

# **Sample Condominium FL**

## **Structural Integrity Reserve Study**

**For 30-Year Projection Period Beginning January 1, 2019**



Sample Condominium FL  
January 1, 2019

**Sample Condominium FL**  
**Structural Integrity Reserve Study**

**Table of Contents**

Cover .....	1
Table of Contents .....	2
Preparer's Report on Structure Integrity Reserve Study .....	3
Statement of Position .....	5
Cash Flow - Annual .....	7
Percent Funded - Annual .....	8
Percent Funded - Allocation .....	9
Expenditures .....	10
Item Parameters - Detail .....	11
Expenditures .....	13
Item Parameters - Summary .....	16



# Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618  
pierre@capitalreserveadvisors.com  
www.capitalreserveadvisors.com  
(813)444-8022

## **Preparer's Report on Structure Integrity Reserve Study For 30-Year Projection Period Beginning January 1, 2019**

### **Board of Directors**

Sample Condominium FL  
Florida Springs, FL

### **Description of Structural Integrity Reserve Study Report**

A structural integrity reserve study is based on a visual inspection of the condominium property. A structural integrity reserve study may be performed by any person qualified to perform such study. However, the visual inspection portion of the structural integrity reserve study must be performed or verified by an engineer licensed under chapter 471, an architect licensed under chapter 481, or a person certified as a reserve specialist or professional reserve analyst by the community association institute or the association of professional reserve analysts. §718.112, Fla. Stat.

The engagement is based on an on-site analysis. The on-site analysis of Sample Condominium FL upon which this reserve plan is based was performed by Pierre del Rosario, RS, CAM of Capital Reserve Advisors on June 3, 2019.

The attached basic financial exhibits and disclosures comprise of Sample Condominium FL. The basic financial exhibits comprising this reserve study report are the statement of position and summary component list as of January 1, 2019, statements of projected cash flows and expenditures for the 30-year period beginning January 1, 2019.

### **Report on Structural Integrity Reserve Study**

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

We have compiled the accompanying reserve study report of Sample Condominium FL, comprised of the financial exhibits referred to above in accordance with Generally Accepted Reserve Study Principles.

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

### **Regulatory Information**

In a budget adopted by an association that is required to obtain a structural integrity reserve study, reserves must be maintained for the items identified in paragraph (g), below, for which the association is responsible, pursuant to the declaration of condominium, and the reserve amount for such items must be based on the findings and recommendations of the association's most recent structural integrity reserve study.

With respect to items for which an estimate of useful life is not readily ascertainable, or with an estimated remaining

useful life of greater than twenty-five (25) years, an association is not required to reserve replacement costs for such items, but an association must reserve the amount of deferred maintenance expense, if any, which is recommended by the structural integrity reserve study for such items. The association may adjust replacement reserve assessments annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance. §718.112, Fla. Stat

**The Structural Integrity Reserve Study**

A residential condominium association must have a structural integrity reserve study completed at least every ten (10) years after the condominium’s creation for each building on the condominium property that is three (3) stories or higher in height, as determined by the Florida building code, which includes, at a minimum, the study of the following items as related to the structural integrity and safety of the building:

- a) Roof.
- b) Structure, including load bearing walls and other primary structural members, and primary structural systems as those terms are defined in §627.706, Fla. Stat.
- c) Fire proofing and fire protection systems.
- d) Plumbing.
- e) Electrical systems.
- f) Waterproofing and exterior painting.
- g) Windows and exterior doors.
- h) And any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed above as determined by the visual inspection portion of the structural integrity reserve study.

**Waiving and Reducing Reserves**

The members unit owner-controlled association that must obtain a structural integrity reserve study may NOT determine to provide no reserves, or less reserves, than required by this subsection before the items listed in paragraph (g). §718.112, Fla. Stat.

**Using Reserves for a Different Purpose**

The members of a unit owner-controlled association that must obtain a structural integrity reserve study may NOT vote to use reserve funds or any interest accruing thereon for any other purpose other than the replacement or deferred maintenance costs of the components listed in paragraph (g). §718.112, Fla. Stat.

**Breach of Fiduciary Duty for Failure to Complete the Structural Integrity Reserve Study Period.**

If the officers or directors of an association willfully and knowingly fail to complete a structural integrity reserve study, then such failure is deemed to be a breach of the officers’ and directors’ fiduciary relationship to the unit owners. §718.112, Fla. Stat.

Capital Reserve Advisors  
Pierre del Rosario, RS, CAM  
February 26, 2024



## Statement of Position

Projection period: January 1, 2019 to 2053  
 Type of Project: Condominium  
 Number of Units: 60  
 Location: Florida Springs, FL  
 Projected Construction date: July 1, 2006

Description of Project: Sample Condominium FL is an 60 - unit Condominium development located in Florida Springs, FL. The project was developed in July 1, 2006 .

On-Site analysis performed by: Pierre Del Rosario  
 Component analysis performed by: Pierre Del Rosario  
 Report prepared by: Pierre Del Rosario

No special assessments are considered necessary during the 30-year projection period.

### Components Excluded From This Report

Major Component	Reason Excluded
Windows Units	Owners Responsibility

### See Next Page for Summary Component List

Current Replacement Cost of All Components	\$ 2,102,189
Future Replacement Cost of All Components	\$ 6,898,367
Projected Balance of Reserve Funds at January 1, 2019	\$ 514,000
100% Funded Amount at January 1, 2019	\$ 547,439
Percent Funded at January 1, 2019	93.89 %
Reserve (Surplus)/Deficit – Average per Unit at January 1, 2019	\$ 557
Projected Reserve Contribution	\$ 84,000
Average Annual Reserve Contribution Per Unit	\$ 1,400
Monthly Reserve Contribution First Year of Projection	\$ 7,000
Average Monthly Reserve Contribution Per Unit	\$ 116
Projected Special Assessment	\$ 0
Projected Inflation Rate	3.50 %
Projected Interest Rate	1.00 %

## **Summary of Findings and Recommendations**

Subsurface investigation and observation are not part of this report. Shifting, moment displacement or shearing of loadbearing components were not seen according to visual inspection. The inspection process was done in a non-destructive manner without sampling. Any concrete damage was recorded and achieved by observation. Capital Reserve Advisors make recommendations to the Associations to monitor by periodically checking to maintain their assets. The maintenance of the components is a short-term cost without endangering the life-safety of the occupants of the structure.

An infrared camera was used during the visual inspection to detect changes in temperature in walls and ceilings to conclude if there are problems of affectations due to water intrusion. In the case of Sample Condominium FL, no problem was detected in different sections of the building.

While the wall surfaces in some instances appear in good shape it is recommended to periodically monitor the ground floor bearing walls or column point loads for any disturbances that can possibly appear over time because of concrete foundation settlement and soil movement.

# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Cash Flow - Annual

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<b>Begin Balance</b>	514,000	603,585	697,869	747,260	851,106	912,535	1,026,906	1,147,161	1,199,372	1,318,018
<b>Contribution</b>	84,000	87,780	91,730	95,858	100,172	104,679	109,390	114,312	119,456	124,832
<b>Average Per Unit</b>	1,400	1,463	1,529	1,598	1,670	1,745	1,823	1,905	1,991	2,081
<b>Percent Change</b>	0.00%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
<b>Interest</b>	5,585	6,504	7,189	7,988	8,956	9,692	10,865	11,792	12,586	12,682
<b>Less Expenditures</b>	0	0	49,527	0	47,698	0	0	73,893	13,397	194,925
<b>Ending Balance</b>	603,585	697,869	747,260	851,106	912,535	1,026,906	1,147,161	1,199,372	1,318,018	1,260,607

	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
<b>Begin Balance</b>	1,260,607	1,382,029	1,532,916	1,637,705	1,798,062	1,950,846	2,074,523	2,259,768	1,800,515	1,975,620
<b>Contribution</b>	130,449	136,320	142,454	148,864	155,563	162,564	169,879	177,524	185,512	193,860
<b>Average Per Unit</b>	2,174	2,272	2,374	2,481	2,593	2,709	2,831	2,959	3,092	3,231
<b>Percent Change</b>	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
<b>Interest</b>	13,216	14,567	16,029	17,173	18,745	20,186	21,664	20,482	18,884	17,814
<b>Less Expenditures</b>	22,244	0	53,694	5,680	21,523	59,073	6,298	657,259	29,291	484,437
<b>Ending Balance</b>	1,382,029	1,532,916	1,637,705	1,798,062	1,950,846	2,074,523	2,259,768	1,800,515	1,975,620	1,702,857

	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
<b>Begin Balance</b>	1,702,857	1,839,671	2,057,191	2,256,890	2,441,866	2,687,024	2,604,022	2,856,575	3,095,073	3,332,014
<b>Contribution</b>	202,584	211,700	221,227	231,182	241,585	252,456	263,817	275,689	288,095	301,059
<b>Average Per Unit</b>	3,376	3,528	3,687	3,853	4,026	4,208	4,397	4,595	4,802	5,018
<b>Percent Change</b>	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%	4.50%
<b>Interest</b>	17,950	19,480	21,470	23,570	25,641	26,597	27,306	29,772	32,433	32,709
<b>Less Expenditures</b>	83,720	13,660	42,998	69,776	22,068	362,055	38,570	66,963	83,588	369,872
<b>Ending Balance</b>	1,839,671	2,057,191	2,256,890	2,441,866	2,687,024	2,604,022	2,856,575	3,095,073	3,332,014	3,295,909

# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Percent Funded - Annual

Beginning Date	100% Funded Time Value	Beginning Balance	Percent Funded	Contribution	Interest	Expenditure Future Cost
01/01/2019	\$ 547,439	\$ 514,000	93.89 %	\$ 84,000	\$ 5,585	\$ 0
01/01/2020	642,268	603,585	93.97	87,780	6,504	0
01/01/2021	743,064	697,869	93.91	91,730	7,189	49,527
01/01/2022	799,552	747,260	93.45	95,858	7,988	0
01/01/2023	911,431	851,106	93.38	100,172	8,956	47,698
01/01/2024	982,061	912,535	92.92	104,679	9,692	0
01/01/2025	1,106,304	1,026,906	92.82	109,390	10,865	0
01/01/2026	1,238,041	1,147,161	92.65	114,312	11,792	73,893
01/01/2027	1,302,585	1,199,372	92.07	119,456	12,586	13,397
01/01/2028	1,434,188	1,318,018	91.90	124,832	12,682	194,925
01/01/2029	1,388,195	1,260,607	90.80	130,449	13,216	22,244
01/01/2030	1,520,890	1,382,029	90.86	136,320	14,567	0
01/01/2031	1,684,595	1,532,916	90.99	142,454	16,029	53,694
01/01/2032	1,803,831	1,637,705	90.79	148,864	17,173	5,680
01/01/2033	1,979,528	1,798,062	90.83	155,563	18,745	21,523
01/01/2034	2,149,399	1,950,846	90.76	162,564	20,186	59,073
01/01/2035	2,291,455	2,074,523	90.53	169,879	21,664	6,298
01/01/2036	2,496,457	2,259,768	90.51	177,524	20,482	657,259
01/01/2037	2,050,652	1,800,515	87.80	185,512	18,884	29,291
01/01/2038	2,233,179	1,975,620	88.46	193,860	17,814	484,437
01/01/2039	1,961,246	1,702,857	86.82	202,584	17,950	83,720
01/01/2040	2,096,018	1,839,671	87.76	211,700	19,480	13,660
01/01/2041	2,311,315	2,057,191	89.00	221,227	21,470	42,998
01/01/2042	2,509,377	2,256,890	89.93	231,182	23,570	69,776
01/01/2043	2,693,355	2,441,866	90.66	241,585	25,641	22,068
01/01/2044	2,937,948	2,687,024	91.45	252,456	26,597	362,055
01/01/2045	2,851,262	2,604,022	91.32	263,817	27,306	38,570
01/01/2046	3,096,899	2,856,575	92.23	275,689	29,772	66,963
01/01/2047	3,328,726	3,095,073	92.98	288,095	32,433	83,588
01/01/2048	3,559,428	3,332,014	93.61	301,059	32,709	369,872



# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Percent Funded - Allocation

Category	100% Funded	Percent Funded	Beginning		Interest	Expenditure	Ending	
			Balance 01/01/2019	Contribution			Balance 12/31/2019	
Deferred Maintenance Expense	84,780	93	79,601	11,802	785	0	92,188	
Doors & Windows	49,719	93	46,682	4,622	307	0	51,612	
Electrical System	35,767	93	33,582	5,652	376	0	39,610	
Fire Protection System	55,625	93	52,227	12,266	816	0	65,309	
Plumbing	92,608	93	86,952	15,895	1,057	0	103,903	
Roofing	108,348	93	101,730	7,580	504	0	109,815	
Waterproofing	120,591	93	113,225	26,182	1,741	0	141,148	
	547,439	93 %	514,000	84,000	5,585	0	603,585	

# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Category	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Plumbing								33,653		9,040
Waterproofing			49,527		47,698			40,240	13,397	185,885
	0	0	49,527	0	47,698	0	0	73,893	13,397	194,925

Category	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Doors & Windows			5,488	5,680	5,879	6,085	6,298			
Fire Protection System								127,807		
Roofing								474,777		
Waterproofing	22,244		48,205		15,644	52,989		54,675	29,291	484,437
	22,244	0	53,694	5,680	21,523	59,073	6,298	657,259	29,291	484,437

Category	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Doors & Windows			42,998							
Plumbing		13,660						66,963		
Waterproofing	83,720			69,776	22,068	362,055	38,570		83,588	369,872
	83,720	13,660	42,998	69,776	22,068	362,055	38,570	66,963	83,588	369,872

# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
<b>Deferred Maintenance Expense</b>										
	Balcony railing replacement	Building	3sd-6th Floor	07/01/2056	\$ 24.00	14,130 SF	\$ 339,120	50:00	37:06	\$ 1,232,016
							339,120			1,232,016
<b>Doors &amp; Windows</b>										
	Door Common Utilities	Hallway 2		07/01/2031	\$ 510.00	7 Each	\$ 3,570	30:00	12:06	\$ 5,488
	Door Common Utilities	Hallway 3		07/01/2032	510.00	7 Each	3,570	30:00	13:06	5,680
	Door Common Utilities	Hallway 4		07/01/2033	510.00	7 Each	3,570	30:00	14:06	5,879
	Door Common Utilities	Hallway 5		07/01/2034	510.00	7 Each	3,570	30:00	15:06	6,085
	Door Common Utilities	Hallway 6		07/01/2035	510.00	7 Each	3,570	30:00	16:06	6,298
	Door Front - Replace	Foundation	New	04/21/2041	20,000.00	1 Each	20,000	35:00	22:03	42,998
	Single - Double Hung	West		07/01/2049	1,200.00	23 Each	27,600	45:00	30:06	78,812
	Single - Double Hung	East		08/01/2049	1,200.00	13 Each	15,600	45:00	30:07	44,674
	Single - Double Hung	North		07/01/2049	1,200.00	1 Each	1,200	45:00	30:06	3,427
	Single - Double Hung - Floor to Ceiling	North		07/01/2052	3,500.00	3 Each	10,500	45:00	33:06	33,242
	Triple - Double Hung	South		07/01/2049	2,500.00	2 Each	5,000	45:00	30:06	14,277
	Triple - Double Hung	West		07/01/2051	2,500.00	6 Each	15,000	45:00	32:06	45,883
	Triple - Double Hung	East		07/01/2052	2,500.00	7 Each	17,500	45:00	33:06	55,404
	Triple - Double Hung	North		07/01/2050	2,500.00	8 Each	20,000	45:00	31:06	59,109
							150,250			407,255
<b>Electrical System</b>										
	Electric -Main Panels & Distribution	Building		07/01/2064	\$ 148,000.00	1 Each	\$ 148,000	60:00	45:06	\$ 708,023
							148,000			708,023
<b>Fire Protection System</b>										
	Fire Panels & Central Attenuation	Building		07/01/2036	\$ 70,000.00	1 Each	\$ 70,000	20:00	17:06	\$ 127,807
	Fire Sprinkler System	Building		07/01/2066	225,000.00	1 Each	225,000	60:00	47:06	1,153,053
							295,000			1,280,860
<b>Plumbing</b>										
	Boiler Hot Water -Domestic	Building		07/01/2026	\$ 13,000.00	2 Each	\$ 26,000	20:00	7:06	\$ 33,653
	Boiler HVAC Water- Boost Pump	Building		07/01/2028	3,260.00	2 Each	6,520	12:00	9:06	9,040
	In Wall Utilities Lines	Building		07/01/2066	6,000.00	60 Each	360,000	60:00	47:06	1,844,884
							392,520			1,887,578

# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Detail

Items	Reserve Item	Location	Desc.	Replace Date	Basis Cost	Quantity	Current Cost	Adj Life	Rem Life	Future Cost
<b>Roofing</b>										
	Roof Surface - Rubber EPDM	Building		07/01/2036	\$ 9.29	28,000 SF	\$ 260,036	30:00	17:06	\$ 474,777
							260,036			474,777
<b>Waterproofing</b>										
	Balcony Floors - Replace Membrane	Unit Balconies		05/01/2038	\$ 32.65	3,500 SF	\$ 114,275	20:00	19:04	\$ 222,228
	Cauking Replace / Window Frames	Building	Windows	08/01/2026	31,000.00	1 Job	31,000	8:00	7:07	40,240
	Cauking Replace / Window Frames	Building	Misc.	11/01/2023	31,000.00	1 Job	31,000	8:00	4:10	36,608
	Cauking Replace / Window Frames	Building	Hardie Bd Sea	07/01/2021	31,000.00	0.5 Job	15,500	8:00	2:06	16,892
	Deck Membrane	Garage		07/01/2044	3.70	40,700 SF	150,590	40:00	25:06	362,055
	Deck Weather Proofing/ Repairs	Parking	New	07/01/2023	9,500.00	1 Each	9,500	5:00	4:06	11,091
	Floor - Garage - Concrete-Maintenanc	Parking		05/01/2021	0.74	40,700 SF	30,118	15:00	2:04	32,635
	Painting - Stairwells	Building		07/01/2027	5,000.00	2 Job	10,000	12:00	8:06	13,397
	Wall - Exterior - Stucco - Repair and Re	Building		05/01/2028	2.90	43,200 SF	125,280	10:00	9:04	172,713
							517,263			907,858
							2,102,189			6,898,368

# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
<b>Year : 2021</b>					
05/01/2021	Floor - Garage - Concrete-Maintenance and S	Parking	05/01/2006	15:00	\$ 32,635.25
07/01/2021	Caiking Replace / Window Frames	Building	07/01/2013	8:00	16,892.06
					<u>49,527.31</u>
<b>Year : 2023</b>					
07/01/2023	Deck Weather Proofing/ Repairs	Parking	07/01/2018	5:00	\$ 11,090.60
11/01/2023	Caiking Replace / Window Frames	Building	11/01/2015	8:00	36,607.78
					<u>47,698.38</u>
<b>Year : 2026</b>					
07/01/2026	Boiler Hot Water -Domestic	Building	07/01/2006	20:00	\$ 33,653.17
08/01/2026	Caiking Replace / Window Frames	Building	08/01/2018	8:00	40,240.13
					<u>73,893.30</u>
<b>Year : 2027</b>					
07/01/2027	Painting - Stairwells	Building	07/01/2015	12:00	\$ 13,396.55
					<u>13,396.55</u>
<b>Year : 2028</b>					
05/01/2028	Wall - Exterior - Stucco - Repair and Repaint	Building	05/01/2018	10:00	\$ 172,712.99
07/01/2028	Boiler HVAC Water- Boost Pump	Building	07/01/2016	12:00	9,040.26
07/01/2028	Deck Weather Proofing/ Repairs	Parking	07/01/2023	5:00	13,172.16
					<u>194,925.41</u>
<b>Year : 2029</b>					
07/01/2029	Caiking Replace / Window Frames	Building	07/01/2021	8:00	\$ 22,243.62
					<u>22,243.62</u>
<b>Year : 2031</b>					
07/01/2031	Door Common Utilities	Hallway 2	07/01/2001	30:00	\$ 5,488.11
11/01/2031	Caiking Replace / Window Frames	Building	11/01/2023	8:00	48,205.45
					<u>53,693.56</u>
<b>Year : 2032</b>					
07/01/2032	Door Common Utilities	Hallway 3	07/01/2002	30:00	\$ 5,680.19
					<u>5,680.19</u>

# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
<b>Year : 2033</b>					
07/01/2033	Deck Weather Proofing/ Repairs	Parking	07/01/2028	5:00	\$ 15,644.39
07/01/2033	Door Common Utilities	Hallway 4	07/01/2003	30:00	5,879.00
					21,523.39
<b>Year : 2034</b>					
07/01/2034	Door Common Utilities	Hallway 5	07/01/2004	30:00	\$ 6,084.76
08/01/2034	Cauking Replace / Window Frames	Building	08/01/2026	8:00	52,988.56
					59,073.32
<b>Year : 2035</b>					
07/01/2035	Door Common Utilities	Hallway 6	07/01/2005	30:00	\$ 6,297.73
					6,297.73
<b>Year : 2036</b>					
05/01/2036	Floor - Garage - Concrete-Maintenance and S	Parking	05/01/2021	15:00	\$ 54,675.43
07/01/2036	Fire Panels & Central Attenuation	Building	07/01/2016	20:00	127,806.86
07/01/2036	Roof Surface - Rubber EPDM	Building	07/01/2006	30:00	474,776.92
					657,259.21
<b>Year : 2037</b>					
07/01/2037	Cauking Replace / Window Frames	Building	07/01/2029	8:00	\$ 29,290.59
					29,290.59
<b>Year : 2038</b>					
05/01/2038	Balcony Floors - Replace Membrane	Unit Balconies	05/01/2018	20:00	\$ 222,227.60
05/01/2038	Wall - Exterior - Stucco - Repair and Repaint	Building	05/01/2028	10:00	243,628.73
07/01/2038	Deck Weather Proofing/ Repairs	Parking	07/01/2033	5:00	18,580.63
					484,436.96
<b>Year : 2039</b>					
07/01/2039	Painting - Stairwells	Building	07/01/2027	12:00	\$ 20,243.11
11/01/2039	Cauking Replace / Window Frames	Building	11/01/2031	8:00	63,477.38
					83,720.49
<b>Year : 2040</b>					
07/01/2040	Boiler HVAC Water- Boost Pump	Building	07/01/2028	12:00	\$ 13,660.45
					13,660.45

# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Date	Reserve Item	Location	Service Date	Estimated Life	Expenditure
<b>Year : 2041</b>					
04/21/2041	Door Front - Replace	Foundation	04/21/2006	35:00	\$ 42,998.45
					<u>42,998.45</u>
<b>Year : 2042</b>					
08/01/2042	Caiking Replace / Window Frames	Building	08/01/2034	8:00	\$ 69,775.82
					<u>69,775.82</u>
<b>Year : 2043</b>					
07/01/2043	Deck Weather Proofing/ Repairs	Parking	07/01/2038	5:00	\$ 22,067.96
					<u>22,067.96</u>
<b>Year : 2044</b>					
07/01/2044	Deck Membrane	Garage	07/01/2004	40:00	\$ 362,055.42
					<u>362,055.42</u>
<b>Year : 2045</b>					
07/01/2045	Caiking Replace / Window Frames	Building	07/01/2037	8:00	\$ 38,570.12
					<u>38,570.12</u>
<b>Year : 2046</b>					
07/01/2046	Boiler Hot Water -Domestic	Building	07/01/2026	20:00	\$ 66,962.70
					<u>66,962.70</u>
<b>Year : 2047</b>					
11/01/2047	Caiking Replace / Window Frames	Building	11/01/2039	8:00	\$ 83,587.59
					<u>83,587.59</u>
<b>Year : 2048</b>					
05/01/2048	Wall - Exterior - Stucco - Repair and Repaint	Building	05/01/2038	10:00	\$ 343,662.39
07/01/2048	Deck Weather Proofing/ Repairs	Parking	07/01/2043	5:00	26,209.81
					<u>369,872.20</u>

# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Summary

### Balcony Floors - Replace Membrane

<b>Basis</b>	SF
<b>Basis Cost</b>	\$ 32.65
<b>Quantity</b>	3,500
<b>Replace Date</b>	5/2038
<b>Estimated Life</b>	20 Years
<b>Adjustment Life</b>	20 Years
<b>Remaining Life</b>	19 Yr 4 Mn
<b>Current Cost</b>	\$ 114,275.00
<b>Future Cost</b>	\$ 222,227.60



### Balcony railing replacement

<b>Basis</b>	SF
<b>Basis Cost</b>	\$ 24.00
<b>Quantity</b>	14,130
<b>Replace Date</b>	7/2056
<b>Estimated Life</b>	50 Years
<b>Adjustment Life</b>	50 Years
<b>Remaining Life</b>	37 Yr 6 Mn
<b>Current Cost</b>	\$ 339,120.00
<b>Future Cost</b>	\$ 1,232,016.49



### Boiler Hot Water -Domestic

<b>Basis</b>	Each
<b>Basis Cost</b>	\$ 13,000.00
<b>Quantity</b>	2
<b>Replace Date</b>	7/2026
<b>Estimated Life</b>	20 Years
<b>Adjustment Life</b>	20 Years
<b>Remaining Life</b>	7 Yr 6 Mn
<b>Current Cost</b>	\$ 26,000.00
<b>Future Cost</b>	\$ 33,653.17





# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Summary

### Boiler HVAC Water- Boost Pump

<b>Basis</b>	Each
<b>Basis Cost</b>	\$ 3,260.00
<b>Quantity</b>	2
<b>Replace Date</b>	7/2028
<b>Estimated Life</b>	12 Years
<b>Adjustment Life</b>	12 Years
<b>Remaining Life</b>	9 Yr 6 Mn
<b>Current Cost</b>	\$ 6,520.00
<b>Future Cost</b>	\$ 9,040.26



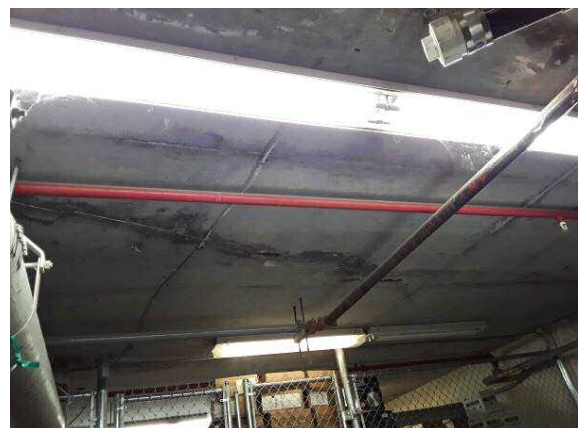
### Caulking Replace / Window Frames

<b>Basis</b>	Job
<b>Basis Cost</b>	\$ 31,000.00
<b>Quantity</b>	2.5
<b>Replace Date</b>	7/21 - 8/26
<b>Estimated Life</b>	8 Years
<b>Adjustment Life</b>	8 Years
<b>Remaining Life</b>	5 Yr 6 Mn
<b>Current Cost</b>	\$ 77,500.00
<b>Future Cost</b>	\$ 93,739.97



### Deck Membrane

<b>Basis</b>	SF
<b>Basis Cost</b>	\$ 3.70
<b>Quantity</b>	40,700
<b>Replace Date</b>	7/2044
<b>Estimated Life</b>	40 Years
<b>Adjustment Life</b>	40 Years
<b>Remaining Life</b>	25 Yr 6 Mn
<b>Current Cost</b>	\$ 150,590.00
<b>Future Cost</b>	\$ 362,055.42



# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Summary

### Deck Weather Proofing/ Repairs

<b>Basis</b>	Each
<b>Basis Cost</b>	\$ 9,500.00
<b>Quantity</b>	1
<b>Replace Date</b>	7/2023
<b>Estimated Life</b>	5 Years
<b>Adjustment Life</b>	5 Years
<b>Remaining Life</b>	4 Yr 6 Mn
<b>Current Cost</b>	\$ 9,500.00
<b>Future Cost</b>	\$ 11,090.60



### Door Common Utilities

<b>Basis</b>	Each
<b>Basis Cost</b>	\$ 510.00
<b>Quantity</b>	35
<b>Replace Date</b>	7/31 - 7/35
<b>Estimated Life</b>	30 Years
<b>Adjustment Life</b>	30 Years
<b>Remaining Life</b>	14 Yr 6 Mn
<b>Current Cost</b>	\$ 17,850.00
<b>Future Cost</b>	\$ 29,429.79



### Door Front - Replace

<b>Basis</b>	Each
<b>Basis Cost</b>	\$ 20,000.00
<b>Quantity</b>	1
<b>Replace Date</b>	4/2041
<b>Estimated Life</b>	35 Years
<b>Adjustment Life</b>	35 Years
<b>Remaining Life</b>	22 Yr 3 Mn
<b>Current Cost</b>	\$ 20,000.00
<b>Future Cost</b>	\$ 42,998.45



# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Summary

### Electric -Main Panels & Distribution

<b>Basis</b>	Each
<b>Basis Cost</b>	\$ 148,000.00
<b>Quantity</b>	1
<b>Replace Date</b>	7/2064
<b>Estimated Life</b>	60 Years
<b>Adjustment Life</b>	60 Years
<b>Remaining Life</b>	45 Yr 6 Mn
<b>Current Cost</b>	\$ 148,000.00
<b>Future Cost</b>	\$ 708,023.43



### Fire Panels & Central Attenuation

<b>Basis</b>	Each
<b>Basis Cost</b>	\$ 70,000.00
<b>Quantity</b>	1
<b>Replace Date</b>	7/2036
<b>Estimated Life</b>	20 Years
<b>Adjustment Life</b>	20 Years
<b>Remaining Life</b>	17 Yr 6 Mn
<b>Current Cost</b>	\$ 70,000.00
<b>Future Cost</b>	\$ 127,806.86



### Fire Sprinkler System

<b>Basis</b>	Each
<b>Basis Cost</b>	\$ 225,000.00
<b>Quantity</b>	1
<b>Replace Date</b>	7/2066
<b>Estimated Life</b>	60 Years
<b>Adjustment Life</b>	60 Years
<b>Remaining Life</b>	47 Yr 6 Mn
<b>Current Cost</b>	\$ 225,000.00
<b>Future Cost</b>	\$ 1,153,052.64





# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Summary

### Floor - Garage - Concrete-Maintenance and Sp...

<b>Basis</b>	SF
<b>Basis Cost</b>	\$ 0.74
<b>Quantity</b>	40,700
<b>Replace Date</b>	5/2021
<b>Estimated Life</b>	15 Years
<b>Adjustment Life</b>	15 Years
<b>Remaining Life</b>	2 Yr 4 Mn
<b>Current Cost</b>	\$ 30,118.00
<b>Future Cost</b>	\$ 32,635.25



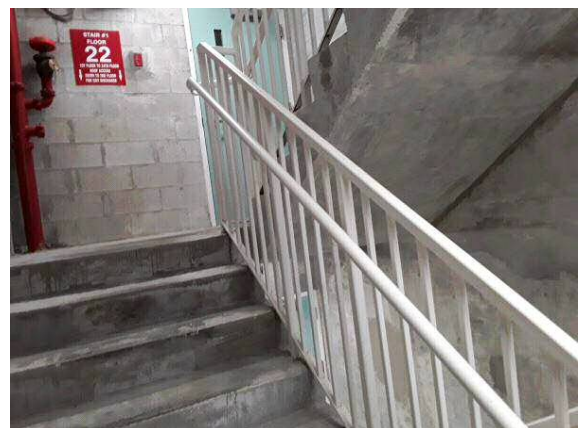
### In Wall Utilities Lines

<b>Basis</b>	Each
<b>Basis Cost</b>	\$ 6,000.00
<b>Quantity</b>	60
<b>Replace Date</b>	7/2066
<b>Estimated Life</b>	60 Years
<b>Adjustment Life</b>	60 Years
<b>Remaining Life</b>	47 Yr 6 Mn
<b>Current Cost</b>	\$ 360,000.00
<b>Future Cost</b>	\$ 1,844,884.22



### Painting - Stairwells

<b>Basis</b>	Job
<b>Basis Cost</b>	\$ 5,000.00
<b>Quantity</b>	2
<b>Replace Date</b>	7/2027
<b>Estimated Life</b>	12 Years
<b>Adjustment Life</b>	12 Years
<b>Remaining Life</b>	8 Yr 6 Mn
<b>Current Cost</b>	\$ 10,000.00
<b>Future Cost</b>	\$ 13,396.55



# Sample Condominium FL

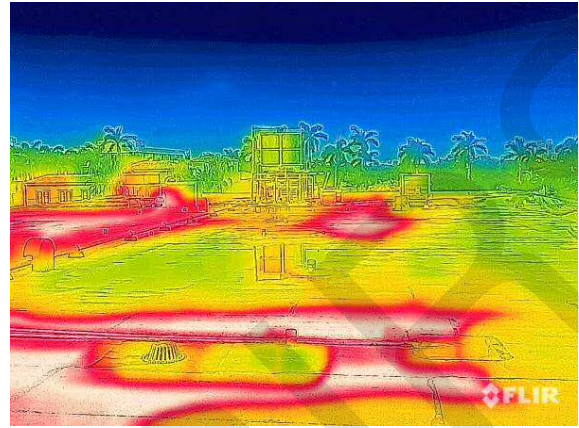
Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Summary

### Roof Surface - Rubber EPDM

<b>Basis</b>	SF
<b>Basis Cost</b>	\$ 9.29
<b>Quantity</b>	28,000
<b>Replace Date</b>	7/2036
<b>Estimated Life</b>	30 Years
<b>Adjustment Life</b>	30 Years
<b>Remaining Life</b>	17 Yr 6 Mn
<b>Current Cost</b>	\$ 260,036.00
<b>Future Cost</b>	\$ 474,776.92



### Single - Double Hung

<b>Basis</b>	Each
<b>Basis Cost</b>	\$ 1,200.00
<b>Quantity</b>	37
<b>Replace Date</b>	7/49 - 8/49
<b>Estimated Life</b>	45 Years
<b>Adjustment Life</b>	45 Years
<b>Remaining Life</b>	30 Yr 6 Mn
<b>Current Cost</b>	\$ 44,400.00
<b>Future Cost</b>	\$ 126,911.65



### Single - Double Hung - Floor to Ceiling

<b>Basis</b>	Each
<b>Basis Cost</b>	\$ 3,500.00
<b>Quantity</b>	3
<b>Replace Date</b>	7/2052
<b>Estimated Life</b>	45 Years
<b>Adjustment Life</b>	45 Years
<b>Remaining Life</b>	33 Yr 6 Mn
<b>Current Cost</b>	\$ 10,500.00
<b>Future Cost</b>	\$ 33,242.30



# Sample Condominium FL

Analysis Date - January 1, 2019

Inflation:3.50% Investment:1.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Summary

### Triple - Double Hung

<b>Basis</b>	Each
<b>Basis Cost</b>	\$ 2,500.00
<b>Quantity</b>	23
<b>Replace Date</b>	7/49 - 7/52
<b>Estimated Life</b>	45 Years
<b>Adjustment Life</b>	45 Years
<b>Remaining Life</b>	32 Yr 3 Mn
<b>Current Cost</b>	\$ 57,500.00
<b>Future Cost</b>	\$ 174,673.02



### Wall - Exterior - Stucco - Repair and Repaint

<b>Basis</b>	SF
<b>Basis Cost</b>	\$ 2.90
<b>Quantity</b>	43,200
<b>Replace Date</b>	5/2028
<b>Estimated Life</b>	10 Years
<b>Adjustment Life</b>	10 Years
<b>Remaining Life</b>	9 Yr 4 Mn
<b>Current Cost</b>	\$ 125,280.00
<b>Future Cost</b>	\$ 172,712.99

