



Structural Integrity Reserve Study -SIRS (Structural Assets)

with a site visit

Admiralty House, Inc.

140 Seaview Ct.
Marco Island, FL 34145

Prepared on:
6/7/2023





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6/7/2023

Admiralty House, Inc.
140 Seaview Ct.
Marco Island, FL 34145
RE: Structural Integrity Reserve Study -SIRS (Structural Assets)

As requested, Consult Engineering, Inc. (Consult) performed a Structural Integrity Reserve Study -SIRS (Structural Assets) with a site visit for Admiralty House, Inc.. The report includes, but is not limited to, the following items:

1. A summary of the Association's financial condition of their reserve funds.
2. A tabulation of expected life, remaining life, and expected replacement costs of asset components.
3. A tabulation comparing current funding levels and recommended funding levels.
4. A description of the methods and objectives utilized in our computations.
5. A description of the level of service by which the study was prepared and the fiscal year the study was completed.
6. A commentary on maintenance of the Association's property and reserve asset components where applicable.

Thank you for asking Consult Engineering, Inc. to provide you with this Structural Integrity Reserve Study -SIRS (Structural Assets) report. Please contact us if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jude Feingold', written in a cursive style.

Jude Feingold
Project Engineer

COVER LETTER

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TABLE OF CONTENTS

SECTION 100 – EXECUTIVE SUMMARY	1
1 DESCRIPTION OF PROJECT.....	1
2 RESERVE STUDY LEVEL OF SERVICE	1
3 RESERVE CONTRIBUTIONS	1
4 DISCLOSURE.....	2
5 ATTACHMENTS	2
SECTION 200 – DEFINITIONS	8
SECTION 300 – RESERVE FUND ANALYSIS.....	10
1 RESERVE FUND CRITERIA	10
2 CONCLUSION	12
3 CLOSING REMARKS.....	13
SECTION 400 – INVENTORY OF RESERVE COMPONENTS.....	14

SECTION 100 – EXECUTIVE SUMMARY

1 DESCRIPTION OF PROJECT

- 1.1 A Structural Integrity Reserve Study -SIRS report was completed for Admiralty House, Inc.. This is a single, seventeen-story residential buildings containing 200 residential units. It has a large port cochere, a central HVAC system with dual cooling towers on the roof and four elevators. The ground floors consists of residences, office, lobby, lounge, a large equipment room for central HVAC, fire pump, generator, and domestic water pump, an electrical room with the fire suppression control system, and trash-chute rooms. There is also a pool, two tennis courts and carports for all parking.
- 1.2 The purpose of this report is to provide the Association with an outline of capital assets associated with the property listed above with the purpose of determining replacement cost, useful life and remaining useful life.

2 RESERVE STUDY LEVEL OF SERVICE

- 2.1 The Structural Integrity Reserve Study -SIRS (Structural Assets) was performed with a site visit and this report is based on visual observations, engineering experience, and construction experience. This study provides an inventory of commonly owned assets, an assessment of those assets, and estimates of useful life and associated costs. A summary of the current fund status and recommendations for funding are included in the report.
- 2.2 Florida Law requires that a Structural Integrity Reserve Study -SIRS, be routinely updated every 10 years. Consult suggests an update should occur every 3 years, with a site visit for both Structural & Non-Structural Reserve Studies. Site visits should also be conducted as needed or when a major asset is repaired or replaced.

3 RESERVE CONTRIBUTIONS

- ASSUMING JANUARY 01, 2023 STRUCTURAL RESERVE BALANCE = \$1,020,765

- 3.1 Straight-Line Funding Method: **\$503,700** per year. This funding method provides **\$1,095,662** bank balance after 29 years.
- 3.2 Projected Line Item funding contributions: **\$457,903.89** per the first year adjusted each year for inflation. This funding method provides **\$8,547,935** bank balance after 29 years.

4 DISCLOSURE

- 4.1 This report is designed to provide reasonable, appropriate budgetary cost and useful life data based on market standards for the subject's property type and in compliance with Florida statutes.
- 4.2 All observations were made on-site and are visual only. Limited testing and investigation were conducted to prepare this report. Limited measurements and observations were used and extrapolated to provide larger quantities and conclusions where appropriate. Measurements from drawings are utilized only when reliable construction drawings are available for observation. Other measurements are taken on-site or from aerial imagery and may include a small margin of error.
- 4.3 This study is a compilation of information provided to Consult and observed by Consult for the Association's use in planning their reserves. This report may not be used to determine insurance, performing an audit, forensic analyses, background checks, or historical records.

5 ATTACHMENTS

- 5.1 RESERVE COMPONENTS

5.1.1 Inventory of Reserve Components

Admiralty House, Inc. Inventory of Reserve Components Structural Integrity Reserve Study -SIRS (Structural Assets)									
	Description	Approximate Quantity	Unit	Estimated Current Unit Cost	Estimated Useful Life (years)	Estimated Remaining Life (years)	Estimated Current Replacement Cost	Estimated Replacement Year	Future Replacement Cost (First of interval)
1	Roof								
1.1	Roofs, TPO, Flat	18,150	SF	\$43.00	30	28	\$780,450.00	2051	\$1,785,613.15
1.2	Parapet Waterproofing	770	LF	\$45.00	14	0	\$34,650.00	2023	\$34,650.00
1.3	Lightning Protection	1	LS	\$88,400.00	60	28	\$88,400.00	2051	\$202,252.81
2	Exterior Painting & Walkway Waterproofing								
2.1	Painting & Window Caulking, Exterior Walls	128,900	SF	\$2.50	7	0	\$322,250.00	2023	\$322,250.00
2.2	Grout Repair Wall Tile, Exterior Walls	500	SF	\$12.00	7	0	\$6,000.00	2023	\$6,000.00
2.3	Balconies, Stairs, Waterproofing	1,600	SF	\$13.00	21	0	\$20,800.00	2023	\$20,800.00
2.4	Balconies, Private Floor Waterproofing Application, Non-Tiled	15,000	SF	\$12.00	80	15	\$180,000.00	2038	\$280,434.13
2.5	Balconies, Private Floor Waterproofing Application, All	44,000	SF	\$12.00	35	29	\$528,000.00	2052	\$1,244,266.59
2.6	Balconies, Private Floor Waterproofing Application 2023	22,000	SF	\$12.00	80	0	\$264,000.00	2023	\$264,000.00
3	Building Restoration								
3.1	Stucco Repair on Primary Structural Members	1	LS	\$80,000.00	7	0	\$80,000.00	2023	\$80,000.00
3.2	Concrete Repair on Primary Structural Members	1	LS	\$33,500.00	14	0	\$33,500.00	2023	\$33,500.00
3.3	Railings Replacement	4,930	LF	\$114.00	45	29	\$562,020.00	2052	\$1,324,436.95
3.4	Concrete & Fastener Repair Along Railings	4,930	LF	\$4.00	7	0	\$19,720.00	2023	\$19,720.00
3.5	Floors (Included In Items 3.1, 3.2)	1	LS	\$0.00	30	29	\$0.00	2052	\$0.00
3.6	Foundation (Included In Item 3.2)	1	LS	\$0.00	30	29	\$0.00	2052	\$0.00
4	Fire Proofing & Fire Protection Systems								
4.1	Fire Pump	1	LS	\$200,000.00	40	28	\$200,000.00	2051	\$457,585.54
4.2	Fire Control Panel System	1	LS	\$60,000.00	20	16	\$60,000.00	2039	\$96,282.39
4.3	Sprinkler Head Replacement	1,200	EA	\$50.00	65	29	\$60,000.00	2052	\$141,393.93
4.4	Backflow Assembly	1	LS	\$15,000.00	50	29	\$15,000.00	2052	\$35,348.48
4.5	Interior Doors, Stairwell Fire	34	EA	\$4,000.00	40	29	\$136,000.00	2052	\$320,492.91
4.6	Fire Extinguishers	1	LS	\$20,000.00	15	15	\$20,000.00	2038	\$31,159.35
5	Plumbing								
5.1	Sewer & Vent Stack Scoping, Clearing, Lining Project	1	LS	\$390,000.00	35	29	\$390,000.00	2052	\$919,060.55
5.2	Central AC System, Plumbing & Bladder Tanks Maintenance	1	LS	\$15,000.00	1	1	\$15,000.00	2024	\$15,450.00
5.3	Controls, Domestic Water System Overhaul	1	LS	\$27,000.00	20	10	\$27,000.00	2033	\$36,285.74
5.4	Booster Pumps, Domestic Water System	2	EA	\$8,500.00	10	5	\$17,000.00	2028	\$19,707.66
5.5	Hot Water Heaters Replacement	3	EA	\$2,600.00	3	1	\$7,800.00	2024	\$8,034.00
5.6	Water Boilers, Common HVAC	2	EA	\$10,000.00	25	17	\$20,000.00	2040	\$33,056.95
5.7	Water Pumps, Common HVAC	2	EA	\$35,000.00	25	17	\$70,000.00	2040	\$115,699.33
5.8	Cooling Towers, Common HVAC	2	EA	\$200,000.00	25	17	\$400,000.00	2040	\$661,139.05
5.9	Water Valves & Pipes	1	LS	\$100,000.00	30	27	\$100,000.00	2050	\$222,128.90
6	Electrical Systems								
6.1	Elevator Modernization	4	EA	\$90,000.00	30	20	\$360,000.00	2043	\$650,200.04
6.2	Elevator Door Lock Monitor System	4	EA	\$30,000.00	30	28	\$120,000.00	2051	\$274,551.32
6.3	Electrical Systems Allowance	1	LS	\$158,000.00	30	29	\$158,000.00	2052	\$372,337.35
6.4	Generator Replacement	1	LS	\$84,724.00	29	0	\$84,724.00	2023	\$84,724.00
7	Windows & Doors, Exterior								
7.1	Exterior Windows, Common	18	EA	\$2,000.00	35	29	\$36,000.00	2052	\$84,836.36
7.2	Exterior Doors, Automatic Slider, Common	1	LS	\$35,000.00	20	10	\$35,000.00	2033	\$47,037.07
7.3	Exterior Doors, Common	85	EA	\$4,000.00	30	29	\$340,000.00	2052	\$801,232.27
8	Inspections & Reports								
8.1	Structural Integrity Reserve Study Update	1	LS	\$5,000.00	10	9	\$5,000.00	2032	\$6,523.87
8.2	Milestone Inspection	1	LS	\$8,000.00	10	9	\$8,000.00	2032	\$10,438.19

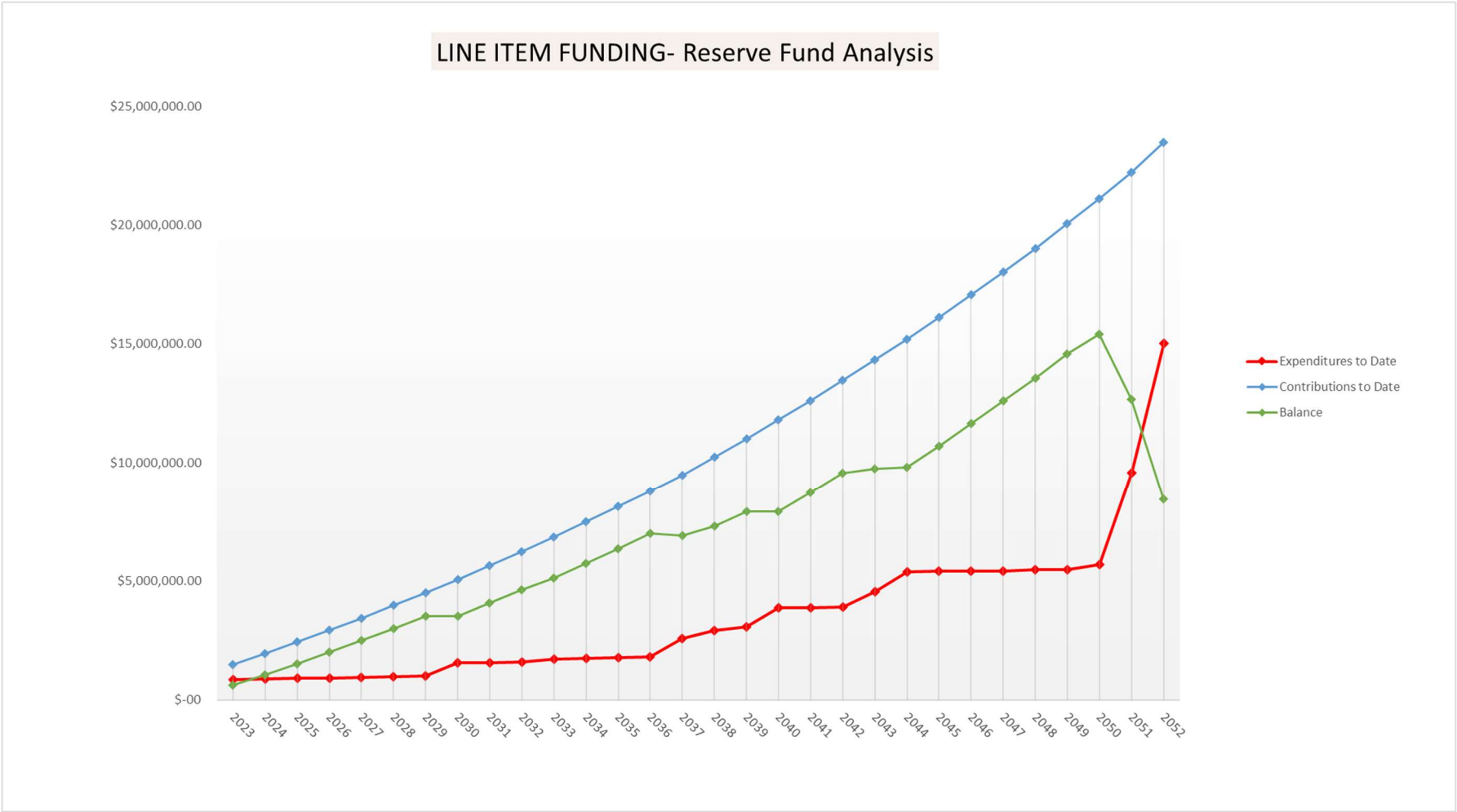
5.1.2 30 Year Funding Plan (2023-2037)

	Description	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
1	Roof															
1.1	Roofs, TPO, Flat	\$44,356.52	\$45,687.21	\$47,057.83	\$48,469.56	\$49,923.65	\$51,421.36	\$52,964.00	\$54,552.92	\$56,189.51	\$57,875.19	\$59,611.45	\$61,399.79	\$63,241.79	\$65,139.04	\$67,093.21
1.2	Parapet Waterproofing	\$3,185.48	\$3,281.05	\$3,379.48	\$3,480.86	\$3,585.29	\$3,692.85	\$3,803.63	\$3,917.74	\$4,035.27	\$4,156.33	\$4,281.02	\$4,409.45	\$4,541.74	\$4,677.99	\$4,818.33
1.3	Lightning Protection	\$5,024.17	\$5,174.90	\$5,330.15	\$5,490.05	\$5,654.75	\$5,824.39	\$5,999.13	\$6,179.10	\$6,364.47	\$6,555.41	\$6,752.07	\$6,954.63	\$7,163.27	\$7,378.17	\$7,599.51
2	Exterior Painting & Walkway Waterproofing															
2.1	Painting & Window Caulking, Exterior Walls	\$51,757.96	\$53,310.70	\$54,910.02	\$56,557.32	\$58,254.04	\$60,001.66	\$61,801.71	\$63,655.76	\$65,565.44	\$67,532.40	\$69,558.37	\$71,645.12	\$73,794.48	\$76,008.31	\$78,288.56
2.2	Grout Repair Wall Tile, Exterior Walls	\$963.69	\$992.60	\$1,022.37	\$1,053.05	\$1,084.64	\$1,117.18	\$1,150.69	\$1,185.21	\$1,220.77	\$1,257.39	\$1,295.11	\$1,333.97	\$1,373.99	\$1,415.21	\$1,457.66
2.3	Balconies, Stairs, Waterproofing	\$1,457.03	\$1,500.74	\$1,545.77	\$1,592.14	\$1,639.90	\$1,689.10	\$1,739.77	\$1,791.97	\$1,845.72	\$1,901.10	\$1,958.13	\$2,016.87	\$2,077.38	\$2,139.70	\$2,203.89
2.4	Balconies, Private Floor Waterproofing Application, Non-Tiled	\$14,320.43	\$14,750.04	\$15,192.54	\$15,648.32	\$16,117.76	\$16,601.30	\$17,099.34	\$17,612.32	\$18,140.69	\$18,684.91	\$19,245.45	\$19,822.82	\$20,417.50	\$21,030.03	\$21,660.93
2.5	Balconies, Private Floor Waterproofing Application, All	\$29,596.06	\$30,483.94	\$31,398.45	\$32,340.41	\$33,310.62	\$34,309.94	\$35,339.24	\$36,399.41	\$37,491.40	\$38,616.14	\$39,774.62	\$40,967.86	\$42,196.90	\$43,462.80	\$44,766.69
2.6	Balconies, Private Floor Waterproofing Application 2023	\$67,229.55	\$69,246.44	\$71,323.83	\$73,463.55	\$75,667.46	\$77,937.48	\$80,275.60	\$82,683.87	\$85,164.39	\$87,719.32	\$90,350.90	\$93,061.43	\$95,853.27	\$98,728.87	\$101,690.73
3	Building Restoration															
3.1	Stucco Repair on Primary Structural Members	\$12,849.14	\$13,234.62	\$13,631.66	\$14,040.61	\$14,461.83	\$14,895.68	\$15,342.55	\$15,802.83	\$16,276.91	\$16,765.22	\$17,268.18	\$17,786.22	\$18,319.81	\$18,869.40	\$19,435.48
3.2	Concrete Repair on Primary Structural Members	\$3,079.76	\$3,172.15	\$3,267.32	\$3,365.34	\$3,466.30	\$3,570.28	\$3,677.39	\$3,787.72	\$3,901.35	\$4,018.39	\$4,138.94	\$4,263.11	\$4,391.00	\$4,522.73	\$4,658.41
3.3	Railings Replacement	\$31,502.98	\$32,448.07	\$33,421.51	\$34,424.16	\$35,456.88	\$36,520.59	\$37,616.21	\$38,744.70	\$39,907.04	\$41,104.25	\$42,337.37	\$43,607.50	\$44,915.72	\$46,263.19	\$47,651.09
3.4	Concrete & Fastener Repair Along Railings	\$3,167.31	\$3,262.33	\$3,360.20	\$3,461.01	\$3,564.84	\$3,671.79	\$3,781.94	\$3,895.40	\$4,012.26	\$4,132.63	\$4,256.61	\$4,384.30	\$4,515.83	\$4,651.31	\$4,790.85
3.5	Floors (Included In Items 3.1, 3.2)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
3.6	Foundation (Included In Item 3.2)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
4	Fire Proofing & Fire Protection Systems															
4.1	Fire Pump	\$11,366.91	\$11,707.92	\$12,059.15	\$12,420.93	\$12,793.56	\$13,177.36	\$13,572.68	\$13,979.86	\$14,399.26	\$14,831.24	\$15,276.17	\$15,734.46	\$16,206.49	\$16,692.69	\$17,193.47
4.2	Fire Control Panel System	\$4,579.25	\$4,716.63	\$4,858.13	\$5,003.88	\$5,153.99	\$5,308.61	\$5,467.87	\$5,631.91	\$5,800.86	\$5,974.89	\$6,154.14	\$6,338.76	\$6,528.92	\$6,724.79	\$6,926.53
4.3	Sprinkler Head Replacement	\$3,363.19	\$3,464.08	\$3,568.01	\$3,675.05	\$3,785.30	\$3,898.86	\$4,015.82	\$4,136.30	\$4,260.39	\$4,388.20	\$4,519.84	\$4,655.44	\$4,795.10	\$4,938.96	\$5,087.12
4.4	Backflow Assembly	\$840.80	\$866.02	\$892.00	\$918.76	\$946.32	\$974.71	\$1,003.96	\$1,034.07	\$1,065.10	\$1,097.05	\$1,129.96	\$1,163.86	\$1,198.78	\$1,234.74	\$1,271.78
4.5	Interior Doors, Stairwell Fire	\$7,623.23	\$7,851.92	\$8,087.48	\$8,330.11	\$8,580.01	\$8,837.41	\$9,102.53	\$9,375.61	\$9,656.88	\$9,946.58	\$10,244.98	\$10,552.33	\$10,868.90	\$11,194.96	\$11,530.81
4.6	Fire Extinguishers	\$1,591.16	\$1,638.89	\$1,688.06	\$1,738.70	\$1,790.86	\$1,844.59	\$1,899.93	\$1,956.92	\$2,015.63	\$2,076.10	\$2,138.38	\$2,202.54	\$2,268.61	\$2,336.67	\$2,406.77
5	Plumbing															
5.1	Sewer & Vent Stack Scoping, Clearing, Lining Project	\$21,860.72	\$22,516.54	\$23,192.04	\$23,887.80	\$24,604.44	\$25,342.57	\$26,102.85	\$26,885.93	\$27,692.51	\$28,523.28	\$29,378.98	\$30,260.35	\$31,168.16	\$32,103.21	\$33,066.30
5.2	Central AC System, Plumbing & Bladder Tanks Maintenance	\$12,717.91	\$15,450.00	\$15,913.50	\$16,390.91	\$16,882.63	\$17,389.11	\$17,910.78	\$18,448.11	\$19,001.55	\$19,571.60	\$20,158.75	\$20,763.51	\$21,386.41	\$22,028.01	\$22,688.85
5.3	Controls, Domestic Water System Overhaul	\$2,864.73	\$2,950.67	\$3,039.19	\$3,130.37	\$3,224.28	\$3,321.01	\$3,420.64	\$3,523.26	\$3,628.95	\$3,737.82	\$3,848.69	\$3,961.25	\$4,075.17	\$4,191.17	\$4,308.96
5.4	Booster Pumps, Domestic Water System	\$3,192.00	\$3,287.76	\$3,386.39	\$3,487.98	\$3,592.62	\$3,698.37	\$3,806.22	\$3,916.26	\$4,028.49	\$4,142.91	\$4,259.61	\$4,378.61	\$4,499.91	\$4,623.41	\$4,749.11
5.5	Hot Water Heaters Replacement	\$6,613.31	\$2,785.02	\$2,868.57	\$2,954.63	\$3,043.26	\$3,134.56	\$3,228.60	\$3,325.46	\$3,425.22	\$3,527.98	\$3,633.82	\$3,742.83	\$3,855.12	\$3,970.77	\$4,089.89
5.6	Water Boilers, Common HVAC	\$1,469.82	\$1,513.92	\$1,559.33	\$1,606.11	\$1,654.30	\$1,703.93	\$1,755.04	\$1,807.69	\$1,861.93	\$1,917.78	\$1,975.32	\$2,034.58	\$2,095.61	\$2,158.48	\$2,223.24
5.7	Water Pumps, Common HVAC	\$5,144.37	\$5,298.71	\$5,457.67	\$5,621.40	\$5,790.04	\$5,963.74	\$6,142.65	\$6,326.93	\$6,516.74	\$6,712.24	\$6,913.61	\$7,121.02	\$7,334.65	\$7,554.69	\$7,781.33
5.8	Cooling Towers, Common HVAC	\$29,396.43	\$30,278.32	\$31,186.67	\$32,122.27	\$33,085.94	\$34,078.52	\$35,100.87	\$36,153.90	\$37,238.51	\$38,355.67	\$39,506.34	\$40,691.53	\$41,912.28	\$43,169.64	\$44,464.73
5.9	Water Valves & Pipes	\$5,769.38	\$5,942.47	\$6,120.74	\$6,304.36	\$6,493.49	\$6,688.95	\$6,889.95	\$7,095.61	\$7,308.48	\$7,527.74	\$7,753.57	\$7,986.18	\$8,225.76	\$8,472.54	\$8,726.71
6	Electrical Systems															
6.1	Elevator Modernization	\$24,061.45	\$24,783.29	\$25,526.79	\$26,292.60	\$27,081.37	\$27,893.82	\$28,730.63	\$29,592.55	\$30,480.33	\$31,394.73	\$32,336.58	\$33,306.67	\$34,305.87	\$35,335.05	\$36,395.10
6.2	Elevator Door Lock Monitor System	\$6,820.14	\$7,024.75	\$7,235.49	\$7,452.56	\$7,676.13	\$7,906.42	\$8,143.61	\$8,387.92	\$8,639.56	\$8,898.74	\$9,165.70	\$9,440.68	\$9,723.90	\$10,015.61	\$10,316.08
6.3	Electrical Systems Allowance	\$8,856.40	\$9,122.09	\$9,395.75	\$9,677.62	\$9,967.95	\$10,266.99	\$10,575.00	\$10,892.25	\$11,219.02	\$11,555.59	\$11,902.25	\$12,259.32	\$12,627.10	\$13,005.92	\$13,396.09
6.4	Generator Replacement	\$4,996.94	\$5,146.85	\$5,301.25	\$5,460.29	\$5,624.10	\$5,792.82	\$5,966.61	\$6,145.60	\$6,329.97	\$6,519.87	\$6,715.47	\$6,916.93	\$7,124.44	\$7,338.17	\$7,558.32
7	Windows & Doors, Exterior															
7.1	Exterior Windows, Common	\$2,017.91	\$2,078.45	\$2,140.80	\$2,205.03	\$2,271.18	\$2,339.31	\$2,409.49	\$2,481.78	\$2,556.23	\$2,632.92	\$2,711.91	\$2,793.26	\$2,877.06	\$2,963.37	\$3,052.27
7.2	Exterior Doors, Automatic Slider, Common	\$3,713.54	\$3,824.94	\$3,939.69	\$4,057.88	\$4,179.62	\$4,305.01	\$4,434.16	\$4,567.18	\$4,704.20	\$4,845.32	\$4,994.60	\$5,148.14	\$5,306.94	\$5,470.10	\$5,637.63
7.3	Exterior Doors, Common	\$19,058.07	\$19,629.81	\$20,218.70	\$20,825.26	\$21,450.02	\$22,093.52	\$22,756.33	\$23,439.02	\$24,142.19	\$24,866.45	\$25,612.45	\$26,380.82	\$27,172.24	\$27,987.41	\$28,827.03
8	Inspections & Reports															
8.1	Structural Integrity Reserve Study Update	\$575.44	\$592.70	\$610.48	\$628.80	\$647.66	\$667.09	\$687.10	\$707.71	\$728.95	\$777.39	\$800.71	\$824.73	\$849.47	\$874.96	\$901.20
8.2	Milestone Inspection	\$920.70	\$948.32	\$976.77	\$1,006.07	\$1,036.25	\$1,067.34	\$1,099.36	\$1,132.34	\$1,166.31	\$1,201.32	\$1,237.33	\$1,274.41	\$1,311.65	\$1,349.15	\$1,387.00
		\$457,903.89	\$469,964.86	\$484,063.80	\$498,585.72	\$513,543.29	\$527,597.56	\$543,425.49	\$559,728.25	\$576,520.10	\$593,884.79	\$608,873.98	\$627,140.20	\$645,954.40	\$665,333.04	\$685,293.03

5.1.3 30 Year Funding Plan (2038-2052)

	Description	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
1	Roof															
1.1	Roofs, TPO, Flat	\$69,106.01	\$71,179.19	\$73,314.56	\$75,514.00	\$77,779.42	\$80,112.80	\$82,516.19	\$84,991.67	\$87,541.42	\$90,167.67	\$92,872.70	\$95,658.88	\$98,528.64	\$103,724.76	\$106,836.51
1.2	Parapet Waterproofing	\$4,962.88	\$5,111.76	\$5,265.12	\$5,423.07	\$5,585.76	\$5,753.33	\$5,925.93	\$6,103.71	\$6,286.82	\$6,475.43	\$6,669.69	\$6,869.78	\$7,075.88	\$7,288.15	\$7,506.80
1.3	Lightning Protection	\$7,827.50	\$8,062.32	\$8,304.19	\$8,553.32	\$8,809.92	\$9,074.22	\$9,346.44	\$9,626.84	\$9,915.64	\$10,213.11	\$10,519.50	\$10,835.09	\$11,160.14	\$28,517.17	\$29,372.68
2	Exterior Painting & Walkway Waterproofing															
2.1	Painting & Window Caulking, Exterior Walls	\$80,637.22	\$83,056.33	\$85,548.02	\$88,114.46	\$90,757.90	\$93,480.64	\$96,285.05	\$99,173.61	\$102,148.81	\$105,213.28	\$108,369.68	\$111,620.77	\$114,969.39	\$118,418.47	\$121,971.03
2.2	Grout Repair Wall Tile, Exterior Walls	\$1,501.39	\$1,546.43	\$1,592.83	\$1,640.61	\$1,689.83	\$1,740.52	\$1,792.74	\$1,846.52	\$1,901.92	\$1,958.97	\$2,017.74	\$2,078.28	\$2,140.62	\$2,204.84	\$2,270.99
2.3	Balconies, Stairs, Waterproofing	\$2,270.01	\$2,338.11	\$2,408.25	\$2,480.50	\$2,554.91	\$2,631.56	\$2,710.51	\$2,791.82	\$2,875.58	\$2,961.85	\$3,050.70	\$3,142.22	\$3,236.49	\$3,333.58	\$3,433.59
2.4	Balconies, Private Floor Waterproofing Application, Non-Tiled	\$71,414.63	\$73,557.07	\$75,763.78	\$78,036.69	\$80,377.79	\$82,789.13	\$85,272.80	\$87,830.99	\$90,465.91	\$93,179.89	\$95,975.29	\$98,854.55	\$101,820.18	\$104,874.79	\$108,021.03
2.5	Balconies, Private Floor Waterproofing Application, All	\$46,109.69	\$47,492.98	\$48,917.77	\$50,385.30	\$51,896.86	\$53,453.77	\$55,057.38	\$56,709.10	\$58,410.38	\$60,162.69	\$61,967.57	\$63,826.59	\$65,741.39	\$67,713.63	\$69,740.47
2.6	Balconies, Private Floor Waterproofing Application 2023	\$104,741.46	\$107,883.70	\$111,120.21	\$114,453.82	\$117,887.43	\$121,424.05	\$125,066.78	\$128,818.78	\$132,683.34	\$136,663.84	\$140,763.76	\$144,986.67	\$149,336.27	\$153,816.36	\$158,430.85
3	Building Restoration															
3.1	Stucco Repair on Primary Structural Members	\$20,018.55	\$20,619.11	\$21,237.68	\$21,874.81	\$22,531.05	\$23,206.98	\$23,903.19	\$24,620.29	\$25,358.90	\$26,119.67	\$26,903.26	\$27,710.35	\$28,541.66	\$29,397.91	\$30,279.85
3.2	Concrete Repair on Primary Structural Members	\$4,798.16	\$4,942.11	\$5,090.37	\$5,243.08	\$5,400.38	\$5,562.39	\$5,729.26	\$5,901.14	\$6,078.17	\$6,260.52	\$6,448.33	\$6,641.78	\$6,841.03	\$7,046.27	\$7,257.65
3.3	Railings Replacement	\$49,080.62	\$50,553.04	\$52,069.63	\$53,631.72	\$55,240.67	\$56,897.89	\$58,604.83	\$60,362.97	\$62,173.86	\$64,039.08	\$65,960.25	\$67,939.06	\$69,977.23	\$72,076.55	\$119,862.89
3.4	Concrete & Fastener Repair Along Railings	\$4,934.57	\$5,082.61	\$5,235.09	\$5,392.14	\$5,553.90	\$5,720.52	\$5,892.14	\$6,068.90	\$6,250.97	\$6,438.50	\$6,631.65	\$6,830.60	\$7,035.52	\$7,246.59	\$7,463.98
3.5	Floors (Included in Items 3.1, 3.2)	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00
3.6	Foundation (Included in Item 3.2)	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00	\$-0.00
4	Fire Proofing & Fire Protection Systems															
4.1	Fire Pump	\$17,709.27	\$18,240.55	\$18,787.77	\$19,351.40	\$19,931.94	\$20,529.90	\$21,145.80	\$21,780.17	\$22,433.58	\$23,106.58	\$23,799.78	\$24,513.77	\$25,249.19	\$35,722.32	\$36,793.99
4.2	Fire Control Panel System	\$7,134.33	\$6,948.56	\$7,157.02	\$7,371.73	\$7,592.88	\$7,820.67	\$8,055.29	\$8,296.94	\$8,545.85	\$8,802.23	\$9,066.30	\$9,338.28	\$9,618.43	\$9,906.99	\$10,204.20
4.3	Sprinkler Head Replacement	\$5,239.74	\$5,396.93	\$5,558.84	\$5,725.60	\$5,897.37	\$6,074.29	\$6,256.52	\$6,444.22	\$6,637.54	\$6,836.67	\$7,041.77	\$7,253.02	\$7,470.61	\$7,694.73	\$23,111.53
4.4	Backflow Assembly	\$1,309.93	\$1,349.23	\$1,389.71	\$1,431.40	\$1,474.34	\$1,518.57	\$1,564.13	\$1,611.05	\$1,659.39	\$1,709.17	\$1,760.44	\$1,813.26	\$1,867.65	\$1,923.68	\$3,708.60
4.5	Interior Doors, Stairwell Fire	\$11,876.74	\$12,233.04	\$12,600.03	\$12,978.03	\$13,367.37	\$13,768.39	\$14,181.45	\$14,606.89	\$15,045.10	\$15,496.45	\$15,961.34	\$16,440.18	\$16,933.39	\$17,441.39	\$25,019.91
4.6	Fire Extinguishers	\$2,725.39	\$2,807.15	\$2,891.37	\$2,978.11	\$3,067.45	\$3,159.47	\$3,254.26	\$3,351.89	\$3,452.44	\$3,556.02	\$3,662.70	\$3,772.58	\$3,885.75	\$4,002.33	\$4,122.40
5	Plumbing															
5.1	Sewer & Vent Stack Scoping, Clearing, Lining Project	\$34,058.29	\$35,080.04	\$36,132.44	\$37,216.42	\$38,332.91	\$39,482.90	\$40,667.38	\$41,887.41	\$43,144.03	\$44,438.35	\$45,771.50	\$47,144.64	\$48,558.98	\$50,015.75	\$61,890.69
5.2	Central AC System, Plumbing & Bladder Tanks Maintenance	\$23,369.51	\$24,070.60	\$24,792.71	\$25,536.50	\$26,302.59	\$27,091.67	\$27,904.42	\$28,741.55	\$29,603.80	\$30,491.91	\$31,406.67	\$32,348.87	\$33,319.34	\$34,318.92	\$35,348.48
5.3	Controls, Domestic Water System Overhaul	\$3,035.78	\$3,126.85	\$3,220.66	\$3,317.28	\$3,416.80	\$3,519.30	\$3,624.88	\$3,733.63	\$3,845.63	\$3,961.00	\$4,079.83	\$4,202.23	\$4,328.29	\$4,458.14	\$4,591.89
5.4	Booster Pumps, Domestic Water System	\$3,156.02	\$3,250.70	\$3,348.22	\$3,448.66	\$3,552.12	\$3,658.69	\$3,768.45	\$3,881.50	\$3,997.95	\$4,117.89	\$4,241.42	\$4,368.66	\$4,499.72	\$4,634.72	\$4,773.76
5.5	Hot Water Heaters Replacement	\$4,212.59	\$4,338.97	\$4,469.14	\$4,603.21	\$4,741.31	\$4,883.55	\$5,030.05	\$5,180.95	\$5,336.38	\$5,496.47	\$5,661.37	\$5,831.21	\$6,006.15	\$6,186.33	\$6,371.92
5.6	Water Boilers, Common HVAC	\$2,289.93	\$2,358.63	\$2,429.95	\$2,503.89	\$2,582.49	\$2,665.87	\$2,754.15	\$2,847.43	\$2,944.81	\$3,047.39	\$3,155.37	\$3,268.95	\$3,388.33	\$3,513.71	\$3,645.39
5.7	Water Pumps, Common HVAC	\$8,014.77	\$8,255.21	\$7,342.83	\$7,563.11	\$7,790.00	\$8,023.70	\$8,264.42	\$8,512.35	\$8,767.72	\$9,030.75	\$9,301.67	\$9,580.72	\$9,868.14	\$10,164.19	\$10,469.11
5.8	Cooling Towers, Common HVAC	\$45,798.68	\$47,172.64	\$48,599.01	\$49,959.01	\$51,354.31	\$52,794.31	\$54,274.31	\$55,794.31	\$57,354.31	\$58,954.31	\$60,594.31	\$62,274.31	\$64,004.31	\$65,774.31	\$67,584.31
5.9	Water Valves & Pipes	\$8,988.51	\$9,258.17	\$9,535.91	\$9,821.99	\$10,116.65	\$10,420.15	\$10,732.75	\$11,054.74	\$11,386.38	\$11,727.97	\$12,079.81	\$12,442.20	\$12,803.28	\$13,170.38	\$13,543.09
6	Electrical Systems															
6.1	Elevator Modernization	\$37,486.96	\$38,611.56	\$39,769.91	\$40,963.01	\$42,191.90	\$43,467.59	\$44,782.06	\$46,136.43	\$47,530.70	\$48,964.77	\$50,439.64	\$51,955.31	\$53,511.78	\$55,109.25	\$56,747.72
6.2	Elevator Door Lock Monitor System	\$10,625.56	\$10,944.33	\$11,272.66	\$11,610.84	\$11,959.17	\$12,317.94	\$12,687.48	\$13,068.10	\$13,459.15	\$13,860.15	\$14,271.57	\$14,703.84	\$15,147.46	\$15,603.91	\$16,073.01
6.3	Electrical Systems Allowance	\$13,797.98	\$14,211.91	\$14,638.27	\$15,077.42	\$15,529.74	\$15,995.64	\$16,475.50	\$16,969.77	\$17,478.86	\$18,003.23	\$18,543.33	\$19,099.62	\$19,672.61	\$20,262.79	\$21,828.76
6.4	Generator Replacement	\$7,785.07	\$8,018.62	\$8,259.18	\$8,506.95	\$8,762.16	\$9,025.03	\$9,295.78	\$9,574.65	\$9,861.89	\$10,157.75	\$10,462.48	\$10,776.35	\$11,099.64	\$11,432.63	\$11,775.61
7	Windows & Doors, Exterior															
7.1	Exterior Windows, Common	\$3,143.84	\$3,238.16	\$3,335.30	\$3,435.36	\$3,538.42	\$3,644.58	\$3,753.91	\$3,866.53	\$3,982.53	\$4,102.00	\$4,225.06	\$4,351.81	\$4,482.37	\$4,616.84	\$5,712.99
7.2	Exterior Doors, Automatic Slider, Common	\$3,935.27	\$4,053.33	\$4,174.93	\$4,300.17	\$4,429.18	\$4,562.06	\$4,698.92	\$4,839.88	\$4,985.08	\$5,134.63	\$5,288.67	\$5,447.33	\$5,610.75	\$5,779.08	\$5,952.45
7.3	Exterior Doors, Common	\$29,691.85	\$30,582.60	\$31,500.08	\$32,445.08	\$33,418.43	\$34,420.99	\$35,453.62	\$36,517.22	\$37,612.74	\$38,741.12	\$39,903.36	\$41,100.46	\$42,333.47	\$43,603.48	\$46,542.91
8	Inspections & Reports															
8.1	Structural Integrity Reserve Study Update	\$928.24	\$956.09	\$984.77	\$1,014.31	\$1,044.74	\$1,076.08	\$1,108.37	\$1,141.62	\$1,175.87	\$1,211.14	\$1,247.48	\$1,284.90	\$1,323.45	\$1,363.15	\$1,404.05
8.2	Milestone Inspection	\$1,485.18	\$1,529.74	\$1,575.63	\$1,622.90	\$1,671.59	\$1,721.74	\$1,773.39	\$1,826.59	\$1,881.39	\$1,937.83	\$1,995.96	\$2,055.84	\$2,117.52	\$2,181.04	\$2,246.47
		\$755,202.11	\$777,458.37	\$792,661.83	\$816,441.69	\$840,934.94	\$860,474.90	\$886,289.15	\$912,877.82	\$940,264.16	\$968,472.08	\$997,526.25	\$1,027,452.03	\$1,058,363.41	\$1,119,436.90	\$1,250,379.44

5.1.4 Funding Graph (Line Item Funding)



6.1.1 Funding Plans

		Admiralty House, Inc.						
		Straight Line Funding Plan				Line Item Funding Plan		
Year	Annual Expenses	Contribution Per Year	Contribution / Unit / Month	Ending Fiscal Year Balance	% Funded	Contribution Per Year	Contribution / Unit / Month	Ending Fiscal Year Balance
2023	\$865,644.00	\$503,700.00	\$209.88	\$658,821.00	107%	\$457,903.89	\$190.79	\$613,024.89
2024	\$23,484.00	\$503,700.00	\$209.88	\$1,139,037.00	108%	\$469,964.86	\$195.82	\$1,059,505.74
2025	\$15,913.50	\$503,700.00	\$209.88	\$1,626,823.50	106%	\$484,063.80	\$201.69	\$1,527,656.05
2026	\$16,390.91	\$503,700.00	\$209.88	\$2,114,132.60	105%	\$498,585.72	\$207.74	\$2,009,850.86
2027	\$25,661.60	\$503,700.00	\$209.88	\$2,592,170.99	104%	\$513,543.29	\$213.98	\$2,497,732.55
2028	\$37,096.77	\$503,700.00	\$209.88	\$3,058,774.22	102%	\$527,597.56	\$219.83	\$2,988,233.34
2029	\$17,910.78	\$503,700.00	\$209.88	\$3,544,563.44	101%	\$543,425.49	\$226.43	\$3,513,748.04
2030	\$554,390.24	\$503,700.00	\$209.88	\$3,493,873.20	99%	\$559,728.25	\$233.22	\$3,519,086.05
2031	\$19,001.55	\$503,700.00	\$209.88	\$3,978,571.65	98%	\$576,520.10	\$240.22	\$4,076,604.59
2032	\$36,533.65	\$503,700.00	\$209.88	\$4,445,738.00	96%	\$593,884.79	\$247.45	\$4,633,955.73
2033	\$113,964.11	\$503,700.00	\$209.88	\$4,835,473.89	94%	\$608,873.98	\$253.70	\$5,128,865.60
2034	\$20,763.51	\$503,700.00	\$209.88	\$5,318,410.38	93%	\$627,140.20	\$261.31	\$5,735,242.29
2035	\$21,386.41	\$503,700.00	\$209.88	\$5,800,723.97	91%	\$645,954.40	\$269.15	\$6,359,810.28
2036	\$33,482.57	\$503,700.00	\$209.88	\$6,270,941.40	90%	\$665,333.04	\$277.22	\$6,991,660.75
2037	\$773,114.86	\$503,700.00	\$209.88	\$6,001,526.54	87%	\$685,293.03	\$285.54	\$6,903,838.91
2038	\$361,448.44	\$503,700.00	\$209.88	\$6,143,778.10	84%	\$755,202.11	\$314.67	\$7,297,592.58
2039	\$132,869.69	\$503,700.00	\$209.88	\$6,514,608.40	82%	\$777,458.37	\$323.94	\$7,942,181.26
2040	\$809,895.34	\$503,700.00	\$209.88	\$6,208,413.06	78%	\$792,661.83	\$330.28	\$7,924,947.75
2041	\$-00	\$503,700.00	\$209.88	\$6,712,113.06	77%	\$816,441.69	\$340.18	\$8,741,389.44
2042	\$36,472.93	\$503,700.00	\$209.88	\$7,179,340.14	75%	\$840,934.94	\$350.39	\$9,545,851.45
2043	\$650,200.04	\$503,700.00	\$209.88	\$7,032,840.09	72%	\$860,474.90	\$358.53	\$9,756,126.30
2044	\$834,844.39	\$503,700.00	\$209.88	\$6,701,695.70	68%	\$886,289.15	\$369.29	\$9,807,571.06
2045	\$14,945.61	\$503,700.00	\$209.88	\$7,190,450.09	67%	\$912,877.82	\$380.37	\$10,705,503.28
2046	\$-00	\$503,700.00	\$209.88	\$7,694,150.09	66%	\$940,264.16	\$391.78	\$11,645,767.44
2047	\$-00	\$503,700.00	\$209.88	\$8,197,850.09	65%	\$968,472.08	\$403.53	\$12,614,239.52
2048	\$51,925.69	\$503,700.00	\$209.88	\$8,649,624.40	64%	\$997,526.25	\$415.64	\$13,559,840.07
2049	\$-00	\$503,700.00	\$209.88	\$9,153,324.40	63%	\$1,027,452.03	\$428.11	\$14,587,292.11
2050	\$222,128.90	\$503,700.00	\$209.88	\$9,434,895.50	61%	\$1,058,363.41	\$440.98	\$15,423,526.61
2051	\$3,872,935.33	\$503,700.00	\$209.88	\$6,065,660.17	48%	\$1,119,436.90	\$466.43	\$12,670,028.17
2052	\$5,473,698.39	\$503,700.00	\$209.88	\$1,095,661.78	13%	\$1,250,379.44	\$520.99	\$8,446,709.22

SECTION 200 – DEFINITIONS

ALLOWANCE	A value (given in dollars) for the replacement of a Reserve Component that has many sub-elements with various useful life and replacement costs for each sub-element. Allowance items utilize averages and calculated approximations to lump all the sub-elements into one individual Reserve Component.
COMMON AREA ASSET	Items commonly owned by the Association and which are the responsibilities of the Association to maintain, repair, or replace as necessary. These items make up the “Reserve Components”. (ex: the roof, pool, paving, etc.)
COMPONENT	The individual line items in the Reserve Study, developed or updated in the Physical Analysis. These elements form the building blocks for the Reserve Study. Components typically are: 1) Association responsibility, 2) with limited Useful Life expectancies, 3) predictable Remaining Useful Life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.
DEFERRED MAINTENANCE	In lieu of having an Asset routinely maintained (typically with a maintenance contract) many Associations choose to postpone maintenance until the Asset is in sufficient disrepair and then pay to “overhaul” or fully repair the Asset. Exterior building painting is an example of this.
FUND CONTRIBUTION	The amount of money the Association sets aside or should set aside to properly fund the Reserve depending on whether it is the “Current” or “Cash Flow” Fund Contribution respectively. <i>*See Section RESERVE FUND ANALYSIS for more information</i>
INFLATION RATE	The yearly rate that the cost of replacements and deferred maintenance increases.
INITIAL DEPRECIATION	The monetary difference between the current liabilities and current funds available for all Reserve Components. <i>*See Section RESERVE FUND ANALYSIS for more information</i>
LINE ITEM FUNDING	A method used to fund each Reserve Component separately. Funds set aside for one component are not typically used for other components.
MODIFIED INFLATION RATE	The yearly rate that the cost of replacement and deferred maintenance expenses increase. This value is adjusted for market trends and technology improvements.

REMAINING USEFUL LIFE	Also referred to as “Remaining Life”. The estimated time, in years, that a reserve component can be expected to continue to serve its intended function. Projects anticipated to occur in the initial year have “zero” Remaining Useful Life.
REPLACEMENT COST	The cost of replacing, repairing, or restoring a Reserve Component to its original functional condition. The Current Replacement Cost would be the cost to replace, repair, or restore the component during that particular year.
RESERVE ASSET	Items owned by the Association and which are the responsibilities of the Association to maintain, repair, or replace as necessary. These items make up the “Reserve Components”. (ex: the roof, painting, paving, etc.)
RESERVE FUND	Includes all money set aside for expenses related to replacement or repair of common area assets.
RESERVE FUNDING PLAN	A method by which the Association plans to fund expenditures related to Reserve Asset deferred maintenance or replacement costs.
USEFUL LIFE	Total Useful Life or Depreciable Life. The estimated time in years, that a reserve component can be expected to serve its intended function if properly constructed in its present application or installation.

SECTION 300 – RESERVE FUND ANALYSIS

1 RESERVE FUND CRITERIA

1.1 STRAIGHT-LINE RESERVE FUND STATEMENT

1.1.1 The estimated fund balance by end of year is **\$658,821.00**.

1.1.2 The fund contribution per year is **\$503,700.00** per year.

1.2 ASSUMED BALANCE INTEREST RATE

1.2.1 Definition: The rate that the reserve fund earns value while invested.

1.2.2 Value: **0.00%**

1.2.3 This is an estimated value based on the request by the Association. Typically, 0% is used due to the inconsistencies with rate of return on investments and the fluctuating nature of the market. An alternate method to add any interest actually earned is to add it to the new starting balance when the reserve study is updated, and new contribution rates can be calculated then.

1.3 ASSUMED INFLATION RATE

1.3.1 Definition: The yearly rate that the cost of replacements and deferred maintenance increases.

1.3.2 Value: **3.00%**

1.3.3 A value of 3% is used to reflect an increase in cost due to inflation and reduction in cost due to improved technologies and methods over time. The Association may use a different rate and have the study revised to reflect that change at their discretion.

1.4 METHOD OF CALCULATING RESERVE CONTRIBUTIONS

1.4.1 Straight Line Funding

1.4.1.1 This table displays, a simple, constant contribution each year.

1.4.2 Line Item Funding

1.4.2.1 This method is designed to fund each line item individually. The intent is to ensure that each line item is 100% funded based on its replacement cost and remaining useful life. Due to the staggered timing of asset replacement and deferred maintenance, line item funded accounts eventually carry large minimum balances and require greater yearly contributions.

1.5 VALUATION

1.5.1 The values used for deferred maintenance or replacement costs are estimates based on government standards, estimating software, experience on similar projects, contractor estimates, supplier prices, and engineering judgment. Actual costs incurred may differ significantly from the projections in the analysis. Actual costs are affected by unpredictable influences such as routine maintenance, inflation, changes in industry standards, regulatory changes, technological advances, and variations in market conditions.

2 CONCLUSION

2.1 PROJECTED RESERVE EXPENSES

2.1.1 Largest Expense: **\$1,785,613** for the **Roof, TPO, Flat** in year **2051**.

2.1.2 Minimum balance during the 30-year cycle. These values have been determined after initial depreciation has been funded.

2.1.2.1 Straight Line Funding: **\$658,821.00** at year **2023**.

2.1.2.2 Line Item Funding: **\$613,024.89** at year **2023**.

2.2 PROJECTED ENDING RESERVE BALANCE

2.2.1 Straight Line Item Funding: **\$1,095,662** at year **2052**.

2.2.2 Line Item Funding: **\$8,446,709.22,775** at year **2052**.

2.3 INITIAL DEPRECIATION OF ASSETS

2.3.1 Initial depreciation is a calculation based on the amount of value lost due to the current age of all the assets minus the amount currently in reserves. This can be viewed as the amount of "catching up" the Association's reserve fund needs to do in order to be considered fully funded. This does not need to be done immediately by special assessment and has already been calculated into the included contribution rates.

2.3.2 Initial Depreciation: **\$960,008.63 or 48.47%**

2.4 RESERVE CONTRIBUTIONS

2.4.1 Straight-Line Funding Method:

2.4.1.1 **\$503,700.00** per year.

2.4.2 Line Item Funding:

2.4.2.1 **\$457,903.89** per year adjusted each year for inflation. See attachments for a breakdown of contributions over the next 30 years.

3 CLOSING REMARKS

3.1 EXCLUDED EXPENSES

3.1.1 Association excluded expenses: None

3.1.2 Analyst excluded expenses:

3.1.2.1 Routine maintenance expenses which are typically included in an Association's operating budget.

3.1.2.2 Miscellaneous expenses whose deferred maintenance or replacement costs are less than \$10,000.00 and where the value or useful life could not be readily estimated.

3.1.2.3 Expenses related to future assets that the Association may acquire or expenses whose remaining useful life is more than 30 years.

3.1.2.4 Expenses related to assets damaged by storms or other acts of God that may result in a shorter than estimated useful life.

3.1.2.5 Any other expenses specifically excluded in this report by previous mention.

3.2 MAINTENANCE

3.2.1 Maintenance includes only costs associated with upkeep of degrading material assets.

3.3 RECOMMENDATIONS

3.3.1 This report is a planning tool only to be used at the Association's leisure when determining their reserve funding plan. No warranties or guarantees are implied regarding any of the information in this study.

3.3.2 It is recommended that reserve studies be updated every one to three years or when a major common area asset is repaired or replaced.

SECTION 400 – INVENTORY OF RESERVE COMPONENTS

The Inventory of Reserve Components will display a typical photo of the Association's asset, give general information of that type of asset along with site-specific details that pertain specifically to the Association. The site-specific details will include a table with estimated useful life, estimated remaining life and approximate replacement cost.

1 Roof

1.1 Roofs, TPO, Flat



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
30	28	\$780,450.00

General Description:

A flat roof is common for commercial buildings, including condos. Different styles of flat roofing include TPO (Thermoplastic Polyolefin) membranes, modified bituminous, and BUR (Built-Up Roof). The TPO membranes are engineered to be more pliable for easier installation on a more complex roof while still maintaining flexibility in colder weather. They can also maintain a lower roof surface temperature by reflecting the sunlight and some UV radiation. The material is simple to apply which contributes to a lower cost for installation and repairs. Important aspects when choosing or changing a roof system are cost, flexibility during expansion and contraction, reflection of sunlight and UV radiation, and resistance to corrosion, mold growth, mildew, and algae.

Additional Notes:

1.2 Parapet Waterproofing



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
14	0	\$34,650.00

General Description:

Surfaces on concrete that are open to the weather, should be waterproofed. This aids in water runoff and prevents water penetration into the concrete slabs. Less water absorbed by the concrete slabs means less chlorides and carbon dioxide reaching the steel reinforcement which leads to cracking and spalling. Different sealants should be used depending on if the surface sees pedestrian or vehicular traffic. Spalled slab edges and surfaces are common on walkways without waterproofing and these concrete repairs are often included in a concrete waterproofing project.

Additional Notes:

The parapet waterproofing is in urgent need of repair which will be done this year (2023) along with the concrete repair it also requires.

1.3 Lightning Protection



Estimate Useful Life (Years)

60

Estimate Remaining Life (Years)

28

Estimated Current Cost (\$)

\$88,400.00

General Description:

AS part of NFPA 780, a lightning protection system consists of strike termination devices, cable conductors, grounding electrode system, bonding, and surge protection devices. The strike termination devices accept a strike before reaching the insulated building material. That surge is then directed below ground by the cables to the grounding electrode system that moves the energy away from the building. The bonding prevents the lightning strike from side flashing internally. The surge protection devices prevent lightning originating from powerlines to enter the building.

Additional Notes:

This lightning protection system is scheduled to be replaced at the end of life of this TPO roofing membrane.

2 Exterior Painting & Walkway Waterproofing

2.1 Painting & Window Caulking, Exterior Walls



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
7	0	\$322,250.00

General Description:

Painting in Florida is typically done every 7 to 10 years to the Association's structures. The surrounding saltwater atmosphere negatively effects paint and its substrate. Surface preparation and paint quality play a key role in life expectancy. Sunshine, heat, and wind-driven rain also play a role in paint deterioration. Paint warranties typically last around 7 years. Painted stucco is a common exterior façade for both concrete and wood construction in Florida. The painting line item includes replacing all caulking at windows and doors along with priming and painting all exterior surfaces of the buildings on the property. Painting a concrete slab-on-grade is typically for aesthetics. The paint or stain used should be "breathable" to allow for moisture transfer, so it does not become trapped and begin to degrade the slab.

Additional Notes:

2.2 Grout Repair Wall Tile, Exterior Walls



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
7	0	\$6,000.00

General Description:

Wall tile can last a very long time but it is only as good as the grout. Water penetration behind tiles can hide serious water damage so proper grout maintenance is very important for maintaining the structural integrity of the concrete wall behind it. Careful sounding is required to differentiate between unbonded tile from water damage vs tile which was never thoroughly bonded initially.

Additional Notes:

2.3 Balconies, Stairs, Waterproofing



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
21	0	\$20,800.00

General Description:

Surfaces on concrete that are open to the weather, should be waterproofed. This aids in water runoff and prevents water penetration into the concrete slabs. Less water absorbed by the concrete slabs means less chlorides and carbon dioxide reaching the steel reinforcement which leads to cracking and spalling. Different sealants should be used depending on if the surface sees pedestrian or vehicular traffic. Spalled slab edges and surfaces are common on walkways without waterproofing and these concrete repairs are often included in a concrete waterproofing project.

Additional Notes:

None of these balconies are tiled. They are only waterproofed.

2.4 Balconies, Private Floor Waterproofing Application, Non-Tiled



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
80	15	\$180,000.00

General Description:

Surfaces on concrete that are open to the weather, should be waterproofed. This aids in water runoff and prevents water penetration into the concrete slabs. Less water absorbed by the concrete slabs means less chlorides and carbon dioxide reaching the steel reinforcement which leads to cracking and spalling. Different sealants should be used depending on if the surface sees pedestrian or vehicular traffic. Spalled slab edges and surfaces are common on walkways without waterproofing and these concrete repairs are often included in a concrete waterproofing project.

Additional Notes:

This item refers to the waterproofing of even fewer untiled private balconies than are present now, when it is time to re-waterproof untiled balconies in 15 years. The reason is that residents will continue to tile their waterproofed balconies before this 15 years has passed.

2.5 Balconies, Private Floor Waterproofing Application, All



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
35	29	\$528,000.00

General Description:

Surfaces on concrete that are open to the weather, should be waterproofed. This aids in water runoff and prevents water penetration into the concrete slabs. Less water absorbed by the concrete slabs means less chlorides and carbon dioxide reaching the steel reinforcement which leads to cracking and spalling. Different sealants should be used depending on if the surface sees pedestrian or vehicular traffic. Spalled slab edges and surfaces are common on walkways without waterproofing and these concrete repairs are often included in a concrete waterproofing project.

Additional Notes:

After approximately 29 years, all private balconies should be stripped of old waterproofing and / or tile, and waterproofed. A properly draining, properly waterproofed and tiled exterior floor can last 30 to 40 years (even though the waterproofing warranties are not this long).

2.6 Balconies, Private Floor Waterproofing Application 2023



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
80	0	\$264,000.00

General Description:

Surfaces on concrete that are open to the weather, should be waterproofed. This aids in water runoff and prevents water penetration into the concrete slabs. Less water absorbed by the concrete slabs means less chlorides and carbon dioxide reaching the steel reinforcement which leads to cracking and spalling. Different sealants should be used depending on if the surface sees pedestrian or vehicular traffic. Spalled slab edges and surfaces are common on walkways without waterproofing and these concrete repairs are often included in a concrete waterproofing project.

Additional Notes:

This year (2023), the un-tiled private balconies will be stripped and waterproofed.

3 Building Restoration

3.1 Stucco Repair on Primary Structural Members



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
7	0	\$80,000.00

General Description:

As a concrete building located near the water ages, the stucco reacts chemically with the salt in the atmosphere. Without proper repairs, the problems worsen exponentially. Saltwater spray from the Gulf plays a large role in the frequency that exterior stucco repairs become necessary. Delaminated stucco facilitates water intrusion into a building. Cementitious material, in general, absorbs a certain amount of water during a rain event and then releases it similar to how a sponge retains and releases water. Space between concrete walls and stucco trap water. Trapped water can lead to water intrusion and further delaminate adjacent stucco. Regular stucco repairs frustrate water intrusion into a building.

Additional Notes:

This allowance can be fine-tuned in the future as stucco projects reveal the rate that damage progresses for this particular building.

3.2 Concrete Repair on Primary Structural Members



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
14	0	\$33,500.00

General Description:

As a concrete building located near the water ages, the concrete and stucco react chemically with the salt in the atmosphere. The concrete begins to show signs of weakness in the form of efflorescence, cracks, and spalling. Without proper repairs, the problems worsen exponentially. Saltwater spray from the Gulf plays a large role in the frequency that exterior concrete and stucco repairs become necessary. All structural concrete components should be examined for damaged and/or spalled concrete on a regular basis. Spalled concrete appears where the steel reinforcement inside the concrete has rusted. The rusted metal expands and causes chunks of concrete to break loose. Typically, the rusted steel must be exposed, and the rust removed to prevent further damage. These types of repairs can become very costly which emphasizes the importance of regular restoration work. Delaminated stucco facilitates water intrusion into a building. Cementitious material, in general, absorbs a certain amount of water during a rain event and then releases it similar to how a sponge retains and releases water. Space between concrete walls and stucco trap water. Trapped water can lead to water intrusion and further delaminate adjacent stucco. Regular stucco repairs frustrate water intrusion into a building.

Additional Notes:

This allowance can be fine-tuned in the future as concrete projects reveal the rate that damage progresses for this particular building.

3.3 Railings Replacement



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
45	29	\$562,020.00

General Description:

Aluminum fencing is less susceptible to rust and corrosion, even in wet or rainy surroundings unlike steel or wood. It is lightweight, affordable, low maintenance and generally has a longer life expectancy compared to other materials. Prefabricated aluminum fence products are rackable which means the panels can follow the contour of the land and still maintain vertical posts and pickets. Aluminum is a common fencing material that is used for ornamental purposes that will require little to no maintenance. Aluminum pool fencing is common around commercial style pools where it has a minimum height of 48". Condominium guard rail aluminum fencing should have a minimum height of 42" with picket spacing less than 4" wide. In both cases it can be secured to the ground using base mounts or cemented into the deck. Where the post would come into contact with steel, an epoxy should be used as opposed to cement. Penetrations into the concrete allow water to enter and eventually weaken the concrete and railing connection. Waterproofing on a deck would aid in keeping water from infiltrating these areas. Concrete repair work at post pocket locations often accompanies railing replacement on concrete surfaces.

Additional Notes:

These railings are in better shape than some of their fasteners.

3.4 Concrete & Fastener Repair Along Railings



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
7	0	\$19,720.00

General Description:

Aluminum fencing is less susceptible to rust and corrosion, even in wet or rainy surroundings unlike steel or wood. It is lightweight, affordable, low maintenance and generally has a longer life expectancy compared to other materials. Prefabricated aluminum fence products are rackable which means the panels can follow the contour of the land and still maintain vertical posts and pickets. Aluminum is a common fencing material that is used for ornamental purposes that will require little to no maintenance. Aluminum pool fencing is common around commercial style pools where it has a minimum height of 48". Condominium guard rail aluminum fencing should have a minimum height of 42" with picket spacing less than 4" wide. In both cases it can be secured to the ground using base mounts or cemented into the deck. Where the post would come into contact with steel, an epoxy should be used as opposed to cement. Penetrations into the concrete allow water to enter and eventually weaken the concrete and railing connection. Waterproofing on a deck would aid in keeping water from infiltrating these areas. Concrete repair work at post pocket locations often accompanies railing replacement on concrete surfaces.

Additional Notes:

Railing fastening hardware and fastening substrate (in this case, concrete) can degrade faster than the railing itself. This is the case for this building. This allowance can be fine-tuned in the future as railing maintenance projects reveal the rate damage progresses for this particular building. All fasteners entering the concrete should be stainless steel.

3.5 Floors (Included In Items 3.1, 3.2)



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
30	29	\$-00

General Description:

As a concrete building located near the water ages, the concrete and stucco react chemically with the salt in the atmosphere. The concrete begins to show signs of weakness in the form of efflorescence, cracks, and spalling. Without proper repairs, the problems worsen exponentially. Saltwater spray from the Gulf plays a large role in the frequency that exterior concrete and stucco repairs become necessary. All structural concrete components should be examined for damaged and/or spalled concrete on a regular basis. Spalled concrete appears where the steel reinforcement inside the concrete has rusted. The rusted metal expands and causes chunks of concrete to break loose. Typically, the rusted steel must be exposed, and the rust removed to prevent further damage. These types of repairs can become very costly which emphasizes the importance of regular restoration work. Delaminated stucco facilitates water intrusion into a building. Cementitious material, in general, absorbs a certain amount of water during a rain event and then releases it similar to how a sponge retains and releases water. Space between concrete walls and stucco trap water. Trapped water can lead to water intrusion and further delaminate adjacent stucco. Regular stucco repairs frustrate water intrusion into a building.

Additional Notes:

3.6 Foundation (Included In Item 3.2)



Estimate Useful Life (Years)

Estimate Remaining Life (Years)

Estimated Current Cost (\$)

30

29

\$-00

General Description:

As a concrete building located near the water ages, the concrete and stucco react chemically with the salt in the atmosphere. The concrete begins to show signs of weakness in the form of efflorescence, cracks, and spalling. Without proper repairs, the problems worsen exponentially. Saltwater spray from the Gulf plays a large role in the frequency that exterior concrete and stucco repairs become necessary. All structural concrete components should be examined for damaged and/or spalled concrete on a regular basis. Spalled concrete appears where the steel reinforcement inside the concrete has rusted. The rusted metal expands and causes chunks of concrete to break loose. Typically, the rusted steel must be exposed, and the rust removed to prevent further damage. These types of repairs can become very costly which emphasizes the importance of regular restoration work. Delaminated stucco facilitates water intrusion into a building. Cementitious material, in general, absorbs a certain amount of water during a rain event and then releases it similar to how a sponge retains and releases water. Space between concrete walls and stucco trap water. Trapped water can lead to water intrusion and further delaminate adjacent stucco. Regular stucco repairs frustrate water intrusion into a building.

Additional Notes:

4 Fire Proofing & Fire Protection Systems

4.1 Fire Pump



Estimate Useful Life (Years)

40

Estimate Remaining Life (Years)

28

Estimated Current Cost (\$)

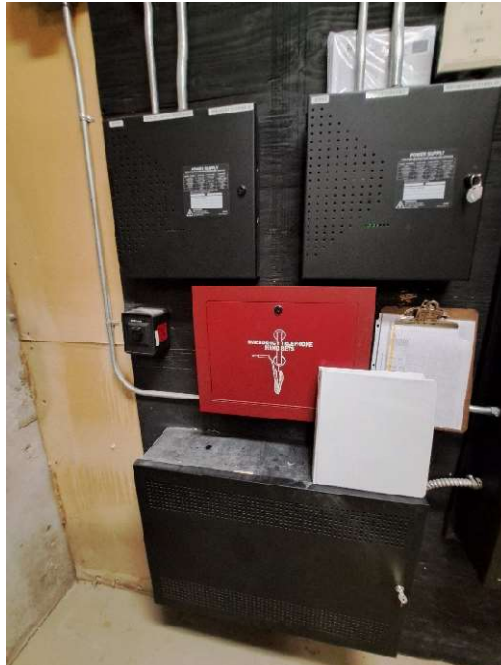
\$200,000.00

General Description:

A water delivery system for purposes of fire protection is designed for a building's unique layout. Some systems utilize a fire pump and maintain a pressurized system, often using a jockey pump for small pressure drops. Other systems may remain dry but can be pressurized by the Fire Department in case of a fire. The pipe network may run through each unit of a condo or only provide water at designated stations.

Additional Notes:

4.2 Fire Control Panel System



Estimate Useful Life (Years)

20

Estimate Remaining Life (Years)

16

Estimated Current Cost (\$)

\$60,000.00

General Description:

A fire alarm system is a method to alert the occupants of a building of a fire so they can get to safety as quickly as possible. A professionally installed fire alarm system installed to state fire codes and ordinance can protect occupants and decrease liability and risk and increase occupant safety. Fire Alarm protection is the responsibility of the building owner. Flashing strobe lights, an audible alarm and vibration are methods used to alert people with or without hearing or sight disabilities. Fire alarm systems must be inspected, tested, and maintained routinely to make sure they are in good working order. A typical fire alarm system is made up of master control panel, detectors, annunciators, and amplifiers.

Additional Notes:

4.3 Sprinkler Head Replacement



Estimate Useful Life (Years)

65

Estimate Remaining Life (Years)

29

Estimated Current Cost (\$)

\$60,000.00

General Description:

A water delivery system for purposes of fire protection is designed for a building's unique layout. Some systems utilize a fire pump and maintain a pressurized system, often using a jockey pump for small pressure drops. Other systems may remain dry but can be pressurized by the Fire Department in case of a fire. The pipe network may run through each unit of a condo or only provide water at designated stations.

Additional Notes:

This allowance starts reserving funds for a full changeout or partial replacement as testing schedules find faulty sprinkler heads over the 29 year estimated lifetime.

4.4 Backflow Assembly



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
50	29	\$15,000.00

General Description:

A backflow valve is installed in condominiums and other commercial facilities to prevent water contamination. When the water in a local main water supply pipe starts to flow backwards, this issue is referred to as a backflow in the plumbing system. Typically, the water delivered by the municipal water supply line is moved by water pressure. The water pressure in these pipes can fluctuate when a pipe bursts or brakes. Even a small drop in pressure can cause the water in the pipe to flow in a reverse direction. If clean water flows in a backward direction, it can become contaminated by local sewage systems.

Additional Notes:

4.5 Interior Doors, Stairwell Fire

Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
40	29	\$136,000.00

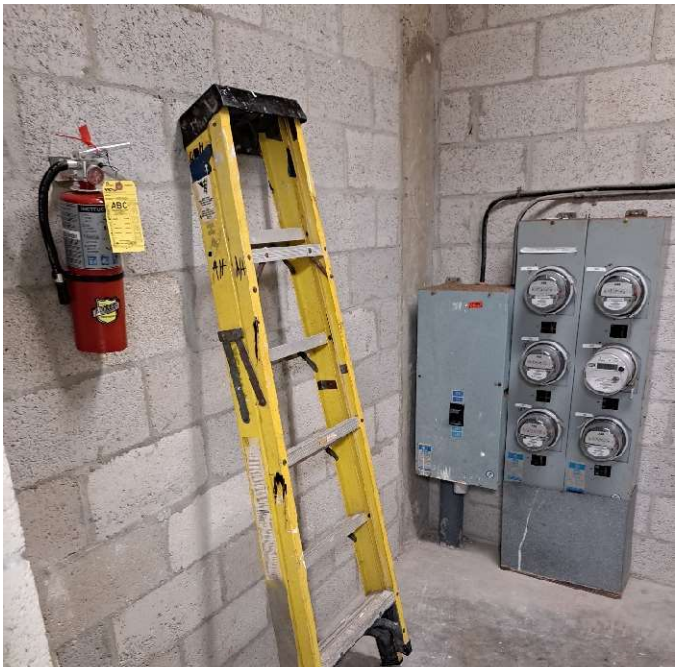
General Description:

Exterior doors are typically made from metal and are fire and hurricane rating. They can have glass in various configurations and have a hollow steel shell that is then re-enforced and filled with insulation. Commercial doors come at a thickness of 1-3/4" and vary in widths and heights to fit a specific opening. Frames, hangers, and push bars can be replaced separately where needed.

Additional Notes:

These interior fire doors experience very little degradation from the environment but hardware must be maintained to ensure automatic closure.

4.6 Fire Extinguishers



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
15	15	\$20,000.00

General Description:

When a building is large enough, the cost of replacing all the fire extinguishers warrants placing the cost into the reserves.

Additional Notes:

5 Plumbing

5.1 Sewer & Vent Stack Scoping, Clearing, Lining Project



Estimate Useful Life (Years)

35

Estimate Remaining Life (Years)

29

Estimated Current Cost (\$)

\$390,000.00

General Description:

Plumbing lines run from the building to the road to connect to the municipal water supply. Over time these pipes will need replacing. This plumbing replacement often requires ripping up the driveway surface. This allowance is also present to help ensure that the drainage network inside and outside the building, is not clogged or cracked, and that all corroded iron pipe is replaced with PVC or lined. Chronic leaks can degrade concrete.

Additional Notes:

5.2 Central AC System, Plumbing & Bladder Tanks Maintenance



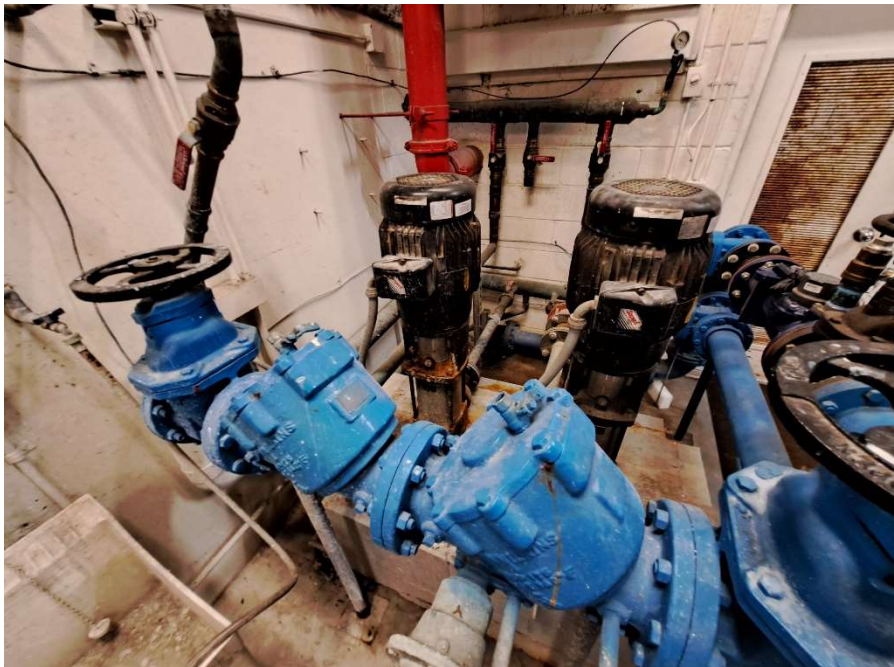
Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
1	1	\$15,000.00

General Description:

Plumbing line integrity is important for keeping water away from concrete structural components. Leaking supply lines, valves, clogged or split PVC or metal drains can convey water into the concrete structure resulting in premature spalling. This Allowance is for periodic clearing of waste & rainwater drains, vents, and miscellaneous plumbing projects under and inside the buildings.

Additional Notes:

There is an uncommonly large amount of water traveling through this building at high pressures due to the central HVAC system with cooling towers. These pipes, in addition to all association-funded unit water supply lines; should be maintained well, which requires this robust maintenance schedule.

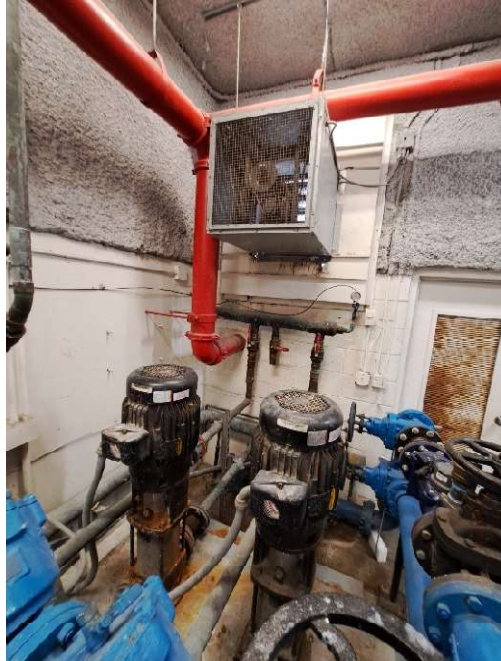
5.3 Controls, Domestic Water System Overhaul

Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
20	10	\$27,000.00

A potable water pump is used to deliver water to higher altitudes than the municipal water delivery system was designed for. These pumps are on an isolated line that does not interfere with the fire pump system.

Additional Notes:

5.4 Booster Pumps, Domestic Water System



Estimate Useful Life (Years)

10

Estimate Remaining Life (Years)

5

Estimated Current Cost (\$)

\$17,000.00

General Description:

A potable water pump is used to deliver water to higher altitudes than the municipal water delivery system was designed for. These pumps are on an isolated line that does not interfere with the fire pump system.

Additional Notes:

5.5 Hot Water Heaters Replacement



Estimate Useful Life (Years)

3

Estimate Remaining Life (Years)

1

Estimated Current Cost (\$)

\$7,800.00

General Description:

Hot water heaters and the connections to them, can be locations of chronic leaking. Keeping hot water heaters in good condition is insurance against leaks. Water degrades concrete when in chronic contact with it.

Additional Notes:

This estimated useful life enables 3 heaters to be replaced every 3 years. The 3 heaters will be approximately 10 years old by the time of replacement. It is set to cycle this way because not all the heaters are the same age.

5.6 Water Boilers, Common HVAC

Estimate Useful Life (Years)

25

Estimate Remaining Life (Years)

17

Estimated Current Cost (\$)

\$20,000.00**General Description:**

Central boilers handle large amounts of water to heat the building. These units should be maintained in good condition and replaced before any water leakage occurs from them.

Additional Notes:

5.7 Water Pumps, Common HVAC

Estimate Useful Life (Years)

Estimate Remaining Life (Years)

Estimated Current Cost (\$)

25**17****\$70,000.00****General Description:**

These pumps circulate water to and from the central HVAC cooling towers on the roof. They cannot be allowed to leak. This is achieved with a proper maintenance and replacement schedule.

Additional Notes:

5.8 Cooling Towers, Common HVAC

Estimate Useful Life (Years)

25

Estimate Remaining Life (Years)

17

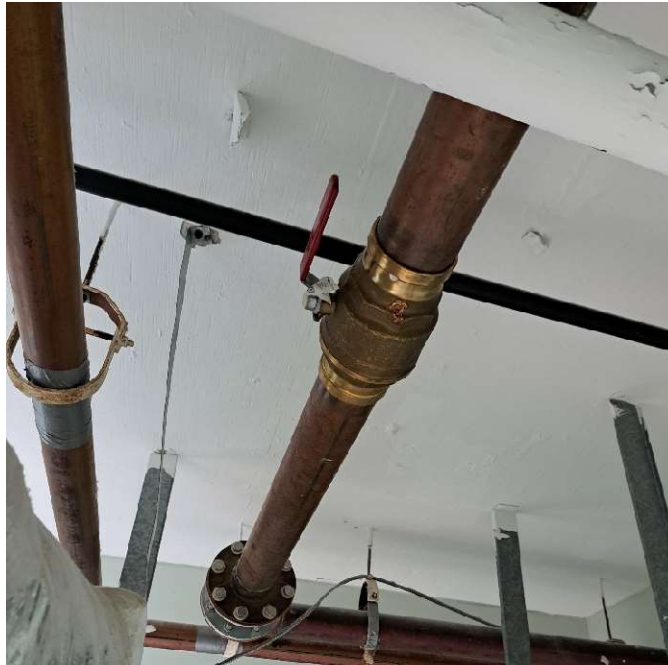
Estimated Current Cost (\$)

\$400,000.00**General Description:**

These cooling towers receive warmed water pumped to them from the building where it is then cooled by having outdoor air pulled through it.

Additional Notes:

These cooling towers should be maintained as part of Item 5.2. It is listed here as insurance even though they are typically replaced for reasons of decreased performance before they start leaking unsustainably.

5.9 Water Valves & Pipes

Estimate Useful Life (Years)

Estimate Remaining Life (Years)

Estimated Current Cost (\$)

30**27****\$100,000.00****General Description:**

A central heating and cooling system provide cool air through ductwork inside the building. In a split system, the compressor condenses and circulates a refrigerant through the outdoor unit. The refrigerant is forced through the indoor evaporator coil inside the air handler. As the heat is removed from the air, the air is cooled and blown throughout the building. The moisture in the air is also removed at this stage. The refrigerant retains the heat and returns to the condenser to begin the process over again until the building reaches the desired temperature.

Additional Notes:

6 Electrical Systems

6.1 Elevator Modernization



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
30	20	\$360,000.00

General Description:

Door Lock Monitoring Systems needs to be code compliant. Upgrading this system is designed to add another layer of electrical control protection to prevent accidents related to cab door vs landing door opening and closing vs cab movement.

Additional Notes:

6.2 Elevator Door Lock Monitor System



Estimate Useful Life (Years)

30

Estimate Remaining Life (Years)

28

Estimated Current Cost (\$)

\$120,000.00

General Description:

A traction elevator is necessary for mid-rise to high-rise buildings with 6 stories and above. This style elevator is powered by a motor that can be either geared or gearless. A geared motor has a gearbox that is attached to the motor while the gearless motor has the wheel attached directly to the motor. A geared traction elevator has a maximum height limitation of 250 ft while a gearless traction elevator has a maximum height limitation of about 2000 ft. The gearless motor can move up to 4x faster but has a higher initial cost.

Additional Notes:

6.3 Electrical Systems Allowance



Estimate Useful Life (Years)

30

Estimate Remaining Life (Years)

29

Estimated Current Cost (\$)

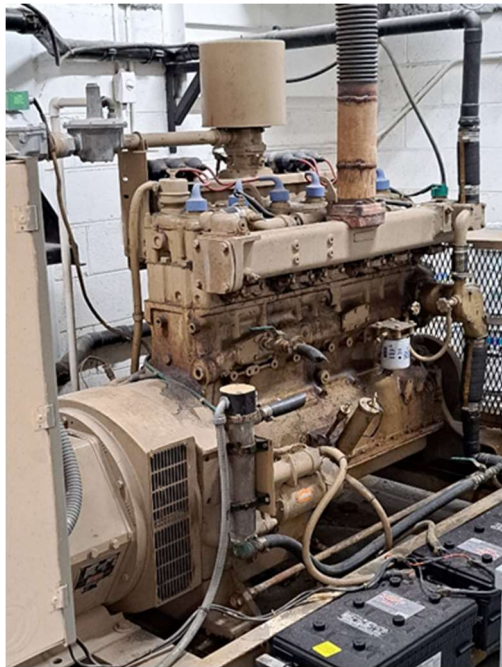
\$158,000.00

General Description:

The lifespan of electrical panels and switches can be affected by corrosion, over-use, or becoming obsolete with new products, technology, or non-compatible parts. This Allowance is for the general replacement of worn switches, corroded components, and a complete panel replacement after 30 years. Operating with substandard electrical equipment can result in fires.

Additional Notes:

6.4 Generator Replacement



Estimate Useful Life (Years)

29

Estimate Remaining Life (Years)

0

Estimated Current Cost (\$)

\$84,724.00

General Description:

A diesel generator provides supplementary electricity to a building during a power outage. It converts diesel fuel into electricity using a transfer switch to control the flow of electricity. There is a short delay between the power outage and the supplementary electricity. The generator should be maintained and tested on a regular basis. Depending on the type of generator, preventative maintenance includes coolant level, oil level, fuel system, and starting system.

Additional Notes:

7 Windows & Doors, Exterior

7.1 Exterior Windows, Common



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
35	29	\$36,000.00

General Description:

Buildings often have different styles windows which serve different purposes. Often a style of window is chosen for aesthetic preference but are also chosen for their utility. Common window styles include: single-hung, double-hung, casement, awning, slider, fixed (picture), and bay. Th U-value of a window describes its insulating properties with a lower number being better insulated. Solar Heat Gain Coefficient (SHGC) describes heat gained on the interior. Visual Transmittance (VT) indicates the amount of light that passes through a glazing material. The Energy Rating (ER) is the window’s overall performance.

Additional Notes:

The front and rear automatic slider doors have been overhauled in order to gain an estimated extra 10 years on their lifespan.

7.2 Exterior Doors, Automatic Slider, Common



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
20	10	\$35,000.00

General Description:

Exterior doors are typically made from metal and are fire and hurricane rating. They can have glass in various configurations and have a hollow steel shell that is then re-enforced and filled with insulation. Commercial doors come at a thickness of 1-3/4" and vary in widths and heights to fit a specific opening. Frames, hangers, and push bars can be replaced separately where needed.

Additional Notes:

The largest percentage of these doors on this building consist of the exterior stairwell doors (not shown).

7.2 Exterior Doors, Common



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
30	29	\$340,000

General Description:

Exterior doors are typically made from metal and are fire and hurricane rating. They can have glass in various configurations and have a hollow steel shell that is then re-enforced and filled with insulation. Commercial doors come at a thickness of 1-3/4" and vary in widths and heights to fit a specific opening. Frames, hangers, and push bars can be replaced separately where needed.

Additional Notes:

The largest percentage of these doors on this building consist of the exterior stairwell doors (not shown).

8 Inspections & Reports

8.1 Structural Integrity Reserve Study Update

Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
10	9	\$5,000
General Description:		
Florida state law (Bill SB 4-D) requires that the Structural Integrity Reserve Study is updated every 10 years.		
Additional Notes:		

8.2 Milestone Inspection

Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
10	9	\$8,000
General Description:		
Florida state law (Bill SB 4-D) requires that a Milestone inspection is performed every 10 years.		
Additional Notes:		