

**A RESERVE STUDY UPDATE FOR**

**Summer Winds Condominiums, Inc.  
Salter Path, North Carolina  
File #22920-00929**

**FOR PERIOD: October 1, 2025 – September 30, 2026**

**PREPARED BY  
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May 19, 2025

Summer Winds Condominiums, Inc.  
Attn: Mr. Sharon Scott, President  
c/o Ms. Sandy Plisko, Property Manager  
1505 Salter Path Road  
Salter Path, North Carolina 28512

Dear Ms. Scott,

On June 12, 2006, we completed an on-site inspection of Summer Winds Condominiums, Inc.' common area reserve items. Data gleaned from this inspection was utilized in the completion of an original reserve study report published on November 13, 2006. A follow up on-site inspection was completed on May 4, 2015, for use in completion of an update reserve study report published on June 16, 2015. This reserve study report is an update of those previous reserve study reports, which were accepted as accurate and reliable by the association representatives. A Sedgwick Valuation Services representative did re-inspect the common area reserve items for use in completion of this update reserve study report, on January 14, 2025.

The intent of this report is to show cash reserves necessary for the future repair or replacement of expendable components incorporated into the subject property. The purpose of this report is to aid Summer Winds Condominiums, Inc. in making a determination for cash reserves that are needed to repair or replace short-lived building and/or site components.

The report identifies each component selected, it's estimated useful life, adjusted life, scheduled replacement date, and current cost to repair/replace. The useful and remaining lives of the building components in this study, as well as the current replacement costs, have been selected from market standards, cost estimating services, and consideration of actual recent costs incurred by the association for reserve upgrades. This report is classified as an update reserve study with site visit under the guidelines of the National Reserve Study Standards of the Community Associations Institute and conforms to the Community Associations Institute Professional Reserve Specialist Code of Ethics. The reserve specialist and Sedgwick Valuation Services have no relationships with the association that would result in actual or perceived conflicts of interest.

This report is our opinion and based upon observed conditions and state of repair. Actual determinations of the current conditions and state of repair for certain items may be beyond the scope of this report. Items may not last as long as projected or may exceed their estimated lives, and actual costs may not correspond to our included estimates. Influences such as weather, catastrophe, improper maintenance, physical abuse, or abnormal use can affect these lives and/or replacement costs. When such occurrences happen, another inspection should be made and a new revised study prepared. While we have attempted to create a useful tool for the association to plan their needs, the actual reserves set aside are solely at the association's

discretion. The findings of this study are not for use in performing an audit, quality/forensic analyses, or background checks of historical records.

In completing this report, the reserve specialist utilized information taken from the prior inspections and reserve study reports, as well as observed conditions as of the date of our most recent re-inspection. No destructive testing methods (i.e. roof core sampling, etc.) were utilized during the inspections. Financial data, including the estimated reserve fund balance as of the analysis date, and property histories, provided by Ms. Sandy Plisko, Property Manager, were utilized in the completion of this report. This data was not audited and was assumed to be complete and correct. Unless otherwise specified, the reserve specialist estimated the repair/replacement costs and useful/remaining useful lives taking into account contingencies inherent to this type of work, and the report was prepared utilizing the information gathered in the field and the costs and useful lives estimated by the reserve specialist.

Respectfully submitted,  
Sedgwick Valuation Services

Stephen F. Brubaker, RS #65  
Reserve Specialist, Community Associations Institute

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## **PROJECT OVERVIEW**



The subject of this reserve study is the common areas within the Summer Winds Condominium Association, Inc., a 211 unit residential resort development located on the Atlantic Ocean in Indian Beach, North Carolina. Originally constructed in 1983, the common areas include marque signs, decorative aluminum boundary fencing/gates, asphalt paved parking and drives, concrete curbing/sidewalks, site lighting, landscaping/irrigation systems, single story office/HOA building, guardhouse, sports complex/fitness center with attached natatorium, two tennis/pickleball courts, basketball court, shuffleboard court, grill areas, three resort size/quality swimming pools, wading pool, hot tub, three wood frame/deck dune crossovers, package sewer treatment plant with single story equipment building, two small storage buildings, lengths of wood boundary fencing and three residential buildings (Building A, five stories, 92 units; Building B, six stories, 65 units; and Building C, five stories, 54 units).





The office/HOA building is a wood frame building with painted wood siding exteriors and a flat/membrane roofing, with covered walkway/patio area, with wood decking/railings and bridge access. The interiors support a lobby, multiple administrative office areas, conference room, restrooms and typical storage/mechanical rooms. Air conditioning is via split system air handler/condenser units.



The guardhouse includes security access control keypad/system and automatic barrier gates.





Representative asphalt paving/concrete curbing

The sports complex/fitness center is a two story building with painted stucco/siding exteriors and combination flat/membrane and pitched metal roofing and includes a heavy wood frame/deck/railings access ramp. This building supports a main recreation room with bar, fitness room with average quality exercise equipment, men's and women's locker rooms, saunas, racquetball courts, maintenance areas, . Air conditioning is via split system air handler/condenser and roof mounted package units.







Natatorium/indoor pool/spa



The adjacent asphalt tennis/pickleball courts are lighted, with coated chain link fencing and gates





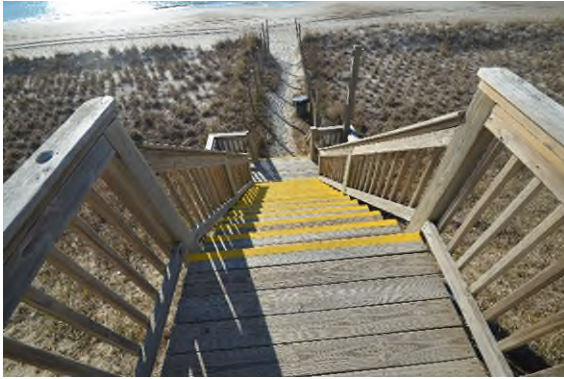
Basketball/shuffleboard courts







Representative pools/spa/fencing/equipment



Representative dune crossovers



Representative sewage treatment plant components/lift station/generator

The residential buildings are of concrete frame/superstructure construction, with exterior corridors and unit lanais, painted stucco and brick exteriors finishes, combination flat/membrane and pitched metal roofing and fire/life safety systems. Access to the upper floors is via hydraulic passenger elevators (5 total) and exterior stairways with traffic coating/waterproof decking systems. Building A supports a common area café/restaurant facility, with tile flooring, painted interior walls, textured ceilings, an inventory of average quality furnishings and commercial grade restaurant equipment; each building supports common area pool/beach restrooms.



Representative residential buildings exteriors





Representative residential buildings corridors/railings/traffic coatings



Representative residential buildings stairways (original, being replaced, replaced)



Representative residential buildings roofing



Representative residential buildings elevator/fire alarm system equipment



Representative café interiors/furnishings/equipment

As of the date of our latest physical inspection, major exterior restoration/railings replacement at a portion the Building C oceanfront elevation and exterior stairways restoration/replacement projects were being completed. Significant rusting/deterioration of addition exterior stairways was observed, and the association will reportedly complete multiple restorations/replacements as a portion of an overall exterior restoration project. The Building C pool was out of service, with a reported leak problem that is expected to be repaired in the near future, with interior resurfacing. The tennis/pickleball court surfaces were observed to be in poor condition. Additional deterioration/deferred maintenance was observed at representative areas of common area residential hallways decking/traffic coating, and the asphalt paving was observed to be in fair to poor overall condition. The remaining common areas were observed to be in average overall condition for a property of the subject's age and appear to have been adequately maintained.

Reserves are only calculated for the replacement of short-lived building or site components. This includes components that require replacement prior to the overall estimated end life of the buildings or structures. This report is designed to provide reasonable, appropriate budgetary cost and useful life data based on market standards for the subject's property type. We are unaware of any governmental and/or private reserve requirements.



## **RESERVE STUDY FUNDING ANALYSIS**

There are two generally accepted means of estimating reserves; the Cash Flow Analysis and the Component Funding Analysis methodologies. The **Cash Flow Analysis** (or Pooling Method) is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. This analysis recognizes interest income attributable to reserve accounts over the period of the analysis. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow and reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

In our Cash Flow Analysis calculations, we do not include percentage increases in construction costs/inflation unless requested by the association/property. While future costs are expected to be higher than today's costs, which is supported by our analysis of past indexes/trends, increases in costs should be recognized as the association estimates current repair/replacement costs during their annual calculations of full reserve funding. A current cost estimate during the current fiscal year would theoretically be lower than a current cost for future fiscal years. That way the estimates of current cost moving forward will eventually represent current costs as of the date of forecast expenditure. Funding the reserves annually on that basis should ensure that adequate monies are available as of the date of expense, assuming that the current cost estimate is appropriate and that the reserve was fully funded since its last repair/replacement project was completed.

The **Component Funding Analysis** (or Straight Line Method) calculates the annual contribution amount for each individual line item component by dividing the component's unfunded balance by its remaining useful life. A component's unfunded balance is its replacement cost less the reserve balance in the component at the beginning of the analysis period. The annual contribution rate for each individual line item component is then summed to calculate the total annual contribution rate for this analysis.

## **EXECUTIVE SUMMARY**

### **PROPERTY DATA**

**Property Name:** Summer Winds Condominiums, Inc.

**Property Location:** Salter Path, North Carolina

**Property Type:** Condominium Association

**Total Units:** 211

**Report Run Date:** May 19, 2025

**Budget Year Begins:** October 1, 2025

**Budget Year Ends:** September 30, 2026

### **PROJECTED COMPONENT CATEGORIES AND PARAMETERS**

Building Exteriors

Common Area Interiors

Mechanical/Electrical

Painting & Waterproofing

Pavement

Recreational Amenities

Roofing

Site Improvements

Total current cost of all reserve components in reserve analysis:	\$	14,787,854
Estimated beginning reserve fund balance for reserve analysis:	\$	145,608
Total number of components scheduled for replacement in the 2025/2026 budget year:		8
Total cost of components scheduled for replacement in the 2025/2026 budget year:	\$	1,193,864

### **ANALYSIS RESULTS –CASH FLOW ANALYSIS**

Our recommended annual reserve funding contribution amount:	\$	1,374,000
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### **ANALYSIS RESULTS – COMPONENT FUNDING ANALYSIS**

Our recommended annual reserve funding contribution amount:	\$	3,394,006
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### **CONCLUSIONS**

Our analyses indicate that the association is experiencing a near term reserve underfunding scenario; a total of +/- \$3,062,000 in reserve expenditures is scheduled over the next three fiscal years, while the association estimates a beginning balance for fiscal year 2025/2026 of just over \$145,000. Based on the Cash Flow Analysis methodology, the association can fund the reserves as analyzed in this report at \$1,374,000 in fiscal year 2025/2026. As of fiscal year 2028/2029, when the near future reserve projects will have theoretically been funded/completed, a significant decrease in annual reserve funding is indicated. The much higher contribution requirements in the first years is attributable to the near term reserve underfunding scenario; the association must “play catch up” to reach stabilized reserve funding levels. In this analysis we have utilized a 4.30% rate of return on reserve funds invested over the study period (assuming safe investment in CDs, money market accounts, etc.). The Cash Flow Analysis utilizes a pooling effect with reserve funds by pooling all funds together and distributing these funds to individual components as their replacement comes due. Funds that are pooled together in the cash flow analysis include the beginning balance, contributions to the reserve funds and interest earned on reserve funds. These pooled funds are matched against reserve expenditures throughout the period of the analysis by

using our reserve analysis software program to ensure that the available funds are always greater than expenditures. Based on our Component Funding Analysis model, the reserves as analyzed in this report suggest that in order to fully fund in fiscal year 2025/2026, the contribution should be \$3,394,006. In this analysis, the estimated October 1, 2025 reserve fund balance was allocated to the reserve components with the shortest remaining useful lives; this provides for the lowest funding estimate using this methodology.

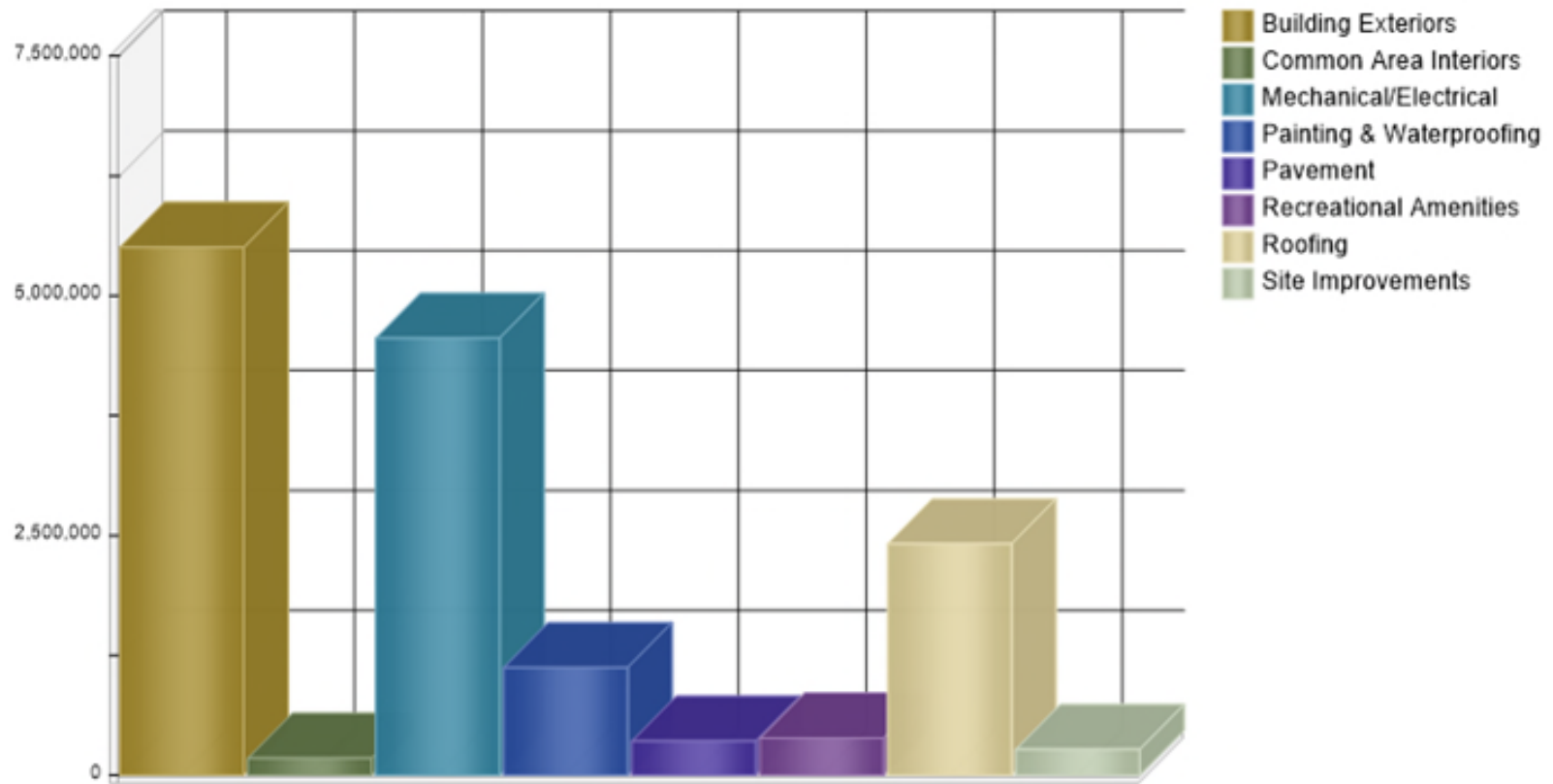


## **CASH FLOW ANALYSIS**

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Item Parameter - Category - Chart



# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Item Parameters - Detail

Category Reserve Item	Service Date	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
<b>Building Exteriors</b>									
Railings/Handrails (Balconies) Phase 1	06/01/2025	06/01/2064	\$ 102.50	816 ln ft	\$ 83,640.00	40:00	39:00	38:08	\$ 83,640.00
Railings/Handrails (Balconies) Phase 2	06/01/1983	10/01/2028	102.50	1,884 ln ft	193,110.00	40:00	45:04	3:00	193,110.00
Railings/Handrails (Walkways)	09/01/2015	09/01/2055	76.00	7,740 ln ft	588,240.00	40:00	40:00	29:11	588,240.00
Stairways (B2, A2)	09/01/2022	09/01/2062	67,200.00	11 flights	739,200.00	40:00	40:00	36:11	739,200.00
Stairways (B3, A3, C1)	09/01/2023	09/01/2063	67,200.00	16 flights	1,075,200.00	40:00	40:00	37:11	1,075,200.00
Stairways (B1, A1)	09/01/2025	09/01/2065	67,200.00	11 flights	739,200.00	40:00	40:00	39:11	739,200.00
Stairways (B4, A4, C4)	06/01/1983	09/01/2066	67,200.00	16 flights	1,075,200.00	40:00	0:00	40:11	1,075,200.00
Stairways A4, C2, C3)	06/01/1983	09/01/2027	67,200.00	15 flights	1,008,000.00	40:00	44:03	1:11	1,008,000.00
					5,501,790.00				5,501,790.00
<b>Common Area Interiors</b>									
Cafe Interiors/Furnishings	06/01/2019	06/01/2030	\$ 5.00	2,030 sq ft	\$ 10,150.00	10:00	11:00	4:08	\$ 10,150.00
Cafe Tile Flooring	06/01/1983	12/01/2030	11.09	2,030 sq ft	22,512.70	30:00	47:06	5:02	22,512.70
Elevator Cabs Interiors	06/01/2020	06/01/2040	9,400.00	7 cabs	65,800.00	20:00	20:00	14:08	65,800.00
Offices Interiors/Furnishings	06/01/2019	06/01/2029	10.00	1,080 sq ft	10,800.00	10:00	10:00	3:08	10,800.00
Sports Complex Carpeting	06/01/1983	10/01/2025	36.50	415 sq yds	15,147.50	10:00	42:04	0:00	15,147.50
Sports Complex Interiors/Furnishings	12/01/2020	12/01/2030	10,000.00	1 lp sm	10,000.00	10:00	10:00	5:02	10,000.00
Sports Complex Restrooms/Wet Areas	06/01/1983	10/01/2026	55.00	800 sq ft	44,000.00	25:00	43:04	1:00	44,000.00
					178,410.20				178,410.20
<b>Mechanical/Electrical</b>									
AC Air Handler HOA Office (4T)	04/01/2021	04/01/2041	\$ 874.10	4 tons	\$ 3,496.40	20:00	20:00	15:06	\$ 3,496.40
AC Air Handler Sports Complex (3T)	06/01/2014	10/01/2025	913.00	3 tons	2,739.00	20:00	11:04	0:00	2,739.00
AC Condenser HOA Office (4T)	04/01/2021	04/01/2032	775.15	4 tons	3,100.60	11:00	11:00	6:06	3,100.60
AC Condenser Sports Complex (3T)	10/01/2014	10/01/2025	809.65	3 tons	2,428.95	11:00	11:00	0:00	2,428.95
AC Heat Pump 126/C Bathrooms (4T)	05/24/2014	05/24/2034	2,280.50	4 tons	9,122.00	20:00	20:00	8:07	9,122.00
AC Heat Pump 138/B Bathrooms (4T)	02/16/2016	02/16/2036	2,280.50	4 tons	9,122.00	20:00	20:00	10:04	9,122.00
AC Heat Pump Cafe (7.5T)	02/01/2024	02/01/2044	2,109.00	7.5 tons	15,817.50	20:00	20:00	18:04	15,817.50
AC PTAC Unit Maintenance	06/01/2016	06/01/2027	\$ 2,330.00	1 lp sm	\$ 2,330.00	11:00	11:00	1:08	\$ 2,330.00
AC RTU Sports Complex (2.5T)	01/01/2014	12/01/2025	3,137.00	2.5 tons	7,842.50	11:00	11:11	0:02	7,842.50
AC RTU Sports Complex (2.5T)	01/01/2014	10/01/2025	3,137.00	2.5 tons	7,842.50	11:00	11:09	0:00	7,842.50
AC RTU Sports Complex (4T)	04/20/2021	04/20/2032	2,481.00	4 tons	9,924.00	11:00	11:00	6:06	9,924.00
Domestic Water Pumps/Equipment	02/01/2014	02/01/2036	2,055.40	15 hp	30,831.00	22:00	22:00	10:04	30,831.00
Elevator Mechanical Modernization	06/01/2020	06/01/2050	149,450.00	7 cabs	1,046,150.00	30:00	30:00	24:08	1,046,150.00
Fire Alarm System Modernization	06/01/2020	06/01/2045	1,500.00	211 units	316,500.00	25:00	25:00	19:08	316,500.00
Generator/Equipment	06/01/2019	06/01/2040	406.97	135 kW	54,940.95	21:00	21:00	14:08	54,940.95

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Item Parameters - Detail

Category Reserve Item	Service Date	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Natatorium Heater/Furnace 1	01/26/2022	01/26/2042	3,060.00	1 lp sm	3,060.00	20:00	20:00	16:03	3,060.00
Natatorium Heater/Furnace 2	02/01/2025	02/01/2045	3,060.00	1 lp sm	3,060.00	20:00	20:00	19:04	3,060.00
Wastewater Treatment Plant/Equipment	06/01/2012	06/01/2042	30.00	101,000 gpm	3,030,000.00	30:00	30:00	16:08	3,030,000.00
					4,558,307.40				4,558,307.40
<b>Painting &amp; Waterproofing</b>									
Corridors Waterproofing/Traffic Coating	09/01/2015	09/01/2026	\$ 14.45	32,350 sq ft	\$ 467,457.50	10:00	11:00	0:11	\$ 467,457.50
Paint/Waterproof Exteriors	09/01/2015	09/01/2026	3,110.00	211 units	656,210.00	10:00	11:00	0:11	656,210.00
					1,123,667.50				1,123,667.50
<b>Pavement</b>									
Asphalt Paving (Replacement)	06/01/1983	10/01/2027	\$ 20.57	15,615 sq yds	\$ 321,200.55	24:00	44:04	2:00	\$ 321,200.55
Asphalt Paving (Sealcoat/Rejuv.)	11/01/2021	11/01/2025	2.19	15,615 sq yds	34,196.85	4:00	4:00	0:01	34,196.85
					355,397.40				355,397.40
<b>Recreational Amenities</b>									
Dune Crossover Restoration (Bldg. A)	06/01/2020	06/01/2033	\$ 33.45	724 sq ft	\$ 24,217.80	13:00	13:00	7:08	\$ 24,217.80
Dune Crossover Restoration (Bldg. B)	06/01/2020	06/01/2033	33.45	385 sq ft	12,878.25	13:00	13:00	7:08	12,878.25
Dune Crossover Restoration (Bldg. C)	06/01/2020	06/01/2033	33.45	405 sq ft	13,547.25	13:00	13:00	7:08	13,547.25
Pool Fencing & Gates (Bldg. A)	06/01/2007	06/01/2031	61.18	636 ln ft	38,910.48	24:00	24:00	5:08	38,910.48
Pool Fencing & Gates (Bldg. B)	06/01/2007	06/01/2031	\$ 61.18	359 ln ft	\$ 21,963.62	24:00	24:00	5:08	\$ 21,963.62
Pool Fencing & Gates (Bldg. C)	06/01/2007	06/01/2031	61.18	311 ln ft	19,026.98	24:00	24:00	5:08	19,026.98
Pool Interiors (Building A)	01/01/2013	01/01/2027	18.70	2,600 sq ft	48,620.00	14:00	14:00	1:03	48,620.00
Pool Interiors (Building B)	01/01/2013	01/01/2027	18.70	4,000 sq ft	74,800.00	14:00	14:00	1:03	74,800.00
Pool Interiors (Building C)	05/01/2025	05/01/2039	18.70	2,300 sq ft	43,010.00	14:00	14:00	13:07	43,010.00
Pool Interiors (Natatorium)	06/01/2023	06/01/2037	14,000.00	1 lp sm	14,000.00	14:00	14:00	11:08	14,000.00
Spa Interiors (Building A)	06/01/2024	06/01/2034	7,560.00	1 lp sm	7,560.00	10:00	10:00	8:08	7,560.00
Spa Interiors (Natatorium)	06/01/2024	06/01/2034	4,145.00	1 lp sm	4,145.00	10:00	10:00	8:08	4,145.00
Sports Complex ADA Ramp	06/01/2016	06/01/2029	29.75	475 sq ft	14,131.25	13:00	13:00	3:08	14,131.25
Tennis/Pickleball Courts Resurfacing	01/01/2014	01/01/2033	15,100.00	2 courts	30,200.00	7:00	19:00	7:03	30,200.00
Tennis/Pickleball Fencing & Gates	12/01/2022	12/01/2039	49.05	400 ln ft	19,620.00	17:00	17:00	14:02	19,620.00
					386,630.63				386,630.63
<b>Roofing</b>									
Building A Flat Roofing (Replace)	06/01/2006	09/01/2046	\$ 2,400.00	324 sqs	\$ 777,600.00	20:00	40:03	20:11	\$ 777,600.00
Building A Flat Roofing (Seal/Coat)	06/01/2006	10/01/2026	128,000.00	1 lp sm	128,000.00	20:00	20:00	1:00	128,000.00

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Item Parameters - Detail

Category Reserve Item	Service Date	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Building B Flat Roofing (Replace)	06/01/2006	09/01/2046	2,400.00	221 sqs	530,400.00	20:00	40:03	20:11	530,400.00
Building B Flat Roofing (Seal/Coat)	06/01/2006	10/01/2026	82,000.00	1 lp sm	82,000.00	20:00	20:00	1:00	82,000.00
Building C Flat Roofing (Replace)	06/01/2006	09/01/2046	2,400.00	200 sqs	480,000.00	20:00	40:03	20:11	480,000.00
Building C Flat Roofing (Seal/Coat)	06/01/2006	10/01/2026	94,000.00	1 lp sm	94,000.00	20:00	20:00	1:00	94,000.00
Metal Roofing	01/01/2020	01/01/2050	60.50	1,500 sq ft	90,750.00	30:00	30:00	24:03	90,750.00
Natatorium Skylights/Panels	06/01/2019	06/01/2049	9,450.00	8 each	75,600.00	30:00	30:00	23:08	75,600.00
Office Bldg. Flat Roofing (Replace)	06/01/2006	09/01/2046	1,905.00	18.9 sqs	36,004.50	20:00	40:03	20:11	36,004.50
Office Bldg. Flat Roofing (Seal/Coat)	06/01/2006	10/01/2026	23,000.00	1 lp sm	23,000.00	20:00	20:00	1:00	23,000.00
Sports Complex Flat Roofing (Replace)	06/01/2006	09/01/2046	1,905.00	38 sqs	72,390.00	20:00	40:03	20:11	72,390.00
Sports Complex Flat Roofing (Seal/Coat)	06/01/2006	10/01/2026	25,000.00	1 lp sm	25,000.00	20:00	20:00	1:00	25,000.00
					<u>2,414,744.50</u>				<u>2,414,744.50</u>
<b>Site Improvements</b>									
Boundary Fencing (Wood)	06/01/2019	06/01/2035	\$ 41.05	1,050 ln ft	\$ 43,102.50	16:00	16:00	9:08	\$ 43,102.50
Boundary Fencing/Gates (Aluminum)	08/01/2020	08/01/2050	50.20	988 ln ft	49,597.60	30:00	30:00	24:10	49,597.60
Gatehouse Access Control/Gates	06/01/2019	06/01/2033	18,100.00	1 lp sm	18,100.00	14:00	14:00	7:08	18,100.00
Marquee Signs	07/01/2021	07/01/2036	4,750.00	2 each	9,500.00	15:00	15:00	10:09	9,500.00
Office Wood Decking/Railings	06/01/1983	10/01/2029	24.50	1,785 sq ft	43,732.50	20:00	46:04	4:00	43,732.50
Site Lighting (Bollard)	10/01/2010	10/01/2027	1,022.00	17 each	17,374.00	17:00	17:00	2:00	17,374.00
Site Lighting (Post)	06/01/2003	06/01/2030	2,500.00	35 each	87,500.00	27:00	27:00	4:08	87,500.00
					<u>268,906.60</u>				<u>268,906.60</u>
					<u>14,787,854.23</u>				<u>14,787,854.23</u>



# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Item Parameters - Full Detail

### Railings/Handrails (Balconies)

Item Number	25	Measurement Basis	In ft
Type	Common Area	Estimated Useful Life	40 Years
Category	Building Exteriors	Basis Cost	102.50
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0025	Phase 2	06/01/1983	10/01/2028	3:00	45:04	1,884	193,110.00	193,110.00
920-001-0025	Phase 1	06/01/2025	06/01/2064	38:08	39:00	816	83,640.00	83,640.00
							276,750.00	276,750.00

### Comments

At some point, the association should expect to incur costs for replacement of the balcony railings/handrails, which were assumed to be limited common elements and therefore the financial responsibility of the association. We have observed life cycles for railings replacement after less than 25 years, while some properties of 50+ years in age have yet to complete replacement. Replacement of 816 linear feet of the total +/- 2,700 linear feet will be completed in 2025 as a portion of a partial exterior restoration project; the remainder is original to the property, reflecting an actual age of +/- 42 years. In the absence of a third party railings assessment(s) that suggests that near future replacement will be necessary, we have scheduled replacement of the remaining original railings in 2028. The current per linear foot cost estimate includes engineering/consulting, permitting, removal and disposal of the existing railings, typical minor concrete/post repairs, and installation of railings of similar height/quality.

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Item Parameters - Full Detail

### Railings/Handrails (Walkways)

Item Number	24	Measurement Basis	In ft
Type	Common Area	Estimated Useful Life	40 Years
Category	Building Exteriors	Basis Cost	76.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0024		09/01/2015	09/01/2055	29:11	40:00	7,740	588,240.00	588,240.00
							588,240.00	588,240.00

### Comments

At some point, the association should expect to incur costs for replacement of the walkways/catwalks railings/handrails. We have observed life cycles for railings replacement after less than 25 years, while some properties of 40+ years in age have yet to complete replacement; this fund is designed to provide monies for as needed repairs to and eventual replacement of these railings over a 40 year life cycle. The current per linear foot cost estimate includes engineering/consulting, permitting, removal and disposal of the existing railings, typical minor concrete/post repairs, and installation of railings of similar height/quality.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Service Doors/Hardware

<b>Item Number</b>	53	<b>Measurement Basis</b>	each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	26 Years
<b>Category</b>	Building Exteriors	<b>Basis Cost</b>	2,900.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0053			06/01/2045	19:08	26:00	0	0.00	0.00

#### Comments

Some associations prefer to fund as needed replacement of exterior service doors (storage rooms, mechanical rooms, roof access, etc.) through their annual operating budgets as a function of routine maintenance. Others do establish and fund replacement reserves, given the higher aggregate inventory replacement cost. For the association's consideration, assuming they are of non-corrosive design/construction, life cycles in the low 20 to 30 year range have been observed for replacements. If the association wishes to include a reserve(s) for the existing inventory (reportedly replaced post Hurricane Florence/2019), a total door count would need to be provided. The current per door cost estimate is reflective of large scale inventory replacement as a single project.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Stairways

Item Number	26	Measurement Basis	flights
Type	Common Area	Estimated Useful Life	40 Years
Category	Building Exteriors	Basis Cost	67,200.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-005-0026	A4,C2,C3	06/01/1983	09/01/2027	1:11	44:03	15	1,008,000.00	1,008,000.00
920-004-0026	B4,A5,C4	06/01/1983	09/01/2066	40:11	0:00	16	1,075,200.00	1,075,200.00
920-002-0026	B3,A3,C1	09/01/2023	09/01/2063	37:11	40:00	16	1,075,200.00	1,075,200.00
920-001-0026	B2,A2	09/01/2022	09/01/2062	36:11	40:00	11	739,200.00	739,200.00
920-003-0026	B1,A1	09/01/2025	09/01/2065	39:11	40:00	11	739,200.00	739,200.00
							4,636,800.00	4,636,800.00

#### Comments

This reserve refers to major repairs to and eventual replacement of the metal stairways at the residential buildings (13 total, 69 flights); five were replaced in 2022/2023 (B2, B3, A2, A3 C1, 27 flights), two were being replaced (B1, A1, 10 flights) as of the date/time of our most recent inspection, and funding in place via special assessment for replacement of three more stacks (B4, A5, C4, 16 flights - not scheduled for replacement in 2024/2025. This report assumes they will be replaced in 2025/2026). In the absence of a third party engineering assessment suggesting a more specific budgetary restoration/replacement schedule, we have forecast replacement of the remaining stacks (A5, C2, C3, 15 stacks) in fiscal year 2026/2027. The reported contract pricing for the B1, B4, A1, A5, and C4 stacks reflects a per flight actual cost of +/- \$67,173, and a rounded \$67,200 per flight current cost estimated accordingly. Prior to reserve funding decisions being made, we recommend that an engineer/consultant(s) assess the remaining original stacks to determine a more specific remaining useful life/current cost estimate for those stacks. We reserve the right to modify this report upon receipt of such an assessment(s).

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Structural/Concrete/Stucco/Brick

<b>Item Number</b>	55	<b>Measurement Basis</b>	
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	0 Year
<b>Category</b>	Building Exteriors	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0055			06/01/1983	0:00	0:00	0	0.00	0.00

#### Comments

A determination of the condition of the exterior structural/concrete/stucco/brick systems is beyond the scope of this report. While it is certain that some measure of structural/concrete/stucco restoration will be necessary in any property of the subject's design and construction with exposure to the ocean elements, it is very difficult to quantify budgetary costs and remaining useful lives. It is our market observation that in the absence of a third party assessment(s), few associations establish and fund major structural/concrete/stucco restoration reserves, given the relative uncertainty of cost and useful life; it is much more common for these upgrades to be funded (at least partially) via special assessment. No reserves for structural/concrete/stucco restoration were included in this report. Should the association wish to include reserves for structural/concrete/stucco restoration, a budgetary funding goal and useful life cycle would need to be provided.



## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Cafe Interiors/Furnishings

<b>Item Number</b>	5	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Common Area Interiors	<b>Basis Cost</b>	5.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0005		06/01/2019	06/01/2030	4:08	11:00	2,030	10,150.00	10,150.00
							10,150.00	10,150.00

#### Comments

In order to maximize unit values, the association should expect to incur costs for renovation of the common area interiors on a periodic and regular basis. The Common Area Interiors category was included so the association can consider market observed trends for both shorter and longer lived renovations. Costs and useful lives can vary, sometimes widely, from property to property. The current cost estimates do not reflect any unforeseen floor area reconfiguration(s) and/or expansion(s). The floor areas/counts are rounded estimates.

This fund is designed to provide monies for as needed cafe furnishings/finishes (including, but not necessarily limited to, tables, chairs, bar stools, TVs, shelving, window treatments, wall/door finishes, etc.) over a recurring 10 year life cycle. The most recent major expenses were incurred in 2019 and 2022, and a 2030 expense date scheduled accordingly.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Cafe Tile Flooring

<b>Item Number</b>	3	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Common Area Interiors	<b>Basis Cost</b>	11.09
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0003		06/01/1983	12/01/2030	5:02	47:06	2,030	22,512.70	22,512.70
							22,512.70	22,512.70

#### Comments

At some point, the association should expect to incur costs for replacement of the cafe tile flooring. Because replacement is typically completed due to cosmetic dissatisfaction rather than physical wear out/failure of the flooring itself, life cycles can vary from property to property; we have observed life cycles of less than 10 years, to over 40 years, for replacement of tile flooring. The existing tile flooring reflects an actual age of +/- 41 years (assuming it is original to the property); the association has no near future plans to replace, and a 2030 expense date scheduled accordingly (to be completed concurrently with the next scheduled furnishings/interiors project) The current cost estimate includes removal and disposal of the existing tile flooring and installation with like quality.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Elevator Cabs Interiors

<b>Item Number</b>	9	<b>Measurement Basis</b>	cabs
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Common Area Interiors	<b>Basis Cost</b>	9,400.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0009		06/01/2020	06/01/2040	14:08	20:00	7	65,800.00	65,800.00
							65,800.00	65,800.00

#### Comments

This fund refers to periodic major cosmetic renovation/refurbishment of the elevator cabs interiors (flooring, wall finishes, ceilings/lighting, etc.). This scope of renovation is generally completed on a +/- 20 year life cycle, although we have observed life cycles +/- 5 years higher or lower.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Offices Interiors/Furnishings

<b>Item Number</b>	59	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Common Area Interiors	<b>Basis Cost</b>	10.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0059		06/01/2019	06/01/2029	3:08	10:00	1,080	10,800.00	10,800.00
							10,800.00	10,800.00

#### Comments

This fund refers to periodic cosmetic renovations in the common area offices, including (but not necessarily limited to) flooring, wall/door finishes, furnishings, window treatments, etc. over a recurring 10 year life cycle. The date of completion of the most recent major upgrade was not confirmed. Based on the observed condition of the existing finishes/furnishings, we do not anticipate the need for any major upgrades for the next +/- 5 years.



## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Pool/Beach Restrooms

<b>Item Number</b>	8	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Common Area Interiors	<b>Basis Cost</b>	35,260.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0008			06/01/2008	~*:04	25:00	0	0.00	0.00

#### Comments

At some point, the association should expect to incur costs for major restoration of the pool/beach restrooms interiors (including, but not necessarily limited to, flooring, wall finishes, vanities, mirrors, dividers, plumbing and electrical fixtures, etc.). Life cycles of less than 15 years, to 30+ years, have been observed in properties of similar quality. The association currently completes as needed restroom renovations through their annual operating budget, and at the association's request, no reserves were included for total renovation. For the association's consideration, we estimate a current cost estimate of \$ for the +/- 820 square feet of total area.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Sports Complex Carpeting

<b>Item Number</b>	2	<b>Measurement Basis</b>	sq yds
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Common Area Interiors	<b>Basis Cost</b>	36.50
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0002		06/01/1983	10/01/2025	0:00	42:04	415	15,147.50	15,147.50
							15,147.50	15,147.50

#### Comments

The install/placed in service date of the Sports Complex carpeting was not confirmed; based on its observed condition, it appears to be at, near or beyond its useful life, and a 2025 expense date scheduled accordingly. Life cycles of 5-6 years, to 15+ years, have been observed for replacement of carpeting in primary common area interiors (hallways, social rooms, exercise rooms, administrative offices, etc.); the useful life depends on the quality of carpeting, level of ongoing maintenance, and association cosmetic tastes. The current cost estimate includes removal and disposal of the existing carpeting and installation of like quality. The floor area estimate includes a typical market waste allowance.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Sports Complex Interiors/Furnishings

<b>Item Number</b>	4	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Common Area Interiors	<b>Basis Cost</b>	10,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0004		12/01/2020	12/01/2030	5:02	10:00	1	10,000.00	10,000.00
							10,000.00	10,000.00

#### Comments

This fund is designed to provide monies for as needed Sports Complex furnishings/finishes (including, but not necessarily limited to, tables, chairs, bar stools, TVs, shelving, window treatments, wall/door finishes, etc.) over a recurring 10 year life cycle. The most recent major expenses were incurred in late 2020 and a 2030 expense date scheduled accordingly. The current cost estimate is an order of magnitude figure based on actual costs incurred during the 2020 project, trended for market changes/inflation since the date(s) of expense.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Sports Complex Restrooms/Wet Areas

<b>Item Number</b>	7	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Common Area Interiors	<b>Basis Cost</b>	55.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0007		06/01/1983	10/01/2026	1:00	43:04	800	44,000.00	44,000.00
							44,000.00	44,000.00

#### Comments

At some point, the association should expect to incur costs for major restoration of the sports complex restrooms/wet areas (including, but not necessarily limited to, flooring, wall finishes, vanities, mirrors, dividers, lockers, plumbing and electrical fixtures, showers and sauna interiors, etc.). Life cycles of less than 15 years, to 30+ years, have been observed in properties of similar quality. As there were no reported plans to complete this project in 2025, a fall 2026 expense date was scheduled.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### AC Air Handler HOA Office (4T)

Item Number	13	Measurement Basis	tons
Type	Common Area	Estimated Useful Life	20 Years
Category	Mechanical/Electrical	Basis Cost	874.10
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0013		04/01/2021	04/01/2041	15:06	20:00	4	3,496.40	3,496.40
							3,496.40	3,496.40

#### Comments

Some associations prefer to fund as needed replacement of smaller common area AC units through their annual operating budgets, while others do establish and fund replacement reserves given the higher aggregate inventory replacement cost and/or predictability of cost and useful life (on a per unit, partial inventory or total inventory basis). For the association's consideration, we have included line items for each of the common area units; the unit listing, with sizes/types and installation dates, were provided by the association and assumed to be complete and correct.

Life cycles in the mid-10 to low 20 year range have been observed for replacement of residential/commercial grade split HVAC air handler/heat pumps units in oceanside properties, assuming proper and routine maintenance. Changes to building codes have mandated that at the next replacement of an older condenser unit, the corresponding air handler must also be replaced so that both are brought up to more efficient, code compliant use. The remaining useful life of the sports complex air handler was adjusted accordingly.



## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### AC Air Handler Sports Complex (3T)

<b>Item Number</b>	15	<b>Measurement Basis</b>	tons
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Mechanical/Electrical	<b>Basis Cost</b>	913.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0015		06/01/2014	10/01/2025	0:00	11:04	3	2,739.00	2,739.00
							2,739.00	2,739.00

#### Comments

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### AC Condenser HOA Office (4T)

<b>Item Number</b>	18	<b>Measurement Basis</b>	tons
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	11 Years
<b>Category</b>	Mechanical/Electrical	<b>Basis Cost</b>	775.15
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0018		04/01/2021	04/01/2032	6:06	11:00	4	3,100.60	3,100.60
							3,100.60	3,100.60

#### Comments

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### AC Condenser Sports Complex (3T)

<b>Item Number</b>	20	<b>Measurement Basis</b>	tons
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	11 Years
<b>Category</b>	Mechanical/Electrical	<b>Basis Cost</b>	809.65
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0020		10/01/2014	10/01/2025	0:00	11:00	3	2,428.95	2,428.95
							2,428.95	2,428.95

#### Comments

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### AC Heat Pump 126/C Restrooms (4T)

Item Number	79	Measurement Basis	tons
Type	Common Area	Estimated Useful Life	20 Years
Category	Mechanical/Electrical	Basis Cost	2,280.50
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0079		05/24/2014	05/24/2034	8:07	20:00	4	9,122.00	9,122.00
							9,122.00	9,122.00

#### Comments

Some associations prefer to fund as needed replacement of smaller common area AC units through their annual operating budgets, while others do establish and fund replacement reserves given the higher aggregate inventory replacement cost and/or predictability of cost and useful life (on a per unit, partial inventory or total inventory basis). For the association's consideration, life cycles in the mid-10 to low 20 year range have been observed for replacement of properly maintained heat pump units. The sizes in tons and install dates were provided by the association and assumed to be complete and correct.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### AC Heat Pump 138/B Bathrooms (4T)

<b>Item Number</b>	60	<b>Measurement Basis</b>	tons
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Mechanical/Electrical	<b>Basis Cost</b>	2,280.50
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0060		02/16/2016	02/16/2036	10:04	20:00	4	9,122.00	9,122.00
							9,122.00	9,122.00

#### Comments



Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

Item Parameters - Full Detail

AC Heat Pump Cafe (7.5T)

Item Number	12	Measurement Basis	tons
Type	Common Area	Estimated Useful Life	20 Years
Category	Mechanical/Electrical	Basis Cost	2,109.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0012		02/01/2024	02/01/2044	18:04	20:00	7.5	15,817.50	15,817.50
							15,817.50	15,817.50

Comments

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### AC PTAC Unit Maintenance

<b>Item Number</b>	61	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	11 Years
<b>Category</b>	Mechanical/Electrical	<b>Basis Cost</b>	2,330.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0061		06/01/2016	06/01/2027	1:08	11:00	1	2,330.00	2,330.00
							2,330.00	2,330.00

#### Comments

This fund refers to periodic replacement of the PTAC (packaged terminal air conditioner) unit supporting the maintenance area/office over a recurring low 10 year life cycle.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### AC RTU Sports Complex (2.5T)

<b>Item Number</b>	21	<b>Measurement Basis</b>	tons
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	11 Years
<b>Category</b>	Mechanical/Electrical	<b>Basis Cost</b>	3,137.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0021		01/01/2014	12/01/2025	0:02	11:11	2.5	7,842.50	7,842.50
							7,842.50	7,842.50

#### Comments

A life cycle in the low 10 year range should be expected for each of the three roof mounted package/RTU units supporting the sports complex interiors, which assumes proper and routine maintenance and installation of units designed for use in the corrosive ocean environment.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### AC RTU Sports Complex (2.5T)

<b>Item Number</b>	56	<b>Measurement Basis</b>	tons
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	11 Years
<b>Category</b>	Mechanical/Electrical	<b>Basis Cost</b>	3,137.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0056		01/01/2014	10/01/2025	0:00	11:09	2.5	7,842.50	7,842.50
							7,842.50	7,842.50

#### Comments

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### AC RTU Sports Complex (4T)

<b>Item Number</b>	57	<b>Measurement Basis</b>	tons
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	11 Years
<b>Category</b>	Mechanical/Electrical	<b>Basis Cost</b>	2,481.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0057		04/20/2021	04/20/2032	6:06	11:00	4	9,924.00	9,924.00
							9,924.00	9,924.00

#### Comments



## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Cafe Kitchen Equipment

<b>Item Number</b>	6	<b>Measurement Basis</b>	
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	0 Year
<b>Category</b>	Mechanical/Electrical	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0006		06/01/1983	06/01/1983	0:00	0:00	1	0.00	0.00

#### Comments

The association currently funds as needed replacement of cafe equipment through their annual operating budget. Some associations prefer to fund this way, while others do establish and fund replacement reserves given the higher aggregate inventory replacement cost (on a per piece, partial inventory or total inventory basis). If the association wishes to include a reserve(s) for the existing inventory, an equipment list with purchase dates/costs would need to be provided.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Domestic Water Pumps/Equipment

<b>Item Number</b>	17	<b>Measurement Basis</b>	hp
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	22 Years
<b>Category</b>	Mechanical/Electrical	<b>Basis Cost</b>	2,055.40
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0017		02/01/2014	02/01/2036	10:04	22:00	15	30,831.00	30,831.00
							30,831.00	30,831.00

#### Comments

The common area mechanical equipment inventory includes a domestic water booster pump station/system, with three 5 hp pumps, controller panel, and associated equipment. Assuming periodic pump rebuilds, motor replacements, controller upgrades, etc. as a function of routine maintenance, modernization/replacement of standard domestic water pumps and equipment has a market indicated life cycle in the low to mid-20 year range.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Elevator Mechanical Modernization

Item Number	10	Measurement Basis	cabs
Type	Common Area	Estimated Useful Life	30 Years
Category	Mechanical/Electrical	Basis Cost	149,450.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0010		06/01/2020	06/01/2050	24:08	30:00	7	1,046,150.00	1,046,150.00
							1,046,150.00	1,046,150.00

#### Comments

The useful life of the electrical and mechanical components (motors, controllers, door operators, call buttons, etc.) of hydraulic elevators can range rather widely; we have observed hydraulic elevator modernization after +/- 25 years, to over 40 years. This project was completed in 2020 and a 2050 expense date scheduled accordingly. Excluded from this report are the hydraulic elevator jacks/pistons. Market data we have observed suggests that while major restoration/replacement can be necessary, it is not always necessary under normal market conditions. In the event that such an assessment(s) determines that hydraulic jack/piston replacement is necessary, this report should be amended to include that reserve component.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Fire Alarm System Modernization

<b>Item Number</b>	11	<b>Measurement Basis</b>	units
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	25 Years
<b>Category</b>	Mechanical/Electrical	<b>Basis Cost</b>	1,500.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0011		06/01/2020	06/01/2045	19:08	25:00	211	316,500.00	316,500.00
							316,500.00	316,500.00

#### Comments

Due to improvements in technology and/or parts obsolescence, major modernization of fire alarm system components (panels, pull stations, horns/strobes, detectors, hoses) is typically necessary on a 20-30 year schedule. A mid-range 25 year life cycle estimate reflects a 2045 expense date. Given ever changing technologies and/or changing fire codes, we recommend that prior to reserve funding decisions are made (and on a periodic and regular basis thereafter), a fire/life safety consultant(s) assess the existing system to determine more specific remaining useful life and cost parameters. We reserve the right to modify this report upon receipt of such an assessment(s).

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Generator/Equipment

<b>Item Number</b>	48	<b>Measurement Basis</b>	kW
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	21 Years
<b>Category</b>	Mechanical/Electrical	<b>Basis Cost</b>	406.97
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0048		06/01/2019	06/01/2040	14:08	21:00	135	54,940.95	54,940.95
							54,940.95	54,940.95

#### Comments

Life cycles in the low 20 year range have been observed for replacement of emergency generators located outside an enclosed building area, exposed to the corrosive ocean elements. This fund is designed to provide monies for as needed repairs to and eventual replacement of the association's 135 kW backup generator over a 21 year life cycle, based on the reported 2019 installation date.



## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Natatorium Heaters/Furnaces

<b>Item Number</b>	62	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	20 Years
<b>Category</b>	Mechanical/Electrical	<b>Basis Cost</b>	3,060.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
920-001-0062	1	01/26/2022	01/26/2042	16:03	20:00	1	3,060.00	3,060.00
920-002-0062	2	02/01/2025	02/01/2045	19:04	20:00	1	3,060.00	3,060.00
							6,120.00	6,120.00

#### Comments

These funds are designed to provide monies for as needed repairs to and eventual replacement of the natatorium hanging heaters/furnaces over 20 year life cycles. The current per unit cost estimate is based on actual contract pricing provided by the association.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Pool/Spa Equipment

<b>Item Number</b>	34	<b>Measurement Basis</b>	0
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	0 Year
<b>Category</b>	Mechanical/Electrical	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0034		06/01/1983	06/01/1983	0:00	0:00	1	0.00	0.00

#### Comments

Under normal conditions, total replacement of pool and spa equipment inventories (pumps, motors, chlorination systems, filters, heaters, etc.) should not be necessary at any one given time. This is supported by our review of reserve budgets at similar properties; while some associations establish and fund contingency reserves for as needed repair/replacement costs, others prefer to fund incidental expenses through their annual operating budgets, as a function of routine maintenance. This report assumes that as needed equipment replacements will continue to be funded through the association's annual operating budget.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Wastewater Treatment Plant/Equipment

Item Number	52	Measurement Basis	gpm
Type	Common Area	Estimated Useful Life	30 Years
Category	Mechanical/Electrical	Basis Cost	30.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0052		06/01/2012	06/01/2042	16:08	30:00	101,000	3,030,000.00	3,030,000.00
							3,030,000.00	3,030,000.00

#### Comments

The association completed replacement of the original wastewater treatment plant in 2012, which reflects an actual useful life of +/- 29 years. This fund is designed to provide monies for as needed repairs to (major repairs were completed between 2021 and 2024) and eventual replacement over a 30 year life cycle, based on the actual operating history. The size in gallons per day was previously provided by the association and assumed to be complete and correct. We recommend that prior to reserve funding decisions being made, a consultant/engineer assess the existing improvements/components to determine more specific remaining useful life and current cost parameters. We reserve the right to modify this report upon receipt of such an assessment(s).

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Corridors Waterproofing/Traffic Coating

Item Number	23	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Painting & Waterproofing	Basis Cost	14.45
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0023		09/01/2015	09/01/2026	0:11	11:00	32,350	467,457.50	467,457.50
							467,457.50	467,457.50

#### Comments

It is our market observation that assuming proper installation and routine maintenance, life cycles in the 10 to mid-10 year range should be expected for restoration/replacement of exterior balconies/walkways waterproofing/traffic coating; the most typical life falls on the lower end of that range, and this project is often completed with exterior painting/waterproofing as a portion of a large building envelope waterproofing project. This project was most recently completed in 2015; areas of considerable deterioration/deferred maintenance were noted, which suggests that this project should be completed in the near future to ensure proper protection of the underlying concrete decking/structural components. Given the ongoing stairways restoration/replacement project, the association does not expect to complete this project in 2025, and a 2026 expense date scheduled accordingly. A recurring 10 year life cycle was scheduled thereafter, on a similar schedule as exterior painting/waterproofing. The current cost estimate includes engineering/consulting, permitting, removal/disposal of the existing traffic coatings, typical minor repairs to the underlying concrete decking/drainage and installation of new traffic coating. The total area is a rounded estimate. The current cost estimate includes typical minor deck repairs.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Paint/Waterproof Exteriors

<b>Item Number</b>	22	<b>Measurement Basis</b>	units
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Painting & Waterproofing	<b>Basis Cost</b>	3,110.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Adjusted		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0022		09/01/2015	09/01/2026	0:11	11:00	211	656,210.00	656,210.00
							656,210.00	656,210.00

#### Comments

To ensure proper protection of the underlying concrete, stucco, wood and metal surfaces, the market reflects a maximum 7 year useful life for exterior painting & waterproofing (in lieu of an association purchased longer warranty). Based on the previously reported 2015 completion date of the most recent exterior painting/waterproofing project, completion of exterior painting/waterproofing is indicated in the near future. Given the ongoing stairways restoration/replacement project, the association does not expect to complete this project in 2025, and a 2026 expense date scheduled accordingly. The current average per dwelling unit cost estimate includes engineering/consulting, permitting, typical minor concrete/stucco repairs, surface preparation, as needed window/sliding glass door caulking and painting/refinishing of all exterior concrete, stucco, wood and metal surfaces (including railings and window/slider frames), and is reflective of a 10 year warranty product.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Asphalt Paving (Replacement)

Item Number	27	Measurement Basis	sq yds
Type	Common Area	Estimated Useful Life	24 Years
Category	Pavement	Basis Cost	20.57
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0027		06/01/1983	10/01/2027	2:00	44:04	15,615	321,200.55	321,200.55
							321,200.55	321,200.55

#### Comments

We have observed life cycles of less than 15 years, to 25+ years, for asphalt overlay/repaving projects, assuming proper design, installation and routine maintenance. The existing asphalt paving appears to be largely original to the property (actual age +/- 41 years, which is well beyond observed market standards), and was observed to be in poor overall condition. Near future replacement is indicated. Assuming the expected asphalt repairs/sealcoating project, asphalt replacement was scheduled in 2027. The current unit cost estimate includes engineering/consulting, permitting, milling/removal of the existing asphalt paving, typical minor repairs to the underlying pavement subbase and drainage systems, installation of new asphalt paving, and re-striping. The paved area is a rounded estimate.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Asphalt Paving (Sealcoat/Rejuv.)

Item Number	28	Measurement Basis	sq yds
Type	Common Area	Estimated Useful Life	4 Years
Category	Pavement	Basis Cost	2.19
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0028		11/01/2021	11/01/2025	0:01	4:00	15,615	34,196.85	34,196.85
							34,196.85	34,196.85

#### Comments

Some associations complete sealcoating/rejuvenation of their common area asphalt paving on a periodic and regular basis, to ensure a high cosmetic appeal and the maximum useful life of their asphalt paving; 3-4 year life cycles have most typically been observed. Other associations are of the opinion that this project is strictly cosmetic, and do not. The date of completion of the most recent sealcoating project was not confirmed; the association does not expect to complete asphalt repaving in the near future, nor complete asphalt sealcoating/rejuvenation in fiscal year 2024/2025. A fall/late 2025 sealcoating date was scheduled accordingly, and asphalt repaving scheduled in fall/late 2027 accordingly. The current cost estimate includes permitting, typical minor pavement repairs and re-striping.



## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Dune Crossovers Restoration

<b>Item Number</b>	36	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	13 Years
<b>Category</b>	Recreational Amenities	<b>Basis Cost</b>	33.45
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-003-0036	Bldg. C	06/01/2020	06/01/2033	7:08	13:00	405	13,547.25	13,547.25
920-001-0036	Bldg. A	06/01/2020	06/01/2033	7:08	13:00	724	24,217.80	24,217.80
920-002-0036	Bldg. B	06/01/2020	06/01/2033	7:08	13:00	385	12,878.25	12,878.25
							50,643.30	50,643.30

#### Comments

Under normal conditions, and barring any unforeseen storm damages, total replacement of the heavy wood frame/piling dune crossovers may never be necessary. It is our market observation that assuming proper and routine maintenance, including as needed board replacements, sealing, etc., third party restoration of the wood frame/deck dune crossovers (replacement of wood decking and railings, as needed repairs to underlying framing, stringers, pilings, etc.) can be expected on a low to mid-10 year life cycle. This report assumes that the 2020 project did not change the square footages/areas of the prior crossovers. We reserve the right to modify this report if this assumption is in error, and upon confirmation of the factual square footage of each crossover.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Fitness Equipment

<b>Item Number</b>	1	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Recreational Amenities	<b>Basis Cost</b>	30,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0001			06/01/1993	0:00	10:00	0	0.00	0.00

#### Comments

Some associations prefer to fund as needed exercise equipment replacements through their annual operating budgets, while others do establish and fund replacement reserves given the higher aggregate inventory replacement cost (on a per piece, partial inventory or total inventory basis). The association currently completes as needed fitness equipment replacements through their annual operating budget, and no reserve(s) included in this report accordingly. For the association's consideration, it is our market observation that while minor additions and/or replacements can be expected from time to time, better quality properties complete exercise equipment inventory replacements (treadmills, elliptical trainers, upright and recumbent exercise bikes, arc trainers, strength training stations, etc.) on a life cycle in the 10 year range, to ensure that modern, appealing equipment is in use. We estimate a current inventory replacement cost of \$30,000.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Pool Fencing & Gates (Bldg. A)

<b>Item Number</b>	29	<b>Measurement Basis</b>	In ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	24 Years
<b>Category</b>	Recreational Amenities	<b>Basis Cost</b>	61.18
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0029		06/01/2007	06/01/2031	5:08	24:00	636	38,910.48	38,910.48
							38,910.48	38,910.48

#### Comments

A life cycle in the low to mid-20 year range is the most typical useful life we have observed for replacement of standard aluminum pool/spa deck fencing and gates. Separate line items were included to provide monies for as needed repairs to and eventual replacement of the pool fencing/gates at each pool area, over 24 year life cycles. The current per linear foot cost estimate includes permitting, removal and disposal of the existing fencing and gates and installation of like height/quality fencing and gates.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Pool Fencing & Gates (Bldg. B)

Item Number	77	Measurement Basis	In ft
Type	Common Area	Estimated Useful Life	24 Years
Category	Recreational Amenities	Basis Cost	61.18
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Fixed		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0077		06/01/2007	06/01/2031	5:08	24:00	359	21,963.62	21,963.62
							21,963.62	21,963.62

#### Comments

A life cycle in the low to mid-20 year range is the most typical useful life we have observed for replacement of standard aluminum pool/spa deck fencing and gates. Separate line items were included to provide monies for as needed repairs to and eventual replacement of the pool fencing/gates at each pool area, over 24 year life cycles. The current per linear foot cost estimate includes permitting, removal and disposal of the existing fencing and gates and installation of like height/quality fencing and gates.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Pool Fencing & Gates (Bldg. C)

<b>Item Number</b>	78	<b>Measurement Basis</b>	In ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	24 Years
<b>Category</b>	Recreational Amenities	<b>Basis Cost</b>	61.18
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0078		06/01/2007	06/01/2031	5:08	24:00	311	19,026.98	19,026.98
							19,026.98	19,026.98

#### Comments

A life cycle in the low to mid-20 year range is the most typical useful life we have observed for replacement of standard aluminum pool/spa deck fencing and gates. Separate line items were included to provide monies for as needed repairs to and eventual replacement of the pool fencing/gates at each pool area, over 24 year life cycles. The current per linear foot cost estimate includes permitting, removal and disposal of the existing fencing and gates and installation of like height/quality fencing and gates.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Pool Interiors (Building A)

<b>Item Number</b>	30	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	14 Years
<b>Category</b>	Recreational Amenities	<b>Basis Cost</b>	18.70
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0030		01/01/2013	01/01/2027	1:03	14:00	2,600	48,620.00	48,620.00
							48,620.00	48,620.00

#### Comments

Assuming proper installation, chemical balancing, and routine maintenance, interior resurfacing of larger resort quality concrete pools with marcite or aggregate interior finishes has been observed on life cycles in the low to mid-10 year range. Resurfacing of the Building A and B pools were scheduled again in 2027 accordingly. The current per square foot of surface area cost estimate includes permitting, typical minor tank/structural repairs, tile upgrades and/or replacements, and installation of new aggregate surface materials (i.e. "diamond brite", "pebble crete", etc.). The pool surface areas are rounded estimates.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Pool Interiors (Building B)

<b>Item Number</b>	64	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	14 Years
<b>Category</b>	Recreational Amenities	<b>Basis Cost</b>	18.70
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0064		01/01/2013	01/01/2027	1:03	14:00	4,000	74,800.00	74,800.00
							74,800.00	74,800.00

#### Comments

Assuming proper installation, chemical balancing, and routine maintenance, interior resurfacing of larger resort quality concrete pools with marcite or aggregate interior finishes has been observed on life cycles in the low to mid-10 year range. Resurfacing of the Building A and B pools were scheduled again in 2027 accordingly. The current per square foot of surface area cost estimate includes permitting, typical minor tank/structural repairs, tile upgrades and/or replacements, and installation of new aggregate surface materials (i.e. "diamond brite", "pebble crete", etc.). The pool surface areas are rounded estimates.



## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Pool Interiors (Building C)

<b>Item Number</b>	65	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	14 Years
<b>Category</b>	Recreational Amenities	<b>Basis Cost</b>	18.70
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0065		05/01/2025	05/01/2039	13:07	14:00	2,300	43,010.00	43,010.00
							43,010.00	43,010.00

#### Comments

The association expects to complete interior resurfacing/restoration of the Building C pool in 2025. The current per square foot of surface area cost estimate includes permitting, typical minor tank/structural repairs, tile upgrades and/or replacements, and installation of new aggregate surface materials (i.e. "diamond brite", "pebble crete", etc.). The pool surface area is a rounded estimate.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Pool Interiors (Natatorium)

<b>Item Number</b>	31	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	14 Years
<b>Category</b>	Recreational Amenities	<b>Basis Cost</b>	14,000.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0031		06/01/2023	06/01/2037	11:08	14:00	1	14,000.00	14,000.00
							14,000.00	14,000.00

#### Comments

Given the lesser exposure to the sun, interior resurfacing/restoration of the natatorium swimming pool should be expected on a slightly longer life cycle than the outdoor pools. A 14 year life cycle estimate reflects a 2037 expense date for this project, based on the reported 2023 completion date. The current cost estimate includes permitting, typical minor tank/structural repairs, tile upgrades and/or replacements, and installation of new aggregate surface materials (i.e. "diamond brite", "pebble crete", etc.), and is based on the approximate surface area of this free form pool.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Pool/Spa Deck Furniture

<b>Item Number</b>	33	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	14 Years
<b>Category</b>	Recreational Amenities	<b>Basis Cost</b>	39,235.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0033			06/01/2029	3:08	14:00	0	0.00	0.00

#### Comments

Some associations prefer to fund as needed replacement of pool deck furniture through their annual operating budgets, while others do establish and fund replacement reserves given the higher aggregate inventory replacement cost and/or desire for a uniform cosmetic appearance. The association expects to complete replacements through their annual operating budget, and no reserve(s) included accordingly. For the association's consideration, while minor additions/replacements can be expected from time to time, and assuming periodic as needed re-strapping and/or refinishing as a function of routine maintenance, life cycles in the 10-15 year range have been observed for total inventory replacements. Based on a total of +/- 190 pieces supporting the outdoor pools/spa and natatorium and an average per piece cost estimate of \$206.50, a total current inventory replacement cost of \$39,235 is indicated.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Spa Interiors (Building A)

<b>Item Number</b>	63	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Recreational Amenities	<b>Basis Cost</b>	7,560.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0063		06/01/2024	06/01/2034	8:08	10:00	1	7,560.00	7,560.00
							7,560.00	7,560.00

#### Comments

Given the higher temperatures and chemical concentrations, interior resurfacing of standard concrete spas with marcite or aggregate interiors is typically necessary on a shorter life cycle than similar pool interiors. Life cycles in the 9-12 year range have most typically been observed, assuming proper installation, chemical balancing and routine maintenance. Recurring 10 year life cycles were forecast accordingly.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Spa Interiors (Natatorium)

<b>Item Number</b>	35	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Recreational Amenities	<b>Basis Cost</b>	4,145.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0035		06/01/2024	06/01/2034	8:08	10:00	1	4,145.00	4,145.00
							4,145.00	4,145.00

#### Comments

Given the higher temperatures and chemical concentrations, interior resurfacing of standard concrete spas with marcite or aggregate interiors is typically necessary on a shorter life cycle than similar pool interiors. Life cycles in the 9-12 year range have most typically been observed, assuming proper installation, chemical balancing and routine maintenance. Recurring 10 year life cycles were forecast accordingly.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Sports Complex ADA Ramp

<b>Item Number</b>	37	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	13 Years
<b>Category</b>	Recreational Amenities	<b>Basis Cost</b>	29.75
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0037		06/01/2016	06/01/2029	3:08	13:00	475	14,131.25	14,131.25
							14,131.25	14,131.25

#### Comments

Assuming proper and routine maintenance, including as needed board replacements, sealing, etc., third party restoration of the wood frame/deck ADA ramp at the sports complex (replacement of wood decking and railings, as needed repairs to underlying framing, stringers, pilings, etc.) should be expected on a market indicated low to mid-10 year life cycle. The current cost estimate is not reflective of total replacement; under normal conditions, we do not anticipate the need for total replacement.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Tennis/Pickleball Courts Resurfacing

Item Number	39	Measurement Basis	courts
Type	Common Area	Estimated Useful Life	7 Years
Category	Recreational Amenities	Basis Cost	15,100.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0039		01/01/2014	01/01/2033	7:03	19:00	2	30,200.00	30,200.00
							30,200.00	30,200.00

#### Comments

To ensure proper protection of the underlying court structures and a high cosmetic appeal, the market reflects a range in useful life of 6-9 years for resurfacing of standard asphalt tennis/pickleball courts. The court surfaces were observed to be in poor condition; the association reportedly has special assessment funds in hand for this project. Assuming completion in early 2026, the next expense to the reserves was forecast in early 2033. The current per court cost estimate includes permitting, typical minor repairs to the underlying court structures and re-striping.



## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Tennis/Pickleball Fencing & Gates

<b>Item Number</b>	38	<b>Measurement Basis</b>	In ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	17 Years
<b>Category</b>	Recreational Amenities	<b>Basis Cost</b>	49.05
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0038		12/01/2022	12/01/2039	14:02	17:00	400	19,620.00	19,620.00
							19,620.00	19,620.00

#### Comments

Life cycles in the mid-10 to mid-20 year range have been observed for replacement of coated chain link tennis court fencing, with those in the corrosive ocean environment tending towards the lower end of that range. The posts/top rail/ties, etc. were replaced in late 2022, and a 2039 replacement date scheduled accordingly. The current per linear foot unit cost estimate includes permitting, removal and disposal of the existing fencing and gates and installation of like height/quality fencing and gates.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Building A Flat Roofing (Replace)

Item Number	66	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	20 Years
Category	Roofing	Basis Cost	2,400.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0066		06/01/2006	09/01/2046	20:11	40:03	324	777,600.00	777,600.00
							777,600.00	777,600.00

#### Comments

Data gleaned from similar properties reflects a probable life cycle in the +/- 20 year range for a properly designed, installed and maintained flat membrane/bitumen roofing system. Based on its reported 2006 installation date, replacement of the flat roofing at the residential buildings at or near 2026 is indicated. Proposals provided by the association suggest that rather than replace, the association plans to complete repairs to and silicone coating rather than replacement, to include a 20 year warranty; based solely on this information, and assuming completion of this project in fiscal year 2025/2026, we have adjusted the remaining useful life for replacement to reflect a 2046 expense date. The current cost estimate includes engineering/consulting, permitting, removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, etc. and installation of like roofing. One square = 100 square feet.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Building A Flat Roofing (Seal/Coat)

Item Number	72	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	20 Years
Category	Roofing	Basis Cost	128,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	One Time		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0072			10/01/2026	1:00	20:00	1	128,000.00	128,000.00
							128,000.00	128,000.00

#### Comments

This line item refers to expected repairs/silicone coating of the Building A flat roofing, including a 20 year warranty; as there were no reported plans to complete this project in 2025, a fall 2026 expense date was forecast. This expense was included as non-recurring, as roof replacement was scheduled during the following 20 year life cycle. The current cost estimate is based solely on a recent proposal provided by the association.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Building B Flat Roofing (Replace)

Item Number	67	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	20 Years
Category	Roofing	Basis Cost	2,400.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0067		06/01/2006	09/01/2046	20:11	40:03	221	530,400.00	530,400.00
							530,400.00	530,400.00

#### Comments

Data gleaned from similar properties reflects a probable life cycle in the +/- 20 year range for a properly designed, installed and maintained flat membrane/bitumen roofing system. Based on its reported 2006 installation date, replacement of the flat roofing at the residential buildings at or near 2026 is indicated. Proposals provided by the association suggest that rather than replace, the association plans to complete repairs to and silicone coating rather than replacement, to include a 20 year warranty; based solely on this information, and assuming completion of this project in fiscal year 2025/2026, we have adjusted the remaining useful life for replacement to reflect a 2046 expense date. The current cost estimate includes engineering/consulting, permitting, removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, etc. and installation of like roofing. One square = 100 square feet.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Building B Flat Roofing (Seal/Coat)

Item Number	73	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	20 Years
Category	Roofing	Basis Cost	82,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	One Time		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0073			10/01/2026	1:00	20:00	1	82,000.00	82,000.00
							82,000.00	82,000.00

#### Comments

This line item refers to expected repairs/silicone coating of the Building B flat roofing, including a 20 year warranty; as there were no reported plans to complete this project in 2025, a fall 2026 expense date was forecast. This expense was included as non-recurring, as roof replacement was scheduled during the following 20 year life cycle. The current cost estimate is based solely on a recent proposal provided by the association.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Building C Flat Roofing (Replace)

Item Number	68	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	20 Years
Category	Roofing	Basis Cost	2,400.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0068		06/01/2006	09/01/2046	20:11	40:03	200	480,000.00	480,000.00
							480,000.00	480,000.00

#### Comments

Data gleaned from similar properties reflects a probable life cycle in the +/- 20 year range for a properly designed, installed and maintained flat membrane/bitumen roofing system. Based on its reported 2006 installation date, replacement of the flat roofing at the residential buildings at or near 2026 is indicated. Proposals provided by the association suggest that rather than replace, the association plans to complete repairs to and silicone coating rather than replacement, to include a 20 year warranty; based solely on this information, and assuming installation prior to October 1, 2025, we have adjusted the remaining useful life for replacement to reflect a 2045 expense date. The current cost estimate includes engineering/consulting, permitting, removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, etc. and installation of like roofing. One square = 100 square feet.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Building C Flat Roofing (Seal/Coat)

Item Number	74	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	20 Years
Category	Roofing	Basis Cost	94,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	One Time		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0074			10/01/2026	1:00	20:00	1	94,000.00	94,000.00
							94,000.00	94,000.00

#### Comments

This line item refers to expected repairs/silicone coating of the Building C flat roofing, including a 20 year warranty; as there were no reported plans to complete this project in 2025, a fall 2026 expense date was forecast. This expense was included as non-recurring, as roof replacement was scheduled during the following 20 year life cycle. The current cost estimate is based solely on a recent proposal provided by the association.



## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Metal Roofing

<b>Item Number</b>	43	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Roofing	<b>Basis Cost</b>	60.50
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0043		01/01/2020	01/01/2050	24:03	30:00	1,500	90,750.00	90,750.00
							90,750.00	90,750.00

#### Comments

Assuming installation with non-corrosive metal panels, hardware/fasteners, etc., standing seam metal/Galvalume roofing has an expected useful life in the 25-30+ year range under normal conditions. This fund is designed to provide monies for as needed major repairs to and eventual replacement of the metal roofing (elevator equipment rooms, eyebrows, maintenance building, etc.) over a 30 year life cycle, based on the reported 2019/2020 installation dates. The current cost estimate is based on actual costs incurred during those replacements, trended for market changes/inflation since the dates of completion, and is assumed to include permitting, tear off and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, as needed repair/replacement of fascia/soffits (as applicable), and installation of like roofing.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Natatorium Skylights/Panels

<b>Item Number</b>	44	<b>Measurement Basis</b>	each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Roofing	<b>Basis Cost</b>	9,450.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0044		06/01/2019	06/01/2049	23:08	30:00	8	75,600.00	75,600.00
							75,600.00	75,600.00

#### Comments

The association completed replacement of the movable skylight panels and motors in 2019 due to hurricane damages. This fund is designed to provide monies for as needed repairs to and eventual replacement of these components over a 30 year life cycle.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Office Bldg. Flat Roofing (Replace)

Item Number	42	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	20 Years
Category	Roofing	Basis Cost	1,905.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0042		06/01/2006	09/01/2046	20:11	40:03	18.9	36,004.50	36,004.50
							36,004.50	36,004.50

#### Comments

Data gleaned from similar properties reflects a probable life cycle in the +/- 20 year range for a properly designed, installed and maintained flat membrane/bitumen roofing system. Based on its reported 2006 installation date, replacement of the flat roofing at the office building at or near 2026 is indicated. Proposals provided by the association suggest that rather than replace, the association plans to complete repairs to and silicone coating rather than replacement, to include a 20 year warranty; based solely on this information, and assuming installation in fiscal year 2025/2026, we have adjusted the remaining useful life for replacement to reflect a 2046 expense date. The current cost estimate includes engineering/consulting, permitting, removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, etc. and installation of like roofing. One square = 100 square feet.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Office Bldg. Flat Roofing (Seal/Coat)

Item Number	75	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	20 Years
Category	Roofing	Basis Cost	23,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	One Time		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0075			10/01/2026	1:00	20:00	1	23,000.00	23,000.00
							23,000.00	23,000.00

#### Comments

This line item refers to expected repairs/silicone coating of the office building flat roofing, including a 20 year warranty; as there were no reported plans to complete this project in 2025, a fall 2026 expense date was forecast. This expense was included as non-recurring, as roof replacement was scheduled during the following 20 year life cycle. The current cost estimate is based solely on a recent proposal provided by the association.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Sports Complex Flat Roofing (Replace)

Item Number	41	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	20 Years
Category	Roofing	Basis Cost	1,905.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0041		06/01/2006	09/01/2046	20:11	40:03	38	72,390.00	72,390.00
							72,390.00	72,390.00

#### Comments

Data gleaned from similar properties reflects a probable life cycle in the +/- 20 year range for a properly designed, installed and maintained flat membrane/bitumen roofing system. Based on its reported 2006 installation date, replacement of the flat roofing at the sports complex building at or near 2026 is indicated. Proposals provided by the association suggest that rather than replace, the association plans to complete repairs to and silicone coating rather than replacement, to include a 20 year warranty; based solely on this information, and assuming installation in fiscal year 2025/2026, we have adjusted the remaining useful life for replacement to reflect a 2046 expense date. The current cost estimate includes engineering/consulting, permitting, removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, etc. and installation of like roofing. One square = 100 square feet.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Sports Complex Flat Roofing (Seal/Coat)

Item Number	76	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	20 Years
Category	Roofing	Basis Cost	25,000.00
Tracking	Logistical	Salvage Value	\$ 0.00
Method	One Time		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0076			10/01/2026	1:00	20:00	1	25,000.00	25,000.00
							25,000.00	25,000.00

#### Comments

This line item refers to expected repairs/silicone coating of the Sports Complex flat roofing, including a 20 year warranty; as there were no reported plans to complete this project in 2025, a fall 2026 expense date was forecast. This expense was included as non-recurring, as roof replacement was scheduled during the following 20 year life cycle. The current cost estimate is based solely on a recent proposal provided by the association.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Boundary Fencing (Wood)

<b>Item Number</b>	45	<b>Measurement Basis</b>	In ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	16 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	41.05
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0045		06/01/2019	06/01/2035	9:08	16:00	1,050	43,102.50	43,102.50
							43,102.50	43,102.50

#### Comments

Scaling of aerial imagery indicates that there is approximately 1,050 linear feet of 8' wood shadowbox fencing along the east and west property boundaries, installed in mid-2019. Barring any unforeseen storm damages, etc., replacement of the shadowbox privacy fencing along the east and west property boundaries should be expected on a life cycle in the mid 10 year range. The current cost estimate includes permitting, removal and disposal of the existing fencing and installation of like quality/height fencing.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Boundary Fencing/Gates (Aluminum)

<b>Item Number</b>	69	<b>Measurement Basis</b>	In ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	30 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	50.20
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0069		08/01/2020	08/01/2050	24:10	30:00	988	49,597.60	49,597.60
							49,597.60	49,597.60

#### Comments

This reserve refers to eventual replacement of the +/- 988 linear feet of decorative aluminum fencing/gates installed along the front (southern) property boundary in summer 2020. The current cost estimate includes permitting, removal and disposal of the existing fencing/gates and installation of like height/quality fencing/gates.



## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Concrete Sidewalks/Curbing

<b>Item Number</b>	58	<b>Measurement Basis</b>	
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	0 Year
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0058			06/01/1983	0:00	0:00	0	0.00	0.00

#### Comments

Under normal conditions, total replacement of concrete paving (sidewalks, curbing, gutters, etc.) should not be necessary at any one given time. It is our market observation that while some associations do establish and fund contingency reserves for concrete paving repairs, many prefer to fund as needed repairs through their annual operating budgets, as a function of routine maintenance. No reserves for concrete paving were included in this report.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Gatehouse Access Control/Gates

<b>Item Number</b>	49	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	14 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	18,100.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0049		06/01/2019	06/01/2033	7:08	14:00	1	18,100.00	18,100.00
							18,100.00	18,100.00

#### Comments

Barring any unforeseen vehicular damages, a life cycle in the low to mid-10 year range is the observed market norm for modernization/replacement of security access control systems/equipment/gates. This fund is designed to provide monies for as needed repairs to, and eventual modernization/replacement, of this equipment over a recurring 14 year life cycle, based on the previously reported fiscal year 2019 installation date of the barrier gate operators.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Landscaping/Irrigation

<b>Item Number</b>	71	<b>Measurement Basis</b>	
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	0 Year
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	0.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0071			06/01/1983	0:00	0:00	0	0.00	0.00

#### Comments

In our experience, some associations do establish and fund landscaping reserves, typically on a contingency basis for unforeseen storm damage, blight, etc. Because landscaping is largely cosmetic, costs and useful lives can vary, often widely, from property to property. Given this unpredictability, we include landscaping reserves only when provided current cost and useful life/remaining useful live parameters by an association, and then include at that association's sole discretion. At such time as the association can provide a budgetary funding goal and time frame in which to reach that goal for their common area landscaping, this report can be amended accordingly. As needed upgrades to irrigation systems is typically funded through an association's annual operating budget, as a function of routine maintenance; we have not encountered an association that has established and funded a reserve for total system replacement in the absence of an engineering/consultant(s) report demonstrating the need and/or economic feasibility of total irrigation system replacement.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Marquee Signs

<b>Item Number</b>	47	<b>Measurement Basis</b>	each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	15 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	4,750.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0047		07/01/2021	07/01/2036	10:09	15:00	2	9,500.00	9,500.00
							9,500.00	9,500.00

#### Comments

Barring any unforeseen storm damages and/or association cosmetic dissatisfaction, total replacement of the two marquee signs on Salther Path Road may not be necessary. It is our market observation that in order to maintain a high/modern cosmetic appeal, some measure of major restoration (facades, lettering, trim, lighting, etc.) should be expected on a periodic and regular basis; life cycles in the mid-10 to 20 year range have most typically been observed for this scope of restoration. This project was completed in mid-2021 and a 2036 expense date scheduled accordingly. Future costs may vary due to association cosmetic tastes.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Office Wood Decking/Railings

Item Number	50	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	20 Years
Category	Site Improvements	Basis Cost	24.50
Tracking	Logistical	Salvage Value	\$ 0.00
Method	Adjusted		

Code	Desc.	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0050		06/01/1983	10/01/2029	4:00	46:04	1,785	43,732.50	43,732.50
							43,732.50	43,732.50

#### Comments

Given the more limited exposure to the sun, third party restoration of the wood frame/deck (replacement of wood decking and railings, as needed repairs to underlying framing, stringers, pilings, etc.) at the office building decks should be expected on a longer life cycle than the dune crossovers or ADA ramp. The date of install of the wood decking/railings at the office building was not confirmed; based on its observed condition, we do not anticipate the need for major restoration for the next 3-5 years, and a 2029 expense date scheduled accordingly. The current cost estimate is not reflective of total replacement; under normal conditions, we do not anticipate the need for total replacement.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Site Lighting (Bollard)

<b>Item Number</b>	70	<b>Measurement Basis</b>	each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	17 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	1,022.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0070		10/01/2010	10/01/2027	2:00	17:00	17	17,374.00	17,374.00
							17,374.00	17,374.00

#### Comments

Assuming they are of typical non-corrosive aluminum design/construction, life cycles in the mid-10 to 20 year range have been observed for replacement of bollard light posts. The install date of the existing inventory was not confirmed; based on the observed condition, we estimate an effective age in the 10 to mid-10 year range and scheduled replacement in 2027. The current per fixture cost estimate includes permitting, removal and disposal of the existing fixture, typical minor electrical/wiring upgrades and installation of like fixture.

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Item Parameters - Full Detail

#### Site Lighting (Post)

<b>Item Number</b>	46	<b>Measurement Basis</b>	each
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	27 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	2,500.00
<b>Tracking</b>	Logistical	<b>Salvage Value</b>	\$ 0.00
<b>Method</b>	Fixed		

<b>Code</b>	<b>Desc.</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0046		06/01/2003	06/01/2030	4:08	27:00	35	87,500.00	87,500.00
							87,500.00	87,500.00

#### Comments

While minor replacements will be necessary on as needed, incidental basis, total inventory replacement of aluminum post lights is typically necessary on a 25-30+ year life cycle. The placed in service date of the existing inventory was not confirmed; the association currently replaces on an as needed basis. Assuming inventory replacement in the past +/- 20 years (Hurricane Isabel 2003?), this expense was scheduled in 2030. The current cost estimate is based on the total of +/- 35 poles/fixtures (tennis/sports courts, parking areas, pool decks) and an average per post unit cost of \$2,500, and includes permitting, removal and disposal of the existing posts/fixtures, typical minor wiring/electrical upgrades and installation of like quality.

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Expenditures

Category	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
<b>Building Exteriors</b>										
Railings/Handrails (Balconies)				193,110						
Stairways		1,008,000								
	0	1,008,000	0	193,110	0	0	0	0	0	0
<b>Common Area Interiors</b>										
Cafe Interiors/Furnishings					10,150					
Cafe Tile Flooring						22,513				
Offices Interiors/Furnishings				10,800						
Sports Complex Carpeting	15,148									
Sports Complex Interiors/Furnishings						10,000				
Sports Complex Restrooms/Wet Areas		44,000								
	15,148	44,000	0	10,800	10,150	32,513	0	0	0	0
<b>Mechanical/Electrical</b>										
AC Air Handler Sports Complex (3T)	2,739									
AC Condenser HOA Office (4T)							3,101			
AC Condenser Sports Complex (3T)	2,429									
AC Heat Pump 126/Bldg. C RRs (4T)									9,122	
AC PTAC Unit Maintenance		2,330								
AC RTU Sports Complex (2.5T)	7,843									
AC RTU Sports Complex (2.5T)	7,843									
AC RTU Sports Complex (4T)							9,924			
	20,853	2,330	0	0	0	0	13,025	0	9,122	0
<b>Painting &amp; Waterproofing</b>										
Corridors Waterproofing/Traffic Coating	467,458									
Paint/Waterproof Exteriors	656,210									
	1,123,668	0	0	0	0	0	0	0	0	0



# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Expenditures

Category	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
<b>Pavement</b>										
Asphalt Paving (Replacement)			321,201							
Asphalt Paving (Sealcoat/Rejuv.)	34,197				34,197				34,197	
	34,197	0	321,201	0	34,197	0	0	0	34,197	0
<b>Recreational Amenities</b>										
Dune Crossovers Restoration								50,643		
Pool Fencing & Gates (Bldg. A)						38,910				
Pool Fencing & Gates (Bldg. B)						21,964				
Pool Fencing & Gates (Bldg. C)						19,027				
Pool Interiors (Building A)		48,620								
Pool Interiors (Building B)		74,800								
Spa Interiors (Building A)									7,560	
Spa Interiors (Natatorium)									4,145	
Sports Complex ADA Ramp				14,131						
Tennis/Pickleball Courts Resurfacing								30,200		
	0	123,420	0	14,131	0	79,901	0	80,843	11,705	0
<b>Roofing</b>										
Building A Flat Roofing (Seal/Coat)		128,000								
Building B Flat Roofing (Seal/Coat)		82,000								
Building C Flat Roofing (Seal/Coat)		94,000								
Office Bldg. Flat Roofing (Seal/Coat)		23,000								
Sports Complex Flat Roofing (Seal/Coat)		25,000								
	0	352,000	0	0	0	0	0	0	0	0
<b>Site Improvements</b>										
Boundary Fencing (Wood)										43,103
Gatehouse Access Control/Gates								18,100		
Office Wood Decking/Railings					43,733					
Site Lighting (Bollard)			17,374							
Site Lighting (Post)					87,500					
	0	0	17,374	0	131,233	0	0	18,100	0	43,103

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Expenditures

Category	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
	1,193,865	1,529,750	338,575	218,041	175,579	112,414	13,025	98,943	55,024	43,103

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Expenditures

Category	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45
<b>Common Area Interiors</b>										
Cafe Interiors/Furnishings					10,150					
Elevator Cabs Interiors					65,800					
Offices Interiors/Furnishings				10,800						
Sports Complex Carpeting	15,148									
Sports Complex Interiors/Furnishings						10,000				
	15,148	0	0	10,800	75,950	10,000	0	0	0	0
<b>Mechanical/Electrical</b>										
AC Air Handler HOA Office (4T)						3,496				
AC Condenser HOA Office (4T)								3,101		
AC Condenser Sports Complex (3T)		2,429								
AC Heat Pump 138/B Bathrooms (4T)	9,122									
AC Heat Pump Cafe (7.5T)									15,818	
AC PTAC Unit Maintenance			2,330							
AC RTU Sports Complex (2.5T)		7,843								
AC RTU Sports Complex (2.5T)		7,843								
AC RTU Sports Complex (4T)								9,924		
Domestic Water Pumps/Equipment	30,831									
Fire Alarm System Modernization										316,500
Generator/Equipment					54,941					
Natatorium Heaters/Furnaces							3,060			3,060
Wastewater Treatment Plant/Equipment							3,030,000			
	39,953	18,114	2,330	0	54,941	3,496	3,033,060	13,025	15,818	319,560
<b>Painting &amp; Waterproofing</b>										
Corridors Waterproofing/Traffic Coating	467,458									
Paint/Waterproof Exteriors	656,210									
	1,123,668	0	0	0	0	0	0	0	0	0

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Expenditures

Category	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41	2041-42	2042-43	2043-44	2044-45
<b>Pavement</b>										
Asphalt Paving (Sealcoat/Rejuv.)			34,197				34,197			
	0	0	34,197	0	0	0	34,197	0	0	0
<b>Recreational Amenities</b>										
Pool Interiors (Building A)						48,620				
Pool Interiors (Building B)						74,800				
Pool Interiors (Building C)				43,010						
Pool Interiors (Natatorium)		14,000								
Spa Interiors (Building A)									7,560	
Spa Interiors (Natatorium)									4,145	
Sports Complex ADA Ramp							14,131			
Tennis/Pickleball Courts Resurfacing					30,200					
Tennis/Pickleball Fencing & Gates					19,620					
	0	14,000	0	43,010	49,820	123,420	14,131	0	11,705	0
<b>Site Improvements</b>										
Marquee Signs	9,500									
Site Lighting (Bollard)										17,374
	9,500	0	0	0	0	0	0	0	0	17,374
	1,188,268	32,114	36,527	53,810	180,711	136,916	3,081,388	13,025	27,523	336,934

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Expenditures

Category	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
<b>Building Exteriors</b>										
Railings/Handrails (Walkways)										588,240
	0	0	0	0	0	0	0	0	0	588,240
<b>Common Area Interiors</b>										
Cafe Interiors/Furnishings					10,150					
Offices Interiors/Furnishings				10,800						
Sports Complex Carpeting	15,148									
Sports Complex Interiors/Furnishings						10,000				
Sports Complex Restrooms/Wet Areas							44,000			
	15,148	0	0	10,800	10,150	10,000	44,000	0	0	0
<b>Mechanical/Electrical</b>										
AC Air Handler Sports Complex (3T)	2,739									
AC Condenser HOA Office (4T)									3,101	
AC Condenser Sports Complex (3T)			2,429							
AC Heat Pump 126/Bldg. C RRs (4T)									9,122	
AC PTAC Unit Maintenance				2,330						
AC RTU Sports Complex (2.5T)			7,843							
AC RTU Sports Complex (2.5T)			7,843							
AC RTU Sports Complex (4T)									9,924	
Elevator Mechanical Modernization					1,046,150					
	2,739	0	18,114	2,330	1,046,150	0	0	0	22,147	0
<b>Painting &amp; Waterproofing</b>										
Corridors Waterproofing/Traffic Coating	467,458									
Paint/Waterproof Exteriors	656,210									
	1,123,668	0	0	0	0	0	0	0	0	0
<b>Pavement</b>										
Asphalt Paving (Replacement)							321,201			
Asphalt Paving (Sealcoat/Rejuv.)	34,197				34,197				34,197	
	34,197	0	0	0	34,197	0	321,201	0	34,197	0

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Expenditures

Category	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
<b>Recreational Amenities</b>										
Dune Crossovers Restoration	50,643									
Pool Fencing & Gates (Bldg. A)										38,910
Pool Fencing & Gates (Bldg. B)										21,964
Pool Fencing & Gates (Bldg. C)										19,027
Pool Interiors (Building A)										48,620
Pool Interiors (Building B)										74,800
Pool Interiors (Building C)								43,010		
Pool Interiors (Natatorium)						14,000				
Spa Interiors (Building A)									7,560	
Spa Interiors (Natatorium)									4,145	
Sports Complex ADA Ramp										14,131
Tennis/Pickleball Courts Resurfacing		30,200							30,200	
	50,643	30,200	0	0	0	14,000	0	43,010	41,905	217,452
<b>Roofing</b>										
Building A Flat Roofing (Replace)	777,600									
Building B Flat Roofing (Replace)	530,400									
Building C Flat Roofing (Replace)	480,000									
Metal Roofing						90,750				
Natatorium Skylights/Panels				75,600						
Office Bldg. Flat Roofing (Replace)	36,005									
Sports Complex Flat Roofing (Replace)	72,390									
	1,896,395	0	0	75,600	90,750	0	0	0	0	0
<b>Site Improvements</b>										
Boundary Fencing (Wood)						43,103				
Boundary Fencing/Gates (Aluminum)						49,598				
Gatehouse Access Control/Gates		18,100								
Marquee Signs						9,500				
Office Wood Decking/Railings					43,733					
	0	18,100	0	0	93,330	52,603	0	0	0	0

Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

Expenditures

Category	2045-46	2046-47	2047-48	2048-49	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55
	3,122,789	48,300	18,114	88,730	1,274,577	76,603	365,201	43,010	98,248	805,692

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Expenditures

Category	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
<b>Building Exteriors</b>										
Railings/Handrails (Balconies)									83,640	
Stairways							739,200	1,075,200		739,200
	0	0	0	0	0	0	739,200	1,075,200	83,640	739,200
<b>Common Area Interiors</b>										
Cafe Interiors/Furnishings					10,150					
Cafe Tile Flooring						22,513				
Elevator Cabs Interiors					65,800					
Offices Interiors/Furnishings				10,800						
Sports Complex Carpeting	15,148									
Sports Complex Interiors/Furnishings						10,000				
	15,148	0	0	10,800	75,950	32,513	0	0	0	0
<b>Mechanical/Electrical</b>										
AC Air Handler HOA Office (4T)						3,496				
AC Condenser HOA Office (4T)										3,101
AC Condenser Sports Complex (3T)				2,429						
AC Heat Pump 138/B Bathrooms (4T)	9,122									
AC Heat Pump Cafe (7.5T)									15,818	
AC PTAC Unit Maintenance					2,330					
AC RTU Sports Complex (2.5T)				7,843						
AC RTU Sports Complex (2.5T)				7,843						
AC RTU Sports Complex (4T)										9,924
Domestic Water Pumps/Equipment			30,831							
Generator/Equipment						54,941				
Natatorium Heaters/Furnaces							3,060			3,060
	9,122	0	30,831	18,114	2,330	58,437	3,060	0	15,818	16,085



# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Expenditures

Category	2055-56	2056-57	2057-58	2058-59	2059-60	2060-61	2061-62	2062-63	2063-64	2064-65
<b>Painting &amp; Waterproofing</b>										
Corridors Waterproofing/Traffic Coating	467,458									
Paint/Waterproof Exteriors	656,210									
	<u>1,123,668</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Pavement</b>										
Asphalt Paving (Sealcoat/Rejuv.)			34,197				34,197			
	<u>0</u>	<u>0</u>	<u>34,197</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>34,197</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Recreational Amenities</b>										
Dune Crossovers Restoration				50,643						
Pool Interiors (Natatorium)										14,000
Spa Interiors (Building A)									7,560	
Spa Interiors (Natatorium)									4,145	
Tennis/Pickleball Courts Resurfacing						30,200				
Tennis/Pickleball Fencing & Gates		19,620								
	<u>0</u>	<u>19,620</u>	<u>0</u>	<u>50,643</u>	<u>0</u>	<u>30,200</u>	<u>0</u>	<u>0</u>	<u>11,705</u>	<u>14,000</u>
<b>Site Improvements</b>										
Gatehouse Access Control/Gates						18,100				
Site Lighting (Bollard)							17,374			
Site Lighting (Post)		87,500								
	<u>0</u>	<u>87,500</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>18,100</u>	<u>17,374</u>	<u>0</u>	<u>0</u>	<u>0</u>
	<u>1,147,937</u>	<u>107,120</u>	<u>65,028</u>	<u>79,557</u>	<u>78,280</u>	<u>139,250</u>	<u>793,831</u>	<u>1,075,200</u>	<u>111,163</u>	<u>769,285</u>

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Expenditures

Category	2065-66	2066-67								
<b>Building Exteriors</b>										
Stairways	1,075,200	1,008,000								
	1,075,200	1,008,000								
<b>Common Area Interiors</b>										
Sports Complex Carpeting	15,148									
	15,148	0								
<b>Mechanical/Electrical</b>										
AC Air Handler Sports Complex (3T)	2,739									
	2,739	0								
<b>Painting &amp; Waterproofing</b>										
Corridors Waterproofing/Traffic Coating	467,458									
Paint/Waterproof Exteriors	656,210									
	1,123,668	0								
<b>Pavement</b>										
Asphalt Paving (Sealcoat/Rejuv.)	34,197									
	34,197	0								
<b>Recreational Amenities</b>										
Pool Interiors (Building C)		43,010								
	0	43,010								
<b>Roofing</b>										
Building A Flat Roofing (Replace)	777,600									
Building B Flat Roofing (Replace)	530,400									
Building C Flat Roofing (Replace)	480,000									
Office Bldg. Flat Roofing (Replace)	36,005									
Sports Complex Flat Roofing (Replace)	72,390									
	1,896,395	0								

Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

Expenditures

Category	2065-66	2066-67								
Site Improvements										
Boundary Fencing (Wood)		43,103								
Marquee Signs	9,500									
	9,500	43,103								
	4,156,845	1,094,113								

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Cash Flow - Monthly

2025-2026	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 145,608.00	\$ 114,500.00	\$ 676.46	\$ 28,157.95	\$ 232,626.51
November	232,626.51	114,500.00	977.45	34,196.85	313,907.11
December	313,907.11	114,500.00	1,315.93	7,842.50	421,880.54
January	421,880.54	114,500.00	1,716.88	0.00	538,097.42
February	538,097.42	114,500.00	2,133.33	0.00	654,730.75
March	654,730.75	114,500.00	2,551.26	0.00	771,782.01
April	771,782.01	114,500.00	2,970.70	0.00	889,252.71
May	889,252.71	114,500.00	3,391.63	0.00	1,007,144.34
June	1,007,144.34	114,500.00	3,814.08	0.00	1,125,458.42
July	1,125,458.42	114,500.00	4,238.04	0.00	1,244,196.46
August	1,244,196.46	114,500.00	4,663.52	0.00	1,363,359.98
September	1,363,359.98	114,500.00	3,077.28	1,123,667.50	357,269.76
	145,608	1,374,000	31,527	1,193,865	357,270
2026-2027	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 357,269.76	\$ 114,500.00	\$ 775.86	\$ 396,000.00	\$ 76,545.62
November	76,545.62	114,500.00	479.43	0.00	191,525.05
December	191,525.05	114,500.00	891.44	0.00	306,916.49
January	306,916.49	114,500.00	1,083.80	123,420.00	299,080.29
February	299,080.29	114,500.00	1,276.85	0.00	414,857.14
March	414,857.14	114,500.00	1,691.72	0.00	531,048.86
April	531,048.86	114,500.00	2,108.07	0.00	647,656.93
May	647,656.93	114,500.00	2,525.92	0.00	764,682.85
June	764,682.85	114,500.00	2,941.08	2,330.00	879,793.93
July	879,793.93	114,500.00	3,357.74	0.00	997,651.67
August	997,651.67	114,500.00	3,780.06	0.00	1,115,931.73
September	1,115,931.73	114,500.00	2,397.90	1,008,000.00	224,829.63
	357,270	1,374,000	23,310	1,529,750	224,830

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Cash Flow - Monthly

2027-2028	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 224,829.63	\$ 114,500.00	\$ 404.17	\$ 338,574.55	\$ 1,159.25
November	1,159.25	114,500.00	209.30	0.00	115,868.55
December	115,868.55	114,500.00	620.34	0.00	230,988.89
January	230,988.89	114,500.00	1,032.86	0.00	346,521.75
February	346,521.75	114,500.00	1,446.85	0.00	462,468.60
March	462,468.60	114,500.00	1,862.32	0.00	578,830.92
April	578,830.92	114,500.00	2,279.29	0.00	695,610.21
May	695,610.21	114,500.00	2,697.75	0.00	812,807.96
June	812,807.96	114,500.00	3,117.71	0.00	930,425.67
July	930,425.67	114,500.00	3,539.17	0.00	1,048,464.84
August	1,048,464.84	114,500.00	3,962.14	0.00	1,166,926.98
September	1,166,926.98	114,500.00	4,386.63	0.00	1,285,813.61
	224,830	1,374,000	25,559	338,575	1,285,814
2028-2029	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 1,285,813.61	\$ 30,663.10	\$ 4,316.45	\$ 193,110.00	\$ 1,127,683.16
November	1,127,683.16	30,663.10	4,095.80	0.00	1,162,442.06
December	1,162,442.06	30,663.10	4,220.36	0.00	1,197,325.52
January	1,197,325.52	30,663.10	4,345.35	0.00	1,232,333.97
February	1,232,333.97	30,663.10	4,470.80	0.00	1,267,467.87
March	1,267,467.87	30,663.10	4,596.70	0.00	1,302,727.67
April	1,302,727.67	30,663.10	4,723.05	0.00	1,338,113.82
May	1,338,113.82	30,663.10	4,849.85	0.00	1,373,626.77
June	1,373,626.77	30,663.10	4,932.43	24,931.25	1,384,291.05
July	1,384,291.05	30,663.10	5,015.31	0.00	1,419,969.46
August	1,419,969.46	30,663.10	5,143.16	0.00	1,455,775.72
September	1,455,775.72	30,663.10	5,271.47	0.00	1,491,710.29
	1,285,814	367,957	55,981	218,041	1,491,710

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Cash Flow - Monthly

<b>2029-2030</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 1,491,710.29	\$ 30,663.10	\$ 5,321.88	\$ 43,732.50	\$ 1,483,962.77
November	1,483,962.77	30,663.10	5,311.20	34,196.85	1,485,740.22
December	1,485,740.22	30,663.10	5,378.84	0.00	1,521,782.16
January	1,521,782.16	30,663.10	5,507.99	0.00	1,557,953.25
February	1,557,953.25	30,663.10	5,637.60	0.00	1,594,253.95
March	1,594,253.95	30,663.10	5,767.68	0.00	1,630,684.73
April	1,630,684.73	30,663.10	5,898.23	0.00	1,667,246.06
May	1,667,246.06	30,663.10	6,029.24	0.00	1,703,938.40
June	1,703,938.40	30,663.10	5,985.76	97,650.00	1,642,937.26
July	1,642,937.26	30,663.10	5,942.13	0.00	1,679,542.49
August	1,679,542.49	30,663.10	6,073.30	0.00	1,716,278.89
September	1,716,278.89	30,663.10	6,204.94	0.00	1,753,146.93
	<u>1,491,710</u>	<u>367,957</u>	<u>69,059</u>	<u>175,579</u>	<u>1,753,147</u>
<b>2030-2031</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 1,753,146.93	\$ 30,663.10	\$ 6,337.05	\$ 0.00	\$ 1,790,147.08
November	1,790,147.08	30,663.10	6,469.63	0.00	1,827,279.81
December	1,827,279.81	30,663.10	6,544.44	32,512.70	1,831,974.65
January	1,831,974.65	30,663.10	6,619.51	0.00	1,869,257.26
February	1,869,257.26	30,663.10	6,753.11	0.00	1,906,673.47
March	1,906,673.47	30,663.10	6,887.18	0.00	1,944,223.75
April	1,944,223.75	30,663.10	7,021.74	0.00	1,981,908.59
May	1,981,908.59	30,663.10	7,156.78	0.00	2,019,728.47
June	2,019,728.47	30,663.10	7,149.14	79,901.08	1,977,639.63
July	1,977,639.63	30,663.10	7,141.48	0.00	2,015,444.21
August	2,015,444.21	30,663.10	7,276.95	0.00	2,053,384.26
September	2,053,384.26	30,663.10	7,412.90	0.00	2,091,460.26
	<u>1,753,147</u>	<u>367,957</u>	<u>82,770</u>	<u>112,414</u>	<u>2,091,460</u>

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Cash Flow - Monthly

<b>2031-2032</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 2,091,460.26	\$ 30,663.10	\$ 7,549.34	\$ 0.00	\$ 2,129,672.70
November	2,129,672.70	30,663.10	7,686.27	0.00	2,168,022.07
December	2,168,022.07	30,663.10	7,823.68	0.00	2,206,508.85
January	2,206,508.85	30,663.10	7,961.59	0.00	2,245,133.54
February	2,245,133.54	30,663.10	8,100.00	0.00	2,283,896.64
March	2,283,896.64	30,663.10	8,238.90	0.00	2,322,798.64
April	2,322,798.64	30,663.10	8,354.96	13,024.60	2,348,792.10
May	2,348,792.10	30,663.10	8,471.44	0.00	2,387,926.64
June	2,387,926.64	30,663.10	8,611.68	0.00	2,427,201.42
July	2,427,201.42	30,663.10	8,752.41	0.00	2,466,616.93
August	2,466,616.93	30,663.10	8,893.65	0.00	2,506,173.68
September	2,506,173.68	30,663.10	9,035.39	0.00	2,545,872.17
	2,091,460	367,957	99,479	13,025	2,545,872
<b>2032-2033</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 2,545,872.17	\$ 30,663.10	\$ 9,177.65	\$ 0.00	\$ 2,585,712.92
November	2,585,712.92	30,663.10	9,320.41	0.00	2,625,696.43
December	2,625,696.43	30,663.10	9,463.68	0.00	2,665,823.21
January	2,665,823.21	30,663.10	9,553.36	30,200.00	2,675,839.67
February	2,675,839.67	30,663.10	9,643.36	0.00	2,716,146.13
March	2,716,146.13	30,663.10	9,787.80	0.00	2,756,597.03
April	2,756,597.03	30,663.10	9,932.74	0.00	2,797,192.87
May	2,797,192.87	30,663.10	10,078.21	0.00	2,837,934.18
June	2,837,934.18	30,663.10	10,101.04	68,743.30	2,809,955.02
July	2,809,955.02	30,663.10	10,123.94	0.00	2,850,742.06
August	2,850,742.06	30,663.10	10,270.10	0.00	2,891,675.26
September	2,891,675.26	30,663.10	10,416.77	0.00	2,932,755.13
	2,545,872	367,957	117,869	98,943	2,932,755

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Cash Flow - Monthly

2033-2034	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 2,932,755.13	\$ 30,663.10	\$ 10,563.98	\$ 0.00	\$ 2,973,982.21
November	2,973,982.21	30,663.10	10,650.44	34,196.85	2,981,098.90
December	2,981,098.90	30,663.10	10,737.21	0.00	3,022,499.21
January	3,022,499.21	30,663.10	10,885.56	0.00	3,064,047.87
February	3,064,047.87	30,663.10	11,034.44	0.00	3,105,745.41
March	3,105,745.41	30,663.10	11,183.86	0.00	3,147,592.37
April	3,147,592.37	30,663.10	11,333.81	0.00	3,189,589.28
May	3,189,589.28	30,663.10	11,467.96	9,122.00	3,222,598.34
June	3,222,598.34	30,663.10	11,581.61	11,705.00	3,253,138.05
July	3,253,138.05	30,663.10	11,712.02	0.00	3,295,513.17
August	3,295,513.17	30,663.10	11,863.86	0.00	3,338,040.13
September	3,338,040.13	30,663.10	12,016.25	0.00	3,380,719.48
	2,932,755	367,957	135,031	55,024	3,380,719
2034-2035	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 3,380,719.48	\$ 30,663.10	\$ 12,169.18	\$ 0.00	\$ 3,423,551.76
November	3,423,551.76	30,663.10	12,322.67	0.00	3,466,537.53
December	3,466,537.53	30,663.10	12,476.70	0.00	3,509,677.33
January	3,509,677.33	30,663.10	12,631.28	0.00	3,552,971.71
February	3,552,971.71	30,663.10	12,786.42	0.00	3,596,421.23
March	3,596,421.23	30,663.10	12,942.11	0.00	3,640,026.44
April	3,640,026.44	30,663.10	13,098.37	0.00	3,683,787.91
May	3,683,787.91	30,663.10	13,255.18	0.00	3,727,706.19
June	3,727,706.19	30,663.10	13,335.33	43,102.50	3,728,602.12
July	3,728,602.12	30,663.10	13,415.76	0.00	3,772,680.98
August	3,772,680.98	30,663.10	13,573.71	0.00	3,816,917.79
September	3,816,917.79	30,663.10	13,732.23	0.00	3,861,313.12
	3,380,719	367,957	155,739	43,103	3,861,313



## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Cash Flow - Monthly

<b>2035-2036</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 3,861,313.12	\$ 30,663.10	\$ 13,864.17	\$ 15,147.50	\$ 3,890,692.89
November	3,890,692.89	30,663.10	13,996.59	0.00	3,935,352.58
December	3,935,352.58	30,663.10	14,156.62	0.00	3,980,172.30
January	3,980,172.30	30,663.10	14,317.22	0.00	4,025,152.62
February	4,025,152.62	30,663.10	14,406.82	39,953.00	4,030,269.54
March	4,030,269.54	30,663.10	14,496.74	0.00	4,075,429.38
April	4,075,429.38	30,663.10	14,658.56	0.00	4,120,751.04
May	4,120,751.04	30,663.10	14,820.96	0.00	4,166,235.10
June	4,166,235.10	30,663.10	14,983.95	0.00	4,211,882.15
July	4,211,882.15	30,663.10	15,130.49	9,500.00	4,248,175.74
August	4,248,175.74	30,663.10	15,277.57	0.00	4,294,116.41
September	4,294,116.41	30,663.10	13,428.95	1,123,667.50	3,214,540.96
	<u>3,861,313</u>	<u>367,957</u>	<u>173,539</u>	<u>1,188,268</u>	<u>3,214,541</u>
<b>2036-2037</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 3,214,540.96	\$ 30,663.10	\$ 11,555.31	\$ 10,271.45	\$ 3,246,487.92
November	3,246,487.92	30,663.10	11,688.19	0.00	3,288,839.21
December	3,288,839.21	30,663.10	11,825.89	7,842.50	3,323,485.70
January	3,323,485.70	30,663.10	11,964.10	0.00	3,366,112.90
February	3,366,112.90	30,663.10	12,116.84	0.00	3,408,892.84
March	3,408,892.84	30,663.10	12,270.14	0.00	3,451,826.08
April	3,451,826.08	30,663.10	12,423.98	0.00	3,494,913.16
May	3,494,913.16	30,663.10	12,578.38	0.00	3,538,154.64
June	3,538,154.64	30,663.10	12,708.24	14,000.00	3,567,525.98
July	3,567,525.98	30,663.10	12,838.57	0.00	3,611,027.65
August	3,611,027.65	30,663.10	12,994.45	0.00	3,654,685.20
September	3,654,685.20	30,663.10	13,150.89	0.00	3,698,499.19
	<u>3,214,541</u>	<u>367,957</u>	<u>148,115</u>	<u>32,114</u>	<u>3,698,499</u>

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Cash Flow - Monthly

<b>2037-2038</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 3,698,499.19	\$ 30,663.10	\$ 13,307.89	\$ 0.00	\$ 3,742,470.18
November	3,742,470.18	30,663.10	13,404.19	34,196.85	3,752,340.62
December	3,752,340.62	30,663.10	13,500.83	0.00	3,796,504.55
January	3,796,504.55	30,663.10	13,659.08	0.00	3,840,826.73
February	3,840,826.73	30,663.10	13,817.90	0.00	3,885,307.73
March	3,885,307.73	30,663.10	13,977.29	0.00	3,929,948.12
April	3,929,948.12	30,663.10	14,137.25	0.00	3,974,748.47
May	3,974,748.47	30,663.10	14,297.79	0.00	4,019,709.36
June	4,019,709.36	30,663.10	14,454.72	2,330.00	4,062,497.18
July	4,062,497.18	30,663.10	14,612.22	0.00	4,107,772.50
August	4,107,772.50	30,663.10	14,774.46	0.00	4,153,210.06
September	4,153,210.06	30,663.10	14,937.27	0.00	4,198,810.43
	<u>3,698,499</u>	<u>367,957</u>	<u>168,881</u>	<u>36,527</u>	<u>4,198,810</u>
<b>2038-2039</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 4,198,810.43	\$ 30,663.10	\$ 15,100.68	\$ 0.00	\$ 4,244,574.21
November	4,244,574.21	30,663.10	15,264.66	0.00	4,290,501.97
December	4,290,501.97	30,663.10	15,429.24	0.00	4,336,594.31
January	4,336,594.31	30,663.10	15,594.40	0.00	4,382,851.81
February	4,382,851.81	30,663.10	15,760.16	0.00	4,429,275.07
March	4,429,275.07	30,663.10	15,926.51	0.00	4,475,864.68
April	4,475,864.68	30,663.10	16,093.45	0.00	4,522,621.23
May	4,522,621.23	30,663.10	16,183.94	43,010.00	4,526,458.27
June	4,526,458.27	30,663.10	16,255.40	10,800.00	4,562,576.77
July	4,562,576.77	30,663.10	16,404.17	0.00	4,609,644.04
August	4,609,644.04	30,663.10	16,572.83	0.00	4,656,879.97
September	4,656,879.97	30,663.10	16,742.09	0.00	4,704,285.16
	<u>4,198,810</u>	<u>367,957</u>	<u>191,328</u>	<u>53,810</u>	<u>4,704,285</u>

# Summer Winds Condominiums, Inc.

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## Cash Flow - Monthly

2039-2040	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 4,704,285.16	\$ 30,663.10	\$ 16,911.96	\$ 0.00	\$ 4,751,860.22
November	4,751,860.22	30,663.10	17,082.44	0.00	4,799,605.76
December	4,799,605.76	30,663.10	17,218.37	19,620.00	4,827,867.23
January	4,827,867.23	30,663.10	17,300.69	30,200.00	4,845,631.02
February	4,845,631.02	30,663.10	17,418.45	0.00	4,893,712.57
March	4,893,712.57	30,663.10	17,590.74	0.00	4,941,966.41
April	4,941,966.41	30,663.10	17,763.65	0.00	4,990,393.16
May	4,990,393.16	30,663.10	17,937.18	0.00	5,038,993.44
June	5,038,993.44	30,663.10	17,876.82	130,890.95	4,956,642.41
July	4,956,642.41	30,663.10	17,816.24	0.00	5,005,121.75
August	5,005,121.75	30,663.10	17,989.96	0.00	5,053,774.81
September	5,053,774.81	30,663.10	18,164.30	0.00	5,102,602.21
	4,704,285	367,957	211,071	180,711	5,102,602
2040-2041	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 5,102,602.21	\$ 30,663.10	\$ 18,339.26	\$ 0.00	\$ 5,151,604.57
November	5,151,604.57	30,663.10	18,514.85	0.00	5,200,782.52
December	5,200,782.52	30,663.10	18,673.16	10,000.00	5,240,118.78
January	5,240,118.78	30,663.10	18,610.90	123,420.00	5,165,972.78
February	5,165,972.78	30,663.10	18,566.34	0.00	5,215,202.22
March	5,215,202.22	30,663.10	18,742.75	0.00	5,264,608.07
April	5,264,608.07	30,663.10	18,913.52	3,496.40	5,310,688.29
May	5,310,688.29	30,663.10	19,084.90	0.00	5,360,436.29
June	5,360,436.29	30,663.10	19,263.17	0.00	5,410,362.56
July	5,410,362.56	30,663.10	19,442.07	0.00	5,460,467.73
August	5,460,467.73	30,663.10	19,621.61	0.00	5,510,752.44
September	5,510,752.44	30,663.10	19,801.80	0.00	5,561,217.34
	5,102,602	367,957	227,574	136,916	5,561,217

# Summer Winds Condominiums, Inc.

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## Cash Flow - Monthly

2041-2042	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 5,561,217.34	\$ 30,663.10	\$ 19,982.63	\$ 0.00	\$ 5,611,863.07
November	5,611,863.07	30,663.10	20,102.84	34,196.85	5,628,432.16
December	5,628,432.16	30,663.10	20,223.49	0.00	5,679,318.75
January	5,679,318.75	30,663.10	20,400.35	3,060.00	5,727,322.20
February	5,727,322.20	30,663.10	20,577.84	0.00	5,778,563.14
March	5,778,563.14	30,663.10	20,761.46	0.00	5,829,987.70
April	5,829,987.70	30,663.10	20,945.73	0.00	5,881,596.53
May	5,881,596.53	30,663.10	21,130.66	0.00	5,933,390.29
June	5,933,390.29	30,663.10	15,862.18	3,044,131.25	2,935,784.32
July	2,935,784.32	30,663.10	10,574.83	0.00	2,977,022.25
August	2,977,022.25	30,663.10	10,722.60	0.00	3,018,407.95
September	3,018,407.95	30,663.10	10,870.90	0.00	3,059,941.95
	5,561,217	367,957	212,156	3,081,388	3,059,942
2042-2043	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 3,059,941.95	\$ 30,663.10	\$ 11,019.73	\$ 0.00	\$ 3,101,624.78
November	3,101,624.78	30,663.10	11,169.09	0.00	3,143,456.97
December	3,143,456.97	30,663.10	11,318.99	0.00	3,185,439.06
January	3,185,439.06	30,663.10	11,469.43	0.00	3,227,571.59
February	3,227,571.59	30,663.10	11,620.40	0.00	3,269,855.09
March	3,269,855.09	30,663.10	11,771.92	0.00	3,312,290.11
April	3,312,290.11	30,663.10	11,900.64	13,024.60	3,341,829.25
May	3,341,829.25	30,663.10	12,029.83	0.00	3,384,522.18
June	3,384,522.18	30,663.10	12,182.81	0.00	3,427,368.09
July	3,427,368.09	30,663.10	12,336.34	0.00	3,470,367.53
August	3,470,367.53	30,663.10	12,490.42	0.00	3,513,521.05
September	3,513,521.05	30,663.10	12,645.06	0.00	3,556,829.21
	3,059,942	367,957	141,955	13,025	3,556,829

# Summer Winds Condominiums, Inc.

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## Cash Flow - Monthly

2043-2044	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 3,556,829.21	\$ 30,663.10	\$ 12,800.24	\$ 0.00	\$ 3,600,292.55
November	3,600,292.55	30,663.10	12,955.99	0.00	3,643,911.64
December	3,643,911.64	30,663.10	13,112.29	0.00	3,687,687.03
January	3,687,687.03	30,663.10	13,269.15	0.00	3,731,619.28
February	3,731,619.28	30,663.10	13,398.23	15,817.50	3,759,863.11
March	3,759,863.11	30,663.10	13,527.78	0.00	3,804,053.99
April	3,804,053.99	30,663.10	13,686.13	0.00	3,848,403.22
May	3,848,403.22	30,663.10	13,845.05	0.00	3,892,911.37
June	3,892,911.37	30,663.10	13,983.57	11,705.00	3,925,853.04
July	3,925,853.04	30,663.10	14,122.58	0.00	3,970,638.72
August	3,970,638.72	30,663.10	14,283.06	0.00	4,015,584.88
September	4,015,584.88	30,663.10	14,444.12	0.00	4,060,692.10
	3,556,829	367,957	163,428	27,523	4,060,692
2044-2045	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 4,060,692.10	\$ 30,663.10	\$ 14,574.62	\$ 17,374.00	\$ 4,088,555.82
November	4,088,555.82	30,663.10	14,705.60	0.00	4,133,924.52
December	4,133,924.52	30,663.10	14,868.17	0.00	4,179,455.79
January	4,179,455.79	30,663.10	15,031.32	0.00	4,225,150.21
February	4,225,150.21	30,663.10	15,189.58	3,060.00	4,267,942.89
March	4,267,942.89	30,663.10	15,348.40	0.00	4,313,954.39
April	4,313,954.39	30,663.10	15,513.27	0.00	4,360,130.76
May	4,360,130.76	30,663.10	15,678.74	0.00	4,406,472.60
June	4,406,472.60	30,663.10	15,277.74	316,500.00	4,135,913.44
July	4,135,913.44	30,663.10	14,875.29	0.00	4,181,451.83
August	4,181,451.83	30,663.10	15,038.47	0.00	4,227,153.40
September	4,227,153.40	30,663.10	15,202.24	0.00	4,273,018.74
	4,060,692	367,957	181,303	336,934	4,273,019

## Summer Winds Condominiums, Inc.

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### Cash Flow - Monthly

<b>2045-2046</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 4,273,018.74	\$ 30,663.10	\$ 15,334.54	\$ 17,886.50	\$ 4,301,129.88
November	4,301,129.88	30,663.10	15,406.05	34,196.85	4,313,002.18
December	4,313,002.18	30,663.10	15,509.86	0.00	4,359,175.14
January	4,359,175.14	30,663.10	15,675.32	0.00	4,405,513.56
February	4,405,513.56	30,663.10	15,841.36	0.00	4,452,018.02
March	4,452,018.02	30,663.10	16,008.00	0.00	4,498,689.12
April	4,498,689.12	30,663.10	16,175.24	0.00	4,545,527.46
May	4,545,527.46	30,663.10	16,343.08	0.00	4,592,533.64
June	4,592,533.64	30,663.10	16,420.78	50,643.30	4,588,974.22
July	4,588,974.22	30,663.10	16,498.76	0.00	4,636,136.08
August	4,636,136.08	30,663.10	16,667.76	0.00	4,683,466.94
September	4,683,466.94	30,663.10	11,426.42	3,020,062.00	1,705,494.46
	<u>4,273,019</u>	<u>367,957</u>	<u>187,307</u>	<u>3,122,789</u>	<u>1,705,494</u>
<b>2046-2047</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 1,705,494.46	\$ 30,663.10	\$ 6,166.29	\$ 0.00	\$ 1,742,323.85
November	1,742,323.85	30,663.10	6,298.27	0.00	1,779,285.22
December	1,779,285.22	30,663.10	6,430.71	0.00	1,816,379.03
January	1,816,379.03	30,663.10	6,509.52	30,200.00	1,823,351.65
February	1,823,351.65	30,663.10	6,588.61	0.00	1,860,603.36
March	1,860,603.36	30,663.10	6,722.10	0.00	1,897,988.56
April	1,897,988.56	30,663.10	6,856.06	0.00	1,935,507.72
May	1,935,507.72	30,663.10	6,990.51	0.00	1,973,161.33
June	1,973,161.33	30,663.10	7,093.00	18,100.00	1,992,817.43
July	1,992,817.43	30,663.10	7,195.87	0.00	2,030,676.40
August	2,030,676.40	30,663.10	7,331.53	0.00	2,068,671.03
September	2,068,671.03	30,663.10	7,467.68	0.00	2,106,801.81
	<u>1,705,494</u>	<u>367,957</u>	<u>81,650</u>	<u>48,300</u>	<u>2,106,802</u>

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### Cash Flow - Monthly

<b>2047-2048</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 2,106,801.81	\$ 30,663.10	\$ 7,585.91	\$ 10,271.45	\$ 2,134,779.37
November	2,134,779.37	30,663.10	7,704.56	0.00	2,173,147.03
December	2,173,147.03	30,663.10	7,828.00	7,842.50	2,203,795.63
January	2,203,795.63	30,663.10	7,951.87	0.00	2,242,410.60
February	2,242,410.60	30,663.10	8,090.24	0.00	2,281,163.94
March	2,281,163.94	30,663.10	8,229.11	0.00	2,320,056.15
April	2,320,056.15	30,663.10	8,368.47	0.00	2,359,087.72
May	2,359,087.72	30,663.10	8,508.34	0.00	2,398,259.16
June	2,398,259.16	30,663.10	8,648.70	0.00	2,437,570.96
July	2,437,570.96	30,663.10	8,789.57	0.00	2,477,023.63
August	2,477,023.63	30,663.10	8,930.94	0.00	2,516,617.67
September	2,516,617.67	30,663.10	9,072.82	0.00	2,556,353.59
	<u>2,106,802</u>	<u>367,957</u>	<u>99,709</u>	<u>18,114</u>	<u>2,556,354</u>
<b>2048-2049</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 2,556,353.59	\$ 30,663.10	\$ 9,215.21	\$ 0.00	\$ 2,596,231.90
November	2,596,231.90	30,663.10	9,358.10	0.00	2,636,253.10
December	2,636,253.10	30,663.10	9,501.51	0.00	2,676,417.71
January	2,676,417.71	30,663.10	9,645.43	0.00	2,716,726.24
February	2,716,726.24	30,663.10	9,789.87	0.00	2,757,179.21
March	2,757,179.21	30,663.10	9,934.83	0.00	2,797,777.14
April	2,797,777.14	30,663.10	10,080.31	0.00	2,838,520.55
May	2,838,520.55	30,663.10	10,226.30	0.00	2,879,409.95
June	2,879,409.95	30,663.10	10,213.85	88,730.00	2,831,556.90
July	2,831,556.90	30,663.10	10,201.35	0.00	2,872,421.35
August	2,872,421.35	30,663.10	10,347.78	0.00	2,913,432.23
September	2,913,432.23	30,663.10	10,494.74	0.00	2,954,590.07
	<u>2,556,354</u>	<u>367,957</u>	<u>119,009</u>	<u>88,730</u>	<u>2,954,590</u>

## Summer Winds Condominiums, Inc.

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### Cash Flow - Monthly

2049-2050	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 2,954,590.07	\$ 30,663.10	\$ 10,563.87	\$ 43,732.50	\$ 2,952,084.54
November	2,952,084.54	30,663.10	10,571.97	34,196.85	2,959,122.76
December	2,959,122.76	30,663.10	10,658.46	0.00	3,000,444.32
January	3,000,444.32	30,663.10	10,643.94	90,750.00	2,951,001.36
February	2,951,001.36	30,663.10	10,629.36	0.00	2,992,293.82
March	2,992,293.82	30,663.10	10,777.32	0.00	3,033,734.24
April	3,033,734.24	30,663.10	10,925.82	0.00	3,075,323.16
May	3,075,323.16	30,663.10	11,074.85	0.00	3,117,061.11
June	3,117,061.11	30,663.10	9,331.87	1,056,300.00	2,100,756.08
July	2,100,756.08	30,663.10	7,582.65	0.00	2,139,001.83
August	2,139,001.83	30,663.10	7,630.83	49,597.60	2,127,698.16
September	2,127,698.16	30,663.10	7,679.19	0.00	2,166,040.45
	<u>2,954,590</u>	<u>367,957</u>	<u>118,070</u>	<u>1,274,577</u>	<u>2,166,040</u>
<b>2050-2051</b>	<b>Beginning Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 2,166,040.45	\$ 30,663.10	\$ 7,816.58	\$ 0.00	\$ 2,204,520.13
November	2,204,520.13	30,663.10	7,954.47	0.00	2,243,137.70
December	2,243,137.70	30,663.10	8,074.93	10,000.00	2,271,875.73
January	2,271,875.73	30,663.10	8,195.83	0.00	2,310,734.66
February	2,310,734.66	30,663.10	8,335.07	0.00	2,349,732.83
March	2,349,732.83	30,663.10	8,474.81	0.00	2,388,870.74
April	2,388,870.74	30,663.10	8,615.06	0.00	2,428,148.90
May	2,428,148.90	30,663.10	8,755.80	0.00	2,467,567.80
June	2,467,567.80	30,663.10	8,794.75	57,102.50	2,449,923.15
July	2,449,923.15	30,663.10	8,816.81	9,500.00	2,479,903.06
August	2,479,903.06	30,663.10	8,941.26	0.00	2,519,507.42
September	2,519,507.42	30,663.10	9,083.17	0.00	2,559,253.69
	<u>2,166,040</u>	<u>367,957</u>	<u>101,859</u>	<u>76,603</u>	<u>2,559,254</u>



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## Cash Flow - Monthly

2051-2052	Begining Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 2,559,253.69	\$ 30,663.10	\$ 8,571.28	\$ 365,200.55	\$ 2,233,287.52
November	2,233,287.52	30,663.10	8,057.55	0.00	2,272,008.17
December	2,272,008.17	30,663.10	8,196.30	0.00	2,310,867.57
January	2,310,867.57	30,663.10	8,335.55	0.00	2,349,866.22
February	2,349,866.22	30,663.10	8,475.29	0.00	2,389,004.61
March	2,389,004.61	30,663.10	8,615.54	0.00	2,428,283.25
April	2,428,283.25	30,663.10	8,756.29	0.00	2,467,702.64
May	2,467,702.64	30,663.10	8,897.54	0.00	2,507,263.28
June	2,507,263.28	30,663.10	9,039.30	0.00	2,546,965.68
July	2,546,965.68	30,663.10	9,181.57	0.00	2,586,810.35
August	2,586,810.35	30,663.10	9,324.34	0.00	2,626,797.79
September	2,626,797.79	30,663.10	9,467.63	0.00	2,666,928.52
	2,559,254	367,957	104,918	365,201	2,666,929
2052-2053	Begining Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 2,666,928.52	\$ 30,663.10	\$ 9,611.43	\$ 0.00	\$ 2,707,203.05
November	2,707,203.05	30,663.10	9,755.75	0.00	2,747,621.90
December	2,747,621.90	30,663.10	9,900.58	0.00	2,788,185.58
January	2,788,185.58	30,663.10	10,045.94	0.00	2,828,894.62
February	2,828,894.62	30,663.10	10,191.81	0.00	2,869,749.53
March	2,869,749.53	30,663.10	10,338.21	0.00	2,910,750.84
April	2,910,750.84	30,663.10	10,485.13	0.00	2,951,899.07
May	2,951,899.07	30,663.10	10,555.52	43,010.00	2,950,107.69
June	2,950,107.69	30,663.10	10,626.16	0.00	2,991,396.95
July	2,991,396.95	30,663.10	10,774.11	0.00	3,032,834.16
August	3,032,834.16	30,663.10	10,922.59	0.00	3,074,419.85
September	3,074,419.85	30,663.10	11,071.61	0.00	3,116,154.56
	2,666,929	367,957	124,279	43,010	3,116,155

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Cash Flow - Monthly

2053-2054	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 3,116,154.56	\$ 30,663.10	\$ 11,221.16	\$ 0.00	\$ 3,158,038.82
November	3,158,038.82	30,663.10	11,309.97	34,196.85	3,165,815.04
December	3,165,815.04	30,663.10	11,399.11	0.00	3,207,877.25
January	3,207,877.25	30,663.10	11,495.72	30,200.00	3,219,836.07
February	3,219,836.07	30,663.10	11,592.68	0.00	3,262,091.85
March	3,262,091.85	30,663.10	11,744.10	0.00	3,304,499.05
April	3,304,499.05	30,663.10	11,872.72	13,024.60	3,334,010.27
May	3,334,010.27	30,663.10	11,985.46	9,122.00	3,367,536.83
June	3,367,536.83	30,663.10	12,100.97	11,705.00	3,398,595.90
July	3,398,595.90	30,663.10	12,233.24	0.00	3,441,492.24
August	3,441,492.24	30,663.10	12,386.95	0.00	3,484,542.29
September	3,484,542.29	30,663.10	12,541.21	0.00	3,527,746.60
	3,116,155	367,957	141,883	98,248	3,527,747
2054-2055	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 3,527,746.60	\$ 30,663.10	\$ 12,696.03	\$ 0.00	\$ 3,571,105.73
November	3,571,105.73	30,663.10	12,851.40	0.00	3,614,620.23
December	3,614,620.23	30,663.10	13,007.33	0.00	3,658,290.66
January	3,658,290.66	30,663.10	12,942.69	123,420.00	3,578,476.45
February	3,578,476.45	30,663.10	12,877.81	0.00	3,622,017.36
March	3,622,017.36	30,663.10	13,033.83	0.00	3,665,714.29
April	3,665,714.29	30,663.10	13,190.41	0.00	3,709,567.80
May	3,709,567.80	30,663.10	13,347.56	0.00	3,753,578.46
June	3,753,578.46	30,663.10	13,336.79	94,032.33	3,703,546.02
July	3,703,546.02	30,663.10	13,325.98	0.00	3,747,535.10
August	3,747,535.10	30,663.10	13,483.61	0.00	3,791,681.81
September	3,791,681.81	30,663.10	12,587.87	588,240.00	3,246,692.78
	3,527,747	367,957	156,681	805,692	3,246,693

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Cash Flow - Monthly

<b>2055-2056</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 3,246,692.78	\$ 30,663.10	\$ 11,661.78	\$ 15,147.50	\$ 3,273,870.16
November	3,273,870.16	30,663.10	11,786.31	0.00	3,316,319.57
December	3,316,319.57	30,663.10	11,938.42	0.00	3,358,921.09
January	3,358,921.09	30,663.10	12,091.07	0.00	3,401,675.26
February	3,401,675.26	30,663.10	12,227.93	9,122.00	3,435,444.29
March	3,435,444.29	30,663.10	12,365.28	0.00	3,478,472.67
April	3,478,472.67	30,663.10	12,519.47	0.00	3,521,655.24
May	3,521,655.24	30,663.10	12,674.20	0.00	3,564,992.54
June	3,564,992.54	30,663.10	12,829.49	0.00	3,608,485.13
July	3,608,485.13	30,663.10	12,985.34	0.00	3,652,133.57
August	3,652,133.57	30,663.10	13,141.75	0.00	3,695,938.42
September	3,695,938.42	30,663.10	11,285.48	1,123,667.50	2,614,219.50
	<u>3,246,693</u>	<u>367,957</u>	<u>147,507</u>	<u>1,147,937</u>	<u>2,614,220</u>
<b>2056-2057</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 2,614,219.50	\$ 30,663.10	\$ 9,422.56	\$ 0.00	\$ 2,654,305.16
November	2,654,305.16	30,663.10	9,566.20	0.00	2,694,534.46
December	2,694,534.46	30,663.10	9,675.20	19,620.00	2,715,252.76
January	2,715,252.76	30,663.10	9,784.59	0.00	2,755,700.45
February	2,755,700.45	30,663.10	9,929.53	0.00	2,796,293.08
March	2,796,293.08	30,663.10	10,074.99	0.00	2,837,031.17
April	2,837,031.17	30,663.10	10,220.97	0.00	2,877,915.24
May	2,877,915.24	30,663.10	10,367.47	0.00	2,918,945.81
June	2,918,945.81	30,663.10	10,357.72	87,500.00	2,872,466.63
July	2,872,466.63	30,663.10	10,347.94	0.00	2,913,477.67
August	2,913,477.67	30,663.10	10,494.90	0.00	2,954,635.67
September	2,954,635.67	30,663.10	10,642.38	0.00	2,995,941.15
	<u>2,614,220</u>	<u>367,957</u>	<u>120,884</u>	<u>107,120</u>	<u>2,995,941</u>

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Cash Flow - Monthly

2057-2058	Begining Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 2,995,941.15	\$ 30,663.10	\$ 10,790.39	\$ 0.00	\$ 3,037,394.64
November	3,037,394.64	30,663.10	10,877.67	34,196.85	3,044,738.56
December	3,044,738.56	30,663.10	10,965.25	0.00	3,086,366.91
January	3,086,366.91	30,663.10	11,114.42	0.00	3,128,144.43
February	3,128,144.43	30,663.10	11,208.88	30,831.00	3,139,185.41
March	3,139,185.41	30,663.10	11,303.69	0.00	3,181,152.20
April	3,181,152.20	30,663.10	11,454.07	0.00	3,223,269.37
May	3,223,269.37	30,663.10	11,604.99	0.00	3,265,537.46
June	3,265,537.46	30,663.10	11,756.45	0.00	3,307,957.01
July	3,307,957.01	30,663.10	11,908.45	0.00	3,350,528.56
August	3,350,528.56	30,663.10	12,061.00	0.00	3,393,252.66
September	3,393,252.66	30,663.10	12,214.09	0.00	3,436,129.85
	2,995,941	367,957	137,259	65,028	3,436,130
2058-2059	Begining Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 3,436,129.85	\$ 30,663.10	\$ 12,349.33	\$ 10,271.45	\$ 3,468,870.83
November	3,468,870.83	30,663.10	12,485.06	0.00	3,512,018.99
December	3,512,018.99	30,663.10	12,625.62	7,842.50	3,547,465.21
January	3,547,465.21	30,663.10	12,766.69	0.00	3,590,895.00
February	3,590,895.00	30,663.10	12,922.31	0.00	3,634,480.41
March	3,634,480.41	30,663.10	13,078.49	0.00	3,678,222.00
April	3,678,222.00	30,663.10	13,235.23	0.00	3,722,120.33
May	3,722,120.33	30,663.10	13,392.54	0.00	3,766,175.97
June	3,766,175.97	30,663.10	13,440.32	61,443.30	3,748,836.09
July	3,748,836.09	30,663.10	13,488.27	0.00	3,792,987.46
August	3,792,987.46	30,663.10	13,646.48	0.00	3,837,297.04
September	3,837,297.04	30,663.10	13,805.25	0.00	3,881,765.39
	3,436,130	367,957	157,236	79,557	3,881,765

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Cash Flow - Monthly

<b>2059-2060</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 3,881,765.39	\$ 30,663.10	\$ 13,964.60	\$ 0.00	\$ 3,926,393.09
November	3,926,393.09	30,663.10	14,124.51	0.00	3,971,180.70
December	3,971,180.70	30,663.10	14,285.00	0.00	4,016,128.80
January	4,016,128.80	30,663.10	14,446.07	0.00	4,061,237.97
February	4,061,237.97	30,663.10	14,607.71	0.00	4,106,508.78
March	4,106,508.78	30,663.10	14,769.93	0.00	4,151,941.81
April	4,151,941.81	30,663.10	14,932.73	0.00	4,197,537.64
May	4,197,537.64	30,663.10	15,096.11	0.00	4,243,296.85
June	4,243,296.85	30,663.10	15,119.83	78,280.00	4,210,799.78
July	4,210,799.78	30,663.10	15,143.64	0.00	4,256,606.52
August	4,256,606.52	30,663.10	15,307.78	0.00	4,302,577.40
September	4,302,577.40	30,663.10	15,472.51	0.00	4,348,713.01
	<u>3,881,765</u>	<u>367,957</u>	<u>177,270</u>	<u>78,280</u>	<u>4,348,713</u>
<b>2060-2061</b>	<b>Begining Balance</b>	<b>Contribution</b>	<b>Interest Earned</b>	<b>Expenditures</b>	<b>Ending Balance</b>
October	\$ 4,348,713.01	\$ 30,663.10	\$ 15,637.83	\$ 0.00	\$ 4,395,013.94
November	4,395,013.94	30,663.10	15,803.74	0.00	4,441,480.78
December	4,441,480.78	30,663.10	15,911.99	32,512.70	4,455,543.17
January	4,455,543.17	30,663.10	15,966.53	30,200.00	4,471,972.80
February	4,471,972.80	30,663.10	16,079.51	0.00	4,518,715.41
March	4,518,715.41	30,663.10	16,247.00	0.00	4,565,625.51
April	4,565,625.51	30,663.10	16,408.83	3,496.40	4,609,201.04
May	4,609,201.04	30,663.10	16,571.24	0.00	4,656,435.38
June	4,656,435.38	30,663.10	16,609.63	73,040.95	4,630,667.16
July	4,630,667.16	30,663.10	16,648.16	0.00	4,677,978.42
August	4,677,978.42	30,663.10	16,817.69	0.00	4,725,459.21
September	4,725,459.21	30,663.10	16,987.83	0.00	4,773,110.14
	<u>4,348,713</u>	<u>367,957</u>	<u>195,690</u>	<u>139,250</u>	<u>4,773,110</u>

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Cash Flow - Monthly

2061-2062	Begining Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 4,773,110.14	\$ 30,663.10	\$ 17,127.45	\$ 17,374.00	\$ 4,803,526.69
November	4,803,526.69	30,663.10	17,206.31	34,196.85	4,817,199.25
December	4,817,199.25	30,663.10	17,316.57	0.00	4,865,178.92
January	4,865,178.92	30,663.10	17,483.01	3,060.00	4,910,265.03
February	4,910,265.03	30,663.10	17,650.05	0.00	4,958,578.18
March	4,958,578.18	30,663.10	17,823.18	0.00	5,007,064.46
April	5,007,064.46	30,663.10	17,996.92	0.00	5,055,724.48
May	5,055,724.48	30,663.10	18,171.28	0.00	5,104,558.86
June	5,104,558.86	30,663.10	18,346.27	0.00	5,153,568.23
July	5,153,568.23	30,663.10	18,521.89	0.00	5,202,753.22
August	5,202,753.22	30,663.10	18,698.14	0.00	5,252,114.46
September	5,252,114.46	30,663.10	17,550.61	739,200.00	4,561,128.17
	4,773,110	367,957	213,892	793,831	4,561,128

2062-2063	Begining Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 4,561,128.17	\$ 30,663.10	\$ 16,398.98	\$ 0.00	\$ 4,608,190.25
November	4,608,190.25	30,663.10	16,567.62	0.00	4,655,420.97
December	4,655,420.97	30,663.10	16,736.86	0.00	4,702,820.93
January	4,702,820.93	30,663.10	16,906.71	0.00	4,750,390.74
February	4,750,390.74	30,663.10	17,077.17	0.00	4,798,131.01
March	4,798,131.01	30,663.10	17,248.24	0.00	4,846,042.35
April	4,846,042.35	30,663.10	17,419.92	0.00	4,894,125.37
May	4,894,125.37	30,663.10	17,592.22	0.00	4,942,380.69
June	4,942,380.69	30,663.10	17,765.14	0.00	4,990,808.93
July	4,990,808.93	30,663.10	17,938.67	0.00	5,039,410.70
August	5,039,410.70	30,663.10	18,112.83	0.00	5,088,186.63
September	5,088,186.63	30,663.10	16,361.21	1,075,200.00	4,060,010.94
	4,561,128	367,957	206,126	1,075,200	4,060,011

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Cash Flow - Monthly

2063-2064	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 4,060,010.94	\$ 30,663.10	\$ 14,603.31	\$ 0.00	\$ 4,105,277.35
November	4,105,277.35	30,663.10	14,765.52	0.00	4,150,705.97
December	4,150,705.97	30,663.10	14,928.30	0.00	4,196,297.37
January	4,196,297.37	30,663.10	15,091.67	0.00	4,242,052.14
February	4,242,052.14	30,663.10	15,227.29	15,817.50	4,272,125.03
March	4,272,125.03	30,663.10	15,363.39	0.00	4,318,151.52
April	4,318,151.52	30,663.10	15,528.31	0.00	4,364,342.93
May	4,364,342.93	30,663.10	15,693.83	0.00	4,410,699.86
June	4,410,699.86	30,663.10	15,689.12	95,345.00	4,361,707.08
July	4,361,707.08	30,663.10	15,684.39	0.00	4,408,054.57
August	4,408,054.57	30,663.10	15,850.47	0.00	4,454,568.14
September	4,454,568.14	30,663.10	16,017.14	0.00	4,501,248.38
	4,060,011	367,957	184,443	111,163	4,501,248
2064-2065	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 4,501,248.38	\$ 30,663.10	\$ 16,184.41	\$ 0.00	\$ 4,548,095.89
November	4,548,095.89	30,663.10	16,352.28	0.00	4,595,111.27
December	4,595,111.27	30,663.10	16,520.75	0.00	4,642,295.12
January	4,642,295.12	30,663.10	16,689.83	0.00	4,689,648.05
February	4,689,648.05	30,663.10	16,854.03	3,060.00	4,734,105.18
March	4,734,105.18	30,663.10	17,018.81	0.00	4,781,787.09
April	4,781,787.09	30,663.10	17,166.34	13,024.60	4,816,591.93
May	4,816,591.93	30,663.10	17,314.39	0.00	4,864,569.42
June	4,864,569.42	30,663.10	17,461.23	14,000.00	4,898,693.75
July	4,898,693.75	30,663.10	17,608.59	0.00	4,946,965.44
August	4,946,965.44	30,663.10	17,781.56	0.00	4,995,410.10
September	4,995,410.10	30,663.10	16,630.76	739,200.00	4,303,503.96
	4,501,248	367,957	203,583	769,285	4,303,504

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Cash Flow - Monthly

2065-2066	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 4,303,503.96	\$ 30,663.10	\$ 15,443.78	\$ 17,886.50	\$ 4,331,724.34
November	4,331,724.34	30,663.10	15,515.68	34,196.85	4,343,706.27
December	4,343,706.27	30,663.10	15,619.89	0.00	4,389,989.26
January	4,389,989.26	30,663.10	15,785.73	0.00	4,436,438.09
February	4,436,438.09	30,663.10	15,952.17	0.00	4,483,053.36
March	4,483,053.36	30,663.10	16,119.21	0.00	4,529,835.67
April	4,529,835.67	30,663.10	16,286.85	0.00	4,576,785.62
May	4,576,785.62	30,663.10	16,455.09	0.00	4,623,903.81
June	4,623,903.81	30,663.10	16,623.93	0.00	4,671,190.84
July	4,671,190.84	30,663.10	16,776.35	9,500.00	4,709,130.29
August	4,709,130.29	30,663.10	16,929.32	0.00	4,756,722.71
September	4,756,722.71	30,663.10	9,762.52	4,095,262.00	701,886.33
	4,303,504	367,957	187,271	4,156,845	701,886
2066-2067	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
October	\$ 701,886.33	\$ 30,663.10	\$ 2,570.03	\$ 0.00	\$ 735,119.46
November	735,119.46	30,663.10	2,689.12	0.00	768,471.68
December	768,471.68	30,663.10	2,808.63	0.00	801,943.41
January	801,943.41	30,663.10	2,928.57	0.00	835,535.08
February	835,535.08	30,663.10	3,048.94	0.00	869,247.12
March	869,247.12	30,663.10	3,169.74	0.00	903,079.96
April	903,079.96	30,663.10	3,290.97	0.00	937,034.03
May	937,034.03	30,663.10	3,335.58	43,010.00	928,022.71
June	928,022.71	30,663.10	3,303.13	43,102.50	918,886.44
July	918,886.44	30,663.10	3,347.61	0.00	952,897.15
August	952,897.15	30,663.10	3,469.49	0.00	987,029.74
September	987,029.74	30,663.10	1,785.79	1,008,000.00	11,478.63
	701,886	367,957	35,748	1,094,113	11,479



## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

### Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
10/25 - 09/26	\$ 145,608.00	\$ 1,374,000.00	\$ 31,526.56	\$ 1,193,864.80	\$ 357,269.76
10/26 - 09/27	357,269.76	1,374,000.00	23,309.87	1,529,750.00	224,829.63
10/27 - 09/28	224,829.63	1,374,000.00	25,558.53	338,574.55	1,285,813.61
10/28 - 09/29	1,285,813.61	367,957.20	55,980.73	218,041.25	1,491,710.29
10/29 - 09/30	1,491,710.29	367,957.20	69,058.79	175,579.35	1,753,146.93
10/30 - 09/31	1,753,146.93	367,957.20	82,769.91	112,413.78	2,091,460.26
10/31 - 09/32	2,091,460.26	367,957.20	99,479.31	13,024.60	2,545,872.17
10/32 - 09/33	2,545,872.17	367,957.20	117,869.06	98,943.30	2,932,755.13
10/33 - 09/34	2,932,755.13	367,957.20	135,031.00	55,023.85	3,380,719.48
10/34 - 09/35	3,380,719.48	367,957.20	155,738.94	43,102.50	3,861,313.12
	<u>145,608.00</u>	<u>6,697,700.40</u>	<u>796,322.70</u>	<u>3,778,317.98</u>	<u>3,861,313.12</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
10/35 - 09/36	\$ 3,861,313.12	\$ 367,957.20	\$ 173,538.64	\$ 1,188,268.00	\$ 3,214,540.96
10/36 - 09/37	3,214,540.96	367,957.20	148,114.98	32,113.95	3,698,499.19
10/37 - 09/38	3,698,499.19	367,957.20	168,880.89	36,526.85	4,198,810.43
10/38 - 09/39	4,198,810.43	367,957.20	191,327.53	53,810.00	4,704,285.16
10/39 - 09/40	4,704,285.16	367,957.20	211,070.80	180,710.95	5,102,602.21
10/40 - 09/41	5,102,602.21	367,957.20	227,574.33	136,916.40	5,561,217.34
10/41 - 09/42	5,561,217.34	367,957.20	212,155.51	3,081,388.10	3,059,941.95
10/42 - 09/43	3,059,941.95	367,957.20	141,954.66	13,024.60	3,556,829.21
10/43 - 09/44	3,556,829.21	367,957.20	163,428.19	27,522.50	4,060,692.10
10/44 - 09/45	4,060,692.10	367,957.20	181,303.44	336,934.00	4,273,018.74
	<u>3,861,313.12</u>	<u>3,679,572.00</u>	<u>1,819,348.97</u>	<u>5,087,215.35</u>	<u>4,273,018.74</u>

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
10/45 - 09/46	\$ 4,273,018.74	\$ 367,957.20	\$ 187,307.17	\$ 3,122,788.65	\$ 1,705,494.46
10/46 - 09/47	1,705,494.46	367,957.20	81,650.15	48,300.00	2,106,801.81
10/47 - 09/48	2,106,801.81	367,957.20	99,708.53	18,113.95	2,556,353.59
10/48 - 09/49	2,556,353.59	367,957.20	119,009.28	88,730.00	2,954,590.07
10/49 - 09/50	2,954,590.07	367,957.20	118,070.13	1,274,576.95	2,166,040.45
10/50 - 09/51	2,166,040.45	367,957.20	101,858.54	76,602.50	2,559,253.69
10/51 - 09/52	2,559,253.69	367,957.20	104,918.18	365,200.55	2,666,928.52
10/52 - 09/53	2,666,928.52	367,957.20	124,278.84	43,010.00	3,116,154.56
10/53 - 09/54	3,116,154.56	367,957.20	141,883.29	98,248.45	3,527,746.60
10/54 - 09/55	3,527,746.60	367,957.20	156,681.31	805,692.33	3,246,692.78
	<u>4,273,018.74</u>	<u>3,679,572.00</u>	<u>1,235,365.42</u>	<u>5,941,263.38</u>	<u>3,246,692.78</u>

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
10/55 - 09/56	\$ 3,246,692.78	\$ 367,957.20	\$ 147,506.52	\$ 1,147,937.00	\$ 2,614,219.50
10/56 - 09/57	2,614,219.50	367,957.20	120,884.45	107,120.00	2,995,941.15
10/57 - 09/58	2,995,941.15	367,957.20	137,259.35	65,027.85	3,436,129.85
10/58 - 09/59	3,436,129.85	367,957.20	157,235.59	79,557.25	3,881,765.39
10/59 - 09/60	3,881,765.39	367,957.20	177,270.42	78,280.00	4,348,713.01
10/60 - 09/61	4,348,713.01	367,957.20	195,689.98	139,250.05	4,773,110.14
10/61 - 09/62	4,773,110.14	367,957.20	213,891.68	793,830.85	4,561,128.17
10/62 - 09/63	4,561,128.17	367,957.20	206,125.57	1,075,200.00	4,060,010.94
10/63 - 09/64	4,060,010.94	367,957.20	184,442.74	111,162.50	4,501,248.38
10/64 - 09/65	4,501,248.38	367,957.20	203,582.98	769,284.60	4,303,503.96
	<u>3,246,692.78</u>	<u>3,679,572.00</u>	<u>1,743,889.28</u>	<u>4,366,650.10</u>	<u>4,303,503.96</u>

## Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

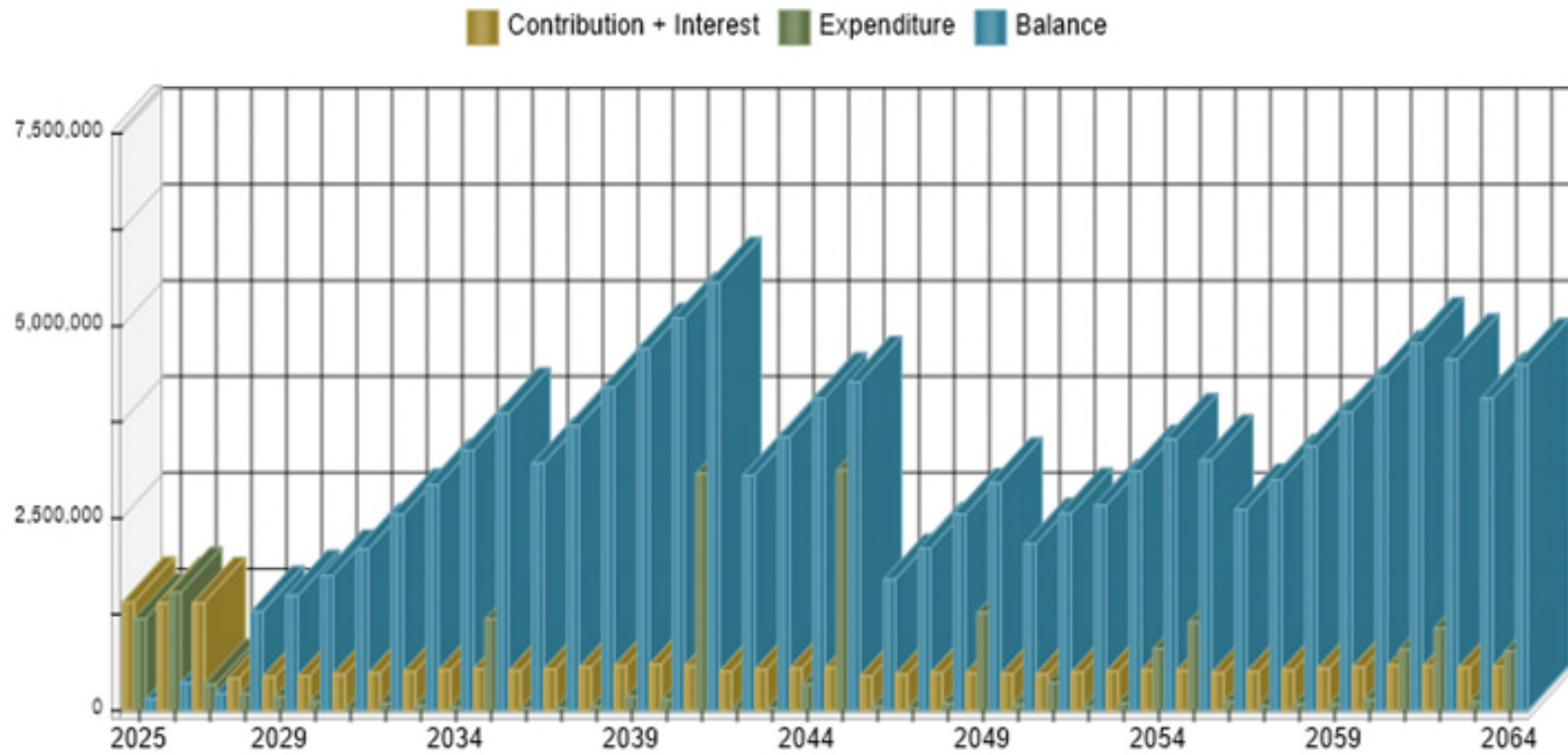
### Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
10/65 - 09/66	\$ 4,303,503.96	\$ 367,957.20	\$ 187,270.52	\$ 4,156,845.35	\$ 701,886.33
10/66 - 09/67	701,886.33	367,957.20	35,747.60	1,094,112.50	11,478.63
	<u>4,303,503.96</u>	<u>735,914.40</u>	<u>223,018.12</u>	<u>5,250,957.85</u>	<u>11,478.63</u>

# Summer Winds Condominiums, Inc.

Analysis Date - October 1, 2025

## Cash Flow - Chart



**Summer Winds Condominiums, Inc.**  
 Analysis Date - October 1, 2025  
**Supplementary Information**  
**on Future Major Repairs and Replacements**

	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2026 Funding Requirement	Components of Fund Balance at 09/30/2025
<b>Building Exteriors</b>				
Railings/Handrails (Balconies)	3:00 -38:08	\$ 276,750	\$ 17,204	\$ 0
Railings/Handrails (Walkways)	29:11	588,240	39,503	0
Stairways	1:11 -40:11	4,636,800	267,371	0
		5,501,790	324,078	0
<b>Common Area Interiors</b>				
Cafe Interiors/Furnishings	4:08	\$ 10,150	\$ 2,479	\$ 0
Cafe Tile Flooring	5:02	22,513	1,273	0
Elevator Cabs Interiors	14:08	65,800	8,838	0
Offices Interiors/Furnishings	3:08	10,800	2,901	0
Sports Complex Carpeting	0:00	15,148	961	2,006
Sports Complex Interiors/Furnishings	5:02	10,000	2,686	0
Sports Complex Restrooms/Wet Areas	1:00	44,000	2,728	0
		178,411	21,866	2,006
<b>Mechanical/Electrical</b>				
AC Air Handler HOA Office (4T)	15:06	\$ 3,496	\$ 470	\$ 0
AC Air Handler Sports Complex (3T)	0:00	2,739	649	363
AC Condenser HOA Office (4T)	6:06	3,101	757	0
AC Condenser Sports Complex (3T)	0:00	2,429	593	322
AC Heat Pump 126/Bldg. C RRs (4T)	8:07	9,122	1,225	0

**Summer Winds Condominiums, Inc.**  
**Analysis Date - October 1, 2025**  
**Supplementary Information**  
**on Future Major Repairs and Replacements**

	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2026 Funding Requirement	Components of Fund Balance at 09/30/2025
AC Heat Pump 138/B Bathrooms (4T)	10:04	\$ 9,122	\$ 1,225	\$ 0
AC Heat Pump Cafe (7.5T)	18:04	15,818	2,124	0
AC PTAC Unit Maintenance	1:08	2,330	569	0
AC RTU Sports Complex (2.5T)	0:02	7,843	1,768	1,024
AC RTU Sports Complex (2.5T)	0:00	7,843	1,793	1,039
AC RTU Sports Complex (4T)	6:06	9,924	2,423	0
Domestic Water Pumps/Equipment	10:04	30,831	3,764	0
Elevator Mechanical Modernization	24:08	1,046,150	93,672	0
Fire Alarm System Modernization	19:08	316,500	34,007	0
Generator/Equipment	14:08	54,941	7,028	0
Natatorium Heater/Furnace	16:03 -19:04	6,120	822	0
Wastewater Treatment Plant/Equipment	16:08	3,030,000	271,307	0
		4,558,309	424,196	2,748
<b>Painting &amp; Waterproofing</b>				
Corridors Waterproofing/Traffic Coating	0:11	\$ 467,458	\$ 114,153	\$ 56,752
Paint/Waterproof Exteriors	0:11	656,210	160,247	79,668
		1,123,668	274,400	136,420
<b>Pavement</b>				
Asphalt Paving (Replacement)	2:00	\$ 321,201	\$ 19,462	\$ 0
Asphalt Paving (Sealcoat/Rejuv.)	0:01	34,197	22,965	4,435
		355,398	42,427	4,435

**Summer Winds Condominiums, Inc.**  
 Analysis Date - October 1, 2025  
**Supplementary Information**  
**on Future Major Repairs and Replacements**

	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2026 Funding Requirement	Components of Fund Balance at 09/30/2025
<b>Recreational Amenities</b>				
Dune Crossovers Restoration	7:08	\$ 50,643	\$ 10,464	\$ 0
Pool Fencing & Gates (Bldg. A)	5:08	38,910	4,355	0
Pool Fencing & Gates (Bldg. B)	5:08	21,964	2,458	0
Pool Fencing & Gates (Bldg. C)	5:08	19,027	2,130	0
Pool Interiors (Building A)	1:03	48,620	9,329	0
Pool Interiors (Building B)	1:03	74,800	14,352	0
Pool Interiors (Building C)	13:07	43,010	8,252	0
Pool Interiors (Natatorium)	11:08	14,000	2,686	0
Spa Interiors (Building A)	8:08	7,560	2,031	0
Spa Interiors (Natatorium)	8:08	4,145	1,113	0
Sports Complex ADA Ramp	3:08	14,131	2,920	0
Tennis/Pickleball Courts Resurfacing	7:03	30,200	4,270	0
Tennis/Pickleball Fencing & Gates	14:02	19,620	3,100	0
		386,630	67,460	0
<b>Roofing</b>				
Building A Flat Roofing (Replace)	20:11	\$ 777,600	\$ 51,895	\$ 0
Building A Flat Roofing (Seal/Coat)	1:00	128,000	17,192	0
Building B Flat Roofing (Replace)	20:11	530,400	35,398	0
Building B Flat Roofing (Seal/Coat)	1:00	82,000	11,013	0
Building C Flat Roofing (Replace)	20:11	480,000	32,034	0
Building C Flat Roofing (Seal/Coat)	1:00	94,000	12,625	0

**Summer Winds Condominiums, Inc.**  
 Analysis Date - October 1, 2025  
**Supplementary Information**  
**on Future Major Repairs and Replacements**

	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2026 Funding Requirement	Components of Fund Balance at 09/30/2025
Metal Roofing	24:03	\$ 90,750	\$ 8,126	\$ 0
Natatorium Skylights/Panels	23:08	75,600	6,769	0
Office Bldg. Flat Roofing (Replace)	20:11	36,005	2,403	0
Office Bldg. Flat Roofing (Seal/Coat)	1:00	23,000	3,089	0
Sports Complex Flat Roofing (Replace)	20:11	72,390	4,831	0
Sports Complex Flat Roofing (Seal/Coat)	1:00	25,000	3,358	0
		2,414,745	188,733	0
<b>Site Improvements</b>				
Boundary Fencing (Wood)	9:08	\$ 43,103	\$ 7,236	\$ 0
Boundary Fencing/Gates (Aluminum)	24:10	49,598	4,441	0
Gatehouse Access Control/Gates	7:08	18,100	3,473	0
Marquee Signs	10:09	9,500	1,701	0
Office Wood Decking/Railings	4:00	43,733	2,535	0
Site Lighting (Bollard)	2:00	17,374	2,745	0
Site Lighting (Post)	4:08	87,500	8,705	0
		268,908	30,836	0
		14,787,859	1,374,000	145,608



## **COMPONENT FUNDING ANALYSIS**

**Summer Winds Condominiums, Inc.**  
 Analysis Date - October 1, 2025  
**Component Funding Analysis - Categories**

<b>Category</b>	<b>Useful Life</b>	<b>Remaining Life</b>	<b>09/30/2025 Balance</b>	<b>Estimated Replacement Cost</b>	<b>Unfunded Balance</b>	<b>Contribution</b>
Building Exteriors	0 - 40	-43 - 40	\$ 0	\$ 5,501,790	\$ 5,501,790	\$ 1,190,282
Common Area Interiors	10 - 30	-18 - 14	15,148	178,410	163,263	61,340
Mechanical/Electrical	0 - 30	-43 - 24	20,853	4,558,307	4,537,454	264,647
Painting & Waterproofing	10	0	75,411	1,123,668	1,048,257	1,048,257
Pavement	4 - 24	0 - 2	34,197	355,397	321,201	160,600
Recreational Amenities	7 - 24	-33 - 14	0	386,631	386,631	163,105
Roofing	20 - 30	1 - 24	0	2,414,745	2,414,745	453,888
Site Improvements	0 - 30	-43 - 24	0	268,907	268,907	51,887
			<u>145,608</u>	<u>14,787,854</u>	<u>14,642,246</u>	<u>3,394,006</u>

**Summer Winds Condominiums, Inc.**  
 Analysis Date - October 1, 2025  
**Component Funding Analysis - Items**

Category Reserve Item	Useful Life	Remaining Life	09/30/2025 Balance	Estimated Replacement Cost	Unfunded Balance	Contribution
<b>Building Exteriors</b>						
Railings/Handrails (Balconies)	40	3 - 38	\$ 0	\$ 276,750	\$ 276,750	\$ 66,571
Railings/Handrails (Walkways)	40	29	0	588,240	588,240	20,284
Stairways	40	1 - 40	0	4,636,800	4,636,800	1,103,427
			0	5,501,790	5,501,790	1,190,282
<b>Common Area Interiors</b>						
Cafe Interiors/Furnishings	10	4	\$ 0	\$ 10,150	\$ 10,150	\$ 2,538
Cafe Tile Flooring	30	5	0	22,513	22,513	4,503
Elevator Cabs Interiors	20	14	0	65,800	65,800	4,700
Offices Interiors/Furnishings	10	3	0	10,800	10,800	3,600
Sports Complex Carpeting	10	0	15,148	15,148	0	0
Sports Complex Interiors/Furnishings	10	5	0	10,000	10,000	2,000
Sports Complex Restrooms/Wet Areas	25	1	0	44,000	44,000	44,000
			15,148	178,410	163,263	61,340
<b>Mechanical/Electrical</b>						
AC Air Handler HOA Office (4T)	20	15	\$ 0	\$ 3,496	\$ 3,496	\$ 233
AC Air Handler Sports Complex (3T)	20	0	2,739	2,739	0	0
AC Condenser HOA Office (4T)	11	6	0	3,101	3,101	517
AC Condenser Sports Complex (3T)	11	0	2,429	2,429	0	0
AC Heat Pump 126/Bldg. C RRs (4T)	20	8	0	9,122	9,122	1,140
AC Heat Pump 138/B Bathrooms (4T)	20	10	0	9,122	9,122	912
AC Heat Pump Cafe (7.5T)	20	18	0	15,818	15,818	879
AC PTAC Unit Maintenance	11	1	0	2,330	2,330	2,330
AC RTU Sports Complex (2.5T)	11	0	7,843	7,843	0	0
AC RTU Sports Complex (2.5T)	11	0	7,843	7,843	0	0
AC RTU Sports Complex (4T)	11	6	0	9,924	9,924	1,654

**Summer Winds Condominiums, Inc.**  
Analysis Date - October 1, 2025  
**Component Funding Analysis - Items**

Category Reserve Item	Useful Life	Remaining Life	09/30/2025 Balance	Estimated Replacement Cost	Unfunded Balance	Contribution
Domestic Water Pumps/Equipment	22	10	\$ 0	\$ 30,831	\$ 30,831	\$ 3,083
Elevator Mechanical Modernization	30	24	0	1,046,150	1,046,150	43,590
Fire Alarm System Modernization	25	19	0	316,500	316,500	16,658
Generator/Equipment	21	14	0	54,941	54,941	3,924
Natatorium Heater/Furnace	20	16 - 19	0	6,120	6,120	352
Wastewater Treatment Plant/Equipment	30	16	0	3,030,000	3,030,000	189,375
			20,853	4,558,307	4,537,454	264,647
<b>Painting &amp; Waterproofing</b>						
Corridors Waterproofing/Traffic Coating	10	0	\$ 0	\$ 467,458	\$ 467,458	\$ 467,458
Paint/Waterproof Exteriors	10	0	75,411	656,210	580,799	580,799
			75,411	1,123,668	1,048,257	1,048,257
<b>Pavement</b>						
Asphalt Paving (Replacement)	24	2	\$ 0	\$ 321,201	\$ 321,201	\$ 160,600
Asphalt Paving (Sealcoat/Rejuv.)	4	0	34,197	34,197	0	0
			34,197	355,397	321,201	160,600
<b>Recreational Amenities</b>						
Dune Crossovers Restoration	13	7	\$ 0	\$ 50,643	\$ 50,643	\$ 7,235
Pool Fencing & Gates (Bldg. A)	24	5	0	38,910	38,910	7,782
Pool Fencing & Gates (Bldg. B)	24	5	0	21,964	21,964	4,393
Pool Fencing & Gates (Bldg. C)	24	5	0	19,027	19,027	3,805
Pool Interiors (Building A)	14	1	0	48,620	48,620	48,620
Pool Interiors (Building B)	14	1	0	74,800	74,800	74,800
Pool Interiors (Building C)	14	13	0	43,010	43,010	3,308
Pool Interiors (Natatorium)	14	11	0	14,000	14,000	1,273
Spa Interiors (Building A)	10	8	0	7,560	7,560	945

**Summer Winds Condominiums, Inc.**  
 Analysis Date - October 1, 2025  
**Component Funding Analysis - Items**

Category	Useful	Remaining	09/30/2025	Estimated	Unfunded	
Reserve Item	Life	Life	Balance	Replacement Cost	Balance	Contribution
Spa Interiors (Natatorium)	10	8	\$ 0	\$ 4,145	\$ 4,145	\$ 518
Sports Complex ADA Ramp	13	3	0	14,131	14,131	4,710
Tennis/Pickleball Courts Resurfacing	7	7	0	30,200	30,200	4,314
Tennis/Pickleball Fencing & Gates	17	14	0	19,620	19,620	1,401
			0	386,631	386,631	163,105
<b>Roofing</b>						
Building A Flat Roofing (Replace)	20	20	\$ 0	\$ 777,600	\$ 777,600	\$ 38,880
Building A Flat Roofing (Seal/Coat)	20	1	0	128,000	128,000	128,000
Building B Flat Roofing (Replace)	20	20	0	530,400	530,400	26,520
Building B Flat Roofing (Seal/Coat)	20	1	0	82,000	82,000	82,000
Building C Flat Roofing (Replace)	20	20	0	480,000	480,000	24,000
Building C Flat Roofing (Seal/Coat)	20	1	0	94,000	94,000	94,000
Metal Roofing	30	24	0	90,750	90,750	3,781
Natatorium Skylights/Panels	30	23	0	75,600	75,600	3,287
Office Bldg. Flat Roofing (Replace)	20	20	0	36,005	36,005	1,800
Office Bldg. Flat Roofing (Seal/Coat)	20	1	0	23,000	23,000	23,000
Sports Complex Flat Roofing (Replace)	20	20	0	72,390	72,390	3,620
Sports Complex Flat Roofing (Seal/Coat)	20	1	0	25,000	25,000	25,000
			0	2,414,745	2,414,745	453,888
<b>Site Improvements</b>						
Boundary Fencing (Wood)	16	9	\$ 0	\$ 43,103	\$ 43,103	\$ 4,789
Boundary Fencing/Gates (Aluminum)	30	24	0	49,598	49,598	2,067
Gatehouse Access Control/Gates	14	7	0	18,100	18,100	2,586
Marquee Signs	15	10	0	9,500	9,500	950
Office Wood Decking/Railings	20	4	0	43,733	43,733	10,933
Site Lighting (Bollard)	17	2	0	17,374	17,374	8,687

**Summer Winds Condominiums, Inc.**  
 Analysis Date - October 1, 2025  
**Component Funding Analysis - Items**

Category Reserve Item	Useful Life	Remaining Life	09/30/2025 Balance	Estimated Replacement Cost	Unfunded Balance	Contribution
Site Lighting (Post)	27	4	\$ 0	\$ 87,500	\$ 87,500	\$ 21,875
			0	268,907	268,907	51,887
			145,608	14,787,854	14,642,246	3,394,006

## **ADDENDUM**

## **TERMS AND DEFINITIONS**

**ACCRUED FUND BALANCE (AFB):** Total Accrued Depreciation. An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance that is in direct proportion to the fraction of life “used up” of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association tool. Two formulae can be utilized, depending on the provider’s sensitivity to interest and inflation effects. Note: both yield identical results when interest and inflation are equivalent.

$$\text{AFB} = \text{Current Cost} \times \text{Effective Age/Useful Life}$$

**or**

$$\text{AFB} = (\text{Current Cost} \times \text{Effective Age/Useful Life}) + [(\text{Current Cost} \times \text{Effective Age/Useful Life}) / (1 + \text{Interest Rate})^{\text{Remaining Life}}] - [(\text{Current Cost} \times \text{Effective Age/Useful Life}) / (1 + \text{Inflation Rate})^{\text{Remaining Life}}]$$

**CASH FLOW METHOD:** A method of calculating 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 the desired Funding Goal is achieved. “Because we use the cash flow method, we compute individual line item contributions after the total contribution rate has been established.” See “Component Method”.

**CAPITAL EXPENDITURES:** A capital expenditure means any expenditure of funds for: (1) the purchase or replacement of an asset whose useful life is greater than one year, or (2) the addition to an asset that extends the useful life of the previously existing asset for a period greater than one year.

**COMPONENT:** The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, and 4) above a minimum threshold cost, and 5) as required by local codes. “We have 17 components in our reserve Study.”

**COMPONENT ASSESSMENT AND VALUATION:** The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve components. This task is accomplished either with or without an on-site inspection, based on Level or Service selected by the client.

**COMPONENT FULL FUNDING:** When the actual (or projected) cumulative Reserve balance for all components is equal to the Fully Funded Balance.

**COMPONENT INVENTORY:** The task of selecting and quantifying Reserve Components. This task is accomplished through an on-site inspection, review of association design and organizational documents, and a review of established association precedents, and discussion with appropriate association representative(s).

**COMPONENT METHOD:** A method of developing a Reserve Funding Plan where the total contribution is based on the sum of contributions for individual components. “Since we calculate a Reserve contribution rate for each component and then sum them all together, we are using the component method to calculate our Reserve contributions.” See “Cash Flow Method”.



**CONDITION ASSESSMENT:** The task of evaluating the current condition of the component based on observed and reported characteristics.

**CURRENT REPLACEMENT COST:** See “Replacement Cost”.

**DEFERRED MAINTENANCE:** Deferred maintenance means any maintenance or repair that: (1) will be performed less frequently than yearly, and (2) will result in maintaining the useful life of an asset.

**DEFICIT:** An actual (or projected) Reserve Balance less than the Fully Funded Balance. The opposite would be a Surplus.

**EFFECTIVE AGE:** The difference between Useful Life and Remaining Useful Life. Not always equivalent to chronological age, since some components age irregularly. Used primarily in computations.

**FINANCIAL ANALYSIS:** The portion of a Reserve Study where current status of the Reserves (measured as cash or Percent Funded) and a recommended Reserve contribution rate (Reserve Funding Plan) are derived, and the projected Reserve income and expense over time is presented. The Financial Analysis is one of the two parts of a Reserve Study.

**FULLY FUNDED:** When the budget is provided to the owners, it will show the amount of money that must be deposited that year for each reserve item to ensure that, when the time comes, sufficient funds will be available for deferred maintenance or a capital expenditure. (Definition published in “Budgets & Reserve Schedules Made Easy” training manual by the State of Florida Department of Business and Professional Regulations in January 1997).

**FUND STATUS:** The status of the reserve fund as compared to an established benchmark such as percent funding.

**FUNDING PLAN:** An association’s plan to provide income to a Reserve fund to offset anticipated expenditures from that fund.

**FUNDING PRINCIPLES:**

- Sufficient Funds When Required
- Stable Contribution Rate over the Years
- Evenly Distributed Contributions over the Years
- Fiscally Responsible

**FUNDING GOALS:** Independent of methodology utilized, the following represent the basic categories of Funding Plan goals:

- **Baseline Funding** – Establishing a Reserve funding goal of keeping the Reserve cash balance above zero.
- **Component Full Funding** – Setting a Reserve funding goal of attaining and maintaining cumulative Reserves at or near 100%.

- **Statutory Funding** – Establishing a Reserve funding goal of setting aside the specific minimum amount of Reserves of component required by local statutes.
- **Threshold Funding** – Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount. Depending on the threshold, this may be more or less conservative than “Component Full Funding.”

**LIFE AND VALUATION ESTIMATES:** The task of estimating Useful Life, Remaining Useful Life, and Repair or Replacement Costs for the Reserve Components.

**PERCENT FUNDED:** The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the *actual* (or *projected*) Reserve Balance to the accrued *Fund Balance*, expressed as a percentage. “With \$76,000 in Reserves, and since our 100% Funded Balance is \$100,000, our association is 76% Funded”.

Editor’s Note: since funds can typically be allocated from one component to another with ease, this parameter has no real meaning on an individual Component basis. The purpose of this parameter is to identify the relative strength or weakness of the entire Reserve fund as of a particular point in time. The value of this parameter is in providing a more stable measure of Reserve Fund strength, since cash in Reserves may mean very different things to different associations.

**PHYSICAL ANALYSIS:** The portion of the Reserve Study where the Component Inventory, Condition Assessment, and Life and Valuation Estimate tasks are performed. This represents one of the two parts of the Reserve Study.

**REMAINING USEFUL LIFE (RUL):** Also referred to as “Remaining Life” (RL). The estimated time, in years, that a reserve component can be expected to *continue* to serve its intended function. Projects anticipated to occur in the initial year have “zero” Remaining Useful Life.

**REPLACEMENT COST:** The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.

**RESERVE BALANCE:** Actual or projected funds as of a particular point in time that the association has identified for use to defray to the future repair or replacement of those major components which the association is obligated to maintain. Also known as Reserves, Reserve Accounts, Cash Reserves. Based on information provided and not audited

**RESERVE PROVIDER:** An individual that prepares Reserve Studies.

**RESERVE STUDY:** A budget planning tool which identifies the current status of the Reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.” The Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. “Our budget and finance committee is soliciting proposals to update our Reserve Study for the next year’s budget.”

**RESPONSIBLE CHARGE:** A reserve specialist in responsible charge of a reserve study shall render regular and effective supervision to those individuals performing services which directly and materially affect the quality and competence rendered by the reserve specialist. A reserve specialist shall maintain

such records as are reasonably necessary to establish that the reserve specialist exercised regular and effective supervision of a reserve duty of which he was in responsible charge. A reserve specialist engaged in any of the following acts or practices shall be deemed not to have rendered the regular and effective supervision required herein:

1. The regular and continuous absence from principal office premises from which professional services are rendered; except for performance of field work or presence in a field office maintained exclusively for a specific project;
2. The failure to personally inspect or review the work of subordinates where necessary and appropriate;
3. The rendering of a limited, cursory or perfunctory review of plans or projects in lieu of an appropriate detailed review;
4. The failure to personally be available on a reasonable basis or with adequate advanced notice for consultation and inspection where circumstances require personal availability.

**SPECIAL ASSESSMENT:** An assessment levied on the members of an association in addition to regular assessments. Special Assessments are often regulated by Governing Documents or local statutes. “Since we need a new roof and there wasn’t enough money in the Reserve fund, we had to pass a special assessment.”

**SURPLUS:** An actual (or projected) Reserve Balance greater than the Fully Funded Balances. See Deficit”.

**USEFUL LIFE (UL):** Total Useful Life or Depreciable Life. The estimated time, in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

## **ANNUAL UPDATE PROGRAM**

Some associations prefer periodic updates of their Sedgwick Valuation Services reserve study reports, while many others rely on our annual update program to provide them with yearly unbiased third party estimates of reserve funding. Sedgwick Valuation Services is pleased to offer your association our three year annual update program.

### **Program Benefits:**

- Annual reserve study updates provide a written validation of reserve study needs and demonstrate due diligence and impartiality on the part of the board of directors. As the board of directors has a fiduciary duty to provide estimates of full statutory reserve funding as a portion of the annual budget, a Sedgwick Valuation Services reserve study report also minimizes liability of the board of directors for an incorrect/improper estimate of full statutory reserve funding.
- Saves considerable time for management/board of directors that would otherwise be responsible for estimating statutory reserve funding. That allows more time for day to day operations and annual operating budget estimations.
- Because the update program does not require on-site re-inspections, the annual cost to the association is much lower.

The annual update program fee is valid only if there are no significant changes to the property (i.e. new construction, additions, major interior upgrades and/or interior reconfigurations, etc.) Changes to the property within the three-year update program period may require a re-inspection of the property at a higher fee.

If you have any questions, please contact our bid proposal specialist at (407) 805-0086 x 257 or (800) 248-3379 x 257 (FL only). You can review a sample update reserve study report and request a proposal at our on-line sample site <https://www.gabvalue.com/>. We will be pleased to provide you with a proposal. Thanks again for your continued support – we appreciate your business very much!