

SOCOTEC

Creciente Condominium Association, Inc.

Structural Integrity Reserve Study

For Period Beginning July 1st, 2025.

7146, 7148, & 7150 Estero Blvd., Fort Myers Beach, FL, 33931

SOCOTEC Consulting, Inc

December 13, 2024



Attention: **Creciente Condominium Association, Inc.**
Property: 7146, 7148, & 7150 Estero Blvd., Fort Myers Beach, Florida
Service: Structural Integrity Reserve Study
SOCOTEC Project Number VS240184

SOCOTEC Consulting, Inc. is pleased to present this Structural Integrity Reserve Study (SIRS) completed for the subject buildings located at 7146, 7148, & 7150 Estero Blvd. Our services were completed in general accordance with our proposal dated February 6, 2024. This study is presented to help you comply with the requirements of the recently amended Florida Statute 718. The amendment to Statute 718 requires all condominium buildings (constructed on or before July 1, 2022) and that are three-story or greater in height to have a Structural Integrity Reserve Study completed by December 31, 2024.

This SIRS identifies the common areas that were visually inspected by a licensed engineer and presents the typical useful life, estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of the common area components. It also provides a recommend annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense for each common area component by the end of the estimated remaining useful life of each component.

SOCOTEC Consulting, Inc. has endeavored to conduct the services identified herein in a manner consistent with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality and under similar conditions as this project. No other representation, express or implied, is included or intended in this document. We used routine and repeatable visual and engineering methodologies to evaluate the structural condition of the subject building to form our professional engineering opinions.

Our opinions of the replacement or deferred maintenance costs for each line item are based on our experience with similar projects, known construction industry averages, historical cost data, or simple verbal pricing obtained from suppliers of different components. Opinions of cost information are inclusive of labor, material, appropriate overhead, general conditions, and profit. Many of the listed costs were provided by the Association from recent repairs/replacement of these items. The costs presented are opinions, actual costs may vary significantly based on the cost of materials, the labor market, and geographical demands for construction services at the time of actual contracting of the work. This report is classified as a Structural Integrity Reserve Study as outlined in State of Florida Statute 718.112.

This report contains our opinion of the conditions observed at the time our site inspection. The actual useful life of the components may or may not be as long as estimated due to a variety of controllable and uncontrollable factors, such as weather, maintenance schedule, physical abuse, or abnormal wear. If such case occurs, SOCOTEC Consulting, Inc. should be contacted to provide additional review and revise this study, if appropriate.

This SIRS is intended to provide guidance for the Association to plan their set aside reserves for the listed components. This report should not be used for performing an audit, forensic analyses, or background checks of historical records.

A professional engineer from SOCOTEC Consulting, Inc. completed on-site inspections of the subject property throughout the concrete restoration project. SOCOTEC Consulting, Inc. evaluated the in-place condition of common area components as identified herein. Information provided by an official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by SOCOTEC Consulting, Inc. for this study and is assumed to be complete and correct.

If you have any questions or would like to direct any follow-up service, please don't hesitate to contact us.

Respectfully submitted,

SOCOTEC Consulting, Inc.

Casey Ward, P.E.

Principal Engineer

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Project Information

Creciente Condominium Association, Inc. is located along the west side of Estero Blvd. in Fort Myers Beach, Lee County, Florida. In general, the SIRS is for three 9-story multi-family structures with a total of 172 residential units. The following building components were evaluated:

- Roofs
- Structure (Load bearing walls/primary structural systems)
- Fireproofing and Fire Protection Systems
- Plumbing
- Electrical systems
- Waterproofing and Exterior painting
- Windows and exterior doors
- Other Building component >\$10,000 that negatively affect the above elements

The infrastructure and building were originally developed circa 1972. We were provided limited architectural and structural plans of the building prepared by W. R. Frizzell Architects, Inc. dated circa 1971. Based on the provided plans, we believe the structure is supported on a shallow foundation system with cast-in-place reinforced concrete columns/beams, reinforced concrete decks, and infill masonry block exterior walls. The buildings' exterior consists of painted Portland cement stucco covered masonry block walls.

A licensed professional engineer completed physical site observations of the subject property throughout the concrete restoration project. Our services did not include uncovering building materials or performing invasive testing for the purposes of verifying in-place or constructed work. Limited photographs collected during the time of our site visit are represented in the Component Details of this report.

Disclosures

Cost Evaluation

The cost estimates identified are based upon approximate quantities, costs and published information, and they include labor, material, design fees, and appropriate overhead, general conditions and profit. The estimated costs to repair, replace or upgrade the improvements are considered typical for the current marketplace. No contractors have been contacted for actual bids or price quotes, and the actual cost of repairs may vary from our estimates.

These opinions of probable costs are for components or systems exhibiting material deferred maintenance, and for existing physical deficiencies requiring major repairs or replacement.

Funding Analysis

The **Cash Flow (Pooled) Funding Analysis** method consists of calculating reserve contributions where the contributions are designed to offset the variable annual expenditures from the SIRS reserve fund. Interest income is considered attributable to reserve accounts over the period of the analysis. The beginning balances are pooled together, and a yearly contribution rate is calculated to arrive at a positive cash flow and SIRS reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

The Cash Flow Analysis method was approved for calculating reserve funding by a 2002 amendment to the Florida Administrative Code. The fund requirement estimated by the Cash Flow Analysis method can now be provided to the membership, on an annual basis as a fully funded figure. The analysis is to be completed as a portion of the Association's annual budget, include the total estimated useful lives, estimated remaining useful lives, and estimated replacement cost/deferred maintenance expenses of all assets in the reserve budget, and the estimated fund balance of the pooled reserve account as of the beginning of the period for which the budget will be in effect.

Executive Summary

A "Structural Integrity Reserve Study" means a study of the reserve funds required for future major repairs and replacement of the common areas based on a visual inspection of the condominium property. A Structural Integrity Reserve Study may be performed by any person qualified to perform such study. However, the visual inspection portion of the Structural Integrity Reserve Study must be performed or verified by an engineer licensed under Chapter 471, an architect licensed under Chapter 481, or a person certified as a reserve specialist or professional reserve analyst by the Community Association Institute or the Association of Professional Reserve Analysts. §718.112, Fla. Stat. It is designed to ensure that condominium associations are reserving funds for crucial structural elements in their buildings for repairs/deferred maintenance.

SIRS Elements - Total Current Replacement Cost (2025)

\$5,714,600

Total SIRS Expenditures Per Year, Over the Next 10-Years (From 2025 to 2034)

REGULATORY	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
SIRS		\$137,700	\$140,454	\$143,262	\$146,127	\$186,591	\$152,034	\$155,073	\$158,175	\$161,337
	\$0	\$137,700	\$140,454	\$143,262	\$146,127	\$186,591	\$152,034	\$155,073	\$158,175	\$161,337

Total SIRS Expenditures Per Year, From 2035 to 2044

REGULATORY	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
SIRS	\$581,705	\$167,856	\$919,474	\$174,636	\$178,131	\$935,378	\$185,328	\$236,638	\$192,813	\$2,840,780
	\$581,705	\$167,856	\$919,474	\$174,636	\$178,131	\$935,378	\$185,328	\$236,638	\$192,813	\$2,840,780

Total SIRS Expenditures Per Year, From 2045 to 2049

REGULATORY	2045	2046	2047	2048	2049
SIRS	\$1,013,711	\$204,615	\$208,707	\$212,880	\$1,487,802
	\$1,013,711	\$204,615	\$208,707	\$212,880	\$1,487,802

SIRS Individual Elements Identified

REGULATORY ASSET N°	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
SIRS								
1	Building 7146 - Flat TPO Roofing System	01/01/2044	20y	20y	19y	\$740,000.00	1 LS	\$740,000
2	Building 7146 - Structural Restoration Budget - Includes Concrete Restoration	01/01/2037	12y	12y	12y	\$60,000.00	1 LS	\$60,000
3	Building 7146 - Annual Concrete Repair Budget	01/01/2026	1y	1y	1y	\$10,000.00	1 LS	\$10,000
4	Building 7146 - FACP & A/V Fire Alarm System	01/01/2050	25y	25y	25y	\$240,000.00	1 LS	\$240,000
5	Building 7146 - Electric Fire Pump & Controller	01/01/2065	40y	40y	40y	\$160,000.00	1 LS	\$160,000
6	Building 7146 - Domestic Water Pumps & Controls	01/01/2050	25y	25y	25y	\$25,000.00	1 LS	\$25,000
7	Building 7146 - Domestic Water Pressure Tank	01/01/2040	15y	15y	15y	\$5,000.00	1 LS	\$5,000
8	Building 7146 - Plumbing Repair Budget	01/01/2026	1y	1y	1y	\$35,000.00	1 LS	\$35,000
9	Building 7146 - Emergency Generator, Propane Tank, & Transfer Switch	01/01/2065	40y	40y	40y	\$110,000.00	1 LS	\$110,000
10	Building 7146 - Electrical Maintenance	01/01/2040	15y	15y	15y	\$25,000.00	1 LS	\$25,000
11	Building 7146 - Exterior Building Paint & Seal	01/01/2037	12y	12y	12y	\$150,000.00	1 LS	\$150,000
12	Building 7146 - Balcony Waterproofing	01/01/2040	15y	15y	15y	\$160,000.00	1 LS	\$160,000
13	Building 7146 - Exterior Building Impact Windows	01/01/2064	40y	40y	39y	\$100,000.00	1 LS	\$100,000
14	Building 7146 - Exterior Building Lobby Automatic Sliding Glass Doors	01/01/2049	25y	25y	24y	\$100,000.00	1 LS	\$100,000
15	Building 7146 - Exterior Metal Doors	01/01/2045	20y	20y	20y	\$120,000.00	1 LS	\$120,000
16	Building 7148 - Flat TPO Roofing System	01/01/2044	20y	20y	19y	\$335,000.00	1 LS	\$335,000
17	Building 7148 - Structural Restoration Budget - Includes Concrete Restoration	01/01/2037	12y	12y	12y	\$60,000.00	1 LS	\$60,000
18	Building 7148 - Annual Concrete Repair Budget	01/01/2026	1y	1y	1y	\$10,000.00	1 LS	\$10,000
19	Building 7148 - FACP & A/V Fire Alarm System	01/01/2050	25y	25y	25y	\$90,000.00	1 LS	\$90,000
20	Building 7148 - Electric Fire Pump & Controller	01/01/2065	40y	40y	40y	\$145,000.00	1 LS	\$145,000
21	Building 7148 - Domestic Water Pumps & Controls	01/01/2050	25y	25y	25y	\$25,000.00	1 LS	\$25,000
22	Building 7148 - Domestic Water Pressure Tank	01/01/2040	15y	15y	15y	\$5,000.00	1 LS	\$5,000
23	Building 7148 - Plumbing Repair Budget	01/01/2026	1y	1y	1y	\$35,000.00	1 LS	\$35,000
24	Building 7148 - Emergency Generator, Propane Tank, & Transfer Switch	01/01/2065	40y	40y	40y	\$145,000.00	1 LS	\$145,000
25	Building 7148 - Electrical Maintenance	01/01/2040	15y	15y	15y	\$25,000.00	1 LS	\$25,000
26	Building 7148 - Exterior Building Paint & Seal	01/01/2037	12y	12y	12y	\$115,000.00	1 LS	\$115,000
27	Building 7148 - Paint - Interior of Garage	01/01/2030	12y	12y	5y	\$34,000.00	1 LS	\$34,000
28	Building 7148 - Plaza Deck Waterproofing	01/01/2035	10y	10y	10y	\$204,000.00	1 LS	\$204,000
29	Building 7148 - Planters Waterproofing (at Plaza Deck)	01/01/2040	15y	15y	15y	\$60,000.00	1 LS	\$60,000

REGULATORY ASSET Nº	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
30	Building 7148 - Plaza Deck Control Joints	01/01/2035	10y	10y	10y	\$38,200.00	1 LS	\$38,200
31	Building 7148 - Balcony Waterproofing	01/01/2040	15y	15y	15y	\$90,000.00	1 LS	\$90,000
32	Building 7148 - Exterior Building Lobby Automatic Sliding Glass Doors	01/01/2035	25y	25y	10y	\$100,000.00	1 LS	\$100,000
33	Building 7148 - Exterior Metal Doors	01/01/2045	20y	20y	20y	\$55,000.00	1 LS	\$55,000
34	Building 7150 - Flat TPO Roofing System	01/01/2044	20y	20y	19y	\$740,000.00	1 LS	\$740,000
35	Building 7150 - Structural Restoration Budget - Includes Concrete Restoration	01/01/2037	12y	12y	12y	\$60,000.00	1 LS	\$60,000
36	Building 7150 - Annual Concrete Repair Budget	01/01/2026	1y	1y	1y	\$10,000.00	1 LS	\$10,000
37	Building 7150 - FACP & A/V Fire Alarm System	01/01/2050	25y	25y	25y	\$250,000.00	1 LS	\$250,000
38	Building 7150 - Electric Fire Pump & Controller	01/01/2065	40y	40y	40y	\$160,000.00	1 LS	\$160,000
39	Building 7150 - Domestic Water Pumps & Controls	01/01/2050	25y	25y	25y	\$25,000.00	1 LS	\$25,000
40	Building 7150 - Domestic Water Pressure Tank	01/01/2040	15y	15y	15y	\$5,000.00	1 LS	\$5,000
41	Building 7150 - Plumbing Repair Budget	01/01/2026	1y	1y	1y	\$35,000.00	1 LS	\$35,000
42	Building 7150 - Emergency Generator, Propane Tank, & Transfer Switch	01/01/2065	40y	40y	40y	\$120,000.00	1 LS	\$120,000
43	Building 7150 - Electrical Maintenance	01/01/2040	15y	15y	15y	\$25,000.00	1 LS	\$25,000
44	Building 7150 - Exterior Building Paint & Seal	01/01/2037	12y	12y	12y	\$145,000.00	1 LS	\$145,000
45	Building 7150 - Balcony Waterproofing	01/01/2040	15y	15y	15y	\$160,000.00	1 LS	\$160,000
46	Building 7150 - Exterior Building Impact Windows	01/01/2064	40y	40y	39y	\$118,000.00	1 LS	\$118,000
47	Building 7150 - Exterior Building Lobby Automatic Sliding Glass Doors	01/01/2049	25y	25y	24y	\$100,000.00	1 LS	\$100,000
48	Building 7150 - Manager's Unit 105 - Exterior Impact Sliding Glass Doors	01/01/2060	35y	35y	35y	\$20,400.00	1 LS	\$20,400
49	Building 7150 - Exterior Metal Doors	01/01/2045	20y	20y	20y	\$130,000.00	1 LS	\$130,000
								\$5,714,600

SIRS Expenditures - Total Cost Per Year

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2025 (Year 1)						
2025 (Year 1) Total				\$0		
2026 (Year 2)						
3	Building 7146 - Annual Concrete Repair Budget	\$10,200.00	1 LS	\$10,200	1y	2027
8	Building 7146 - Plumbing Repair Budget	\$35,700.00	1 LS	\$35,700	1y	2027
18	Building 7148 - Annual Concrete Repair Budget	\$10,200.00	1 LS	\$10,200	1y	2027
23	Building 7148 - Plumbing Repair Budget	\$35,700.00	1 LS	\$35,700	1y	2027
36	Building 7150 - Annual Concrete Repair Budget	\$10,200.00	1 LS	\$10,200	1y	2027
41	Building 7150 - Plumbing Repair Budget	\$35,700.00	1 LS	\$35,700	1y	2027
2026 (Year 2) Total				\$137,700		
2027 (Year 3)						
3	Building 7146 - Annual Concrete Repair Budget	\$10,404.00	1 LS	\$10,404	1y	2028
8	Building 7146 - Plumbing Repair Budget	\$36,414.00	1 LS	\$36,414	1y	2028
18	Building 7148 - Annual Concrete Repair Budget	\$10,404.00	1 LS	\$10,404	1y	2028
23	Building 7148 - Plumbing Repair Budget	\$36,414.00	1 LS	\$36,414	1y	2028
36	Building 7150 - Annual Concrete Repair Budget	\$10,404.00	1 LS	\$10,404	1y	2028
41	Building 7150 - Plumbing Repair Budget	\$36,414.00	1 LS	\$36,414	1y	2028
2027 (Year 3) Total				\$140,454		
2028 (Year 4)						
3	Building 7146 - Annual Concrete Repair Budget	\$10,612.00	1 LS	\$10,612	1y	2029
8	Building 7146 - Plumbing Repair Budget	\$37,142.00	1 LS	\$37,142	1y	2029
18	Building 7148 - Annual Concrete Repair Budget	\$10,612.00	1 LS	\$10,612	1y	2029
23	Building 7148 - Plumbing Repair Budget	\$37,142.00	1 LS	\$37,142	1y	2029

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
36	Building 7150 - Annual Concrete Repair Budget	\$10,612.00	1 LS	\$10,612	1y	2029
41	Building 7150 - Plumbing Repair Budget	\$37,142.00	1 LS	\$37,142	1y	2029
2028 (Year 4) Total				\$143,262		
2029 (Year 5)						
3	Building 7146 - Annual Concrete Repair Budget	\$10,824.00	1 LS	\$10,824	1y	2030
8	Building 7146 - Plumbing Repair Budget	\$37,885.00	1 LS	\$37,885	1y	2030
18	Building 7148 - Annual Concrete Repair Budget	\$10,824.00	1 LS	\$10,824	1y	2030
23	Building 7148 - Plumbing Repair Budget	\$37,885.00	1 LS	\$37,885	1y	2030
36	Building 7150 - Annual Concrete Repair Budget	\$10,824.00	1 LS	\$10,824	1y	2030
41	Building 7150 - Plumbing Repair Budget	\$37,885.00	1 LS	\$37,885	1y	2030
2029 (Year 5) Total				\$146,127		
2030 (Year 6)						
3	Building 7146 - Annual Concrete Repair Budget	\$11,041.00	1 LS	\$11,041	1y	2031
8	Building 7146 - Plumbing Repair Budget	\$38,643.00	1 LS	\$38,643	1y	2031
18	Building 7148 - Annual Concrete Repair Budget	\$11,041.00	1 LS	\$11,041	1y	2031
27	Building 7148 - Paint - Interior of Garage	\$37,539.00	1 LS	\$37,539	12y	2042
23	Building 7148 - Plumbing Repair Budget	\$38,643.00	1 LS	\$38,643	1y	2031
36	Building 7150 - Annual Concrete Repair Budget	\$11,041.00	1 LS	\$11,041	1y	2031
41	Building 7150 - Plumbing Repair Budget	\$38,643.00	1 LS	\$38,643	1y	2031
2030 (Year 6) Total				\$186,591		
2031 (Year 7)						
3	Building 7146 - Annual Concrete Repair Budget	\$11,262.00	1 LS	\$11,262	1y	2032
8	Building 7146 - Plumbing Repair Budget	\$39,416.00	1 LS	\$39,416	1y	2032
18	Building 7148 - Annual Concrete Repair Budget	\$11,262.00	1 LS	\$11,262	1y	2032

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
23	Building 7148 - Plumbing Repair Budget	\$39,416.00	1 LS	\$39,416	1y	2032
36	Building 7150 - Annual Concrete Repair Budget	\$11,262.00	1 LS	\$11,262	1y	2032
41	Building 7150 - Plumbing Repair Budget	\$39,416.00	1 LS	\$39,416	1y	2032
2031 (Year 7) Total				\$152,034		
2032 (Year 8)						
3	Building 7146 - Annual Concrete Repair Budget	\$11,487.00	1 LS	\$11,487	1y	2033
8	Building 7146 - Plumbing Repair Budget	\$40,204.00	1 LS	\$40,204	1y	2033
18	Building 7148 - Annual Concrete Repair Budget	\$11,487.00	1 LS	\$11,487	1y	2033
23	Building 7148 - Plumbing Repair Budget	\$40,204.00	1 LS	\$40,204	1y	2033
36	Building 7150 - Annual Concrete Repair Budget	\$11,487.00	1 LS	\$11,487	1y	2033
41	Building 7150 - Plumbing Repair Budget	\$40,204.00	1 LS	\$40,204	1y	2033
2032 (Year 8) Total				\$155,073		
2033 (Year 9)						
3	Building 7146 - Annual Concrete Repair Budget	\$11,717.00	1 LS	\$11,717	1y	2034
8	Building 7146 - Plumbing Repair Budget	\$41,008.00	1 LS	\$41,008	1y	2034
18	Building 7148 - Annual Concrete Repair Budget	\$11,717.00	1 LS	\$11,717	1y	2034
23	Building 7148 - Plumbing Repair Budget	\$41,008.00	1 LS	\$41,008	1y	2034
36	Building 7150 - Annual Concrete Repair Budget	\$11,717.00	1 LS	\$11,717	1y	2034
41	Building 7150 - Plumbing Repair Budget	\$41,008.00	1 LS	\$41,008	1y	2034
2033 (Year 9) Total				\$158,175		
2034 (Year 10)						
3	Building 7146 - Annual Concrete Repair Budget	\$11,951.00	1 LS	\$11,951	1y	2035
8	Building 7146 - Plumbing Repair Budget	\$41,828.00	1 LS	\$41,828	1y	2035
18	Building 7148 - Annual Concrete Repair Budget	\$11,951.00	1 LS	\$11,951	1y	2035

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
23	Building 7148 - Plumbing Repair Budget	\$41,828.00	1 LS	\$41,828	1y	2035
36	Building 7150 - Annual Concrete Repair Budget	\$11,951.00	1 LS	\$11,951	1y	2035
41	Building 7150 - Plumbing Repair Budget	\$41,828.00	1 LS	\$41,828	1y	2035
2034 (Year 10) Total				\$161,337		
2035 (Year 11)						
3	Building 7146 - Annual Concrete Repair Budget	\$12,190.00	1 LS	\$12,190	1y	2036
8	Building 7146 - Plumbing Repair Budget	\$42,665.00	1 LS	\$42,665	1y	2036
18	Building 7148 - Annual Concrete Repair Budget	\$12,190.00	1 LS	\$12,190	1y	2036
32	Building 7148 - Exterior Building Lobby Automatic Sliding Glass Doors	\$121,899.00	1 LS	\$121,899	25y	N/A
30	Building 7148 - Plaza Deck Control Joints	\$46,566.00	1 LS	\$46,566	10y	2045
28	Building 7148 - Plaza Deck Waterproofing	\$248,675.00	1 LS	\$248,675	10y	2045
23	Building 7148 - Plumbing Repair Budget	\$42,665.00	1 LS	\$42,665	1y	2036
36	Building 7150 - Annual Concrete Repair Budget	\$12,190.00	1 LS	\$12,190	1y	2036
41	Building 7150 - Plumbing Repair Budget	\$42,665.00	1 LS	\$42,665	1y	2036
2035 (Year 11) Total				\$581,705		
2036 (Year 12)						
3	Building 7146 - Annual Concrete Repair Budget	\$12,434.00	1 LS	\$12,434	1y	2037
8	Building 7146 - Plumbing Repair Budget	\$43,518.00	1 LS	\$43,518	1y	2037
18	Building 7148 - Annual Concrete Repair Budget	\$12,434.00	1 LS	\$12,434	1y	2037
23	Building 7148 - Plumbing Repair Budget	\$43,518.00	1 LS	\$43,518	1y	2037
36	Building 7150 - Annual Concrete Repair Budget	\$12,434.00	1 LS	\$12,434	1y	2037
41	Building 7150 - Plumbing Repair Budget	\$43,518.00	1 LS	\$43,518	1y	2037
2036 (Year 12) Total				\$167,856		
2037 (Year 13)						

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
3	Building 7146 - Annual Concrete Repair Budget	\$12,682.00	1 LS	\$12,682	1y	2038
11	Building 7146 - Exterior Building Paint & Seal	\$190,236.00	1 LS	\$190,236	12y	2049
8	Building 7146 - Plumbing Repair Budget	\$44,388.00	1 LS	\$44,388	1y	2038
2	Building 7146 - Structural Restoration Budget - Includes Concrete Restoration	\$76,095.00	1 LS	\$76,095	12y	2049
18	Building 7148 - Annual Concrete Repair Budget	\$12,682.00	1 LS	\$12,682	1y	2038
26	Building 7148 - Exterior Building Paint & Seal	\$145,848.00	1 LS	\$145,848	12y	2049
23	Building 7148 - Plumbing Repair Budget	\$44,388.00	1 LS	\$44,388	1y	2038
17	Building 7148 - Structural Restoration Budget - Includes Concrete Restoration	\$76,095.00	1 LS	\$76,095	12y	2049
36	Building 7150 - Annual Concrete Repair Budget	\$12,682.00	1 LS	\$12,682	1y	2038
44	Building 7150 - Exterior Building Paint & Seal	\$183,895.00	1 LS	\$183,895	12y	2049
41	Building 7150 - Plumbing Repair Budget	\$44,388.00	1 LS	\$44,388	1y	2038
35	Building 7150 - Structural Restoration Budget - Includes Concrete Restoration	\$76,095.00	1 LS	\$76,095	12y	2049
2037 (Year 13) Total				\$919,474		
2038 (Year 14)						
3	Building 7146 - Annual Concrete Repair Budget	\$12,936.00	1 LS	\$12,936	1y	2039
8	Building 7146 - Plumbing Repair Budget	\$45,276.00	1 LS	\$45,276	1y	2039
18	Building 7148 - Annual Concrete Repair Budget	\$12,936.00	1 LS	\$12,936	1y	2039
23	Building 7148 - Plumbing Repair Budget	\$45,276.00	1 LS	\$45,276	1y	2039
36	Building 7150 - Annual Concrete Repair Budget	\$12,936.00	1 LS	\$12,936	1y	2039
41	Building 7150 - Plumbing Repair Budget	\$45,276.00	1 LS	\$45,276	1y	2039
2038 (Year 14) Total				\$174,636		
2039 (Year 15)						
3	Building 7146 - Annual Concrete Repair Budget	\$13,195.00	1 LS	\$13,195	1y	2040

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
8	Building 7146 - Plumbing Repair Budget	\$46,182.00	1 LS	\$46,182	1y	2040
18	Building 7148 - Annual Concrete Repair Budget	\$13,195.00	1 LS	\$13,195	1y	2040
23	Building 7148 - Plumbing Repair Budget	\$46,182.00	1 LS	\$46,182	1y	2040
36	Building 7150 - Annual Concrete Repair Budget	\$13,195.00	1 LS	\$13,195	1y	2040
41	Building 7150 - Plumbing Repair Budget	\$46,182.00	1 LS	\$46,182	1y	2040
2039 (Year 15) Total				\$178,131		
2040 (Year 16)						
3	Building 7146 - Annual Concrete Repair Budget	\$13,459.00	1 LS	\$13,459	1y	2041
12	Building 7146 - Balcony Waterproofing	\$215,339.00	1 LS	\$215,339	15y	N/A
7	Building 7146 - Domestic Water Pressure Tank	\$6,729.00	1 LS	\$6,729	15y	N/A
10	Building 7146 - Electrical Maintenance	\$33,647.00	1 LS	\$33,647	15y	N/A
8	Building 7146 - Plumbing Repair Budget	\$47,105.00	1 LS	\$47,105	1y	2041
18	Building 7148 - Annual Concrete Repair Budget	\$13,459.00	1 LS	\$13,459	1y	2041
31	Building 7148 - Balcony Waterproofing	\$121,128.00	1 LS	\$121,128	15y	N/A
22	Building 7148 - Domestic Water Pressure Tank	\$6,729.00	1 LS	\$6,729	15y	N/A
25	Building 7148 - Electrical Maintenance	\$33,647.00	1 LS	\$33,647	15y	N/A
29	Building 7148 - Planters Waterproofing (at Plaza Deck)	\$80,752.00	1 LS	\$80,752	15y	N/A
23	Building 7148 - Plumbing Repair Budget	\$47,105.00	1 LS	\$47,105	1y	2041
36	Building 7150 - Annual Concrete Repair Budget	\$13,459.00	1 LS	\$13,459	1y	2041
45	Building 7150 - Balcony Waterproofing	\$215,339.00	1 LS	\$215,339	15y	N/A
40	Building 7150 - Domestic Water Pressure Tank	\$6,729.00	1 LS	\$6,729	15y	N/A
43	Building 7150 - Electrical Maintenance	\$33,647.00	1 LS	\$33,647	15y	N/A
41	Building 7150 - Plumbing Repair Budget	\$47,105.00	1 LS	\$47,105	1y	2041

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2040 (Year 16) Total				\$935,378		
2041 (Year 17)						
3	Building 7146 - Annual Concrete Repair Budget	\$13,728.00	1 LS	\$13,728	1y	2042
8	Building 7146 - Plumbing Repair Budget	\$48,048.00	1 LS	\$48,048	1y	2042
18	Building 7148 - Annual Concrete Repair Budget	\$13,728.00	1 LS	\$13,728	1y	2042
23	Building 7148 - Plumbing Repair Budget	\$48,048.00	1 LS	\$48,048	1y	2042
36	Building 7150 - Annual Concrete Repair Budget	\$13,728.00	1 LS	\$13,728	1y	2042
41	Building 7150 - Plumbing Repair Budget	\$48,048.00	1 LS	\$48,048	1y	2042
2041 (Year 17) Total				\$185,328		
2042 (Year 18)						
3	Building 7146 - Annual Concrete Repair Budget	\$14,002.00	1 LS	\$14,002	1y	2043
8	Building 7146 - Plumbing Repair Budget	\$49,008.00	1 LS	\$49,008	1y	2043
18	Building 7148 - Annual Concrete Repair Budget	\$14,002.00	1 LS	\$14,002	1y	2043
27	Building 7148 - Paint - Interior of Garage	\$47,608.00	1 LS	\$47,608	12y	N/A
23	Building 7148 - Plumbing Repair Budget	\$49,008.00	1 LS	\$49,008	1y	2043
36	Building 7150 - Annual Concrete Repair Budget	\$14,002.00	1 LS	\$14,002	1y	2043
41	Building 7150 - Plumbing Repair Budget	\$49,008.00	1 LS	\$49,008	1y	2043
2042 (Year 18) Total				\$236,638		
2043 (Year 19)						
3	Building 7146 - Annual Concrete Repair Budget	\$14,282.00	1 LS	\$14,282	1y	2044
8	Building 7146 - Plumbing Repair Budget	\$49,989.00	1 LS	\$49,989	1y	2044
18	Building 7148 - Annual Concrete Repair Budget	\$14,282.00	1 LS	\$14,282	1y	2044
23	Building 7148 - Plumbing Repair Budget	\$49,989.00	1 LS	\$49,989	1y	2044
36	Building 7150 - Annual Concrete Repair Budget	\$14,282.00	1 LS	\$14,282	1y	2044

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
41	Building 7150 - Plumbing Repair Budget	\$49,989.00	1 LS	\$49,989	1y	2044
2043 (Year 19) Total				\$192,813		
2044 (Year 20)						
3	Building 7146 - Annual Concrete Repair Budget	\$14,568.00	1 LS	\$14,568	1y	2045
1	Building 7146 - Flat TPO Roofing System	\$1,078,040.00	1 LS	\$1,078,040	20y	N/A
8	Building 7146 - Plumbing Repair Budget	\$50,988.00	1 LS	\$50,988	1y	2045
18	Building 7148 - Annual Concrete Repair Budget	\$14,568.00	1 LS	\$14,568	1y	2045
16	Building 7148 - Flat TPO Roofing System	\$488,032.00	1 LS	\$488,032	20y	N/A
23	Building 7148 - Plumbing Repair Budget	\$50,988.00	1 LS	\$50,988	1y	2045
36	Building 7150 - Annual Concrete Repair Budget	\$14,568.00	1 LS	\$14,568	1y	2045
34	Building 7150 - Flat TPO Roofing System	\$1,078,040.00	1 LS	\$1,078,040	20y	N/A
41	Building 7150 - Plumbing Repair Budget	\$50,988.00	1 LS	\$50,988	1y	2045
2044 (Year 20) Total				\$2,840,780		
2045 (Year 21)						
3	Building 7146 - Annual Concrete Repair Budget	\$14,859.00	1 LS	\$14,859	1y	2046
15	Building 7146 - Exterior Metal Doors	\$178,314.00	1 LS	\$178,314	20y	N/A
8	Building 7146 - Plumbing Repair Budget	\$52,008.00	1 LS	\$52,008	1y	2046
18	Building 7148 - Annual Concrete Repair Budget	\$14,859.00	1 LS	\$14,859	1y	2046
33	Building 7148 - Exterior Metal Doors	\$81,727.00	1 LS	\$81,727	20y	N/A
30	Building 7148 - Plaza Deck Control Joints	\$56,763.00	1 LS	\$56,763	10y	N/A
28	Building 7148 - Plaza Deck Waterproofing	\$303,133.00	1 LS	\$303,133	10y	N/A
23	Building 7148 - Plumbing Repair Budget	\$52,008.00	1 LS	\$52,008	1y	2046
36	Building 7150 - Annual Concrete Repair Budget	\$14,859.00	1 LS	\$14,859	1y	2046
49	Building 7150 - Exterior Metal Doors	\$193,173.00	1 LS	\$193,173	20y	N/A
41	Building 7150 - Plumbing Repair Budget	\$52,008.00	1 LS	\$52,008	1y	2046

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2045 (Year 21) Total				\$1,013,711		
2046 (Year 22)						
3	Building 7146 - Annual Concrete Repair Budget	\$15,157.00	1 LS	\$15,157	1y	2047
8	Building 7146 - Plumbing Repair Budget	\$53,048.00	1 LS	\$53,048	1y	2047
18	Building 7148 - Annual Concrete Repair Budget	\$15,157.00	1 LS	\$15,157	1y	2047
23	Building 7148 - Plumbing Repair Budget	\$53,048.00	1 LS	\$53,048	1y	2047
36	Building 7150 - Annual Concrete Repair Budget	\$15,157.00	1 LS	\$15,157	1y	2047
41	Building 7150 - Plumbing Repair Budget	\$53,048.00	1 LS	\$53,048	1y	2047
2046 (Year 22) Total				\$204,615		
2047 (Year 23)						
3	Building 7146 - Annual Concrete Repair Budget	\$15,460.00	1 LS	\$15,460	1y	2048
8	Building 7146 - Plumbing Repair Budget	\$54,109.00	1 LS	\$54,109	1y	2048
18	Building 7148 - Annual Concrete Repair Budget	\$15,460.00	1 LS	\$15,460	1y	2048
23	Building 7148 - Plumbing Repair Budget	\$54,109.00	1 LS	\$54,109	1y	2048
36	Building 7150 - Annual Concrete Repair Budget	\$15,460.00	1 LS	\$15,460	1y	2048
41	Building 7150 - Plumbing Repair Budget	\$54,109.00	1 LS	\$54,109	1y	2048
2047 (Year 23) Total				\$208,707		
2048 (Year 24)						
3	Building 7146 - Annual Concrete Repair Budget	\$15,769.00	1 LS	\$15,769	1y	2049
8	Building 7146 - Plumbing Repair Budget	\$55,191.00	1 LS	\$55,191	1y	2049
18	Building 7148 - Annual Concrete Repair Budget	\$15,769.00	1 LS	\$15,769	1y	2049
23	Building 7148 - Plumbing Repair Budget	\$55,191.00	1 LS	\$55,191	1y	2049
36	Building 7150 - Annual Concrete Repair Budget	\$15,769.00	1 LS	\$15,769	1y	2049
41	Building 7150 - Plumbing Repair Budget	\$55,191.00	1 LS	\$55,191	1y	2049

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2048 (Year 24) Total				\$212,880		
2049 (Year 25)						
3	Building 7146 - Annual Concrete Repair Budget	\$16,084.00	1 LS	\$16,084	1y	N/A
14	Building 7146 - Exterior Building Lobby Automatic Sliding Glass Doors	\$160,844.00	1 LS	\$160,844	25y	N/A
11	Building 7146 - Exterior Building Paint & Seal	\$241,266.00	1 LS	\$241,266	12y	N/A
8	Building 7146 - Plumbing Repair Budget	\$56,295.00	1 LS	\$56,295	1y	N/A
2	Building 7146 - Structural Restoration Budget - Includes Concrete Restoration	\$96,506.00	1 LS	\$96,506	12y	N/A
18	Building 7148 - Annual Concrete Repair Budget	\$16,084.00	1 LS	\$16,084	1y	N/A
26	Building 7148 - Exterior Building Paint & Seal	\$184,970.00	1 LS	\$184,970	12y	N/A
23	Building 7148 - Plumbing Repair Budget	\$56,295.00	1 LS	\$56,295	1y	N/A
17	Building 7148 - Structural Restoration Budget - Includes Concrete Restoration	\$96,506.00	1 LS	\$96,506	12y	N/A
36	Building 7150 - Annual Concrete Repair Budget	\$16,084.00	1 LS	\$16,084	1y	N/A
47	Building 7150 - Exterior Building Lobby Automatic Sliding Glass Doors	\$160,844.00	1 LS	\$160,844	25y	N/A
44	Building 7150 - Exterior Building Paint & Seal	\$233,223.00	1 LS	\$233,223	12y	N/A
41	Building 7150 - Plumbing Repair Budget	\$56,295.00	1 LS	\$56,295	1y	N/A
35	Building 7150 - Structural Restoration Budget - Includes Concrete Restoration	\$96,506.00	1 LS	\$96,506	12y	N/A
2049 (Year 25) Total				\$1,487,802		

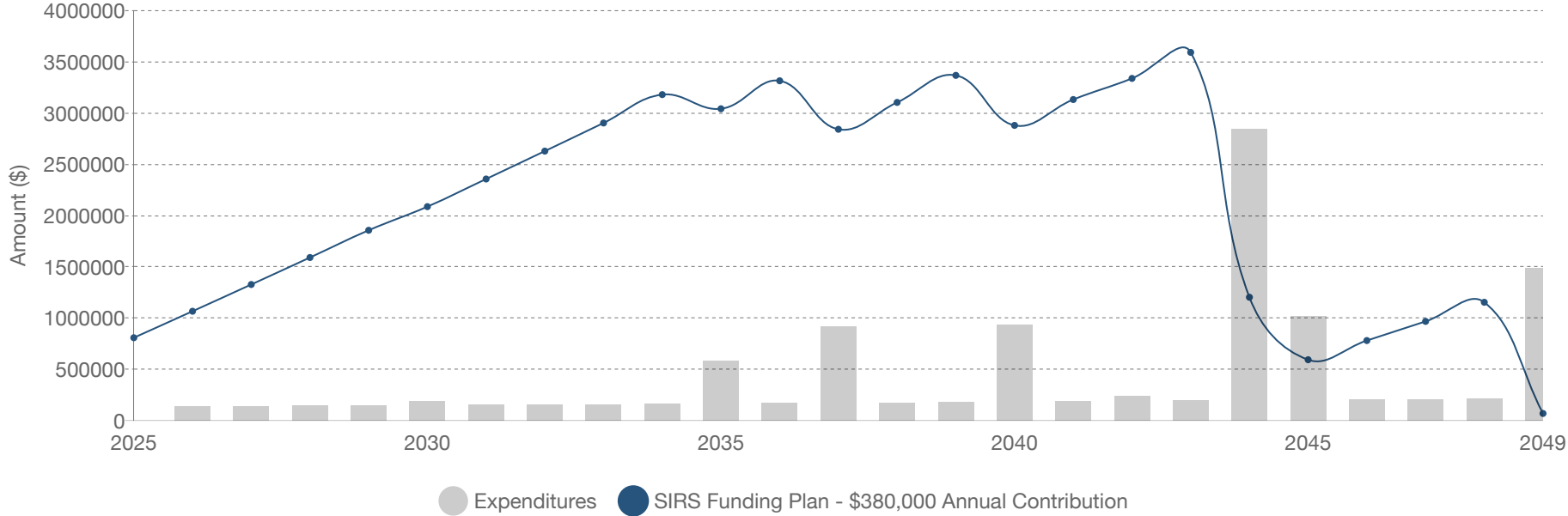
ANALYSIS

Total number of elements scheduled for SIRS funding	49
Provided SIRS Starting Balance for 2025	\$420,000
Recommended Annual SIRS Contribution (Starting in 2025)	\$380,000

Therefore, we recommend the Association utilize an annual Structural Integrity Reserve Assessment of \$380,000 in order to fully fund the required Structural Integrity Reserve Study components based on the Cash-Flow funding method. The annual contribution is planned to remain constant throughout the analysis, following the SIRS Funding Plan.

It should be noted that Socotec typically recommends 0% to 0.5% investment income on SIRS funds be estimated. Creciente Condominium Association, Inc. has provided an investment rate of 2% based on their past experience. Therefore, 2% investment has been used in this analysis

Expenditures Chart



Cash-Flow SIRS Funding Plan - \$380,000 Annual Contribution

Inflation: 2.00% | Investment: 2.00% | Calc: Inflation-Adjusted

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2025	\$420,000	\$380,000	N/A	\$8,400	\$0	\$0	\$0	\$808,400
2026	\$808,400	\$380,000	0.00%	\$16,168	\$0	\$0	\$137,700	\$1,066,868
2027	\$1,066,868	\$380,000	0.00%	\$21,337	\$0	\$0	\$140,454	\$1,327,751
2028	\$1,327,751	\$380,000	0.00%	\$26,555	\$0	\$0	\$143,262	\$1,591,044
2029	\$1,591,044	\$380,000	0.00%	\$31,821	\$0	\$0	\$146,127	\$1,856,738
2030	\$1,856,738	\$380,000	0.00%	\$37,135	\$0	\$0	\$186,591	\$2,087,282
2031	\$2,087,282	\$380,000	0.00%	\$41,746	\$0	\$0	\$152,034	\$2,356,994
2032	\$2,356,994	\$380,000	0.00%	\$47,140	\$0	\$0	\$155,073	\$2,629,061
2033	\$2,629,061	\$380,000	0.00%	\$52,581	\$0	\$0	\$158,175	\$2,903,467
2034	\$2,903,467	\$380,000	0.00%	\$58,069	\$0	\$0	\$161,337	\$3,180,199
2035	\$3,180,199	\$380,000	0.00%	\$63,604	\$0	\$0	\$581,705	\$3,042,098
2036	\$3,042,098	\$380,000	0.00%	\$60,842	\$0	\$0	\$167,856	\$3,315,084
2037	\$3,315,084	\$380,000	0.00%	\$66,302	\$0	\$0	\$919,474	\$2,841,912
2038	\$2,841,912	\$380,000	0.00%	\$56,838	\$0	\$0	\$174,636	\$3,104,114
2039	\$3,104,114	\$380,000	0.00%	\$62,082	\$0	\$0	\$178,131	\$3,368,065
2040	\$3,368,065	\$380,000	0.00%	\$67,361	\$0	\$0	\$935,378	\$2,880,049
2041	\$2,880,049	\$380,000	0.00%	\$57,601	\$0	\$0	\$185,328	\$3,132,322
2042	\$3,132,322	\$380,000	0.00%	\$62,646	\$0	\$0	\$236,638	\$3,338,330
2043	\$3,338,330	\$380,000	0.00%	\$66,767	\$0	\$0	\$192,813	\$3,592,284
2044	\$3,592,284	\$380,000	0.00%	\$71,846	\$0	\$0	\$2,840,780	\$1,203,349

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2045	\$1,203,349	\$380,000	0.00%	\$24,067	\$0	\$0	\$1,013,711	\$593,705
2046	\$593,705	\$380,000	0.00%	\$11,874	\$0	\$0	\$204,615	\$780,964
2047	\$780,964	\$380,000	0.00%	\$15,619	\$0	\$0	\$208,707	\$967,877
2048	\$967,877	\$380,000	0.00%	\$19,358	\$0	\$0	\$212,880	\$1,154,354
2049	\$1,154,354	\$380,000	0.00%	\$23,087	\$0	\$0	\$1,487,802	\$69,639

Component List - Full Detail

1 - Building 7146 - Flat TPO Roofing System

Basic Info

Type of Cost:	Replacement
Category:	Roof
Location:	Roof
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The subject building's roofing system consists of a Ultraply 60MIL Thermoplastic Polyolefin (TPO) Roofing System. Thermoplastic Polyolefin roofing systems typically have a useful life of 20 years under normal operating conditions with routine yearly maintenance. We understand that the Association had the subject building's roofing system replaced in 2023 by Crowther Roofing. At the time of our site visit, the roof system was observed to be in excellent condition. We have included a reserve item for replacement of the TPO roofing system for the subject building.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	19y
Next Activity Date:	01/01/2044

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$740,000.00
Total Quantity:	1 LS
Total Current Cost:	\$740,000
Inflation Rate:	2.00%
Total Expenditures:	\$1,078,040

2 - Building 7146 - Structural Restoration Budget - Includes Concrete Restoration

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Structure
Location:	Entire Building
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The load bearing structural members include cast-in-place concrete elements with reinforced concrete, structural decks supported by concrete shear walls, and columns. Exterior walls consist of stucco covered concrete masonry unit (CMU) block in-fill. This type of primary structural members typically has a useful life of 100 or more years when properly maintained/repared. However, during the life of this type of structure it is common for periodic maintenance to be required to correct localized deterioration. We have included a reserve item for completing required periodic maintenance to the cast-in-place concrete structural elements. The cost for this line item considers the extensive structural restoration project completed circa 2024-2025.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	12y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2037

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$60,000.00
Total Quantity:	1 LS
Total Current Cost:	\$60,000
Inflation Rate:	2.00%
Total Expenditures:	\$172,601

3 - Building 7146 - Annual Concrete Repair Budget

Basic Info

Type of Cost: Repairs & Maintenance
Category: Structure
Location: Entire Building
Regulatory: SIRS
Condition: Excellent

Comments/Notes

An annual concrete repair budget has been added to each building per Association request.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 1y
Remaining Useful Life: 1y
Next Activity Date: 01/01/2026

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$10,000.00
Total Quantity: 1 LS
Total Current Cost: \$10,000
Inflation Rate: 2.00%
Total Expenditures: \$310,303

4 - Building 7146 - FACP & A/V Fire Alarm System

Basic Info

Type of Cost: Replacement
Category: Fireproofing & Fire Protection Systems
Location: Elevator Lobby & Entire Building
Regulatory: SIRS
Condition: Excellent

Comments/Notes

The main fire alarm control panel (FACP) for the condominium is located in the elevator lobby. Numerous audio and visual alarms, fire extinguishers, and fire alarm pull switches are located throughout the building. Typically, these control systems have a useful life of 25 to 30 years before requiring an updated system. We understand the fire alarm control panel was installed circa 2024. When replacing a fire control panel, typically an update to other various control boxes and visual/audio alarms are required (but not all).

Useful Life

Last Activity Date: N/A
Est. Useful Life: 25y
Remaining Useful Life: 25y
Next Activity Date: 01/01/2050

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$240,000.00
Total Quantity: 1 LS
Total Current Cost: \$240,000
Inflation Rate: 2.00%
Total Expenditures: \$0

5 - Building 7146 - Electric Fire Pump & Controller

Basic Info

Type of Cost: Replacement
Category: Fireproofing & Fire Protection Systems
Location: Pump Room at First Floor
Regulatory: SIRS
Condition: Excellent

Comments/Notes

The fire pump and controls are located on the Ground Floor level of the building in the pump room. We understand the subject building has a 1.5hp jockey pump, which was installed circa 2024. These types of systems generally have a useful life of 40 years under routine maintenance. We have included a reserve for replacement/repairs to the system as needed.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 40y
Remaining Useful Life: 40y
Next Activity Date: 01/01/2065

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$160,000.00
Total Quantity: 1 LS
Total Current Cost: \$160,000
Inflation Rate: 2.00%
Total Expenditures: \$0

6 - Building 7146 - Domestic Water Pumps & Controls

Basic Info

Type of Cost:	Replacement
Category:	Plumbing
Location:	Pump Room at First Floor
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The domestic water pump and control system for the building are located in the pump room on the first floor. This reserve budget includes the replacement of the control panel and repairs or replacement to the motors/pumps as needed. Our experience indicates a useful life of 25 years. Installation circa 2024.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	25y
Next Activity Date:	01/01/2050

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$25,000.00
Total Quantity:	1 LS
Total Current Cost:	\$25,000
Inflation Rate:	2.00%
Total Expenditures:	\$0

7 - Building 7146 - Domestic Water Pressure Tank

Basic Info

Type of Cost:	Replacement
Category:	Plumbing
Location:	Roof
Regulatory:	SIRS
Condition:	N/A

Comments/Notes

One bladder tank for domestic water pressure is located at the roof of each building. The cost and estimated useful life for this item were provided by the Association.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	15y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$5,000.00
Total Quantity:	1 LS
Total Current Cost:	\$5,000
Inflation Rate:	2.00%
Total Expenditures:	\$6,729

8 - Building 7146 - Plumbing Repair Budget

Basic Info

Type of Cost: Repairs & Maintenance
Category: Plumbing
Location: Entire Building
Regulatory: SIRS
Condition: Fair to Poor

Comments/Notes

A reserve has been included for periodic plumbing repair as needed.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 1y
Remaining Useful Life: 1y
Next Activity Date: 01/01/2026

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$35,000.00
Total Quantity: 1 LS
Total Current Cost: \$35,000
Inflation Rate: 2.00%
Total Expenditures: \$1,086,058

9 - Building 7146 - Emergency Generator, Propane Tank, & Transfer Switch

Basic Info

Type of Cost: Replacement
 Category: Electrical Systems
 Location: Generator Room at North Side of Building & Buried Tank
 Regulatory: SIRS
 Condition: Excellent

Comments/Notes

The building's emergency generator is located in the generator room at the North side of the building. It is a 2000kw propane powered generator with a buried tank. Typically, propane generators and related equipment have a useful life of approximately 35 to 40 years. A reserve has been included for replacement of the generator and related equipment. Installation circa 2024.

Useful Life

Last Activity Date: N/A
 Est. Useful Life: 40y
 Remaining Useful Life: 40y
 Next Activity Date: 01/01/2065

Financial Data

Estimate Date: 01/01/2025
 Estimate Source: Management
 Cost Per LS: \$110,000.00
 Total Quantity: 1 LS
 Total Current Cost: \$110,000
 Inflation Rate: 2.00%
 Total Expenditures: \$0

10 - Building 7146 - Electrical Maintenance

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Electrical Systems
Location:	Meter Room
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The main disconnects and breakers are located on the ground floor of the building within the Meter Room. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations as required to accommodate the renovation. Therefore, a reserve has been included for partial periodic replacement/upgrades of major electrical system components such as service panels and breakers.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	15y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$25,000.00
Total Quantity:	1 LS
Total Current Cost:	\$25,000
Inflation Rate:	2.00%
Total Expenditures:	\$33,647

11 - Building 7146 - Exterior Building Paint & Seal

Basic Info

Type of Cost: Replacement
Category: Waterproofing and Exterior Painting
Location: Entire Building
Regulatory: SIRS
Condition: Excellent

Comments/Notes

The building was last recoated circa 2025 by Extreme Painting & Contracting, Inc. The warranty on the paint and seal is for 12 years. A reserve has been included for periodic recoating of the buildings' exterior. Pricing based off the 2024 contract with Extreme Painting & Contracting, Inc.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 12y
Remaining Useful Life: 12y
Next Activity Date: 01/01/2037

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$150,000.00
Total Quantity: 1 LS
Total Current Cost: \$150,000
Inflation Rate: 2.00%
Total Expenditures: \$431,502

12 - Building 7146 - Balcony Waterproofing

Basic Info

Type of Cost:	Replacement
Category:	Waterproofing and Exterior Painting
Location:	Elevated Unit Lanais
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

A reserve item has been included for periodic waterproofing of the buildings elevated unit lanais. The warranty on this system is ten years and the estimated useful life is 15 years. The 2024-2025 waterproofing project replaced balcony waterproofing across all elevated unit balconies. The first floor lanais are slabs on grade which do not require waterproofing.

Removal and reinstallation (or replacement) of screen enclosures and balcony edge sliding glass doors is not included in this estimate.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	15y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$160,000.00
Total Quantity:	1 LS
Total Current Cost:	\$160,000
Inflation Rate:	2.00%
Total Expenditures:	\$215,339

13 - Building 7146 - Exterior Building Impact Windows

Basic Info

Type of Cost: Replacement
Category: Windows and Exterior Doors
Location: First Floor
Regulatory: SIRS
Condition: Excellent

Comments/Notes

Exterior building impact windows installed circa 2024. Typical useful life of 40 years. Located on first floor.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 40y
Remaining Useful Life: 39y
Next Activity Date: 01/01/2064

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$100,000.00
Total Quantity: 1 LS
Total Current Cost: \$100,000
Inflation Rate: 2.00%
Total Expenditures: \$0

14 - Building 7146 - Exterior Building Lobby Automatic Sliding Glass Doors

Basic Info

Type of Cost: Replacement
Category: Windows and Exterior Doors
Location: First Floor
Regulatory: SIRS
Condition: Excellent

Comments/Notes

Lobby automatic sliding glass doors at the first floor open to the ground level exterior. Installed circa 2024 with an estimated useful life of 25 years.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 25y
Remaining Useful Life: 24y
Next Activity Date: 01/01/2049

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$100,000.00
Total Quantity: 1 LS
Total Current Cost: \$100,000
Inflation Rate: 2.00%
Total Expenditures: \$160,844

15 - Building 7146 - Exterior Metal Doors

Basic Info

Type of Cost: Replacement
Category: Windows and Exterior Doors
Location: First Floor & Roof Access
Regulatory: SIRS
Condition: Excellent

Comments/Notes

Exterior metal doors found on first floor and roof access. Typical useful life of 35 years has been reduced to 20 years due to environmental conditions. Installed circa 2024.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 20y
Remaining Useful Life: 20y
Next Activity Date: 01/01/2045

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$120,000.00
Total Quantity: 1 LS
Total Current Cost: \$120,000
Inflation Rate: 2.00%
Total Expenditures: \$178,314

16 - Building 7148 - Flat TPO Roofing System

Basic Info

Type of Cost:	Replacement
Category:	Roof
Location:	Roof
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The subject building's roofing system consists of a Ultraply 60MIL Thermoplastic Polyolefin (TPO) Roofing System. Thermoplastic Polyolefin roofing systems typically have a useful life of 20 years under normal operating conditions with routine yearly maintenance. We understand that the Association had the subject building's roofing system replaced in 2023 by Crowther Roofing. At the time of our site visit, the roof system was observed to be in excellent condition. We have included a reserve item for replacement of the TPO roofing system for the subject building.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	19y
Next Activity Date:	01/01/2044

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$335,000.00
Total Quantity:	1 LS
Total Current Cost:	\$335,000
Inflation Rate:	2.00%
Total Expenditures:	\$488,032

17 - Building 7148 - Structural Restoration Budget - Includes Concrete Restoration

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Structure
Location:	Entire Building
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The load bearing structural members include cast-in-place concrete elements with reinforced concrete, structural decks supported by concrete shear walls, and columns. Exterior walls consist of stucco covered concrete masonry unit (CMU) block in-fill. This type of primary structural members typically has a useful life of 100 or more years when properly maintained/repared. However, during the life of this type of structure it is common for periodic maintenance to be required to correct localized deterioration. We have included a reserve item for completing required periodic maintenance to the cast-in-place concrete structural elements. The cost for this line item considers the extensive structural restoration project completed circa 2024-2025.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	12y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2037

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$60,000.00
Total Quantity:	1 LS
Total Current Cost:	\$60,000
Inflation Rate:	2.00%
Total Expenditures:	\$172,601

18 - Building 7148 - Annual Concrete Repair Budget

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Structure
Location:	Entire Building
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

An annual concrete repair budget has been added to each building per Association request.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	1y
Remaining Useful Life:	1y
Next Activity Date:	01/01/2026

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$10,000.00
Total Quantity:	1 LS
Total Current Cost:	\$10,000
Inflation Rate:	2.00%
Total Expenditures:	\$310,303

19 - Building 7148 - FACP & A/V Fire Alarm System

Basic Info

Type of Cost:	Replacement
Category:	Fireproofing & Fire Protection Systems
Location:	Lobby & Entire Building
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The main fire alarm control panel (FACP) for the condominium is located in the elevator lobby. Numerous audio and visual alarms, fire extinguishers, and fire alarm pull switches are located throughout the building. Typically, these control systems have a useful life of 25 to 30 years before requiring an updated system. We understand the fire alarm control panel was installed circa 2024. When replacing a fire control panel, typically an update to other various control boxes and visual/audio alarms are required (but not all).

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	25y
Next Activity Date:	01/01/2050

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$90,000.00
Total Quantity:	1 LS
Total Current Cost:	\$90,000
Inflation Rate:	2.00%
Total Expenditures:	\$0

20 - Building 7148 - Electric Fire Pump & Controller

Basic Info

Type of Cost: Replacement
Category: Fireproofing & Fire Protection Systems
Location: Pump Room in Garage
Regulatory: SIRS
Condition: Excellent

Comments/Notes

The fire pump and controls are located in the pump room in the garage. We understand the subject building has a 1.5hp jockey pump, which was installed circa 2024. These types of systems generally have a useful life of 40 years under routine maintenance. We have included a reserve for replacement/repairs to the system as needed.



Useful Life

Last Activity Date: N/A
Est. Useful Life: 40y
Remaining Useful Life: 40y
Next Activity Date: 01/01/2065

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$145,000.00
Total Quantity: 1 LS
Total Current Cost: \$145,000
Inflation Rate: 2.00%
Total Expenditures: \$0

21 - Building 7148 - Domestic Water Pumps & Controls

Basic Info

Type of Cost:	Replacement
Category:	Plumbing
Location:	Pump Room in Garage
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The domestic water pump and control system for the building are located in the pump room in the garage. This reserve budget includes the replacement of the control panel and repairs or replacement to the motors/pumps as needed. Our experience indicates a useful life of 25 years. Installation circa 2024.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	25y
Next Activity Date:	01/01/2050

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$25,000.00
Total Quantity:	1 LS
Total Current Cost:	\$25,000
Inflation Rate:	2.00%
Total Expenditures:	\$0



22 - Building 7148 - Domestic Water Pressure Tank

Basic Info

Type of Cost:	Replacement
Category:	Plumbing
Location:	Roof
Regulatory:	SIRS
Condition:	N/A

Comments/Notes

One bladder tank for domestic water pressure is located at the roof of each building. The cost and estimated useful life for this item were provided by the Association.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	15y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$5,000.00
Total Quantity:	1 LS
Total Current Cost:	\$5,000
Inflation Rate:	2.00%
Total Expenditures:	\$6,729

23 - Building 7148 - Plumbing Repair Budget

Basic Info

Type of Cost: Repairs & Maintenance
Category: Plumbing
Location: Entire Building
Regulatory: SIRS
Condition: Fair to Poor

Comments/Notes

A reserve has been included for periodic plumbing repair as needed.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 1y
Remaining Useful Life: 1y
Next Activity Date: 01/01/2026

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$35,000.00
Total Quantity: 1 LS
Total Current Cost: \$35,000
Inflation Rate: 2.00%
Total Expenditures: \$1,086,058

24 - Building 7148 - Emergency Generator, Propane Tank, & Transfer Switch

Basic Info

Type of Cost: Replacement
Category: Electrical Systems
Location: Generator Room in Garage & Buried Tank
Regulatory: SIRS
Condition: Excellent

Comments/Notes

The building's emergency generator is located in the generator room in the garage. It is a 2000kw propane powered generator with a buried tank. Typically, propane generators and related equipment have a useful life of approximately 35 to 40 years. A reserve has been included for replacement of the generator and related equipment. Installation circa 2024.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 40y
Remaining Useful Life: 40y
Next Activity Date: 01/01/2065

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$145,000.00
Total Quantity: 1 LS
Total Current Cost: \$145,000
Inflation Rate: 2.00%
Total Expenditures: \$0

25 - Building 7148 - Electrical Maintenance

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Electrical Systems
Location:	Meter Room in Garage
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The main disconnects and breakers are located on within the Meter Room in the garage. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations as required to accommodate the renovation. Therefore, a reserve has been included for partial periodic replacement/upgrades of major electrical system components such as service panels and breakers.



Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	15y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$25,000.00
Total Quantity:	1 LS
Total Current Cost:	\$25,000
Inflation Rate:	2.00%
Total Expenditures:	\$33,647

26 - Building 7148 - Exterior Building Paint & Seal

Basic Info

Type of Cost:	Replacement
Category:	Waterproofing and Exterior Painting
Location:	Entire Building
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The building was last recoated circa 2025 by Extreme Painting & Contracting, Inc. The warranty on the paint and seal is for 12 years. A reserve has been included for periodic recoating of the buildings' exterior. Pricing based off the 2024 contract with Extreme Painting & Contracting, Inc.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	12y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2037

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$115,000.00
Total Quantity:	1 LS
Total Current Cost:	\$115,000
Inflation Rate:	2.00%
Total Expenditures:	\$330,818

27 - Building 7148 - Paint - Interior of Garage

Basic Info

Type of Cost:	Replacement
Category:	Waterproofing and Exterior Painting
Location:	Garage
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The garage is open to the elements with the East Building above it. Useful life of 12 years, with a remaining 5 years left. The pricing for this item was calculated by an estimate of square footage multiplied by typical cost per square foot.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	12y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$34,000.00
Total Quantity:	1 LS
Total Current Cost:	\$34,000
Inflation Rate:	2.00%
Total Expenditures:	\$85,147

28 - Building 7148 - Plaza Deck Waterproofing

Basic Info

Type of Cost: Replacement
Category: Waterproofing and Exterior Painting
Location: Plaza Deck
Regulatory: SIRS
Condition: Excellent

Comments/Notes

Last done circa 2025 by Extreme Painting and Contracting, Inc. Useful life estimated 15 years. Warranty is for 10 years. Association plans to recoat at 10 years to obtain an additional 5 year warranty. Price taken from 2024 contract with Extreme Painting and Contracting, Inc.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 10y
Remaining Useful Life: 10y
Next Activity Date: 01/01/2035

Financial Data

Estimate Date: 01/01/2024
Estimate Source: Management
Cost Per LS: \$200,000.00
Total Quantity: 1 LS
Total Current Cost: \$204,000
Inflation Rate: 2.00%
Total Expenditures: \$551,808

29 - Building 7148 - Planters Waterproofing (at Plaza Deck)

Basic Info

Type of Cost: Replacement
Category: Waterproofing and Exterior Painting
Location: Plaza Deck
Regulatory: SIRS
Condition: Excellent

Comments/Notes

Last done in December of 2024. Price provided from Extreme Painting and Contracting, Inc. Expected useful life of 15 years.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 15y
Remaining Useful Life: 15y
Next Activity Date: 01/01/2040

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$60,000.00
Total Quantity: 1 LS
Total Current Cost: \$60,000
Inflation Rate: 2.00%
Total Expenditures: \$80,752

30 - Building 7148 - Plaza Deck Control Joints

Basic Info

Type of Cost: Replacement
Category: Waterproofing and Exterior Painting
Location: Plaza Deck
Regulatory: SIRS
Condition: Excellent

Comments/Notes

The Plaza Deck Control Joints are adopted into the Plaza Deck Waterproofing ten-year warranty.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 10y
Remaining Useful Life: 10y
Next Activity Date: 01/01/2035

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$38,200.00
Total Quantity: 1 LS
Total Current Cost: \$38,200
Inflation Rate: 2.00%
Total Expenditures: \$103,329

31 - Building 7148 - Balcony Waterproofing

Basic Info

Type of Cost:	Replacement
Category:	Waterproofing and Exterior Painting
Location:	Unit Lanais (all are elevated)
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

A reserve item has been included for periodic waterproofing of the buildings elevated unit lanais. The warranty on this system is ten years and the estimated useful life is 15 years. The 2024-2025 waterproofing project replaced balcony waterproofing across all elevated unit balconies. All lanais at the East Building are elevated and require waterproofing.

Removal and reinstallation (or replacement) of screen enclosures and balcony edge sliding glass doors is not included in this estimate.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	15y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$90,000.00
Total Quantity:	1 LS
Total Current Cost:	\$90,000
Inflation Rate:	2.00%
Total Expenditures:	\$121,128

32 - Building 7148 - Exterior Building Lobby Automatic Sliding Glass Doors

Basic Info

Type of Cost: Replacement
Category: Windows and Exterior Doors
Location: Lobby
Regulatory: SIRS
Condition: Good to Fair

Comments/Notes

Lobby automatic sliding glass doors. Typical useful life of 25 years. Located on "first" floor above the garage / plaza deck.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 25y
Remaining Useful Life: 10y
Next Activity Date: 01/01/2035

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$100,000.00
Total Quantity: 1 LS
Total Current Cost: \$100,000
Inflation Rate: 2.00%
Total Expenditures: \$121,899

33 - Building 7148 - Exterior Metal Doors

Basic Info

Type of Cost: Replacement
Category: Windows and Exterior Doors
Location: First Floor & Roof Access
Regulatory: SIRS
Condition: Excellent

Comments/Notes

Exterior metal doors found on first floor and roof access. Typical useful life of 35 years has been reduced to 20 years due to environmental conditions. Installed circa 2024.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 20y
Remaining Useful Life: 20y
Next Activity Date: 01/01/2045

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$55,000.00
Total Quantity: 1 LS
Total Current Cost: \$55,000
Inflation Rate: 2.00%
Total Expenditures: \$81,727

34 - Building 7150 - Flat TPO Roofing System

Basic Info

Type of Cost:	Replacement
Category:	Roof
Location:	Roof
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The subject building's roofing system consists of a Ultraply 60MIL Thermoplastic Polyolefin (TPO) Roofing System. Thermoplastic Polyolefin roofing systems typically have a useful life of 20 years under normal operating conditions with routine yearly maintenance. We understand that the Association had the subject building's roofing system replaced in 2023 by Crowther Roofing. At the time of our site visit, the roof system was observed to be in excellent condition. We have included a reserve item for replacement of the TPO roofing system for the subject building.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	19y
Next Activity Date:	01/01/2044

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$740,000.00
Total Quantity:	1 LS
Total Current Cost:	\$740,000
Inflation Rate:	2.00%
Total Expenditures:	\$1,078,040

35 - Building 7150 - Structural Restoration Budget - Includes Concrete Restoration

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Structure
Location:	Entire Building
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The load bearing structural members include cast-in-place concrete elements with reinforced concrete, structural decks supported by concrete shear walls, and columns. Exterior walls consist of stucco covered concrete masonry unit (CMU) block in-fill. This type of primary structural members typically has a useful life of 100 or more years when properly maintained/repared. However, during the life of this type of structure it is common for periodic maintenance to be required to correct localized deterioration. We have included a reserve item for completing required periodic maintenance to the cast-in-place concrete structural elements. The cost for this line item considers the extensive structural restoration project completed circa 2024-2025.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	12y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2037

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$60,000.00
Total Quantity:	1 LS
Total Current Cost:	\$60,000
Inflation Rate:	2.00%
Total Expenditures:	\$172,601



36 - Building 7150 - Annual Concrete Repair Budget

Basic Info

Type of Cost: Repairs & Maintenance
Category: Structure
Location: Entire Building
Regulatory: SIRS
Condition: Excellent

Comments/Notes

An annual concrete repair budget has been added to each building per Association request.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 1y
Remaining Useful Life: 1y
Next Activity Date: 01/01/2026

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$10,000.00
Total Quantity: 1 LS
Total Current Cost: \$10,000
Inflation Rate: 2.00%
Total Expenditures: \$310,303

37 - Building 7150 - FACP & A/V Fire Alarm System

Basic Info

Type of Cost:	Replacement
Category:	Fireproofing & Fire Protection Systems
Location:	Elevator Lobby & Entire Building
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The main fire alarm control panel (FACP) for the condominium is located in the elevator lobby. Numerous audio and visual alarms, fire extinguishers, and fire alarm pull switches are located throughout the building. Typically, these control systems have a useful life of 25 to 30 years before requiring an updated system. We understand the fire alarm control panel was installed circa 2024. When replacing a fire control panel, typically an update to other various control boxes and visual/audio alarms are required (but not all).

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	25y
Next Activity Date:	01/01/2050

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$250,000.00
Total Quantity:	1 LS
Total Current Cost:	\$250,000
Inflation Rate:	2.00%
Total Expenditures:	\$0



38 - Building 7150 - Electric Fire Pump & Controller

Basic Info

Type of Cost: Replacement
Category: Fireproofing & Fire Protection Systems
Location: Pump Room at First Floor
Regulatory: SIRS
Condition: Excellent

Comments/Notes

The fire pump and controls are located on the Ground Floor level of the building in the pump room. We understand the subject building has a 1.5hp jockey pump, which was installed circa 2024. These types of systems generally have a useful life of 40 years under routine maintenance. We have included a reserve for replacement/repairs to the system as needed.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 40y
Remaining Useful Life: 40y
Next Activity Date: 01/01/2065

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$160,000.00
Total Quantity: 1 LS
Total Current Cost: \$160,000
Inflation Rate: 2.00%
Total Expenditures: \$0



39 - Building 7150 - Domestic Water Pumps & Controls

Basic Info

Type of Cost:	Replacement
Category:	Plumbing
Location:	Pump Room at First Floor
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The domestic water pump and control system for the building are located in the pump room on the first floor. This reserve budget includes the replacement of the control panel and repairs or replacement to the motors/pumps as needed. Our experience indicates a useful life of 25 years. Installation circa 2024



Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	25y
Next Activity Date:	01/01/2050

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$25,000.00
Total Quantity:	1 LS
Total Current Cost:	\$25,000
Inflation Rate:	2.00%
Total Expenditures:	\$0

40 - Building 7150 - Domestic Water Pressure Tank

Basic Info

Type of Cost:	Replacement
Category:	Plumbing
Location:	Roof
Regulatory:	SIRS
Condition:	N/A

Comments/Notes

One bladder tank for domestic water pressure is located at the roof of each building. The cost and estimated useful life for this item were provided by the Association.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	15y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$5,000.00
Total Quantity:	1 LS
Total Current Cost:	\$5,000
Inflation Rate:	2.00%
Total Expenditures:	\$6,729

41 - Building 7150 - Plumbing Repair Budget

Basic Info

Type of Cost: Repairs & Maintenance
Category: Plumbing
Location: Entire Building
Regulatory: SIRS
Condition: Fair to Poor

Comments/Notes

A reserve has been included for periodic plumbing repair as needed.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 1y
Remaining Useful Life: 1y
Next Activity Date: 01/01/2026

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$35,000.00
Total Quantity: 1 LS
Total Current Cost: \$35,000
Inflation Rate: 2.00%
Total Expenditures: \$1,086,058

42 - Building 7150 - Emergency Generator, Propane Tank, & Transfer Switch

Basic Info

Type of Cost: Replacement
 Category: Electrical Systems
 Location: Generator Room at South Side of Building & Buried Tank
 Regulatory: SIRS
 Condition: Excellent

Comments/Notes

The building's emergency generator is located in the generator room at the South side of the building. It is a 2000kw propane powered generator with a buried tank. Typically, propane generators and related equipment have a useful life of approximately 35 to 40 years. A reserve has been included for replacement of the generator and related equipment. Installation circa 2024.



Useful Life

Last Activity Date: N/A
 Est. Useful Life: 40y
 Remaining Useful Life: 40y
 Next Activity Date: 01/01/2065

Financial Data

Estimate Date: 01/01/2025
 Estimate Source: Management
 Cost Per LS: \$120,000.00
 Total Quantity: 1 LS
 Total Current Cost: \$120,000
 Inflation Rate: 2.00%
 Total Expenditures: \$0

43 - Building 7150 - Electrical Maintenance

Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Electrical Systems
Location:	Meter Room at First Floor
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The main disconnects and breakers are located on the ground floor of the building within the Meter Room. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations as required to accommodate the renovation. Therefore, a reserve has been included for partial periodic replacement/upgrades of major electrical system components such as service panels and breakers.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	15y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$25,000.00
Total Quantity:	1 LS
Total Current Cost:	\$25,000
Inflation Rate:	2.00%
Total Expenditures:	\$33,647



44 - Building 7150 - Exterior Building Paint & Seal

Basic Info

Type of Cost:	Replacement
Category:	Waterproofing and Exterior Painting
Location:	Entire Building
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

The building was last recoated circa 2024 by Extreme Painting & Contracting, Inc. The warranty on the paint and seal is for 12 years. A reserve has been included for periodic recoating of the buildings' exterior. Pricing based off the 2024 contract with Extreme Painting & Contracting, Inc.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	12y
Remaining Useful Life:	12y
Next Activity Date:	01/01/2037

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$145,000.00
Total Quantity:	1 LS
Total Current Cost:	\$145,000
Inflation Rate:	2.00%
Total Expenditures:	\$417,118

45 - Building 7150 - Balcony Waterproofing

Basic Info

Type of Cost:	Replacement
Category:	Waterproofing and Exterior Painting
Location:	Elevated Unit Lanais
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

A reserve item has been included for periodic waterproofing of the buildings elevated unit lanais. The warranty on this system is ten years and the estimated useful life is 15 years. The 2024-2025 waterproofing project replaced balcony waterproofing across all elevated unit balconies. The first floor lanais are slabs on grade which do not require waterproofing.

Removal and reinstallation (or replacement) of screen enclosures and balcony edge sliding glass doors is not included in this estimate.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	15y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$160,000.00
Total Quantity:	1 LS
Total Current Cost:	\$160,000
Inflation Rate:	2.00%
Total Expenditures:	\$215,339

46 - Building 7150 - Exterior Building Impact Windows

Basic Info

Type of Cost:	Replacement
Category:	Windows and Exterior Doors
Location:	First Floor & Elevator Landings
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

Exterior building impact windows installed circa 2024. Typical useful life of 40 years. Located on first floor and elevator landings.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	40y
Remaining Useful Life:	39y
Next Activity Date:	01/01/2064

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	\$118,000.00
Total Quantity:	1 LS
Total Current Cost:	\$118,000
Inflation Rate:	2.00%
Total Expenditures:	\$0



47 - Building 7150 - Exterior Building Lobby Automatic Sliding Glass Doors

Basic Info

Type of Cost: Replacement
Category: Windows and Exterior Doors
Location: First Floor
Regulatory: SIRS
Condition: Excellent

Comments/Notes

Lobby automatic sliding glass doors at the first floor open to the ground level exterior. Installed circa 2024 with an estimated useful life of 25 years.

Useful Life

Last Activity Date: N/A
Est. Useful Life: 25y
Remaining Useful Life: 24y
Next Activity Date: 01/01/2049

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$100,000.00
Total Quantity: 1 LS
Total Current Cost: \$100,000
Inflation Rate: 2.00%
Total Expenditures: \$160,844

48 - Building 7150 - Manager's Unit 105 - Exterior Impact Sliding Glass Doors

Basic Info

Type of Cost:	Replacement
Category:	Windows and Exterior Doors
Location:	Unit 105
Regulatory:	SIRS
Condition:	Excellent

Comments/Notes

Sliding glass doors installed circa 2024. Typical useful life of 35 years. Located in Unit 105.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	35y
Remaining Useful Life:	35y
Next Activity Date:	01/01/2060

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Management
Cost Per LS:	\$20,000.00
Total Quantity:	1 LS
Total Current Cost:	\$20,400
Inflation Rate:	2.00%
Total Expenditures:	\$0



49 - Building 7150 - Exterior Metal Doors

Basic Info

Type of Cost: Replacement
Category: Windows and Exterior Doors
Location: First Floor & Roof Access (Hatch)
Regulatory: SIRS
Condition: Excellent

Comments/Notes

Exterior metal doors found on first floor and roof access (hatch). Typical useful life of 35 years has been reduced to 20 years due to environmental conditions. Installed circa 2024.



Useful Life

Last Activity Date: N/A
Est. Useful Life: 20y
Remaining Useful Life: 20y
Next Activity Date: 01/01/2045

Financial Data

Estimate Date: 01/01/2025
Estimate Source: Management
Cost Per LS: \$130,000.00
Total Quantity: 1 LS
Total Current Cost: \$130,000
Inflation Rate: 2.00%
Total Expenditures: \$193,173

Funding Balance for the First 10-years - SIRS Funding Plan

Year	Year	Starting Balance	Contributions	Expenditure Future Costs	Ending Balance
1	2025	\$420,000	\$380,000	\$0	\$808,400
2	2026	\$808,400	\$380,000	\$137,700	\$1,066,868
3	2027	\$1,066,868	\$380,000	\$140,454	\$1,327,751
4	2028	\$1,327,751	\$380,000	\$143,262	\$1,591,044
5	2029	\$1,591,044	\$380,000	\$146,127	\$1,856,738
6	2030	\$1,856,738	\$380,000	\$186,591	\$2,087,282
7	2031	\$2,087,282	\$380,000	\$152,034	\$2,356,994
8	2032	\$2,356,994	\$380,000	\$155,073	\$2,629,061
9	2033	\$2,629,061	\$380,000	\$158,175	\$2,903,467
10	2034	\$2,903,467	\$380,000	\$161,337	\$3,180,199