The Village of Kings Creek Condominiums

Reserve Management Plan

Type 1

Reserve Study with On-Site Analysis

For 30-Year Projection Period Beginning January 1, 2025



The Village of Kings Creek Condominiums

Reserve Management Plan

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Preparer's Report on Reserve Study
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

Description of Reserve Management Plan Engagement and Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of The Village of Kings Creek Condominiums by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

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

The attached basic financial exhibits and disclosures comprise a Type I Reserve Study report 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, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of The Village of Kings Creek Condominiums is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on 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.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the The Village of Kings Creek Condominiums's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the The Village of Kings Creek Condominiums's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the 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.

Capital Reserve Advisors.
Pierre Del Rosario, CAM,RS.
September 23, 2025



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 - condominium unit 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 contribution 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.

Components Excluded From This Report

Major Component	Reason Excluded
Building Structures	Lifetime Component
Street Base	Lifetime Component
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget

Current Replacement Cost of All Components	$ 20,604,560
Future Replacement Cost of All Components	$ 47,790,805
Projected Balance of Reserve Funds at January 1, 2025	$ 3,904,873
100% Funded Amount at January 1, 2025	$ 5,843,829
Percent Funded at January 1, 2025	66.82 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2025	$ 1,817
Projected Reserve Contribution	$ 800,004
Average Annual Reserve Contribution Per Unit	$ 750
Monthly Reserve Contribution First Year of Projection	$ 66,667
Average Monthly Reserve Contribution Per Unit	$ 62
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

Analysis Date - January 1, 2025

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

Percent Funded - Allocation

Category	100% Funded	Percent Funded	Beginning Balance 01/01/2025	Contribution	Interest	Expenditure	Ending Balance 12/31/2025
Common	2,275,720	66	1,520,646	158,731	12,898	0	1,692,275
SIRS	3,568,109	66	2,384,227	641,273	52,106	0	3,077,606
	5,843,829	66 %	3,904,873	800,004	65,004	0	4,769,881

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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 - Allocation

Subcategory	100% Funded	Percent Funded	Beginning Balance 01/01/2025	Contribution	Interest	Expenditure	Ending Balance 12/31/2025
Doors and Windows	$ 1,130,838	66.82%	$ 755,631	$ 316,371	$ 25,707	$ 0	$ 1,097,709
Electrical System	118,000	66.82	78,848	7,392	601	0	86,841
Elevator	1,362,480	66.82	910,415	58,572	4,759	0	973,747
Equipment	48,823	66.82	32,624	3,796	308	0	36,728
Fences, Walls, & Gates	83,899	66.82	56,062	15,094	1,226	0	72,383
Fire Protection System	134,857	66.82	90,112	5,989	487	0	96,588
Fixtures	241,659	66.82	161,478	14,719	1,196	0	177,393
Floor Covering	10,200	66.82	6,816	1,804	147	0	8,766
Furniture	3,867	66.82	2,584	294	24	0	2,902
HVAC	30,333	66.82	20,269	2,941	239	0	23,449
Landscape	17,800	66.82	11,894	1,765	143	0	13,803
Plumbing	253,873	66.82	169,639	52,808	4,291	0	226,738
Pool	90,294	66.82	60,335	10,677	868	0	71,879
Roofing	1,131,908	66.82	756,346	76,143	6,187	0	838,676
Signage	6,444	66.82	4,306	413	34	0	4,753
Streets	299,381	66.82	200,047	37,989	3,087	0	241,124
Structure	832,639	66.82	556,373	143,642	11,672	0	711,686
Waterproofing	46,534	66.82	31,094	49,594	4,030	0	84,718
	5,843,829	66.82 %	3,904,873	800,004	65,004	0	4,769,881

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	3,904,873	4,769,881	5,166,594	5,960,559	6,951,599	7,945,783	8,652,327	9,802,893	11,011,633	12,194,225
Contribution	800,004	832,004	865,284	899,896	935,892	973,327	1,012,260	1,052,751	1,094,861	1,138,655
Average Per Unit	750	780	811	843	877	912	949	987	1,026	1,067
Percent Change	0.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	65,004	73,520	83,246	96,752	111,543	123,666	138,306	155,989	173,324	154,946
Less Expenditures	0	508,811	154,565	5,608	53,250	390,450	0	0	85,593	4,016,370
Ending Balance	4,769,881	5,166,594	5,960,559	6,951,599	7,945,783	8,652,327	9,802,893	11,011,633	12,194,225	9,471,456

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Begin Balance	9,471,456	10,624,136	12,025,445	13,322,424	14,865,740	16,390,523	17,123,533	18,831,643	20,686,134	22,339,362
Contribution	1,184,201	1,231,569	1,280,832	1,332,066	1,385,348	1,440,762	1,498,392	1,558,328	1,620,661	1,685,488
Average Per Unit	1,110	1,154	1,200	1,248	1,298	1,350	1,404	1,460	1,519	1,580
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	150,262	169,740	189,850	211,251	233,973	249,398	269,352	296,164	321,919	335,093
Less Expenditures	181,783	0	173,703	0	94,538	957,150	59,635	0	289,352	1,594,259
Ending Balance	10,624,136	12,025,445	13,322,424	14,865,740	16,390,523	17,123,533	18,831,643	20,686,134	22,339,362	22,765,684

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Begin Balance	22,765,684	23,975,197	22,757,025	22,630,078	16,214,621	18,161,746	19,873,204	21,194,290	23,838,482	13,665,615
Contribution	1,752,907	1,823,024	1,895,945	1,971,782	2,050,654	2,132,680	2,217,987	2,306,706	2,398,975	2,494,934
Average Per Unit	1,643	1,709	1,777	1,848	1,922	1,999	2,079	2,162	2,248	2,338
Percent Change	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Interest	348,650	343,978	337,732	274,895	256,953	283,736	305,545	337,486	337,735	153,688
Less Expenditures	892,045	3,385,173	2,360,625	8,662,135	360,481	704,959	1,202,446	0	12,909,576	7,596,166
Ending Balance	23,975,197	22,757,025	22,630,078	16,214,621	18,161,746	19,873,204	21,194,290	23,838,482	13,665,615	8,718,071

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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

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Bathroom Remodeling										
Chain Link Fencing										
Domestic Water Heater										
Door Glass Entry Common Area										
Door Roof Hatch										
Door Utility										
Doors Unit										
Electric Switch & Panel										
Elevator Cab Remodel										
Elevator Electronics		508,811								
Elevator- Hydraulic System										
Equipment Office				5,608						
Fire Panels & Central Attenuation										
Furniture Office										
HVAC System									85,593	
Irrigation Pump										
Irrigation System										
Light Celling fixtures						378,436				
Light Pole Parking lot										
Mail Box										
Overlay 1"										
Paint - Exterior Building										962,285
Plumbing Allowance										
Pool Deck Maintenance					32,356					
Pool Equipment Allowance					20,894					
Pool Furniture			36,842							46,873
Pool Railing										
Pool/Spa - Replaster										151,923
Railing Balcony										

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The Village of Kings Creek Condominiums

Analysis Date - January 1, 2025

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Expenditures

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Railing Hallway										
Roof Flat										2,855,289
Roof Tile										
Sign - Association						12,014				
Slurry Seal			117,724							
Tile Floor										
Wall Repair - Stucco										
Windows Common Area										
Windows Units										
	0	508,811	154,565	5,608	53,250	390,450	0	0	85,593	4,016,370

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The Village of Kings Creek Condominiums

Analysis Date - January 1, 2025

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Expenditures

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Bathroom Remodeling	21,403									
Chain Link Fencing										
Domestic Water Heater										
Door Glass Entry Common Area										
Door Roof Hatch					19,424					
Door Utility										
Doors Unit										
Electric Switch & Panel										
Elevator Cab Remodel						366,049				
Elevator Electronics										
Elevator- Hydraulic System										
Equipment Office			7,642							
Fire Panels & Central Attenuation						406,721				
Furniture Office	11,415									
HVAC System										
Irrigation Pump						67,787				
Irrigation System	10,702									
Light Celling fixtures										
Light Pole Parking lot						116,593				
Mail Box	134,839									
Overlay 1"										
Paint - Exterior Building										1,357,398
Plumbing Allowance										
Pool Deck Maintenance					45,642					
Pool Equipment Allowance					29,473					
Pool Furniture							59,635			
Pool Railing										
Pool/Spa - Replaster										
Railing Balcony										

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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

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Railing Hallway										
Roof Flat										
Roof Tile										149,351
Sign - Association										
Slurry Seal			166,061							
Tile Floor										87,510
Wall Repair - Stucco	3,424									
Windows Common Area									289,352	
Windows Units										
	181,783	0	173,703	0	94,538	957,150	59,635	0	289,352	1,594,259

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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

Reserve Item	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Bathroom Remodeling						35,858				
Chain Link Fencing										
Domestic Water Heater	38,644									
Door Glass Entry Common Area				81,496						
Door Roof Hatch										
Door Utility			268,185							
Doors Unit										
Electric Switch & Panel						645,435				
Elevator Cab Remodel										
Elevator Electronics							1,202,446			
Elevator- Hydraulic System		3,374,757								
Equipment Office		10,416								
Fire Panels & Central Attenuation										
Furniture Office										
HVAC System				143,397						
Irrigation Pump										
Irrigation System						17,929				
Light Celling fixtures	634,012									
Light Pole Parking lot										
Mail Box										
Overlay 1"			1,858,194							
Paint - Exterior Building										1,914,744
Plumbing Allowance										
Pool Deck Maintenance					64,382					
Pool Equipment Allowance					41,574					
Pool Furniture				75,873						
Pool Railing	199,261									
Pool/Spa - Replaster					254,525					
Railing Balcony				2,064,191						

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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

Reserve Item	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Railing Hallway				6,297,177						
Roof Flat										5,681,423
Roof Tile										
Sign - Association	20,127									
Slurry Seal			234,245							
Tile Floor										
Wall Repair - Stucco						5,737				
Windows Common Area										
Windows Units									12,909,576	
	892,045	3,385,173	2,360,625	8,662,135	360,481	704,959	1,202,446	0	12,909,576	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

Item Parameters - Summary

Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Bathroom Remodeling	5/2035	$ 5,000.00	3 Job	$ 15,000	15:00	10:04	$ 21,403
Chain Link Fencing	5/2063	45.00	6,250 LF	281,250	45:00	38:04	1,051,492
Domestic Water Heater	5/2045	1,200.00	16 Each	19,200	25:00	20:04	38,644
Door Glass Entry Common Area	10/2048	4,500.00	8 Each	36,000	30:00	23:09	81,496
Door Roof Hatch	1/2039	750.00	16 Each	12,000	25:00	14:00	19,424
Door Utility	3/2047	450.00	278 Each	125,100	25:00	22:02	268,185
Doors Unit	3/2057	2,378.00	1,067 Each	2,537,326	35:00	32:02	7,672,864
Electric Switch & Panel	5/2050	10,000.00	27 Each	270,000	45:00	25:04	645,435
Elevator Cab Remodel	5/2040	8,000.00	27 Each	216,000	20:00	15:04	366,049
Elevator Electronics	5/2026	18,000.00	27 Each	486,000	25:00	1:04	508,811
Elevator- Hydraulic System	5/2046	60,000.00	27 Each	1,620,000	45:00	21:04	3,374,757
Equipment Office	5/2028	5,000.00	1 Lot	5,000	9:00	3:04	5,608
Fire Panels & Central Attenuation	5/2040	15,000.00	16 Each	240,000	35:00	15:04	406,721
Furniture Office	5/2035	8,000.00	1 Lot	8,000	20:00	10:04	11,415
HVAC System	1/2033	6,500.00	10 Each	65,000	15:00	8:00	85,593
Irrigation Pump	5/2040	2,500.00	16 Each	40,000	25:00	15:04	67,787
Irrigation System	5/2035	7,500.00	1 Each	7,500	15:00	10:04	10,702
Light Celling fixtures	5/2030	210.00	1,500 Each	315,000	15:00	5:04	378,436
Light Pole Parking lot	5/2040	1,600.00	43 Each	68,800	35:00	15:04	116,593
Mail Box	5/2035	3,500.00	27 Each	94,500	20:00	10:04	134,839
Overlay 1"	6/2047	1.65	520,828 sf	859,366	30:00	22:05	1,858,194
Paint - Exterior Building	5/2034	1.81	386,280 SF	698,008	10:00	9:04	962,285
Plumbing Allowance	11/59 - 11/62	1,200.00	1,067 Job	1,280,400	45:00	36:04	4,477,186
Pool Deck Maintenance	5/2029	1.25	22,300 Each	27,875	10:00	4:04	32,356
Pool Equipment Allowance	5/2029	4,500.00	4 Each	18,000	10:00	4:04	20,894
Pool Furniture	5/2027	8,500.00	4 Lot	34,000	7:00	2:04	36,842
Pool Railing	5/2045	75.00	1,320 LF	99,000	35:00	20:04	199,261
Pool/Spa - Replaster	5/2034	19.00	5,800 Job	110,200	15:00	9:04	151,923
Railing Balcony	5/2048	125.00	7,400 Lf	925,000	30:00	23:04	2,064,191
Railing Hallway	5/2048	125.00	22,575 Lf	2,821,875	30:00	23:04	6,297,177
Roof Flat	5/2034	6.50	318,635 SF	2,071,128	20:00	9:04	2,855,289
Roof Tile	5/2044	12.00	6,400 SF	76,800	30:00	19:04	149,351
Sign - Association	5/2030	10,000.00	1 Job	10,000	15:00	5:04	12,014
Slurry Seal	6/2027	0.21	520,828 Each	108,332	10:00	2:05	117,724
Tile Floor	5/2044	9.00	5,000 Each	45,000	25:00	19:04	87,510
Wall Repair - Stucco	5/2035	3.00	800 LF	2,400	15:00	10:04	3,424
Windows Common Area	5/2043	3,500.00	44 Job	154,000	25:00	18:04	289,352
Windows Units	10/2053	4,500.00	1,067 Each	4,801,500	35:00	28:09	12,909,576
				$ 20,604,560			$ 47,790,805

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Disclosures

Site Analysis

The Village of Kings Creek Condominiums is a Condominium development association located in Miami, FL. The Association consists of 1,067 units located at 7711 Camino Real. The units were built in five phases starting in 1971.

The site analysis was performed on September 15, 2024 by Pierre Del Rosario, RS, CAM of Capital Reserve Advisors. The manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components
- Component condition assessment

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components considered for inclusion in the reserve study report are all those components that are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement under the assumption that such components are subject to normal maintenance activities and normal wear and tear. Components with a useful life of less than two years or a cost of $1,000 have generally been excluded from this analysis, as such items are considered to be part of the Association's operating budget.

The component list was compiled based upon the tour of association common areas, inquiry of Association management or maintenance staff,. The component list is believed to be complete, except for the exclusions noted below, which are considered normal exclusions.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to estimated repair or replacement date, applying an inflation factor of 3.50% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Capital Reserve Advisors cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost includes material or product cost, labor, overhead, delivery, and sales tax.

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.50%. Actual expenditures may vary from estimated expenditures, and the differences may be significant.

Reserve fund revenues consist of member assessments and interest earned (and other income). Interest income has been estimated at 1.50%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are paid from the operating fund. The projected annual assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

Percent funded at January 1, 2025 of 66.82 was calculated using the inflation adjusted method.

The beginning balance of reserve funds was estimated at $ 3,904,873, based on information provided by management. The beginning balance of reserve funds was provided by management.

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

Generally, only long-term major repair and replacement activities for components with a life of 2 years or longer and a cost of $1,000 or more have been considered in this analysis. A group of items with individual cost of less than $1,000 are included if the aggregate cost exceeds $1,000.

The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.

The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.

Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted, and are assumed to be a close approximation to actual.

Proper construction and installation of all improvements is assumed, unless otherwise noted.

This analysis assumes that the Association membership wishes to continue the use and maintenance of all amenities currently in place.

The Association carries comprehensive property insurance to cover most insurable property risks.

Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.

The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.

The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.

Interest rate of 1.50% is used in the funding plan.
Inflation rate of 3.50% is used in the funding plan.

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

Category / Subcategory Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Common									
Doors and Windows									
Door Glass Entry Common Area	Pool Area 1		10/12/2048	$ 4,500.00	4 Each	$ 18,000	30:00	23:09	$ 40,748
Door Glass Entry Common Area	Pool Area 3		10/12/2048	4,500.00	4 Each	18,000	30:00	23:09	40,748
Windows Common Area	Pool Area 1		05/01/2043	3,500.00	22 Job	77,000	25:00	18:04	144,676
Windows Common Area	Pool Area 3		05/01/2043	3,500.00	22 Job	77,000	25:00	18:04	144,676
						190,000			370,848
Elevator									
Elevator Cab Remodel	Building A		05/01/2040	$ 8,000.00	2 Each	$ 16,000	20:00	15:04	$ 27,115
Elevator Cab Remodel	Building B		05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Cab Remodel	Building C		05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Cab Remodel	Building D		05/01/2040	8,000.00	1 Each	8,000	20:00	15:04	13,557
Elevator Cab Remodel	Building E		05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Cab Remodel	Building F		05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Cab Remodel	Building G		05/01/2040	8,000.00	1 Each	8,000	20:00	15:04	13,557
Elevator Cab Remodel	Building H		05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Cab Remodel	Building I		05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Cab Remodel	Building J		05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Cab Remodel	Building K		05/01/2040	8,000.00	1 Each	8,000	20:00	15:04	13,557
Elevator Cab Remodel	Building L		05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Cab Remodel	Building M		05/01/2040	8,000.00	1 Each	8,000	20:00	15:04	13,557
Elevator Cab Remodel	Building N		05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Cab Remodel	Building O		05/01/2040	8,000.00	2 Each	16,000	20:00	15:04	27,115
Elevator Cab Remodel	Building P		05/01/2040	8,000.00	1 Each	8,000	20:00	15:04	13,557
Elevator Electronics	Building A		05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator Electronics	Building B		05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator Electronics	Building C		05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator Electronics	Building D		05/01/2026	18,000.00	1 Each	18,000	25:00	1:04	18,845
Elevator Electronics	Building E		05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator Electronics	Building F		05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator Electronics	Building G		05/01/2026	18,000.00	1 Each	18,000	25:00	1:04	18,845
Elevator Electronics	Building H		05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator Electronics	Building I		05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690

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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

Category / Subcategory Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Elevator									
Elevator Electronics	Building J		05/01/2026	$ 18,000.00	2 Each	$ 36,000	25:00	1:04	$ 37,690
Elevator Electronics	Building K		05/01/2026	18,000.00	1 Each	18,000	25:00	1:04	18,845
Elevator Electronics	Building L		05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator Electronics	Building M		05/01/2026	18,000.00	1 Each	18,000	25:00	1:04	18,845
Elevator Electronics	Building N		05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator Electronics	Building O		05/01/2026	18,000.00	2 Each	36,000	25:00	1:04	37,690
Elevator Electronics	Building P		05/01/2026	18,000.00	1 Each	18,000	25:00	1:04	18,845
Elevator- Hydraulic System	Building A		05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Elevator- Hydraulic System	Building B		05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Elevator- Hydraulic System	Building C		05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Elevator- Hydraulic System	Building D		05/01/2046	60,000.00	1 Each	60,000	45:00	21:04	124,991
Elevator- Hydraulic System	Building E		05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Elevator- Hydraulic System	Building F		05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Elevator- Hydraulic System	Building G		05/01/2046	60,000.00	1 Each	60,000	45:00	21:04	124,991
Elevator- Hydraulic System	Building H		05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Elevator- Hydraulic System	Building I		05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Elevator- Hydraulic System	Building J		05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Elevator- Hydraulic System	Building K		05/01/2046	60,000.00	1 Each	60,000	45:00	21:04	124,991
Elevator- Hydraulic System	Building L		05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Elevator- Hydraulic System	Building M		05/01/2046	60,000.00	1 Each	60,000	45:00	21:04	124,991
Elevator- Hydraulic System	Building N		05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Elevator- Hydraulic System	Building O		05/01/2046	60,000.00	2 Each	120,000	45:00	21:04	249,982
Elevator- Hydraulic System	Building P		05/01/2046	60,000.00	1 Each	60,000	45:00	21:04	124,991
						2,322,000			4,249,617
Equipment									
Equipment Office	Pool Area 1		05/01/2028	$ 5,000.00	1 Lot	$ 5,000	9:00	3:04	$ 5,608
Mail Box	Building A		05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Mail Box	Building B		05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Mail Box	Building C		05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Mail Box	Building D		05/01/2035	3,500.00	1 Each	3,500	20:00	10:04	4,994
Mail Box	Building E		05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Mail Box	Building F		05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988

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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

Category / Subcategory Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Equipment									
Mail Box	Building G		05/01/2035	$ 3,500.00	1 Each	$ 3,500	20:00	10:04	$ 4,994
Mail Box	Building H		05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Mail Box	Building I		05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Mail Box	Building J		05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Mail Box	Building K		05/01/2035	3,500.00	1 Each	3,500	20:00	10:04	4,994
Mail Box	Building L		05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Mail Box	Building M		05/01/2035	3,500.00	1 Each	3,500	20:00	10:04	4,994
Mail Box	Building N		05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Mail Box	Building O		05/01/2035	3,500.00	2 Each	7,000	20:00	10:04	9,988
Mail Box	Building P		05/01/2035	3,500.00	1 Each	3,500	20:00	10:04	4,994
						99,500			140,446
Fences, Walls, & Gates									
Chain Link Fencing	Parking Lot		05/01/2063	$ 45.00	6,250 LF	$ 281,250	45:00	38:04	$ 1,051,492
Pool Railing	Pool Area 1		05/01/2045	75.00	250 LF	18,750	35:00	20:04	37,739
Pool Railing	Pool Area 2		05/01/2045	75.00	260 LF	19,500	35:00	20:04	39,248
Pool Railing	Pool Area 3		05/01/2045	75.00	530 LF	39,750	35:00	20:04	80,006
Pool Railing	Pool Area 4		05/01/2045	75.00	280 LF	21,000	35:00	20:04	42,267
Wall Repair - Stucco	Parking Lot		05/01/2035	3.00	800 LF	2,400	15:00	10:04	3,424
						382,650			1,254,177
Fixtures									
Light Celling fixtures	Building A		05/01/2030	$ 210.00	104 Each	$ 21,840	15:00	5:04	$ 26,238
Light Celling fixtures	Building B		05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Light Celling fixtures	Building C		05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Light Celling fixtures	Building D		05/01/2030	210.00	72 Each	15,120	15:00	5:04	18,165
Light Celling fixtures	Building E		05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Light Celling fixtures	Building F		05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Light Celling fixtures	Building G		05/01/2030	210.00	72 Each	15,120	15:00	5:04	18,165
Light Celling fixtures	Building H		05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Light Celling fixtures	Building I		05/01/2030	210.00	100 Each	21,000	15:00	5:04	25,229
Light Celling fixtures	Building J		05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Light Celling fixtures	Building K		05/01/2030	210.00	72 Each	15,120	15:00	5:04	18,165
Light Celling fixtures	Building L		05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238

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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

Category / Subcategory Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Fixtures									
Light Celling fixtures	Building M		05/01/2030	$ 210.00	72 Each	$ 15,120	15:00	5:04	$ 18,165
Light Celling fixtures	Building N		05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Light Celling fixtures	Building O		05/01/2030	210.00	104 Each	21,840	15:00	5:04	26,238
Light Celling fixtures	Building P		05/01/2030	210.00	72 Each	15,120	15:00	5:04	18,165
Light Pole Parking lot	Parking Lot		05/01/2040	1,600.00	43 Each	68,800	35:00	15:04	116,593
						383,800			495,029
Floor Covering									
Tile Floor	Pool Area 1		05/01/2044	$ 9.00	2,500 Each	$ 22,500	25:00	19:04	$ 43,755
Tile Floor	Pool Area 3		05/01/2044	9.00	2,500 Each	22,500	25:00	19:04	43,755
						45,000			87,510
Furniture									
Furniture Office	Pool Area 1		05/01/2035	$ 8,000.00	1 Lot	$ 8,000	20:00	10:04	$ 11,415
						8,000			11,415
HVAC									
HVAC System	Pool Area 1		01/01/2033	$ 6,500.00	5 Each	$ 32,500	15:00	8:00	$ 42,796
HVAC System	Pool Area 3		01/01/2033	6,500.00	5 Each	32,500	15:00	8:00	42,796
						65,000			85,593
Landscape									
Irrigation Pump	Building A		05/01/2040	$ 2,500.00	1 Each	$ 2,500	25:00	15:04	$ 4,237
Irrigation Pump	Building B		05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Irrigation Pump	Building C		05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Irrigation Pump	Building D		05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Irrigation Pump	Building E		05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Irrigation Pump	Building F		05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Irrigation Pump	Building G		05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Irrigation Pump	Building H		05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Irrigation Pump	Building I		05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Irrigation Pump	Building J		05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Irrigation Pump	Building K		05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Irrigation Pump	Building L		05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Irrigation Pump	Building M		05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237

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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

Category / Subcategory Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Landscape									
Irrigation Pump	Building N		05/01/2040	$ 2,500.00	1 Each	$ 2,500	25:00	15:04	$ 4,237
Irrigation Pump	Building O		05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Irrigation Pump	Building P		05/01/2040	2,500.00	1 Each	2,500	25:00	15:04	4,237
Irrigation System	Grounds		05/01/2035	7,500.00	1 Each	7,500	15:00	10:04	10,702
						47,500			78,488
Plumbing									
Bathroom Remodeling	Pool Area 1		05/01/2035	$ 5,000.00	1 Job	$ 5,000	15:00	10:04	$ 7,134
Bathroom Remodeling	Pool Area 2		05/01/2035	5,000.00	1 Job	5,000	15:00	10:04	7,134
Bathroom Remodeling	Pool Area 3		05/01/2035	5,000.00	1 Job	5,000	15:00	10:04	7,134
						15,000			21,403
Pool									
Pool Deck Maintenance	Pool Area 1		05/01/2029	$ 1.25	3,800 Each	$ 4,750	10:00	4:04	$ 5,514
Pool Deck Maintenance	Pool Area 2		05/01/2029	1.25	4,000 Each	5,000	10:00	4:04	5,804
Pool Deck Maintenance	Pool Area 3		05/01/2029	1.25	9,800 Each	12,250	10:00	4:04	14,219
Pool Deck Maintenance	Pool Area 4		05/01/2029	1.25	4,700 Each	5,875	10:00	4:04	6,819
Pool Equipment Allowance	Pool Area 1		05/01/2029	4,500.00	1 Each	4,500	10:00	4:04	5,223
Pool Equipment Allowance	Pool Area 2		05/01/2029	4,500.00	1 Each	4,500	10:00	4:04	5,223
Pool Equipment Allowance	Pool Area 3		05/01/2029	4,500.00	1 Each	4,500	10:00	4:04	5,223
Pool Equipment Allowance	Pool Area 4		05/01/2029	4,500.00	1 Each	4,500	10:00	4:04	5,223
Pool Furniture	Pool Area 1		05/01/2027	8,500.00	1 Lot	8,500	7:00	2:04	9,210
Pool Furniture	Pool Area 2		05/01/2027	8,500.00	1 Lot	8,500	7:00	2:04	9,210
Pool Furniture	Pool Area 3		05/01/2027	8,500.00	1 Lot	8,500	7:00	2:04	9,210
Pool Furniture	Pool Area 4		05/01/2027	8,500.00	1 Lot	8,500	7:00	2:04	9,210
Pool/Spa - Replaster	Pool Area 1		05/01/2034	19.00	1,700 Job	32,300	15:00	9:04	44,529
Pool/Spa - Replaster	Pool Area 2		05/01/2034	19.00	1,200 Job	22,800	15:00	9:04	31,432
Pool/Spa - Replaster	Pool Area 3		05/01/2034	19.00	1,700 Job	32,300	15:00	9:04	44,529
Pool/Spa - Replaster	Pool Area 4		05/01/2034	19.00	1,200 Job	22,800	15:00	9:04	31,432
						190,075			242,015
Roofing									
Roof Tile	Pool Area 1		05/01/2044	$ 12.00	3,200 SF	$ 38,400	30:00	19:04	$ 74,675
Roof Tile	Pool Area 3		05/01/2044	12.00	3,200 SF	38,400	30:00	19:04	74,675

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The Village of Kings Creek Condominiums

Analysis Date - January 1, 2025

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Item Parameters - Detail

Category / Subcategory Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Signage									
						76,800			149,351
Sign - Association	Grounds		05/01/2030	$ 10,000.00	1 Job	$ 10,000	15:00	5:04	$ 12,014
						10,000			12,014
Streets									
Overlay 1"	Parking Lot		06/01/2047	$ 1.65	520,828 sf	$ 859,366	30:00	22:05	$ 1,858,194
Slurry Seal	Parking Lot		06/01/2027	0.21	520,828 Each	108,332	10:00	2:05	117,724
						967,698			1,975,918
						4,803,023			9,173,825
SIRS									
Doors and Windows									
Door Roof Hatch	Building A		01/01/2025	$ 750.00	1 Each	$ 750	25:00	0:00	$ 750
Door Roof Hatch	Building B		01/01/2025	750.00	1 Each	750	25:00	0:00	750
Door Roof Hatch	Building C		01/01/2025	750.00	1 Each	750	25:00	0:00	750
Door Roof Hatch	Building D		01/01/2025	750.00	1 Each	750	25:00	0:00	750
Door Roof Hatch	Building E		01/01/2025	750.00	1 Each	750	25:00	0:00	750
Door Roof Hatch	Building F		01/01/2025	750.00	1 Each	750	25:00	0:00	750
Door Roof Hatch	Building G		01/01/2025	750.00	1 Each	750	25:00	0:00	750
Door Roof Hatch	Building H		01/01/2025	750.00	1 Each	750	25:00	0:00	750
Door Roof Hatch	Building I		01/01/2025	750.00	1 Each	750	25:00	0:00	750
Door Roof Hatch	Building J		01/01/2025	750.00	1 Each	750	25:00	0:00	750
Door Roof Hatch	Building K		01/01/2025	750.00	1 Each	750	25:00	0:00	750
Door Roof Hatch	Building L		01/01/2025	750.00	1 Each	750	25:00	0:00	750
Door Roof Hatch	Building M		01/01/2025	750.00	1 Each	750	25:00	0:00	750
Door Roof Hatch	Building N		01/01/2025	750.00	1 Each	750	25:00	0:00	750
Door Roof Hatch	Building O		01/01/2025	750.00	1 Each	750	25:00	0:00	750
Door Roof Hatch	Building P		01/01/2025	750.00	1 Each	750	25:00	0:00	750
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

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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

Category / Subcategory Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Doors and Windows									
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
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

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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

Category / Subcategory Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Doors and Windows									
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			20,862,626
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

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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

Category / Subcategory 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 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
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

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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

Category / Subcategory Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Plumbing									
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
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

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The Village of Kings Creek Condominiums

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Item Parameters - Detail

Category / Subcategory Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Roofing									
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
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

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The Village of Kings Creek Condominiums

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Item Parameters - Detail

Category / Subcategory Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
Structure									
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
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			38,609,555
						20,604,560			47,783,380

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