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STRUCTURAL INTEGRITY RESERVE STUDY

Vista Del Sol Condominium Association, Inc.

1021 S. Collier Blvd
Marco Island, FL 34145

Project Number: 2411077

Prepared for
Vista Del Sol Condominium Association, Inc.

815 Bald Eagle Dr. Suite 201
Marco Island, FL 34145

Antoine Boumitri, PE, SI
Project Manager
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November 03, 2024

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1.0 EXECUTIVE SUMMARY

Florida Engineering (FE) Consultants performed a Structural Integrity Reserve Study (SIRS) at the Vista Del Sol Condominium Association, Inc., located at 1021 S. Collier Blvd, Marco Island, Florida, on June 7th, 2024.

This assessment was authorized and performed in general accordance with the latest applicable Florida Building Code and select applicable guidelines of *American Society for Testing and Materials (ASTM) E 2018: Baseline Property Condition Assessment Process.*

1.1 Project Identification

Property Name	Vista Del Sol Condominium Association, Inc.
Property Address	1021 S. Collier Blvd, Marco Island
Type of Facility	Multifamily residential condominium complex
Construction Date(s)	1999
Number of Buildings	1
Number of Stories	8 (7 + 1 Parking)
Number of Units	24
Building(s) Area	Not Available
Superstructure	Concrete
Roofing System	Sloped- Clad Metal Panels (Utility room, Pump room, Elevator room and 8th floor Penthouse), Tile over concrete on the 7th floor decks, and concrete on the 8th floor decks. Flat- Modified Bitumen/TPO on the Social Room and Exterior Garages
Exterior Façade	Stucco
Heating	Forced air furnaces
Cooling	Split system condensing units
Electrical Wiring	Copper
Fire Suppression	Portable extinguishers and Fire Alarm
Date of Site Visit	June 7th, 2024

1.2 Property Description/Background

Built in 1999, Vista Del Sol Condominium Association, is a concrete building that is 8 stories and accommodates a total of 24 units. There are 7 livable floors with parking tucked below. The property is equipped with portable fire extinguishers, fire sprinklers, and a fire alarm with pull stations on all levels. There is one hydraulic passenger elevator with a load capacity of 2,500 pounds that provides access to all levels. The building has two sets of concrete stairs with aluminum handrails that are located at the ends of the building. The common areas of the property include one concrete swimming pool, lobby, clubhouse, and garages.

1.3 Property Condition Summary

Based on our site visit observations, review of documentation listed within this report, and conversations with the facility representatives, we consider this Property to be of good quality construction with average maintenance procedures in place. Generally, the Property appears to be in good physical condition. Both the exterior and interior appear to be generally adequately maintained, except for those items with remedial recommendations indicated in this report.

1.4 Opinion of Remaining Useful Life

Based on the scope of work and findings of this assessment, it is our opinion that the remaining useful life of the Property is at least 35 years, if the recommended repairs/replacement in this report are made, the physical improvements receive continuing maintenance, the various components are repaired or replaced on a timely basis, and no natural disaster occurs.

1.5 Reserve Study Funding Analysis

Risk of Special Assessment

A Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. The Physical Analysis contains the information about the current condition and repair or replacement cost of the major common area components the association is obligated to maintain. The Financial Analysis contains an evaluation of the association's Reserve balance and a recommended Funding Plan to offset the anticipated Reserve expenses.

The primary responsibility of the Board of Directors is to maintain, protect, and enhance the assets of the association. As the physical assets age and deteriorate, it is important to accumulate financial assets, keeping the two "in balance". The Structural Integrity Reserve Study (SIRS) is a document that helps keep the physical and financial assets of the association in balance. This SIRS is a broad and generalized budget-planning document.

The primary information you will get from this document is a list of your major Reserve components, a finding of the status (strength) of your Reserve Fund, and a recommended Funding Plan. The basic objective of the SIRS is to provide a plan to collect funds at a stable rate to offset the predicted irregular Reserve expenses. Setting a stable Reserve contribution rate will ensure that each owner pays their own "fair share" of the ongoing, gradual deterioration of the common areas.

Reserve expenses are the larger, infrequent expenses that require significant advance planning. Operating expenses, on the other hand, are those ongoing daily, weekly, or monthly expenses that occur and recur throughout the year. Small surprises are typically managed as maintenance contingencies, while the larger ones may be covered by insurance or require special assessments.

There is a national-standard four-part test to determine which expense items should be funded through Reserves. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the limited life must be predictable (not a "surprise" which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost. This limits Reserve Components to major, predictable expenses. Most Reserve Studies do not typically Reserve for building foundations and major infrastructure elements since they do not have limited life expectancies. Light bulbs or other small items are usually not listed as Reserve Components since their individual costs are insignificant.

Finally, it is usually inappropriate to include unpredictable expenses such as damage due to fire, flood, or earthquake since these typically cannot be considered "reasonably predictable".

There are two generally accepted means of estimating reserves, the Component Funding Analysis, and the Cash Flow Analysis methodologies:

- The Component Funding Analysis, also known as Straight-Line Method, calculates the annual contribution amount for each individual line-item component, by dividing the component's unfunded balance by its remaining useful life. A component's unfunded balance is its replacement cost minus the reserve balance in the component at the beginning of the analysis period. The annual contribution rate for each individual line-item component is then added-up to calculate the total annual contribution rate for this analysis.
- The Cash Flow Analysis, also known as Pooling Method, is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. This analysis recognizes interest income attributable to reserve accounts over the period of

the analysis. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow and reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

1.6 Capital Reserve Replacement Analysis Overview

The function of a Capital Reserve Replacement Analysis is to inform and advise as to the likely capital expenditures for replacement of common elements over the time frame considered by the analysis and the annual contribution levels to the Capital Reserve Replacement Fund calculated as being sufficient to avoid having to levy special assessments or take out a loan to support the predicted capital expenditures.

All Capital Reserve Replacement Analyses therefore assume that capital expenditures are funded using regular (e.g., annual, quarterly, or monthly), budgeted contributions to an account set aside for the sole purpose of funding the replacement of a designated set of common elements (often called the "Capital Reserve Fund"). Common element replacement projects can be deferred. However, such deferrals tend to result in gradual decrease in property values as the infrastructure and appearance of the community facilities degrade over time. In addition, such deferrals often result in the final replacement costs increasing significantly due to more extensive deterioration and additional damage to other common elements resulting from the failure of the common element to be replaced.

There are several choices and options to consider during the Capital Reserve Replacement Analysis process. In addition to Component Funding Analysis and Cash Flow Analysis methodologies, one important decision to consider is the Funding Goal, although there are several other considerations, including preventative and deferred maintenance and operating budgets, budget thresholds, time window, and statutory requirements.

<u>Funding Goals</u>

The funding goal helps to determine the methodology used in the Capital Reserve Replacement Analysis and is the principal reflection of the Association's fiscal policy. Funding goals can be categorized by their fiscal aggressiveness (willingness to risk the need to levy a special assessment or take out a loan) – more aggressive funding goals tend to result in lower annual levels of contribution to the capital reserve fund, with associated higher risks of shortfalls requiring special assessments or loans. There are four basic funding goals used by communities when determining Capital Reserve Fund requirements:

- Baseline Funding is the most aggressive funding goal commonly used by associations. Baseline funding is essentially a special case of threshold funding, where the goal is to never have a negative capital reserve fund balance (in other words the threshold is zero). As this funding goal provides no margin for errors, unexpected or unforeseeable expenses, or market forces that are not in the Association's favor.

- Statutory Funding is a funding goal (and/or methodology) that the community is legally obligated to meet or exceed. Such funding goals are typically the result of state or local statutes or the result of one or more provisions in the governing documents of the Community Association. The relative aggressiveness of such funding goals will vary depending upon the statute or provision involved.
- Full Funding is the most conservative funding goal commonly used by associations. Full funding is best understood as an attempt to maintain the capital reserve fund at or near 100% of the accumulated common element depreciation. Full funding tends to result in over-funding if the community is starting with a capital reserve fund balance less than the current depreciation of its common elements, or to result in under-funding if the community is starting with a capital reserve fund balance greater than the current depreciation of its common elements, unless applied carefully and with the understanding that annual contributions will change over the course of time as overages and shortages are corrected, resulting in an annual contribution recommendation that decreases or increases with the passage of time in all except the simplest cases.
- Threshold Funding is normally a moderate funding goal. The essential goal of threshold funding is to avoid having a capital reserve fund balance below some predetermined level (the "threshold" or "threshold balance"), which can be determined as a percentage of the total cost to replace the considered common elements, by decree as some absolute value or as some multiple of the annual contribution. The Baseline Funding is essentially a threshold funding goal where the threshold balance equals zero.

Florida Statute Section 627.706 requires that condominium associations fund a reserve account for certain capital and deferred maintenance expenditures. This statute requires all condominium associations to maintain funds for: Structure including load bearing walls and structural members/primary structural systems; Exterior Painting/waterproofing/repairs; windows & exterior doors, unless they are part of individual owners responsibility; roof replacement/soffits and repair; plumbing – main system/common area; electrical main system/common area; fireproofing and fire protection systems/extinguishers; and any other expenditure which is expected to exceed $10,000.

Florida Statute 718.112(f)[2] requires that the reserve contribution be computed using a formula which is based upon the estimated remaining useful life and the estimated replacement cost or deferred maintenance expenditure for the component but does not require that a reserve study be conducted to determine the level of funding required. The State of Florida is more lenient regarding reserve funding for homeowner's associations. Florida statutes do not require reserve funds for homeowners' associations (unless the association's governing documents call for a reserve fund and/or reserve study) but does not prohibit including reserve in the proposed budget for the homeowners' association. Similarly, the proposed operating budget for a homeowners' association does not require to follow any specific statutory formula but should include the anticipated expenditures for the year.

Florida Statute 718.112(f)[3] regulates the use of money collected for reserves, limiting the use of such funds to authorized reserve fund expenditures. A vote is required if reserve funds are used for operating expenses.

1.7 Follow-up Recommendations

No additional evaluation is considered necessary at the present time.

1.8 Capital Expenditure Summary

According to the Florida Legislature, a SIRS Update is required every 10 years after completion of the initial SIRS. As such, while this SIRS forecasts and calculates expenditures looking forward at least 30 years, the reported/displayed capital expenditure reserves evaluation period covers the next 12 years, providing a two-year buffer beyond the legislation mandated time frame. However, we have no expectation that these expenses will all take place as anticipated. Therefore, we recommend that this SIRS be reviewed and updated annually, as necessary, because we expect the timing of these expenses to shift and their size to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which can project more accurately than the more distant projections.

2.0 PURPOSE, SCOPE, AND LIMITATIONS

A Structural Integrity Reserve Study (SIRS) has been conducted on June 7th, 2024, at the Vista Del Sol Condominium Association, Inc., located at 1021 S. Collier Blvd, Marco Island, Florida, hereafter referred to as the "Property".

This assessment was performed using methods and procedures consistent with good commercial or customary practice design to conform to acceptable industry standards. The independent conclusions represent our best professional judgment based on information and data available to us during this assessment. Information regarding operations, conditions, and test data provided by the client or their representatives have been assumed to be correct and complete. Our evaluations, analyses and opinions are not representations regarding, design integrity, structural soundness, or actual value of the Property; nor is it the intention of this report to imply by exclusion from this report that additional work may or may not be required. The conclusions presented are based on the data provided, and observations and conditions that existed on the date of the assessment.

The purpose of this survey and related report is to assist the client in the evaluation of the physical aspects of the Property and how its condition may affect the soundness of their financial decisions over time. For this assessment, representative samples of the major independent building components were observed, and the physical condition evaluated. The expected useful life was assessed and the cost for repairs and replacements of significant items was estimated. The exterior of the complex, interior common areas. Property management and maintenance staff, when possible, were interviewed for specific information relating to the physical Property, available, maintenance procedures, available drawings, and other documentation. All findings were noted and have been included in the narrative sections of this report. This Report is not intended to address the status of Americans with Disability Act Title III compliance, the presence or absence of hazardous materials or petroleum substances, asbestos, lead, PCBs or toxic soil on this Property.

3.0 DEFINITIONS

3.1 Immediate and Replacement Reserve Work

Immediate Repair Work – Work that requires immediate action, typically within 90 days, based on its being (i) an existing or potentially significant unsafe condition, (ii) material physical deficiency (iii) poor or deteriorated condition of a critical element or system, (iv) significant building code violation, or (v) a condition that if left "as is," with an extensive delay in remedying it, has the potential to result in or contribute to a critical element or system failure and will probably result in a significant escalation of its remedial costs. Opinions of probable costs for Immediate Repairs are provided in Table 1.

Replacement Reserve (Years 1 Through Assessed Term Period) – Major recurring probable expenditures, which are neither commonly classified as an operation, nor maintenance expense. Replacement reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life, but nonetheless have a potential liability for failure within an estimated time period. Opinions of probable costs for Capital Reserves are provided in Table 2.

3.2 Condition Evaluation Definitions

Good: Average to above-average condition for the building system or materials assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

Fair: Average condition for the building system evaluated. Some work is required or recommended, primarily due to normal aging and wear of the building system, to return the system to a good condition.

Poor: Below average condition for the building system evaluated. Significant work should be anticipated to restore the building system or material to an acceptable condition.

3.3 Opinion of Costs

The opinion of costs presented is for the repair/replacement of readily visible materials and building system defects that might significantly affect the value of the Property during the loan period. These opinions are based on approximate quantities and values. They do not constitute a warranty that all items, which may require repair or replacement, are included.

Estimated cost opinions presented in this report are from a combination of sources. The primary sources are from Means Repair and Remodeling Cost Data and Means Facilities Maintenance and Repair Cost Data; past invoices or bid documents provided by site management; as well as our experience with costs for similar projects and city cost indexes.

Replacement and Repair Cost estimates are based on approximate quantities. Information furnished by site personnel or the Property management, if presented, is assumed to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

Actual costs may vary depending on such matters as type and design of remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented herein should be considered "order of magnitude" and used for budgeting purposes only. Detailed design and contractor bidding are recommended to determine actual cost.

These opinions should not be interpreted as a bid or offer to perform the work. All costs are stated in present value. The recommendations and opinions of cost provided herein are based on the understanding that the facility will continue operating in its present occupancy classification and general quality level unless otherwise stated.

4.0 ARCHITECTURAL AND STRUCTURAL SYSTEMS

Item	Description/Observations/Comments
Foundation	We were not able to observe the foundation structures. **The foundations system could not be directly observed while on-site. However, no apparent signs of significant structural distress were noted within the exposed areas observed.**
Superstructure	The buildings consist of concrete superstructures with concrete masonry (CMU) columns/walls and concrete beams supporting concrete upper floor decking and wood roof trusses. **While observation of the ground floor slab, superstructure and roof framing were limited to exposed elements; no signs of excessive deflection or movement were noted. Funds have been spread throughout the Reserve Table to ensure the availability of funds for the continued maintenance of the structural systems of the building.**
Exterior Walls	The exterior walls typically consist of concrete masonry units (CMU) construction finished with painted stucco. It was reported that the exterior walls, rear balcony rails, garage, tunnel pipes, and exterior doors were painted in 2019 for a total cost of $75,000 approximately. **The exterior walls appeared to be in good condition with no significant deficiencies noted. Funds have been allocated in the Immediate Repairs Cost Estimate Table.** **The exterior façades were reportedly repainted and waterproofed as part of regular maintenance in 2019. Based on the EUL of seven years, periodic repainting and waterproofing of the exterior wall surfaces, including any required repairs, should be anticipated during the evaluation period. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's Expected useful Life (EUL), beyond the evaluation period of this assessment.**

Roof

The roof has both flat and sloped sections. The main building has flat concrete decks. The 7th floor decks are tile covered and the 8th floor decks are concrete that was stamped to give appearance of being tiled. The sloped sections over the 8th floor Penthouse are metal clad standing seam. The Utility room, Pump room and Elevator room are metal clad standing seam. The social room and the Exterior Garages roofs are Modified Bitumen and TPO coverings.

The West garage (Modified Bitumen/TPO) roof was replaced in 2020.

The Social room/East garage roof was replaced in 2014.

Please note that the extent of the roof evaluation did not include any sampling and/or testing involved therefore comments made regarding the condition of the roof are limited to visual observation as well as historical information. Should a more comprehensive investigation be required, the services of a certified roofing consultant should beconsidered.

Item	Description/Observations/Comments
Balconies	The concrete balconies are a mix of edge and face supported and cantilevered and are equipped with aluminum handrails and screens. The balconies were observed to be in good condition with no significant deficiencies noted. The Balconies and Terraces are included in the Reserve Table portion of the Report.
Exterior Walkways	The elevated concrete walkways are supported by the structural systems of the building and are equipped with aluminum handrails. The exterior walkways were observed to be in good condition with no significant deficiencies noted.
Windows	The windows consist of a mix of aluminum (original) and hurricane rated (new) units. The windows appeared to be in generally good condition with no significant deficiencies noted, requiring only routine maintenance over the evaluation period, and they are the responsibilities of the individual Unit Owners.
Doors	The exterior building entry doors are solid doors set in metal framing. The doors appeared to be in generally good condition with no significant deficiencies noted, requiring only routine maintenance over the evaluation period. It was reported that the funding to maintain the common area doors is allocated to the operating expenses of the association's budget. As such, funds are not shown in the Reserves Table. The Unit owners are responsible for replacing all the exterior metal doors associated with their own unit. The Association is responsible for maintaining external surfaces of all metal doors. There are 77 metal doors including entry doors, utility closet doors and garage doors. The Association is responsible for replacing an additional 17 metal doors in common areas.

5.0 BUILDING INTERIORS

Item	Description/Observations/Comments
Tenant Spaces	Areas within the interior of the resident units are the responsibility of the individual condominium unit owner to maintain.
Common Areas	The common areas of the property include exterior walkways, stair systems, lobbies, parking areas, clubhouse/pool house, and one concrete swimming pool. The common areas were observed to be in good condition with no significant deficiencies noted. It was reported that the social room was renovated in 2018 for a cost of $38,000.

6.0 CONVEYANCE SYSTEMS

Item	Description/Observations/Comments
Elevators	There is one hydraulic passenger elevator with a load capacity of 2,500 pounds that provides access to all levels. It was reported that there was a complete overhaul of the elevator's electrical systems in 2009 for a cost of $48,000. **The elevator was noted to be in generally good operating condition and reportedly serviced regularly by an elevator service contractor.** **We don't anticipate any work needed at this time for the elevator that is in excess of $10,000. As such it is not considered part of the Reserve Table.**
Escalators	There are no escalators at the Property.
Stairs	There are two sets of concrete stairs with aluminum handrails. The stairs are located at the ends of the building. **The stairs appeared to be in good condition with no significant deficiencies noted.** **In addition, periodic repainting and waterproofing of the stairs, including any anticipated repairs, are addressed as part of the Structural recommendations discussed above.**

7.0 MECHANICAL AND ELECTRICAL SYSTEMS

Item	Description/Observations/Comments
HVAC	A/C condensing units are mounted to elevated stands and are located on the top of the mechanical room roof. There were no significant deficiencies reported or observed to the HVAC systems. **HVAC handling units and A/C condensers were reported to be the responsibility of the condominium owners to maintain and replace.**
Plumbing Systems	The plumbing systems include the incoming water service and piping system; the sanitary sewer including the soil, waste, and vent system. "As-built" plans of the Property were unavailable for review to determine the below ground components; thus, we were unable to physically identify all types of piping used throughout the Property. According to available information and observations, supply piping appears to be copper, and waste and vent piping are considered to be PVC. **The plumbing systems appeared to be in good condition. The water pressure, quantity of hot and cold water, and drainage were reported to be adequate. No abnormal plumbing problems were reported by the Property representative. With proper maintenance, no significant expenditures are anticipated. We have allocated some funds in the Reserve Table.** **Plumbing components and piping have EULs between 15 and 50 years. As such, an annual budget for component upgrades and replacements is recommended during the evaluation period. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.**
Plumbing Fixtures	The plumbing fixtures appear to be residential grade and typical for this type of occupancy. **The plumbing fixtures appeared to be generally in good condition requiring only routine maintenance over the evaluation period.**

Water Heaters

Domestic hot water is provided by individual electric residential-grade heaters located within each condominium unit.

Water heaters at the dwelling units are the responsibility of the respective condominium unit owner to maintain and replace.

Electrical Service

Electrical service enters the building from utility-company owned transformers, providing 125-Ampere, 120/208-Volt, three-phase, four-wire service to the individual units. The distribution wiring was noted to be copper.

There is a no emergency diesel power generator.

The electrical system components were observed to be in good condition. In general, the electrical systems for the Property, including main switchboards, transformers, distribution circuit breaker panels, contactors, lighting, and wiring system were noted to be adequately sized for the intended use of the facility. With proper maintenance, no significant expenditures are anticipated. We have allocated some funds in the Reserve Table.

8.0 LIFE SAFETY AND SECURITY SYSTEMS

Item	Description/Observations/Comments
Fire Protection	Portable fire extinguishers and sprinklers are in common areas. The Property's fire alarm systems utilize central panels for monitoring manual pull stations in the three-story buildings. The fire alarm panels were reported to have been upgraded in 2021 for a cost of $50,000. The fire extinguishers were noted to be in general condition requiring routine maintenance over the evaluation period. The central alarm panels are in good condition. Central fire alarm panels typically have an EUL of 25 years. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment. The Fire Pump and the Water Pump are included as part of the Reserve Table Cost estimate. Fire protection and life safety systems within the dwelling units are reported to be the responsibility of the respective condominium unit owner to maintain and replace.

9.0 ESTIMATED CAPITAL REPAIR COST TABLES

Based on our walk-through observations, we make the following comments on Property conditions and deficiencies, including estimates of repair cost.

9.1 Immediate Repairs/Deferred Maintenance Costs

The attached Table 1 - Immediate Repairs Cost Estimate, is an analysis of the estimated cost for immediate repair work defined as Capital expenditure items requiring repair or replacement based on their being (i) an existing or potentially significant unsafe condition, (ii) material physical deficiency (iii) poor or deteriorated condition of a critical element or system, (iv) significant building code violation, or (v) a condition that if left "as is," with an extensive delay in remedying it, has the potential to result in or contribute to a critical element or system failure and will probably result in a significant escalation of its remedial cost.

9.2 Replacement Reserve Analysis

The attached Table 2 - Replacement Reserves Cost Estimate is an analysis of the estimated cost for normally anticipated replacement for the major components of the improvements during the next twelve (12) years. The remaining life values are based on published historical performance data for comparable items with consideration for the present condition and reported service history. The costs are provided with a 3% inflation factor for future expenditures.

The projected expenses are based on statistical assumptions. In fact, actual schedules may vary from those projected by the Table, but such variances should not significantly alter the totals shown. The reserve cost estimate assumes that the Immediate Repairs items listed in this Report will be completed within the next 12 months depending on specific priority. Estimated costs assume that the repair or replacement work is contracted out by the Property management and, in most cases, do not include a general contractor's fee. It is assumed that, given the current level of on-site staffing and in-house expertise, most of the work included in the Table would not be completed by on-site maintenance personnel.

9.3 Reliance

All reports, both verbal and written, are for the benefit of Vista Del Sol Condominium Association, Inc. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of Florida Engineering.

TABLES

11/03/2024
IMMEDIATE REPAIRS COST ESTIMATE
PROJECT NO.: 2411077

Vista Del Sol Condominium Association, Inc.
1021 S. Collier Blvd
Marco Island, Florida

Property Type:	Multifamily
Number of Stories:	8 (7+1 parking)
Units:	24
Number of Buildings:	1
Reserve Term:	12
Actual Property Age:	25

Item No.	e	Item Description	Quantity	Unit	Cost	Totals	Existing Balance	Remaining Funds	Comments
1		None	1	LT	$0	$0			
						Subtotal	$0.00		
			Total Immediate Repairs			$0			
					Cost Per Unit	$0.00			

11/03/2024
REPLACEMENT RESERVE COST ESTIMATES
PROJECT NO.: 2411077

Vista Del Sol Condominium Association, Inc.
1021 S. Collier Blvd
Marco Island, Florida

Property Type:	**Multifamily**
Number of Stories:	**8 (7 + 1 Parking)**
Units:	**24**
Number of Buildings:	**1**
Reserve Term:	**12**
Actual Property Age:	**25**

Item No	Item Description	EUL	Eff. Age	RUL	Quantity	Unit	Unit Cost	Projected 12/31/2024 Balance	2025	2026	2027	2028	2029
1	Structural - Concrete, Stairs & CMU Walls				1	Annual	$3,000	-	$3,000.00	$3,000.00	$3,000.00	$3,000.00	$3,000.00
2	Fire/Safety/Alarm 2021	25	3	22	1	LS	$50,000	$7,500.00	$1,931.82	$1,931.82	$1,931.82	$1,931.82	$1,931.82
3	Fire Pump	30	25	5	1	LS	$30,000	$12,333.00	$3,533.40	$3,533.40	$3,533.40	$3,533.40	$3,533.40
4	Water Pump	20	5	15	1	LS	$20,000	$4,200.00	$1,053.33	$1,053.33	$1,053.33	$1,053.33	$1,053.33
5	Exterior Walls-Painting/sealing in 2019	7	5	2	1	LS	$75,000	$54,643.00	$10,178.50	$10,178.50	$10,714.29	$10,714.29	$10,714.29
6	Roof (W Garage-Mechanical Room) 2020	20	4	16	1	LS	$30,000	$5,442.00	$1,534.88	$1,534.88	$1,534.88	$1,534.88	$1,534.88
7	Roof (E Garage) 2014	15	10	5	1	LS	$48,000	$15,900.00	$6,420.00	$6,420.00	$6,420.00	$6,420.00	$6,420.00
8	Sloped Roofs - Metal Clad Standing Seam	30	4	26	1	LS	$275,000	$10,000.00	$10,192.31	$10,192.31	$10,192.31	$10,192.31	$10,192.31
9	Balconies & Terraces	30	25	5	1	LS	$10,000	-	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00
8	Plumbing				1	Annual	$2,500	-	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00
9	Electrical				1	Annual	$2,500	-	$2,500.00	$2,500.00	$2,500.00	$2,500.00	$2,500.00
10	Windows - Condo Unit Owners Rresponsibility												
11	Doors - Condo Unit Owners Responsibility												
	Immediate Repairs Total						$0.00						
	Avialable Reserve Balance												
	Total Contribution								$44,844	$44,844	$45,380	$45,380	$45,380
	Escalation Factor per year				2.50%				$0.00	$1,121.11	$2,297.36	$3,489.30	$4,711.03
	Total With Escalation								$44,844	$45,965	$47,677	$48,869	$50,091
	Recommended Annual Funding								$47,500	$47,500	$47,500	$47,500	$47,500
	Funds Surplus / Deficiency								$2,656	$4,190	$4,013	$2,644	$53
	Reserve Strength Percent Funded						105.92%						
	Cost Per Unit (escalated)								$1,868.51	$1,915.22	$1,986.56	$2,036.22	$2,087.13
	Unescalated cost/unit/month								$155.71	$155.71	$157.57	$157.57	$157.57
	Escalated cost/unit/month								$155.71	$159.60	$165.55	$169.69	$173.93

*Reserve replacement costs and estimated remaining useful lives are projections based on estimates and current industry standards. Even if the Association is currently fully funding the reserves, the accumulated amounts may not be adequate to meet all future repairs and replacements. If additional funds are needed the Association has the right to increase regular assessments, levy special assessments, borrow or delay repairs and replacements until funds are available.

PHOTOGRAPHIC DOCUMENTATION

PHOTO 1

General view of Property

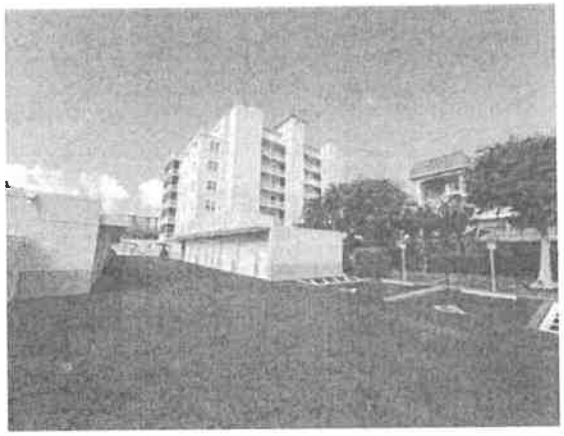


PHOTO 2

General view of Property

PHOTO 3

General view of property

PHOTO 4

GENERAL VIEW OF PROPERTY

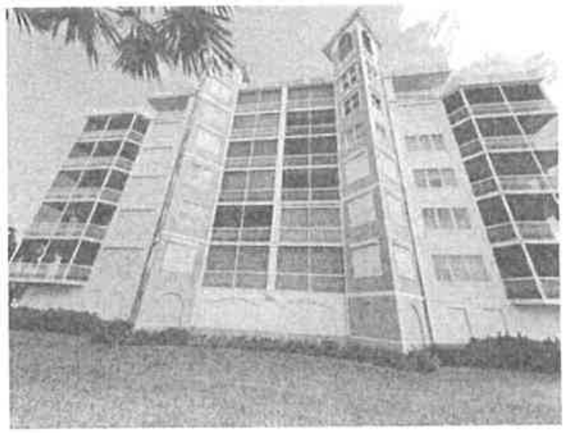


PHOTO 5

GENERAL VIEW OF GARAGES

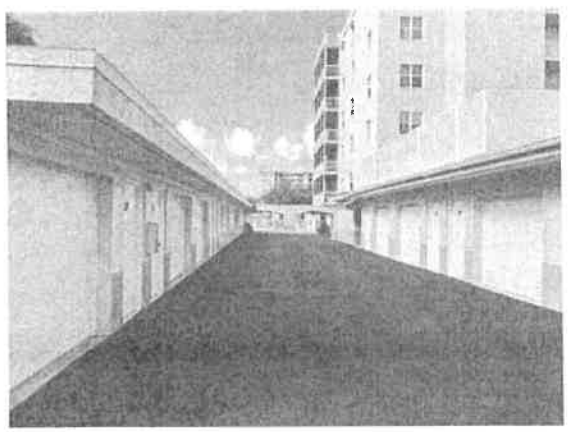


PHOTO 6

VIEW OF PARKING GARAGES

PHOTO 7

GENERAL VIEW OF TYPICAL ELEVATED WALKWAY

PHOTO 8

VIEW OF TYPICAL STAIR SYSTEM

PHOTO 9

VIEW OF SOCIAL ROOM EXTERIOR

PHOTO 10

GENERAL VIEW OF SOCIAL ROOM INTERIOR

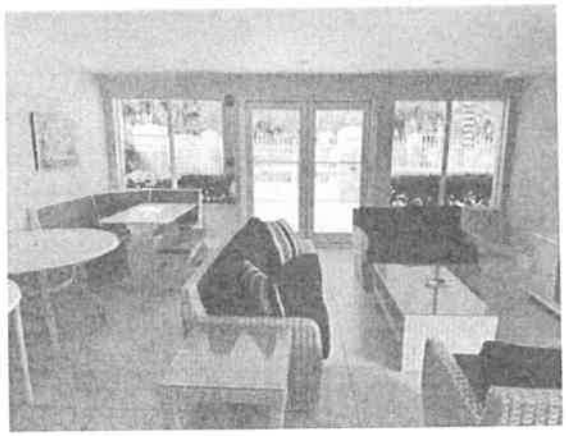


PHOTO 11

VIEW OF FIRE ALARM CONTROL PANEL

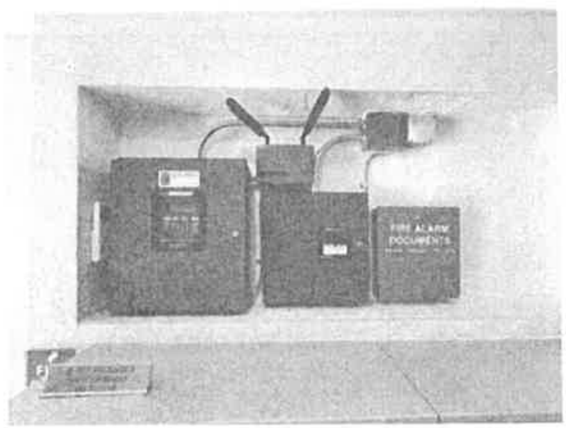


PHOTO 12

VIEW OF TYPICAL FIRE PULL STATION

PHOTO 13

VIEW OF FIRE SPRINKLER PUMP

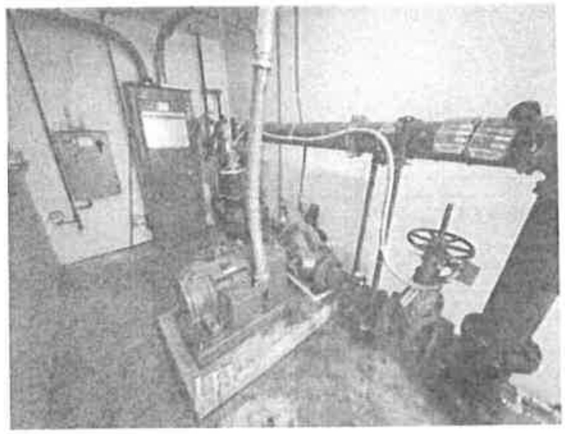


PHOTO 14

VIEW OF TYPICAL SPRINKLER HEAD

PHOTO 15

VIEW OF TYPICAL FIRE EXTINGUISHER

PHOTO 16

VIEW OF ELECTRICAL EQUIPMENT

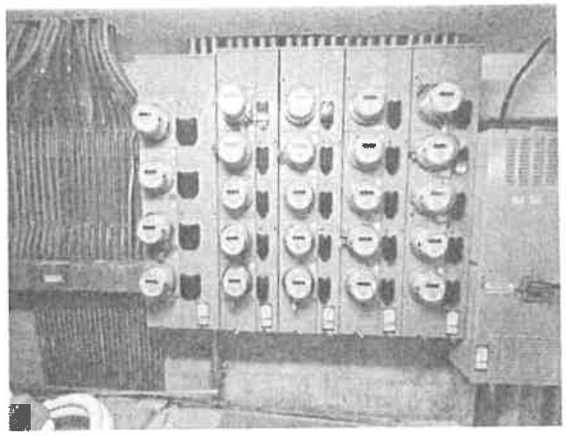


PHOTO 17

VIEW OF ELEVATOR CONTROL PANEL

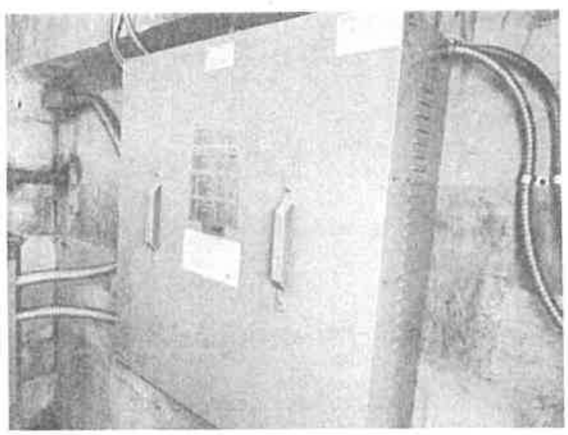


PHOTO 18

VIEW OF ELEVATOR PUMP

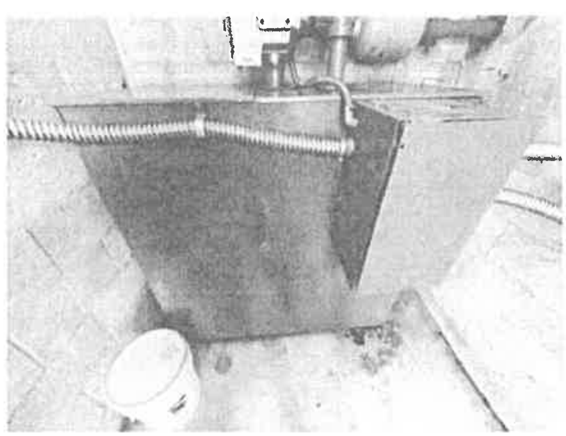


PHOTO 19

GENERAL VIEW OF HVAC EQUIPMENT AND ROOF COVERINGS OF MECHICANICAL ROOM

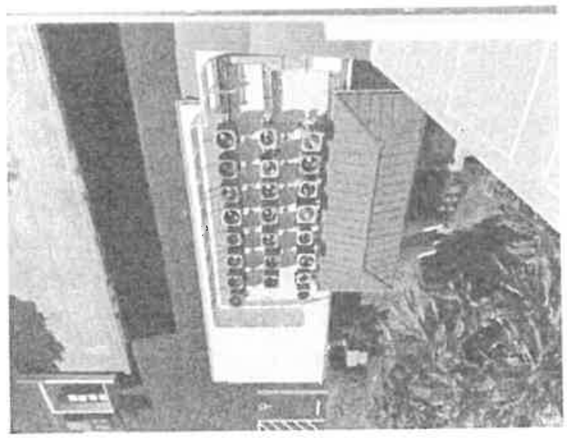


PHOTO 20

VIEW OF ROOF COVERINGS WEST GARAGE

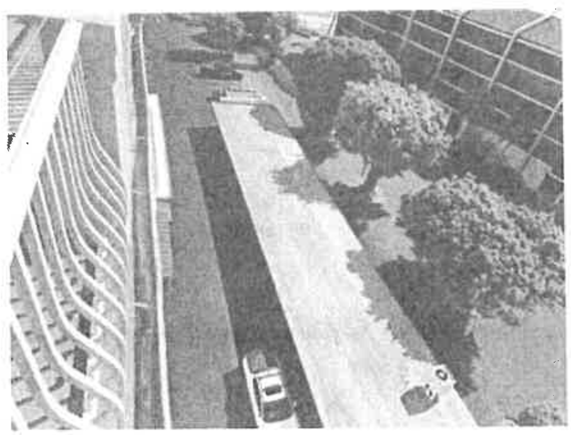
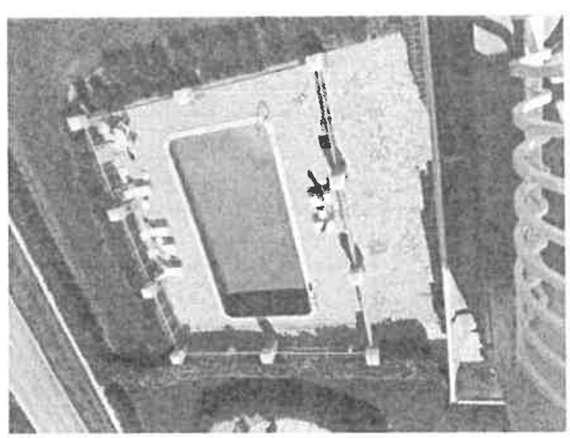


PHOTO 21

GENERAL VIEW OF SWIMMING POOL



SUPPORTING DOCUMENTATION

ADD FINANCIAL DATA FROM THE BOARD, IF AVAILABLE

VDS Significant Building Project (For Information only)

2023 Seal Coat Driveway($4,890), Tough Screens Installed (204,301,402,404,501) $5,700, Lanai Rails Painted and Tough Screens Installed(201,304,401,504,601,602,604)$24,200.

Ian Projects 2023: Water Back Flow $6,700, Pool Heater $5,200.

2022 Pool Heater $4,600, Renovate drain lines from southwest end of parking lot, Paint Tunnel Pipes $2500 , PRV on Water Heaters $7,350, Lint Removal $1,800, Replace all asphalt $36,000.

Ian Projects 2022: Lobby Furniture $1500, Pool Pump $3,100, , Sprinkler Back Flow $12,500, Drier Vents $2,700, Lobby & Elevator AC $6,950, Social Room AC $7,900, Stain Concrete $2,250, Lobby Awnings $3,200, Paint Garage Doors $6,400.

2021 Fire Alarm System $50,000, AC Awning on West Garage Roof $10,000, LED Exterior lights $9,000

2020 Tile Roof $275,000, West Garage Roof $90,000, Trash Gate $2400, Pool Pump/Motor $2,134

2019 Pool Restrooms $10,300, Water Pump $17,000, Paint Buildings (Rear balcony rails, garage and exterior doors, tunnel pipes) $74,000

2018 Social Room Renovation $38,000, Grill $1,500.

2017 Social Room Remediation $6,100, Paint garage doors $3,300, Pool Filter $4,000.

2016 Lobby Renovation $7,200, Seal parking lot $3,200, Paint/sand tunnel pipes & garage doors. $3,300, Silicone Coat West Garage Roof $17,000, Stairwell Light Batteries $2,300.

2015 No Projects.

2014 Re-key project $4,300, East Garage Roof $29,000, Social Room AC $4,400, Natural Gas Line Hookup $5,000.

2013 Major leak from PH4 renovation, Pool Heater $3,640 and Water Pressure Pump $3,500, Lobby AC and renovation $6,000, Renovate interior of elevator $6,900, Seal parking lot $2,500, Paint/sand garage doors and tunnel pipes $5,500.

2012 Paint building $53,000, Stairwell lights $6,600, Entry system $5,600.

2009 Major overhaul of elevator's electrical systems $48,000.

VDS Significant Lawn Projects

Four Bismarck Palm Trees in front of VDS, Hedge between VDS and Florentine Village, Privacy hedge along east side of pool, Two Christmas Palms next to VDS Collier sign, Additional lighting in/along area outside lobby garden area Two Christmas Palms outside Lobby Doors, Renovate Lobby Garden. Project Ian Expenses $23,000.