STRUCTURAL INTEGRITY RESERVE STUDY
30-Year Projection
Beginning January 1, 2025

Example SIRS Report

SIRS Required Building Elements

- Roof
- Structures/Load Bearing Walls/Members
- Fireproofing & Fire Protection Systems
- Plumbing
- Electrical Systems
- Waterproofing & Exterior Painting
- Windows & Exterior Doors
- Other Building Components >$10,000

Prepared by

FACILITIES ADVISORS

Structural Integrity Reserve Study
Table of Contents

SIRS Report Introduction
Structural Integrity Reserve Study (SIRS)

This report complies with Florida law requirements established by Senate Bill 4-D as it was subsequently codified in Florida Statute 718.

Building Type:	Multi-Story
Unit Type:	Condominiums
Type of Inspection:	Structural Integrity Reserve Study (SIRS)
Construction Type:	Steel Reinforced Concrete
Foundation Type:	Concrete
Basement:	Yes
Basement Use:	Parking Garage, Mechanical, Storage
Pool:	Suspended – 4th Floor
Condition:	Safe

Additional Inspections Recommended: None

This SIRS report identifies the common area components that were visually inspected during the on-site analysis on September 4, 2024. This report is divided into two sections.

Section one presents the funding plan which is a 30-year funding analysis.

Section two presents the component analysis. This section presents a component analysis of the required components. The components mandated by Florida Statute 718 that are to be included in this analysis are listed below.

1 - Roof
2 - Structure/Load Bearing
3 - Fireproofing & Fire Protection Systems
4 - Plumbing
5 - Electrical Systems
6 - Waterproofing & Exterior Painting
7 - Windows & Exterior Doors
8 - Other Components

Section 1 - Funding Plan

Preparer's Report on Reserve Study
Reserve Management Plan

Type I Structural Integrity Reserve Study with On-Site Analysis
For 30-Year Projection Period Beginning January 1, 2025

Board of Directors
01 - Example SIRS Report
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Description of Reserve Management Plan Engagement and Structural Integrity Reserve Study Report

A reserve management plan engagement involves the reserve professional providing assistance to management of 01 - Example SIRS Report by helping them identify key factors, develop assumptions, gather and assemble information, and develop a financial model so they may consider the results based upon their stated assumptions.

A Type I Structural Integrity Reserve Study engagement is based on an on-site analysis. The on-site analysis of 01 - Example SIRS Report upon which this reserve management plan is based was performed by Gary Porter, RS, FMP, CPA, RRC of Facilities Advisors International on September 4, 2024.

The attached basic financial exhibits and disclosures comprise a Type I Structural Integrity Reserve Study report of 01 - Example SIRS Report. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2025, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2025, and related disclosures that provide important information regarding the basic financial exhibits.

Management's Responsibility for Reserve Study

The Governing Body of 01 - Example SIRS Report is responsible for the preparation and fair presentation of this reserve study report in accordance with Generally Accepted Reserve Study Principles.

Reserve Professional's Responsibility

Our responsibility is to perform our reserve management plan engagement and compile the reserve study report in accordance with Generally Accepted Reserve Study Standards.

Report on Reserve Study

Our reserve management plan engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation for the purpose of making a financial projection. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.

We have compiled the accompanying Structural Integrity Reserve Study report of 01 - Example SIRS Report, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

This reserve study report was prepared using software meeting the reserve study calculation and software standards of the International Capital Budgeting Institute.

We are not aware of any material modifications that should be made to the financial exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This Structural Integrity Reserve Study report is restricted to the management and members of the 01 - Example SIRS Report, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the Structural Integrity Reserve Study report should consider the significant assumptions, excluded components, and general exclusions in forming their own conclusions regarding the reserve study report.

Required Supplementary Information

Generally Accepted Reserve Study Standards require that the component list compiled at the major or minor component level be presented to supplement the basic financial exhibits. This component list is the responsibility of the 01 - Example SIRS Report's management and was used to prepare the basic financial exhibits. The information contained in this list has been subjected to the procedures applied in the compilation of the reserve study report, and we are not aware of any material modifications that should be made thereto.

Regulatory Information

In the case of common interest realty associations located in the U.S.A., Generally Accepted Reserve Study Standards require that regulatory disclosures be presented to supplement the basic financial exhibits. Regulatory Disclosures consist of supplemental information required by the Financial Accounting Standards Board and any disclosures required by state or local jurisdictions. Such information is the responsibility of the 01 - Example SIRS Report's management and was derived from the component list used to prepare the reserve study report. The information has been subjected to the procedures applied in the compilation of the basic reserve study report, and we are not aware of any material modifications that should be made thereto.

Facilities Advisors International
Greg Libke, RS, RSS
December 4, 2024

01 - Example SIRS Report
January 1, 2025
Statement of Position – Structural Integrity Reserve Study

Projection period:	January 1, 2025 to 2054
Type of Project:	Condominium, 51 units
Location:	Miami, Florida, Constructed 2009
On-Site analysis performed by:	Gary Porter, RS, FMP, CPA, RRC
Component analysis performed by:	Gary Porter, RS, FMP, CPA, RRC
Report prepared by:	Greg Libke, RS

A special assessment of $325,000 is planned in 2025 to cover painting costs. No other special assessments are considered necessary during the 30-year projection period. No Components were excluded from this report.

Current Replacement Cost of All Components	$ 1,732,506
Future Replacement Cost of All Components	$ 3,452,212
Projected Balance of Reserve Funds at January 1, 2025	$ 60,000
100% Funded Amount at January 1, 2025	$ 954,665
Percent Funded at January 1, 2025	6.28 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2025	$ 17,542
Projected Reserve Contribution	$ 386,200
Average Annual Reserve Contribution Per Unit	$ 1,200
Monthly Reserve Contribution First Year of Projection	$ 5,100
Average Monthly Reserve Contribution Per Unit	$ 100
Projected Special Assessment	$ 325,000
Projected Inflation Rate	3.50 %
Projected Interest Rate	4.00 %

Summary of Components

#	Category	Remedial Action	Priority	Safety Factor	Current Cost	Future Cost
1	Roof	Repairs	High	Safe	$ 130,006	$ 218,457
2	Structures/Load Bearing Walls/Members	None	Low	Safe	$ 36,500	$ 89,172
3	Fireproofing & Fire Protection Systems	None	Low	Safe	$ 84,600	$ 167,544
4	Plumbing	None	Low	Safe	$ 278,500	$ 728,147
5	Electrical Systems	None	Low	Safe	$ 337,500	$1,058,341
6	Waterproofing & Exterior Painting	None	Low	Safe	$ 401,950	$ 416,034
7	Windows & Exterior Doors	None	Low	Safe	$ 333,700	$ 565,922
8	Other Building Components > $10,000	None	Low	Safe	$ 128,750	$ 208,595
	Total				$1,732,506	$3,452,212

Structural Integrity Reserve Study
Additional Information

We believe the reserve study report should be like any other financial report in that it is intended to communicate financial information. As a result our reports generally present multiple one-page financial exhibits, each designed to communicate specific financial information to assist the governing body in making informed, appropriate decisions. This approach, which has been used throughout the financial report world for decades is based on the assumption that the reader of the report has sufficient knowledge to read and understand the report.

The community association industry differs considerably from the business driven investment world in that many of the decision makers have life experiences that are not based in the business world. As a consequence, reading and understanding the reserve study report can be challenging for some, so we are providing explanatory and educational information as documents linked below. The reserve study report itself is not the appropriate document to burden with such information. This goes back to our core belief that the reserve study report is designed to communicate financial information only.

Please feel free to follow the links below and to download any of the Adobe documents, selecting only those that may be of interest to you.

Preparer's Qualifications – Gary Porter
Preparer's Qualifications – Greg Libke

Florida Statute 718.112
Reserve Studies – The Complete Guide
Facilities Advisors Brochure

CAI Condo Safety Policy
CAI Best Practices – Maintenance
Complete Measurements Report
Example Maintenance Plan

01 - Example SIRS Report

Analysis Date - January 1, 2025

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Percent Funded - Annual - Ending Balance

Period	Beginning Balance	Contribution	Percent Change	Interest	Expenditure Future Cost	Ending Balance	Percent Funded	100 % Funded Time Value
1/25 - 12/25	$ 60,000	$ 386,200	0.00 %	$ 3,725	$ 382,473	$ 67,452	10.08 %	$ 669,112
1/26 - 12/26	67,452	64,260	-83.36	3,977	3,896	131,793	17.27	762,948
1/27 - 12/27	131,793	67,473	5.00	6,649	4,632	201,283	23.35	861,941
1/28 - 12/28	201,283	70,847	5.00	9,593	2,256	279,467	28.82	969,523
1/29 - 12/29	279,467	74,389	5.00	11,722	63,275	302,303	29.59	1,021,582
1/30 - 12/30	302,303	78,108	5.00	13,852	2,417	391,847	34.36	1,140,265
1/31 - 12/31	391,847	82,014	5.00	17,578	2,501	488,938	38.62	1,266,004
1/32 - 12/32	488,938	86,115	5.00	20,803	46,532	549,324	40.55	1,354,442
1/33 - 12/33	549,324	90,420	5.00	24,161	2,679	661,225	44.26	1,493,791
1/34 - 12/34	661,225	94,941	5.00	25,249	195,503	585,913	40.54	1,445,161
1/35 - 12/35	585,913	99,688	5.00	25,823	3,516	707,909	44.42	1,593,576
1/36 - 12/36	707,909	104,673	5.00	30,905	2,971	840,515	47.99	1,751,291
1/37 - 12/37	840,515	109,906	5.00	36,411	3,075	983,758	51.28	1,918,093
1/38 - 12/38	983,758	115,402	5.00	42,356	3,182	1,138,334	54.35	2,094,425
1/39 - 12/39	1,138,334	121,172	5.00	33,759	815,814	477,451	32.83	1,454,135
1/40 - 12/40	477,451	127,230	5.00	11,731	557,344	59,069	5.58	1,058,461
1/41 - 12/41	59,069	133,592	5.00	4,989	6,527	191,123	15.74	1,213,528
1/42 - 12/42	191,123	140,271	5.00	10,497	6,938	334,954	24.30	1,377,967
1/43 - 12/43	334,954	147,285	5.00	16,541	4,630	494,150	31.77	1,555,025
1/44 - 12/44	494,150	154,649	5.00	21,871	75,300	595,370	35.62	1,671,058
1/45 - 12/45	595,370	162,382	5.00	27,468	4,049	781,171	41.80	1,868,477
1/46 - 12/46	781,171	170,501	5.00	33,885	75,321	910,236	45.39	2,005,304
1/47 - 12/47	910,236	179,026	5.00	40,627	4,337	1,125,552	50.60	2,224,317
1/48 - 12/48	1,125,552	187,977	5.00	49,578	4,489	1,358,618	55.31	2,456,205
1/49 - 12/49	1,358,618	197,376	5.00	50,897	457,401	1,149,490	51.29	2,240,990
1/50 - 12/50	1,149,490	207,245	5.00	50,937	4,808	1,402,863	56.46	2,484,432
1/51 - 12/51	1,402,863	217,607	5.00	61,446	6,097	1,675,819	61.13	2,741,032
1/52 - 12/52	1,675,819	228,488	5.00	72,804	5,151	1,971,960	65.43	3,013,728
1/53 - 12/53	1,971,960	239,912	5.00	83,425	95,829	2,199,468	68.51	3,210,088
1/54 - 12/54	2,199,468	251,907	5.00	81,864	695,250	1,837,990	65.00	2,785,848

01 - Example SIRS Report

Analysis Date - January 1, 2025

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Component List - Category

Category	Service Date	Replace Life	Current Cost	Future Cost
1-Roof	00/00-07/24	0:06 -24:06	$ 130,006.00	$ 218,457.53
2-Structural/Load Bearing Walls/Members	00/00-07/09	0:06 -34:06	36,500.02	89,171.85
3-Fireproofing & Fire Protection Systems	07/09-07/09	4:06 -24:06	84,600.00	167,543.55
4-Plumbing	07/09-07/09	1:06 -29:06	278,500.00	728,147.19
5-Electrical Systems	07/09-07/09	9:06 -34:06	337,500.00	1,058,340.57
6-Waterproofing & Exterior Painting	07/09-07/19	0:06 - 9:06	401,950.00	416,034.52
7-Windows & Exterior Doors	07/09-07/19	2:06 -24:06	333,700.00	565,921.74
8 - Other Items in Excess of $10,000	07/09-07/09	9:06 -14:06	129,750.00	208,594.88
			1,732,506.02	3,452,211.83

01 - Example SIRS Report

Analysis Date - January 1, 2025

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures Matrix - Category

Category	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1-Roof	12,208	2,106	2,180	2,256	4,962	2,417	2,501	2,589	2,679	96,919
2-Structural/Load Bearing Walls/Mem	5,087				5,837					
3-Fireproofing & Fire Protection Syste					2,919					22,323
4-Plumbing		1,790	1,962							34,664
5-Electrical Systems										10,399
6-Waterproofing & Exterior Painting	365,178				46,697			43,943		4,160
7-Windows & Exterior Doors			490		2,860					
8 - Other Items in Excess of $10,000										27,038
	382,473	3,896	4,632	2,256	63,275	2,417	2,501	46,532	2,679	195,503

01 - Example SIRS Report

Analysis Date - January 1, 2025

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures Matrix - Category

Category	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
1-Roof	2,870	2,971	3,075	3,182	11,116	3,409	3,528	3,652	3,779	3,912
2-Structural/Load Bearing Walls/Mem										12,713
3-Fireproofing & Fire Protection Syste										58,676
4-Plumbing							2,999	3,286		
6-Waterproofing & Exterior Painting					121,779	553,935				
7-Windows & Exterior Doors	646				501,362				850	
8 - Other Items in Excess of $10,000					181,557					
	3,516	2,971	3,075	3,182	815,814	557,344	6,527	6,938	4,630	75,300

01 - Example SIRS Report

Analysis Date - January 1, 2025

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Expenditures Matrix - Category

Category	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
1-Roof	4,049	4,190	4,337	4,489	115,232	4,808	4,977	5,151	5,331	5,518
2-Structural/Load Bearing Walls/Mem					11,615					
3-Fireproofing & Fire Protection Syste					89,433					
4-Plumbing										689,732
5-Electrical Systems					81,303					
6-Waterproofing & Exterior Painting		71,131			92,918				90,498	
7-Windows & Exterior Doors					66,901		1,120			
	4,049	75,321	4,337	4,489	457,401	4,808	6,097	5,151	95,829	695,250

01 - Example SIRS Report

Analysis Date - January 1, 2025

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Supplementary Information

on Future Major Repairs and Replacements

Category	Estimated Useful Lives Life YY:MM	Estimated Remaining Useful Lives Life YY:MM	Estimated Future Replacement Cost
1-Roof	1:00 -40:00	0:06 -24:06	$ 218,457
2-Structural/Load Bearing Walls/Members	20:00 -50:00	0:06 -34:06	89,171
3-Fireproofing & Fire Protection Systems	20:00 -40:00	4:06 -24:06	167,545
4-Plumbing	15:00 -45:00	1:06 -29:06	728,148
5-Electrical Systems	25:00 -50:00	9:06 -34:06	1,058,340
6-Waterproofing & Exterior Painting	7:00 -25:00	0:06 - 9:06	416,035
7-Windows & Exterior Doors	8:00 -40:00	2:06 -24:06	565,921
8 - Other Items in Excess of $10,000	25:00 -30:00	9:06 -14:06	208,595
			3,452,212

Disclosures – SIRS
Structural Integrity Reserve Study

Site Analysis

Example SIRS Association is a condominium association located in Miami, FL. The Association consists of 51 units located in the "Little Havana" area. The units were constructed as a single phase in 2009. The project consists of a single ten-story building. Construction is steel reinforced /poured concrete / CMU block/ with stucco exterior cladding. Low slope roofs are TPO and mansard roofs are three tab asphalt shingle.

The site analysis was performed on September 4, 2024 by Gary Porter, RS, FMP, CPA, RRC of Facilities Advisors International LLC. The Association manager was interviewed during the site analysis regarding component existence, maintenance activities, dates last repaired/replaced, and actual or bid costs, if known. Site analysis procedures included:

- Review of Google Earth satellite images
- Tour of Association common areas
- Identification and quantification / measurement of common area components

The site analysis was performed as a limited scope visual observation. No destructive or invasive testing was performed. The condition of components may be assessed differently if destructive / invasive testing was performed, but such testing is beyond the scope of a reserve study.

Component Analysis

Components included in the Structural Integrity Reserve Study are the components required by Florida law which include:

1) Roof
2) Structures/Load Bearing Walls/Members
3) Fireproofing & Fire Protection Systems
4) Plumbing
5) Electrical Systems
6) Waterproofing & Exterior Painting
7) Windows & Exterior Doors
8) Other Building Components in excess of $10,000

The above listed building components are the maintenance responsibility of the Association that are anticipated to require future major repair or replacement. It is assumed that such components are subject to normal maintenance activities and normal wear and tear.

The component list was compiled based upon an on-site analysis including a tour of association common areas, inquiry of Association management and maintenance staff, and selected vendors providing maintenance services to the Association. The component list is believed to be complete.

Estimated future major repair and replacement costs are generally based on current replacement costs projected to the estimated repair or replacement date, applying an inflation factor of 3.50% for the entire 30-year financial projection period.

Current estimated replacement costs are derived from a variety of sources including; actual prior costs, current bids, vendor or contractor estimates, management's estimates, Facilities Advisors International's cost database, or cost estimator manuals. This data is considered reliable and has been relied upon in the determination of current cost. Current cost is an estimate comprised of relevant cost elements including material or product cost, sales tax, labor or contract cost, installation, and if applicable, engineering, permits, delivery, and disposal costs.

General Exclusions from the analysis are:

Excluded Conditions	Reason for Exclusion
Building code or zoning violations or upgrades	Outside scope of study
Structural stability or engineering analysis	Outside scope of study
Environmental conditions *	Outside scope of study
Geological stability or soil conditions	Outside scope of study
Soil contamination	Outside scope of study
Hydrological conditions	Outside scope of study
Mold or fungus	Outside scope of study
Termites or other pest control	Outside scope of study
Risks of wildfire, flood or seismic activity	Outside scope of study
Water quality or testing	Outside scope of study
Illegal or controlled substances	Outside scope of study
Building values or appraisals	Outside scope of study
Adequacy of efficiency of any system or component	Outside scope of study
Information not provided by the association necessary to identify all components	Outside scope of study

* Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or other environmental hazards.

Financial Analysis

The beginning balance of reserve funds for purposes of this SIRS reserve study has been estimated at $ 60,000. Association management has estimated the beginning balance of reserve funds for the Association taken as a whole. The SIRS law enacted by the Florida legislature does not provide any guidance on how an association should allocate its reserve funds between SIRS and non-SIRS components. Management has elected to allocate an amount that approximates the ratio of SIRS components to total components.

The financial projection was prepared using the pooled cash flow method. Under this method, aggregate expenditures are projected to future estimated repair or replacement dates considering inflation at 3.50%. Actual expenditures may vary from estimated expenditures, and the differences may be significant. The pooled cash flow method funding plan included in this study complies with Florida law by assuring that funding is available when expenditures are projected to occur.

Reserve fund revenues consist of member assessments and interest earned (and potentially other income). Interest income has been estimated at a rate of 4.00%. The funding plan does not contain an income tax expense related to interest earned, as income taxes are assumed to be paid from the operating fund. The projected annual SIRS assessment has been subjected to an annual increase factor for the projection period. This annual assessment adjustment factor is necessary to counteract the effects of inflation on projected expenditures.

The exhibit titled Percent Funded Annual indicates the projected percentage of actual reserve fund balances compared to the "100% funded balance" using the inflation adjusted method of calculating percent funded as calculated under Generally Accepted Reserve Study Standards issued by the International Capital Budgeting Institute (ICBI). The percent funded balance as of January 1, 2025 is projected to be 6.28%.

Significant Assumptions

The following significant assumptions were used in the preparation of this reserve study report. If the actual replacement costs or remaining lives vary from the assumptions used in this analysis, the impact could be significant on future assessments. Accordingly, an annual review of the analysis is necessary to see if the Board, within its authority, should increase the regular assessments, pass special assessments or reschedule future replacement dates.

Generally, only long-term major repair and replacement activities have been considered in this analysis.

The Board of Directors will implement and/or continue preventive maintenance and repair programs to prevent abnormal deterioration of the common areas.

The analysis assumes that no unusual conditions will occur, such as weather, vandalism, unusual use, or unforeseen obsolescence.

Measurements and quantities were obtained by count, measurement, or estimation from plans provided by the Board of Directors unless otherwise noted and are assumed to be a close approximation to actual.

Proper construction and installation of all improvements is assumed, unless otherwise noted.

The Association carries comprehensive property insurance to cover most insurable property risks.

Current financial information was supplied by the Board of Directors and is assumed to be reasonably accurate as of the date of this analysis. Funded cash balances were not audited nor confirmed directly with financial institutions as a part of this analysis.

The Association will collect and set aside reserve assessments on an annual basis as set forth in the funding plan projection, in order that sufficient funds will be available when expenditures are scheduled or necessary.

The Board of Directors does not anticipate any special assessments other than those that may be scheduled as part of the attached 30-year funding projection.

Interest rate of 4.00% is used in the funding plan.

Inflation rate of 3.50% is used in the funding plan.

This study includes only the components described above and cannot be considered to represent a reserve study for the Association common area taken as a whole. A separate reserve study for common area components other than those described above is necessary to gain an understanding of the complete funding requirements of the Association.

Section 2 - Component Analysis

Preparer's Report on Structural Integrity Reserve Study

Board of Directors
01 - Example SIRS Report
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Description of Structural Integrity Reserve Study Engagement and Report

This SIRS report complies with the provisions of Senate Bill 4-D adopted by the Florida Senate in 2022. The purpose of this report is to provide a snapshot of the current condition of the structural components identified in Senate Bill 4-D as of January 1, 2025.

Management's Responsibility for Reserve Study

The Governing Body of 01 - Example SIRS Report is responsible for proper maintenance of the components identified in this report. Failure to perform adequate maintenance could result in reduced component life and increased costs.

Reserve Professional's Responsibility

Our responsibility is to perform component analysis and compile a report on the condition of components in accordance with the requirements of Senate Bill 4-D.

Report on Reserve Study

This Structural Integrity Reserve Study engagement is based on an on-site analysis performed by Gary Porter, RS, FMP, CPA, RRC on September 4, 2024. The inspection process was performed as a visual observation with no invasive testing. Greg Libke of Facilities Advisors International has issued a separate report on the funding plan.
Our reserve study engagement was performed in accordance with Generally Accepted Reserve Study Standards. A reserve study involves performing procedures to identify, quantify and evaluate condition of components based upon a visual observation. The procedures selected are based on the reserve professional's judgment. We believe that the procedures we have performed are sufficient and appropriate to support the reserve study report as presented. We are not responsible for any events subsequent to the date of this report.
We have compiled the accompanying component exhibits related disclosures referred to above in accordance with Generally Accepted Reserve Study Principles. The related disclosures provide important information regarding the components.

We are not aware of any material modifications that should be made to the component exhibits referred to above, based upon the stated significant assumptions and exclusions, for them to be presented in conformity with Generally Accepted Reserve Study Principles.

This Structural Integrity Reserve Study report is restricted to the management and members of the 01 - Example SIRS Report, and should not be relied upon by others not involved in the establishment of the significant assumptions and exclusions upon which this report is based. Readers of the Structural Integrity Reserve Study report should consider the significant assumptions and general exclusions in forming their own conclusions regarding the Structural Integrity Reserve Study report.

Facilities Advisors International
Gary Porter, RS, FMP, CPA, RRC
December 4, 2024

01 - Example SIRS Report

Analysis Date - January 1, 2025

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category / Component	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
1-Roof								
Roof - Concrete Flat Tile	7/2009	$ 14.50	400 SF	$ 5,800	40:00	40:00	24:06	$ 13,473
Roof - Concrete Poured	7/2009	14.50	2,728 SF	39,556	40:00	40:00	24:06	91,886
Roof - Flashing	7/2009	15.00	80 Allow	1,200	25:00	25:00	9:06	1,664
Roof - Tile - Concrete	7/2009	11.50	5,800 SF	66,700	25:00	25:00	9:06	92,482
Roof Inspection	7/2019	2,250.00	1 Job	2,250	10:00	10:00	4:06	2,627
Roof Repairs - Annual	7/2024	2,000.00	1 Allow	2,000	1:00	1:00	0:06	2,035
Roof Repairs - One Time		10,000.00	1 Allow	10,000	15:00	15:00	0:06	10,173
Scuppers & Drains	7/2009	2,500.00	1 Lot	2,500	30:00	30:00	14:06	4,117
				130,006				218,458
2-Structural/Load Bearing Walls/Members								
Concrete Exterior Walls	7/2009	$ 10,000.00	1 Allow	$ 10,000	50:00	50:00	34:06	$ 32,767
Concrete Structural Beams	7/2009	0.01	1 Allow	0	50:00	50:00	34:06	0
Concrete Structural Pillars	7/2009	10,000.00	1 Allow	10,000	50:00	50:00	34:06	32,767
Floors	7/2009	0.01	1 Allow	0	50:00	50:00	34:06	0
Foundation		5,000.00	1 Allow	5,000	50:00	50:00	0:06	5,087
Stairs - Interior Concrete	7/2009	2,500.00	2 Allow	5,000	20:00	20:00	4:06	5,837
Stairs - Metal Exterior	7/2009	6,500.00	1 Job	6,500	35:00	35:00	19:06	12,713
				36,500				89,172
3-Fireproofing & Fire Protection Systems								
Fire Panel & Electronics	7/2009	$ 21,000.00	1 System	$ 21,000	40:00	40:00	24:06	$ 48,782
Fire Risers	7/2009	15,000.00	1 Each	15,000	40:00	40:00	24:06	34,844
Fire Sensor	7/2009	2,500.00	1 Each	2,500	20:00	20:00	4:06	2,919
Fire Sprinkler System	7/2009	30,000.00	1 Allow	30,000	35:00	35:00	19:06	58,676
Pump - Fire System Accessory 15 HP	7/2009	1,800.00	1 Each	1,800	25:00	25:00	9:06	2,496
Pump - Fire System Circulation 5 HP	7/2009	1,800.00	1 Each	1,800	25:00	25:00	9:06	2,496
Pump - Fire System Primary 75 HP	7/2009	12,500.00	1 Each	12,500	25:00	25:00	9:06	17,332
				84,600				167,544

01 - Example SIRS Report

Analysis Date - January 1, 2025

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category / Component	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
4-Plumbing								
Backflow Valves - Domestic Water	7/2009	$ 12,500.00	1 Each	$ 12,500	25:00	25:00	9:06	$ 17,332
Backflow Valves - Fire Water System	7/2009	12,500.00	1 Each	12,500	25:00	25:00	9:06	17,332
Plumbing - In Wall Utilities	7/2009	250,000.00	1 Allow	250,000	45:00	45:00	29:06	689,732
Pump - Sump Pump	7/2009	850.00	2 Each	1,700	15:00	17:00	1:06	1,790
Water Pressure Tank	7/2009	1,800.00	1 Each	1,800	15:00	18:00	2:06	1,962
				278,500				728,147
5-Electrical Systems								
Electrical Panel - Main	7/2009	$ 35,000.00	1 Each	$ 35,000	50:00	50:00	34:06	$ 114,686
Electrical Panel - Sub Panel 4th Floor Elect Roo	7/2009	15,000.00	1 Each	15,000	50:00	50:00	34:06	49,151
Electrical Panel - Sub Panel South Units	7/2009	15,000.00	2 Each	30,000	50:00	50:00	34:06	98,302
Electrical System	7/2009	215,000.00	1 Each	215,000	50:00	50:00	34:06	704,499
Generator - Emergency	7/2009	35,000.00	1 Each	35,000	40:00	40:00	24:06	81,303
Transfer Switch - Emergency Generator	7/2009	7,500.00	1 Each	7,500	25:00	25:00	9:06	10,399
				337,500				1,058,341
6-Waterproofing & Exterior Painting								
Balcony Sealant	7/2009	$ 350.00	97 Each	$ 33,950	7:00	16:00	0:06	$ 34,539
Paint - Exterior Building	7/2009	325,000.00	1 Job	325,000	15:00	16:00	0:06	330,639
Paint - Vent Covers - Metal	7/2009	100.00	30 Each	3,000	25:00	25:00	9:06	4,160
Sealant - Garage Floor	7/2019	4.00	10,000 SF	40,000	10:00	10:00	4:06	46,697
				401,950				416,035
7-Windows & Exterior Doors								
Door - Exterior Metal / Glass	7/2009	$ 1,250.00	2 Each	$ 2,500	30:00	30:00	14:06	$ 4,117
Door - Exterior Sliding Glass	7/2009	3,500.00	79 Each	276,500	30:00	30:00	14:06	455,334
Door - Exterior Utility Metal 2.6	7/2009	350.00	2 Each	700	20:00	20:00	4:06	817
Door - Exterior Utility Metal Vented 3.0	7/2009	350.00	5 Each	1,750	20:00	20:00	4:06	2,043
Gate - Metal Pedestrian, Garage	7/2009	450.00	1 Each	450	30:00	30:00	14:06	741

01 - Example SIRS Report

Analysis Date - January 1, 2025

Inflation:3.50% Investment:4.00% Contribution Factor:0.00% Calc:Future

Component List - Summary

Category / Component	Service Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
7-Windows & Exterior Doors								
Gate - Vehicle Metal Roll Up	7/2009	$ 12,500.00	2 Each	$ 25,000	30:00	30:00	14:06	$ 41,169
Gate Sensors and Operators	7/2019	450.00	1 Each	450	8:00	8:00	2:06	490
Windows	7/2009	850.00	31 Lot	26,350	40:00	40:00	24:06	61,210
				333,700				565,922
8 - Other Items in Excess of $10,000								
Railings - Replace	7/2009	$ 1,050.00	105 Lot	$ 110,250	30:00	30:00	14:06	$ 181,557
Vent Covers - Metal, Replace	7/2009	650.00	30 Each	19,500	25:00	25:00	9:06	27,038
				129,750				208,595
				1,732,506				3,452,212

Backflow Valves - Domestic Water

Item Number	26
Type	Common Area
Category	4-Plumbing
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	$ 12,500.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2009	07/01/2034	9:06	25:00	1	12,500.00	17,331.79
								12,500.00	17,331.79

Comments

Backflow valves are designed to prevent the reverse flow of water or wastewater into a property. They are critical in protecting buildings from contamination, flooding, and damage caused by backflow, which occurs when the normal flow of water is reversed due to pressure changes in a plumbing system.

The normal flow of water or wastewater flows in one direction—away from the property into the municipal sewer or from a water main into the property. A backflow valve contains a flap or a mechanical device that automatically closes when water starts flowing in the opposite direction, stopping the reverse movement.

Backflow Valves - Fire Water System

Item Number	27
Type	Common Area
Category	4-Plumbing
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	$ 12,500.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Grounds		Good	07/01/2009	07/01/2034	9:06	25:00	1	12,500.00	17,331.79
								12,500.00	17,331.79

Comments

Backflow valves are designed to prevent the reverse flow of water or wastewater into a property. They are critical in protecting buildings from contamination, flooding, and damage caused by backflow, which occurs when the normal flow of water is reversed due to pressure changes in a plumbing system.

The normal flow of water or wastewater flows in one direction—away from the property into the municipal sewer or from a water main into the property. A backflow valve contains a flap or a mechanical device that automatically closes when water starts flowing in the opposite direction, stopping the reverse movement.

Balcony Sealant

Item Number	54
Type	Common Area
Category	6-Waterproofing & Exterior Painting
Measurement Basis	Each
Estimated Useful Life	7 Years
Basis Cost	$ 350.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Balcony		Good	07/01/2009	07/01/2025	0:06	16:00	97	33,950.00	34,539.02
								33,950.00	34,539.02

Comments

Waterproofing - Most balcony decks feature a water-resistant coating, although this is not considered a true waterproofing membrane. Other balconies are tiled over what is assumed to be a cold-applied waterproofing system. A reserve fund has been included for the replacement of various balcony waterproofing systems as needed for each building.

Concrete Exterior Walls

Item Number	38
Type	Common Area
Category	2-Structural/Load Bearing Walls/Memb
Measurement Basis	Allow
Estimated Useful Life	50 Years
Basis Cost	$ 10,000.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	07/01/2009	07/01/2059	34:06	50:00	1	10,000.00	32,767.41
								10,000.00	32,767.41

Comments

Concrete Frame - Repair allowance for concrete. The structural framework of the building comprises load-bearing cast-in-place concrete elements with reinforced concrete decks supported by concrete shear walls and columns. The exterior walls consist of stucco-covered concrete masonry unit (CMU) block infill. This type of structural system typically has a lifespan of 100 years or more with proper maintenance and repair.

Over time, localized deterioration is common, requiring periodic maintenance. During our site visits, no significant damage or deterioration was observed. However, minor hairline cracking was noted on the exterior of the lake building. To address ongoing maintenance needs, a reserve fund has been included for periodic repairs to the cast-in-place concrete structural elements.

Concrete Structural Beams

Item Number	46
Type	Common Area
Category	2-Structural/Load Bearing Walls/Memb
Measurement Basis	Allow
Estimated Useful Life	50 Years
Basis Cost	$ 0.01
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	07/01/2009	07/01/2059	34:06	50:00	1	0.01	0.03
								0.01	0.03

Comments

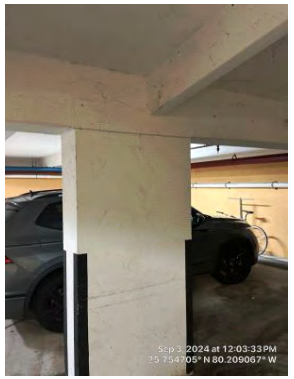
Structural posts and beams. No deterioration noted. Considered a lifetime component so no funding required. The structural framework of the building comprises load-bearing cast-in-place concrete elements with reinforced concrete decks supported by concrete shear walls and columns. The exterior walls consist of stucco-covered concrete masonry unit (CMU) block infill. This type of structural system typically has a lifespan of 100 years or more with proper maintenance and repair.

Over time, localized deterioration is common, requiring periodic maintenance. During our site visits, no significant damage or deterioration was observed. However, minor hairline cracking was noted on the exterior of the lake building. To address ongoing maintenance needs, a reserve fund has been included for periodic repairs to the cast-in-place concrete structural elements.


Crack in exterior
concrete

Concrete Structural Pillars

Item Number	39
Type	Common Area
Category	2-Structural/Load Bearing Walls/Memb
Measurement Basis	Allow
Estimated Useful Life	50 Years
Basis Cost	$ 10,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Good	07/01/2009	07/01/2059	34:06	50:00	1	10,000.00	32,767.41
								10,000.00	32,767.41

Comments

The structural framework of the building comprises load-bearing cast-in-place concrete elements with reinforced concrete decks supported by concrete shear walls and columns. The exterior walls consist of stucco-covered concrete masonry unit (CMU) block infill. This type of structural system typically has a lifespan of 100 years or more with proper maintenance and repair.

Over time, localized deterioration is common, requiring periodic maintenance. During our site visits, no significant damage or deterioration was observed. However, minor hairline cracking was noted on the exterior of the lake building. To address ongoing maintenance needs, a reserve fund has been included for periodic repairs to the cast-in-place concrete structural elements.

Repair allowance for concrete

Door - Exterior Metal / Glass

Item Number	1
Type	Common Area
Category	7-Windows & Exterior Doors
Measurement Basis	Each
Estimated Useful Life	30 Years
Basis Cost	$ 1,250.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage/Lobby		Good	07/01/2009	07/01/2039	14:06	30:00	2	2,500.00	4,116.95
								2,500.00	4,116.95

Comments

Exterior Metal / Glass Doors - Hurricane proof glass door act in conjunction with other building materials as the primary skin of the building envelope and is the first line of defense from the elements. The wind, water, and debris picked up during a severe storm or hurricane can create dangerous missiles.

Door frames are typically aluminum which is lightweight, durable, resistant to rust, and suitable for modern aesthetics. Vinyl Frames are another energy-efficient and low-maintenance, alternative. Glass options vary, including tempered Glass, laminated Glass, low-E Glass, or double- or triple-paned Glass.

Door - Exterior Sliding Glass

Item Number	2
Type	Common Area
Category	7-Windows & Exterior Doors
Measurement Basis	Each
Estimated Useful Life	30 Years
Basis Cost	$ 3,500.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	07/01/2009	07/01/2039	14:06	30:00	79	276,500.00	455,334.13
								276,500.00	455,334.13

Comments

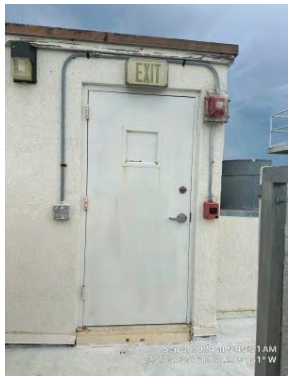
Sliding Glass Doors - The hurricane proof sliding glass door acts in conjunction with other building materials as the primary skin of the building envelope and is the only line of defense from the elements. The wind, water, and debris picked up during a severe storm or hurricane can create dangerous missiles.

Door frames are typically aluminum which is lightweight, durable, resistant to rust, and suitable for modern aesthetics. Vinyl Frames are another energy-efficient and low-maintenance, alternative. Glass options vary, including tempered Glass, laminated Glass, low-E Glass, or double- or triple-paned Glass.

Maintenance issues - Tracks can accumulate dirt and require cleaning for smooth operation. Seals and weather stripping need periodic replacement to maintain energy efficiency. Older models may be less secure, but newer versions often include multi-point locking systems or security bars.

Door - Exterior Utility Metal 2.6

Item Number	3
Type	Common Area
Category	7-Windows & Exterior Doors
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	$ 350.00
Tracking	Logistical
Method	Fixed



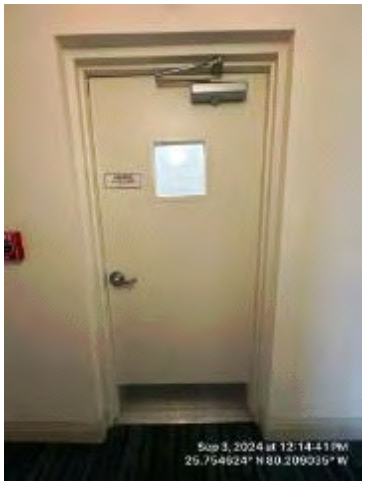
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Good	07/01/2009	07/01/2029	4:06	20:00	2	700.00	817.20
								700.00	817.20

Comments

Metal Utility Doors – Exterior metal doors are a durable and secure option and are commonly used for entryways, utility rooms, and other exterior applications where strength, longevity, and security are priorities. Exterior metal doors are typically constructed from steel, aluminum, or stainless steel and are designed to withstand the elements, provide security, and require minimal maintenance. They may feature solid metal construction or a metal shell with an insulated core for better energy efficiency.

Maintenance of Metal Utility Doors - Inspect periodically for dents, scratches, and rust; address issues promptly to prevent further damage. Clean with mild soap and water; avoid abrasive cleaners that could damage finishes.

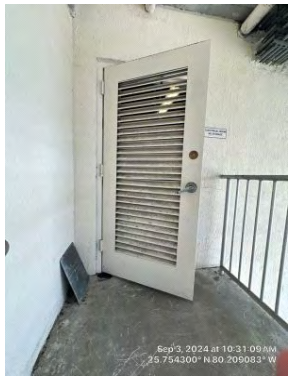
Lubricate hinges and locks regularly to ensure smooth operation. Repaint or refinish as needed to maintain appearance and corrosion resistance.


Sep 3, 2024 at 12:14:41 PM
25.754824° N 80.209035° W


EXIT
3
Sep 3, 2024 at 10:35:25 AM
25.754963° N 80.209103° W

Door - Exterior Utility Metal Vented 3.0

Item Number	4
Type	Common Area
Category	7-Windows & Exterior Doors
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	$ 350.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Generator Room		Good	07/01/2009	07/01/2029	4:06	20:00	2	700.00	817.20
Electrical Equipme		Good	07/01/2009	07/01/2029	4:06	20:00	3	1,050.00	1,225.80
								1,750.00	2,043.00

Comments

Metal Utility Doors – Exterior metal doors are a durable and secure option and are commonly used for entryways, utility rooms, and other exterior applications where strength, longevity, and security are priorities. Exterior metal doors are typically constructed from steel, aluminum, or stainless steel and are designed to withstand the elements, provide security, and require minimal maintenance. They may feature solid metal construction or a metal shell with an insulated core for better energy efficiency.

Maintenance of Metal Utility Doors - Inspect periodically for dents, scratches, and rust; address issues promptly to prevent further damage. Clean with mild soap and water; avoid abrasive cleaners that could damage finishes.

Lubricate hinges and locks regularly to ensure smooth operation. Repaint or refinish as needed to maintain appearance and corrosion resistance.

Electrical Panel - Main

Item Number	9
Type	Common Area
Category	5-Electrical Systems
Measurement Basis	Each
Estimated Useful Life	50 Years
Basis Cost	$ 35,000.00
Tracking	Logistical
Method	Fixed

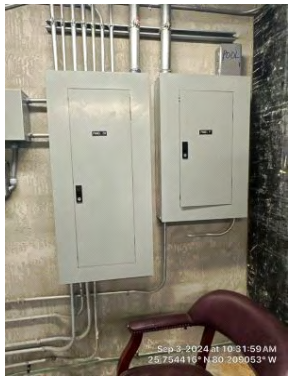
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Electrical Equipme		Good	07/01/2009	07/01/2059	34:06	50:00	1	35,000.00	114,685.92
								35,000.00	114,685.92

Comments

The electrical panels and meters are in good condition. Meter centers, located on the ground floor, are maintained regularly and remain in good to fair condition. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations, as necessary to support these upgrades. A reserve fund has been allocated for the periodic replacement or upgrading of major electrical system components, including main service panels and feeder lines.

Electrical Panel - Sub Panel 4th Floor Elect Room

Item Number	10
Type	Common Area
Category	5-Electrical Systems
Measurement Basis	Each
Estimated Useful Life	50 Years
Basis Cost	$ 15,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Electrical Equipme		Good	07/01/2009	07/01/2059	34:06	50:00	1	15,000.00	49,151.11
								15,000.00	49,151.11

Comments

The electrical panels and meters are in good condition. Meter centers, located on the ground floor, are maintained regularly and remain in good to fair condition. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations, as necessary to support these upgrades. A reserve fund has been allocated for the periodic replacement or upgrading of major electrical system components, including main service panels and feeder lines.

Electrical Panel - Sub Panel South Units

Item Number	11
Type	Common Area
Category	5-Electrical Systems
Measurement Basis	Each
Estimated Useful Life	50 Years
Basis Cost	$ 15,000.00
Tracking	Logistical
Method	Fixed

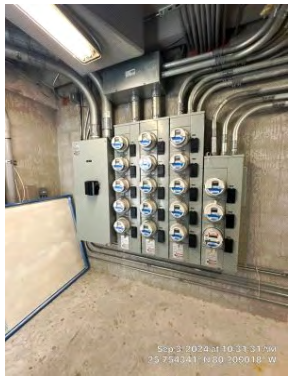
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Electrical Equipme		Good	07/01/2009	07/01/2059	34:06	50:00	1	15,000.00	49,151.11
Electrical Equipme		Good	07/01/2009	07/01/2059	34:06	50:00	1	15,000.00	49,151.11
								30,000.00	98,302.22

Comments

The electrical panels and meters are in good condition. Meter centers, located on the ground floor, are maintained regularly and remain in good to fair condition. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations, as necessary to support these upgrades. A reserve fund has been allocated for the periodic replacement or upgrading of major electrical system components, including main service panels and feeder lines.

Electrical System

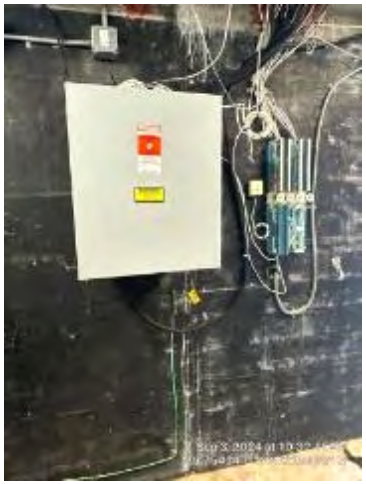
Item Number	12
Type	Common Area
Category	5-Electrical Systems
Measurement Basis	Each
Estimated Useful Life	50 Years
Basis Cost	$ 215,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Electrical Equipme		Good	07/01/2009	07/01/2059	34:06	50:00	1	215,000.00	704,499.24
								215,000.00	704,499.24

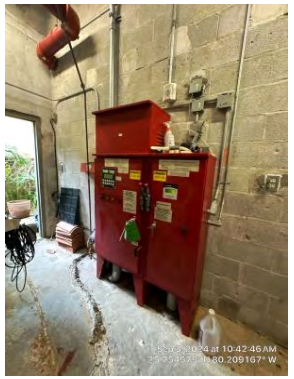
Comments

The electrical system shows no indications of deterioration or issues at this time. The electrical panels and meters are in good condition. Meter centers, located on the ground floor, are maintained regularly and remain in good to fair condition. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations, as necessary to support these upgrades. A reserve fund has been allocated for the periodic replacement or upgrading of major electrical system components, including main service panels and feeder lines.



Fire Panel & Electronics

Item Number	15
Type	Common Area
Category	3-Fireproofing & Fire Protection System
Measurement Basis	System
Estimated Useful Life	40 Years
Basis Cost	$ 21,000.00
Tracking	Logistical
Method	Fixed



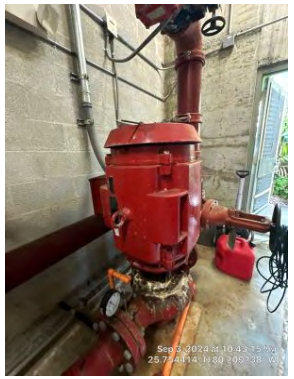
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Equipment Ro		Good	07/01/2009	07/01/2049	24:06	40:00	1	21,000.00	48,781.80
								21,000.00	48,781.80

Comments

Replace as necessary - Cost includes installation. Fire Alarm Control Panel (FACP), Audio/Visual Fire Alarm System, and Sprinklers - The fire protection system includes a fire alarm control panel (FACP), numerous audio and visual alarms, a standpipe fire sprinkler system, fire alarm pull stations, and a fire pump. These control systems generally have a useful life of 25 to 30 years before requiring updates or replacement. A reserve fund has been established to cover the eventual replacement of the FACP and related equipment.

Fire Risers

Item Number	16
Type	Common Area
Category	3-Fireproofing & Fire Protection System
Measurement Basis	Each
Estimated Useful Life	40 Years
Basis Cost	$ 15,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Equipment Ro		Good	07/01/2009	07/01/2049	24:06	40:00	1	15,000.00	34,844.15
								15,000.00	34,844.15

Comments

Replace as necessary - Cost includes installation. It is not considered likely that the entire system will fail and require replacement at the same time. The fire protection system includes a standpipe fire sprinkler system, fire alarm pull stations, and a fire pump. These control systems generally have a useful life of 25 to 30 years before requiring updates or replacement. A reserve fund has been established to cover the eventual replacement of the fire risers.



Fire Sensor

Item Number	17
Type	Common Area
Category	3-Fireproofing & Fire Protection System
Measurement Basis	Each
Estimated Useful Life	20 Years
Basis Cost	$ 2,500.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Equipment Ro		Good	07/01/2009	07/01/2029	4:06	20:00	1	2,500.00	2,918.58
								2,500.00	2,918.58

Comments

Replace as necessary - Cost includes installation. Fire Alarm Control Panel (FACP), Audio/Visual Fire Alarm System, and Sprinklers - The fire protection system includes a fire alarm control panel (FACP), numerous audio and visual alarms, a standpipe fire sprinkler system, fire alarm pull stations, and a fire pump. These control systems generally have a useful life of 25 to 30 years before requiring updates or replacement. A reserve fund has been established to cover the eventual replacement of the FACP and related equipment.

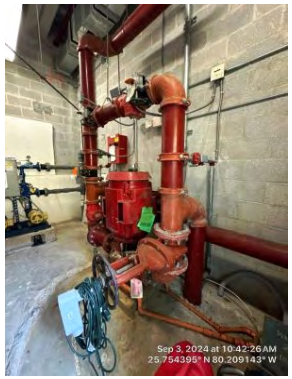
Fireproofing is achieved through fire-rated assemblies installed during the original construction, as well as fire-sealing around penetrations through all fire-rated assemblies (e.g., walls, floors, and roof). Over the lifespan of a building, alterations often necessitate penetrations or modifications to these assemblies. It is critical that any such penetrations or modifications are properly repaired or replaced during these projects.

Local municipalities generally require multi-family residential structures to undergo periodic inspections by the local fire department, particularly for permitted modifications. However, it is uncommon for buildings to require complete replacement of

fire-rated assemblies or sealants throughout their lifecycle. Routine repairs, replacement, and deferred maintenance of fireproofing unrelated to permitted modifications should be performed annually, as directed by the local Fire Marshal following their inspections. Given these considerations, no reserve funds have been allocated for fireproofing.

Fire Sprinkler System

Item Number	18
Type	Common Area
Category	3-Fireproofing & Fire Protection System
Measurement Basis	Allow
Estimated Useful Life	35 Years
Basis Cost	$ 30,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Equipment Ro		Good	07/01/2009	07/01/2044	19:06	35:00	1	30,000.00	58,675.67
								30,000.00	58,675.67

Comments

Allowance for major repairs and replacements. It is not considered likely that the entire system will fail and require replacement at the same time. The fire protection system includes a standpipe fire sprinkler system, fire alarm pull stations, and a fire pump. These control systems generally have a useful life of 25 to 30 years before requiring updates or replacement. A reserve fund has been established to cover the eventual replacement of the FACP and related equipment.

Floors

Item Number	53
Type	Common Area
Category	2-Structural/Load Bearing Walls/Memb
Measurement Basis	Allow
Estimated Useful Life	50 Years
Basis Cost	$ 0.01
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	07/01/2009	07/01/2059	34:06	50:00	1	0.01	0.03
								0.01	0.03

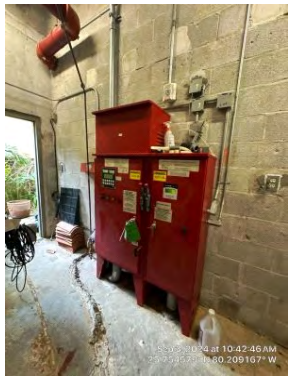
Comments

Concrete Floor Slabs/Decks - The concrete floor slabs and decks are conventionally reinforced and supported by concrete beams and columns. This type of construction typically has a useful life of 100 years or more when properly maintained and repaired. Over time, periodic maintenance is often necessary to address localized deterioration, particularly at exposed edges or sections of the slabs and decks.

A reserve fund has been established to cover the cost of periodic maintenance for exterior portions of the slabs and decks that are exposed to natural elements.

Foundation

Item Number	51
Type	Common Area
Category	2-Structural/Load Bearing Walls/Memb
Measurement Basis	Allow
Estimated Useful Life	50 Years
Basis Cost	$ 5,000.00
Tracking	Logistical
Method	One Time



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good		07/01/2025	0:06	50:00	1	5,000.00	5,086.75
								5,000.00	5,086.75

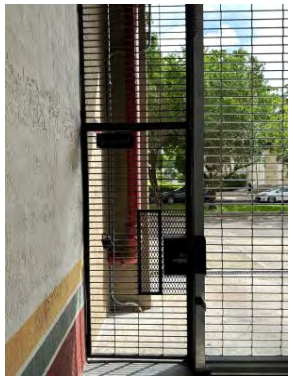
Comments

Allowance for major repairs to foundation. On-site inspection did not note any abnormal issues with foundation except for this crack in the concrete floor of the fire room. While structural plans were not provided for review, based on the age, height, and location of the buildings, it is assumed that they are supported by a deep pile foundation system, likely consisting of pre-cast driven piles or poured in place steel reinforced concrete. No signs of excessive settlement or displacement were observed during the on-site analysis other than some cracking in the ground level electrical room.

Deep foundation elements are typically concealed below the ground surface and generally do not require replacement or repair due to deferred maintenance over their useful life. Only foundation components exposed to the elements might necessitate partial replacement or repairs. However, as the foundations of these buildings are not exposed to the elements, no reserve funds are deemed necessary for their replacement or repair due to deferred maintenance.

Gate - Metal Pedestrian, Garage

Item Number	6
Type	Common Area
Category	7-Windows & Exterior Doors
Measurement Basis	Each
Estimated Useful Life	30 Years
Basis Cost	$ 450.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Good	07/01/2009	07/01/2039	14:06	30:00	1	450.00	741.05
								450.00	741.05

Comments

Metal Gates – Exterior metal gates are a durable and secure option and are commonly used for garage and pedestrian entryways, utility rooms, and other exterior applications where strength, longevity, and security are priorities. Exterior metal gates are typically constructed from steel or aluminum and are designed to withstand the elements, provide security, and require minimal maintenance.

Maintenance of Metal Utility Doors - Inspect periodically for dents, scratches, and rust; address issues promptly to prevent further damage. Clean with mild soap and water; avoid abrasive cleaners that could damage finishes.

Lubricate hinges and locks regularly to ensure smooth operation. Repaint or refinish as needed to maintain appearance and avoid or minimize corrosion.

Gate - Vehicle Metal Roll Up

Item Number	7
Type	Common Area
Category	7-Windows & Exterior Doors
Measurement Basis	Each
Estimated Useful Life	30 Years
Basis Cost	$ 12,500.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Good	07/01/2009	07/01/2039	14:06	30:00	2	25,000.00	41,169.45
								25,000.00	41,169.45

Comments

Metal Gates – Exterior metal gates are a durable and secure option and are commonly used for garage and pedestrian entryways, utility rooms, and other exterior applications where strength, longevity, and security are priorities. Exterior metal gates are typically constructed from steel or aluminum and are designed to withstand the elements, provide security, and require minimal maintenance.

Maintenance of Metal Utility Doors - Inspect periodically for dents, scratches, and rust; address issues promptly to prevent further damage. Clean with mild soap and water; avoid abrasive cleaners that could damage finishes.

Lubricate hinges and locks regularly to ensure smooth operation. Repaint or refinish as needed to maintain appearance and avoid or minimize corrosion.


OMRON E3K-R10K4-NR-1
PHOTOELECTRIC SWITCH
MADE EXCLUSIVELY FOR MMTC,INC.

Gate Sensors and Operators

Item Number	8
Type	Common Area
Category	7-Windows & Exterior Doors
Measurement Basis	Each
Estimated Useful Life	8 Years
Basis Cost	$ 450.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Good	07/01/2019	07/01/2027	2:06	8:00	1	450.00	490.41
								450.00	490.41

Comments

Sensor and operator for vehicle gate. Replace as necessary - Cost includes installation. Sensors and operators for garage metal gates are an essential part of the gate system.

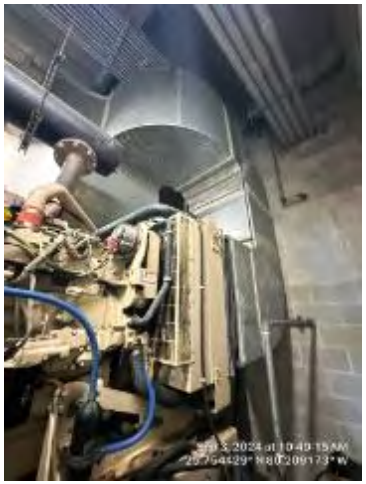
Generator - Emergency

Item Number	13
Type	Common Area
Category	5-Electrical Systems
Measurement Basis	Each
Estimated Useful Life	40 Years
Basis Cost	$ 35,000.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Electrical Equipme		Good	07/01/2009	07/01/2049	24:06	40:00	1	35,000.00	81,303.01
								35,000.00	81,303.01

Comments

Emergency Generator and Transfer Switch - The Association is equipped with an emergency diesel-powered generator. Diesel generators and related equipment typically have a useful life of approximately 35 to 40 years. A reserve fund has been included to cover the future replacement of the generator and associated equipment. Replace as necessary - Cost includes installation - Detroit Diesel.



Paint - Exterior Building

Item Number	24
Type	Common Area
Category	6-Waterproofing & Exterior Painting
Measurement Basis	Job
Estimated Useful Life	15 Years
Basis Cost	$ 325,000.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	07/01/2009	07/01/2025	0:06	16:00	1	325,000.00	330,638.59
								325,000.00	330,638.59

Comments

Exterior Painting - The buildings were last recoated around 2009, and the existing paint was observed to be in fair overall condition during our on-site analysis. A full exterior painting is scheduled for June 2025. In the Florida region, it is recommended that buildings be repainted every 7 to 10 years due to environmental factors. During the site inspection, minor cosmetic repairs were noted. A reserve fund has been allocated for periodic recoating of the buildings' exterior on a 7-year cycle.

Exterior Restoration - A reserve has been established for periodic repairs and restoration of the exterior building envelope, including sealants and stucco repairs. Any required concrete restoration will be addressed under the floors/deck assemblies line item.

Paint - Vent Covers - Metal

Item Number	25
Type	Common Area
Category	6-Waterproofing & Exterior Painting
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	$ 100.00
Tracking	Logistical
Method	Fixed

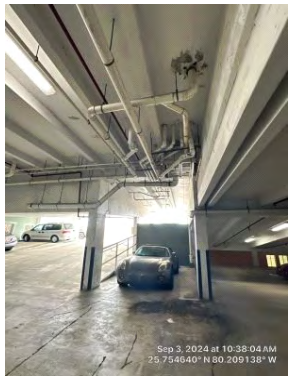
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Good	07/01/2009	07/01/2034	9:06	25:00	30	3,000.00	4,159.63
								3,000.00	4,159.63

Comments

Vent Covers Painting - The vents were last painted in 2009, and the existing paint was observed to be in poor overall condition during our on-site analysis, and rust had started to accumulate. A full exterior painting, including vents, is scheduled for June 2025. It is recommended that exterior metal surfaces be repainted every 7 to 10 years due to environmental factors.

Plumbing - In Wall Utilities

Item Number	28
Type	Common Area
Category	4-Plumbing
Measurement Basis	Allow
Estimated Useful Life	45 Years
Basis Cost	$ 250,000.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	07/01/2009	07/01/2054	29:06	45:00	1	250,000.00	689,731.92
								250,000.00	689,731.92

Comments

Repair allowance for in-wall and under slab utilities in residential building.

Potable Water Lines - Based on our experience, main potable water lines typically have a lifespan of 50 to 70 years with routine maintenance. Repairs or replacement of these lines are generally performed on an as-needed basis as part of normal building maintenance.

Sanitary Lines - Sanitary stacks, including vertical laundry, kitchen, and sewer pipes, occasionally accumulate debris and require regular servicing. Over time, these stacks can deteriorate to the extent that lining or replacement becomes necessary. With routine maintenance and cleaning, sanitary stacks generally have a lifespan exceeding 50 years. A reserve fund has been established to cover periodic inspections, cleaning, and the replacement or relining of the sanitary stack lines as needed.

Pump - Fire System Accessory 15 HP

Item Number	19
Type	Common Area
Category	3-Fireproofing & Fire Protection System
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	$ 1,800.00
Tracking	Logistical
Method	Fixed

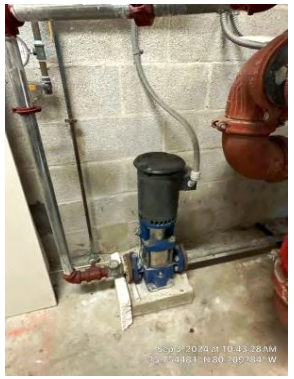
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Equipment Ro		Good	07/01/2009	07/01/2034	9:06	25:00	1	1,800.00	2,495.78
								1,800.00	2,495.78

Comments

Replace as necessary - Cost includes installation. The Association is responsible for the maintenance and replacement of the fire pumps serving the building's sprinkler system. Based on available information, the fire pumps are original to the buildings. Fire pumps and their controllers typically have a useful life of 30 to 35 years. Accordingly, a reserve fund has been allocated for the replacement or repair of the current system.

Pump - Fire System Circulation 5 HP

Item Number	20
Type	Common Area
Category	3-Fireproofing & Fire Protection System
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	$ 1,800.00
Tracking	Logistical
Method	Fixed



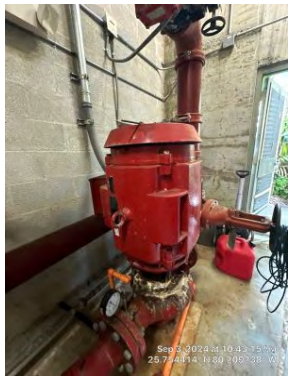
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Equipment Ro		Good	07/01/2009	07/01/2034	9:06	25:00	1	1,800.00	2,495.78
								1,800.00	2,495.78

Comments

Replace as necessary - Cost includes installation. The Association is responsible for the maintenance and replacement of the fire pumps serving the building's sprinkler system. Based on available information, the fire pumps are original to the buildings. Fire pumps and their controllers typically have a useful life of 30 to 35 years. Accordingly, a reserve fund has been allocated for the replacement or repair of the current system.

Pump - Fire System Primary 75 HP

Item Number	21
Type	Common Area
Category	3-Fireproofing & Fire Protection System
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	$ 12,500.00
Tracking	Logistical
Method	Fixed



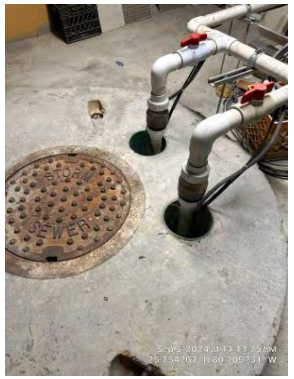
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Fire Equipment Ro		Good	07/01/2009	07/01/2034	9:06	25:00	1	12,500.00	17,331.79
								12,500.00	17,331.79

Comments

Replace as necessary - Cost includes installation. The Association is responsible for the maintenance and replacement of the fire pumps serving the building's sprinkler system. Based on available information, the fire pumps are original to the buildings. Fire pumps and their controllers typically have a useful life of 30 to 35 years. Accordingly, a reserve fund has been allocated for the replacement or repair of the current system.

Pump - Sump Pump

Item Number	29
Type	Common Area
Category	4-Plumbing
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	$ 850.00
Tracking	Logistical
Method	Adjusted



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Good	07/01/2009	07/01/2026	1:06	17:00	2	1,700.00	1,790.03
								1,700.00	1,790.03

Comments

Sump pumps are mechanical pumps designed to remove water that accumulates in a sump basin, typically located in the basement or garage of a building. They are essential for preventing water damage by keeping the area dry, particularly in regions prone to flooding or with high water tables. The sump pump is equipped with a float switch or pressure sensor that activates the pump when the water in the pit reaches a certain level. The pump ejects the water out of the pit through a discharge pipe, directing it safely away from the foundation of the building. Once the water level drops, the pump automatically shuts off.

Railings - Replace

Item Number	22
Type	Common Area
Category	8 - Other Items in Excess of $10,000
Measurement Basis	Lot
Estimated Useful Life	30 Years
Basis Cost	$ 1,050.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Balcony		Good	07/01/2009	07/01/2039	14:06	30:00	97	101,850.00	167,724.35
Garage		Good	07/01/2009	07/01/2039	14:06	30:00	8	8,400.00	13,832.94
								110,250.00	181,557.29

Comments

Balcony aluminum railings - The railings are attached to the structures with fasteners penetrating through the waterproofing and into the structural concrete decks. As these types of rails age, they offer one of the greatest potentials for moisture entry into the structural slabs. Therefore, we believe these components must be properly maintained to prevent potential damage to the structure. Also, maintenance of these items is a significant life safety item because of their fall-protection aspect. Aluminum railings have a typical useful life of 30-years with routine maintenance. A reserve for replacement of the railings has been included. Replace as necessary - Cost includes installation

Roof - Concrete Flat Tile

Item Number	31
Type	Common Area
Category	1-Roof
Measurement Basis	SF
Estimated Useful Life	40 Years
Basis Cost	$ 14.50
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Good	07/01/2009	07/01/2049	24:06	40:00	400	5,800.00	13,473.07
								5,800.00	13,473.07

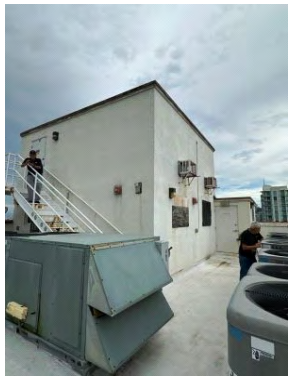
Comments

Concrete tile roofs are among the most cost-effective roofing options due to their longevity, typically lasting 50 to 100 years or more. Concrete tiles outlast most other roofing materials, with manufacturers often providing warranties ranging from 50 years to the lifetime of the structure.

Reserve Activity - Replace Underlayment & replace tile, Operating Maintenance Activity - Clean roof and check for leaks

Roof - Concrete Poured

Item Number	32
Type	Common Area
Category	1-Roof
Measurement Basis	SF
Estimated Useful Life	40 Years
Basis Cost	$ 14.50
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Good	07/01/2009	07/01/2049	24:06	40:00	2,728	39,556.00	91,886.34
								39,556.00	91,886.34

Comments

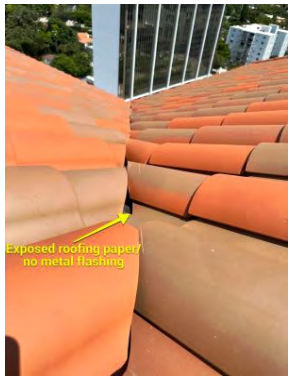
A poured concrete roof system is constructed by pouring concrete over a pre-built framework, reinforced with steel bars, and supported by shoring until the concrete cures. These roofs can be flat, pitched, or raked and are suitable for various housing styles.

Concrete roofs are exceptionally durable and can last a lifetime or longer. They are resistant to fire, termites, and water damage and can endure extreme weather conditions such as hurricanes and earthquakes. Although they are more expensive than traditional roofing materials, their durability often results in lower insurance costs. Additionally, concrete roofs require minimal maintenance.

However, concrete roofs must be properly sealed to prevent moisture absorption over time, which could otherwise lead to leaks and water damage. In warm climates, concrete roofs may also absorb heat, increasing the internal temperature of the building.

Roof - Flashing

Item Number	33
Type	Common Area
Category	1-Roof
Measurement Basis	Allow
Estimated Useful Life	25 Years
Basis Cost	$ 15.00
Tracking	Logistical
Method	Fixed



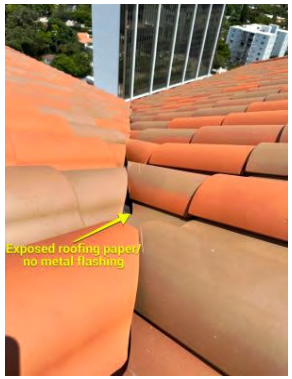
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Good	07/01/2009	07/01/2034	9:06	25:00	80	1,200.00	1,663.85
								1,200.00	1,663.85

Comments

Roof flashing is typically made from aluminum, copper, or galvanized steel and is used in roofing construction to direct water away from critical areas of a roof. It is designed to prevent water penetration by sealing gaps and seams in a roof, particularly around roof features and edges that are prone to leaks such as roof valleys. Proper installation and maintenance of roof flashing are crucial for preventing leaks and ensuring the roof's longevity.

Roof - Tile - Concrete

Item Number	34
Type	Common Area
Category	1-Roof
Measurement Basis	SF
Estimated Useful Life	25 Years
Basis Cost	$ 11.50
Tracking	Logistical
Method	Fixed

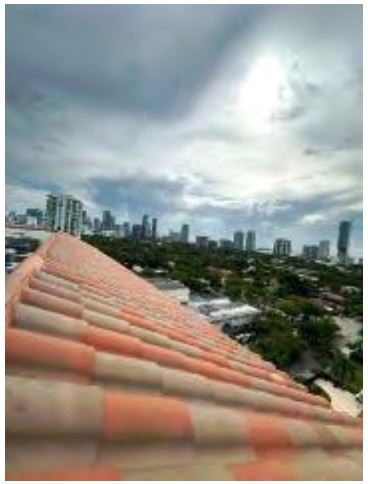


Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Good	07/01/2009	07/01/2034	9:06	25:00	5,800	66,700.00	92,482.41
								66,700.00	92,482.41

Comments

Concrete roof tiles are composed of sand, cement, water, and iron oxide, creating a robust and weather-resistant product. These tiles are versatile in appearance and can mimic the aesthetic of other roofing materials while offering superior durability and resistance to environmental factors.

Reserve Activity - Replace underlayment & replace tile, Operating Maintenance Activity - Clean roof and check for leaks



Roof Inspection

Item Number	35
Type	Common Area
Category	1-Roof
Measurement Basis	Job
Estimated Useful Life	10 Years
Basis Cost	$ 2,250.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Good	07/01/2019	07/01/2029	4:06	10:00	1	2,250.00	2,626.72
								2,250.00	2,626.72

Comments

Roof inspection as necessary

Roof Repairs - Annual

Item Number	36
Type	Common Area
Category	1-Roof
Measurement Basis	Allow
Estimated Useful Life	1 Year
Basis Cost	$ 2,000.00
Tracking	Logistical
Method	Fixed

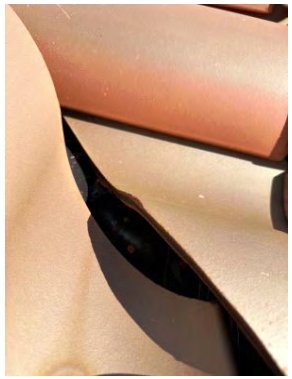
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Good	07/01/2024	07/01/2025	0:06	1:00	1	2,000.00	2,034.70
								2,000.00	2,034.70

Comments

Allowance for annual minor roof repairs.

Roof Repairs - One Time

Item Number	52
Type	Common Area
Category	1-Roof
Measurement Basis	Allow
Estimated Useful Life	15 Years
Basis Cost	$ 10,000.00
Tracking	Logistical
Method	One Time

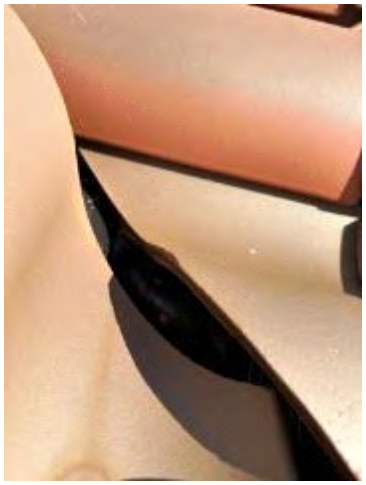


Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Poor		07/01/2025	0:06	15:00	1	10,000.00	10,173.49
								10,000.00	10,173.49

Comments

Allowance for immediate repair of tile roofing to repair flashing and improperly installed roof cap.


Reseal caps in roofing
to prevent potential
structural water damage



Scuppers & Drains

Item Number	37
Type	Common Area
Category	1-Roof
Measurement Basis	Lot
Estimated Useful Life	30 Years
Basis Cost	$ 2,500.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Good	07/01/2009	07/01/2039	14:06	30:00	1	2,500.00	4,116.95
								2,500.00	4,116.95

Comments

Roof Drains - Roof drains are internal plumbing fixtures installed on flat or low-slope roofs to collect and channel water through pipes inside the building. They are typically made of cast iron, stainless steel, or PVC, with strainers to prevent debris entry. Drains are typically installed at low points of the roof to facilitate efficient water drainage. Water flows into the roof drain and is carried through a series of pipes to the ground-level drainage or stormwater system.

Advantages of drains are that they are effective for larger roofs or areas with heavy rainfall. Internal piping protects the drainage system from freezing in cold climates. Desired from an aesthetic viewpoint as most of the system is hidden from view.

However, drains require a more complex installation and maintenance compared to scupper and clogged drains can cause water backup and damage.

Reserve activity - Replace Drains, Reserve Maintenance Activity - Check joints for leaks, repair as necessary, Operating Maintenance Activity - Clean Gutters annually, Flush with water

Sealant - Garage Floor

Item Number	50
Type	Common Area
Category	6-Waterproofing & Exterior Painting
Measurement Basis	SF
Estimated Useful Life	10 Years
Basis Cost	$ 4.00
Tracking	Logistical
Method	Fixed

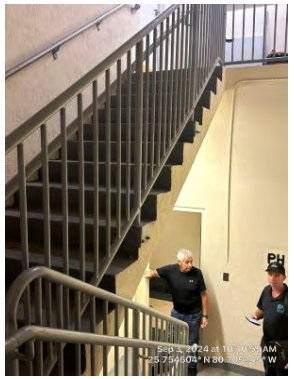
Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Good	07/01/2019	07/01/2029	4:06	10:00	10,000	40,000.00	46,697.28
								40,000.00	46,697.28

Comments

Garage Floor Sealant - The garage floor was last re-sealed in 2009. Garage floors were observed to be in good overall condition during our on-site analysis. It is recommended that garage floors be re-sealed on a 7 to 10 years cycle.

Stairs - Interior Concrete

Item Number	40
Type	Common Area
Category	2-Structural/Load Bearing Walls/Memb
Measurement Basis	Allow
Estimated Useful Life	20 Years
Basis Cost	$ 2,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Stairwell		Good	07/01/2009	07/01/2029	4:06	20:00	2	5,000.00	5,837.16
								5,000.00	5,837.16

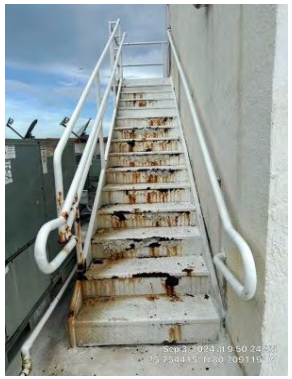
Comments

Repair allowance for concrete. The structural framework of the building comprises load-bearing cast-in-place concrete elements with reinforced concrete decks supported by concrete shear walls and columns. The exterior walls consist of stucco-covered concrete masonry unit (CMU) block infill. This type of structural system typically has a lifespan of 100 years or more with proper maintenance and repair.

Over time, localized deterioration is common, requiring periodic maintenance. During our site visits, no significant damage or deterioration was observed. However, minor hairline cracking was noted on the exterior of the lake building. To address ongoing maintenance needs, a reserve fund has been included for periodic repairs to the cast-in-place concrete structural elements.

Stairs - Metal Exterior

Item Number	41
Type	Common Area
Category	2-Structural/Load Bearing Walls/Memb
Measurement Basis	Job
Estimated Useful Life	35 Years
Basis Cost	$ 6,500.00
Tracking	Logistical
Method	Fixed



Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Poor	07/01/2009	07/01/2044	19:06	35:00	1	6,500.00	12,713.06
								6,500.00	12,713.06

Comments

Currently considered a safety hazard, replace immediately. Exterior metal stairs are used on the roof to access the elevator equipment room. They are commonly used due to their strength, longevity, and low maintenance. The exterior metal stairs are stair systems made of steel and while normally long lasting, these stairs have suffered severe rust damage because of not being regularly painted. Given the humid climate and proximity to the coast these stairs should be painted regularly to minimize rust. Steel stairs require proper coatings or treatments to avoid rust in wet or coastal areas.

Maintenance procedures include Regular Inspections to check for rust, corrosion, loose bolts, or structural damage. Stairs should be cleaned regularly using mild soap and water to remove dirt, debris, or grease. Avoid abrasive materials that can scratch coatings.

Transfer Switch - Emergency Generator

Item Number	14
Type	Common Area
Category	5-Electrical Systems
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	$ 7,500.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Electrical Equipme		Good	07/01/2009	07/01/2034	9:06	25:00	1	7,500.00	10,399.07
								7,500.00	10,399.07

Comments

Emergency Generator and Transfer Switch - The Association is equipped with an emergency diesel-powered generator. Diesel generators and related equipment typically have a useful life of approximately 35 to 40 years. A reserve fund has been included to cover the future replacement of the generator and associated equipment.

Vent Covers - Metal, Replace

Item Number	23
Type	Common Area
Category	8 - Other Items in Excess of $10,000
Measurement Basis	Each
Estimated Useful Life	25 Years
Basis Cost	$ 650.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Garage		Good	07/01/2009	07/01/2034	9:06	25:00	30	19,500.00	27,037.59
								19,500.00	27,037.59

Comments

Metal Vent Covers - The metal vent covers are attached to the structures with fasteners penetrating through the waterproofing and into the structural concrete walls. These metal vents provide necessary ventilation of the garage. As these vents age, they offer the potential for moisture entry into the structural walls. Therefore, we believe these components must be properly maintained to prevent potential damage to the structure. Also, maintenance of these items is a significant life safety item because of their fall-protection aspect. Steel vents have a typical useful life of 30-years with routine maintenance. A reserve for replacement of the vents has been included. Replace as necessary - Cost includes installation.

Water Pressure Tank

Item Number	30
Type	Common Area
Category	4-Plumbing
Measurement Basis	Each
Estimated Useful Life	15 Years
Basis Cost	$ 1,800.00
Tracking	Logistical
Method	Adjusted

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Roof		Good	07/01/2009	07/01/2027	2:06	18:00	1	1,800.00	1,961.66
								1,800.00	1,961.66

Comments

A water pressure tank is to store water and regulate the pressure delivered to the building. It ensures a consistent supply and pressure of water.

Windows

Item Number	42
Type	Common Area
Category	7-Windows & Exterior Doors
Measurement Basis	Lot
Estimated Useful Life	40 Years
Basis Cost	$ 850.00
Tracking	Logistical
Method	Fixed

Location	Desc.	Condition	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
Building		Good	07/01/2009	07/01/2049	24:06	40:00	31	26,350.00	61,209.55
								26,350.00	61,209.55

Comments

Windows - Replacing windows in high-rise buildings is a complex operation that requires careful planning and safety precautions. Cranes or mobile elevated working platforms (MEWPs) are used to reach the windows and lift heavy glass panels into place. A professional high-rise glazier should be consulted to ensure the job is done safely. Safety checks should be conducted to verify that the equipment and connections are secure, and that the replacement glass is installed correctly. Heat-strengthened glass is a good choice for high-rise windows because it's strong enough to resist high winds while still being optically clear. Sliding windows are recommended for high-rise floors. Thermal break aluminum casement windows are not recommended for high-rise floors because they are not suitable for outer opening methods.

Expenditures Annual

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2025					
07/01/2025	Balcony Sealant	Balcony	07/01/2009	16:00	$ 34,539.02
07/01/2025	Foundation	Building		50:00	5,086.75
07/01/2025	Paint - Exterior Building	Building	07/01/2009	16:00	330,638.59
07/01/2025	Roof Repairs - Annual	Roof	07/01/2024	1:00	2,034.70
07/01/2025	Roof Repairs - One Time	Roof		15:00	10,173.49
					382,472.55
Year : 2026					
07/01/2026	Pump - Sump Pump	Garage	07/01/2009	17:00	$ 1,790.03
07/01/2026	Roof Repairs - Annual	Roof	07/01/2025	1:00	2,105.91
					3,895.94
Year : 2027					
07/01/2027	Gate Sensors and Operators	Garage	07/01/2019	8:00	$ 490.41
07/01/2027	Roof Repairs - Annual	Roof	07/01/2026	1:00	2,179.62
07/01/2027	Water Pressure Tank	Roof	07/01/2009	18:00	1,961.66
					4,631.69
Year : 2028					
07/01/2028	Roof Repairs - Annual	Roof	07/01/2027	1:00	$ 2,255.91
					2,255.91
Year : 2029					
07/01/2029	Door - Exterior Utility Metal 2.6	Roof	07/01/2009	20:00	$ 817.20
07/01/2029	Door - Exterior Utility Metal Vented 3.0	Electrical Equi	07/01/2009	20:00	1,225.80
07/01/2029	Door - Exterior Utility Metal Vented 3.0	Generator Roo	07/01/2009	20:00	817.20
07/01/2029	Fire Sensor	Fire Equipmen	07/01/2009	20:00	2,918.58
07/01/2029	Roof Inspection	Roof	07/01/2019	10:00	2,626.72
07/01/2029	Roof Repairs - Annual	Roof	07/01/2028	1:00	2,334.86
07/01/2029	Sealant - Garage Floor	Garage	07/01/2019	10:00	46,697.28
07/01/2029	Stairs - Interior Concrete	Stairwell	07/01/2009	20:00	5,837.16
					63,274.80
Year : 2030					
07/01/2030	Roof Repairs - Annual	Roof	07/01/2029	1:00	$ 2,416.58
					2,416.58

Expenditures Annual

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2031					
07/01/2031	Roof Repairs - Annual	Roof	07/01/2030	1:00	$ 2,501.16
					2,501.16
Year : 2032					
07/01/2032	Balcony Sealant	Balcony	07/01/2025	7:00	$ 43,943.27
07/01/2032	Roof Repairs - Annual	Roof	07/01/2031	1:00	2,588.71
					46,531.98
Year : 2033					
07/01/2033	Roof Repairs - Annual	Roof	07/01/2032	1:00	$ 2,679.31
					2,679.31
Year : 2034					
07/01/2034	Backflow Valves - Domestic Water	Grounds	07/01/2009	25:00	$ 17,331.79
07/01/2034	Backflow Valves - Fire Water System	Grounds	07/01/2009	25:00	17,331.79
07/01/2034	Paint - Vent Covers - Metal	Garage	07/01/2009	25:00	4,159.63
07/01/2034	Pump - Fire System Accessory 15 HP	Fire Equipmen	07/01/2009	25:00	2,495.78
07/01/2034	Pump - Fire System Circulation 5 HP	Fire Equipmen	07/01/2009	25:00	2,495.78
07/01/2034	Pump - Fire System Primary 75 HP	Fire Equipmen	07/01/2009	25:00	17,331.79
07/01/2034	Roof - Flashing	Roof	07/01/2009	25:00	1,663.85
07/01/2034	Roof - Tile - Concrete	Roof	07/01/2009	25:00	92,482.41
07/01/2034	Roof Repairs - Annual	Roof	07/01/2033	1:00	2,773.09
07/01/2034	Transfer Switch - Emergency Generator	Electrical Equi	07/01/2009	25:00	10,399.07
07/01/2034	Vent Covers - Metal, Replace	Garage	07/01/2009	25:00	27,037.59
					195,502.57
Year : 2035					
07/01/2035	Gate Sensors and Operators	Garage	07/01/2027	8:00	$ 645.78
07/01/2035	Roof Repairs - Annual	Roof	07/01/2034	1:00	2,870.14
					3,515.92
Year : 2036					
07/01/2036	Roof Repairs - Annual	Roof	07/01/2035	1:00	$ 2,970.60
					2,970.60
Year : 2037					
07/01/2037	Roof Repairs - Annual	Roof	07/01/2036	1:00	$ 3,074.57
					3,074.57

Expenditures Annual

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2038					
07/01/2038	Roof Repairs - Annual	Roof	07/01/2037	1:00	$ 3,182.18
					3,182.18
Year : 2039					
07/01/2039	Balcony Sealant	Balcony	07/01/2032	7:00	$ 55,908.12
07/01/2039	Door - Exterior Metal / Glass	Garage/Lobby	07/01/2009	30:00	4,116.95
07/01/2039	Door - Exterior Sliding Glass	Building	07/01/2009	30:00	455,334.13
07/01/2039	Gate - Metal Pedestrian, Garage	Garage	07/01/2009	30:00	741.05
07/01/2039	Gate - Vehicle Metal Roll Up	Garage	07/01/2009	30:00	41,169.45
07/01/2039	Railings - Replace	Balcony	07/01/2009	30:00	167,724.35
07/01/2039	Railings - Replace	Garage	07/01/2009	30:00	13,832.94
07/01/2039	Roof Inspection	Roof	07/01/2029	10:00	3,705.25
07/01/2039	Roof Repairs - Annual	Roof	07/01/2038	1:00	3,293.56
07/01/2039	Scuppers & Drains	Roof	07/01/2009	30:00	4,116.95
07/01/2039	Sealant - Garage Floor	Garage	07/01/2029	10:00	65,871.12
					815,813.87
Year : 2040					
07/01/2040	Paint - Exterior Building	Building	07/01/2025	15:00	$ 553,934.97
07/01/2040	Roof Repairs - Annual	Roof	07/01/2039	1:00	3,408.83
					557,343.80
Year : 2041					
07/01/2041	Pump - Sump Pump	Garage	07/01/2026	15:00	$ 2,998.92
07/01/2041	Roof Repairs - Annual	Roof	07/01/2040	1:00	3,528.14
					6,527.06
Year : 2042					
07/01/2042	Roof Repairs - Annual	Roof	07/01/2041	1:00	$ 3,651.62
07/01/2042	Water Pressure Tank	Roof	07/01/2027	15:00	3,286.46
					6,938.08
Year : 2043					
07/01/2043	Gate Sensors and Operators	Garage	07/01/2035	8:00	$ 850.37
07/01/2043	Roof Repairs - Annual	Roof	07/01/2042	1:00	3,779.43
					4,629.80

Expenditures Annual

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2044					
07/01/2044	Fire Sprinkler System	Fire Equipmen	07/01/2009	35:00	$ 58,675.67
07/01/2044	Roof Repairs - Annual	Roof	07/01/2043	1:00	3,911.71
07/01/2044	Stairs - Metal Exterior	Roof	07/01/2009	35:00	12,713.06
					75,300.44
Year : 2045					
07/01/2045	Roof Repairs - Annual	Roof	07/01/2044	1:00	$ 4,048.62
					4,048.62
Year : 2046					
07/01/2046	Balcony Sealant	Balcony	07/01/2039	7:00	$ 71,130.74
07/01/2046	Roof Repairs - Annual	Roof	07/01/2045	1:00	4,190.32
					75,321.06
Year : 2047					
07/01/2047	Roof Repairs - Annual	Roof	07/01/2046	1:00	$ 4,336.98
					4,336.98
Year : 2048					
07/01/2048	Roof Repairs - Annual	Roof	07/01/2047	1:00	$ 4,488.78
					4,488.78
Year : 2049					
07/01/2049	Door - Exterior Utility Metal 2.6	Roof	07/01/2029	20:00	$ 1,626.06
07/01/2049	Door - Exterior Utility Metal Vented 3.0	Electrical Equi	07/01/2029	20:00	2,439.09
07/01/2049	Door - Exterior Utility Metal Vented 3.0	Generator Roo	07/01/2029	20:00	1,626.06
07/01/2049	Fire Panel & Electronics	Fire Equipmen	07/01/2009	40:00	48,781.80
07/01/2049	Fire Risers	Fire Equipmen	07/01/2009	40:00	34,844.15
07/01/2049	Fire Sensor	Fire Equipmen	07/01/2029	20:00	5,807.36
07/01/2049	Generator - Emergency	Electrical Equi	07/01/2009	40:00	81,303.01
07/01/2049	Roof - Concrete Flat Tile	Roof	07/01/2009	40:00	13,473.07
07/01/2049	Roof - Concrete Poured	Roof	07/01/2009	40:00	91,886.34
07/01/2049	Roof Inspection	Roof	07/01/2039	10:00	5,226.62
07/01/2049	Roof Repairs - Annual	Roof	07/01/2048	1:00	4,645.89
07/01/2049	Sealant - Garage Floor	Garage	07/01/2039	10:00	92,917.72
07/01/2049	Stairs - Interior Concrete	Stairwell	07/01/2029	20:00	11,614.72
07/01/2049	Windows	Building	07/01/2009	40:00	61,209.55
					457,401.44

Expenditures Annual

Date	Component	Location	Service Date	Estimated Life	Expenditure
Year : 2050					
07/01/2050	Roof Repairs - Annual	Roof	07/01/2049	1:00	$ 4,808.49
					4,808.49
Year : 2051					
07/01/2051	Gate Sensors and Operators	Garage	07/01/2043	8:00	$ 1,119.78
07/01/2051	Roof Repairs - Annual	Roof	07/01/2050	1:00	4,976.79
					6,096.57
Year : 2052					
07/01/2052	Roof Repairs - Annual	Roof	07/01/2051	1:00	$ 5,150.98
					5,150.98
Year : 2053					
07/01/2053	Balcony Sealant	Balcony	07/01/2046	7:00	$ 90,498.16
07/01/2053	Roof Repairs - Annual	Roof	07/01/2052	1:00	5,331.26
					95,829.42
Year : 2054					
07/01/2054	Plumbing - In Wall Utilities	Building	07/01/2009	45:00	$ 689,731.92
07/01/2054	Roof Repairs - Annual	Roof	07/01/2053	1:00	5,517.86
					695,249.78