

# **Snug Harbour Condominiums**

## **Reserve Management Plan**

### **Type 3**

## **Reserve Study with no On-Site Analysis**

**For 30-Year Projection Period Beginning January 1, 2024**



# Snug Harbour Condominiums

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Preparer's Report on Reserve Study  
**Type 3 Reserve Management Plan Reserve Study with No On-Site Analysis**  
**For 30-Year Projection Period Beginning January 1, 2024**

**Board of Directors**

Snug Harbour Condominiums  
Pensacola, 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 Snug Harbour 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 3 reserve study engagement is based on an update of a prior on-site analysis. No on-site analysis of Snug Harbour Condominiums was conducted as part of this study.

The attached basic financial exhibits and disclosures comprise a Type 3 Reserve Study report of Snug Harbour Condominiums. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2024, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2024, and related disclosures that provide important information regarding the basic financial exhibits.

**Management's Responsibility for Reserve Study**

The Governing Body of Snug Harbour 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 consisting of an update without an on-site analysis involves updating the report for transactions that have occurred since the last report was prepared, re-assessing replacement costs and updating financial information. 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 Snug Harbour 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 Snug Harbour 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 Snug Harbour 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 Snug Harbour 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.

Facilities Advisors Florida  
Pierre del Rosario, RS, CAM  
October 27, 2023



**Snug Harbour Condominiums**  
**January 1, 2024**

Statement of Position

Projection period: January 1, 2024 to 2053  
Type of Project: Condominium  
Number of Units: 86  
Location: Pensacola, FL  
Project Construction date: October 27, 2004  
On-Site analysis performed by: Pierre del Rosario, RS, CAM  
Component analysis performed by: Pierre del Rosario, RS, CAM  
Report prepared by: Pierre del Rosario, RS, CAM

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
Utilities - Underground and in Structure	Long-lived Component
Street & Parking Lot Base	Lifetime Component
Hardscape – sidewalks and curbs	Lifetime Component
Irrigation Lines and Sprinklers	Included in Operating Budget
Major Tree Trimming	Included in Operating Budget
Landscape / Plant Replacement	Included in Operating Budget

**Summary of major components is presented on next page**

Current Replacement Cost of All Components	\$ 1,469,301
Future Replacement Cost of All Components	\$ 2,681,346
Projected Balance of Reserve Funds at January 1, 2024	\$ 278,138
100% Funded Amount at January 1, 2024	\$ 281,033
Percent Funded at January 1, 2024	98.96 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2024	\$ 33
Projected Reserve Contribution	\$ 135,228
Average Annual Reserve Contribution Per Unit	\$ 1,572
Monthly Reserve Contribution First Year of Projection	\$ 11,269
Average Monthly Reserve Contribution Per Unit	\$ 131
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.50 %
Projected Interest Rate	0.10 %

# Snug Harbour Condominiums

Analysis Date - January 1, 2024

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Reserve Disclosures

Category	Future Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	2024	Reserve
						Funding Required	Allocation 12/31/2024
Doors and Windows	\$ 80,882	20:00	8:04 -11:08	\$ 23,724	\$ 57,158	\$ 3,668	\$ 11,211
Elevators	263,647	10:00 -30:00	5:04 -25:04	23,072	240,575	9,168	28,008
Fence & Railing	198,380	30:00 -35:00	26:08 -28:11	15,015	183,365	5,336	16,300
Fire System	84,646	15:00 -30:00	14:08 -24:08	3,669	80,977	3,369	10,301
Mechanical & Electrical	356,655	10:00 -40:00	8:04 -24:04	48,939	307,716	12,022	36,654
Painting	836,976	9:00 -25:00	8:04 -21:04	40,658	796,318	66,415	202,677
Paving	117,658	7:00 -25:00	2:08 - 8:08	56,866	60,792	5,511	16,796
Pool	164,455	15:00 -20:00	11:05 -14:04	16,975	147,480	9,307	28,380
Recreation Area	46,524	20:00 -25:00	14:04 -16:08	8,316	38,208	1,895	5,791
Roofing	512,094	20:00 -45:00	15:04 -43:11	31,516	480,578	17,122	52,251
Seawall	19,428	10:00	4:04	9,387	10,041	1,762	5,378
	<u>2,681,345</u>			<u>278,138</u>	<u>2,403,208</u>	<u>135,575</u>	<u>413,753</u>

# Snug Harbour Condominiums

Analysis Date - January 1, 2024

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Cash Flow - Annual

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Begin Balance</b>	278,138	413,712	549,422	672,992	808,961	925,625	1,049,465	1,185,810	1,322,292	780,457
<b>Contribution</b>	135,228	135,228	135,228	135,228	135,228	135,228	135,228	135,228	135,228	141,651
<b>Average Per Unit</b>	1,572	1,572	1,572	1,572	1,572	1,572	1,572	1,572	1,572	1,647
<b>Percent Change</b>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.75%
<b>Interest</b>	345	481	613	740	864	985	1,117	1,253	1,114	847
<b>Less Expenditures</b>	0	0	12,271	0	19,428	12,374	0	0	678,178	15,613
<b>Ending Balance</b>	413,712	549,422	672,992	808,961	925,625	1,049,465	1,185,810	1,322,292	780,457	907,342
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
<b>Begin Balance</b>	907,342	1,056,704	1,108,268	1,272,269	1,354,813	1,380,349	1,312,122	1,465,918	910,777	912,813
<b>Contribution</b>	148,379	155,427	162,810	170,544	178,644	187,130	196,019	205,330	215,083	225,299
<b>Average Per Unit</b>	1,725	1,807	1,893	1,983	2,077	2,175	2,279	2,387	2,500	2,619
<b>Percent Change</b>	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
<b>Interest</b>	981	1,096	1,190	1,341	1,365	1,314	1,398	1,247	969	1,025
<b>Less Expenditures</b>	0	104,959	0	89,342	154,474	256,671	43,620	761,718	214,017	0
<b>Ending Balance</b>	1,056,704	1,108,268	1,272,269	1,354,813	1,380,349	1,312,122	1,465,918	910,777	912,813	1,139,138
	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
<b>Begin Balance</b>	1,139,138	1,355,421	1,325,859	1,586,269	1,799,081	1,874,909	1,928,194	995,071	1,322,813	1,446,938
<b>Contribution</b>	236,001	247,211	258,954	271,254	284,139	297,635	311,773	326,582	342,095	358,344
<b>Average Per Unit</b>	2,744	2,874	3,011	3,154	3,303	3,460	3,625	3,797	3,977	4,166
<b>Percent Change</b>	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%	4.75%
<b>Interest</b>	1,251	1,305	1,455	1,705	1,820	1,870	1,571	1,158	1,450	1,607
<b>Less Expenditures</b>	20,970	278,079	0	60,147	210,131	246,221	1,246,467	0	219,420	76,981
<b>Ending Balance</b>	1,355,421	1,325,859	1,586,269	1,799,081	1,874,909	1,928,194	995,071	1,322,813	1,446,938	1,729,909

# Snug Harbour Condominiums

Analysis Date - January 1, 2024

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Expenditures

Component	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Asphalt Shingles										
Bath Remodel										
Concrete Repairs									1,802	
Dehumidification System Ind										
Domestic Water Pumps									5,022	
Domestic Water- Pump Contr										
Door Utility									8,873	
Dry Sauna										
Electrical Panels										
Elevator Cab Refurb						12,374				
Elevator Electronics										
Elevator Modernization										
Exhaust fan Stairway										
Fencing - Steel, Replace										
Fire Boost Pump										
Fire Panels & Central Annunci										
Fire Pump Control Panel										
Generator										
Hallway surface										
Metal Roof										
Overlay 1"									103,583	
Pool Filter										
Pool Heater										
Pool/Spa - Replaster										
Railing Hallway										
Roof - Membrane roof										
Seawall Allowance Repairs					19,428					
Security System										
Slurry Seal			12,271							15,613
Waterproofing									558,896	
	0	0	12,271	0	19,428	12,374	0	0	678,178	15,613



# Snug Harbour Condominiums

Analysis Date - January 1, 2024

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Expenditures

Component	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Asphalt Shingles									60,372	
Bath Remodel					22,767					
Concrete Repairs									1,802	
Dehumidification System Ind					42,162					
Domestic Water Pumps									5,022	
Domestic Water- Pump Contr										
Door Utility		72,009								
Dry Sauna							23,756			
Electrical Panels										
Elevator Cab Refurb						17,455				
Elevator Electronics						29,673				
Elevator Modernization										
Exhaust fan Stairway					16,190					
Fencing - Steel, Replace										
Fire Boost Pump										
Fire Panels & Central Annunci					21,034					
Fire Pump Control Panel										
Generator									146,819	
Hallway surface										
Metal Roof										
Overlay 1"										
Pool Filter		16,475		8,977						
Pool Heater		16,475		8,977						
Pool/Spa - Replaster				71,387						
Railing Hallway										
Roof - Membrane roof						209,542				
Seawall Allowance Repairs					27,405					
Security System					24,915					
Slurry Seal							19,864			
Waterproofing								761,718		
	0	104,959	0	89,342	154,474	256,671	43,620	761,718	214,017	0

# Snug Harbour Condominiums

Analysis Date - January 1, 2024

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Expenditures

Component	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053
Asphalt Shingles										
Bath Remodel										
Concrete Repairs									1,802	
Dehumidification System Ind										
Domestic Water Pumps									5,022	
Domestic Water- Pump Contr	20,970									
Door Utility									17,655	
Dry Sauna										
Electrical Panels					142,737					
Elevator Cab Refurb						24,622				
Elevator Electronics										
Elevator Modernization						221,599				
Exhaust fan Stairway										
Fencing - Steel, Replace									45,260	
Fire Boost Pump				34,875						
Fire Panels & Central Annunci										35,239
Fire Pump Control Panel					28,736					
Generator										
Hallway surface		278,079								
Metal Roof										
Overlay 1"										
Pool Filter							27,601		15,040	
Pool Heater							27,601		15,040	
Pool/Spa - Replaster									119,599	
Railing Hallway							153,120			
Roof - Membrane roof										
Seawall Allowance Repairs					38,657					
Security System										41,741
Slurry Seal				25,272						
Waterproofing							1,038,144			
	20,970	278,079	0	60,147	210,131	246,221	1,246,467	0	219,420	76,981

# Snug Harbour Condominiums

Analysis Date - January 1, 2024

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Summary

Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Rem Life	Future Cost
Asphalt Shingles	12/2042	\$ 6.69	4,704 Sf	\$ 31,493	20:00	18:11	\$ 60,372
Bath Remodel	5/2038	4,635.00	3 Job	13,905	20:00	14:04	22,767
Concrete Repairs	5/2032	1,802.50	1 Job	1,802	10:00	8:04	1,802
Dehumidification System Indoor Pool	5/2038	25,750.00	1 Each	25,750	20:00	14:04	42,162
Domestic Water Pumps	5/2032	5,022.28	1 Each	5,022	10:00	8:04	5,022
Domestic Water- Pump Control	9/2044	10,300.00	1 Each	10,300	25:00	20:08	20,970
Door Utility	5/32 - 9/35	669.50	81.95 Each	54,865	20:00	11:03	80,882
Dry Sauna	9/2040	6,695.00	2 Each	13,390	25:00	16:08	23,756
Electrical Panels	5/2048	10,300.00	6 Each	61,800	40:00	24:04	142,737
Elevator Cab Refurb	5/2029	10,300.00	1 Each	10,300	10:00	5:04	12,374
Elevator Electronics	5/2039	17,510.00	1 Each	17,510	20:00	15:04	29,673
Elevator Modernization	5/2049	92,700.00	1 Job	92,700	30:00	25:04	221,599
Exhaust fan Stairway	5/2038	1,236.00	8 Sf	9,888	20:00	14:04	16,190
Fencing - Steel, Replace	12/2052	66.95	250 LF	16,737	30:00	28:11	45,260
Fire Boost Pump	9/2047	15,450.00	1 Each	15,450	30:00	23:08	34,875
Fire Panels & Central Annunciators	9/2038	12,700.00	1 Each	12,700	15:00	14:08	21,034
Fire Pump Control Panel	9/2048	12,300.00	1 Each	12,300	25:00	24:08	28,736
Generator	9/2042	77,250.00	1 Each	77,250	25:00	18:08	146,819
Hallway surface	5/2045	9.27	14,400 Sf	133,488	25:00	21:04	278,079
Metal Roof	12/2067	15.45	3,460 Sf	53,457	45:00	43:11	242,178
Overlay 1"	9/2032	1.23	62,200 sf	76,879	25:00	8:08	103,583
Pool Filter	6/35 - 12/37	5,562.00	3 Each	16,686	15:00	12:03	25,452
Pool Heater	6/35 - 12/37	5,562.00	3 Each	16,686	15:00	12:03	25,452
Pool/Spa - Replaster	5/37 - 12/37	15.45	2,880 sf	44,496	15:00	13:09	71,387
Railing Hallway	9/2050	46.35	1,320 LF	61,182	35:00	26:08	153,120
Roof - Membrane roof	5/2039	12.72	9,720 Sf	123,648	20:00	15:04	209,542
Seawall Allowance Repairs	5/2028	51.50	325 LF	16,737	10:00	4:04	19,428
Security System	10/2038	15,000.00	1 Each	15,000	15:00	14:09	24,915
Slurry Seal	9/2026	0.18	62,200 Each	11,196	7:00	2:08	12,271
Waterproofing	5/32 - 8/32	4.63	89,899 LF	416,681	9:00	8:06	558,896
				<u>\$ 1,469,301</u>			<u>\$ 2,681,346</u>

## **Snug Harbour Condominiums**

January 1, 2024

### **Disclosures**

#### **Site Analysis**

Snug Harbour Condominiums is a condominium development association located in Pensacola, FL. The Association consists of 86 units located at 10335 Gulf Beach Highway. The units were constructed as a single phase in October 27, 2004.

No on-site analysis was performed for this report update.

#### **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 previous reserve study, the tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. 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.

See Preparer's Report  
See Summary of Significant Assumptions

**Snug Harbour Condominiums**

January 1, 2024

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management’s estimates, Facilities Advisors International’s 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 0.10%. 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.

See Preparer’s Report  
See Summary of Significant Assumptions

## **Snug Harbour Condominiums**

January 1, 2024

Replacement reserves are funded at a level of 98.96% as of January 1, 2024 using the inflation adjusted method of calculating percent funded.

The beginning balance of reserve funds was estimated at \$ 278,138, based on information provided by management. The beginning balance of reserve funds was provided by Association management.

### **Summary of 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 \$10,000 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 \$10,000.
- 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 0.10% is used in the funding plan.
- Inflation rate of 3.50% is used in the funding plan.

See Preparer's Report  
See Summary of Significant Assumptions

# Snug Harbour Condominiums

Analysis Date - January 1, 2024

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Detail

Components			Replace				Adj	Rem	
Component	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
<b>Doors and Windows</b>									
Door Utility	Walkway 12		09/01/2035	\$ 669.50	9 Each	\$ 6,025	20:00	11:08	\$ 9,001
Door Utility	Walkway 11		09/01/2035	669.50	8 Each	5,356	20:00	11:08	8,001
Door Utility	Walkway 10		09/01/2035	669.50	5 Each	3,347	20:00	11:08	5,000
Door Utility	Walkway 9		09/01/2035	669.50	5 Each	3,347	20:00	11:08	5,000
Door Utility	Walkway 8		09/01/2035	669.50	5 Each	3,347	20:00	11:08	5,000
Door Utility	Walkway 7		09/01/2035	669.50	5 Each	3,347	20:00	11:08	5,000
Door Utility	Walkway 6		09/01/2035	669.50	5 Each	3,347	20:00	11:08	5,000
Door Utility	Walkway 5		09/01/2035	669.50	5 Each	3,347	20:00	11:08	5,000
Door Utility	Walkway 4		09/01/2035	669.50	5 Each	3,347	20:00	11:08	5,000
Door Utility	Walkway 3		09/01/2035	669.50	5 Each	3,347	20:00	11:08	5,000
Door Utility	Walkway 2		09/01/2035	669.50	5 Each	3,347	20:00	11:08	5,000
Door Utility	Walkway 1		09/01/2035	669.50	7 Each	4,686	20:00	11:08	7,000
Door Utility	Garage		09/01/2035	669.50	1 Each	669	20:00	11:08	1,000
Door Utility	Pool Building		09/01/2035	669.50	2 Each	1,339	20:00	11:08	2,000
Door Utility	Common Area		05/01/2032	669.50	9.95 Each	6,661	20:00	8:04	8,873
						54,865			80,882
<b>Elevators</b>									
Elevator Cab Refurb	Elevator Room		05/01/2029	\$ 10,300.00	1 Each	\$ 10,300	10:00	5:04	\$ 12,374
Elevator Electronics	Elevator Room		05/01/2039	17,510.00	1 Each	17,510	20:00	15:04	29,673
Elevator Modernization	Elevator Room		05/01/2049	92,700.00	1 Job	92,700	30:00	25:04	221,599
						120,510			263,647
<b>Fence &amp; Railing</b>									
Fencing - Steel, Replace	Pool Area Outd		12/01/2052	\$ 66.95	250 LF	\$ 16,737	30:00	28:11	\$ 45,260
Railing Hallway	Walkway 12		09/01/2050	46.35	60 LF	2,781	35:00	26:08	6,960
Railing Hallway	Walkway 11		09/01/2050	46.35	60 LF	2,781	35:00	26:08	6,960
Railing Hallway	Walkway 10		09/01/2050	46.35	120 LF	5,562	35:00	26:08	13,920
Railing Hallway	Walkway 9		09/01/2050	46.35	120 LF	5,562	35:00	26:08	13,920
Railing Hallway	Walkway 8		09/01/2050	46.35	120 LF	5,562	35:00	26:08	13,920
Railing Hallway	Walkway 7		09/01/2050	46.35	120 LF	5,562	35:00	26:08	13,920
Railing Hallway	Walkway 6		09/01/2050	46.35	120 LF	5,562	35:00	26:08	13,920
Railing Hallway	Walkway 5		09/01/2050	46.35	120 LF	5,562	35:00	26:08	13,920
Railing Hallway	Walkway 4		09/01/2050	46.35	120 LF	5,562	35:00	26:08	13,920

# Snug Harbour Condominiums

Analysis Date - January 1, 2024

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Detail

Components			Replace				Adj	Rem	
Component	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
<b>Fence &amp; Railing</b>									
Railing Hallway	Walkway 3		09/01/2050	\$ 46.35	120 LF	\$ 5,562	35:00	26:08	\$ 13,920
Railing Hallway	Walkway 2		09/01/2050	46.35	120 LF	5,562	35:00	26:08	13,920
Railing Hallway	Walkway 1		09/01/2050	46.35	120 LF	5,562	35:00	26:08	13,920
						77,919			198,380
<b>Fire System</b>									
Fire Boost Pump	Building		09/01/2047	\$ 15,450.00	1 Each	\$ 15,450	30:00	23:08	\$ 34,875
Fire Panels & Central Annunciators	Building		09/01/2038	12,700.00	1 Each	12,700	15:00	14:08	21,034
Fire Pump Control Panel	Building		09/01/2048	12,300.00	1 Each	12,300	25:00	24:08	28,736
						40,450			84,646
<b>Mechanical &amp; Electrical</b>									
Domestic Water Pumps	Building		05/01/2032	\$ 5,022.28	1 Each	\$ 5,022	10:00	8:04	\$ 5,022
Domestic Water- Pump Control	Garage		09/01/2044	10,300.00	1 Each	10,300	25:00	20:08	20,970
Electrical Panels	Building		05/01/2048	10,300.00	6 Each	61,800	40:00	24:04	142,737
Exhaust fan Stairway	Building	Sta	05/01/2038	1,236.00	8 Sf	9,888	20:00	14:04	16,190
Generator	Building		09/01/2042	77,250.00	1 Each	77,250	25:00	18:08	146,819
Security System	Building		10/27/2038	15,000.00	1 Each	15,000	15:00	14:09	24,915
						179,260			356,654
<b>Painting</b>									
Hallway surface	Walkway 12		05/14/2045	\$ 9.27	1,200 Sf	\$ 11,124	25:00	21:04	\$ 23,173
Hallway surface	Walkway 11		05/14/2045	9.27	1,200 Sf	11,124	25:00	21:04	23,173
Hallway surface	Walkway 10		05/14/2045	9.27	1,200 Sf	11,124	25:00	21:04	23,173
Hallway surface	Walkway 9		05/14/2045	9.27	1,200 Sf	11,124	25:00	21:04	23,173
Hallway surface	Walkway 8		05/14/2045	9.27	1,200 Sf	11,124	25:00	21:04	23,173
Hallway surface	Walkway 7		05/14/2045	9.27	1,200 Sf	11,124	25:00	21:04	23,173
Hallway surface	Walkway 6		05/14/2045	9.27	1,200 Sf	11,124	25:00	21:04	23,173
Hallway surface	Walkway 5		05/14/2045	9.27	1,200 Sf	11,124	25:00	21:04	23,173
Hallway surface	Walkway 4		05/14/2045	9.27	1,200 Sf	11,124	25:00	21:04	23,173
Hallway surface	Walkway 3		05/14/2045	9.27	1,200 Sf	11,124	25:00	21:04	23,173
Hallway surface	Walkway 2		05/14/2045	9.27	1,200 Sf	11,124	25:00	21:04	23,173
Hallway surface	Walkway 1		05/14/2045	9.27	1,200 Sf	11,124	25:00	21:04	23,173
Waterproofing	Building		08/02/2032	4.63	70,200 LF	325,377	9:00	8:07	437,144



# Snug Harbour Condominiums

Analysis Date - January 1, 2024

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Detail

Components			Replace				Adj	Rem	
Component	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
<b>Painting</b>									
Waterproofing	Pool Building		08/02/2032	\$ 4.63	2,520 LF	\$ 11,680	9:00	8:07	\$ 15,692
Waterproofing	Building	Balcony	05/01/2032	4.63	17,179 LF	79,624	9:00	8:04	106,059
						550,169			836,976
<b>Paving</b>									
Concrete Repairs	Common Area		05/01/2032	\$ 1,802.50	1 Job	\$ 1,802	10:00	8:04	\$ 1,802
Overlay 1"	Common Area		09/01/2032	1.23	62,200 sf	76,879	25:00	8:08	103,583
Slurry Seal	Common Area		09/01/2026	0.18	62,200 Each	11,196	7:00	2:08	12,271
						89,877			117,657
<b>Pool</b>									
Dehumidification System Indoor Pool	Pool Building		05/01/2038	\$ 25,750.00	1 Each	\$ 25,750	20:00	14:04	\$ 42,162
Pool Filter	Pool Building		06/01/2035	5,562.00	1 Each	5,562	15:00	11:05	8,237
Pool Filter	Pool Building		06/01/2035	5,562.00	1 Each	5,562	15:00	11:05	8,237
Pool Filter	Pool Area Outd		12/01/2037	5,562.00	1 Each	5,562	15:00	13:11	8,977
Pool Heater	Pool Building		06/01/2035	5,562.00	1 Each	5,562	15:00	11:05	8,237
Pool Heater	Pool Building		06/01/2035	5,562.00	1 Each	5,562	15:00	11:05	8,237
Pool Heater	Pool Area Outd		12/01/2037	5,562.00	1 Each	5,562	15:00	13:11	8,977
Pool/Spa - Replaster	Pool Area Outd		12/01/2037	15.45	1,760 sf	27,192	15:00	13:11	43,889
Pool/Spa - Replaster	Pool Building		05/01/2037	15.45	770 sf	11,896	15:00	13:04	18,820
Pool/Spa - Replaster	Pool Building	Spa	10/27/2037	15.45	350 sf	5,407	15:00	13:09	8,678
						103,618			164,455
<b>Recreation Area</b>									
Bath Remodel	Pool Building		05/01/2038	\$ 4,635.00	2 Job	\$ 9,270	20:00	14:04	\$ 15,178
Bath Remodel	Community Roo		05/01/2038	4,635.00	1 Job	4,635	20:00	14:04	7,589
Dry Sauna	Gym		09/01/2040	6,695.00	2 Each	13,390	25:00	16:08	23,756
						27,295			46,524
<b>Roofing</b>									
Asphalt Shingles	Pool Building		12/29/2042	\$ 6.69	4,704 Sf	\$ 31,493	20:00	18:11	\$ 60,372
Metal Roof	Building		12/13/2067	15.45	3,460 Sf	53,457	45:00	43:11	242,178
Roof - Membrane roof	Building		05/29/2039	12.72	9,720 Sf	123,648	20:00	15:04	209,542
						208,598			512,093

# Snug Harbour Condominiums

Analysis Date - January 1, 2024

Inflation:3.50% Investment:0.10% Contribution Factor:0.00% Calc:Future

## Component List - Detail

Components			Replace				Adj	Rem	
Component	Location	Desc.	Date	Basis Cost	Quantity	Current Cost	Life	Life	Future Cost
<b>Seawall</b>									
Seawall Allowance Repairs	Common Area		05/01/2028	\$ 51.50	325 LF	\$ 16,737	10:00	4:04	\$ 19,428
						16,737			19,428
						1,469,301			2,681,346