



Structural Integrity Reserve Study -SIRS (Structural Assets)

with a site visit

Vintage Bay Condominium Association, Inc. Building D

337 Vintage Bay Drive
Marco Island, FL 34145

Prepared on:
10/31/2024





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10/31/2024

Vintage Bay Condominium Association, Inc. Building D
337 Vintage Bay Drive
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 Vintage Bay Condominium Association, Inc. Building D. 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 'JF', with a stylized flourish at the end.

Jude Feingold
Project Engineer

COVER LETTER

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SECTION 100 – EXECUTIVE SUMMARY

1 DESCRIPTION OF PROJECT

- 1.1 A Structural Integrity Reserve Study -SIRS report, was completed for Vintage Bay Condominium Association, Inc. Building D. The site visit took place on May 13, 2024. This report concerns the southern-most Building D, which was first occupied in 2006. Building A was first occupied in 1997. Building B was first occupied in approximately 1999. Building C was first occupied in 2001. All buildings are almost identical to each other and are constructed of poured concrete and masonry block. The ground floors house the elevator lobbies and parking garages on concrete slabs on grade. Parking is also available outside on asphalt. The mansard and hip sections of the roofs are of standing seam metal construction while the flat portions are asphalt membrane roofs. A large sunroof is located above all the central walkway atriums. There is also a pool with clubhouse, a boardwalk through the mangroves to a pavilion on the water, and a guard shack with gates. Building A's fire pump serves Buildings A & B while Building C's fire pump serves Buildings C & D.
- 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, construction experience, and historical data from the client. 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 JULY 01, 2025 RESERVE BALANCE FOR SIRS ITEMS = \$288,190

- 3.1 Projected Line Item funding contributions: **\$190,195.65** in the first year, adjusted each year for inflation and demand. See pg. 9 for a breakdown of contributions over the next 30 years.
- 3.2 Projected Cash Flow funding contributions: **\$107,500.00** in the first year, adjusted each year for inflation and demand. This method ensures that the entire pooled reserve is fully funded. See pg. 9 for a breakdown of contributions over the next 30 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 Structural Integrity Reserve Components

Vintage Bay Condominium Association, Inc. Building D									
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	Roof, Metal, Standing Seam Concealed Fastener ~\$20/SF in 2025	14,700	SF	\$0.00	50	43	\$0.00	2068	\$0.00
1.2	Roof, Asphalt Membrane	5,200	SF	\$21.00	25	18	\$109,200.00	2043	\$160,427.40
1.3	Roof, Asphalt Membrane, AC Balcony	350	SF	\$21.00	25	18	\$7,350.00	2043	\$10,798.00
1.4	Roof, Skylight Atrium (~300sf)	1	LS	\$21,000.00	25	18	\$21,000.00	2043	\$30,851.42
1.5	Roof, First Floor Lanais	1,400	SF	\$19.00	25	18	\$26,600.00	2043	\$39,078.47
1.6	Lightning Protection Re-Certification	1	LS	\$10,000.00	25	18	\$10,000.00	2043	\$14,691.15
2	Building Restoration								
2.1	Railing Replacement, Walkways & AC Balconies	224	LF	\$90.00	32	21	\$20,160.00	2046	\$31,578.33
2.2	Railing Replacement, Atriums ~\$114/LF in 2025	60	LF	\$0.00	48	29	\$0.00	2054	\$0.00
2.3	Railing Replacement, Penthouse (Unit Owner's Resp.) ~\$114/LF in 2025	220	LF	\$0.00	32	21	\$0.00	2046	\$0.00
2.4	Screen Enclosure Replacement, Lower Lanais (Unit Owner's Resp.)	1,100	LF	\$0.00	24	21	\$0.00	2046	\$0.00
2.5	Waterproofing & Tile Removal & Re-Installation, Penthouse Walkways	1,400	SF	\$48.00	40	5	\$67,200.00	2030	\$74,777.97
2.6	Waterproofing & Tile Removal & Re-Installation, Lower Walkways	9,800	SF	\$48.00	24	5	\$470,400.00	2030	\$523,445.82
2.7	Waterproofing Removal & Re-Installation, Penthouse Lanais & Balconies	3,200	SF	\$0.00	16	5	\$0.00	2030	\$0.00
2.8	Waterproofing Removal & Re-Installation, Lower Lanais (Unit Owner's Resp.)	9,600	SF	\$0.00	16	5	\$0.00	2030	\$0.00
2.9	Fastener, Drainage & Post Pocket Maintenance, Screen Enclosures & Railings	1	LS	\$0.00	8	5	\$0.00	2030	\$0.00
2.10	Painting w/ Window & Roof Caulking, Exterior	42,500	SF	\$5.00	8	9	\$212,500.00	2034	\$257,565.03
2.11	Stucco Repairs	1,000	SF	\$27.00	8	9	\$27,000.00	2034	\$32,725.91
2.12	Concrete Repairs, Primary Structural Members	10	CF	\$500.00	8	5	\$5,000.00	2030	\$5,563.84
3	Fire Proofing & Fire Protection Systems								
3.1	Fire Pump & Controls System, Replacement, (1/2 share of C & D) ~\$125	1	LS	\$0.00	30	23	\$0.00	2048	\$0.00
3.2	Fire Alarm Control Panels & AV Alarms System, Update	1	LS	\$32,000.00	25	4	\$32,000.00	2029	\$34,855.68
3.3	Sprinkler Head Replacement Budget	1	LS	\$26,000.00	35	9	\$26,000.00	2034	\$31,513.84
3.4	Fire System Inspection	1	LS	\$2,500.00	1	1	\$2,500.00	2026	\$2,554.00
3.5	Service / Backflow Prevention Valve (1/4 share of A, B, C, & D)	1	LS	\$12,500.00	25	24	\$12,500.00	2049	\$20,876.19
4	Plumbing								
4.1	Domestic Water Pumps / Controls	1	LS	\$24,000.00	25	24	\$24,000.00	2049	\$40,082.28
4.2	Lift Station Controls / Pumps (1/4 share of A, B, C, & D)	1	LS	\$17,000.00	30	2	\$17,000.00	2027	\$17,742.33
4.3	Plumbing Maintenance, Domestic Water System, Vent Stacks, Sewer	1	LS	\$10,000.00	5	5	\$10,000.00	2030	\$11,127.67
5	Electrical Systems								
5.1	Elevator Modernization	2	EA	\$190,000.00	25	7	\$380,000.00	2032	\$441,316.12
5.2	Electrical Systems Upgrade Allowance	1	LS	\$26,000.00	45	15	\$26,000.00	2040	\$35,825.03
6	Doors & Windows								
6.1	Exterior Doors	34	EA	\$3,700.00	45	15	\$125,800.00	2040	\$173,338.05
6.2	Exterior Windows	10	EA	\$2,500.00	45	15	\$25,000.00	2040	\$34,447.15
6.3	Exterior Windows, Ground Floor Lobby	2	EA	\$3,000.00	45	15	\$6,000.00	2040	\$8,267.32
7	Inspections & Reports								
7.1	Structural Integrity Reserve Study Update	1	LS	\$4,000.00	10	9	\$4,000.00	2034	\$4,848.28
7.2	Milestone Inspection	1	LS	\$5,000.00	10	9	\$5,000.00	2034	\$6,060.35

5.1.2 30 Year Cash Flow (Pooled) Funding Plan (2025-2034)

	Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
1	Roof										
1.1	Roof, Metal, Standing Seam Concealed Fastener ~\$20/SF in 2025	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
1.2	Roof, Asphalt Membrane	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
1.3	Roof, Asphalt Membrane, AC Balcony	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
1.4	Roof, Skylight Atrium (~300sf)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
1.5	Roof, First Floor Lanais	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
1.6	Lightning Protection Re-Certification	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2	Building Restoration										
2.1	Railing Replacement, Walkways & AC Balconies	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.2	Railing Replacement, Atriums ~\$114/LF in 2025	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.3	Railing Replacement, Penthouse (Unit Owner's Resp.) ~\$114/LF in 2025	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.4	Screen Enclosure Replacement, Lower Lanais (Unit Owner's Resp.)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.5	Waterproofing & Tile Removal & Re-Installation, Penthouse Walkways	\$-00	\$-00	\$-00	\$-00	\$-00	\$74,777.97	\$-00	\$-00	\$-00	\$-00
2.6	Waterproofing & Tile Removal & Re-Installation, Lower Walkways	\$-00	\$-00	\$-00	\$-00	\$-00	\$523,445.82	\$-00	\$-00	\$-00	\$-00
2.7	Waterproofing Removal & Re-Installation, Penthouse Lanais & Balconies	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.8	Waterproofing Removal & Re-Installation, Lower Lanais (Unit Owner's Resp.)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.9	Fastener, Drainage & Post Pocket Maintenance, Screen Enclosures & Railings	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.10	Painting w/ Window & Roof Caulking, Exterior	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$257,565.03
2.11	Stucco Repairs	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$32,725.91
2.12	Concrete Repairs, Primary Structural Members	\$-00	\$-00	\$-00	\$-00	\$-00	\$5,563.84	\$-00	\$-00	\$-00	\$-00
3	Fire Proofing & Fire Protection Systems										
3.1	Fire Pump & Controls System, Replacement, (1/2 share of C & D) ~\$125	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
3.2	Fire Alarm Control Panels & AV Alarms System, Update	\$-00	\$-00	\$-00	\$-00	\$34,855.68	\$-00	\$-00	\$-00	\$-00	\$-00
3.3	Sprinkler Head Replacement Budget	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$31,513.84
3.4	Fire System Inspection	\$-00	\$2,554.00	\$2,609.17	\$2,665.52	\$2,723.10	\$2,781.92	\$2,842.01	\$2,903.40	\$2,966.11	\$3,030.18
3.5	Service / Backflow Prevention Valve (1/4 share of A, B, C, & D)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
4	Plumbing										
4.1	Domestic Water Pumps / Controls	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
4.2	Lift Station Controls / Pumps (1/4 share of A, B, C, & D)	\$-00	\$-00	\$17,742.33	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
4.3	Plumbing Maintenance, Domestic Water System, Vent Stacks, Sewer	\$-00	\$-00	\$-00	\$-00	\$-00	\$11,127.67	\$-00	\$-00	\$-00	\$-00
5	Electrical Systems										
5.1	Elevator Modernization	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$441,316.12	\$-00	\$-00
5.2	Electrical Systems Upgrade Allowance	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
6	Doors & Windows										
6.1	Exterior Doors	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
6.2	Exterior Windows	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
6.3	Exterior Windows, Ground Floor Lobby	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
7	Inspections & Reports										
7.1	Structural Integrity Reserve Study Update	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$4,848.28
7.2	Milestone Inspection	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$6,060.35
		\$-00	\$2,554.00	\$20,351.50	\$2,665.52	\$37,578.78	\$617,697.22	\$2,842.01	\$444,219.51	\$2,966.11	\$335,743.59

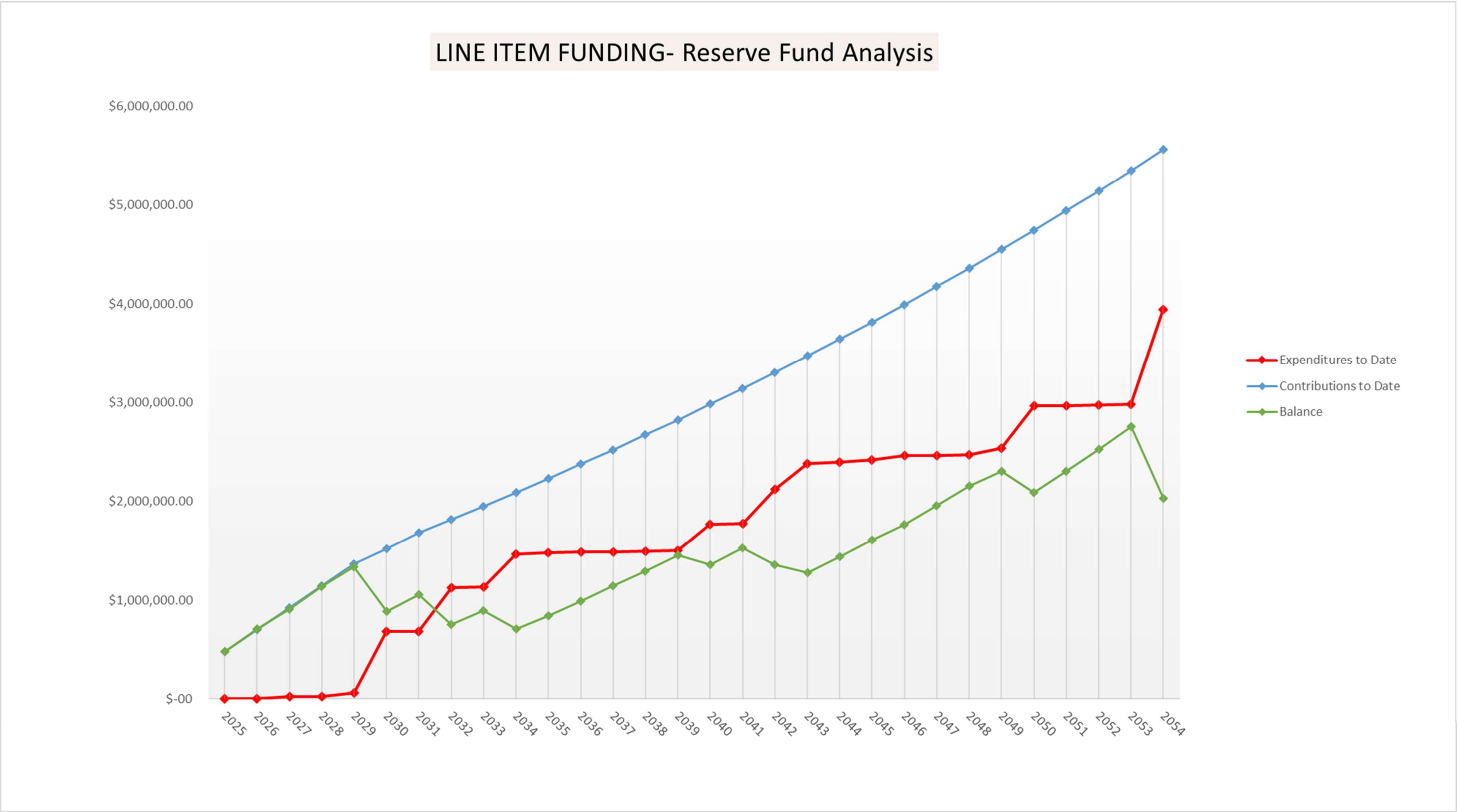
5.1.3 30 Year Cash Flow (Pooled) Funding Plan (2035-2044)

	Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
1	Roof										
1.1	Roof, Metal, Standing Seam Concealed Fastener ~\$20/SF in 2025	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
1.2	Roof, Asphalt Membrane	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$160,427.40	\$-00
1.3	Roof, Asphalt Membrane, AC Balcony	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$10,798.00	\$-00
1.4	Roof, Skylight Atrium (~300sf)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$30,851.42	\$-00
1.5	Roof, First Floor Lanais	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$39,078.47	\$-00
1.6	Lightning Protection Re-Certification	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$14,691.15	\$-00
2	Building Restoration										
2.1	Railing Replacement, Walkways & AC Balconies	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.2	Railing Replacement, Atriums ~\$114/LF in 2025	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.3	Railing Replacement, Penthouse (Unit Owner's Resp.) ~\$114/LF in 2025	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.4	Screen Enclosure Replacement, Lower Lanais (Unit Owner's Resp.)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.5	Waterproofing & Tile Removal & Re-Installation, Penthouse Walkways	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.6	Waterproofing & Tile Removal & Re-Installation, Lower Walkways	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.7	Waterproofing Removal & Re-Installation, Penthouse Lanais & Balconies	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.8	Waterproofing Removal & Re-Installation, Lower Lanais (Unit Owner's Resp.)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.9	Fastener, Drainage & Post Pocket Maintenance, Screen Enclosures & Railings	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.10	Painting w/ Window & Roof Caulking, Exterior	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$305,586.36	\$-00	\$-00
2.11	Stucco Repairs	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$38,827.44	\$-00	\$-00
2.12	Concrete Repairs, Primary Structural Members	\$-00	\$-00	\$-00	\$6,601.18	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
3	Fire Proofing & Fire Protection Systems										
3.1	Fire Pump & Controls System, Replacement, (1/2 share of C & D) ~\$125	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
3.2	Fire Alarm Control Panels & AV Alarms System, Update	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
3.3	Sprinkler Head Replacement Budget	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
3.4	Fire System Inspection	\$3,095.63	\$3,162.49	\$3,230.80	\$3,300.59	\$3,371.88	\$3,444.71	\$3,519.12	\$3,595.13	\$3,672.79	\$3,752.12
3.5	Service / Backflow Prevention Valve (1/4 share of A, B, C, & D)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
4	Plumbing										
4.1	Domestic Water Pumps / Controls	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
4.2	Lift Station Controls / Pumps (1/4 share of A, B, C, & D)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
4.3	Plumbing Maintenance, Domestic Water System, Vent Stacks, Sewer	\$12,382.51	\$-00	\$-00	\$-00	\$-00	\$13,778.86	\$-00	\$-00	\$-00	\$-00
5	Electrical Systems										
5.1	Elevator Modernization	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
5.2	Electrical Systems Upgrade Allowance	\$-00	\$-00	\$-00	\$-00	\$-00	\$35,825.03	\$-00	\$-00	\$-00	\$-00
6	Doors & Windows										
6.1	Exterior Doors	\$-00	\$-00	\$-00	\$-00	\$-00	\$173,338.05	\$-00	\$-00	\$-00	\$-00
6.2	Exterior Windows	\$-00	\$-00	\$-00	\$-00	\$-00	\$34,447.15	\$-00	\$-00	\$-00	\$-00
6.3	Exterior Windows, Ground Floor Lobby	\$-00	\$-00	\$-00	\$-00	\$-00	\$8,267.32	\$-00	\$-00	\$-00	\$-00
7	Inspections & Reports										
7.1	Structural Integrity Reserve Study Update	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$6,003.39
7.2	Milestone Inspection	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$7,504.24
		\$15,478.14	\$3,162.49	\$3,230.80	\$9,901.77	\$3,371.88	\$269,101.12	\$3,519.12	\$348,008.94	\$259,519.24	\$17,259.76

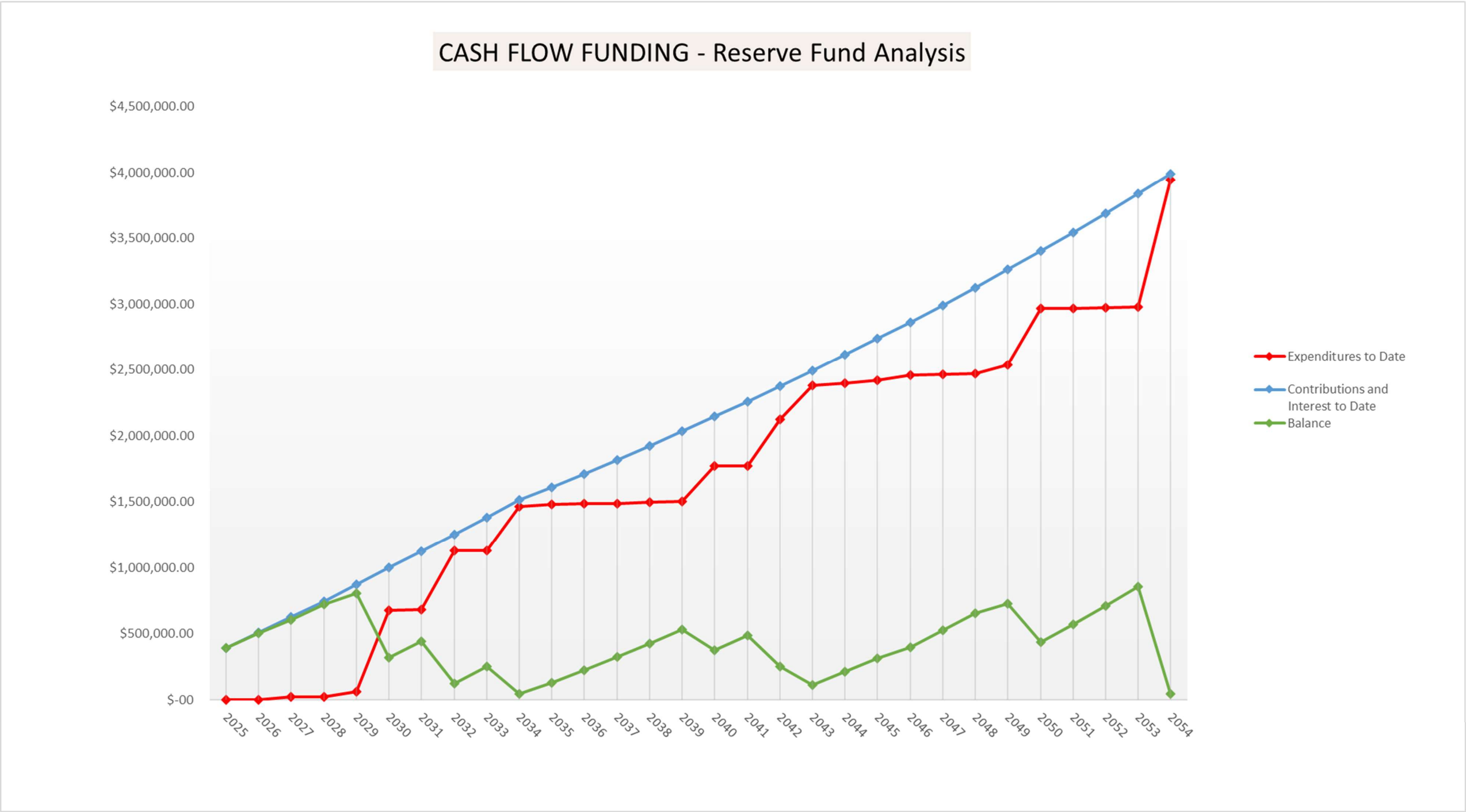
5.1.4 30 Year Line Cash Flow (Pooled) Funding Plan (2045-2054)

	Description	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
1	Roof										
1.1	Roof, Metal, Standing Seam Concealed Fastener ~\$20/SF in 2025	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
1.2	Roof, Asphalt Membrane	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
1.3	Roof, Asphalt Membrane, AC Balcony	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
1.4	Roof, Skylight Atrium (~300sf)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
1.5	Roof, First Floor Lanais	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
1.6	Lightning Protection Re-Certification	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2	Building Restoration										
2.1	Railing Replacement, Walkways & AC Balconies	\$-00	\$31,578.33	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.2	Railing Replacement, Atriums ~\$114/LF in 2025	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.3	Railing Replacement, Penthouse (Unit Owner's Resp.) ~\$114/LF in 2025	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.4	Screen Enclosure Replacement, Lower Lanais (Unit Owner's Resp.)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.5	Waterproofing & Tile Removal & Re-Installation, Penthouse Walkways	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.6	Waterproofing & Tile Removal & Re-Installation, Lower Walkways	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$874,204.34
2.7	Waterproofing Removal & Re-Installation, Penthouse Lanais & Balconies	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.8	Waterproofing Removal & Re-Installation, Lower Lanais (Unit Owner's Resp.)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.9	Fastener, Drainage & Post Pocket Maintenance, Screen Enclosures & Railings	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
2.10	Painting w/ Window & Roof Caulking, Exterior	\$-00	\$-00	\$-00	\$-00	\$-00	\$362,560.96	\$-00	\$-00	\$-00	\$-00
2.11	Stucco Repairs	\$-00	\$-00	\$-00	\$-00	\$-00	\$46,066.57	\$-00	\$-00	\$-00	\$-00
2.12	Concrete Repairs, Primary Structural Members	\$-00	\$7,831.93	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$9,292.14
3	Fire Proofing & Fire Protection Systems										
3.1	Fire Pump & Controls System, Replacement, (1/2 share of C & D) ~\$125,000	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
3.2	Fire Alarm Control Panels & AV Alarms System, Update	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$59,469.68
3.3	Sprinkler Head Replacement Budget	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
3.4	Fire System Inspection	\$3,833.17	\$3,915.96	\$4,000.55	\$4,086.96	\$4,175.24	\$4,265.42	\$4,357.56	\$4,451.68	\$4,547.84	\$4,646.07
3.5	Service / Backflow Prevention Valve (1/4 share of A, B, C, & D)	\$-00	\$-00	\$-00	\$-00	\$20,876.19	\$-00	\$-00	\$-00	\$-00	\$-00
4	Plumbing										
4.1	Domestic Water Pumps / Controls	\$-00	\$-00	\$-00	\$-00	\$40,082.28	\$-00	\$-00	\$-00	\$-00	\$-00
4.2	Lift Station Controls / Pumps (1/4 share of A, B, C, & D)	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
4.3	Plumbing Maintenance, Domestic Water System, Vent Stacks, Sewer	\$15,332.67	\$-00	\$-00	\$-00	\$-00	\$17,061.69	\$-00	\$-00	\$-00	\$-00
5	Electrical Systems										
5.1	Elevator Modernization	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
5.2	Electrical Systems Upgrade Allowance	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
6	Doors & Windows										
6.1	Exterior Doors	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
6.2	Exterior Windows	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
6.3	Exterior Windows, Ground Floor Lobby	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00
7	Inspections & Reports										
7.1	Structural Integrity Reserve Study Update	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$7,433.71
7.2	Milestone Inspection	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$-00	\$9,292.14
		\$19,165.83	\$43,326.21	\$4,000.55	\$4,086.96	\$65,133.71	\$429,954.65	\$4,357.56	\$4,451.68	\$4,547.84	\$964,338.07

5.1.5 Funding Graph (Line Item Funding)



5.1.6 Funding Graph (Cash Flow Funding)



5.1.7 Funding Plans

		Vintage Bay Condominium Association, Inc. Building D	
		Cash Flow Funding Plan	
Year	Annual Expenses	Contribution Per Year	Ending Fiscal Year Balance
2025	\$-00	\$107,500	\$395,690
2026	\$2,554	\$109,822	\$506,915
2027	\$20,351	\$112,194	\$603,827
2028	\$2,666	\$114,618	\$721,817
2029	\$37,579	\$117,093	\$808,550
2030	\$617,697	\$119,623	\$318,560
2031	\$2,842	\$122,206	\$441,110
2032	\$444,220	\$124,846	\$126,148
2033	\$2,966	\$127,543	\$251,986
2034	\$335,744	\$130,298	\$49,060
2035	\$15,478	\$96,900	\$130,972
2036	\$3,162	\$98,993	\$228,113
2037	\$3,231	\$101,131	\$328,294
2038	\$9,902	\$103,316	\$424,991
2039	\$3,372	\$105,547	\$531,417
2040	\$269,101	\$107,827	\$375,457
2041	\$3,519	\$110,156	\$485,848
2042	\$348,009	\$112,536	\$255,234
2043	\$259,519	\$114,966	\$113,233
2044	\$17,260	\$117,450	\$214,555
2045	\$19,166	\$119,987	\$317,522
2046	\$43,326	\$122,578	\$399,949
2047	\$4,001	\$125,226	\$525,174
2048	\$4,087	\$127,931	\$654,269
2049	\$65,134	\$130,694	\$726,373
2050	\$429,955	\$133,517	\$437,199
2051	\$4,358	\$136,401	\$573,614
2052	\$4,452	\$139,347	\$714,246
2053	\$4,548	\$142,357	\$859,198
2054	\$964,338	\$145,432	\$48,884

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.
CASH FLOW FUNDING	A method used to fund all Reserve Components together. Funds set aside are for the whole group of Assets. The funding curve is set to prevent the account from falling below a set contingency amount. This funding method requires the Association to adopt a pooled reserve policy.
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.
CONTINGENCY	A set value (typically a pre-determined percentage of the total replacement or deferred maintenance cost of all assets) which the Reserve Fund is designed not to fall below in a Cash Flow Funding plan.
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.
POOLED RESERVE POLICY	A policy, which must be adopted by an Association, to allow funds from one line item to be spent on another line item. This policy is a requirement of the Cash Flow Method of funding.
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 ASSUMED BALANCE INTEREST RATE

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

1.1.2 Value: **1.00% per the client.**

1.1.3 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.

1.2 ASSUMED INFLATION RATE

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

1.2.2 Value: **2.16%**

1.2.3 This percentage 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.

1.3 METHOD OF CALCULATING RESERVE CONTRIBUTIONS

1.3.1 Line-Item Funding

- 1.3.1.1 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.

1.3.2 Cash Flow Funding

- 1.3.2.1 This method is designed to pool together all the replacement and deferred maintenance expenses into one account. The account as a whole is 100% funded but each line item at any given time will be considered partially funded if compared mathematically to the Line-Item Funding plan. The Cash Flow Funding plan is intended to provide for all the Association's reserve expenses while maintaining a minimum account balance as determined by the "contingency value".

1.3.3 Threshold (Contingency Value)

- 1.3.3.1 Definition: A fixed value or percentage of the total current replacement or deferred maintenance cost of all the Association's reserve assets. This value is not typically adjusted for inflation during each update but may be set to whatever value the Association desires.
- 1.3.3.2 Value: **5.00%** per the client. The industry standard is 20% if possible.

1.4 VALUATION

- 1.4.1 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: **\$523,446** for the **Waterproofing & Tile Removal & Re-Installation, Lower Walkways** in year **2030**.

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 Line-Item Funding: **\$478,385.65** at year **2025**.

2.1.2.2 Cash Flow Funding: **\$48,884.15** at year **2054**.

2.2 PROJECTED ENDING RESERVE BALANCE

2.2.1 Line-Item Funding: **\$2,028,482.62** at year **2054**.

2.2.2 Cash Flow Funding: **\$48,884.15** at year **2054**.

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: **\$660,464.62** or **69.62%**

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 25 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 Roof, Metal, Standing Seam Concealed Fastener ~\$20/SF in 2025



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
50	43	\$-00

General Description:

Metal roofing is becoming a more commonly used roofing material, especially for commercial buildings. It can come in many forms including Standing Seam, Shingles, Batten Seam and Tiles. Metal roofs tend to last longer than other roof systems. Installation may be significantly more expensive, but it's longevity levels out the expense over time. It is lighter than other roof systems which means it can replace other roof systems without considerable concern for structural integrity. This line item includes pricing for replacement of the roof, fascia, soffit, and gutters. This line item price excludes both garage roofs due to that being the unit owners responsibility.

Additional Notes:

1.2 Roof, Asphalt Membrane



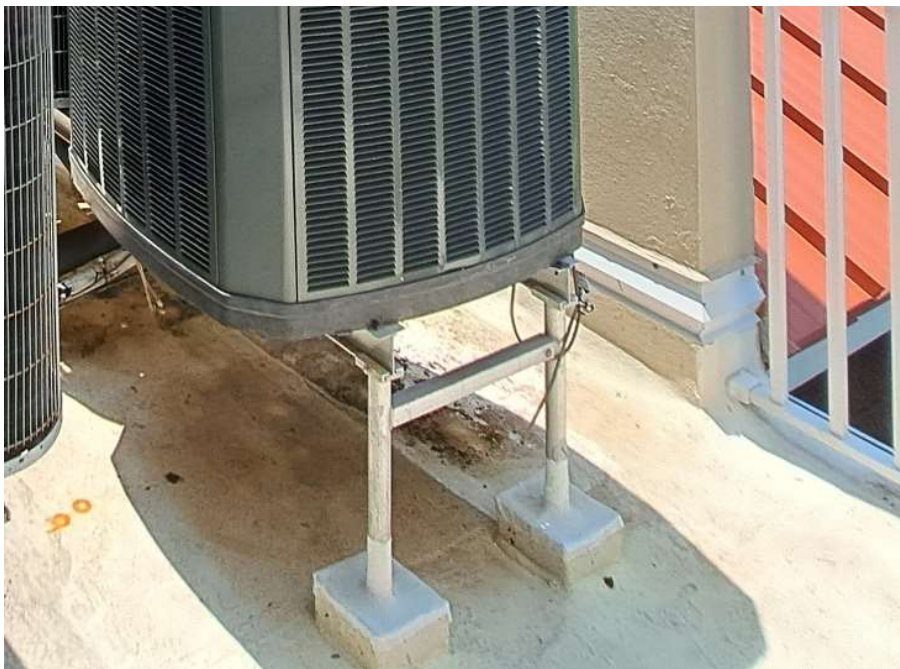
Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
25	18	\$109,200.00

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:

1.3 Roof, Asphalt Membrane, AC Balcony



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
25	18	\$7,350.00

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:

1.4 Roof, Skylight Atrium (~300sf)

Estimate Useful Life (Years)

Estimate Remaining Life (Years)

Estimated Current Cost (\$)

25**18****\$21,000.00****General Description:**

Aeration provides oxygenation in a body of water. It can help reduce undesirable algae by facilitating the conversion of phosphorus to forms that do not sustain algae growth. It can also adjust pH and other related water quality issues that help improve the growth of fish, native organisms and healthy green phytoplankton – rather than cyanobacteria species, which can be toxic to humans and wildlife. Most importantly, improved oxygenation and water circulation can help reduce the accumulation of sediment at the bottom of the waterbody, which is one of the most common signs of an aging pond. As a result, the waterbody is naturally healthier and is less likely to require algacide treatments or costly dredging.

Additional Notes:

1.5 Roof, First Floor Lanais



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
25	18	\$26,600.00

General Description:

Metal roofing is becoming a more commonly used roofing material, especially for commercial buildings. It can come in many forms including Standing Seam, Shingles, Batten Seam and Tiles. Metal roofs tend to last longer than other roof systems. Installation may be significantly more expensive, but it's longevity levels out the expense over time. It is lighter than other roof systems which means it can replace other roof systems without considerable concern for structural integrity. This line item includes pricing for replacement of the roof, fascia, soffit, and gutters. This line item price excludes both garage roofs due to that being the unit owners responsibility.

Additional Notes:

These roofs, which cover the lanais on the floor above the ground floor parking garage; will be removed from common funding in ten years and have an insignificant impact on the funding plan over those ten years.

1.6 Lightning Protection Re-Certification



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
25	18	\$10,000.00

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:

2 Building Restoration

2.1 Railing Replacement, Walkways & AC Balconies



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
32	21	\$20,160.00

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:

2.2 Railing Replacement, Atriums ~\$114/LF in 2025

Estimate Useful Life (Years)

Estimate Remaining Life (Years)

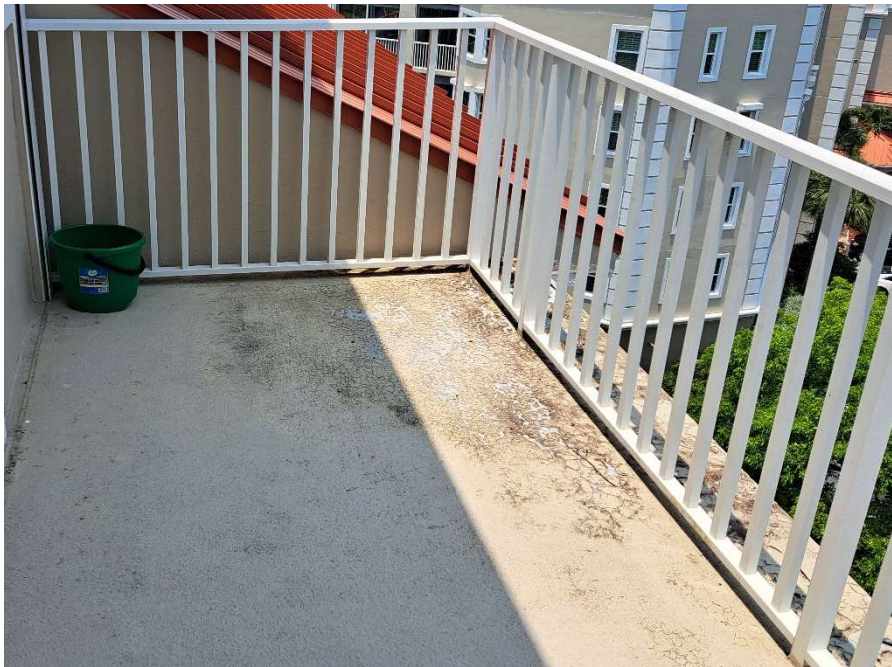
Estimated Current Cost (\$)

48**29****\$-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:

This section of railing is much more sheltered from the weather than those along the open portion of the walkways.

2.3 Railing Replacement, Penthouse (Unit Owner's Resp.) ~\$114/LF in 2025

Estimate Useful Life (Years)

Estimate Remaining Life (Years)

Estimated Current Cost (\$)

32**21****\$-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:

At some point the association may want to make this a commonly funded item to get all units on the same schedule and save on bulk qty replacement.

2.4 Screen Enclosure Replacement, Lower Lanais (Unit Owner's Resp.)

Estimate Useful Life (Years)

Estimate Remaining Life (Years)

Estimated Current Cost (\$)

24**21****\$-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:

At some point the association may want to make this a commonly funded item to get all units on the same schedule and save on bulk qty replacement.

2.5 Waterproofing & Tile Removal & Re-Installation, Penthouse Walkways



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
40	5	\$67,200.00

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:

Typically, the waterproofing under the tile surfaces on this floor should last longer than those on the open walkways below. This may affect the schedule in the future after the next replacement project.

2.6 Waterproofing & Tile Removal & Re-Installation, Lower Walkways



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
24	5	\$470,400.00

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:

Most of these walkway areas are open to the weather.

2.7 **Waterproofing Removal & Re-Installation, Penthouse Lanais & Balconies (Unit Owner's Resp.)**



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
16	5	\$-00

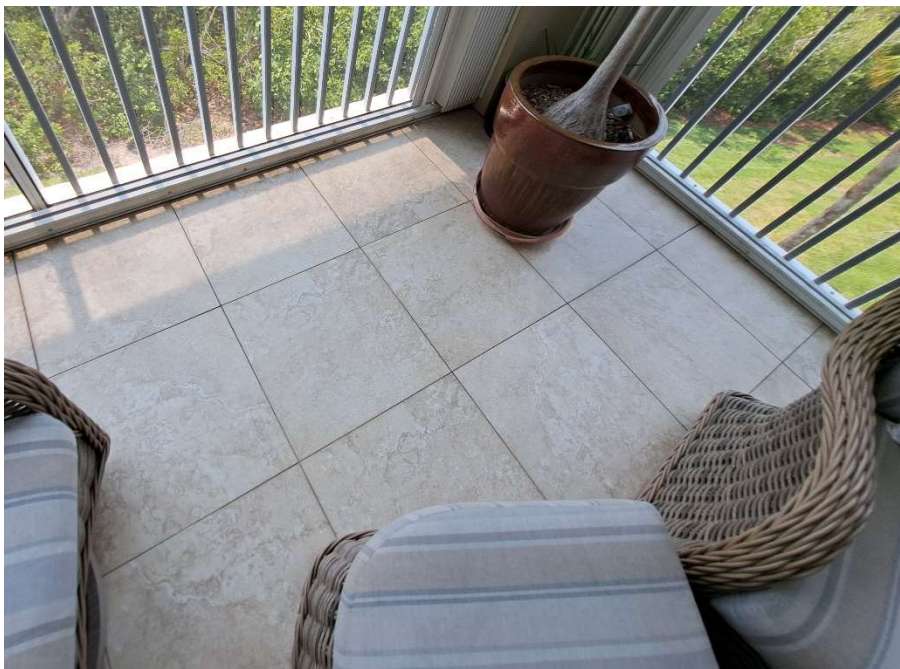
General Description:

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:

At some point the association may want to make this a commonly funded item to get all units on the same schedule and save on bulk qty replacement.

2.8 Waterproofing Removal & Re-Installation, Lower Lanais (Unit Owner's Resp.)



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
16	5	\$-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:

At some point the association may want to make this a commonly funded item to get all units on the same schedule and save on bulk qty replacement.

**2.9 Fastener, Drainage & Post Pocket Maintenance, Screen Enclosures & Railings
(Unit Owners Resp.)**

Estimate Useful Life (Years)

8

Estimate Remaining Life (Years)

5

Estimated Current Cost (\$)

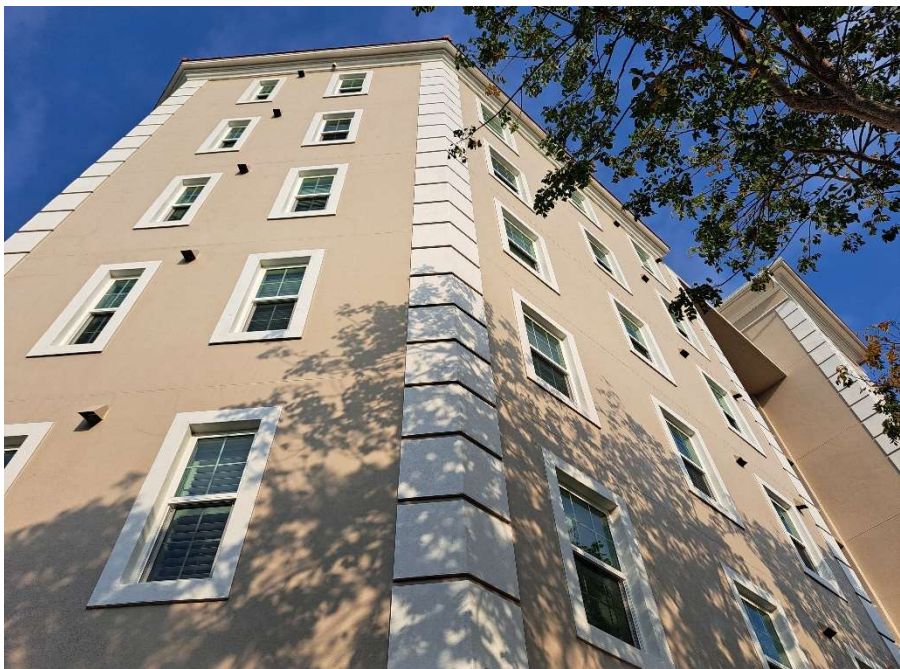
\$-00**General Description:**

This item is an allowance for an inspection and repair of all post pockets, fasteners, concrete, post pockets and drainage (rainwater shedding ability) along the length of all the railings and screen enclosures because these are some of the most vulnerable locations where concrete degradation begins. Repairs to fasteners, concrete, post pockets should be made as well as ensuring proper drainage off surfaces underneath the railings.

Additional Notes:

At some point the association may want to make this a commonly funded item to get all units on the same schedule and save on bulk qty replacement.

2.10 Painting w/ Window & Roof Caulking, Exterior



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
8	9	\$212,500.00

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:

2.11 Stucco Repairs



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
8	9	\$27,000.00

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:

2.12 Concrete Repairs, Primary Structural Members



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
8	5	\$5,000.00

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 Fire Proofing & Fire Protection Systems

3.1 Fire Pump & Controls System, Replacement, (1/2 share of C & D) ~\$125,000 in 2025



Estimate Useful Life (Years)

30

Estimate Remaining Life (Years)

23

Estimated Current Cost (\$)

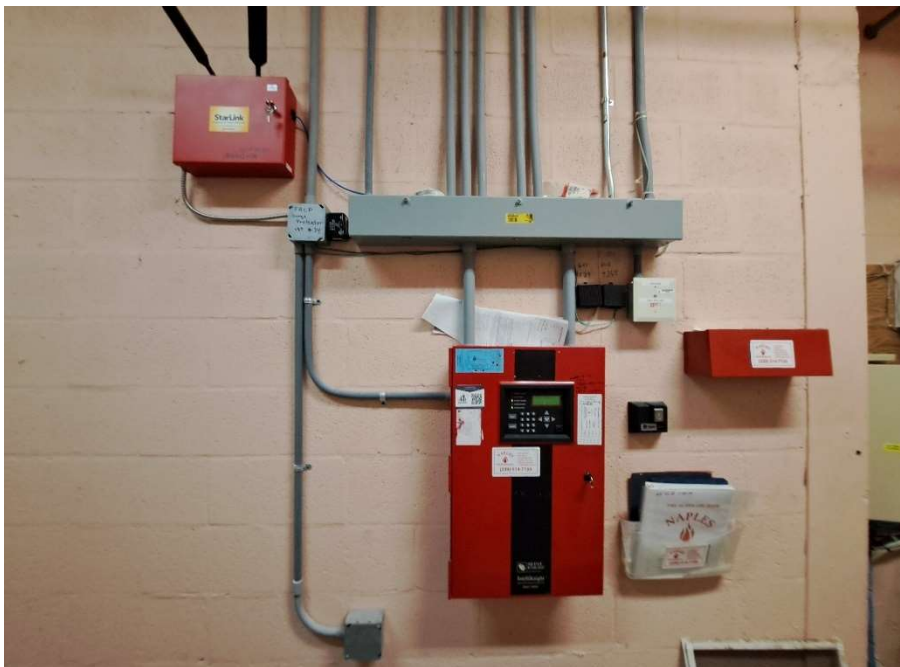
\$-00

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:

3.2 Fire Alarm Control Panels & AV Alarms System, Update



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
25	4	\$32,000.00

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:

3.3 Sprinkler Head Replacement Budget



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
35	9	\$26,000.00

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:

Sprinkler heads need to be replaced periodically as fire system inspection see fit.

3.4 Fire System Inspection



Estimate Useful Life (Years)

1

Estimate Remaining Life (Years)

1

Estimated Current Cost (\$)

\$2,500.00

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:

These inspections will keep the system watertight and functioning properly, both of which are good insurance to benefit the structural integrity of the building.

3.5 Service / Backflow Prevention Valve (1/4 share of A, B, C, & D)

Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
25	24	\$12,500.00
General Description:		
Additional Notes:		

4 Plumbing

4.1 Domestic Water Pumps / Controls



Estimate Useful Life (Years)

25

Estimate Remaining Life (Years)

24

Estimated Current Cost (\$)

\$24,000.00

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:

4.2 Lift Station Controls / Pumps (1/4 share of A, B, C, & D)



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
30	2	\$17,000.00

General Description:

Water pumps have a limited lifetime depending on usage and location environment. The performance of the pump should be checked as well as the availability of service and parts for that particular model.

Additional Notes:

4.3 Plumbing Maintenance, Domestic Water System, Vent Stacks, Sewer

Estimate Useful Life (Years)

Estimate Remaining Life (Years)

Estimated Current Cost (\$)

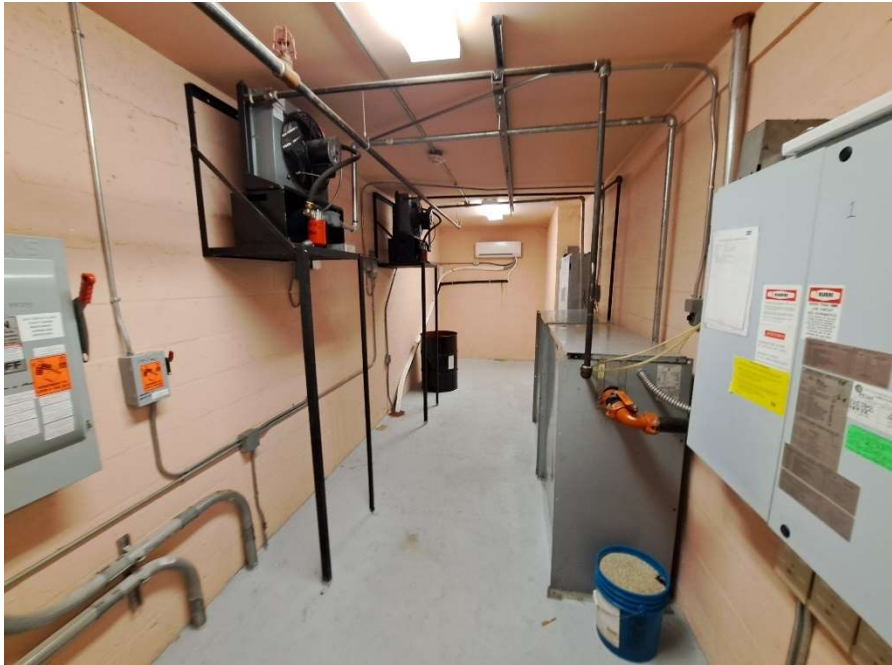
5**5****\$10,000.00****General Description:**

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:

5 Electrical Systems

5.1 Elevator Modernization



Estimate Useful Life (Years)

25

Estimate Remaining Life (Years)

7

Estimated Current Cost (\$)

\$380,000.00

General Description:

A hydraulic elevator only works in low-rise buildings with 2-6 stories. This style elevator is powered by a hydraulic jack with fluid-driven pistons inside of a cylinder. A motor pumps hydraulic fluid into the cylinder creating pressure which raises the piston and thus raises the cab. There are a few variations to this type of elevator. Those variations include 1) holed, 2) hole-less, 3) roped and 4) machine room-less. Each has different height limitations. Major mechanical components consist of the fluid tank, a motor/pump, the cylinder, and a valve between the cylinder and the fluid tank.

Additional Notes:

5.2 Electrical Systems Upgrade Allowance



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
45	15	\$26,000.00

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 Doors & Windows

6.1 Exterior Doors



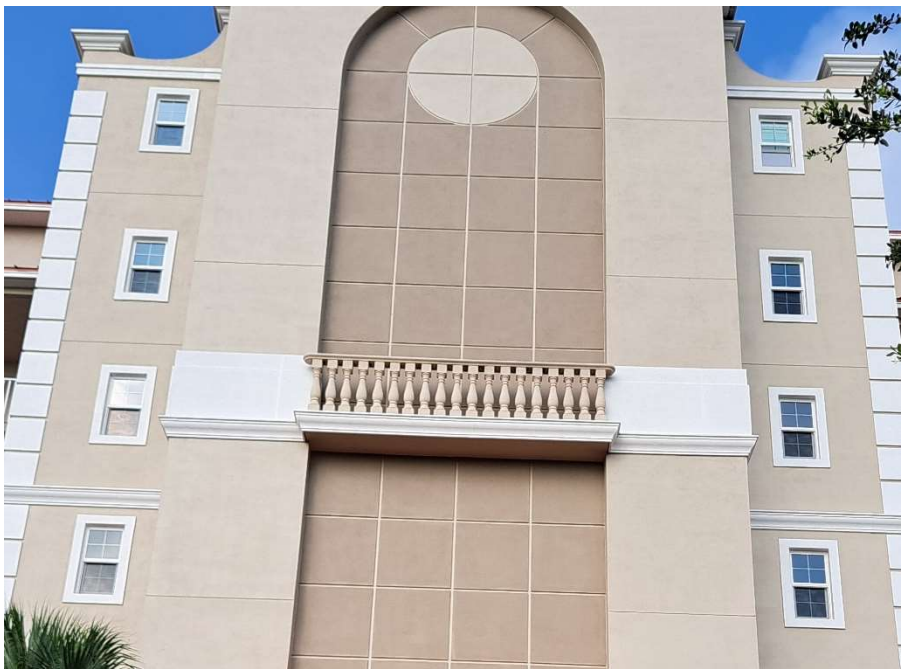
Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
45	15	\$125,800.00

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:

6.2 Exterior Windows



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
45	15	\$25,000.00

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:

6.3 Exterior Windows, Ground Floor Lobby



Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
45	15	\$6,000.00

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:

7 Inspections & Reports

7.1 Structural Integrity Reserve Study Update

Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
10	9	\$4,000.00
General Description:		
This report is required by the state to be done every 10 years maximum, for each building on the property. We suggest that updates should be made to these lists as items are replaced, reach funding age when their remaining life reaches 25 years, or new pricing is discovered through actual projects completed.		
Additional Notes:		

7.2 Milestone Inspection

Estimate Useful Life (Years)	Estimate Remaining Life (Years)	Estimated Current Cost (\$)
10	9	\$5,000.00
General Description:		
This report is required by the state to be done every 10 years for each building on the property.		
Additional Notes:		