

CASA CLARA CONDOMINIUM
Reserve Study

Reserve Item	Repl	Partial	Remain	Est	Amount to	Amt	Year to	Life	Amount to	Year to	Amt
	Cost as of	Funding	to Fund	Remain	Fund	per Year	Replace	Span	Fund	Replace	per Year
	2024			Life	2% COL	2% COL			2% COL		2% COL
			1st Cycle					2nd Cycle			
Roof Replacement	\$ 703,800.00	\$ 207,325.27	\$ 703,115.08	13	\$ 910,440.35	\$ 54,085.78	2036	20.00	\$ 1,352,866.46	2056	\$ 67,643.32
Pavement Resurfacing	\$ 72,000.00	\$ 7,698.55	\$ 71,795.27	5	\$ 79,493.82	\$ 14,359.05	2028	20.00	\$ 118,123.63	2048	\$ 5,906.18
Balconies Concrete Repairs and Waterproofing Coating Applications	\$ 151,200.00	\$ 151,200.00	\$ 9,254.65	3	\$ 160,454.65	\$ 3,084.88	2026	8.00	\$ 187,998.20	2034	\$ 23,499.77
Breezeways Concrete Repairs and Waterproofing Coating Applications	\$ 198,000.00	\$ 198,000.00	\$ 12,119.18	3	\$ 210,119.18	\$ 4,039.73	2026	8.00	\$ 246,188.11	2034	\$ 30,773.51
Breezeway and Balcony Aluminum Railings	\$ 297,900.00	\$ 238,346.29	\$ 77,787.57	3	\$ 316,133.86	\$ 25,929.19	2026	50.00	\$ 850,902.12	2076	\$ 17,018.04
Walls, Siding, Plywood	\$ 46,800.00	\$ 46,800.00	\$ 9,130.33	9	\$ 55,930.33	\$ 1,014.48	2032	40.00	\$ 123,496.39	2072	\$ 3,087.41
Walls, Stucco, Paint Finishes & Capital Repairs	\$ 294,500.00	\$ 294,500.00	\$ 18,025.76	3	\$ 312,525.76	\$ 6,008.59	2026	8.00	\$ 366,173.73	2034	\$ 45,771.72
Retaining Wall, Concrete, Inspection and Capital Rep.	\$ 17,093.00	\$ -	\$ 19,634.48	7	\$ 19,634.48	\$ 2,804.93	2030	16.00	\$ 26,953.94	2046	\$ 1,684.62
Retaining Walls, Masonry	\$ 15,000.00	\$ -	\$ 17,230.29	7	\$ 17,230.29	\$ 2,461.47	2030	16.00	\$ 23,653.49	2046	\$ 1,478.34
Windows and Doors, Common	\$ 28,000.00	\$ -	\$ 41,606.53	20	\$ 41,606.53	\$ 2,080.33	2043	40.00	\$ 91,868.86	2083	\$ 2,296.72
Elevator Replacement Building 1	\$ 87,000.00	\$ 87,000.00	\$ 27,794.65	14	\$ 114,794.65	\$ 1,985.33	2037	25.00	\$ 188,332.79	2062	\$ 7,533.31
Elevator Replacement Building 2	\$ 87,000.00	\$ 87,000.00	\$ 19,052.51	10	\$ 106,052.51	\$ 1,905.25	2033	25.00	\$ 173,990.39	2058	\$ 6,959.62
Elevator Replacement Building 3	\$ 87,000.00	\$ 87,000.00	\$ 42,277.42	20	\$ 129,277.42	\$ 2,113.87	2043	25.00	\$ 212,093.32	2068	\$ 8,483.73
Air Handling and Condensing Units	\$ 28,000.00	\$ -	\$ 35,510.77	12	\$ 35,510.77	\$ 2,959.23	2035	20.00	\$ 52,767.14	2055	\$ 2,638.36
Life Safety System and Emergency Devices	\$ 96,500.00	\$ 52,632.56	\$ 56,042.11	6	\$ 108,674.67	\$ 9,340.35	2029	25.00	\$ 178,292.32	2054	\$ 7,131.69
Pool Pumps/Systems/Pavers	\$ 259,200.00	\$ -	\$ 328,728.27	12	\$ 328,728.27	\$ 27,394.02	2035	12.00	\$ 416,906.94	2047	\$ 34,742.24
Electric	\$ 50,000.00	\$ -	\$ 164,051.54	60	\$ 164,051.54	\$ 2,734.19	2083	60.00	\$ 538,258.15	2143	\$ 8,970.97
Plumbing	\$ 50,000.00	\$ -	\$ 164,051.54	60	\$ 164,051.54	\$ 2,734.19	2083	60.00	\$ 538,258.15	2143	\$ 8,970.97
Metal Entry Doors	\$ 40,000.00	\$ -	\$ 53,834.73	15	\$ 53,834.73	\$ 3,588.98	2038	15.00	\$ 72,454.46	2053	\$ 4,830.30

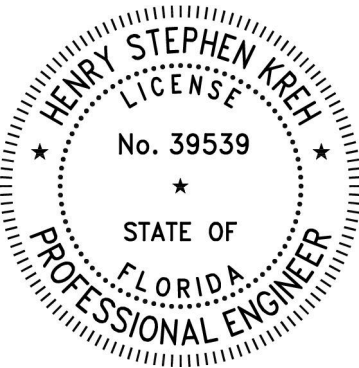
TOTAL

\$ 2,608,993.00

\$ 1,871,042.70

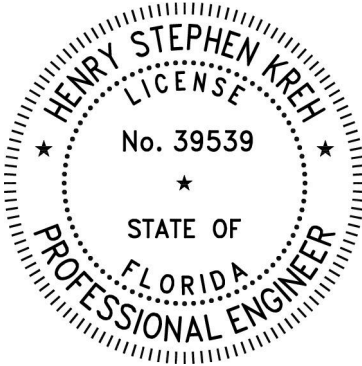
\$ 3,328,545.37

\$ 170,623.85



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	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	\$ 54,085.78	\$ 54,085.78	\$ 54,085.78	\$ 54,085.78	\$ 54,085.78	\$ 54,085.78	\$ 54,085.78	\$ 54,085.78	\$ 54,085.78	\$ 54,085.78	\$ 54,085.78
	\$ 14,359.05	\$ 14,359.05	\$ 14,359.05	\$ 14,359.05	\$ 14,359.05	\$ 5,906.18	\$ 5,906.18	\$ 5,906.18	\$ 5,906.18	\$ 5,906.18	\$ 1,498.76
	\$ 3,084.88	\$ 3,084.88	\$ 3,084.88	\$ 23,499.77	\$ 23,499.77	\$ 23,499.77	\$ 23,499.77	\$ 23,499.77	\$ 23,499.77	\$ 23,499.77	\$ 23,499.77
	\$ 4,039.73	\$ 4,039.73	\$ 4,039.73	\$ 30,773.51	\$ 30,773.51	\$ 30,773.51	\$ 30,773.51	\$ 30,773.51	\$ 30,773.51	\$ 30,773.51	\$ 30,773.51
	\$ 25,929.19	\$ 25,929.19	\$ 25,929.19	\$ 17,018.04	\$ 17,018.04	\$ 17,018.04	\$ 17,018.04	\$ 17,018.04	\$ 17,018.04	\$ 17,018.04	\$ 17,018.04
	\$ 1,014.48	\$ 1,014.48	\$ 1,014.48	\$ 1,014.48	\$ 1,014.48	\$ 1,014.48	\$ 1,014.48	\$ 1,014.48	\$ 1,014.48	\$ 3,087.41	\$ 3,087.41
	\$ 6,008.59	\$ 6,008.59	\$ 6,008.59	\$ 45,771.72	\$ 45,771.72	\$ 45,771.72	\$ 45,771.72	\$ 45,771.72	\$ 45,771.72	\$ 45,771.72	\$ 45,771.72
	\$ 2,804.93	\$ 2,804.93	\$ 2,804.93	\$ 2,804.93	\$ 2,804.93	\$ 2,804.93	\$ 2,804.93	\$ 1,684.62	\$ 1,684.62	\$ 1,684.62	\$ 1,684.62
	\$ 2,461.47	\$ 2,461.47	\$ 2,461.47	\$ 2,461.47	\$ 2,461.47	\$ 2,461.47	\$ 2,461.47	\$ 1,478.34	\$ 1,478.34	\$ 1,478.34	\$ 1,478.34
	\$ 2,080.33	\$ 2,080.33	\$ 2,080.33	\$ 2,080.33	\$ 2,080.33	\$ 2,080.33	\$ 2,080.33	\$ 2,080.33	\$ 2,080.33	\$ 2,080.33	\$ 2,080.33
	\$ 1,985.33	\$ 1,985.33	\$ 1,985.33	\$ 1,985.33	\$ 1,985.33	\$ 1,985.33	\$ 1,985.33	\$ 1,985.33	\$ 1,985.33	\$ 1,985.33	\$ 1,985.33
	\$ 1,905.25	\$ 1,905.25	\$ 1,905.25	\$ 1,905.25	\$ 1,905.25	\$ 1,905.25	\$ 1,905.25	\$ 1,905.25	\$ 1,905.25	\$ 1,905.25	\$ 6,959.62
	\$ 2,113.87	\$ 2,113.87	\$ 2,113.87	\$ 2,113.87	\$ 2,113.87	\$ 2,113.87	\$ 2,113.87	\$ 2,113.87	\$ 2,113.87	\$ 2,113.87	\$ 2,113.87
	\$ 2,959.23	\$ 2,959.23	\$ 2,959.23	\$ 2,959.23	\$ 2,959.23	\$ 2,959.23	\$ 2,959.23	\$ 2,959.23	\$ 2,959.23	\$ 2,959.23	\$ 2,959.23
	\$ 9,340.35	\$ 9,340.35	\$ 9,340.35	\$ 9,340.35	\$ 9,340.35	\$ 9,340.35	\$ 9,340.35	\$ 7,131.69	\$ 7,131.69	\$ 7,131.69	\$ 7,131.69
	\$ 27,394.02	\$ 27,394.02	\$ 27,394.02	\$ 27,394.02	\$ 27,394.02	\$ 27,394.02	\$ 27,394.02	\$ 27,394.02	\$ 27,394.02	\$ 27,394.02	\$ 27,394.02
	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19
	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19	\$ 2,734.19
	\$ 3,588.98	\$ 3,588.98	\$ 3,588.98	\$ 3,588.98	\$ 3,588.98	\$ 3,588.98	\$ 3,588.98	\$ 3,588.98	\$ 3,588.98	\$ 3,588.98	\$ 3,588.98
	\$ 170,623.85	\$ 170,623.85	\$ 170,623.85	\$ 248,624.51	\$ 248,624.51	\$ 240,171.64	\$ 237,962.98	\$ 235,859.54	\$ 235,859.54	\$ 237,932.47	\$ 238,579.42



Year	Reserve Amt. for Each Year
2024	\$ 170,623.85
2025	\$ 170,623.85
2026	\$ 170,623.85
2027	\$ 248,624.51
2028	\$ 248,624.51
2029	\$ 240,171.64
2030	\$ 237,962.98
2031	\$ 235,859.54
2032	\$ 235,859.54
2033	\$ 237,932.47
2034	\$ 238,579.42