

Madeira at St. Augustine Reserve Analysis (Internally Prepared)

As of 6/27/2019 2:12 PM				Life Analysis			*Year* Cost of Replacement per Phase, \$	Total Future Cost of Replacement, \$	Year #	Year																													
Reserve Component	Estimated 1st Year Of Replacement	Useful	Remaining	Quantity	Estimated Allowance	Year				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Amenity Building																																							
Roofing Tile	2,064	50	45	53	16,500																																		
Doors	2,039	15	10	7	7,700																																		
Door Hardware	2,029	15	10	7	3,000																																		
Windows	2,034	20	15	8	15,000																																		
Windows Cupola	2,044	30	25	8	7,500																																		
Wall and Floor Tile	2,039	25	20		13,000																																		
Paint (Interior)	2,024	10	5		2,900																																		
Paint (Exterior)	2,039	15	10		5,500																																		
Stucco Main Body	2,064	50	45		20,500																																		
Ceiling Fans (Outside)	2,024	10	5	4	1,200																																		
Ceiling Fans (Inside)	2,029	15	10	10	1,000																																		
Metal Bike Rack	2,027	13	8	1	680																																		
Exterior Coach Lights	2,024	10	5	4	1,200																																		
Kitchen/Social Room/Fitness																																							
Cabinets	2,031	17	12		5,000																																		
Countertops	2,031	17	12		4,600																																		
Microwave/Dishwasher/Refrigerator	2,026	12	7		2,300																																		
Kitchen Appliances	2,024	10	5		2,000																																		
Interior Window Coverings	2,032	15	13	11	3,300																																		
Furniture	2,032	15	13		37,000																																		
Flooring	2,037	20	18		4,400																																		
Fitness Equipment					14,300																																		
Treadmill	2,024	10	5		3,200																																		
Stationary Bike	2,024	10	5		1,800																																		
Elliptical	2,024	10	5		2,800																																		
Weights	2,024	10	5		2,000																																		
Universal Machine	2,024	10	5		5,000																																		
Accessories	2,024	10	5		2,500																																		
Wall Mounted Televisions	2,024	10	5	2	1,000																																		
Security Cameras	2,024	10	5	2	3,500																																		
Bathroom																																							
Toilet Partitions	2,037	20	18		2,600																																		
Plumbing Fixtures		15	10		6,000																																		
Light Fixtures		15	10		800																																		
Grab Bars/Dispensers	2,037	20	18		1,700																																		
Pool																																							
Swimming Pool					156,000																																		
New Maraca		15	10		15,000																																		
Pool Shade Structure	2,029	15	10		6,500																																		
Pool Equipment Enclosure	2,032	15	13		1,100																																		
Firepit	2,029	15	10		5,500																																		
Pool Chairs	2,024	8	5	24	3,600																																		
Pool Recliner Chairs	2,024	8	5	24	4,800																																		
Pool Tables	2,024	8	5	6	1,500																																		
Light Poles (5,000/piece)	2,039	30	20	7	35,000																																		
Total							0	0	0	1,000	0	19,800	0	2,300	680	0	24,900	0	9,600	41,400	0	31,000	0	0	8,400	0	35,000	0	0	0	0	13,000	0	0	0	0			
Entrance and Gate																																							
Entrance Sign	2,064	50	45	1	20,000																																		
Light Fixtures (small)	2,027	10	8	8	1,600																																		
Light Fixture (Big)	2,027	10	8	1	400																																		
Building Exterior Paint	2,027	12	10		1,500																																		
Tile Roof	2,064	50	45		12,000																																		
Doors	2,032	15	10		1,500																																		
Windows	2,037	20	15		2,000																																		
Hardware	2,032	15	10		500																																		
Flooring	2,042	20	15		600																																		
Interior Paint	2,027	10	5		1,000																																		
Gate A/C	2,029	10	10		3,000																																		
Gate Bathroom	2,034	20	15		5,000																																		
Gate Control Hardware System	2,032	15	13		15,000																																		
Road Paving																																							
Roadway Paving	2,039	25	20		6,800																																		
Parking Lot Paving	2,039	25	20		9,200																																		
Storm Drain Pipe	2,064	50	45		50,000																																		
Outfall Structures	2,064	50	45		5,000																																		
Common Area Irrigation	2,033	14			60,000																																		
Common Area Landscaping	2,035	16			100,000																																		
Totals							0	0	0	0	0	0	0	0	0	2,000	0	3,000	0	0	15,000	60,000	21,000	100,000	0	0	0	0	0</										

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HOA Reserves		\$ 40,703.10		Explanatory Notes															
CDD Reserves		\$ 27,000.00		1. Year 2019 Reserves are as of July 2019.															
Total Reserves as of 7/3/19		\$ 67,703.10																	
HOA				Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning of Year Reserves		67,703	75,625	83,626	91,707	98,869	107,113	95,639	104,048	110,242	118,140	126,804	110,655	119,493	118,820	86,436			
Recommended Reserve Contributions		7,922	8,001	8,081	8,162	8,244	8,326	8,409	8,493	8,578	8,664	8,751	8,838	8,927	9,016	9,106			
Expected Costs		-	-	-	(1,000)	-	(19,800)	-	(2,300)	(680)	-	(24,900)	-	(9,600)	(41,400)	-			
Anticipated End Year Reserves		75,625	83,626	91,707	98,869	107,113	95,639	104,048	110,242	118,140	126,804	110,655	119,493	118,820	86,436	95,542			
Initial Contribution to Reserve (2018)			7,844																
Anticipated Projected Annual Increase			1.00%																
				(Continued)															
HOA				Year	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Beginning of Year Reserves		95,542	73,739	83,028	92,410	93,486	103,056	77,722	87,485	97,346	107,305	117,364	114,523	124,784	135,148	145,615			
Recommended Reserve Contributions		9,197	9,289	9,382	9,476	9,571	9,666	9,763	9,861	9,959	10,059	10,159	10,261	10,364	10,467	10,572			
Expected Costs		(31,000)	-	-	(8,400)	-	(35,000)	-	-	-	-	-	(13,000)	-	-	-			
Anticipated End Year Reserves		73,739	83,028	92,410	93,486	103,056	77,722	87,485	97,346	107,305	117,364	114,523	124,784	135,148	145,615	156,187			
				(Continued)															
CDD				Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Beginning of Year Reserves		27,000	37,146	47,394	57,744	68,198	78,756	89,420	100,190	111,068	120,055	131,152	139,360	150,679	162,112	158,660			
Recommended Reserve Contributions		10,146	10,248	10,350	10,454	10,558	10,664	10,770	10,878	10,987	11,097	11,208	11,320	11,433	11,547	11,663			
Expected Costs		-	-	-	-	-	-	-	-	(2,000)	-	-	(3,000)	-	(15,000)	(60,000)			
Anticipated End Year Reserves		37,146	47,394	57,744	68,198	78,756	89,420	100,190	111,068	120,055	131,152	139,360	150,679	162,112	158,660	110,323			
Initial Contribution to Reserve (2018)			10,046																
Anticipated Projected Annual Increase			1.00%																
				(Continued)															
CDD				Year	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Beginning of Year Reserves		110,323	101,102	12,999	25,015	37,152	49,410	61,790	74,294	86,923	99,679	112,562	125,573	138,715	151,989	165,395			
Recommended Reserve Contributions		11,779	11,897	12,016	12,136	12,258	12,380	12,504	12,629	12,755	12,883	13,012	13,142	13,273	13,406	13,540			
Expected Costs		(21,000)	(100,000)	-	-	-	-	-	-	-	-	-	-	-	-	-			
Anticipated End Year Reserves		101,102	12,999	25,015	37,152	49,410	61,790	74,294	86,923	99,679	112,562	125,573	138,715	151,989	165,395	178,935			

2019				
Lots Sizing	Quantity	CDD Fees Per Year	HOA Fees Per Year	Total CDD/Year
55' Thru 2019	31	\$ 208	\$ 420	\$ 6,448
65'	83	\$ 245	\$ 420	\$ 20,335
75'	74	\$ 283	\$ 420	\$ 20,942
85'	21	\$ 321	\$ 420	\$ 6,741
Total Thru 2019	209			\$ 54,466
2020				
Lots Sizing	Quantity	CDD Fees Per Year	HOA Fees Per Year	Total CDD/Year
55'	71	\$ 208	\$ 420	\$ 14,768
65'	83	\$ 245	\$ 420	\$ 20,335
75'	74	\$ 283	\$ 420	\$ 20,942
85'	21	\$ 321	\$ 420	\$ 6,741
Total Thru 2020	249			\$ 62,786
HOA % Reserved	7.5%	7,844		
CDD % Reserved	16%	10,046		

Total HOA/Year	
\$	13,020
\$	34,860
\$	31,080
\$	8,820
\$	87,780
Total HOA/Year	
\$	29,820
\$	34,860
\$	31,080
\$	8,820
\$	104,580