

Reserve Study 2025



Informational Meeting

March 6, 2025





Staebler Appraisal and Consulting Services

Patricia Staebler, SRA, RS | State-Certified General Appraiser RZ 2890





Board of Directors

Jane
Schneider

President

Eric
Schneider

Secretary

Rob
Maguire

Treasurer





Board of Directors

Volunteers who
oversee the physical
and financial well
being of our
community



BOARD

FIDUCIARY RESPONSIBILITY

An obligation to act
in the best interest
of the Association

Exercise reasonable care in
all decision-making to avoid
placing the organization
under unnecessary risk





BOARD

FIDUCIARY RESPONSIBILITY

Legal and ethical obligation to responsibly manage the association's financial and physical assets

Includes planning for the future replacement of our physical assets





Board of Directors

- Well-Being of Community
- Crises and Concerns
- Rules Enforcement
- Set and Manage Budget



Budget Planning

Operating



Reserves



**DATA-BASED
Decision Making**

Previous
Year

Reserve
Study

Operating



Insurance

Landscaping

Repairs

Pool Expenses

Management Fees

Electricity

Fire Safety

Backflow Test/Repairs

Water/Sewer

Pest Control

Legal

Budget Planning

Reserves



Exterior Painting

Gutters & Downspouts

Lights

Railings

Roof

Structural Reserves

Fire Safety

Pool Related Expenses

Paving

Concrete Surfaces

Irrigation/Well/Landscape

Mailbox Kiosk

Reserves

Capital
Expenditures



Deferred
Maintenance



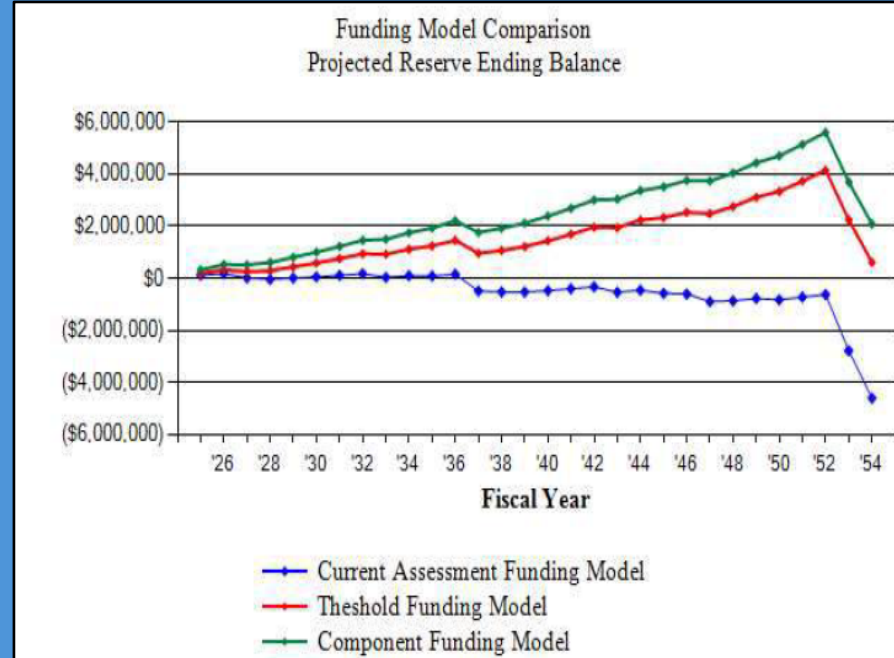
Nuts and Bolts Reserve Studies



Physical Analysis



Financial Analysis



Physical Analysis



- Assess Physical Status
- Useful and Remaining Life
- Replacement Year
- Future Cost Replacement



Financial Analysis



- Assess Reserve Balance
- History of Funding
- Future Cost Replacement
- Construct Funding Schedule



Preparing the Reserve Study

THE **Research** Process

- Past Invoices
- Data Comparable Properties
- Published Manuals
- Appraisal Handbooks



**Orchid Cove Condominium Association
Detail Report by Category**

Asphalt Mill / Repave - 2025

Asset ID	1020	3,810 SY	@ \$20.00
Site Improvements		Asset Actual Cost	\$76,200.00
Category	Streets/Asphalt	Percent Replacement	100%
Placed in Service	January 2003	Future Cost	\$76,200.00
Useful Life	20	Assigned Reserves	\$76,200.00
Replacement Year	2025	Annual Assessment	\$3,841.03
Remaining Life	0	Interest Contribution	<u>\$150.95</u>
		Reserve Allocation	\$3,991.99



Includes Marsh Orchid Circle and additional parking areas.



Orchid Cove Condominium Association
Detail Report by Category

Exterior Paint/Waterproofing - 2027

Asset ID	1004	64,100 SF	@ \$3.00
Building Component		Asset Actual Cost	\$192,300.00
Category	Painting/Waterproofing	Percent Replacement	100%
Placed in Service	January 2017	Future Cost	\$204,011.07
Useful Life	10	Assigned Reserves	\$61,280.47
Replacement Year	2027	Annual Assessment	\$61,188.40
Remaining Life	2	Interest Contribution	<u>\$4,813.03</u>
		Reserve Allocation	\$66,001.43



*Stock photo used.



Orchid Cove Condominium Association
Detail Report by Category

Roof - Concrete Tile - 2054

		606 SQ	@ \$1,245.00
Asset ID	1001	Asset Actual Cost	\$754,470.00
Building Component		Percent Replacement	100%
Category	Roofing	Future Cost	\$1,777,957.98
Placed in Service	January 2024	Assigned Reserves	none
Useful Life	30		
Replacement Year	2054	Annual Assessment	\$27,945.94
Remaining Life	29	Interest Contribution	<u>\$1,098.28</u>
		Reserve Allocation	\$29,044.21



Unit cost was based on information provided by client. Total cost of the roof project is reported at \$753,150 / 606 SQ = \$1,242.82. We used \$1,245 for rounded purposes.

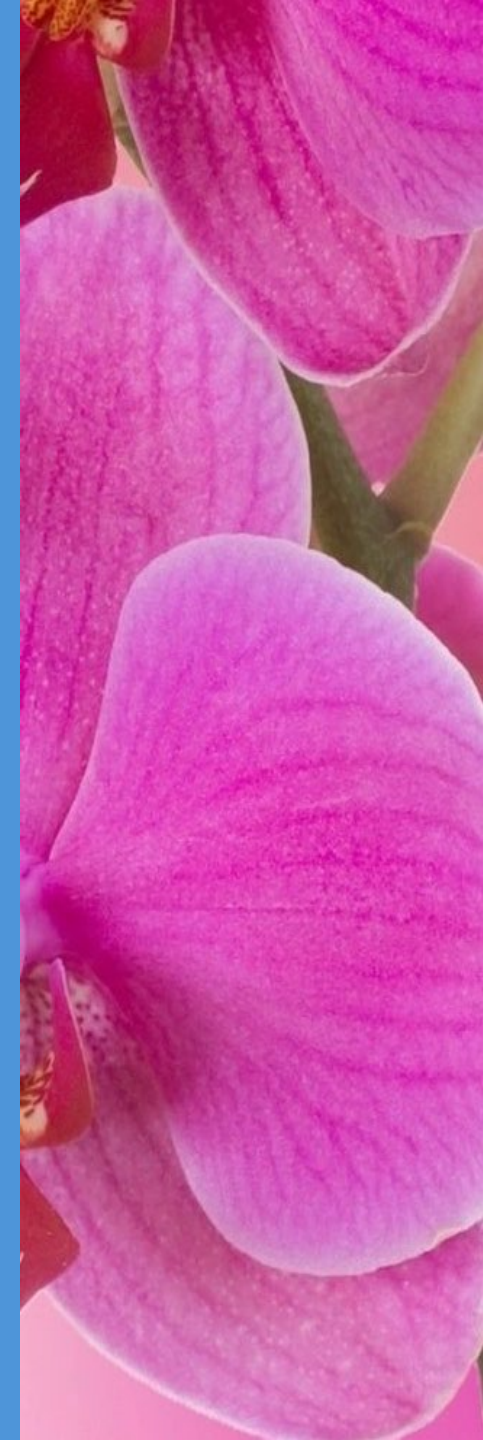


Executive Summary

Preparer's Opinion of Current Reserve Fund Status

Current Total Liability	\$45,770
Current Percent Funded	\$89,330
Required Contributions	\$173,098

"SEVERELY UNDERFUNDED"





Executive Summary

Preparer's Opinion of Current Reserve Fund Status

“Higher Amount Pooled Funding”

Current Annual Contribution	\$45,770
Required Contribution Pooling	\$89,330
Required Contribution Straight-line	\$173,098
Current Percent Funded	22%
Current Total Liability	\$2,234,626



**Orchid Cove Condominium Association
Current Assessment Funding Model Projection**

Beginning Balance: \$182,294

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	2,234,626	45,770	8,963		237,022	950,021	25%
2026	2,301,665	47,143	11,168		295,332	1,074,968	27%
2027	2,370,714	48,557	5,393	206,669	142,614	987,303	14%
2028	2,441,836	50,014		219,993	-27,365	885,852	
2029	2,515,091	51,515	949		25,099	1,017,818	2%
2030	2,590,544	53,060	2,616	11,593	69,182	1,144,606	6%
2031	2,668,260	54,652	4,867		128,700	1,290,753	10%
2032	2,748,308	56,291	7,270		192,262	1,444,638	13%
2033	2,830,757	57,980	2,666	182,415	70,492	1,413,071	5%
2034	2,915,680	59,719	5,117		135,329	1,577,640	9%
2035	3,003,150	61,511	4,567	80,635	120,772	1,665,265	7%
2036	3,093,245	63,356	7,236		191,365	1,844,839	10%
2037	3,186,042	65,257		277,745	-21,123	1,739,030	
2038	3,281,623	67,215		193,388	-147,296	1,723,547	
2039	3,380,072	69,231		75,629	-153,694	1,836,653	
2040	3,481,474	71,308		15,580	-97,966	2,021,110	
2041	3,585,918	73,447			-24,518	2,232,004	
2042	3,693,496	75,651	2,010		53,142	2,453,734	2%
2043	3,804,301	77,920	5,151		136,213	2,686,758	5%
2044	3,918,430	80,258	8,507		224,978	2,931,556	8%
2045	4,035,983	82,666	12,090	9	319,725	3,188,613	10%
2046	4,157,062	85,146	15,911		420,782	3,458,466	12%
2047	4,281,774	87,700		948,098	-439,615	2,735,803	
2048	4,410,227	90,331		80,917	-430,201	2,916,835	
2049	4,542,534	93,041			-337,160	3,194,687	
2050	4,678,810	95,832		146,564	-387,893	3,331,094	
2051	4,819,174	98,707		128,722	-417,907	3,496,405	
2052	4,963,750	101,668			-316,239	3,809,294	
2053	5,112,662	104,718		1,064,712	-1,276,232	3,008,257	
2054	5,266,042	107,860		1,951,425	-3,119,797	1,248,903	



Orchid Cove Condominium Association
Spread Sheet

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Description										
Asphalt Mill / Repave				83,266						
Concrete Surfaces				83,266						
Doors										
Electrical										
Exterior Paint/Waterproofing			204,011							
FACP A/V Alarm										
Fire Sprinkler Risers										
Garage Doors										
Gutters and Downspouts - Lower										
Gutters and Downspouts - Upper										
Landscape/Irrigation/Well										
Lights										
Mailbox Kiosk										
Plumbing										
Pool - Deck				28,766						
Pool - Equipment/Heater						11,593				
Pool - Exterior Paint/Waterproofing			2,658							
Pool - Fencing										
Pool - Resurfacing				24,696						
Pool - Roof Bldg - Concrete Tile										
Railings									182,415	
Roof - Concrete Tile										
Shore Erosion Control	5									
Sliding Glass Doors										
Structural Reserves										
Year Total:	5		206,669	219,993		11,593			182,415	

Executive Summary

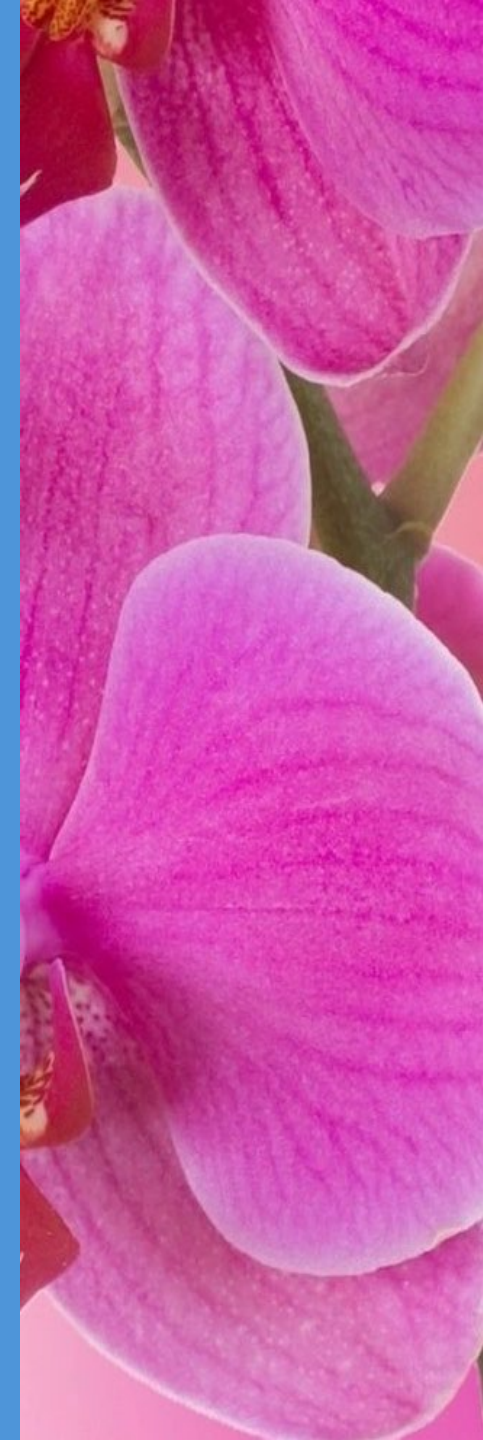
Preparer's Opinion of Current Reserve Fund Status

“SEVERELY UNDERFUNDED”

Current Annual Contribution	\$45,770
Required Contribution Pooling	\$89,330
Required Contribution Straight-line	\$173,098
Current Percent Funded	22%
Current Total Liability	\$2,234,626

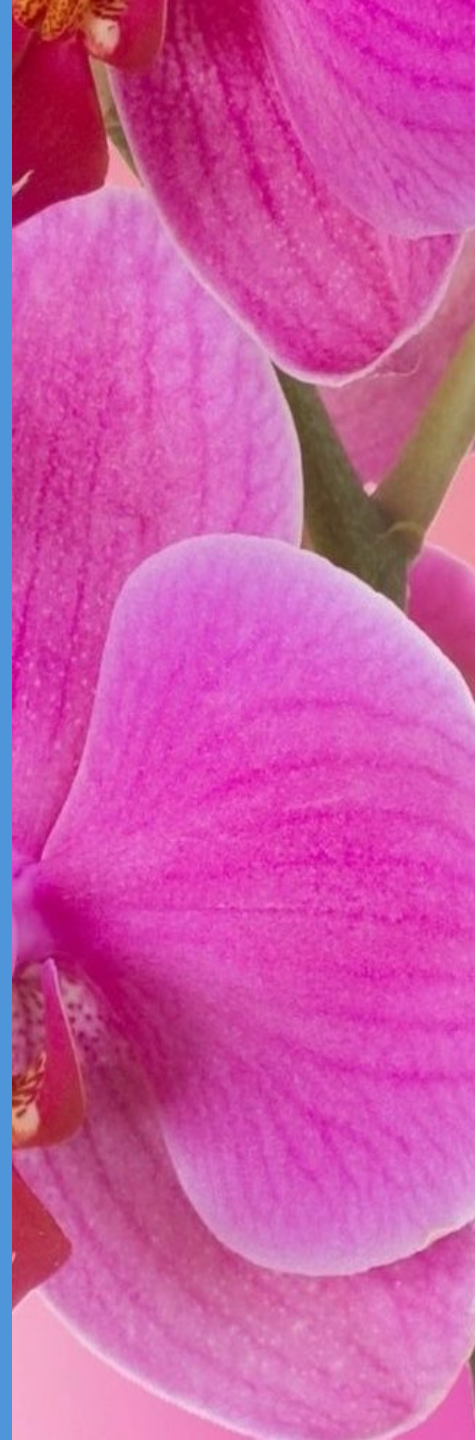
A large red square with a white circle in the upper-left quadrant. The circle is split diagonally from the bottom-left to the top-right, with the upper-right half being black and the lower-left half being white. The text "HOW DID WE GET HERE?" is written in white, uppercase letters, centered within the black half of the circle.

HOW
DID WE
GET
HERE?





WHAT
WILL
WE
DO?





1

SEE IT

2

OWN IT

3

SOLVE IT

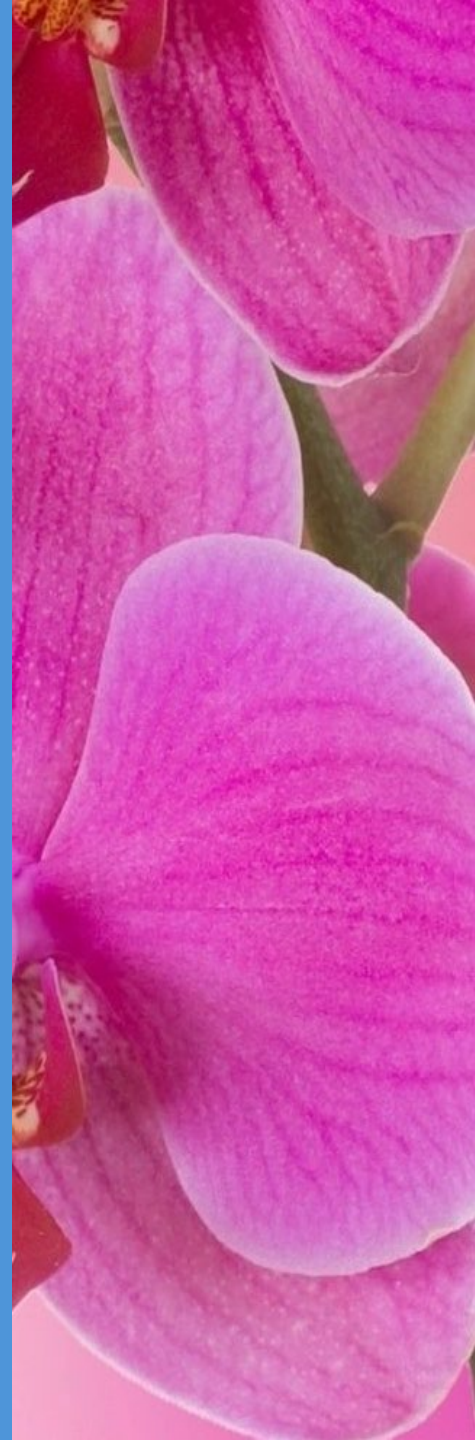
4

DO IT





THIS IS YOUR COMMUNITY



ORCHID COVE CONDOMINIUM ASSOC, INC.

2025 APPROVED BUDGET AND ESTIMATED EXPENSES

APPROVED BUDGET FOR THE PERIOD

JANUARY 1, 2025 TO DECEMBER 31, 2025

	2024	2025
	APPROVED BUDGET	PROPOSED BUDGET
REVENUES		
5010 MAINTENANCE	\$182,169	\$202,053
5030 APPLICATION FEES	800	400
5050 INTEREST INCOME	43	0
SUBTOTAL REVENUE	183,012	202,453
RESERVES	45,770	61,850
TOTAL REVENUE	\$228,782	\$264,303

EXPENSES AND RESERVES		
CURRENT EXPENSES - SCHEDULE A	\$183,012	\$202,453
RESERVES	\$45,770	\$61,850
TOTAL EXPENSES AND RESERVES	\$228,782	\$264,303

UNIT ASSESSMENT - QUARTERLY		
MAINTENANCE ASSESSMENT	\$927	\$1,053
RESERVE ASSESSMENT	\$238	\$322
TOTAL ASSESSMENT	\$1,165	\$1,375

NUMBER OF UNITS 48

PAYMENTS PER YEAR 4

ORCHID COVE CONDOMINIUM ASSOC, INC.

2025 APPROVED BUDGET AND ESTIMATED EXPENSES

APPROVED BUDGET FOR THE PERIOD

JANUARY 1, 2025 TO DECEMBER 31, 2025

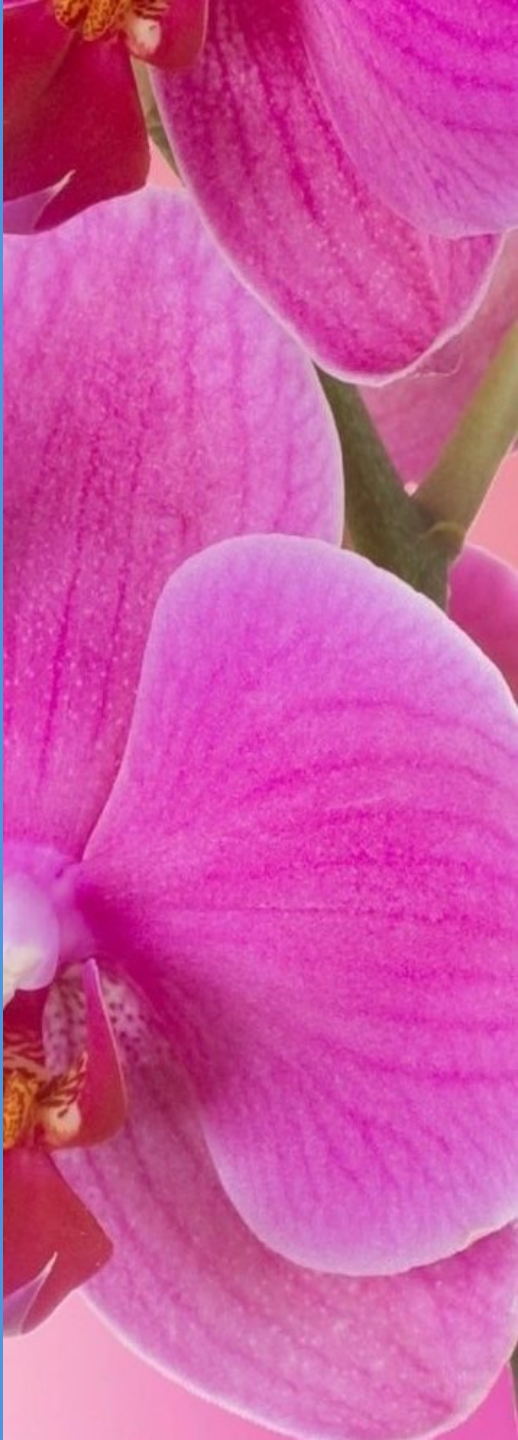
	RESERVE FUNDING 100.00%	2026
	2025	
REVENUES	PROPOSED BUDGET	Reserve Study
5010 MAINTENANCE	\$202,053	
5030 APPLICATION FEES	400	
5050 INTEREST INCOME	0	
SUBTOTAL REVENUE	202,453	\$202,453
RESERVES	61,850	\$89,330
TOTAL REVENUE	\$264,303	\$291,783

EXPENSES AND RESERVES	
CURRENT EXPENSES - SCHEDULE A	\$202,453
RESERVES	\$61,850
TOTAL EXPENSES AND RESERVES	\$264,303

UNIT ASSESSMENT - QUARTERLY	
MAINTENANCE ASSESSMENT	\$1,053
RESERVE ASSESSMENT	\$322
TOTAL ASSESSMENT	\$1,375
	\$1,500

NUMBER OF UNITS 48

PAYMENTS PER YEAR 4



Orchid Cove Condominium Association
Annual Expenditure Detail

Description	Expenditures
Replacement Year 2025	
Shore Erosion Control	5
Total for 2025	\$5
No Replacement in 2026	
Replacement Year 2027	
Exterior Paint/Waterproofing	204,011
Pool - Exterior Paint/Waterproofing	2,658
Total for 2027	\$206,669
Replacement Year 2028	
Asphalt Mill / Repave	83,266
Concrete Surfaces	83,266
Pool - Deck	28,766
Pool - Resurfacing	24,696
Total for 2028	\$219,993
No Replacement in 2029	
Replacement Year 2030	
Pool - Equipment/Heater	11,593
Total for 2030	\$11,593
No Replacement in 2031	
No Replacement in 2032	
Replacement Year 2033	
Railings	182,415
Total for 2033	\$182,415
No Replacement in 2034	
Replacement Year 2035	
FACP A/V Alarm	80,635
Total for 2035	\$80,635
No Replacement in 2036	



Month Ending January 2025

Operating

\$98,585

Reserves

\$237,134

Total Equity

\$336,127



Month Ending January 2025

Reserves

CATEGORY	AMOUNT
Pool	\$36,403
Roof	\$59,029
Painting	\$59,077
Paving	\$62,294
Equipment	\$11,445
Water Pumps	\$ 8,886
TOTAL	\$237,134



Month Ending January 2025

Reserves

CATEGORY	AMOUNT		YEAR
Pool	\$36,403	\$ 53,462	2028
Roof	\$59,029	\$ 28,000	*2049
Painting	\$59,077	\$206,669	2027
Paving	\$62,294	\$166,532	2028
Equipment	\$11,445		
Water Pumps	\$ 8,886		
TOTAL	\$237,134	\$426,663	





“At our current rate of funding
how much **will we have in the
reserves** at end of 2027?”



Our Reserves



...at the end
of
2027

HAVE

\$417,520

-\$93,143

NEED

\$510,663





“At the recommended rate of funding how much **will we have in the reserves** at end of 2027?”





Our Reserves



...at the end
of
2027

HAVE

\$472,488

-\$38,175

NEED

\$510,663



Our Reserves



...at the end
of
2027

HAVE

\$417,520

\$472,488

-\$93,143

-\$38,175

NEED

\$510,663

\$510,663





THIS IS YOUR COMMUNITY



Comments and Questions



Reserve Study 2025



Informational Meeting

March 6, 2025

