# Waters Edge IV Condominium

## Reserve Management Plan

## Type 1

## Reserve Study with On-Site Analysis

**For 30-Year Projection Period Beginning January 1, 2026**

ENGINEERING INSPECTIONS AND RESTORATION SERVICES

5901 Sun Blvd. Suite 207
St. Petersburg, FL 33715
727-800-5822
CGC # 1534479

January 25. 2024

Re: Delivery of final SIRS Study Report
Client: Waters Edge IV

Dear Ms. Boyce and Board Members,

We are pleased to deliver your attached final Structural Integrity Reserve Study Report. By accepting and using the attached SIRS Report you are confirming your receipt of the same and your agreement to the stated limitations and conditions in the Report.

We understand that the provision of professional consulting services is a competitive marketplace and greatly appreciate your trust and confidence in selecting EIRS for your Structural Integrity Reserve Study and Report.

Should you have any questions or concerns, or should you wish to submit any additional or corrected information, please contact us directly.

Regards,

Arthur Fleahman
President
EIRS

The Structural Integrity Reserve Study shows how long the structural components should last and how much money should be contributed annually to replace those components for a 25 year period. It is a budget planning tool providing an equitable funding plan to offset the anticipated future structural and safety concern expenditures

This is a comprehensive report in accordance with the Florida Law. Budgets adopted after December 31, 2024 may not waive or reduce funding of the SIRS reserves for listed components and components must be fully funded by 12/31/2025 as identified in the report.

The components related to the structural integrity and safety of the building include:

1. Roof
2. Load Bearing Walls
3. Fire Suppression System
4. Plumbing
5. Electrical Systems
6. Waterproofing
7. Exterior Painting
8. Common Windows
9. Common Exterior Doors
10. Any other item that has a deferred maintenance expense or replacement cost that exceeds $10,000 and the failure to replace or maintain such item negatively affects the above items.

The recommendations and findings in this report are based upon a visual inspection and data provided by the association. Reports considered are the milestone inspection, fire suppression inspections, elevator inspections, wind mitigations, and any financial records provided by the board.

# Waters Edge IV

## Reserve Management Plan

## Table of Contents

# Waters Edge IV SIRS

**Analysis Date - January 1, 2026**

Inflation:3.00% Investment:2.00% Cont.Factor:0.00% Adjust.Factor:0.00% CalcMeth:Future

## Cash Flow - Annual

| Period | Beginning Balance | Contribution | Interest Earned | Expenditures | Ending Balance |
|---|---|---|---|---|---|
| 01/26 - 12/26 | $ 200.00 | $ 65,491.32 | $ 356.17 | $ 52,480.04 | $ 13,567.45 |
| 01/27 - 12/27 | 13,567.45 | 65,491.32 | 932.62 | 0.00 | 79,991.39 |
| 01/28 - 12/28 | 79,991.39 | 65,491.32 | 1,486.11 | 135,208.38 | 11,760.44 |
| 01/29 - 12/29 | 11,760.44 | 65,491.32 | 791.92 | 17,831.58 | 60,212.10 |
| 01/30 - 12/30 | 60,212.10 | 55,012.68 | 1,727.01 | 7,135.40 | 109,816.39 |
| 01/31 - 12/31 | 109,816.39 | 55,012.68 | 2,314.76 | 77,864.52 | 89,279.31 |
| 01/32 - 12/32 | 89,279.31 | 55,012.68 | 2,355.40 | 0.00 | 146,647.39 |
| 01/33 - 12/33 | 146,647.39 | 55,012.68 | 3,440.01 | 12,543.50 | 192,556.58 |
| 01/34 - 12/34 | 192,556.58 | 55,012.68 | 4,319.15 | 20,671.68 | 231,216.73 |
| 01/35 - 12/35 | 231,216.73 | 55,012.68 | 3,839.87 | 150,025.26 | 140,044.02 |
| | 200.00 | 592,041.36 | 21,563.02 | 473,760.36 | 140,044.02 |

| Period | Beginning Balance | Contribution | Interest Earned | Expenditures | Ending Balance |
|---|---|---|---|---|---|
| 01/36 - 12/36 | $ 140,044.02 | $ 55,012.68 | $ 2,967.76 | $ 70,528.79 | $ 127,495.67 |
| 01/37 - 12/37 | 127,495.67 | 55,012.68 | 3,126.78 | 0.00 | 185,635.13 |
| 01/38 - 12/38 | 185,635.13 | 55,012.68 | 4,215.27 | 14,541.35 | 230,321.73 |
| 01/39 - 12/39 | 230,321.73 | 55,012.68 | 5,062.17 | 23,964.15 | 266,432.43 |
| 01/40 - 12/40 | 266,432.43 | 55,012.68 | 5,875.08 | 9,589.37 | 317,730.82 |
| 01/41 - 12/41 | 317,730.82 | 55,012.68 | 4,215.27 | 262,639.56 | 114,319.21 |
| 01/42 - 12/42 | 114,319.21 | 55,012.68 | 2,860.82 | 0.00 | 172,192.71 |
| 01/43 - 12/43 | 172,192.71 | 55,012.68 | 3,930.40 | 16,857.41 | 214,278.38 |
| 01/44 - 12/44 | 214,278.38 | 55,012.68 | 4,665.84 | 36,365.35 | 237,591.55 |
| 01/45 - 12/45 | 237,591.55 | 55,012.68 | 5,349.00 | 0.00 | 297,953.23 |
| | 140,044.02 | 550,126.80 | 42,268.39 | 434,485.98 | 297,953.23 |

| Period | Beginning Balance | Contribution | Interest Earned | Expenditures | Ending Balance |
|---|---|---|---|---|---|
| 01/46 - 12/46 | $ 297,953.23 | $ 55,012.68 | $ 6,013.26 | $ 94,784.79 | $ 264,194.38 |
| 01/47 - 12/47 | 264,194.38 | 55,012.68 | 5,885.95 | 0.00 | 325,093.01 |
| 01/48 - 12/48 | 325,093.01 | 55,012.68 | 7,000.91 | 19,542.36 | 367,564.24 |
| 01/49 - 12/49 | 367,564.24 | 55,012.68 | 7,784.14 | 32,205.81 | 398,155.25 |
| 01/50 - 12/50 | 398,155.25 | 55,012.68 | 6,363.83 | 246,621.78 | 212,909.98 |
| 01/51 - 12/51 | 212,909.98 | 55,012.68 | 4,208.47 | 109,881.55 | 162,249.58 |
| 01/52 - 12/52 | 162,249.58 | 55,012.68 | 3,828.27 | 0.00 | 221,090.53 |
| 01/53 - 12/53 | 221,090.53 | 55,012.68 | 4,883.49 | 22,654.96 | 258,331.74 |
| 01/54 - 12/54 | 258,331.74 | 55,012.68 | 463.70 | 300,355.53 | 13,452.59 |
| 01/55 - 12/55 | 13,452.59 | 55,012.68 | 824.89 | 0.00 | 69,290.16 |
| | 297,953.23 | 550,126.80 | 47,256.91 | 826,046.78 | 69,290.16 |

# Waters Edge IV SIRS

**Analysis Date - January 1, 2026**

Inflation:3.00% Investment:2.00% Cont.Factor:0.00% Adjust.Factor:0.00% CalcMeth:Future

## Cash Flow - Monthly

| 2026 | Beginning Balance | Contribution | Interest Earned | Expenditures | Ending Balance |
|---|---|---|---|---|---|
| January | $ 200.00 | $ 5,457.61 | $ 4.88 | $ 0.00 | $ 5,662.49 |
| February | 5,662.49 | 5,457.61 | 13.99 | 0.00 | 11,134.09 |
| March | 11,134.09 | 5,457.61 | 23.10 | 0.00 | 16,614.80 |
| April | 16,614.80 | 5,457.61 | 32.24 | 0.00 | 22,104.65 |
| May | 22,104.65 | 5,457.61 | 41.39 | 0.00 | 27,603.65 |
| June | 27,603.65 | 5,457.61 | 50.55 | 0.00 | 33,111.81 |
| July | 33,111.81 | 5,457.61 | 59.73 | 0.00 | 38,629.15 |
| August | 38,629.15 | 5,457.61 | 68.93 | 0.00 | 44,155.69 |
| September | 44,155.69 | 5,457.61 | 34.41 | 52,480.04 | -2,832.33 |
| October | -2,832.33 | 5,457.61 | 0.00 | 0.00 | 2,625.28 |
| November | 2,625.28 | 5,457.61 | 8.92 | 0.00 | 8,091.81 |
| December | 8,091.81 | 5,457.61 | 18.03 | 0.00 | 13,567.45 |
| | 200.00 | 65,491.32 | 356.17 | 52,480.04 | 13,567.45 |

| 2027 | Beginning Balance | Contribution | Interest Earned | Expenditures | Ending Balance |
|---|---|---|---|---|---|
| January | $ 13,567.45 | $ 5,457.61 | $ 27.16 | $ 0.00 | $ 19,052.22 |
| February | 19,052.22 | 5,457.61 | 36.30 | 0.00 | 24,546.13 |
| March | 24,546.13 | 5,457.61 | 45.46 | 0.00 | 30,049.20 |
| April | 30,049.20 | 5,457.61 | 54.63 | 0.00 | 35,561.44 |
| May | 35,561.44 | 5,457.61 | 63.82 | 0.00 | 41,082.87 |
| June | 41,082.87 | 5,457.61 | 73.02 | 0.00 | 46,613.50 |
| July | 46,613.50 | 5,457.61 | 82.24 | 0.00 | 52,153.35 |
| August | 52,153.35 | 5,457.61 | 91.47 | 0.00 | 57,702.43 |
| September | 57,702.43 | 5,457.61 | 100.72 | 0.00 | 63,260.76 |
| October | 63,260.76 | 5,457.61 | 109.98 | 0.00 | 68,828.35 |
| November | 68,828.35 | 5,457.61 | 119.26 | 0.00 | 74,405.22 |
| December | 74,405.22 | 5,457.61 | 128.56 | 0.00 | 79,991.39 |
| | 13,567.45 | 65,491.32 | 932.62 | 0.00 | 79,991.39 |

| 2028 | Beginning Balance | Contribution | Interest Earned | Expenditures | Ending Balance |
|---|---|---|---|---|---|
| January | $ 79,991.39 | $ 5,457.61 | $ 137.87 | $ 0.00 | $ 85,586.87 |
| February | 85,586.87 | 5,457.61 | 147.19 | 0.00 | 91,191.67 |
| March | 91,191.67 | 5,457.61 | 156.53 | 0.00 | 96,805.81 |
| April | 96,805.81 | 5,457.61 | 165.89 | 0.00 | 102,429.31 |
| May | 102,429.31 | 5,457.61 | 175.26 | 0.00 | 108,062.18 |
| June | 108,062.18 | 5,457.61 | 184.65 | 0.00 | 113,704.44 |
| July | 113,704.44 | 5,457.61 | 194.06 | 0.00 | 119,356.11 |
| August | 119,356.11 | 5,457.61 | 203.47 | 0.00 | 125,017.19 |
| September | 125,017.19 | 5,457.61 | 100.24 | 135,208.38 | -4,633.34 |
| October | -4,633.34 | 5,457.61 | 0.00 | 0.00 | 824.27 |
| November | 824.27 | 5,457.61 | 5.92 | 0.00 | 6,287.80 |
| December | 6,287.80 | 5,457.61 | 15.03 | 0.00 | 11,760.44 |
| | 79,991.39 | 65,491.32 | 1,486.11 | 135,208.38 | 11,760.44 |

# Waters Edge IV SIRS

**Analysis Date - January 1, 2026**

Inflation:3.00% Investment:2.00% Cont.Factor:0.00% Adjust.Factor:0.00% CalcMeth:Future

# Cash Flow - Monthly

| 2029 | Beginning Balance | Contribution | Interest Earned | Expenditures | Ending Balance |
|---|---|---|---|---|---|
| January | $ 11,760.44 | $ 5,457.61 | $ 24.15 | $ 0.00 | $ 17,242.20 |
| February | 17,242.20 | 5,457.61 | 33.29 | 0.00 | 22,733.10 |
| March | 22,733.10 | 5,457.61 | 42.44 | 0.00 | 28,233.15 |
| April | 28,233.15 | 5,457.61 | 51.60 | 0.00 | 33,742.36 |
| May | 33,742.36 | 5,457.61 | 60.79 | 0.00 | 39,260.76 |
| June | 39,260.76 | 5,457.61 | 69.98 | 0.00 | 44,788.35 |
| July | 44,788.35 | 5,457.61 | 79.20 | 0.00 | 50,325.16 |
| August | 50,325.16 | 5,457.61 | 88.42 | 0.00 | 55,871.19 |
| September | 55,871.19 | 5,457.61 | 82.81 | 17,831.58 | 43,580.03 |
| October | 43,580.03 | 5,457.61 | 77.18 | 0.00 | 49,114.82 |
| November | 49,114.82 | 5,457.61 | 86.41 | 0.00 | 54,658.84 |
| December | 54,658.84 | 5,457.61 | 95.65 | 0.00 | 60,212.10 |
| | 11,760.44 | 65,491.32 | 791.92 | 17,831.58 | 60,212.10 |

| 2030 | Beginning Balance | Contribution | Interest Earned | Expenditures | Ending Balance |
|---|---|---|---|---|---|
| January | $ 60,212.10 | $ 4,584.39 | $ 104.17 | $ 0.00 | $ 64,900.66 |
| February | 64,900.66 | 4,584.39 | 111.99 | 0.00 | 69,597.04 |
| March | 69,597.04 | 4,584.39 | 119.82 | 0.00 | 74,301.25 |
| April | 74,301.25 | 4,584.39 | 127.66 | 0.00 | 79,013.30 |
| May | 79,013.30 | 4,584.39 | 135.51 | 0.00 | 83,733.20 |
| June | 83,733.20 | 4,584.39 | 143.38 | 0.00 | 88,460.97 |
| July | 88,460.97 | 4,584.39 | 151.26 | 0.00 | 93,196.62 |
| August | 93,196.62 | 4,584.39 | 159.15 | 0.00 | 97,940.16 |
| September | 97,940.16 | 4,584.39 | 161.11 | 7,135.40 | 95,550.26 |
| October | 95,550.26 | 4,584.39 | 163.07 | 0.00 | 100,297.72 |
| November | 100,297.72 | 4,584.39 | 170.98 | 0.00 | 105,053.09 |
| December | 105,053.09 | 4,584.39 | 178.91 | 0.00 | 109,816.39 |
| | 60,212.10 | 55,012.68 | 1,727.01 | 7,135.40 | 109,816.39 |

# Waters Edge IV SIRS

**Analysis Date - January 1, 2026**

Inflation:3.00% Investment:2.00% Cont.Factor:0.00% Adjust.Factor:0.00% CalcMeth:Future

## Component List - Summary

| Component | Replace Date | Basis Cost | Quantity | Current Cost | Est Life | Rem Life | Future Cost |
|---|---|---|---|---|---|---|---|
| Common Exterior Doors | 9/2031 | $ 900.00 | 16 Each | $ 14,400 | 50:00 | 5:08 | $ 17,026 |
| Concrete and Stucco Repair | 9/2028 | 10,000.00 | 1 Lp. Sm. | 10,000 | 5:00 | 2:08 | 10,820 |
| Concrete Walkway Restore and Seal | 9/2026 | 4.00 | 12,864 Sq. Ft | 51,456 | 5:00 | 0:08 | 52,480 |
| Electrical Maintanence | 9/2029 | 6,000.00 | 1 Lp. Sm. | 6,000 | 5:00 | 3:08 | 6,687 |
| Exterior Buildings | 9/2028 | 2,395.00 | 48 Unit | 114,960 | 10:00 | 2:08 | 124,388 |
| Exterior Light Fixtures | 9/2044 | 103.00 | 48 Each | 4,944 | 30:00 | 18:08 | 8,584 |
| Flat Roof Replacement Bldg A | 7/2035 | 7.50 | 7,553 Sq. Ft. | 56,648 | 15:00 | 9:06 | 75,013 |
| Flat Roof Replacement Bldg. B | 7/2035 | 7.50 | 7,553 Sq. Ft. | 56,648 | 15:00 | 9:06 | 75,013 |
| Plumbing Maintenance | 9/2029 | 10,000.00 | 1 Lp. Sm. | 10,000 | 5:00 | 3:08 | 11,145 |
| Railings | 9/2030 | 7.00 | 888 Ln. Ft. | 6,216 | 10:00 | 4:08 | 7,135 |
| | | | | $ 331,271 | | | $ 388,291 |

# Waters Edge IV SIRS

**Analysis Date - January 1, 2026**

Inflation:3.00% Investment:2.00% Cont.Factor:0.00% Adjust.Factor:0.00% CalcMeth:Future

## Component List - Detail

| Component Code | Replace Date | Basis Cost | Quantity | Current Cost | Est Life | Adj Life | Rem Life | Future Cost |
|---|---|---|---|---|---|---|---|---|
| **Common Exterior Doors** | | | | | | | | |
| 910-000-0026 | 09/01/2031 | $ 900.00 | 16 Each | $ 14,400 | 50:00 | 50:00 | 5:08 | $ 17,026 |
| | | | 16 Each | 14,400 | | | | 17,026 |
| **Concrete and Stucco Repair** | | | | | | | | |
| 910-000-0027 | 09/01/2028 | $ 10,000.00 | 1 Lp. Sm. | $ 10,000 | 5:00 | 5:00 | 2:08 | $ 10,820 |
| | | | 1 Lp. Sm. | 10,000 | | | | 10,820 |
| **Concrete Walkway Restore and Seal** | | | | | | | | |
| 910-000-0015 | 09/01/2026 | $ 4.00 | 12,864 Sq. Ft | $ 51,456 | 5:00 | 5:00 | 0:08 | $ 52,480 |
| | | | 12,864 Sq. Ft | 51,456 | | | | 52,480 |
| **Electrical Maintanence** | | | | | | | | |
| 910-000-0023 | 09/01/2029 | $ 6,000.00 | 1 Lp. Sm. | $ 6,000 | 5:00 | 5:00 | 3:08 | $ 6,687 |
| | | | 1 Lp. Sm. | 6,000 | | | | 6,687 |
| **Exterior Buildings** | | | | | | | | |
| 910-000-0024 | 09/01/2028 | $ 2,395.00 | 48 Unit | $ 114,960 | 10:00 | 12:08 | 2:08 | $ 124,388 |
| | | | 48 Unit | 114,960 | | | | 124,388 |
| **Exterior Light Fixtures** | | | | | | | | |
| 910-000-0008 | 09/01/2044 | $ 103.00 | 48 Each | $ 4,944 | 30:00 | 30:00 | 18:08 | $ 8,584 |
| | | | 48 Each | 4,944 | | | | 8,584 |
| **Flat Roof Replacement Bldg A** | | | | | | | | |
| 910-000-0018 | 07/28/2035 | $ 7.50 | 7,553 Sq. Ft. | $ 56,648 | 15:00 | 15:00 | 9:06 | $ 75,013 |
| | | | 7,553 Sq. Ft. | 56,648 | | | | 75,013 |
| **Flat Roof Replacement Bldg. B** | | | | | | | | |
| 910-000-0021 | 07/28/2035 | $ 7.50 | 7,553 Sq. Ft. | $ 56,648 | 15:00 | 15:00 | 9:06 | $ 75,013 |
| | | | 7,553 Sq. Ft. | 56,648 | | | | 75,013 |
| **Plumbing Maintenance** | | | | | | | | |
| 910-000-0022 | 09/01/2029 | $ 10,000.00 | 1 Lp. Sm. | $ 10,000 | 5:00 | 5:00 | 3:08 | $ 11,145 |
| | | | 1 Lp. Sm. | 10,000 | | | | 11,145 |
| **Railings** | | | | | | | | |
| 910-000-0025 | 09/01/2030 | $ 7.00 | 888 Ln. Ft. | $ 6,216 | 10:00 | 10:00 | 4:08 | $ 7,135 |
| | | | 888 Ln. Ft. | 6,216 | | | | 7,135 |
| | | | | 331,271 | | | | 388,291 |

# Waters Edge IV SIRS

**Analysis Date - January 1, 2026**

Inflation:3.00% Investment:2.00% Cont.Factor:0.00% Adjust.Factor:0.00% CalcMeth:Future

## Component List - Category

| Components | Replace Date | Replace Life | Current Cost | Future Cost |
|---|---|---|---|---|
| Electrical | 09/29-09/44 | 3:08 -18:08 | $ 10,944.00 | $ 15,271.17 |
| Maintenance | 09/26-09/28 | 0:08 - 2:08 | 61,456.00 | 63,300.17 |
| Painting and Waterproofing | 09/28-09/30 | 2:08 - 4:08 | 121,176.00 | 131,523.65 |
| Plumbing | 09/29-09/29 | 3:08 - 3:08 | 10,000.00 | 11,144.74 |
| Roofing | 07/35-07/35 | 9:06 - 9:06 | 113,295.00 | 150,025.26 |
| Window and Doors | 09/31-09/31 | 5:08 - 5:08 | 14,400.00 | 17,025.77 |
| | | | 331,271.00 | 388,290.76 |

# Waters Edge IV SIRS

**Analysis Date - January 1, 2026**

Inflation:3.00% Investment:2.00% Cont.Factor:0.00% Adjust.Factor:0.00% CalcMeth:Future

## Expenditures

| Component | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Common Exterior Doors** | | | | | | 17,026 | | | | |
| **Concrete and Stucco Repair** | | | 10,820 | | | | | 12,544 | | |
| **Concrete Walkway Restore a** | 52,480 | | | | | 60,839 | | | | |
| **Electrical Maintanence** | | | | 6,687 | | | | | 7,752 | |
| **Exterior Buildings** | | | 124,388 | | | | | | | |
| **Exterior Light Fixtures** | | | | | | | | | | |
| **Flat Roof Replacement Bldg A** | | | | | | | | | | 75,013 |
| **Flat Roof Replacement Bldg.** | | | | | | | | | | 75,013 |
| **Plumbing Maintenance** | | | | 11,145 | | | | | 12,920 | |
| **Railings** | | | | | 7,135 | | | | | |
| | 52,480 | 0 | 135,208 | 17,832 | 7,135 | 77,865 | 0 | 12,544 | 20,672 | 150,025 |

# Waters Edge IV SIRS

**Analysis Date - January 1, 2026**

Inflation:3.00% Investment:2.00% Cont.Factor:0.00% Adjust.Factor:0.00% CalcMeth:Future

# Expenditures

| Component | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Common Exterior Doors** | | | | | | | | | | |
| **Concrete and Stucco Repair** | | | 14,541 | | | | | 16,857 | | |
| **Concrete Walkway Restore a** | 70,529 | | | | | 81,762 | | | | |
| **Electrical Maintanence** | | | | 8,987 | | | | | 10,418 | |
| **Exterior Buildings** | | | | | | 180,877 | | | | |
| **Exterior Light Fixtures** | | | | | | | | | 8,584 | |
| **Flat Roof Replacement Bldg A** | | | | | | | | | | |
| **Flat Roof Replacement Bldg.** | | | | | | | | | | |
| **Plumbing Maintenance** | | | | 14,978 | | | | | 17,363 | |
| **Railings** | | | | | 9,589 | | | | | |
| | 70,529 | 0 | 14,541 | 23,964 | 9,589 | 262,640 | 0 | 16,857 | 36,365 | 0 |

# Waters Edge IV SIRS

**Analysis Date - January 1, 2026**

Inflation:3.00% Investment:2.00% Cont.Factor:0.00% Adjust.Factor:0.00% CalcMeth:Future

# Expenditures

| Component | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 |
|---|---|---|---|---|---|---|---|---|---|---|
| **Common Exterior Doors** | | | | | | | | | | |
| **Concrete and Stucco Repair** | | | 19,542 | | | | | 22,655 | | |
| **Concrete Walkway Restore a** | 94,785 | | | | | 109,882 | | | | |
| **Electrical Maintanence** | | | | 12,077 | | | | | 14,001 | |
| **Exterior Buildings** | | | | | | | | | 263,020 | |
| **Exterior Light Fixtures** | | | | | | | | | | |
| **Flat Roof Replacement Bldg A** | | | | | 116,867 | | | | | |
| **Flat Roof Replacement Bldg.** | | | | | 116,867 | | | | | |
| **Plumbing Maintenance** | | | | 20,129 | | | | | 23,335 | |
| **Railings** | | | | | 12,887 | | | | | |
| | 94,785 | 0 | 19,542 | 32,206 | 246,622 | 109,882 | 0 | 22,655 | 300,356 | 0 |

# Waters Edge IV SIRS

**Analysis Date - January 1, 2026**

Inflation:3.00% Investment:2.00% Cont.Factor:0.00% Adjust.Factor:0.00% CalcMeth:Future

## Percent Funded - Annual

| Beginning Date | 100% Funded Current Cost | Beginning Balance | Percent Funded | Contribution | Interest | Expenditure Future Cost |
|---|---|---|---|---|---|---|
| 01/01/2026 | $ 203,779 | $ 200 | 0.10 % | $ 65,491 | $ 356 | $ 52,480 |
| 01/01/2027 | 185,586 | 13,567 | 7.31 | 65,491 | 933 | 0 |
| 01/01/2028 | 218,985 | 79,991 | 36.53 | 65,491 | 1,486 | 135,208 |
| 01/01/2029 | 127,727 | 11,760 | 9.21 | 65,491 | 792 | 17,832 |
| 01/01/2030 | 146,156 | 60,212 | 41.20 | 55,013 | 1,727 | 7,135 |
| 01/01/2031 | 174,645 | 109,816 | 62.88 | 55,013 | 2,315 | 77,865 |
| 01/01/2032 | 143,105 | 89,279 | 62.39 | 55,013 | 2,355 | 0 |
| 01/01/2033 | 179,595 | 146,647 | 81.65 | 55,013 | 3,440 | 12,544 |
| 01/01/2034 | 205,380 | 192,557 | 93.76 | 55,013 | 4,319 | 20,672 |
| 01/01/2035 | 224,573 | 231,217 | 102.96 | 55,013 | 3,840 | 150,025 |
| 01/01/2036 | 149,905 | 140,044 | 93.42 | 55,013 | 2,968 | 70,529 |
| 01/01/2037 | 129,564 | 127,496 | 98.40 | 55,013 | 3,127 | 0 |
| 01/01/2038 | 171,353 | 185,635 | 108.33 | 55,013 | 4,215 | 14,541 |
| 01/01/2039 | 200,732 | 230,322 | 114.74 | 55,013 | 5,062 | 23,964 |
| 01/01/2040 | 222,469 | 266,432 | 119.76 | 55,013 | 5,875 | 9,589 |
| 01/01/2041 | 258,263 | 317,731 | 123.03 | 55,013 | 4,215 | 262,640 |
| 01/01/2042 | 110,161 | 114,319 | 103.77 | 55,013 | 2,861 | 0 |
| 01/01/2043 | 159,960 | 172,193 | 107.65 | 55,013 | 3,930 | 16,857 |
| 01/01/2044 | 195,372 | 214,278 | 109.68 | 55,013 | 4,666 | 36,365 |
| 01/01/2045 | 217,022 | 237,592 | 109.48 | 55,013 | 5,349 | 0 |
| 01/01/2046 | 268,169 | 297,953 | 111.11 | 55,013 | 6,013 | 94,785 |
| 01/01/2047 | 238,422 | 264,194 | 110.81 | 55,013 | 5,886 | 0 |
| 01/01/2048 | 292,174 | 325,093 | 111.27 | 55,013 | 7,001 | 19,542 |
| 01/01/2049 | 329,247 | 367,564 | 111.64 | 55,013 | 7,784 | 32,206 |
| 01/01/2050 | 356,050 | 398,155 | 111.83 | 55,013 | 6,364 | 246,622 |
| 01/01/2051 | 254,509 | 212,910 | 83.66 | 55,013 | 4,208 | 109,882 |
| 01/01/2052 | 221,815 | 162,250 | 73.15 | 55,013 | 3,828 | 0 |
| 01/01/2053 | 285,918 | 221,091 | 77.33 | 55,013 | 4,883 | 22,655 |
| 01/01/2054 | 330,687 | 258,332 | 78.12 | 55,013 | 464 | 300,356 |
| 01/01/2055 | 189,156 | 13,453 | 7.11 | 55,013 | 825 | 0 |

# Waters Edge IV SIRS

**Analysis Date - January 1, 2026**

Inflation:3.00% Investment:2.00% Cont.Factor:0.00% Adjust.Factor:0.00% CalcMeth:Future

## Percent Funded - Allocation

| Component | 100% Funded | Percent Funded | Beginning Balance 01/01/2026 | Contribution | Interest | Expenditure | Ending Balance 12/31/2026 |
|---|---|---|---|---|---|---|---|
| Common Exterior Doors | $ 12,768 | 0% | $ 0 | $ 568 | $ 3 | $ 0 | $ 571 |
| Concrete and Stucco Repair | 4,667 | 0 | 0 | 3,946 | 21 | 0 | 3,967 |
| Concrete Walkway Restore and | 44,595 | 0 | 200 | 20,304 | 110 | 52,480 | -31,865 |
| Electrical Maintanence | 1,600 | 0 | 0 | 2,368 | 13 | 0 | 2,380 |
| Exterior Buildings | 90,758 | 0 | 0 | 17,906 | 97 | 0 | 18,004 |
| Exterior Light Fixtures | 1,868 | 0 | 0 | 325 | 2 | 0 | 327 |
| Flat Roof Replacement Bldg A | 20,771 | 0 | 0 | 7,451 | 41 | 0 | 7,491 |
| Flat Roof Replacement Bldg. B | 20,771 | 0 | 0 | 7,451 | 41 | 0 | 7,491 |
| Plumbing Maintenance | 2,667 | 0 | 0 | 3,946 | 21 | 0 | 3,967 |
| Railings | 3,315 | 0 | 0 | 1,226 | 7 | 0 | 1,233 |
| | 203,779 | 0 % | 200 | 65,491 | 356 | 52,480 | 13,566 |