

Proposed 2024 Special Assessment for New Roof

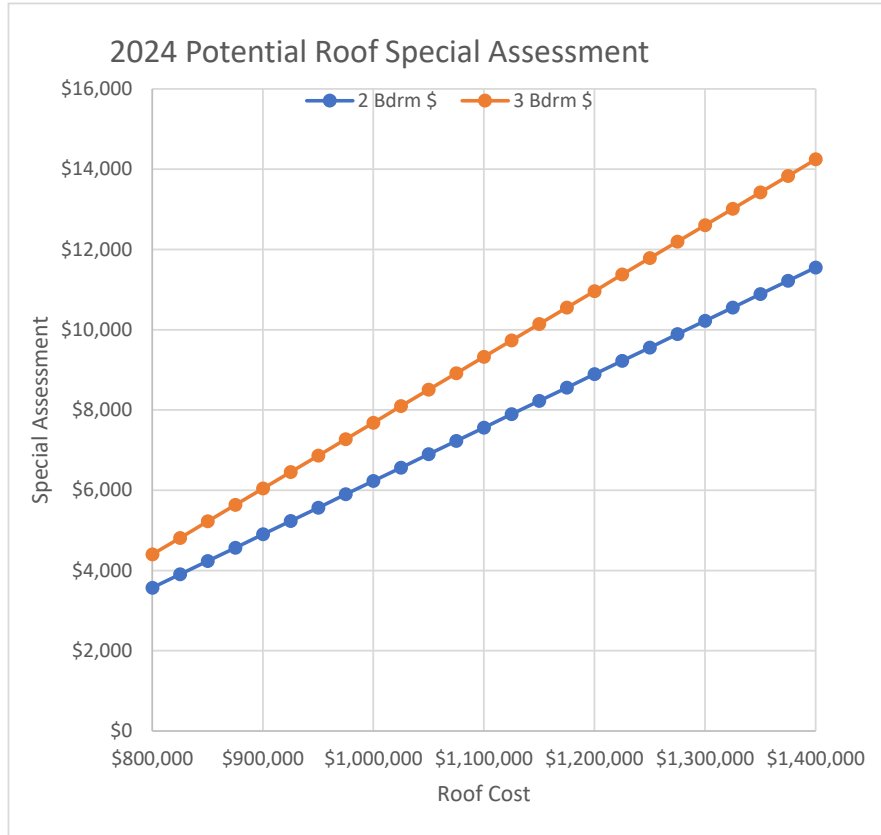
10/27/2024

As of this date, the exact cost of a new roof is not known, this page shows the special assessment amount for ranges of costs for metal and shingle roofs.

This box shows how much money PBV will have for a new roof in 2024	
Estimated 1/1/2024 Roofing Reserve Balance=	\$480,000
Proposed 2024 Roofing Reserve Regular Contribution=	<u>\$55,158</u>
Total Roofing Reserves Available in 2024=	\$535,158

Unit Proration Table	
A-10	1.60%
3 bedroom u	1.64%
H71 & H72	1.30%
2 bedroom u	1.33%

A special Assessment will be needed to cover the Gap between the cost of a new roof and available funds					
This table shows the potential special assessment needed to close gap					
Estimated Roof Cost	Funding Gap	Range of Potential Special Assessments			
		2 Bdrm \$	3 Bdrm \$	H Bldg \$	A10 \$
\$800,000	\$264,842	\$3,522	\$4,343	\$3,443	\$4,237
\$825,000	\$289,842	\$3,855	\$4,753	\$3,768	\$4,637
\$850,000	\$314,842	\$4,187	\$5,163	\$4,093	\$5,037
\$875,000	\$339,842	\$4,520	\$5,573	\$4,418	\$5,437
\$900,000	\$364,842	\$4,852	\$5,983	\$4,743	\$5,837
\$925,000	\$389,842	\$5,185	\$6,393	\$5,068	\$6,237
\$950,000	\$414,842	\$5,517	\$6,803	\$5,393	\$6,637
\$975,000	\$439,842	\$5,850	\$7,213	\$5,718	\$7,037
\$1,000,000	\$464,842	\$6,182	\$7,623	\$6,043	\$7,437
\$1,025,000	\$489,842	\$6,515	\$8,033	\$6,368	\$7,837
\$1,050,000	\$514,842	\$6,847	\$8,443	\$6,693	\$8,237
\$1,075,000	\$539,842	\$7,180	\$8,853	\$7,018	\$8,637
\$1,100,000	\$564,842	\$7,512	\$9,263	\$7,343	\$9,037
\$1,125,000	\$589,842	\$7,845	\$9,673	\$7,668	\$9,437
\$1,150,000	\$614,842	\$8,177	\$10,083	\$7,993	\$9,837
\$1,175,000	\$639,842	\$8,510	\$10,493	\$8,318	\$10,237
\$1,200,000	\$664,842	\$8,842	\$10,903	\$8,643	\$10,637
\$1,225,000	\$689,842	\$9,175	\$11,313	\$8,968	\$11,037
\$1,250,000	\$714,842	\$9,507	\$11,723	\$9,293	\$11,437
\$1,275,000	\$739,842	\$9,840	\$12,133	\$9,618	\$11,837
\$1,300,000	\$764,842	\$10,172	\$12,543	\$9,943	\$12,237
\$1,325,000	\$789,842	\$10,505	\$12,953	\$10,268	\$12,637
\$1,350,000	\$814,842	\$10,837	\$13,363	\$10,593	\$13,037
\$1,375,000	\$839,842	\$11,170	\$13,773	\$10,918	\$13,437
\$1,400,000	\$864,842	\$11,502	\$14,183	\$11,243	\$13,837



Estimated cost of shingle roofs = \$850,000 to \$1,000,000

Estimated cost of metal roofs = \$1,100,000 to \$1,300,000

Metal roofs cost several hundred thousand dollars more than shingle roofs but they last much longer, and give better hurricane protection