	1,357,398
01/01/2045	21,805,877	18,752,470	85.99	1,405,108	293,450	38,644
01/01/2046	23,673,548	20,412,384	86.22	1,461,312	319,308	0
01/01/2047	25,686,169	22,193,004	86.40	1,519,765	343,440	268,185
01/01/2048	27,534,688	23,788,024	86.39	1,580,556	292,481	8,361,369
01/01/2049	21,211,436	17,299,693	81.55	1,643,778	273,670	0
01/01/2050	23,266,610	19,217,140	82.59	1,709,529	297,049	645,435
01/01/2051	24,779,253	20,578,283	83.04	1,777,910	324,198	0
01/01/2052	27,052,803	22,680,392	83.83	1,849,026	356,483	0
01/01/2053	29,455,147	24,885,901	84.48	1,922,988	349,969	12,909,576
01/01/2054	18,971,433	14,249,282	75.10	1,999,907	158,775	7,596,166

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Oceanique Resort

Analysis Date - January 1, 2025

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Allocation

Subcategory 2	100% Funded	Percent Funded	Beginning Balance 01/01/2025	Contribution	Interest	Expenditure	Ending Balance 12/31/2025
Doors & Windows	$ 56,391	10.97%	$ 6,188	$ 9,190	$ 102	$ 0	$ 15,479
Fire System	21,073	31.39	6,615	3,333	37	5,087	4,899
Interior component	39,200	10.97	4,301	6,473	72	0	10,846
Plumbing	21,227	10.97	2,329	3,383	38	0	5,749
Roof	110,400	10.97	12,114	16,630	184	0	28,929
Structure	36,294	10.97	3,983	6,534	72	0	10,589
Waterprofing	40,704	10.97	4,466	16,707	185	0	21,359
	325,290	12.30%	39,997	62,250	691	5,087	97,851

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

Err	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Doors and Windows										
	Door Roof Hatch	Building A		01/01/2039	$ 750.00	1 Each	$ 750	25:00	14:00	$ 1,214
	Door Roof Hatch	Building B		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Roof Hatch	Building C		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Roof Hatch	Building D		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Roof Hatch	Building E		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Roof Hatch	Building F		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Roof Hatch	Building G		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Roof Hatch	Building H		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Roof Hatch	Building I		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Roof Hatch	Building J		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Roof Hatch	Building K		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Roof Hatch	Building L		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Roof Hatch	Building M		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Roof Hatch	Building N		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Roof Hatch	Building O		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Roof Hatch	Building P		01/01/2039	750.00	1 Each	750	25:00	14:00	1,214
	Door Utility	Building A		03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
	Door Utility	Building B		03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
	Door Utility	Building C		03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
	Door Utility	Building D		03/11/2047	450.00	16 Each	7,200	25:00	22:02	15,435
	Door Utility	Building E		03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
	Door Utility	Building F		03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
	Door Utility	Building G		03/11/2047	450.00	16 Each	7,200	25:00	22:02	15,435
	Door Utility	Building H		03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
	Door Utility	Building I		03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
	Door Utility	Building J		03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
	Door Utility	Building K		03/11/2047	450.00	16 Each	7,200	25:00	22:02	15,435
	Door Utility	Building L		03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
	Door Utility	Building M		03/11/2047	450.00	16 Each	7,200	25:00	22:02	15,435
	Door Utility	Building N		03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
	Door Utility	Building O		03/11/2047	450.00	18 Each	8,100	25:00	22:02	17,365
	Door Utility	Building P		03/11/2047	450.00	16 Each	7,200	25:00	22:02	15,435
	Doors Unit	Building A		03/11/2057	2,378.00	78 Each	185,484	35:00	32:02	560,903

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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

Err	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Doors and Windows										
	Doors Unit	Building B		03/11/2057	$ 2,378.00	70 Each	$ 166,460	35:00	32:02	$ 503,374
	Doors Unit	Building C		03/11/2057	2,378.00	78 Each	185,484	35:00	32:02	560,903
	Doors Unit	Building D		03/11/2057	2,378.00	44 Each	104,632	35:00	32:02	316,407
	Doors Unit	Building E		03/11/2057	2,378.00	76 Each	180,728	35:00	32:02	546,521
	Doors Unit	Building F		03/11/2057	2,378.00	76 Each	180,728	35:00	32:02	546,521
	Doors Unit	Building G		03/11/2057	2,378.00	44 Each	104,632	35:00	32:02	316,407
	Doors Unit	Building H		03/11/2057	2,378.00	78 Each	185,484	35:00	32:02	560,903
	Doors Unit	Building I		03/11/2057	2,378.00	70 Each	166,460	35:00	32:02	503,374
	Doors Unit	Building J		03/11/2057	2,378.00	78 Each	185,484	35:00	32:02	560,903
	Doors Unit	Building K		03/11/2057	2,378.00	47 Each	111,766	35:00	32:02	337,980
	Doors Unit	Building L		03/11/2057	2,378.00	78 Each	185,484	35:00	32:02	560,903
	Doors Unit	Building M		03/11/2057	2,378.00	47 Each	111,766	35:00	32:02	337,980
	Doors Unit	Building N		03/11/2057	2,378.00	78 Each	185,484	35:00	32:02	560,903
	Doors Unit	Building O		03/11/2057	2,378.00	78 Each	185,484	35:00	32:02	560,903
	Doors Unit	Building P		03/11/2057	2,378.00	47 Each	111,766	35:00	32:02	337,980
	Windows Units	Building A		10/12/2053	4,500.00	78 Each	351,000	35:00	28:09	943,718
	Windows Units	Building B		10/12/2053	4,500.00	70 Each	315,000	35:00	28:09	846,926
	Windows Units	Building C		10/12/2053	4,500.00	78 Each	351,000	35:00	28:09	943,718
	Windows Units	Building D		10/12/2053	4,500.00	44 Each	198,000	35:00	28:09	532,354
	Windows Units	Building E		10/12/2053	4,500.00	76 Each	342,000	35:00	28:09	919,520
	Windows Units	Building F		10/12/2053	4,500.00	76 Each	342,000	35:00	28:09	919,520
	Windows Units	Building G		10/12/2053	4,500.00	44 Each	198,000	35:00	28:09	532,354
	Windows Units	Building H		10/12/2053	4,500.00	78 Each	351,000	35:00	28:09	943,718
	Windows Units	Building I		10/12/2053	4,500.00	70 Each	315,000	35:00	28:09	846,926
	Windows Units	Building J		10/12/2053	4,500.00	78 Each	351,000	35:00	28:09	943,718
	Windows Units	Building K		10/12/2053	4,500.00	47 Each	211,500	35:00	28:09	568,651
	Windows Units	Building L		10/12/2053	4,500.00	78 Each	351,000	35:00	28:09	943,718
	Windows Units	Building M		10/12/2053	4,500.00	47 Each	211,500	35:00	28:09	568,651
	Windows Units	Building N		10/12/2053	4,500.00	78 Each	351,000	35:00	28:09	943,718
	Windows Units	Building O		10/12/2053	4,500.00	78 Each	351,000	35:00	28:09	943,718
	Windows Units	Building P		10/12/2053	4,500.00	47 Each	211,500	35:00	28:09	568,651
							7,475,926			20,870,050

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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

Err	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Electrical System										
	Electric Switch & Panel	Building A	Main	05/01/2050	$ 10,000.00	2 Each	$ 20,000	45:00	25:04	$ 47,810
	Electric Switch & Panel	Building B		05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
	Electric Switch & Panel	Building C		05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
	Electric Switch & Panel	Building D		05/01/2050	10,000.00	1 Each	10,000	45:00	25:04	23,905
	Electric Switch & Panel	Building E		05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
	Electric Switch & Panel	Building F		05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
	Electric Switch & Panel	Building G		05/01/2050	10,000.00	1 Each	10,000	45:00	25:04	23,905
	Electric Switch & Panel	Building H		05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
	Electric Switch & Panel	Building I		05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
	Electric Switch & Panel	Building J		05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
	Electric Switch & Panel	Building K		05/01/2050	10,000.00	1 Each	10,000	45:00	25:04	23,905
	Electric Switch & Panel	Building L		05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
	Electric Switch & Panel	Building M		05/01/2050	10,000.00	1 Each	10,000	45:00	25:04	23,905
	Electric Switch & Panel	Building N		05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
	Electric Switch & Panel	Building O		05/01/2050	10,000.00	2 Each	20,000	45:00	25:04	47,810
	Electric Switch & Panel	Building P		05/01/2050	10,000.00	1 Each	10,000	45:00	25:04	23,905
							270,000			645,435
Fire Protection System										
	Fire Panels & Central Attenuation	Building A		05/01/2040	$ 15,000.00	1 Each	$ 15,000	35:00	15:04	$ 25,420
	Fire Panels & Central Attenuation	Building B		05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
	Fire Panels & Central Attenuation	Building C		05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
	Fire Panels & Central Attenuation	Building D		05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
	Fire Panels & Central Attenuation	Building E		05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
	Fire Panels & Central Attenuation	Building F		05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
	Fire Panels & Central Attenuation	Building G		05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
	Fire Panels & Central Attenuation	Building H		05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
	Fire Panels & Central Attenuation	Building I		05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
	Fire Panels & Central Attenuation	Building J		05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
	Fire Panels & Central Attenuation	Building K		05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
	Fire Panels & Central Attenuation	Building L		05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
	Fire Panels & Central Attenuation	Building M		05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
	Fire Panels & Central Attenuation	Building N		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

Err	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Fire Protection System										
	Fire Panels & Central Attenuation	Building O		05/01/2040	$ 15,000.00	1 Each	$ 15,000	35:00	15:04	$ 25,420
	Fire Panels & Central Attenuation	Building P		05/01/2040	15,000.00	1 Each	15,000	35:00	15:04	25,420
							240,000			406,721
Plumbing										
	Domestic Water Heater	Building A		05/01/2045	$ 1,200.00	1 Each	$ 1,200	25:00	20:04	$ 2,415
	Domestic Water Heater	Building B		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Domestic Water Heater	Building C		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Domestic Water Heater	Building D		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Domestic Water Heater	Building E		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Domestic Water Heater	Building F		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Domestic Water Heater	Building G		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Domestic Water Heater	Building H		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Domestic Water Heater	Building I		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Domestic Water Heater	Building J		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Domestic Water Heater	Building K		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Domestic Water Heater	Building L		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Domestic Water Heater	Building M		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Domestic Water Heater	Building N		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Domestic Water Heater	Building O		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Domestic Water Heater	Building P		05/01/2045	1,200.00	1 Each	1,200	25:00	20:04	2,415
	Plumbing Allowance	Building A		11/15/2060	1,200.00	78 Job	93,600	45:00	35:10	321,099
	Plumbing Allowance	Building B		11/15/2060	1,200.00	70 Job	84,000	45:00	35:10	288,165
	Plumbing Allowance	Building C		11/15/2060	1,200.00	78 Job	93,600	45:00	35:10	321,099
	Plumbing Allowance	Building D		11/15/2060	1,200.00	44 Job	52,800	45:00	35:10	181,133
	Plumbing Allowance	Building E		11/15/2061	1,200.00	76 Job	91,200	45:00	36:10	323,816
	Plumbing Allowance	Building F		11/15/2061	1,200.00	76 Job	91,200	45:00	36:10	323,816
	Plumbing Allowance	Building G		11/15/2061	1,200.00	44 Job	52,800	45:00	36:10	187,472
	Plumbing Allowance	Building H		11/15/2061	1,200.00	78 Job	93,600	45:00	36:10	332,337
	Plumbing Allowance	Building I		11/15/2062	1,200.00	70 Job	84,000	45:00	37:10	308,690
	Plumbing Allowance	Building J		11/15/2062	1,200.00	78 Job	93,600	45:00	37:10	343,969
	Plumbing Allowance	Building K		11/15/2062	1,200.00	47 Job	56,400	45:00	37:10	207,263
	Plumbing Allowance	Building L		11/15/2062	1,200.00	78 Job	93,600	45:00	37:10	343,969

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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

Err	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Plumbing										
	Plumbing Allowance	Building M		11/15/2059	$ 1,200.00	47 Job	$ 56,400	45:00	34:10	$ 186,940
	Plumbing Allowance	Building N		11/15/2059	1,200.00	78 Job	93,600	45:00	34:10	310,240
	Plumbing Allowance	Building O		11/15/2059	1,200.00	78 Job	93,600	45:00	34:10	310,240
	Plumbing Allowance	Building P		11/15/2059	1,200.00	47 Job	56,400	45:00	34:10	186,940
							1,299,600			4,515,830
Roofing										
	Roof Flat	Building A		05/01/2034	$ 6.50	23,015 SF	$ 149,598	20:00	9:04	$ 206,237
	Roof Flat	Building B		05/01/2034	6.50	21,250 SF	138,125	20:00	9:04	190,421
	Roof Flat	Building C		05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
	Roof Flat	Building D		05/01/2034	6.50	13,800 SF	89,700	20:00	9:04	123,662
	Roof Flat	Building E		05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
	Roof Flat	Building F		05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
	Roof Flat	Building G		05/01/2034	6.50	13,800 SF	89,700	20:00	9:04	123,662
	Roof Flat	Building H		05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
	Roof Flat	Building I		05/01/2034	6.50	21,250 SF	138,125	20:00	9:04	190,421
	Roof Flat	Building J		05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
	Roof Flat	Building K		05/01/2034	6.50	13,800 SF	89,700	20:00	9:04	123,662
	Roof Flat	Building L		05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
	Roof Flat	Building M		05/01/2034	6.50	13,800 SF	89,700	20:00	9:04	123,662
	Roof Flat	Building N		05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
	Roof Flat	Building O		05/01/2034	6.50	23,015 SF	149,598	20:00	9:04	206,237
	Roof Flat	Building P		05/01/2034	6.50	13,800 SF	89,700	20:00	9:04	123,662
							2,071,128			2,855,289
Structure										
	Railing Balcony	Building A		05/01/2048	$ 125.00	500 Lf	$ 62,500	30:00	23:04	$ 139,472
	Railing Balcony	Building B		05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
	Railing Balcony	Building C		05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
	Railing Balcony	Building D		05/01/2048	125.00	380 Lf	47,500	30:00	23:04	105,999
	Railing Balcony	Building E		05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
	Railing Balcony	Building F		05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
	Railing Balcony	Building G		05/01/2048	125.00	380 Lf	47,500	30:00	23:04	105,999
	Railing Balcony	Building H		05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472

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The Village of Kings Creek Condominiums

Analysis Date - January 1, 2025

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Item Parameters - Detail

Err	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Structure										
	Railing Balcony	Building I		05/01/2048	$ 125.00	500 Lf	$ 62,500	30:00	23:04	$ 139,472
	Railing Balcony	Building J		05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
	Railing Balcony	Building K		05/01/2048	125.00	380 Lf	47,500	30:00	23:04	105,999
	Railing Balcony	Building L		05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
	Railing Balcony	Building M		05/01/2048	125.00	380 Lf	47,500	30:00	23:04	105,999
	Railing Balcony	Building N		05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
	Railing Balcony	Building O		05/01/2048	125.00	500 Lf	62,500	30:00	23:04	139,472
	Railing Balcony	Building P		05/01/2048	125.00	380 Lf	47,500	30:00	23:04	105,999
	Railing Hallway	Building A		05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
	Railing Hallway	Building B		05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
	Railing Hallway	Building C		05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
	Railing Hallway	Building D		05/01/2048	125.00	995 Lf	124,375	30:00	23:04	277,550
	Railing Hallway	Building E		05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
	Railing Hallway	Building F		05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
	Railing Hallway	Building G		05/01/2048	125.00	995 Lf	124,375	30:00	23:04	277,550
	Railing Hallway	Building H		05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
	Railing Hallway	Building I		05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
	Railing Hallway	Building J		05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
	Railing Hallway	Building K		05/01/2048	125.00	995 Lf	124,375	30:00	23:04	277,550
	Railing Hallway	Building L		05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
	Railing Hallway	Building M		05/01/2048	125.00	995 Lf	124,375	30:00	23:04	277,550
	Railing Hallway	Building N		05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
	Railing Hallway	Building O		05/01/2048	125.00	1,600 Lf	200,000	30:00	23:04	446,312
	Railing Hallway	Building P		05/01/2048	125.00	995 Lf	124,375	30:00	23:04	277,550
							3,746,875			8,361,369
Waterproofing										
	Paint - Exterior Building	Building A		05/01/2034	$ 1.81	25,920 SF	$ 46,837	10:00	9:04	$ 64,571
	Paint - Exterior Building	Building B		05/01/2034	1.81	25,200 SF	45,536	10:00	9:04	62,777
	Paint - Exterior Building	Building C		05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
	Paint - Exterior Building	Building D		05/01/2034	1.81	20,520 SF	37,080	10:00	9:04	51,119
	Paint - Exterior Building	Building E		05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
	Paint - Exterior Building	Building F		05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571

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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

Err	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Waterproofing										
	Paint - Exterior Building	Building G		05/01/2034	$ 1.81	20,520 SF	$ 37,080	10:00	9:04	$ 51,119
	Paint - Exterior Building	Building H		05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
	Paint - Exterior Building	Building I		05/01/2034	1.81	25,200 SF	45,536	10:00	9:04	62,777
	Paint - Exterior Building	Building J		05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
	Paint - Exterior Building	Building K		05/01/2034	1.81	20,520 SF	37,080	10:00	9:04	51,119
	Paint - Exterior Building	Building L		05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
	Paint - Exterior Building	Building M		05/01/2034	1.81	20,520 SF	37,080	10:00	9:04	51,119
	Paint - Exterior Building	Building N		05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
	Paint - Exterior Building	Building O		05/01/2034	1.81	25,920 SF	46,837	10:00	9:04	64,571
	Paint - Exterior Building	Building P		05/01/2034	1.81	20,520 SF	37,080	10:00	9:04	51,119
							698,008			962,285
							15,801,536			38,616,979

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The Village of Kings Creek Condominiums

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
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
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	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
					3,817,574.00
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

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
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
					19,424.32
Year : 2040					
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
					406,720.96
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

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
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
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
					1,357,397.74
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
					38,644.48
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

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Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
03/11/2047	Door Utility	Building L	03/11/2022	25:00	$ 17,364.52
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
					268,185.37
Year : 2048					
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
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

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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
					8,361,368.55
Year : 2050					
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
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
					645,435.16
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
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

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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 : 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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Domestic Water Heater



Basis	Each
Basis Cost	$ 1,200.00
Quantity	16
Replace Date	5/2045
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	20 Yr 4 Mn
Current Cost	$ 19,200.00
Future Cost	$ 38,644.48

Door Roof Hatch



Basis	Each
Basis Cost	$ 750.00
Quantity	16
Replace Date	1/2039
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	14 Years
Current Cost	$ 12,000.00
Future Cost	$ 19,424.32

Door Utility



Basis	Each
Basis Cost	$ 450.00
Quantity	278
Replace Date	3/2047
Estimated Life	25 Years
Adjustment Life	25 Years
Remaining Life	22 Yr 2 Mn
Current Cost	$ 125,100.00
Future Cost	$ 268,185.37

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Doors Unit



Basis	Each
Basis Cost	$ 2,378.00
Quantity	1,067
Replace Date	3/2057
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	32 Yr 2 Mn
Current Cost	$ 2,537,326.00
Future Cost	$ 7,672,864.35

Electric Switch & Panel



Basis	Each
Basis Cost	$ 10,000.00
Quantity	27
Replace Date	5/2050
Estimated Life	45 Years
Adjustment Life	45 Years
Remaining Life	25 Yr 4 Mn
Current Cost	$ 270,000.00
Future Cost	$ 645,435.16

Fire Panels & Central Attenuation



Basis	Each
Basis Cost	$ 15,000.00
Quantity	16
Replace Date	5/2040
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	15 Yr 4 Mn
Current Cost	$ 240,000.00
Future Cost	$ 406,720.96

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Item Parameters - Summary

Paint - Exterior Building

Basis	SF
Basis Cost	$ 1.81
Quantity	386,280
Replace Date	5/2034
Estimated Life	10 Years
Adjustment Life	10 Years
Remaining Life	9 Yr 4 Mn
Current Cost	$ 698,007.96
Future Cost	$ 962,284.86



Plumbing Allowance

Basis	Job
Basis Cost	$ 1,200.00
Quantity	1,067
Replace Date	11/59 - 11/62
Estimated Life	45 Years
Adjustment Life	45 Years
Remaining Life	36 Yr 4 Mn
Current Cost	$ 1,280,400.00
Future Cost	$ 4,477,185.82



Railing Balcony

Basis	Lf
Basis Cost	$ 125.00
Quantity	7,400
Replace Date	5/2048
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	23 Yr 4 Mn
Current Cost	$ 925,000.00
Future Cost	$ 2,064,191.07



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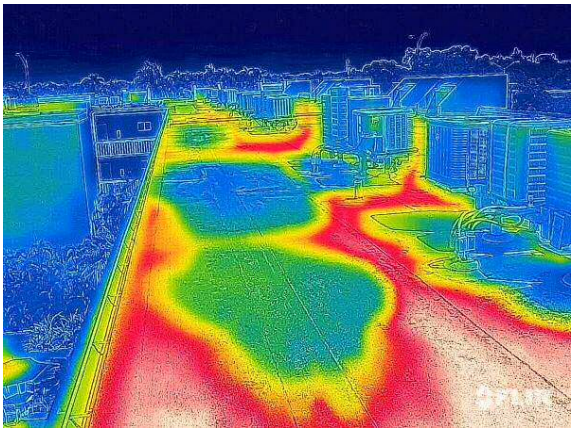
Railing Hallway

Basis	Lf
Basis Cost	$ 125.00
Quantity	22,575
Replace Date	5/2048
Estimated Life	30 Years
Adjustment Life	30 Years
Remaining Life	23 Yr 4 Mn
Current Cost	$ 2,821,875.00
Future Cost	$ 6,297,177.48



Roof Flat

Basis	SF
Basis Cost	$ 6.50
Quantity	318,635
Replace Date	5/2034
Estimated Life	20 Years
Adjustment Life	20 Years
Remaining Life	9 Yr 4 Mn
Current Cost	$ 2,071,127.50
Future Cost	$ 2,855,289.14



Windows Units

Basis	Each
Basis Cost	$ 4,500.00
Quantity	1,067
Replace Date	10/2053
Estimated Life	35 Years
Adjustment Life	35 Years
Remaining Life	28 Yr 9 Mn
Current Cost	$ 4,801,500.00
Future Cost	$ 12,909,576.32



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