Rock Pointe

2025 Proposed Reserve Budget

		ESTIMATED REPLACEMENT COST	REPLACEMENT YEAR	ESTIMATED LIFE	ESTIMATED USED LIFE	ESTIMATED REMAINING LIFE	PROJECTED YE Reserve Balance 12/31/2024	Need	Proposed fully funded Pooled	10 yr or < Proposed Partial Funding Pooled
ELECTRICAL SYSTEMS & LIGHTING(Common)		70,000	2052	70	30	40	1,844.89	68,155	3,938	0
	Light Poles and Fixtures	10,400	2024	25	21	4	369.03	10,031	788	788
								-		
FIRE PROOFING & FIRE PROTECTION SYS		131,000	2031	15	8	10	7,379.68	123,620	15,752	15,752
								-		
PAINTING		343,770	2031	9	2	6	50,633.30	293,137	15,752	15,752
								-		
PLUMBING		140,000	2052	80	37	28	24,609.33	115,391	39,379	10,000
								-		
ROOFS		Varies								
	A Building	278,600	2030	20	15	5	23,677.74	254,922	28,904	21,320
	B Building	143,260	2039	20	6	14	23,519.65	119,740	11,814	8,499
	C Building	594,400	2035	20	8	11	62,345.57	532,054	35,441	25,497
	D Building	312,200	2038	20	7	14	35,646.99	276,553	15,752	11,332
	Club House	192,000	2038	20	6	14	25,893.26	166,107	15,752	11,332
								-		
SHORELINE/BERM		403,998	2049	30	6	25	37,560.35	366,438	27,565	27,565
								-		
								-		
STRUCTURE & CONCRETE & RAILINGS		1,100,200	2033	10	2	8	323,128.36	777,072	71,360	71,360
	(INCLUDES WALKWAY/BALCONIES)							-		
								-		
WINDOWS(ELEV LOBBY) & DOORS		327,500	VARIES	40	30	10	5,534.79	321,965	11,814	11,814
								-		
STRUCTURAL INSPECTIONS		15,000		10	2	8	4,995.93	10,004	1,575	1,575
								-		
								-		
	TOTAL MANDATORY	**4,062,328**					**627,138.87**			
DOCK/GAZEBO								-		
	Dock	97,650	2040	25	9	16	15,331.71	82,318	7,876	7,876
	Boardwalk, Gazebo	78,200	2025	25	1	24	4,202.66	73,997	.	0
								-		
BOILERS/STORAGE TANKS/PUMPS		92,000	VARIES	10	4	7	1,844.89	90,155	3,938	3,938
								-		
PAVING		75,000	2037	30	18	12	57,303.81	17,696	6,021	0
								-		
POOL/SPA - resurface/Tile		40,000	2024	20	1	19	1,564.54	38,435	3,339	0
	Aluminum Fence	22,242	2044	25	5	20	842.07	21,400	1,786	0
	Heaters	14,000	2036	15	3	12	528.99	13,471	1,124	809
								-		
SPORTS COURT(Includes Lights)		69,500	2024	25	25	1	8,693.34	60,807	31,897	6,500
								-		
ELEVATORS		90,000	2027	30	7	23	36,436.12	53,564	5,915	4,255
	Hydraulic, pumps and controls	600,000	2043	25	6	21	9,551.24	590,449	20,268	14,581
	hydraulic Cylinders	230,000	2027	40	37	10	7,379.05	222,621	15,752	15,752
	TOTAL NON MANDATORY	**1,408,592**					**143,678**		393,500	286,297
									393,500	**286,297**
TOTAL ALL RESERVES		5,470,920					770,817		**32,792**	**23,858**
									293	**213**
									393,500	**286,272**