



## Structural Integrity Reserve Study Report

For Period Beginning January 1, 2026

**Bayview Condominiums Clearwater Association, Inc.**

700 North Osceola Avenue, Clearwater, FL, 33755

SOCOTEC Consulting, Inc.

December 2024

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Attention: **Bayview Condominiums Clearwater Association, Inc.**  
Property Address: 700 North Osceola Avenue, Clearwater, Florida  
Service: Structural Integrity Reserve Study  
SOCOTEC Project Number: VS231228

SOCOTEC Consulting, Inc is pleased to present this Structural Integrity Reserve Study (SIRS) completed for the subject building located at 700 North Osceola Avenue. Our services were completed in general accordance with our proposal dated March 23, 2023. This study is presented to help you comply with the requirements of the recently amended Florida Statute 718. The amendment to Statute 718 requires all condominium buildings (constructed on or before July 1, 2022) that are three-stories or greater in height to have a SIRS completed by December 31, 2024.

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

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

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

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

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

A professional engineer from SOCOTEC Consulting, Inc completed an on-site inspection of the subject property on March 26, 2024, to evaluate the in-place condition of common area components as identified herein. Information provided by an official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by SOCOTEC Consulting, Inc for this study and is assumed to be complete and correct.

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

Respectfully submitted,

SOCOTEC Consulting, Inc.

**Nicholas Massaro, P.E.**

Project Engineer

nicholas.massaro@socotec.us

Florida Registration No. 94693

# Executive Summary

A SIRS means a study of the reserve funds required for future major repairs and replacement of the common areas based on a visual inspection of the condominium property. A SIRS may be performed by any person qualified to perform such study. However, the visual inspection portion of the SIRS 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. is designed to ensure that condominium associations are reserving funds for crucial structural elements in their buildings for repairs/deferred maintenance.

## Key SIRS Elements Identified

REGULATORY ASSET Nº	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
<b>SIRS</b>								
1	Clay Tile Roof	01/01/2029	25y	25y	3y	\$17.34	6,650 SF	\$115,311
2	Flat Roof - Modified Bitumen	01/01/2029	25y	25y	3y	\$40.80	10,300 SF	\$420,240
3	Concrete and CMU Repairs	01/01/2026	10y	N/A	0y	\$25,500.00	1 LS	\$25,500
4	FACP and Audio-Visual Fire Alarm System	01/01/2034	30y	30y	8y	\$56,100.00	1 LS	\$56,100
5	Fire Pump and Controls	01/01/2049	45y	45y	23y	\$183,600.00	1 LS	\$183,600
6	Plumbing Repairs	01/01/2054	50y	50y	28y	\$45,900.00	1 Allow	\$45,900
7	Domestic Booster Pumps	01/01/2030	15y	N/A	4y	\$40,800.00	1 LS	\$40,800
8	Electric System Upgrade	01/01/2064	60y	60y	38y	\$71,400.00	1 Allow	\$71,400
9	Exterior Painting and Restoration	01/01/2026	10y	12y	0y	\$280,500.00	1 LS	\$280,500
10	Pool Resurfacing	01/01/2030	15y	N/A	4y	\$20.40	1,350 SF	\$27,540
11	Pool Deck Waterproofing	01/01/2029	25y	25y	3y	\$61.20	3,700 SF	\$226,440
12	Planter Box Waterproofing	01/01/2029	25y	25y	3y	\$122.40	425 SF	\$52,020
13	Recreation Deck Waterproofing	01/01/2037	15y	15y	11y	\$20.40	3,000 SF	\$61,200
14	Balcony Waterproofing	01/01/2026	15y	22y	0y	\$20.40	18,500 SF	\$377,400
15	Common Exterior Windows	01/01/2044	40y	40y	18y	\$51,000.00	1 Allow	\$51,000
16	Common Exterior Doors	01/01/2044	40y	40y	18y	\$30,600.00	1 Allow	\$30,600
								<b>\$2,065,551</b>

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# Project Information

Bayview Condominiums Clearwater Association, Inc. is located at 700 North Osceola Avenue in Clearwater, FL. In general, the SIRS is for a 7-story residential structure with a total of 28 units. The following building components were evaluated:

- Roofs
- Structure (load bearing walls/primary structural systems)
- Fireproofing and fire protection systems
- Plumbing
- Electrical systems
- Waterproofing and exterior painting
- Windows and exterior doors
- Other building components >\$10,000 that negatively affect the above elements

The infrastructure and building were originally developed circa 2004. The subject building is a concrete framed structure with reinforced structural decks supported by concrete columns, beams, and shear walls. The exterior walls of the structure consist of stucco covered masonry block in-fill. The sloped and flat roofs consists of clay tiles and a modified bitumen membrane, respectively.

A licensed professional engineer completed physical site observations of the subject property on March 26, 2024. Our services did not include uncovering building materials or performing invasive testing for the purposes of verifying in-place or constructed work. Limited photographs collected during the time of our site visit are represented in the Component Details of this report.

# Disclosures

## Cost Evaluation

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

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

## Funding Analysis

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

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

## Analysis

Total number of components scheduled for SIRS funding

16

Recommended Cash-Flow Present Funding Contributions for 2026

\$783,400

Therefore, we recommend the Association utilize an annual Structural Integrity Reserve Assessment of \$783,400 in 2026 and 2027 and an annual Structural Integrity Reserve Assessment of \$119,860 from 2028 through 2055 based on the Cash-Flow funding method. These values indicate our recommended annual reserve contribution to maintain a positive reserve account balance for the 30-year reserve projection. Our recommendations are typically based on maintaining a minimum reserve account balance of \$100,000 for similar associations.

An interest rate of 2.00% and an annual 2.00% inflation rate were used for the purpose of this study. In addition, the Association's estimated starting reserve fund balance of \$0 for the 2026 fiscal year is based on information provided to us and previous discussions with the Association representative.

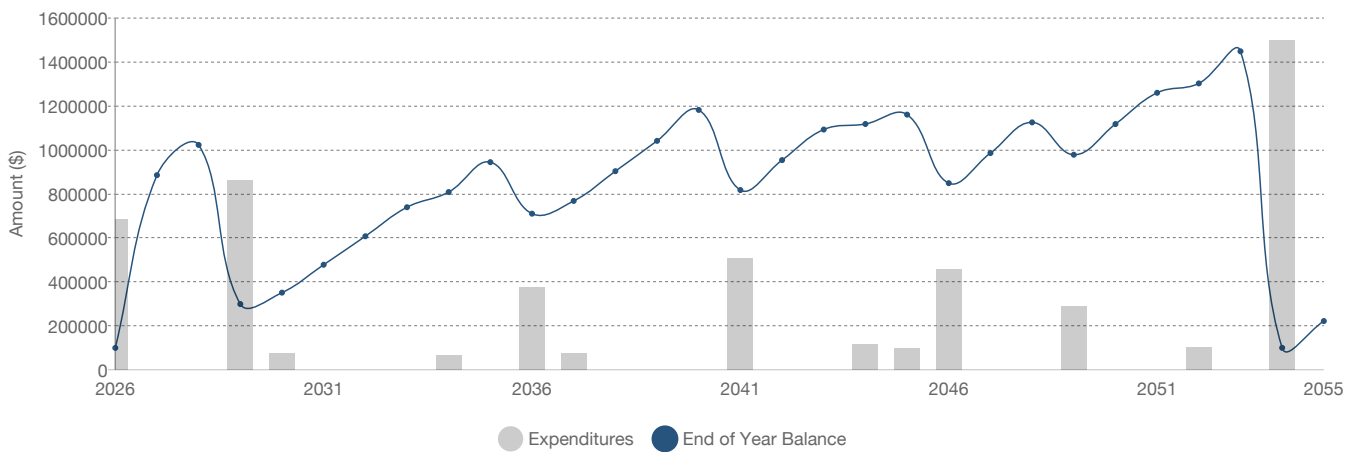
### Individual SIRS Components

CATEGORY ASSET N°	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
<b>Electrical Systems</b>								
8	Electric System Upgrade	01/01/2064	60y	60y	38y	\$71,400.00	1 Allow	\$71,400
								\$71,400
<b>Fireproofing and Fire Protection Systems</b>								
4	FACP and Audio-Visual Fire Alarm System	01/01/2034	30y	30y	8y	\$56,100.00	1 LS	\$56,100
5	Fire Pump and Controls	01/01/2049	45y	45y	23y	\$183,600.00	1 LS	\$183,600
								\$239,700
<b>Load Bearing Structural Members</b>								
3	Concrete and CMU Repairs	01/01/2026	10y	N/A	0y	\$25,500.00	1 LS	\$25,500
								\$25,500
<b>Plumbing Systems</b>								
6	Plumbing Repairs	01/01/2054	50y	50y	28y	\$45,900.00	1 Allow	\$45,900
7	Domestic Booster Pumps	01/01/2030	15y	N/A	4y	\$40,800.00	1 LS	\$40,800
								\$86,700
<b>Roofing</b>								
1	Clay Tile Roof	01/01/2029	25y	25y	3y	\$17.34	6,650 SF	\$115,311



CATEGORY ASSET Nº	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
2	Flat Roof - Modified Bitumen	01/01/2029	25y	25y	3y	\$40.80	10,300 SF	\$420,240
								\$535,551
<b>Waterproofing and Exterior Painting</b>								
9	Exterior Painting and Restoration	01/01/2026	10y	12y	0y	\$280,500.00	1 LS	\$280,500
10	Pool Resurfacing	01/01/2030	15y	N/A	4y	\$20.40	1,350 SF	\$27,540
11	Pool Deck Waterproofing	01/01/2029	25y	25y	3y	\$61.20	3,700 SF	\$226,440
12	Planter Box Waterproofing	01/01/2029	25y	25y	3y	\$122.40	425 SF	\$52,020
13	Recreation Deck Waterproofing	01/01/2037	15y	15y	11y	\$20.40	3,000 SF	\$61,200
14	Balcony Waterproofing	01/01/2026	15y	22y	0y	\$20.40	18,500 SF	\$377,400
								\$1,025,100
<b>Windows and Doors</b>								
15	Common Exterior Windows	01/01/2044	40y	40y	18y	\$51,000.00	1 Allow	\$51,000
16	Common Exterior Doors	01/01/2044	40y	40y	18y	\$30,600.00	1 Allow	\$30,600
								\$81,600

## Expenditures Chart



## 30 Year Cash Flow Table

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

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2026	\$0	\$783,400	N/A	\$0	\$0	\$0	\$683,400	\$100,000
2027	\$100,000	\$783,400	0.00%	\$2,000	\$0	\$0	\$0	\$885,400
2028	\$885,400	\$119,860	-84.70%	\$17,708	\$0	\$0	\$0	\$1,022,968
2029	\$1,022,968	\$119,860	0.00%	\$20,459	\$0	\$0	\$863,830	\$299,457
2030	\$299,457	\$119,860	0.00%	\$5,989	\$0	\$0	\$73,974	\$351,333
2031	\$351,333	\$119,860	0.00%	\$7,027	\$0	\$0	\$0	\$478,219
2032	\$478,219	\$119,860	0.00%	\$9,564	\$0	\$0	\$0	\$607,644
2033	\$607,644	\$119,860	0.00%	\$12,153	\$0	\$0	\$0	\$739,656
2034	\$739,656	\$119,860	0.00%	\$14,793	\$0	\$0	\$65,730	\$808,580
2035	\$808,580	\$119,860	0.00%	\$16,172	\$0	\$0	\$0	\$944,611
2036	\$944,611	\$119,860	0.00%	\$18,892	\$0	\$0	\$373,012	\$710,351
2037	\$710,351	\$119,860	0.00%	\$14,207	\$0	\$0	\$76,095	\$768,323
2038	\$768,323	\$119,860	0.00%	\$15,366	\$0	\$0	\$0	\$903,550
2039	\$903,550	\$119,860	0.00%	\$18,071	\$0	\$0	\$0	\$1,041,481
2040	\$1,041,481	\$119,860	0.00%	\$20,830	\$0	\$0	\$0	\$1,182,170
2041	\$1,182,170	\$119,860	0.00%	\$23,643	\$0	\$0	\$507,936	\$817,738
2042	\$817,738	\$119,860	0.00%	\$16,355	\$0	\$0	\$0	\$953,953
2043	\$953,953	\$119,860	0.00%	\$19,079	\$0	\$0	\$0	\$1,092,892
2044	\$1,092,892	\$119,860	0.00%	\$21,858	\$0	\$0	\$116,545	\$1,118,065
2045	\$1,118,065	\$119,860	0.00%	\$22,361	\$0	\$0	\$99,559	\$1,160,727

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2046	\$1,160,727	\$119,860	0.00%	\$23,215	\$0	\$0	\$454,700	\$849,101
2047	\$849,101	\$119,860	0.00%	\$16,982	\$0	\$0	\$0	\$985,943
2048	\$985,943	\$119,860	0.00%	\$19,719	\$0	\$0	\$0	\$1,125,522
2049	\$1,125,522	\$119,860	0.00%	\$22,510	\$0	\$0	\$289,519	\$978,374
2050	\$978,374	\$119,860	0.00%	\$19,567	\$0	\$0	\$0	\$1,117,801
2051	\$1,117,801	\$119,860	0.00%	\$22,356	\$0	\$0	\$0	\$1,260,017
2052	\$1,260,017	\$119,860	0.00%	\$25,200	\$0	\$0	\$102,414	\$1,302,664
2053	\$1,302,664	\$119,860	0.00%	\$26,053	\$0	\$0	\$0	\$1,448,577
2054	\$1,448,577	\$119,860	0.00%	\$28,972	\$0	\$0	\$1,497,127	\$100,281
2055	\$100,281	\$119,860	0.00%	\$2,006	\$0	\$0	\$0	\$222,147

## Expenditures Over 30 Years

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2026 (Year 1)</b>						
14	Balcony Waterproofing	\$20.40	18,500 SF	\$377,400	22y	2041
3	Concrete and CMU Repairs	\$25,500.00	1 LS	\$25,500	10y	2036
9	Exterior Painting and Restoration	\$280,500.00	1 LS	\$280,500	12y	2036
<b>2026 (Year 1) Total</b>				<b>\$683,400</b>		
<b>2027 (Year 2)</b>						
<b>2027 (Year 2) Total</b>				<b>\$0</b>		
<b>2028 (Year 3)</b>						
<b>2028 (Year 3) Total</b>				<b>\$0</b>		

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2029 (Year 4)</b>						
1	Clay Tile Roof	\$18.401	6,650 SF	\$122,367	25y	2054
2	Flat Roof - Modified Bitumen	\$43.297	10,300 SF	\$445,959	25y	2054
12	Planter Box Waterproofing	\$129.892	425 SF	\$55,204	25y	2054
11	Pool Deck Waterproofing	\$64.946	3,700 SF	\$240,300	25y	2054
<b>2029 (Year 4) Total</b>				<b>\$863,830</b>		
<b>2030 (Year 5)</b>						
7	Domestic Booster Pumps	\$44,163.00	1 LS	\$44,163	15y	2045
10	Pool Resurfacing	\$22.082	1,350 SF	\$29,811	15y	2045
<b>2030 (Year 5) Total</b>				<b>\$73,974</b>		
<b>2031 (Year 6)</b>						
<b>2031 (Year 6) Total</b>				<b>\$0</b>		
<b>2032 (Year 7)</b>						
<b>2032 (Year 7) Total</b>				<b>\$0</b>		
<b>2033 (Year 8)</b>						
<b>2033 (Year 8) Total</b>				<b>\$0</b>		
<b>2034 (Year 9)</b>						
4	FACP and Audio-Visual Fire Alarm System	\$65,730.00	1 LS	\$65,730	30y	N/A
<b>2034 (Year 9) Total</b>				<b>\$65,730</b>		
<b>2035 (Year 10)</b>						
<b>2035 (Year 10) Total</b>				<b>\$0</b>		
<b>2036 (Year 11)</b>						

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
3	Concrete and CMU Repairs	\$31,084.00	1 LS	\$31,084	10y	2046
9	Exterior Painting and Restoration	\$341,928.00	1 LS	\$341,928	10y	2046
2036 (Year 11) Total				\$373,012		
2037 (Year 12)						
13	Recreation Deck Waterproofing	\$25.365	3,000 SF	\$76,095	15y	2052
2037 (Year 12) Total				\$76,095		
2038 (Year 13)						
2038 (Year 13) Total				\$0		
2039 (Year 14)						
2039 (Year 14) Total				\$0		
2040 (Year 15)						
2040 (Year 15) Total				\$0		
2041 (Year 16)						
14	Balcony Waterproofing	\$27.456	18,500 SF	\$507,936	15y	N/A
2041 (Year 16) Total				\$507,936		
2042 (Year 17)						
2042 (Year 17) Total				\$0		
2043 (Year 18)						
2043 (Year 18) Total				\$0		
2044 (Year 19)						
16	Common Exterior Doors	\$43,704.00	1 Allow	\$43,704	40y	N/A
15	Common Exterior Windows	\$72,841.00	1 Allow	\$72,841	40y	N/A
2044 (Year 19) Total				\$116,545		

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
<b>2045 (Year 20)</b>						
7	Domestic Booster Pumps	\$59,438.00	1 LS	\$59,438	15y	N/A
10	Pool Resurfacing	\$29.719	1,350 SF	\$40,121	15y	N/A
<b>2045 (Year 20) Total</b>				<b>\$99,559</b>		
<b>2046 (Year 21)</b>						
3	Concrete and CMU Repairs	\$37,892.00	1 LS	\$37,892	10y	N/A
9	Exterior Painting and Restoration	\$416,808.00	1 LS	\$416,808	10y	N/A
<b>2046 (Year 21) Total</b>				<b>\$454,700</b>		
<b>2047 (Year 22)</b>						
<b>2047 (Year 22) Total</b>				<b>\$0</b>		
<b>2048 (Year 23)</b>						
<b>2048 (Year 23) Total</b>				<b>\$0</b>		
<b>2049 (Year 24)</b>						
5	Fire Pump and Controls	\$289,519.00	1 LS	\$289,519	45y	N/A
<b>2049 (Year 24) Total</b>				<b>\$289,519</b>		
<b>2050 (Year 25)</b>						
<b>2050 (Year 25) Total</b>				<b>\$0</b>		
<b>2051 (Year 26)</b>						
<b>2051 (Year 26) Total</b>				<b>\$0</b>		
<b>2052 (Year 27)</b>						
13	Recreation Deck Waterproofing	\$34.138	3,000 SF	\$102,414	15y	N/A
<b>2052 (Year 27) Total</b>				<b>\$102,414</b>		
<b>2053 (Year 28)</b>						

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2053 (Year 28) Total				\$0		
2054 (Year 29)						
1	Clay Tile Roof	\$30.189	6,650 SF	\$200,757	25y	N/A
2	Flat Roof - Modified Bitumen	\$71.034	10,300 SF	\$731,650	25y	N/A
12	Planter Box Waterproofing	\$213.101	425 SF	\$90,568	25y	N/A
6	Plumbing Repairs	\$79,913.00	1 Allow	\$79,913	50y	N/A
11	Pool Deck Waterproofing	\$106.551	3,700 SF	\$394,239	25y	N/A
2054 (Year 29) Total				\$1,497,127		
2055 (Year 30)						
2055 (Year 30) Total				\$0		

## Expenditure by Component: Year 1 - 10

RESERVE ITEM	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Balcony Waterproofing	\$377,400									
Clay Tile Roof				\$122,367						
Concrete and CMU Repairs	\$25,500									
Domestic Booster Pumps					\$44,163					
Exterior Painting and Restoration	\$280,500									
FACP and Audio-Visual Fire Alarm System									\$65,730	
Flat Roof - Modified Bitumen				\$445,959						
Planter Box Waterproofing				\$55,204						
Pool Deck Waterproofing				\$240,300						
Pool Resurfacing					\$29,811					
<b>Total</b>	<b>\$683,400</b>			<b>\$863,830</b>	<b>\$73,974</b>				<b>\$65,730</b>	
<b>Total</b>	<b>\$683,400</b>			<b>\$863,830</b>	<b>\$73,974</b>				<b>\$65,730</b>	
Contributions	\$783,400	\$783,400	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860
Starting Balance	\$0	\$100,000	\$885,400	\$1,022,968	\$299,457	\$351,333	\$478,219	\$607,644	\$739,656	\$808,580
Ending Balance	\$100,000	\$885,400	\$1,022,968	\$299,457	\$351,333	\$478,219	\$607,644	\$739,656	\$808,580	\$944,611



## Expenditure by Component: Year 11 - 20

RESERVE ITEM	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045
Balcony Waterproofing						\$507,936				
Common Exterior Doors									\$43,704	
Common Exterior Windows									\$72,841	
Concrete and CMU Repairs	\$31,084									
Domestic Booster Pumps										\$59,438
Exterior Painting and Restoration	\$341,928									
Pool Resurfacing										\$40,121
Recreation Deck Waterproofing		\$76,095								
<b>Total</b>	<b>\$373,012</b>	<b>\$76,095</b>				<b>\$507,936</b>			<b>\$116,545</b>	<b>\$99,559</b>
<b>Total</b>	<b>\$373,012</b>	<b>\$76,095</b>				<b>\$507,936</b>			<b>\$116,545</b>	<b>\$99,559</b>
Contributions	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860
Starting Balance	\$944,611	\$710,351	\$768,323	\$903,550	\$1,041,481	\$1,182,170	\$817,738	\$953,953	\$1,092,892	\$1,118,065
Ending Balance	\$710,351	\$768,323	\$903,550	\$1,041,481	\$1,182,170	\$817,738	\$953,953	\$1,092,892	\$1,118,065	\$1,160,727

## Expenditure by Component: Year 21 - 30

RESERVE ITEM	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Clay Tile Roof									\$200,757	
Concrete and CMU Repairs	\$37,892									
Exterior Painting and Restoration	\$416,808									
Fire Pump and Controls				\$289,519						
Flat Roof - Modified Bitumen									\$731,650	
Planter Box Waterproofing									\$90,568	
Plumbing Repairs									\$79,913	
Pool Deck Waterproofing									\$394,239	
Recreation Deck Waterproofing							\$102,414			
<b>Total</b>	<b>\$454,700</b>			<b>\$289,519</b>			<b>\$102,414</b>		<b>\$1,497,127</b>	
<b>Total</b>	<b>\$454,700</b>			<b>\$289,519</b>			<b>\$102,414</b>		<b>\$1,497,127</b>	
Contributions	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860	\$119,860
Starting Balance	\$1,160,727	\$849,101	\$985,943	\$1,125,522	\$978,374	\$1,117,801	\$1,260,017	\$1,302,664	\$1,448,577	\$100,281
Ending Balance	\$849,101	\$985,943	\$1,125,522	\$978,374	\$1,117,801	\$1,260,017	\$1,302,664	\$1,448,577	\$100,281	\$222,147

## Component List - Full Detail

### 1 - Clay Tile Roof

#### Basic Info

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Type of Cost:	Replacement
Category:	Roofing
Location:	Roof
Regulatory:	SIRS
Condition:	Fair

#### Comments/Notes

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Portions of the building roofs consist of a clay tile system. This type of roof system typically has a useful life of 25-years under normal operating conditions with routine yearly maintenance. We have included a reserve item for replacement of the tile roof system.

#### Useful Life

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Last Activity Date:	01/01/2004
Est. Useful Life:	25y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2029

#### Financial Data

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Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per SF:	\$17.00
Total Quantity:	6,650 SF
Total Current Cost:	\$115,311
Inflation Rate:	2.00%
Total Expenditures:	\$323,124



## 2 - Flat Roof - Modified Bitumen

### Basic Info

Type of Cost:	Replacement
Category:	Roofing
Location:	Roof
Regulatory:	SIRS
Condition:	Fair

### Comments/Notes

The flat roof of the building consists of a modified bitumen roof system. This type of roof system typically has a useful life of 20 to 25 years under normal operating conditions with routine yearly maintenance. At the time of our site visit, the modified bitumen roof was observed to be in fair condition. We have included a reserve item for replacement of the roof.



### Useful Life

Last Activity Date:	01/01/2004
Est. Useful Life:	25y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2029

### Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per SF:	\$40.00
Total Quantity:	10,300 SF
Total Current Cost:	\$420,240
Inflation Rate:	2.00%
Total Expenditures:	\$1,177,609

# 3 - Concrete and CMU Repairs

## Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Load Bearing Structural Members
Location:	Entire Building
Regulatory:	SIRS
Condition:	Fair

## Comments/Notes

The load bearing structural members include reinforced concrete decks supported by concrete beams, columns, and shear walls. Exterior walls consist of stucco covered masonry block in-fill. These types of primary structural members typically have a useful life of 100 or more years when properly maintained/repared. However, during the life of this type of structure it is common for periodic maintenance to be required to correct localized deterioration. We have included a reserve item for completing required periodic maintenance to the structural elements.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2026

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$25,000.00
Total Quantity:	1 LS
Total Current Cost:	\$25,500
Inflation Rate:	2.00%
Total Expenditures:	\$94,476



# 4 - FACP and Audio-Visual Fire Alarm System

## Basic Info

Type of Cost:	Replacement
Category:	Fireproofing and Fire Protection Systems
Location:	Entire Building
Regulatory:	SIRS
Condition:	N/A

## Comments/Notes

The main fire alarm control panel (FACP) for the condominium is located on the G-2 garage level. Numerous audio-visual alarms, fire extinguishers, and fire alarm pull switches are located throughout the building. Typically, these control systems have a useful life of 25 to 30 years before requiring an updated system. We understand the FACP is original to the structure. When replacing a fire control panel, an update to other various control boxes and audio-visual alarms may be required. Periodic inspections are also required for various FACP and audio-visual fire alarm components and sprinklers. Therefore, the reserve has been included for replacement of the FACP and portions of the related equipment.

## Useful Life

Last Activity Date:	01/01/2004
Est. Useful Life:	30y
Remaining Useful Life:	8y
Next Activity Date:	01/01/2034

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$55,000.00
Total Quantity:	1 LS
Total Current Cost:	\$56,100
Inflation Rate:	2.00%
Total Expenditures:	\$65,730



# 5 - Fire Pump and Controls

## Basic Info

Type of Cost: Replacement  
Category: Fireproofing and Fire Protection Systems  
Location: Entire Building  
Regulatory: SIRS  
Condition: Fair

## Comments/Notes

The diesel fire pump, fire pump controller, and 1.5 hp jockey pump and controller are located on the G-2 garage level. Typically, fire pump systems have a useful life of approximately 45 years before requiring a major update or replacement. We understand the fire pump is an original component to the structure. A reserve has been included for major upgrades and/or replacement of the fire pump system.

## Useful Life

Last Activity Date: 01/01/2004  
Est. Useful Life: 45y  
Remaining Useful Life: 23y  
Next Activity Date: 01/01/2049

## Financial Data

Estimate Date: 01/01/2025  
Estimate Source: Engineer  
Cost Per LS: \$180,000.00  
Total Quantity: 1 LS  
Total Current Cost: \$183,600  
Inflation Rate: 2.00%  
Total Expenditures: \$289,519



# 6 - Plumbing Repairs

## Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Plumbing Systems
Location:	Entire Building
Regulatory:	SIRS
Condition:	N/A

## Comments/Notes

Our observations indicate that the sanitary lines consist of polyvinyl chloride (PVC) pipe. PVC lines of this nature typically can last up to 70 to 100-plus years with routine maintenance. Normal replacement or repair of PVC sanitary lines is accomplished on an as-needed basis. Lateral sanitary plumbing lines are normally unit owner responsibility components. They are typically replaced by the unit owner during a unit renovation under a permitted renovation. We have included a reserve to address periodic repairs to the plumbing components.



## Useful Life

Last Activity Date:	01/01/2004
Est. Useful Life:	50y
Remaining Useful Life:	28y
Next Activity Date:	01/01/2054

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per Allow:	\$45,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$45,900
Inflation Rate:	2.00%
Total Expenditures:	\$79,913



# 7 - Domestic Booster Pumps

## Basic Info

Type of Cost:	Replacement
Category:	Plumbing Systems
Location:	Entire Building
Regulatory:	SIRS
Condition:	N/A

## Comments/Notes

The subject condominium includes two 3 hp domestic water pumps. The domestic water pumps, pump controller, and other related equipment are located on level G-2. We understand the domestic water pump system has been repaired throughout the years. A reserve has been included for replacement of the domestic water pumps and their related equipment.



## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2030

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$40,000.00
Total Quantity:	1 LS
Total Current Cost:	\$40,800
Inflation Rate:	2.00%
Total Expenditures:	\$103,601



# 8 - Electric System Upgrade

## Basic Info

Type of Cost: Repairs & Maintenance  
Category: Electrical Systems  
Location: Entire Building  
Regulatory: SIRS  
Condition: N/A

## Comments/Notes

Currently there are no indications of any deterioration or issues with the common area electrical system for the subject condominium. The main electrical equipment (disconnects, breakers, panels, switches) is located in a level G-2 electrical room and on the exterior of the structure. Localized breaker panels are in each unit. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations as required to accommodate the renovation. A reserve has been included for periodic replacement/upgrades of major electrical system components such as main service panels and feeder lines.

## Useful Life

Last Activity Date: 01/01/2004  
Est. Useful Life: 60y  
Remaining Useful Life: 38y  
Next Activity Date: 01/01/2064

## Financial Data

Estimate Date: 01/01/2025  
Estimate Source: Engineer  
Cost Per Allow: \$70,000.00  
Total Quantity: 1 Allow  
Total Current Cost: \$71,400  
Inflation Rate: 2.00%  
Total Expenditures: \$0



# 9 - Exterior Painting and Restoration

## Basic Info

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

## Comments/Notes

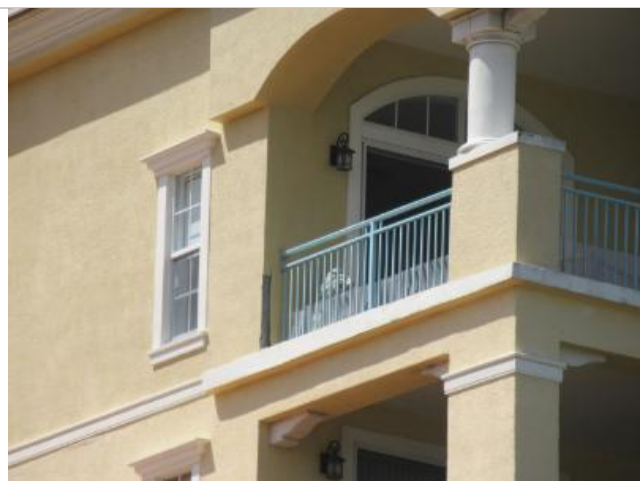
We understand the subject building's exterior surfaces were last recoated in 2014. For buildings located in the southwest Florida region, we typically recommend the exteriors be recoated on a 7 to 10-year basis. As noted in this report, the structure's paint is in fair to poor condition and in need of replacement. It is understood that due to a 2025 ongoing construction project neighboring the property, we are providing an extended initial useful life to paint the building in 2026. A reserve has been included for periodic recoating of the building's exterior on no more than a 10-year paint cycle thereafter.

## Useful Life

Last Activity Date:	01/01/2014
Est. Useful Life:	10y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2026

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$275,000.00
Total Quantity:	1 LS
Total Current Cost:	\$280,500
Inflation Rate:	2.00%
Total Expenditures:	\$1,039,236



# 10 - Pool Resurfacing

## Basic Info

Type of Cost:	Repairs & Maintenance
Category:	Waterproofing and Exterior Painting
Location:	Pool
Regulatory:	SIRS
Condition:	N/A

## Comments/Notes

The Association is responsible for resurfacing the pool located on the west side of the structure. It is unknown the last time the pool was resurfaced. Swimming pools like those located at the subject site should have proper maintenance performed regularly and large-scale servicing on a 10 to 15-year basis depending on the surface material and maintenance techniques. We have included a reserve to resurface the pool once every 15 years.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2030

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per SF:	\$20.00
Total Quantity:	1,350 SF
Total Current Cost:	\$27,540
Inflation Rate:	2.00%
Total Expenditures:	\$69,932





# 11 - Pool Deck Waterproofing

## Basic Info

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

## Comments/Notes

The horizontal surfaces of the elevated pool deck are concrete decks covered with concrete pavers. It is assumed the elevated pool deck was last waterproofed circa 2004. Typical waterproofing systems have useful lives of 20 to 25 years dependent upon the system and exposure. Exterior horizontal concrete decks should be waterproofed to protect the concrete structure from deterioration. A reserve has been included for periodic application or replacement of the waterproofing membrane.

## Useful Life

Last Activity Date:	01/01/2004
Est. Useful Life:	25y
Remaining Useful Life:	3y
Next Activity Date:	01/01/2029

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per SF:	\$60.00
Total Quantity:	3,700 SF
Total Current Cost:	\$226,440
Inflation Rate:	2.00%
Total Expenditures:	\$634,539



# 12 - Planter Box Waterproofing

## Basic Info

Type of Cost: Replacement  
Category: Waterproofing and Exterior Painting  
Location: Pool Deck  
Regulatory: SIRS  
Condition: N/A

## Comments/Notes

Elevated planter boxes are located at the pool deck area of the structure. We understand they were last waterproofed circa 2004. A reserve has been included for the replacement of the waterproofing systems of the planter boxes.

## Useful Life

Last Activity Date: 01/01/2004  
Est. Useful Life: 25y  
Remaining Useful Life: 3y  
Next Activity Date: 01/01/2029

## Financial Data

Estimate Date: 01/01/2025  
Estimate Source: Engineer  
Cost Per SF: \$120.00  
Total Quantity: 425 SF  
Total Current Cost: \$52,020  
Inflation Rate: 2.00%  
Total Expenditures: \$145,772



# 13 - Recreation Deck Waterproofing

## Basic Info

Type of Cost:	Replacement
Category:	Waterproofing and Exterior Painting
Location:	Sundeck
Regulatory:	SIRS
Condition:	N/A

## Comments/Notes

It is our understanding the Association is responsible for waterproofing the recreation deck that is located near the fitness room on the east side of the structure. We further understand the deck was last waterproofed in 2022. Typical waterproofing systems have useful lives of 10 to 15 years dependent upon the system and exposure. Exterior horizontal concrete decks should be waterproofed to protect the concrete structure from deterioration. A reserve has been included for periodic application or replacement of the waterproofing membrane.

## Useful Life

Last Activity Date:	01/01/2022
Est. Useful Life:	15y
Remaining Useful Life:	11y
Next Activity Date:	01/01/2037

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per SF:	\$20.00
Total Quantity:	3,000 SF
Total Current Cost:	\$61,200
Inflation Rate:	2.00%
Total Expenditures:	\$178,509



# 14 - Balcony Waterproofing

## Basic Info

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

## Comments/Notes

It is our understanding the Association is responsible for waterproofing the elevated horizontal decks at the unit balconies. We further understand the unit balconies were last waterproofed circa 2004. Typical waterproofing systems have useful lives of 10 to 15 years dependent upon the system and exposure. Exterior horizontal concrete decks should be waterproofed to protect the concrete structure from deterioration. It is understood that due to a 2025 ongoing construction project neighboring the property, we are providing an extended initial useful life to waterproof balconies in 2026. A reserve has been included for periodic application or replacement of the waterproofing membrane on no more than a 15-year cycle thereafter.



## Useful Life

Last Activity Date:	01/01/2004
Est. Useful Life:	15y
Remaining Useful Life:	0y
Next Activity Date:	01/01/2026

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per SF:	\$20.00
Total Quantity:	18,500 SF
Total Current Cost:	\$377,400
Inflation Rate:	2.00%
Total Expenditures:	\$885,336



# 15 - Common Exterior Windows

## Basic Info

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

## Comments/Notes

It is our understanding the Association is responsible for the common windows located on the lobby level and near the fitness room. We further understand these windows are original components of the structure. We have provided a reserve allowance to maintain/replace the windows on an as needed basis.

## Useful Life

Last Activity Date:	01/01/2004
Est. Useful Life:	40y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2044

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per Allow:	\$50,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$51,000
Inflation Rate:	2.00%
Total Expenditures:	\$72,841



# 16 - Common Exterior Doors

## Basic Info

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

## Comments/Notes

It is our understanding the Association is responsible for the common doors located throughout the structure. We have provided a reserve allowance to maintain/replace the doors on an as needed basis.

## Useful Life

Last Activity Date:	01/01/2004
Est. Useful Life:	40y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2044

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per Allow:	\$30,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$30,600
Inflation Rate:	2.00%
Total Expenditures:	\$43,704

