



FUNDING SUMMARY	
RESERVE STUDY BASIS YEAR:	2024
2024 Ending Reserve Balance (12/31/2024):	\$0
Current Annual Contributions:	\$0
2024 Ideal Fully Funded Balance:	\$158,000
2024 Percent Funded:	0%
# UNITS:	32
INFLATION:	3.00%
INTEREST:	2.00%
BASELINE FUNDING	
ANNUAL CONTRIBUTIONS:	\$69,500

Notes:

1. The ending reserve balance at 2024 fiscal year is projected to be \$64,650.28. This analysis allocate \$0K to the SIRS starting reserve budget.
3. The Structural Integrity Reserve Study ("S.I.R.S.") was completed in accordance with the requirements of Florida Statute 718. The analysis below excludes some of the building's common element components that are not considered part of the S.I.R.S. requirements. Additional funds should be reserved by the Association to account for these components.

COMPONENT INVENTORY AND REPLACEMENT COSTS									
WORK ID	RECOMMENDED WORK	YEAR PLACED IN SERVICE	EXPECTED USEFUL LIFE (YRS)	REMAINING USEFUL LIFE (YRS)	QUANTITY	UNIT COST	TOTAL PROJECT COST	2024 FULLY FUNDED BALANCE (FFB)	EXPENDITURE TIMETABLE
	Carlton House Condominium								
	BUILDING ROOFING								
R-1	Replacement of Single Ply TPO Roofing System	2024	30	29	114 SQ	\$ 2,280	\$ 259,920	\$ 8,664	> 20 YEARS
	BUILDING LOAD BEARING WALLS OR OTHER PRIMARY STRUCTURAL MEMBERS								
S-1	Structural Integrity Reserve Study	2024	10	9	1 LS	\$ 7,500.00	\$ 7,500.00	\$ 750.00	2033 - \$9,501 2043 - \$12,768
S-2	City of Highland Beach Building Safety Recertification	2022	10	8	1 LS	\$ 13,250.00	\$ 13,250.00	\$ 2,650.00	2032 - \$16,296 2042 - \$21,900
S-3	Periodic Structural Repair Program Allowance (Including Balcony Restoration, Concrete Restoration, Stair, Etc)	2024	10	9	1 LS	\$ 130,000.00	\$ 130,000.00	\$ 13,000.00	2033 - \$164,680 2043 - \$221,316
S-4	Clean & Repair Allowance of Steel Guardrails (Exterior including stairs & balconies)	2024	10	9	600 LF	\$ 25.00	\$ 15,000.00	\$ 1,500.00	2033 - \$19,002 2043 - \$25,536
S-5	Engineering Fees for Design and Inspection	2024	10	9	1 LS	\$ 30,000.00	\$ 30,000.00		2033 - \$38,003 2043 - \$51,073
S-6	Removal and Replacement of Expansion Joint Sealant at Catwalk	2024	10	9	225 LF	\$ 210.00	\$ 47,250.00	\$ 4,725.00	2033 - \$59,855 2043 - \$80,440
S-7	Removal and Replacement of Building Expansion Joints	2024	15	14	125 LF	\$ 55.00	\$ 6,875.00	\$ 458.33	2038 - \$10,096
S-8	Retaining Wall	1964	70	10	200 LF	\$ 450.00	\$ 90,000.00	\$ 77,142.86	2034 - \$117,430



COMPONENT INVENTORY AND REPLACEMENT COSTS									
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	BUILDING WATERPROOFING AND EXTERIOR PAINTING								
W-1	Periodic Stucco Repair and Maintenance Program Allowance	2024	10	9	1,900 SF	\$ 20.00	\$ 38,000.00	\$ 3,800.00	2033 - \$48,137 2043 - \$64,692
W-2	Exterior Wall Cleaning and Coating	2024	10	9	1 LS	\$ 92,000.00	\$ 92,000.00	\$ 9,200.00	2033 - \$116,543 2043 - \$156,624
W-3	Exterior Catwalks Waterproofing Replenishment	2024	10	9	9,750 SF	\$ 6.00	\$ 58,500.00	\$ 5,850.00	2033 - \$74,106 2043 - \$99,592
W-4	Balconies Waterproofing Replenishment	2024	10	9	5,250 SF	\$ 6.00	\$ 31,500.00	\$ 3,150.00	2033 - \$39,903 2043 - \$53,627
	BUILDING EXTERIOR WINDOWS/DOORS								
D-1	Double Glass Panel Doors Replacement (@Exterior-Hurricane Rated)	2023	35	34	2 EA	\$ 2,200.00	\$ 4,400.00	\$ 125.71	> 20 YEARS
D-2	Single Glass Panel Doors Replacement (@Exterior-Hurricane Rated)	2023	35	34	4 EA	\$ 1,600.00	\$ 6,400.00	\$ 182.86	> 20 YEARS
D-3	Replacement of Single Metal Doors (@Roof Access)	2000	35	10	1 EA	\$ 1,200.00	\$ 1,200.00	\$ 857.14	2034 - \$1,566
D-4	Replacement Common Area Doors Single Fire Rated (@Meter, Elevator Rooms)	2018	35	29	4 EA	\$ 1,400.00	\$ 5,600.00	\$ 960.00	> 20 YEARS
D-5	Replacement Common Area Doors Single Solid Core (@Lobby Access)	2023	35	34	2 EA	\$ 1,000.00	\$ 2,000.00	\$ 57.14	> 20 YEARS
D-6	Replacement of Single Metal Doors (@Manager's Apartment-Hurricane Rated)	2023	35	34	2 EA	\$ 1,000.00	\$ 2,000.00	\$ 57.14	> 20 YEARS
D-7	Double Glass Sliding Doors Replacement (@Exterior-Hurricane Rated)	2023	35	34	1 EA	\$ 1,800.00	\$ 1,800.00	\$ 51.43	> 20 YEARS
WD-1	Replacement of Glass Panels (@Exterior-Hurricane Rated)	2023	35	34	5 EA	\$ 900.00	\$ 4,500.00	\$ 128.57	> 20 YEARS
WD-2	Replacement of Large Windows (@Exterior-Hurricane Rated)	2023	35	34	3 EA	\$ 1,400.00	\$ 4,200.00	\$ 120.00	> 20 YEARS
WD-3	Replacement of Small Windows (@Exterior-Hurricane Rated)	2023	35	34	7 EA	\$ 800.00	\$ 5,600.00	\$ 160.00	> 20 YEARS



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	BUILDING ELECTRICAL								
E-1	Meter Stack 4 Positions w/ Breakers	2025	40	40	8 EA	\$ 2,800.00	\$ 22,400.00	\$ -	> 20 YEARS
E-2	100A Molded Case Breaker	2025	40	40	1 EA	\$ 900.00	\$ 900.00	\$ -	> 20 YEARS
E-3	Main Distribution Panel 800A w/ Fuses	2025	40	40	2 EA	\$ 5,000.00	\$ 10,000.00	\$ -	> 20 YEARS
E-4	Distribution House Panel 150A	2025	40	40	1 EA	\$ 1,800.00	\$ 1,800.00	\$ -	> 20 YEARS
E-5	Distribution House Panel 225A	2025	40	40	1 EA	\$ 2,300.00	\$ 2,300.00	\$ -	> 20 YEARS
E-6	Time Clocks for Lighting & Lighting Contactor	2020	30	25	1 LS	\$ 1,000.00	\$ 1,000.00	\$ 166.67	> 20 YEARS
E-7	Exit Signs & Emergency Light Fixtures	1964	15	1	1 LS	\$ 3,000.00	\$ 3,000.00	\$ 2,800.00	2025 - \$3,000 2040 - \$4,674
E-8	Distribution House Panel 125A	2023	40	38	1 EA	\$ 1,800.00	\$ 1,800.00	\$ 90.00	> 20 YEARS
E-9	Safety Disconnect 60A w/ Fuses	2023	30	28	2 EA	\$ 500.00	\$ 1,000.00	\$ 66.67	> 20 YEARS
E-10	Pump Controller + VFD	2023	30	28	1 LS	\$ 15,200.00	\$ 15,200.00	\$ 1,013.33	> 20 YEARS
E-11	Light Fixtures	1964	15	1	1 LS	\$ 3,000.00	\$ 3,000.00	\$ 2,800.00	2025 - \$3,000 2040 - \$4,674
	BUILDING MECHANICAL								
M-1	Cooling Tower and Related Equipment	2023	30	28	1 LS	\$ 145,000.00	\$ 145,000.00	\$ 9,666.67	> 20 YEARS
	BUILDING FIRE PROTECTION/ALARMS								
FP-1	Fire Alarm Systems	2020	20	15	1 LS	\$ 30,000.00	\$ 30,000.00	\$ 7,500.00	2039 - \$45,378
	TOTAL						\$ 1,095,000	\$ 158,000	