

## Paradise Condominium Association



### Reserve Study

Prepared for  
**The Paradise Condominium Association**  
Crested Butte, Colorado

Prepared by  
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August 24, 2021

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## Introduction

Borne Consulting has been commissioned by The Paradise Condominium Association to prepare a Reserve Study. The purpose of this Reserve Study update is to evaluate the common-area components for major repair, maintenance and replacement that are the responsibility of the Association. This Study provides a limited-scope evaluation of the existing condition and remaining life of the common-area components. The Study also includes estimated costs for the major repair, maintenance and/or replacement of the items to enable the Association to establish an adequate level of reserve funds for the upkeep of the property. Major repair, maintenance and/or replacement items are defined as anything that costs over \$5,000.

## Community Description

Paradise Condominium Association consists of condominium-style residences. The Association maintenance responsibilities consist of the exterior building envelope, exterior building lights, pathway lights, common entry areas, drives and parking areas, fencing, stairwells, sidewalks and irrigated, landscaped areas.

## Measure of Reserve Fund Strength

### **0% - 30% Funded**

Is considered to be "weak" financial fund strength. Associations that fall into this category may be subject to special assessments and deferred maintenance, which could lead to lower property values. If the Association is in this position, actions should be taken to improve the financial strength of the reserve fund.

**31% - 69% Funded** is considered a "fair" financial strength. The majority of Associations fall into this category. While this doesn't represent financial strength and stability, the likelihood of special assessments and deferred maintenance is diminished. Effort should be taken to continue strengthening the financial positions of Associations in this category.

**70% - 100% Funded** is considered to be a "strong" financial reserve position. This indicates good financial strength and every attempt should be made to maintain this level.

For this Study The Paradise Condominium Association is projected to be within the 0% -30% funded, and would be considered to have a "Weak" funded reserve account.

**Percent Funded** = Reserve Fund Balance (actual funds)/ Fully Funded Balance (computed funds).

**Fully Funded Balance** = SUM of Current Replacement Costs of each component multiplied by the Fraction of Life ("Used Up") of the component.

## Approach

To prepare this Reserve Study Projection, Borne Consulting has completed the necessary research, the component report, the cost estimates, the financial projections, and the projection interpretation. The projections were assembled using the cash flow method. This method develops a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule of reserve expenses until a desired funding program is achieved.

## Reference Material

The following references were provided to Borne Consulting for this Reserve Study by the client:

- Existing Reserve Fund Balance
- Existing Reserve Fund Contributions

## Exclusions

Items not included in this Projection Update are:

- Non- common area components.
- Association components that have estimated costs below the reserve component threshold amount of \$5,000.
- Long lasting items with estimated economic lives exceeding 30 years, such as sanitary sewers or building structural components. However, these items are included if they are known to have a fairly predictable anticipated useful life that falls within the term of the Study.
- Normal operating items, i.e., taxes, insurance, snow plowing, utilities, cleaning and landscape maintenance, etc.

## Disclaimer

This Reserve Study was prepared specifically for The Paradise Condominium Association. The information contained within this document has been assembled in conjunction with the client and is intended to assist the client with its reserve planning and funding. Borne Consulting does not guarantee, either explicitly or implied, that all repair and replacement items have been identified, the accuracy of the probable costs or the component lives.

In providing the opinions of probable replacement costs, the client understands that Borne Consulting has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, and that the opinions of probable replacement costs provided herein are made on the basis of Borne Consulting's qualifications and experience. Borne Consulting makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to actual bid or construction costs.

All comments made are based on conditions seen at the time of the site visit. We do not accept any responsibility for unknown or unknowable conditions within the existing site or structures.

## Paradise Condominium Association RA Detail Report by Category

### Replace concrete cassions - 2025

Asset ID	A01.1	2,400 SF	@ \$120.00
Topography and Grading		Asset Actual Cost	\$288,000.00
Category	Drainage	Percent Replacement	100%
Placed in Service	June 1985	Future Cost	\$324,146.54
Useful Life	40		
Replacement Year	2025		
Remaining Life	4		



**Description:** Concrete cassions behind Dogwood and Cottonwood buildings.

**Condition:** Fair condition, a soil nail wall or a tie back system may be necessary to retain adjacent hillside.

**Action(s):**

- Repace concrete cassions in accordance with a Geotechnical engineers recommendations to assure slope stability.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Drainage - Total Current Cost</b>	<b>\$288,000</b>
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## Paradise Condominium Association RA Detail Report by Category

### Mill and Overlay - 2031

Asset ID	B01.1	27,000 SF	@ \$4.00
Paving		Asset Actual Cost	\$108,000.00
Category	Asphalt Driveways	Percent Replacement	100%
Placed in Service	June 2011	Future Cost	\$145,142.97
Useful Life	20		
Replacement Year	2031		
Remaining Life	10		



**Description:** There is an asphalt driveway and associated parking areas for the Paradise residents located adjacent to the buildings.

**Condition:** Satisfactory condition.

**Action(s):**

- Mill and overlay or replace the asphalt every 20 years, starting in 2031.

## Paradise Condominium Association RA Detail Report by Category

### Sealcoat, patch, and crackfill - 2023

Asset ID	B01.2	27,000 SF	@ \$0.30
Paving		Asset Actual Cost	\$8,100.00
Category	Asphalt Driveways	Percent Replacement	100%
Placed in Service	June 2015	Future Cost	\$8,593.29
Useful Life	4		
Adjustment	4		
Replacement Year	2023		
Remaining Life	2		



**Description:** There is an asphalt driveway and associated parking areas for the Paradise residents located adjacent to the buildings.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically seal coat, patch, and crack fill the asphalt surface every 4 years, starting in 2023.



**Paradise Condominium Association  
RA Detail Report by Category**

<b>Asphalt Driveways - Total Current Cost</b>	<b>\$116,100</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the main entry retaining wall - 2024

Asset ID	C01.1	1,900 SF	@ \$105.00
Landscaping and Appurtenances		Asset Actual Cost	\$199,500.00
Category	Retaining Walls	Percent Replacement	100%
Placed in Service	August 1992	Future Cost	\$217,999.04
Useful Life	30		
Adjustment	2		
Replacement Year	2024		
Remaining Life	3		



**Description:** There are timber retaining walls adjacent to the driveway and parking areas.

**Condition:** Satisfactory to poor condition, the timber retaining wall at the main entry is in need of replacement.

**Action(s):**

- Cyclically replace the retaining wall and guardrail at the main entry starting in 2024, or as needed.

## Paradise Condominium Association RA Detail Report by Category

### Replace the 2nd entry retaining wall - 2027

Asset ID	C01.2	2,600 SF	@ \$105.00
Landscaping and Appurtenances		Asset Actual Cost	\$273,000.00
Category	Retaining Walls	Percent Replacement	100%
Placed in Service	August 1992	Future Cost	\$325,976.28
Useful Life	30		
Adjustment	5		
Replacement Year	2027		
Remaining Life	6		



**Description:** There are timber retaining walls adjacent to the driveway and parking areas.

**Condition:** Satisfactory to poor condition, the timber retaining wall at the main entry is in need of replacement.

**Action(s):**

- Cyclically replace the 2nd retaining wall and guardrail at the main entry starting in 2027, or as needed.

## Paradise Condominium Association RA Detail Report by Category

### Replace the 3rd retaining wall - 2041

Asset ID	C01.3	2,400 SF	@ \$105.00
Landscaping and Appurtenances		Asset Actual Cost	\$252,000.00
Category	Retaining Walls	Percent Replacement	100%
Placed in Service	August 2006	Future Cost	\$455,140.03
Useful Life	30		
Adjustment	5		
Replacement Year	2041		
Remaining Life	20		



**Description:** There are timber retaining walls adjacent to the rear of the Aspen building.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace the 3rd retaining wall and guardrail at the behind the Aspen building starting in 2041, or as needed.

## Paradise Condominium Association RA Detail Report by Category

### Replace the 4th retaining wall - 2041

Asset ID	C01.4	870 SF	@ \$105.00
Landscaping and Appurtenances		Asset Actual Cost	\$91,350.00
Category	Retaining Walls	Percent Replacement	100%
Placed in Service	August 2006	Future Cost	\$164,988.26
Useful Life	30		
Adjustment	5		
Replacement Year	2041		
Remaining Life	20		



**Description:** There is timber retaining wall in the front of the Dogwood.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace the 4th retaining wall and guardrail at the front of the Dogwood building starting in 2041, or as needed.

## Paradise Condominium Association RA Detail Report by Category

### Replace the 5th retaining wall - 2041

Asset ID	C01.5	150 SF	@ \$105.00
Landscaping and Appurtenances		Asset Actual Cost	\$15,750.00
Category	Retaining Walls	Percent Replacement	100%
Placed in Service	August 2006	Future Cost	\$28,446.25
Useful Life	30		
Adjustment	5		
Replacement Year	2041		
Remaining Life	20		



**Description:** There is timber retaining wall at the south end of the Cottonwood building.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace the 5th retaining wall at the south of the Cottonwood building starting in 2041, or as needed.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Retaining Walls - Total Current Cost</b>	<b>\$831,600</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the metal railings - 2031

Asset ID	C02.1	270 LF	@ \$125.00
Landscaping and Appurtenances		Asset Actual Cost	\$33,750.00
Category	Metal Railings	Percent Replacement	100%
Placed in Service	June 2006	Future Cost	\$45,357.18
Useful Life	25		
Replacement Year	2031		
Remaining Life	10		



**Description:** Metal railings adjacent to the stairways and hot tub.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace the metal railings every 25 years, starting in 2031.



**Paradise Condominium Association  
RA Detail Report by Category**

<b>Metal Railings - Total Current Cost</b>	<b>\$33,750</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the main entry sign - 2030

Asset ID	C04.1	1 UT	@ \$3,500.00
Landscaping and Appurtenances		Asset Actual Cost	\$3,500.00
Category	Community Signs	Percent Replacement	100%
Placed in Service	August 2010	Future Cost	\$4,566.71
Useful Life	20		
Replacement Year	2030		
Remaining Life	9		



**Description:** The main entry sign is a custom wood sign with wood posts.

**Condition:** Good condition.

**Action(s):**

- Remove and replace the entrance sign in 2030, or as needed.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Community Signs - Total Current Cost</b>	<b>\$3,500</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the street lights - 2036

Asset ID	C05.1	2 UT	@ \$4,200.00
Landscaping and Appurtenances		Asset Actual Cost	\$8,400.00
Category	Street Lights	Percent Replacement	100%
Placed in Service	August 2006	Future Cost	\$13,086.93
Useful Life	30		
Replacement Year	2036		
Remaining Life	15		



**Description:** There are two street lights

**Condition:** Good condition.

**Action(s):**

- Remove and replace the street lights in 2036, or as needed.

**Paradise Condominium Association  
RA Detail Report by Category**

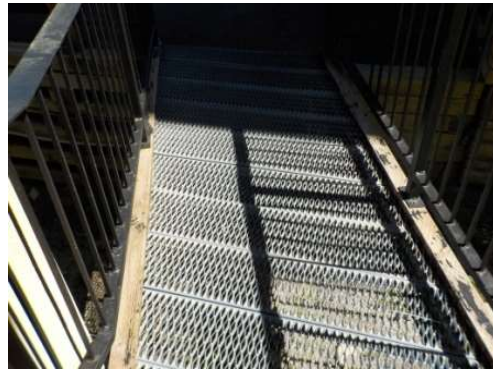
<b>Street Lights - Total Current Cost</b>	<b>\$8,400</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the metal stairs - 2031

Asset ID	C03.1
Landscaping and Appurtenances	
Category	Stairs and Bridges
Placed in Service	June 2006
Useful Life	25
Replacement Year	2031
Remaining Life	10

3 UT	@ \$18,000.00
Asset Actual Cost	\$54,000.00
Percent Replacement	100%
Future Cost	\$72,571.48



**Description:** The stairs and bridges are constructed of heavy timber lumber with metal treads and railings

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace the metal stairs and walkways every 25 years, starting in 2031.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Stairs and Bridges - Total Current Cost</b>	<b>\$54,000</b>
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## Paradise Condominium Association RA Detail Report by Category

### Repair and paint stucco - 2026

Asset ID	E01.1	21,000 SF	@ \$4.00
	Façade	Asset Actual Cost	\$84,000.00
Category	Stucco	Percent Replacement	100%
Placed in Service	August 2006	Future Cost	\$97,379.02
Useful Life	10		
Adjustment	10		
Replacement Year	2026		
Remaining Life	5		



**Description:** Stucco exterior finish system.

**Condition:** Good condition.

**Action(s):**

- Cyclically paint and repair any damaged or deteriorated sections of the stucco every 10 years, starting in 2026.



**Paradise Condominium Association  
RA Detail Report by Category**

<b>Stucco - Total Current Cost</b>	<b>\$84,000</b>
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## Paradise Condominium Association RA Detail Report by Category

### Paint and repair siding - 2024

Asset ID	E01.2	20,500 SF	@ \$4.50
	Façade	Asset Actual Cost	\$92,250.00
Category	Siding and Trim	Percent Replacement	100%
Placed in Service	June 2006	Future Cost	\$100,804.07
Useful Life	6		
Adjustment	12		
Replacement Year	2024		
Remaining Life	3		



**Description:** Stained siding and trim.

**Condition:** Good condition.

**Action(s):**

- Cyclically prep and paint the siding and trim and replace any damaged or deteriorated sections every 6 years, starting in 2024.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Siding and Trim - Total Current Cost</b>	<b>\$92,250</b>
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## Paradise Condominium Association RA Detail Report by Category

### Repair and replace stone veneer - 2036

Asset ID	E03.1	7,500 SF	@ \$45.00
	Façade	Asset Actual Cost	\$337,500.00
Category	Stone Veneer	Percent Replacement	100%
Placed in Service	June 2006	Future Cost	\$525,814.00
Useful Life	30		
Replacement Year	2036		
Remaining Life	15		



**Description:** Cultured stone veneer around the base of the buildings.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace the cultured stone veneer every 30 years, starting in 2036.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Stone Veneer - Total Current Cost</b>	<b>\$337,500</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the entry doors - 2027

Asset ID	D03.1	11 UT	@ \$1,200.00
Category	Façade	Asset Actual Cost	\$13,200.00
Placed in Service	Doors	Percent Replacement	100%
Useful Life	June 2015	Future Cost	\$15,761.49
Replacement Year	12		
Remaining Life	2027		
	6		



**Description:** Building entry doors.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the entry doors in 2027, or as needed.

# Paradise Condominium Association

## RA Detail Report by Category

### Replace the fire doors - 2023

Asset ID	D03.2	12 UT	@ \$600.00
Category	Façade	Asset Actual Cost	\$7,200.00
Placed in Service	Doors	Percent Replacement	100%
Useful Life	June 1985	Future Cost	\$7,638.48
Adjustment	35		
Replacement Year	3		
Remaining Life	2023		
	2		

**Description:** Building fire doors.

**Condition:** Satisfactory condition.

#### Action(s):

- Replace the building fire doors in 2023, or as needed.

## Paradise Condominium Association RA Detail Report by Category

### Replace the emergency exit lights - 2023

Asset ID	D03.5	24 UT	@ \$300.00
Category	Façade	Asset Actual Cost	\$7,200.00
Placed in Service	Doors	Percent Replacement	100%
Useful Life	June 2006	Future Cost	\$7,638.48
Adjustment	15		
Replacement Year	2		
Remaining Life	2023		
	2		



**Description:** Building emergency exit lights.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the emergency exit lights in 2023, or as needed.



## Paradise Condominium Association RA Detail Report by Category

### Replace the common area lighting - 2026

Asset ID	D03.7	1 UT @ \$48,000.00
Category	Façade	Asset Actual Cost \$48,000.00
Placed in Service	Doors	Percent Replacement 100%
Useful Life	June 2006	Future Cost \$55,645.16
Replacement Year	20	
Remaining Life	2026	
	5	



**Description:** Common area lighting in hallways and garages.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the common area lighting in 2026, or as needed.

## Paradise Condominium Association RA Detail Report by Category

### Replace the common area saloon doors - 2036

Asset ID	D03.8	6 UT	@ \$1,000.00
Category	Façade	Asset Actual Cost	\$6,000.00
Placed in Service	Doors	Percent Replacement	100%
Useful Life	June 2006	Future Cost	\$9,347.80
Replacement Year	30		
Remaining Life	2036		
	15		



**Description:** Common area pine saloon doors.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the saloon doors in 2036, or as needed.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Doors - Total Current Cost</b>	<b>\$81,600</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the garage doors - 2026

Asset ID	D03.3	24 UT	@ \$3,500.00
	Façade	Asset Actual Cost	\$84,000.00
Category	Garage Doors	Percent Replacement	100%
Placed in Service	June 2006	Future Cost	\$97,379.02
Useful Life	20		
Replacement Year	2026		
Remaining Life	5		



**Description:** Building garage doors.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the entry doors in 2026, or as needed.

## Paradise Condominium Association RA Detail Report by Category

### Replace the sliding glass doors - 2031

Asset ID	D03.4	24 UT	@ \$2,500.00
	Façade	Asset Actual Cost	\$60,000.00
Category	Garage Doors	Percent Replacement	100%
Placed in Service	June 2006	Future Cost	\$80,634.98
Useful Life	25		
Replacement Year	2031		
Remaining Life	10		



**Description:** Building sliding glass doors.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the sliding glass doors in 2031, or as needed.

## Paradise Condominium Association RA Detail Report by Category

### Replace the unit balcony lights - 2031

Asset ID	D03.6	24 UT	@ \$200.00
Category	Façade	Asset Actual Cost	\$4,800.00
Placed in Service	Garage Doors	Percent Replacement	100%
Useful Life	June 2006	Future Cost	\$6,450.80
Replacement Year	25		
Remaining Life	2031		
	10		



**Description:** Building unit balcony lights.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the balcony lights in 2031, or as needed.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Garage Doors - Total Current Cost</b>	<b>\$148,800</b>
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**Paradise Condominium Association  
RA Detail Report by Category**

**Replace the residential windows - 2029**

Asset ID	D04.2	3 UT @ \$27,000.00
Category	Façade	Asset Actual Cost \$81,000.00
Placed in Service	Windows	Percent Replacement 100%
Useful Life	June 1994	Future Cost \$102,608.38
Replacement Year	35	
Remaining Life	2029	
	8	



**Description:** Exterior windows for the residential units.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the residential windows starting in 2029.



## Paradise Condominium Association RA Detail Report by Category

### Replace the common area windows - 2025

Asset ID	E03.2	2,400 SF	@ \$25.00
Category	Façade	Asset Actual Cost	\$15,000.00
Placed in Service	Windows	Percent Replacement	25%
Useful Life	June 1985	Future Cost	\$16,882.63
Adjustment	5		
Replacement Year	35		
Remaining Life	2025		
	4		



**Description:** Metal-framed windows at the common areas of the three buildings.

**Condition:** Satisfactor/Fair condition.

**Action(s):**

- Replace approximately 25% of the windows and doors every 5 years, as needed, starting in 2025.

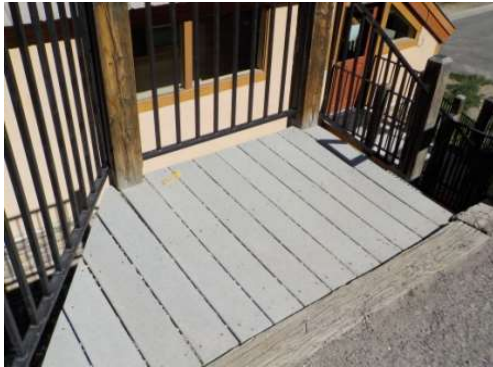
**Paradise Condominium Association  
RA Detail Report by Category**

<b>Windows - Total Current Cost</b>	<b>\$96,000</b>
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**Paradise Condominium Association  
RA Detail Report by Category**

**Replace the trex decking components - 2031**

Asset ID	E04.1	700 SF	@ \$20.00
Category	Façade	Asset Actual Cost	\$14,000.00
Placed in Service	Decks	Percent Replacement	100%
Useful Life	June 2006	Future Cost	\$18,814.83
Replacement Year	25		
Remaining Life	2031		
	10		



**Description:** Trex decks.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the Trex decking in 2031 or as needed.

**Paradise Condominium Association  
RA Detail Report by Category**

**Replace wooden deck components - 2025**

Asset ID	E05.1	2,000 SF	@ \$35.00
Category	Façade	Asset Actual Cost	\$17,500.00
Placed in Service	Decks	Percent Replacement	25%
Useful Life	June 2015	Future Cost	\$19,696.40
Replacement Year	10		
Remaining Life	2025		
	4		



**Description:** Wood decks.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace and rotting or damaged wood deck components as needed.

## Paradise Condominium Association RA Detail Report by Category

### Replace wooden and metal deck railings - 2031

Asset ID	E05.2	310 LF	@ \$150.00
Category	Façade	Asset Actual Cost	\$46,500.00
Placed in Service	Decks	Percent Replacement	100%
Useful Life	June 2006	Future Cost	\$62,492.11
Replacement Year	25		
Remaining Life	2031		
	10		



**Description:** Wood and metal deck railings.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the deck railings every 25 years or as needed.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Decks - Total Current Cost</b>	<b>\$78,000</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the residential flat roofs Phase 1 - 2022

Asset ID	E02.1	10,000 SF	@ \$26.00
Category	Roofing	Asset Actual Cost	\$86,666.67
Placed in Service	Flat Roofs	Percent Replacement	33.33%
Useful Life	June 2000	Future Cost	\$89,266.67
Adjustment	20		
Replacement Year	2		
Remaining Life	2022		
	1		



**Description:** Flat roofs above the residential spaces.

**Condition:** Satisfactory condition, repairs to the gable facade roofs were being planned.

**Action(s):**

- Remove and replace the residential flat roofs in 2022.
- Continue to contract for preventative maintenance for the roofs.

## Paradise Condominium Association RA Detail Report by Category

### Replace the residential flat roofs Phase 2 - 2023

Asset ID	E02.2	10,000 SF	@ \$26.00
	Roofing	Asset Actual Cost	\$86,666.67
Category	Flat Roofs	Percent Replacement	33.33%
Placed in Service	June 2000	Future Cost	\$91,944.67
Useful Life	20		
Adjustment	3		
Replacement Year	2023		
Remaining Life	2		



**Description:** Flat roofs above the residential spaces.

**Condition:** Satisfactory condition, repairs to the gable facade roofs were being planned.

**Action(s):**

- Remove and replace the residential flat roofs in 2023.
- Continue to contract for preventative maintenance for the roofs.



## Paradise Condominium Association RA Detail Report by Category

### Replace the residential flat roofs Phase 3 - 2024

Asset ID	E02.3	10,000 SF	@ \$26.00
	Roofing	Asset Actual Cost	\$86,666.67
Category	Flat Roofs	Percent Replacement	33.33%
Placed in Service	June 2000	Future Cost	\$94,703.01
Useful Life	20		
Adjustment	4		
Replacement Year	2024		
Remaining Life	3		



**Description:** Flat roofs above the residential spaces.

**Condition:** Satisfactory condition, repairs to the gable facade roofs were being planned.

**Action(s):**

- Remove and replace the residential flat roofs in 2024.
- Continue to contract for preventative maintenance for the roofs.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Flat Roofs - Total Current Cost</b>	<b>\$260,000</b>
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**Paradise Condominium Association  
RA Detail Report by Category**

**Replace the residential metal roofs - 2035**

Asset ID	E02.4	9,000 SF	@ \$28.00
Category	Roofing	Asset Actual Cost	\$252,000.00
Placed in Service	Metal Roofs	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$381,172.61
Replacement Year	30		
Remaining Life	2035		
	14		



**Description:** Sloped metal roofs above the residential spaces.

**Condition:** Satisfactory condition.

**Action(s):**

- Remove and replace the residential metal roofs in 2035.
- Continue to contract for preventative maintenance for the roofs.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Metal Roofs - Total Current Cost</b>	<b>\$252,000</b>
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## Paradise Condominium Association RA Detail Report by Category

### Paint the walls and ceilings - 2023

Asset ID	G01.1	15,000 SF	@ \$2.00
	Interior	Asset Actual Cost	\$30,000.00
Category	Interior Surfaces	Percent Replacement	100%
Placed in Service	June 2010	Future Cost	\$31,827.00
Useful Life	10		
Adjustment	3		
Replacement Year	2023		
Remaining Life	2		



**Description:** Painted drywall surfaces with pine wood trim.

**Condition:** Good condition.

**Action(s):**

- Cyclically paint the walls and ceilings every 7 years, starting in 2023.

**Paradise Condominium Association  
RA Detail Report by Category**

**Replace wood trim, baseboards and stair railings - 2031**

Asset ID	G01.2	3 UT	@ \$30,000.00
	Interior	Asset Actual Cost	\$90,000.00
Category	Interior Surfaces	Percent Replacement	100%
Placed in Service	June 2006	Future Cost	\$120,952.47
Useful Life	25		
Replacement Year	2031		
Remaining Life	10		



**Description:** Interior wood trim, baseboards and log railings.

**Condition:** Satisfactory condition.

**Action(s):**

- Replace the interior wood trim and railings, every 25 years, starting in 2031.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Interior Surfaces - Total Current Cost</b>	<b>\$120,000</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the carpeting - 2024

Asset ID	G02.1	5,800 SF	@ \$10.00
	Interior	Asset Actual Cost	\$58,000.00
Category	Carpet	Percent Replacement	100%
Placed in Service	June 2010	Future Cost	\$63,378.17
Useful Life	10		
Adjustment	4		
Replacement Year	2024		
Remaining Life	3		



**Description:** The majority of the common area flooring is commercial grade carpet.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace the carpeting every 10 years, starting in 2024.



**Paradise Condominium Association  
RA Detail Report by Category**

<b>Carpet - Total Current Cost</b>	<b>\$58,000</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the decorative lighting - 2028

Asset ID	G04.1	12 UT	@ \$250.00
Category	Interior Lighting	Asset Actual Cost	\$3,000.00
Placed in Service	June 2008	Percent Replacement	100%
Useful Life	20	Future Cost	\$3,689.62
Replacement Year	2028		
Remaining Life	7		



**Description:** Decorative wall sconces and utilitarian wall mounted lights.

**Condition:** Good condition.

**Action(s):**

- Replace th lighting in 2027, as aesthetically preferred by the residents.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Lighting - Total Current Cost</b>	<b>\$3,000</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the tile floors - 2030

Asset ID	G02.2	900 SF	@ \$20.00
Category	Interior	Asset Actual Cost	\$18,000.00
Placed in Service	Tile	Percent Replacement	100%
Useful Life	June 2005	Future Cost	\$23,485.92
Replacement Year	25		
Remaining Life	2030		
	9		



**Description:** Tile floors and the common area bottom entrances.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace the tile floors every 25 years, starting in 2030.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Tile - Total Current Cost</b>	<b>\$18,000</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the hot tub boiler - 2031

Asset ID	H01.1	1 UT	@ \$6,000.00
	Asset Actual Cost		\$6,000.00
	Mechanical	Percent Replacement	100%
Category	Boilers	Future Cost	\$8,063.50
Placed in Service	June 2021		
Useful Life	10		
Adjustment	10		
Replacement Year	2031		
Remaining Life	10		

**Description:** There is one high altitude gas-fired boiler.

**Condition:** New Condition, the boiler was in the process of being replaced during the site visit.

**Action(s):**

- Remove and replace the boiler in 2031.

## Paradise Condominium Association RA Detail Report by Category

### Replace the hot tub - 2029

Asset ID	H01.2	1 UT	@ \$8,000.00
Category	Mechanical	Asset Actual Cost	\$8,000.00
Placed in Service	Boilers	Percent Replacement	100%
Useful Life	June 2009	Future Cost	\$10,134.16
Replacement Year	20		
Remaining Life	2029		
	8		



**Description:** There is one prefabricated hot tub pool.

**Condition:** Satisfactory Condition.

**Action(s):**

- Remove and replace the hot tub in 2029, or as needed.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Boilers - Total Current Cost</b>	<b>\$14,000</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the hot tub circulation pumps - 2024

Asset ID	H03.1	2 UT	@ \$2,500.00
	Mechanical	Asset Actual Cost	\$5,000.00
Category	Circulation Pumps	Percent Replacement	100%
Placed in Service	June 2009	Future Cost	\$5,463.63
Useful Life	15		
Replacement Year	2024		
Remaining Life	3		



**Description:** There are two hot tub water circulation pumps.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace the circulation pumps every 15 years, or as needed.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Circulation Pumps - Total Current Cost</b>	<b>\$5,000</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the hot tub filter - 2024

Asset ID	H03.1	1 UT	@ \$3,000.00
	Mechanical	Asset Actual Cost	\$3,000.00
Category	Spa Filters	Percent Replacement	100%
Placed in Service	June 2009	Future Cost	\$3,278.18
Useful Life	15		
Replacement Year	2024		
Remaining Life	3		



**Description:** There is one hot tub sand filter.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace the circulation pumps every 15 years, or as needed.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Spa Filters - Total Current Cost</b>	<b>\$3,000</b>
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## Paradise Condominium Association RA Detail Report by Category

### Replace the notification communicator and annunciator - 2039

Asset ID	I01.1	3 UT @ \$15,000.00
Category	Fire and Safety	Asset Actual Cost \$45,000.00
Placed in Service	June 2019	Percent Replacement 100%
Useful Life	20	Future Cost \$76,609.49
Replacement Year	2039	
Remaining Life	18	



**Description:** There is a fire controller/communicator and fire alarm annunciator. Throughout the building there are smoke detectors and pull stations.

**Condition:** Satisfactory condition.

**Action(s):**

- Cyclically replace the fire notification communicator and annunciator every 20 years, starting in 2039.

**Paradise Condominium Association  
RA Detail Report by Category**

<b>Fire Notification System - Total Current Cost</b>	<b>\$45,000</b>
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**Paradise Condominium Association  
RA Annual Expenditure Spread Sheet**

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Description</b>										
Drainage										
Replace concrete cassions					330,487					
<b>Drainage Total:</b>					<b>330,487</b>					
Asphalt Driveways										
Mill and Overlay										
Sealcoat, patch, and crackfill			8,677				9,957			
<b>Asphalt Driveways Total:</b>			<b>8,677</b>				<b>9,957</b>			
Retaining Walls										
Replace the 2nd entry retaining wall							335,587			
Replace the 3rd retaining wall										
Replace the 4th retaining wall										
Replace the 5th retaining wall										
Replace the main entry retaining wall				221,189						
<b>Retaining Walls Total:</b>				<b>221,189</b>			<b>335,587</b>			
Metal Railings										
Replace the metal railings										
<b>Metal Railings Total:</b>										
Community Signs										
Replace the main entry sign									4,770	
<b>Community Signs Total:</b>									<b>4,770</b>	
Street Lights										
Replace the street lights										
<b>Street Lights Total:</b>										
Stairs and Bridges										
Replace the metal stairs										
<b>Stairs and Bridges Total:</b>										
Stucco										
Repair and paint stucco						99,766				
<b>Stucco Total:</b>						<b>99,766</b>				

**Paradise Condominium Association  
RA Annual Expenditure Spread Sheet**

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Description</b>										
Siding and Trim										
Paint and repair siding				102,279						125,727
<b>Siding and Trim Total:</b>				<b>102,279</b>						<b>125,727</b>
Stone Veneer										
Repair and replace stone veneer										
<b>Stone Veneer Total:</b>										
Doors										
Replace the common area lighting						57,009				
Replace the common area saloon doors										
Replace the emergency exit lights			7,713							
Replace the entry doors							16,226			
Replace the fire doors			7,713							
<b>Doors Total:</b>			<b>15,426</b>			<b>57,009</b>	<b>16,226</b>			
Garage Doors										
Replace the garage doors						99,766				
Replace the sliding glass doors										
Replace the unit balcony lights										
<b>Garage Doors Total:</b>						<b>99,766</b>				
Windows										
Replace the common area windows					17,213					20,443
Replace the residential windows								106,662		
<b>Windows Total:</b>					<b>17,213</b>			<b>106,662</b>		<b>20,443</b>
Decks										
Replace the trex decking components										
Replace wooden and metal deck railings										
Replace wooden deck components					20,082					
<b>Decks Total:</b>					<b>20,082</b>					
Flat Roofs										
Replace the residential flat roofs Phase 1		89,700								
Replace the residential flat roofs Phase 2			92,839							



**Paradise Condominium Association  
RA Annual Expenditure Spread Sheet**

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Description</b>										
<i>Flat Roofs continued...</i>										
Replace the residential flat roofs Phase 3				96,089						
<b>Flat Roofs Total:</b>		89,700	92,839	96,089						
<b>Metal Roofs</b>										
Replace the residential metal roofs										
<b>Metal Roofs Total:</b>										
<b>Interior Surfaces</b>										
Paint the walls and ceilings			32,137							
Replace wood trim, baseboards and stair railings										
<b>Interior Surfaces Total:</b>			32,137							
<b>Carpet</b>										
Replace the carpeting				64,306						
<b>Carpet Total:</b>				64,306						
<b>Lighting</b>										
Replace the decorative lighting							3,817			
<b>Lighting Total:</b>							3,817			
<b>Tile</b>										
Replace the tile floors										24,532
<b>Tile Total:</b>										24,532
<b>Boilers</b>										
Replace the hot tub									10,534	
Replace the hot tub boiler										
<b>Boilers Total:</b>									10,534	
<b>Circulation Pumps</b>										
Replace the hot tub circulation pumps				5,544						
<b>Circulation Pumps Total:</b>				5,544						

**Paradise Condominium Association  
RA Annual Expenditure Spread Sheet**

<b>Description</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Spa Filters										
Replace the hot tub filter				3,326						
<b>Spa Filters Total:</b>				<b>3,326</b>						
Fire Notification System										
Replace the notification communicator and annunciator										
<b>Fire Notification System Total:</b>										
<b>Year Total:</b>	<b>89,700</b>	<b>149,079</b>	<b>492,733</b>	<b>367,781</b>	<b>256,540</b>	<b>361,770</b>	<b>3,817</b>	<b>117,196</b>	<b>175,473</b>	

**Paradise Condominium Association  
RA Annual Expenditure Spread Sheet**

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>Description</b>										
Drainage										
Replace concrete cassions										
<b>Drainage Total:</b>										
Asphalt Driveways										
Mill and Overlay	152,345									
Sealcoat, patch, and crackfill	11,426				13,111				15,046	
<b>Asphalt Driveways Total:</b>	<b>163,771</b>				<b>13,111</b>				<b>15,046</b>	
Retaining Walls										
Replace the 2nd entry retaining wall										
Replace the 3rd retaining wall										
Replace the 4th retaining wall										
Replace the 5th retaining wall										
Replace the main entry retaining wall										
<b>Retaining Walls Total:</b>										
Metal Railings										
Replace the metal railings	47,608									
<b>Metal Railings Total:</b>	<b>47,608</b>									
Community Signs										
Replace the main entry sign										
<b>Community Signs Total:</b>										
Street Lights										
Replace the street lights						14,073				
<b>Street Lights Total:</b>						<b>14,073</b>				
Stairs and Bridges										
Replace the metal stairs	76,172									
<b>Stairs and Bridges Total:</b>	<b>76,172</b>									
Stucco										
Repair and paint stucco						140,729				
<b>Stucco Total:</b>						<b>140,729</b>				

**Paradise Condominium Association  
RA Annual Expenditure Spread Sheet**

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>Description</b>										
Siding and Trim										
Paint and repair siding						154,551				
<b>Siding and Trim Total:</b>						<b>154,551</b>				
Stone Veneer										
Repair and replace stone veneer						565,430				
<b>Stone Veneer Total:</b>						<b>565,430</b>				
Doors										
Replace the common area lighting										
Replace the common area saloon doors						10,052				
Replace the emergency exit lights								12,922		
Replace the entry doors									24,519	
Replace the fire doors										
<b>Doors Total:</b>						<b>10,052</b>		<b>12,922</b>	<b>24,519</b>	
Garage Doors										
Replace the garage doors										
Replace the sliding glass doors			84,636							
Replace the unit balcony lights			6,771							
<b>Garage Doors Total:</b>			<b>91,407</b>							
Windows										
Replace the common area windows					24,280					28,838
Replace the residential windows										
<b>Windows Total:</b>					<b>24,280</b>					<b>28,838</b>
Decks										
Replace the trex decking components		19,748								
Replace wooden and metal deck railings		65,593								
Replace wooden deck components					28,327					
<b>Decks Total:</b>		<b>85,341</b>			<b>28,327</b>					
Flat Roofs										
Replace the residential flat roofs Phase 1										
Replace the residential flat roofs Phase 2										

**Paradise Condominium Association  
RA Annual Expenditure Spread Sheet**

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
<b>Description</b>										
<i>Flat Roofs continued...</i>										
Replace the residential flat roofs Phase 3										
<b>Flat Roofs Total:</b>										
<b>Metal Roofs</b>										
Replace the residential metal roofs					407,911					
<b>Metal Roofs Total:</b>					<b>407,911</b>					
<b>Interior Surfaces</b>										
Paint the walls and ceilings			45,332							
Replace wood trim, baseboards and stair railings										
		126,954								
<b>Interior Surfaces Total:</b>		<b>126,954</b>	<b>45,332</b>							
<b>Carpet</b>										
Replace the carpeting					90,709					
<b>Carpet Total:</b>					<b>90,709</b>					
<b>Lighting</b>										
Replace the decorative lighting										
<b>Lighting Total:</b>										
<b>Tile</b>										
Replace the tile floors										
<b>Tile Total:</b>										
<b>Boilers</b>										
Replace the hot tub										
Replace the hot tub boiler			8,464							
<b>Boilers Total:</b>			<b>8,464</b>							
<b>Circulation Pumps</b>										
Replace the hot tub circulation pumps								9,287		
<b>Circulation Pumps Total:</b>								<b>9,287</b>		

**Paradise Condominium Association  
RA Annual Expenditure Spread Sheet**

<b>Description</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>
Spa Filters										
Replace the hot tub filter									5,572	
<b>Spa Filters Total:</b>									<b>5,572</b>	
Fire Notification System										
Replace the notification communicator and annunciator									83,587	
<b>Fire Notification System Total:</b>									<b>83,587</b>	
<b>Year Total:</b>	<b>599,716</b>		<b>45,332</b>	<b>90,709</b>	<b>473,630</b>	<b>884,835</b>		<b>12,922</b>	<b>138,011</b>	<b>28,838</b>

**Paradise Condominium Association  
RA Annual Expenditure Detail**

Description	Expenditures
<i>No Replacement in 2021</i>	
<b>Replacement Year 2022</b>	
<b>Flat Roofs</b>	
Replace the residential flat roofs Phase 1	89,700
<b>Total for 2022</b>	<b>\$89,700</b>
<b>Replacement Year 2023</b>	
<b>Asphalt Driveways</b>	
Sealcoat, patch, and crackfill	8,677
<b>Doors</b>	
Replace the emergency exit lights	7,713
Replace the fire doors	7,713
<b>Flat Roofs</b>	
Replace the residential flat roofs Phase 2	92,839
<b>Interior Surfaces</b>	
Paint the walls and ceilings	32,137
<b>Total for 2023</b>	<b>\$149,079</b>
<b>Replacement Year 2024</b>	
<b>Retaining Walls</b>	
Replace the main entry retaining wall	221,189
<b>Siding and Trim</b>	
Paint and repair siding	102,279
<b>Flat Roofs</b>	
Replace the residential flat roofs Phase 3	96,089
<b>Carpet</b>	
Replace the carpeting	64,306
<b>Circulation Pumps</b>	
Replace the hot tub circulation pumps	5,544
<b>Spa Filters</b>	
Replace the hot tub filter	3,326
<b>Total for 2024</b>	<b>\$492,733</b>
<b>Replacement Year 2025</b>	
<b>Drainage</b>	
Replace concrete cassions	330,487

**Paradise Condominium Association  
RA Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2025 continued...</i></b>	
<b>Windows</b>	
Replace the common area windows	17,213
<b>Decks</b>	
Replace wooden deck components	20,082
<b>Total for 2025</b>	<b><u>\$367,781</u></b>
<b>Replacement Year 2026</b>	
<b>Stucco</b>	
Repair and paint stucco	99,766
<b>Doors</b>	
Replace the common area lighting	57,009
<b>Garage Doors</b>	
Replace the garage doors	99,766
<b>Total for 2026</b>	<b><u>\$256,540</u></b>
<b>Replacement Year 2027</b>	
<b>Asphalt Driveways</b>	
Sealcoat, patch, and crackfill	9,957
<b>Retaining Walls</b>	
Replace the 2nd entry retaining wall	335,587
<b>Doors</b>	
Replace the entry doors	16,226
<b>Total for 2027</b>	<b><u>\$361,770</u></b>
<b>Replacement Year 2028</b>	
<b>Lighting</b>	
Replace the decorative lighting	3,817
<b>Total for 2028</b>	<b><u>\$3,817</u></b>
<b>Replacement Year 2029</b>	
<b>Windows</b>	
Replace the residential windows	106,662
<b>Boilers</b>	
Replace the hot tub	10,534
<b>Total for 2029</b>	<b><u>\$117,196</u></b>



**Paradise Condominium Association  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2030</b>	
<b>Community Signs</b>	
Replace the main entry sign	4,770
<b>Siding and Trim</b>	
Paint and repair siding	125,727
<b>Windows</b>	
Replace the common area windows	20,443
<b>Tile</b>	
Replace the tile floors	24,532
<b>Total for 2030</b>	<b>\$175,473</b>
<b>Replacement Year 2031</b>	
<b>Asphalt Driveways</b>	
Mill and Overlay	152,345
Sealcoat, patch, and crackfill	11,426
<b>Metal Railings</b>	
Replace the metal railings	47,608
<b>Stairs and Bridges</b>	
Replace the metal stairs	76,172
<b>Garage Doors</b>	
Replace the sliding glass doors	84,636
Replace the unit balcony lights	6,771
<b>Decks</b>	
Replace the trex decking components	19,748
Replace wooden and metal deck railings	65,593
<b>Interior Surfaces</b>	
Replace wood trim, baseboards and stair railings	126,954
<b>Boilers</b>	
Replace the hot tub boiler	8,464
<b>Total for 2031</b>	<b>\$599,716</b>
<i>No Replacement in 2032</i>	
<b>Replacement Year 2033</b>	
<b>Interior Surfaces</b>	
Paint the walls and ceilings	45,332
<b>Total for 2033</b>	<b>\$45,332</b>

**Paradise Condominium Association  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2034</b>	
<b>Carpet</b>	
Replace the carpeting	90,709
<b>Total for 2034</b>	<b>\$90,709</b>
<b>Replacement Year 2035</b>	
<b>Asphalt Driveways</b>	
Sealcoat, patch, and crackfill	13,111
<b>Windows</b>	
Replace the common area windows	24,280
<b>Decks</b>	
Replace wooden deck components	28,327
<b>Metal Roofs</b>	
Replace the residential metal roofs	407,911
<b>Total for 2035</b>	<b>\$473,630</b>
<b>Replacement Year 2036</b>	
<b>Street Lights</b>	
Replace the street lights	14,073
<b>Stucco</b>	
Repair and paint stucco	140,729
<b>Siding and Trim</b>	
Paint and repair siding	154,551
<b>Stone Veneer</b>	
Repair and replace stone veneer	565,430
<b>Doors</b>	
Replace the common area saloon doors	10,052
<b>Total for 2036</b>	<b>\$884,835</b>
<i>No Replacement in 2037</i>	
<b>Replacement Year 2038</b>	
<b>Doors</b>	
Replace the emergency exit lights	12,922
<b>Total for 2038</b>	<b>\$12,922</b>

**Paradise Condominium Association  
RA Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2039</b>	
<b>Asphalt Driveways</b>	
Sealcoat, patch, and crackfill	15,046
<b>Doors</b>	
Replace the entry doors	24,519
<b>Circulation Pumps</b>	
Replace the hot tub circulation pumps	9,287
<b>Spa Filters</b>	
Replace the hot tub filter	5,572
<b>Fire Notification System</b>	
Replace the notification communicator and annunciator	83,587
<b>Total for 2039</b>	<b>\$138,011</b>
<b>Replacement Year 2040</b>	
<b>Windows</b>	
Replace the common area windows	28,838
<b>Total for 2040</b>	<b>\$28,838</b>

**Paradise Condominium Association  
RA Preliminary Reserve Study Summary**

<i><b>Report Parameters</b></i>	
Report Date	July 14, 2021
Budget Year Beginning	April 30, 2021
Budget Year Ending	April 29, 2022
Inflation	3.50%
Interest Rate on Reserve Deposit	0.25%
2021 Beginning Balance	\$10,777

<i><b>Preliminary Funding Model Summary of Calculations</b></i>	
Required Month Contribution	\$3,088.08
Average Net Month Interest Earned	<u>\$6.43</u>
Total Month Allocation to Reserves	\$3,094.52

**Paradise Condominium Association  
RA Preliminary Reserve Study Projection**

Beginning Balance: \$10,777

Year	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2021	37,057	77		47,911	2,250,879	2%
2022	42,616		89,700	827	2,359,934	0%
<i>2023</i>		<i>2,100,000</i>	<i>2023 Assessment</i>			
2023	49,008	4,951	149,079	2,005,707	2,418,254	83%
2024	56,359	3,863	492,733	1,573,197	2,142,455	73%
2025	64,813	3,105	367,781	1,273,333	1,994,679	64%
2026	74,535	2,646	256,540	1,093,974	1,967,554	56%
2027	85,715	1,949	361,770	819,868	1,838,121	45%
2028	98,572	2,176	3,817	916,799	2,080,804	44%
2029	113,358	2,155	117,196	915,117	2,221,015	41%
2030	130,362	2,028	175,473	872,033	2,312,419	38%
2031	149,916	885	599,716	423,118	1,975,205	21%
2032	172,404	1,293		596,815	2,253,983	26%
2033	198,264	1,649	45,332	751,396	2,502,937	30%
2034	228,004	1,963	90,709	890,653	2,721,234	33%
2035	262,204	1,399	473,630	680,626	2,558,709	27%
2036	301,535		884,835	97,326	1,973,033	5%
2037	346,765	714		444,805	2,291,083	19%
2038	398,780	1,621	12,922	832,285	2,615,605	32%
2039	458,597	2,359	138,011	1,155,230	2,831,038	41%
2040	527,387	3,534	28,838	1,657,313	3,170,372	52%