

**Summer House in Old Ponte Vedra Condominium Association- 3VA9
2025 Reserves- SIRS Requirements**

Structural Expenditures- Exterior Building Elements	Total Cost of Replacement	Useful Life (Years)	Est Useful Remaining Life (years)
Balconies and Breezeways, Wood, Deck Boards and Interim Repairs, Golfside, Phased	\$ 89,500.00	to 15	7 to 19
Balconies and Breezeways, Wood, Golfside, Replacement, Partial	\$ 286,400.00	to 30	22 to 30+
Chimney Caps, Metal, Phased	\$ 90,000.00	to 25	11 to 13
Exterior Restorations, Golfside, Remaining, Phased	\$ 2,100,000.00	N/A	0 to 6
Roof Assemblies, Asphalt Shingles, Beachside, Phased	\$ 1,375,000.00	12 to 18	5 to 9
Roof Assemblies, Asphalt Shingles, Golfside, Phased	\$ 440,000.00	12 to 18	5 to 9
Staircases and Railings, Metal, Golfside, Phased	\$ 352,000.00	to 50	42 to 30+
Walls, Siding, Fiber Cement, Paint Finishes, Golfside (Incl. Staircases), Phased	\$ 226,600.00	8 to 12	2 to 10
Walls, Siding, Fiber Cement, Golfside (Incl. Clubhouse), Phased	\$ 1,782,000.00	to 50	42 to 30+
Walls, Stucco, Paint Finishes and Capital Repairs, Beachside, Phased	\$ 504,000.00	6 to 8	1 to 8

Building Services Elements	Total Cost of Replacement	Useful Life (Years)	Est Useful Remaining Life
Electrical System, Main Panels	\$ 798,000.00	to 55+	21 to 30
Life Safety Systems, Control Panels, Golfside, Phased	\$ 60,000.00	to 15	7 to 18
Life Safety Systems, Emergency Devices, Golfside, Phased	\$ 148,000.00	to 25	16 to 19

General Expenditures- Property Site Elements	Total Cost of Replacement	Useful Life (Years)	Est Useful Remaining Life (years)
Asphalt Pavement, Patch, All Pavement	\$ 36,100.00	3 to 5	1
Asphalt Pavement, Mill and Overlay, Beachside, Ocean Place	\$ 36,448.00	15 to 20	5
Asphalt Pavement, Mill and Overlay, Beachside, Phased	\$ 346,400.00	15 to 20	4 to 5
Asphalt Pavement, Mill and Overlay, Golfside	\$ 177,600.00	15 to 20	5
Catch Basins, Inspections and Capital Repairs	\$ 11,200.00	15 to 20	5
Fences, Aluminum, Golfside (Includes Pool Fence)	\$ 41,800.00	to 25	2
Pavers, Masonry	\$ 28,000.00	to 25	5
Perimeter Walls, Stucco, Inspections and Capital Repairs	\$ 45,900.00	8 to 12	2
Pipes, Subsurface Utilities, Partial Replacements	\$ 50,000.00	to 85+	9
Ponds, Erosion Control, Partial	\$ 211,200.00	to 15	6 to 30+
Retaining Wall, Masonry	\$ 16,000.00	to 35	18
Tennis Courts, Fence	\$ 29,400.00	to 25	4
Tennis Courts, Light Poles and Fixtures	\$ 8,400.00	to 35	4
Tennis Courts, Surface Replacement	\$ 112,800.00	to 25	4

Clubhouse Elements	Total Cost of Replacement	Useful Life (Years)	Est Useful Remaining Life
Balcony, Wood, Deck Boards and Interim Repairs, Golfside	\$ 5,100.00	to 15	28
Balcony, Wood, Replacement, Golfside	\$ 16,320.00	to 30	13
Exercise Equipment, Cardiovascular, Beachside	\$ 31,000.00	to 5	4
Exercise Equipment, Strength Training, Beachside, Phased	\$ 34,000.00	to 15	4 to 11
Interior, Renovation, Complete, Beachside	\$ 83,000.00	to 20	3
Roof, Asphalt Shingles, Beachside	\$ 27,500.00	12 to 18	5
Roof, Metal, Golfside	\$ 30,000.00	to 30	5
Windows and Doors, Beachside	\$ 115,200.00	to 40	20

Pool Elements	Total Cost of Replacement	Useful Life (Years)	Est Useful Remaining Life
Concrete Deck, Textured Coating, Partial Replacements and Repairs, Golfside	\$ 18,750.00	8 to 12	8
Deck, Pavers, Beachside	\$ 48,000.00	to 25	5
Fence, Aluminum, Beachside	\$ 8,800.00	to 25	5
Pool Finish, Plaster and Tile, Beachside	\$ 51,000.00	8 to 12	5
Pool Finish, Plaster and Tile, Golfside	\$ 27,000.00	8 to 12	2
Structure and Deck, Total Replacement, Beachside	\$ 272,000.00	to 60	25
Structure and Deck, Total Replacement, Golfside	\$ 144,000.00	to 60	21
Reserve Study Update with Site Visit	\$ 10,200.00	2	2

Summer House in Old Ponte Vedra Condominium Association- 3VA9
 2025 Reserves- SIRS Requirements

Accumulated Reserve balance thru Sept (2024)	\$	759,334.00
Additional reserve funding thru year end (2024)	\$	114,999.00
Total Reserves thru year end (2024)	\$	874,333.00
Estimated expenses thr year end (2024)	\$	(332,000.00)
2025 Balance to be funded per Reserve Advisors	\$	656,200.00
2025 Annual Contribution proposed	\$	656,200.00
2025 Monthly Contribution proposed	\$	54,683.00



Alternate Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2025	526,000	163,000	2035	232,000	572,600	2045	232,000	1,659,500
2026	526,000	280,680	2036	232,000	661,280	2046	232,000	1,679,287
2027	526,000	443,680	2037	232,000	777,380	2047	232,000	1,381,393
2028	526,000	561,360	2038	232,000	896,060	2048	232,000	1,038,180
2029	526,000	361,360	2039	232,000	1,060,060	2049	232,000	740,286
2030	526,000	116,040	2040	232,000	1,123,840	2050	232,000	397,073
2031	526,000	193,140	2041	232,000	1,250,840	2051	232,000	99,179
2032	526,000	242,820	2042	232,000	1,332,520	2052	232,000	118,966
2033	526,000	337,820	2043	232,000	1,446,620	2053	232,000	184,072
2034	232,000	438,600	2044	232,000	1,570,300	2054	232,000	203,859



Alternate Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2025	130,200	739,880	2035	100,300	506,502	2045	100,300	825,102
2026	130,200	745,180	2036	100,300	533,902	2046	100,300	879,502
2027	130,200	792,380	2037	100,300	581,782	2047	100,300	869,302
2028	130,200	550,780	2038	100,300	651,082	2048	100,300	765,402
2029	130,200	89,232	2039	100,300	700,382	2049	100,300	145,254
2030	100,300	157,852	2040	100,300	800,682	2050	100,300	228,554
2031	100,300	258,152	2041	100,300	814,882	2051	100,300	287,054
2032	100,300	339,702	2042	100,300	899,182	2052	100,300	363,504
2033	100,300	322,902	2043	100,300	951,482	2053	100,300	246,104
2034	100,300	423,202	2044	100,300	936,582	2054	100,300	309,604