



Tarpon Landing Condominium Association, Inc.

**Structural Integrity Reserve Study**

For Period Beginning January 1, 2026

6021, 6061, & 6081 Silver King Boulevard, Cape Coral, FL, 33914

SOCOTEC Consulting, Inc.

May 20, 2025

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Attention: **Tarpon Landing Condominium Association, Inc.**  
Property: 6021, 6061, & 6081 Silver King Boulevard, Cape Coral, Florida  
Service: Structural Integrity Reserve Study  
SOCOTEC Project Number VS246441.1

SOCOTEC Consulting, Inc. is pleased to present this Structural Integrity Reserve Study (SIRS) completed for the subject building located at 6021, 6061, & 6081 Silver King Boulevard. Our services were completed in general accordance with our proposal dated January 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-story or greater in height to have a Structural Integrity Reserve Study completed by December 31, 2024.

This SIRS identifies the common areas that were visually inspected by a registered architect 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 recommended 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 buildings 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 Structural Integrity Reserve Study as outlined in State of Florida Statute 718.112.

This report contains our opinion of the conditions observed at the time 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 registered architect from SOCOTEC Consulting, Inc. completed a visual on-site assessment of the subject

property on May 7th, 2025, for the in-place condition of common area components as identified herein. Our services did not include uncovering building materials or performing invasive testing to verify in-place or constructed work. Information provided by the official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by SOCOTEC 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 don't hesitate to contact us.

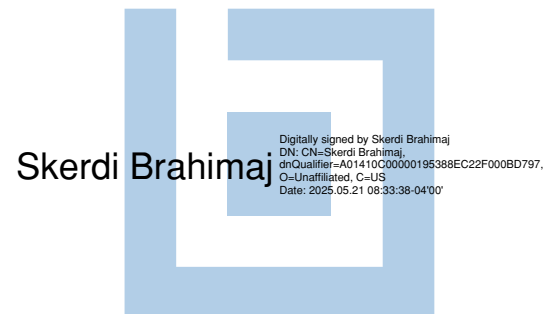
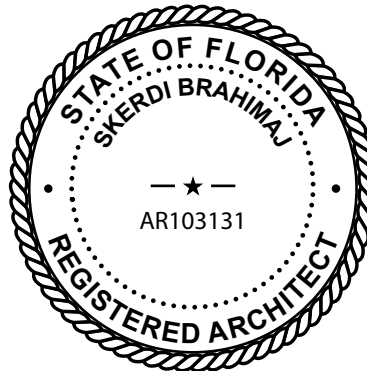
Respectfully submitted,

SOCOTEC Consulting, Inc.

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This item has been digitally signed and sealed by Skerdi Brahimaj, RA on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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# Project Information

Tarpon Landing Condominium Association, Inc. is located at the south end of Silver King Boulevard in Cape Coral, Lee County, Florida. The subject property consists of three subject buildings. Each subject building consists of a 12-story multi-family structure over a two-level garage. Each structure is also attached to two-story private cabanas located adjacent to the amenity pool deck. Between the three buildings, there are a total of 210 residential 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 component >\$10,000 that negatively affect the above elements

The infrastructure and building were originally developed circa 2007. We were provided sets of architectural, structural, electrical, and plumbing plans of the buildings prepared by *The Evans Group Architecture & Planning* dated September 20, 2005 and *TKW Consulting Engineers, Inc.* dated December 17, 2004, . Based on the provided plans, we believe the subject buildings are conventionally built and supported on a deep auger-cast pile foundation, cast-in-place reinforced concrete columns/beams, post-tensioned cable decks, and infill concrete masonry unit (CMU) block exterior walls. The buildings' exteriors consist of painted stucco walls. The main tower roofs consist of flat thermoplastic polyolefin (TPO) roof covering systems, sloped stone-coated metal panel roof covering systems, and private rooftop terrace decks that include a pedestal paver system over a flat modified bitumen (Mod. Bit.) roof system. The cabana/garage area includes a gravel balast roof system and an interlocking concrete paver deck over a liquid applied water proofing membrane.

A licensed registered architect completed physical site observations of the subject property on May 7, 2025. 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, and 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.

# Executive Summary

A “Structural Integrity Reserve Study” (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 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. It 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

ASSET Nº	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
SIRS Requirement								
1	6021 Tower - Flat, TPO	01/01/2044	20y	18y	18y	\$427,600.00	1 LS	\$427,600.00
02	6061 Tower - Flat, TPO	01/01/2044	20y	18y	18y	\$427,600.00	1 LS	\$427,600.00
03	6081 Tower - Flat, TPO	01/01/2044	20y	18y	18y	\$427,600.00	1 LS	\$427,600.00
04	6021 Tower - Flat, Mod. Bit. Below Pedestal Pavers	01/01/2037	N/A	11y	11y	\$39.00	9,400 SF	\$366,600.00
05	6061 Tower - Flat, Mod. Bit. Below Pedestal Pavers	01/01/2037	N/A	11y	11y	\$39.00	9,400 SF	\$366,600.00
06	6081 Tower - Flat, Mod. Bit. Below Pedestal Pavers	01/01/2037	N/A	11y	11y	\$39.00	9,400 SF	\$366,600.00
07	6021 Tower - Stone-coated Metal Panels	01/01/2047	40y	21y	21y	\$49.00	12,000 SF	\$588,000.00
08	6061 Tower - Stone-coated Metal Panels	01/01/2047	40y	21y	21y	\$49.00	12,000 SF	\$588,000.00
09	6081 Tower - Stone-coated Metal Panels	01/01/2047	40y	21y	21y	\$49.00	12,000 SF	\$588,000.00
10	6021 Cabana - Gravel Ballast (Replace w/ TPO)	01/01/2028	20y	2y	2y	\$39.00	9,000 SF	\$351,000.00
11	6061 Cabana - Gravel Ballast (Replace w/ TPO)	01/01/2028	20y	2y	2y	\$39.00	9,000 SF	\$351,000.00
12	6081 Cabana - Gravel Ballast (Replace w/ TPO)	01/01/2028	20y	2y	2y	\$39.00	9,000 SF	\$351,000.00
13	6021 Concrete Frame Repair Budget	01/01/2032	10y	6y	6y	\$30,000.00	1 LS	\$30,000.00
14	6061 Concrete Frame Repair Budget	01/01/2032	10y	6y	6y	\$30,000.00	1 LS	\$30,000.00
15	6081 Concrete Frame Repair Budget	01/01/2032	10y	6y	6y	\$30,000.00	1 LS	\$30,000.00
16	6021 Sanitary & Domestic - Plumbing Repair Budget	01/01/2034	10y	8y	8y	\$40,000.00	1 LS	\$40,000.00
17	6061 Sanitary & Domestic Plumbing Repair Budget	01/01/2034	10y	8y	8y	\$40,000.00	1 LS	\$40,000.00
18	6081 Sanitary & Domestic Plumbing Repair Budget	01/01/2034	10y	8y	8y	\$40,000.00	1 LS	\$40,000.00
19	6021 Domestic Water Pumps	01/01/2031	8y	5y	5y	\$15,000.00	3 Ea	\$45,000.00
20	6061 Domestic Water Pumps	01/01/2031	8y	5y	5y	\$15,000.00	3 Ea	\$45,000.00

ASSET Nº	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
21	6081 Domestic Water Pumps	01/01/2031	8y	5y	5y	\$15,000.00	3 Ea	\$45,000.00
22	6021 Domestic Water Controls	01/01/2031	24y	5y	5y	\$27,000.00	1 Ea	\$27,000.00
23	6061 Domestic Water Controls	01/01/2031	24y	5y	5y	\$27,000.00	1 Ea	\$27,000.00
24	6081 Domestic Water Controls	01/01/2031	24y	5y	5y	\$27,000.00	1 Ea	\$27,000.00
25	6021 Main Electrical Upgrades / Replacements	01/01/2057	50y	31y	31y	\$150,000.00	1 LS	\$150,000.00
26	6061 Main Electrical Upgrades / Replacements	01/01/2057	50y	31y	31y	\$150,000.00	1 LS	\$150,000.00
27	6081 Main Electrical Upgrades / Replacements	01/01/2057	50y	31y	31y	\$150,000.00	1 LS	\$150,000.00
28	6021 Generator & Transfer Switch	01/01/2055	N/A	29y	29y	\$200,000.00	1 LS	\$200,000.00
29	6061 Generator & Transfer Switch	01/01/2037	30y	11y	11y	\$200,000.00	1 LS	\$200,000.00
30	6081 Generator & Transfer Switch	01/01/2037	N/A	11y	11y	\$200,000.00	1 LS	\$200,000.00
31	6021 Elevator Modernization - 6 Traction & 1 Hydraulic	01/01/2050	25y	24y	24y	\$1,050,000.00	1 LS	\$1,050,000.00
32	6061 Elevator Modernization - 6 Traction & 1 Hydraulic	01/01/2050	25y	24y	24y	\$1,050,000.00	1 LS	\$1,050,000.00
33	6081 Elevator Modernization - 6 Traction & 1 Hydraulic	01/01/2050	25y	24y	24y	\$1,050,000.00	1 LS	\$1,050,000.00
34	6021 FACP & A/V Fire Alarm System	01/01/2032	25y	6y	6y	\$135,000.00	1 LS	\$135,000.00
35	6061 FACP & A/V Fire Alarm System	01/01/2032	25y	6y	6y	\$135,000.00	1 LS	\$135,000.00
36	6081 FACP & A/V Fire Alarm System	01/01/2032	25y	6y	6y	\$135,000.00	1 LS	\$135,000.00
37	6021 Fire Supression System	01/01/2042	35y	16y	16y	\$120,000.00	1 LS	\$120,000.00
38	6061 Fire Suppression System	01/01/2059	N/A	33y	33y	\$120,000.00	1 LS	\$120,000.00
39	6081 Fire Suppression System	01/01/2042	35y	16y	16y	\$120,000.00	1 LS	\$120,000.00
40	6021 Exterior Building Paint & Seal	01/01/2032	10y	6y	6y	\$486,700.00	1 LS	\$486,700.00
41	6061 Exterior Building Paint & Seal	01/01/2032	10y	6y	6y	\$486,700.00	1 LS	\$486,700.00
42	6081 Exterior Building Paint & Seal	01/01/2032	10y	6y	6y	\$486,700.00	1 LS	\$486,700.00
43	6021 Planter Waterproofing	01/01/2032	25y	6y	6y	\$150.00	1,450 SF	\$217,500.00
44	6061 Planter Waterproofing	01/01/2032	25y	6y	6y	\$150.00	1,450 SF	\$217,500.00
45	6081 Planter Waterproofing	01/01/2032	25y	6y	6y	\$150.00	1,450 SF	\$217,500.00
46	6021 Waterproofing Below P2 Paver Decks	01/01/2032	25y	6y	6y	\$40.00	10,800 SF	\$432,000.00
47	6061 Waterproofing Below P2 Paver Decks	01/01/2032	25y	6y	6y	\$40.00	10,800 SF	\$432,000.00
48	6081 Waterproofing Below P2 Paver Decks	01/01/2032	25y	6y	6y	\$40.00	10,800 SF	\$432,000.00
49	6021 Common Exterior Glass Block / Windows	01/01/2047	40y	21y	21y	\$125,000.00	1 LS	\$125,000.00
50	6061 Common Exterior Glass Block / Windows	01/01/2047	40y	21y	21y	\$125,000.00	1 LS	\$125,000.00
51	6081 Common Exterior Glass Block / Windows	01/01/2047	40y	21y	21y	\$125,000.00	1 LS	\$125,000.00
52	6021 Common Exterior Doors Repairs / Replace Budget	01/01/2032	25y	6y	6y	\$8,500.00	32 Ea	\$272,000.00

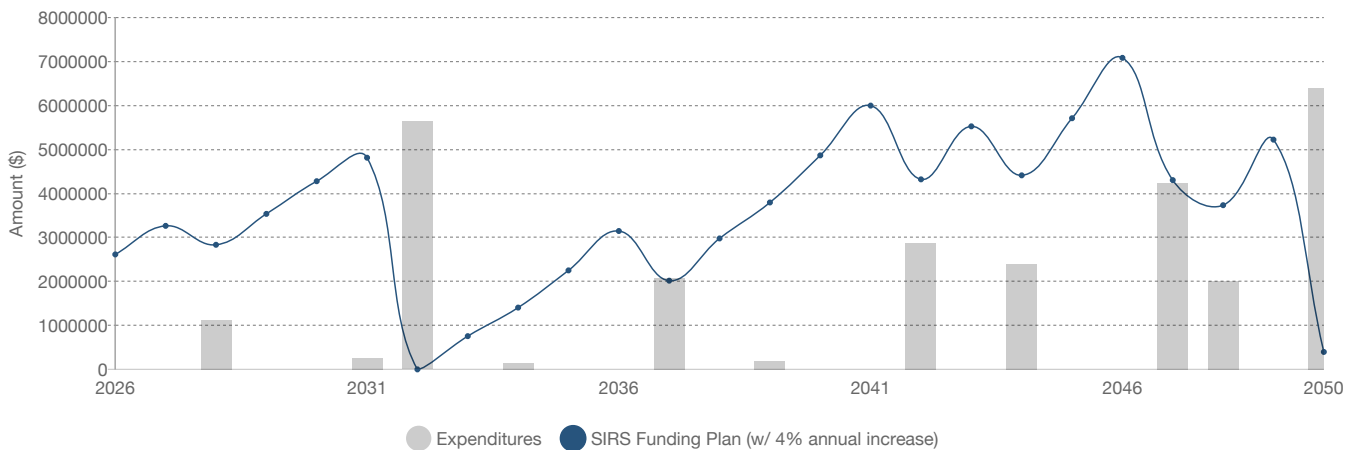
ASSET Nº	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
53	6061 Common Exterior Doors Repairs / Replace Budget	01/01/2032	25y	6y	6y	\$8,500.00	32 Ea	\$272,000.00
54	6081 Common Exterior Doors Repairs / Replace Budget	01/01/2032	25y	6y	6y	\$8,500.00	32 Ea	\$272,000.00
								\$15,190,200.00

## Funding Analysis (w/ Annual 4% Increase)

Total number of elements scheduled for SIRS funding	54
Recommended Cash-Flow Present Funding Contributions for 2026	\$533,800

Based on the funding analysis completed over the next 25 years, we recommend the Association utilize an annual Structural Integrity Reserve Assessment of \$533,800 starting in 2026 and increased annually by 4% in order to fully fund the required SIRS components based on the cash flow funding method. This annual contribution was calculated based on a requested 2026 starting balance of \$2,000,000, and the requested following analysis variables; 3% inflation rate compounded annually, a 2% interest income added annually back to the reserve balance, and utilizing a requested planned 4% annual increase to the SIRS contribution throughout the analysis period.

## Expenditures Chart



## Cash-Flow SIRS Funding Plan (w/ 4% annual increase)

Inflation: 3.00% | Investment: 2.00% | Calc: Inflation-Adjusted Cost

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2026	\$2,000,000.00	\$574,400.00	N/A	\$40,000.00	\$0.00	\$0.00	\$0.00	\$2,614,400.00	34.60%	\$7,556,645.02
2027	\$2,614,400.00	\$597,376.00	4.00%	\$52,288.00	\$0.00	\$0.00	\$0.00	\$3,264,064.00	38.35%	\$8,511,387.75
2028	\$3,264,064.00	\$621,271.04	4.00%	\$65,281.28	\$0.00	\$0.00	\$1,117,125.00	\$2,833,491.32	33.87%	\$8,365,972.54
2029	\$2,833,491.32	\$646,121.90	4.00%	\$56,669.83	\$0.00	\$0.00	\$0.00	\$3,536,283.05	37.66%	\$9,389,333.00
2030	\$3,536,283.05	\$671,966.75	4.00%	\$70,725.66	\$0.00	\$0.00	\$0.00	\$4,278,975.46	40.88%	\$10,466,565.62
2031	\$4,278,975.46	\$698,845.44	4.00%	\$85,579.51	\$0.00	\$0.00	\$250,403.19	\$4,812,997.22	42.43%	\$11,342,066.45
2032	\$4,812,997.22	\$726,799.22	4.00%	\$96,259.94	\$0.00	\$0.00	\$5,635,446.96	\$609.42	0.01%	\$6,721,817.62
2033	\$609.42	\$755,871.22	4.00%	\$12.19	\$0.00	\$0.00	\$0.00	\$756,492.83	9.71%	\$7,792,794.07
2034	\$756,492.83	\$786,106.07	4.00%	\$15,129.86	\$0.00	\$0.00	\$152,012.40	\$1,405,716.36	16.04%	\$8,765,406.65
2035	\$1,405,716.36	\$817,550.29	4.00%	\$28,114.33	\$0.00	\$0.00	\$0.00	\$2,251,380.98	22.63%	\$9,950,632.37
2036	\$2,251,380.98	\$850,252.35	4.00%	\$45,027.62	\$0.00	\$0.00	\$0.00	\$3,146,660.95	28.10%	\$11,199,082.77
2037	\$3,146,660.95	\$884,262.42	4.00%	\$62,933.22	\$0.00	\$0.00	\$2,076,070.54	\$2,017,786.05	19.45%	\$10,375,128.63
2038	\$2,017,786.05	\$919,632.90	4.00%	\$40,355.72	\$0.00	\$0.00	\$0.00	\$2,977,774.67	25.46%	\$11,694,164.72
2039	\$2,977,774.67	\$956,418.21	4.00%	\$59,555.49	\$0.00	\$0.00	\$198,252.06	\$3,795,496.31	29.47%	\$12,878,805.89
2040	\$3,795,496.31	\$994,674.93	4.00%	\$75,909.93	\$0.00	\$0.00	\$0.00	\$4,866,081.17	33.95%	\$14,334,326.26
2041	\$4,866,081.17	\$1,034,461.95	4.00%	\$97,321.62	\$0.00	\$0.00	\$0.00	\$5,997,864.74	37.80%	\$15,865,586.96
2042	\$5,997,864.74	\$1,075,840.41	4.00%	\$119,957.29	\$0.00	\$0.00	\$2,872,584.97	\$4,321,077.47	29.77%	\$14,517,059.98
2043	\$4,321,077.47	\$1,118,874.04	4.00%	\$86,421.55	\$0.00	\$0.00	\$0.00	\$5,526,373.06	34.28%	\$16,120,867.57
2044	\$5,526,373.06	\$1,163,628.99	4.00%	\$110,527.46	\$0.00	\$0.00	\$2,388,173.10	\$4,412,356.41	28.75%	\$15,348,020.19
2045	\$4,412,356.41	\$1,210,174.17	4.00%	\$88,247.13	\$0.00	\$0.00	\$0.00	\$5,710,777.71	33.50%	\$17,047,905.94
2046	\$5,710,777.71	\$1,258,581.11	4.00%	\$114,215.55	\$0.00	\$0.00	\$0.00	\$7,083,574.37	37.61%	\$18,835,971.46
2047	\$7,083,574.37	\$1,308,924.37	4.00%	\$141,671.49	\$0.00	\$0.00	\$4,230,294.24	\$4,303,875.99	26.31%	\$16,358,758.82
2048	\$4,303,875.99	\$1,361,281.36	4.00%	\$86,077.52	\$0.00	\$0.00	\$2,017,656.00	\$3,733,578.87	23.15%	\$16,125,710.18
2049	\$3,733,578.87	\$1,415,732.58	4.00%	\$74,671.58	\$0.00	\$0.00	\$0.00	\$5,223,983.03	29.01%	\$18,004,487.85
2050	\$5,223,983.03	\$1,472,361.91	4.00%	\$104,479.66	\$0.00	\$0.00	\$6,403,301.43	\$397,523.17	2.97%	\$13,386,078.66

## Expenditures Over 25 Years

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2026 (Year 1)						
2026 (Year 1) Total				\$0.00		
2027 (Year 2)						
2027 (Year 2) Total				\$0.00		
2028 (Year 3)						
10	6021 Cabana - Gravel Ballast (Replace w/ TPO)	\$41.375	9,000 SF	\$372,375.00	20y	2048
11	6061 Cabana - Gravel Ballast (Replace w/ TPO)	\$41.375	9,000 SF	\$372,375.00	20y	2048
12	6081 Cabana - Gravel Ballast (Replace w/ TPO)	\$41.375	9,000 SF	\$372,375.00	20y	2048
2028 (Year 3) Total				\$1,117,125.00		
2029 (Year 4)						
2029 (Year 4) Total				\$0.00		
2030 (Year 5)						
2030 (Year 5) Total				\$0.00		
2031 (Year 6)						
22	6021 Domestic Water Controls	\$31,300.40	1 Ea	\$31,300.40	24y	N/A
19	6021 Domestic Water Pumps	\$17,389.11	3 Ea	\$52,167.33	8y	2039
23	6061 Domestic Water Controls	\$31,300.40	1 Ea	\$31,300.40	24y	N/A
20	6061 Domestic Water Pumps	\$17,389.11	3 Ea	\$52,167.33	8y	2039
24	6081 Domestic Water Controls	\$31,300.40	1 Ea	\$31,300.40	24y	N/A
21	6081 Domestic Water Pumps	\$17,389.11	3 Ea	\$52,167.33	8y	2039
2031 (Year 6) Total				\$250,403.19		
2032 (Year 7)						
52	6021 Common Exterior Doors Repairs / Replace Budget	\$10,149.445	32 Ea	\$324,782.24	25y	N/A
13	6021 Concrete Frame Repair Budget	\$35,821.57	1 LS	\$35,821.57	10y	2042
40	6021 Exterior Building Paint & Seal	\$581,145.25	1 LS	\$581,145.25	10y	2042

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
34	6021 FACP & A/V Fire Alarm System	\$161,197.06	1 LS	\$161,197.06	25y	N/A
43	6021 Planter Waterproofing	\$179.108	1,450 SF	\$259,706.60	25y	N/A
46	6021 Waterproofing Below P2 Paver Decks	\$47.762	10,800 SF	\$515,829.60	25y	N/A
53	6061 Common Exterior Doors Repairs / Replace Budget	\$10,149.445	32 Ea	\$324,782.24	25y	N/A
14	6061 Concrete Frame Repair Budget	\$35,821.57	1 LS	\$35,821.57	10y	2042
41	6061 Exterior Building Paint & Seal	\$581,145.25	1 LS	\$581,145.25	10y	2042
35	6061 FACP & A/V Fire Alarm System	\$161,197.06	1 LS	\$161,197.06	25y	N/A
44	6061 Planter Waterproofing	\$179.108	1,450 SF	\$259,706.60	25y	N/A
47	6061 Waterproofing Below P2 Paver Decks	\$47.762	10,800 SF	\$515,829.60	25y	N/A
54	6081 Common Exterior Doors Repairs / Replace Budget	\$10,149.445	32 Ea	\$324,782.24	25y	N/A
15	6081 Concrete Frame Repair Budget	\$35,821.57	1 LS	\$35,821.57	10y	2042
42	6081 Exterior Building Paint & Seal	\$581,145.25	1 LS	\$581,145.25	10y	2042
36	6081 FACP & A/V Fire Alarm System	\$161,197.06	1 LS	\$161,197.06	25y	N/A
45	6081 Planter Waterproofing	\$179.108	1,450 SF	\$259,706.60	25y	N/A
48	6081 Waterproofing Below P2 Paver Decks	\$47.762	10,800 SF	\$515,829.60	25y	N/A
2032 (Year 7) Total				\$5,635,446.96		
2033 (Year 8)						
2033 (Year 8) Total				\$0.00		
2034 (Year 9)						
16	6021 Sanitary & Domestic - Plumbing Repair Budget	\$50,670.80	1 LS	\$50,670.80	10y	2044
17	6061 Sanitary & Domestic Plumbing Repair Budget	\$50,670.80	1 LS	\$50,670.80	10y	2044
18	6081 Sanitary & Domestic Plumbing Repair Budget	\$50,670.80	1 LS	\$50,670.80	10y	2044
2034 (Year 9) Total				\$152,012.40		
2035 (Year 10)						
2035 (Year 10) Total				\$0.00		
2036 (Year 11)						

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2036 (Year 11) Total				\$0.00		
2037 (Year 12)						
04	6021 Tower - Flat, Mod. Bit. Below Pedestal Pavers	\$53.985	9,400 SF	\$507,459.00	30y	N/A
29	6061 Generator & Transfer Switch	\$276,846.77	1 LS	\$276,846.77	30y	N/A
05	6061 Tower - Flat, Mod. Bit. Below Pedestal Pavers	\$53.985	9,400 SF	\$507,459.00	30y	N/A
30	6081 Generator & Transfer Switch	\$276,846.77	1 LS	\$276,846.77	30y	N/A
06	6081 Tower - Flat, Mod. Bit. Below Pedestal Pavers	\$53.985	9,400 SF	\$507,459.00	30y	N/A
2037 (Year 12) Total				\$2,076,070.54		
2038 (Year 13)						
2038 (Year 13) Total				\$0.00		
2039 (Year 14)						
19	6021 Domestic Water Pumps	\$22,028.007	3 Ea	\$66,084.02	8y	2047
20	6061 Domestic Water Pumps	\$22,028.007	3 Ea	\$66,084.02	8y	2047
21	6081 Domestic Water Pumps	\$22,028.007	3 Ea	\$66,084.02	8y	2047
2039 (Year 14) Total				\$198,252.06		
2040 (Year 15)						
2040 (Year 15) Total				\$0.00		
2041 (Year 16)						
2041 (Year 16) Total				\$0.00		
2042 (Year 17)						
13	6021 Concrete Frame Repair Budget	\$48,141.19	1 LS	\$48,141.19	10y	N/A
40	6021 Exterior Building Paint & Seal	\$781,010.62	1 LS	\$781,010.62	10y	N/A
37	6021 Fire Supression System	\$192,564.77	1 LS	\$192,564.77	35y	N/A
14	6061 Concrete Frame Repair Budget	\$48,141.19	1 LS	\$48,141.19	10y	N/A
41	6061 Exterior Building Paint & Seal	\$781,010.62	1 LS	\$781,010.62	10y	N/A
15	6081 Concrete Frame Repair Budget	\$48,141.19	1 LS	\$48,141.19	10y	N/A
42	6081 Exterior Building Paint & Seal	\$781,010.62	1 LS	\$781,010.62	10y	N/A
39	6081 Fire Suppression System	\$192,564.77	1 LS	\$192,564.77	35y	N/A

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2042 (Year 17) Total				\$2,872,584.97		
2043 (Year 18)						
2043 (Year 18) Total				\$0.00		
2044 (Year 19)						
16	6021 Sanitary & Domestic - Plumbing Repair Budget	\$68,097.32	1 LS	\$68,097.32	10y	N/A
1	6021 Tower - Flat, TPO	\$727,960.38	1 LS	\$727,960.38	20y	N/A
17	6061 Sanitary & Domestic Plumbing Repair Budget	\$68,097.32	1 LS	\$68,097.32	10y	N/A
02	6061 Tower - Flat, TPO	\$727,960.38	1 LS	\$727,960.38	20y	N/A
18	6081 Sanitary & Domestic Plumbing Repair Budget	\$68,097.32	1 LS	\$68,097.32	10y	N/A
03	6081 Tower - Flat, TPO	\$727,960.38	1 LS	\$727,960.38	20y	N/A
2044 (Year 19) Total				\$2,388,173.10		
2045 (Year 20)						
2045 (Year 20) Total				\$0.00		
2046 (Year 21)						
2046 (Year 21) Total				\$0.00		
2047 (Year 22)						
49	6021 Common Exterior Glass Block / Windows	\$232,536.82	1 LS	\$232,536.82	40y	N/A
19	6021 Domestic Water Pumps	\$27,904.42	3 Ea	\$83,713.26	8y	N/A
07	6021 Tower - Stone-coated Metal Panels	\$91.154	12,000 SF	\$1,093,848.00	40y	N/A
50	6061 Common Exterior Glass Block / Windows	\$232,536.82	1 LS	\$232,536.82	40y	N/A
20	6061 Domestic Water Pumps	\$27,904.42	3 Ea	\$83,713.26	8y	N/A
08	6061 Tower - Stone-coated Metal Panels	\$91.154	12,000 SF	\$1,093,848.00	40y	N/A
51	6081 Common Exterior Glass Block / Windows	\$232,536.82	1 LS	\$232,536.82	40y	N/A
21	6081 Domestic Water Pumps	\$27,904.42	3 Ea	\$83,713.26	8y	N/A
09	6081 Tower - Stone-coated Metal Panels	\$91.154	12,000 SF	\$1,093,848.00	40y	N/A
2047 (Year 22) Total				\$4,230,294.24		

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2048 (Year 23)						
10	6021 Cabana - Gravel Ballast (Replace w/ TPO)	\$74.728	9,000 SF	\$672,552.00	20y	N/A
11	6061 Cabana - Gravel Ballast (Replace w/ TPO)	\$74.728	9,000 SF	\$672,552.00	20y	N/A
12	6081 Cabana - Gravel Ballast (Replace w/ TPO)	\$74.728	9,000 SF	\$672,552.00	20y	N/A
2048 (Year 23) Total				\$2,017,656.00		
2049 (Year 24)						
2049 (Year 24) Total				\$0.00		
2050 (Year 25)						
31	6021 Elevator Modernization - 6 Traction & 1 Hydraulic	\$2,134,433.81	1 LS	\$2,134,433.81	25y	N/A
32	6061 Elevator Modernization - 6 Traction & 1 Hydraulic	\$2,134,433.81	1 LS	\$2,134,433.81	25y	N/A
33	6081 Elevator Modernization - 6 Traction & 1 Hydraulic	\$2,134,433.81	1 LS	\$2,134,433.81	25y	N/A
2050 (Year 25) Total				\$6,403,301.43		

Component List - Full Detail

1 - 6021 Tower - Flat, TPO

Basic Info

Type of Cost:	Replacement
Location:	Roofs
Category:	
Condition:	Good

Comments/Notes

The flat roof service areas located on the main roofs include thermoplastic polyolefin (TPO) roof systems that we understand were recently replaced in 2024. 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, these roof systems were observed to be in good overall condition. However, cracked stucco and rust was noted at the counter-flashing to stucco intersection. These areas should be repaired as needed to prevent potential water intrusion from behind the counter-flashing. We have included a reserve item for the replacement of these roof systems based on an approximate 20-year useful life.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2044

Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$427,600.00
Total Quantity:	1 LS
Total Current Cost:	\$427,600.00
Inflation Rate:	3.00%
Total Expenditures:	\$727,960.38



Typical TPO roof covering system and HVAC stands.



Cracked stucco and staining at the counter flashing.

# 02 - 6061 Tower - Flat, TPO

## Basic Info

Type of Cost:	Replacement
Location:	Roofs
Category:	
Condition:	Good

## Comments/Notes

See Asset No. 1.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2044

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$427,600.00
Total Quantity:	1 LS
Total Current Cost:	\$427,600.00
Inflation Rate:	3.00%
Total Expenditures:	\$727,960.38



Typical TPO roof covering system, HVAC stands, roof access door, and stone-coated metal panels.

# 03 - 6081 Tower - Flat, TPO

## Basic Info

Type of Cost:	Replacement
Location:	Roofs
Category:	
Condition:	Good

## Comments/Notes

See Asset No. 1.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2044

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$427,600.00
Total Quantity:	1 LS
Total Current Cost:	\$427,600.00
Inflation Rate:	3.00%
Total Expenditures:	\$727,960.38



Typical TPO roof covering system, HVAC stands, and fall protection anchors.



Cracked stucco and rust at the counter flashing.

## 04 - 6021 Tower - Flat, Mod. Bit. Below Pedestal Pavers

### Basic Info

Type of Cost:	Replacement
Location:	Roofs
Category:	
Condition:	Good to Fair

### Comments/Notes

The roofing system over the private penthouse terraces includes a pedestal paver system over a modified bitumen (Mod. Bit.) roofing system. We understand that the unit owners are responsible for the pedestal paver system, and the Association is responsible for the underlying modified bitumen membrane. We further understand that this roof system is original and appears to be in good to fair overall condition, considering its age. Mod. Bit. roof systems typically have a useful life of 20 to 25 years under normal operating conditions with routine yearly maintenance. However, Mod. Bit. systems installed below a pedestal paver system typically achieve an extended useful life of 30 to 40 years, considering the reduced exposure to the elements and UV light. A reserve budget based on an extended useful life of 30 years has been included for the underlying Mod. Bit. system.

### Useful Life

Last Activity Date:	N/A
Est. Useful Life:	30y
Remaining Useful Life:	11y
Next Activity Date:	01/01/2037

### Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$39.00
Total Quantity:	9,400 SF
Total Current Cost:	\$366,600.00
Inflation Rate:	3.00%
Total Expenditures:	\$507,459.00



Private Roof Rerrace - Pedestal paver roof system  
(mod. bit. below pedestal pavers).

# 05 - 6061 Tower - Flat, Mod. Bit. Below Pedestal Pavers

## Basic Info

Type of Cost:	Replacement
Location:	Roofs
Category:	
Condition:	Good

## Comments/Notes

See Asset No. 4.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	30y
Remaining Useful Life:	11y
Next Activity Date:	01/01/2037

## Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$39.00
Total Quantity:	9,400 SF
Total Current Cost:	\$366,600.00
Inflation Rate:	3.00%
Total Expenditures:	\$507,459.00



Private Roof Terrace - Ongoing repair to the pedestal paver system

# 06 - 6081 Tower - Flat, Mod. Bit. Below Pedestal Pavers

## Basic Info

Type of Cost:	Replacement
Location:	Roofs
Category:	
Condition:	Good to Fair

## Comments/Notes

See Asset No. 4.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	30y
Remaining Useful Life:	11y
Next Activity Date:	01/01/2037

## Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$39.00
Total Quantity:	9,400 SF
Total Current Cost:	\$366,600.00
Inflation Rate:	3.00%
Total Expenditures:	\$507,459.00



Private Roof Terrace - Pedestal paver roof system (mod. bit. below pedestal pavers).

# 07 - 6021 Tower - Stone-coated Metal Panels

## Basic Info

Type of Cost:	Replacement
Location:	Roofs
Category:	
Condition:	Good to Fair

## Comments/Notes

Sections of the main towers over the staircases, penthouses, and mechanical rooms include sloped stone-coated metal panel systems. This type of roof system typically has a useful life of 30 to 40 years under normal operating conditions with routine yearly maintenance. We understand that this system is original and appears to be in good to fair overall condition considering its age. A reserve budget for the replacement of this roof system has been included based on a 40-year useful life.



Typical sloped stone-coated metal panels.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	40y
Remaining Useful Life:	21y
Next Activity Date:	01/01/2047

## Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$49.00
Total Quantity:	12,000 SF
Total Current Cost:	\$588,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$1,093,848.00

# 08 - 6061 Tower - Stone-coated Metal Panels

## Basic Info

Type of Cost:	Replacement
Location:	Roofs
Category:	
Condition:	Good to Fair

## Comments/Notes

See Asset No. 7.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	40y
Remaining Useful Life:	21y
Next Activity Date:	01/01/2047

## Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$49.00
Total Quantity:	12,000 SF
Total Current Cost:	\$588,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$1,093,848.00



Sloped stone-coated metal panels and flat TPO roof system.

# 09 - 6081 Tower - Stone-coated Metal Panels

## Basic Info

Type of Cost:	Replacement
Location:	Roofs
Category:	
Condition:	Good to Fair

## Comments/Notes

See Asset No. 7.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	40y
Remaining Useful Life:	21y
Next Activity Date:	01/01/2047

## Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$49.00
Total Quantity:	12,000 SF
Total Current Cost:	\$588,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$1,093,848.00



Typical sloped stone-coated metal panels.

# 10 - 6021 Cabana - Gravel Ballast (Replace w/ TPO)

## Basic Info

Type of Cost:	Replacement
Location:	Roofs
Category:	
Condition:	Good to Fair

## Comments/Notes

The cabana units and sections of the parking garage are covered with a flat, built-up gravel ballast roof system that we understand is original. We further understand that the Florida Building Code no longer permits this type of roof system and that when this roof area requires replacement, the Association will plan to replace it with a TPO roof system. This roof system appears to be in fair to poor overall condition, considering its age, areas of previously reported repairs, and areas of current ongoing repairs. Also, a few areas appeared to be lacking gravel, exposing the roof system below. This type of roof system typically has a useful life of 20 to 25 years or more, depending on the level of maintenance, such as completing annual maintenance/preventative inspections and applying more gravel and roof binder as needed. We understand that the Association hired Roof Leak Detection Company, Inc., which completed a roof evaluation and moisture survey of these roof areas circa 2023, and provided an approximate remaining life of 5+ years. Based on their moisture survey and request of the Association's representative, we have included a budget based on these roofs being replaced five years after the completion of their roof moisture survey, in 2028. Please be advised that any additional ongoing leaks should be repaired as needed to prevent water intrusion, and at this point, any repairs should be considered temporary until these roof systems are replaced.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2028

## Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$39.00
Total Quantity:	9,000 SF
Total Current Cost:	\$351,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$1,044,927.00



Overall view of the gravel ballast roofs and interlocking concrete paver decks.



Typical gravel ballast roof.

# 11 - 6061 Cabana - Gravel Ballast (Replace w/ TPO)

## Basic Info

Type of Cost:	Replacement
Location:	Roofs
Category:	
Condition:	Good to Fair

## Comments/Notes

See Asset No. 10.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2028

## Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$39.00
Total Quantity:	9,000 SF
Total Current Cost:	\$351,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$1,044,927.00



Typical gravel ballast roof and adjacent interlocking concrete paver deck.

# 12 - 6081 Cabana - Gravel Ballast (Replace w/ TPO)

## Basic Info

Type of Cost:	Replacement
Location:	Roofs
Category:	
Condition:	Good to Fair

## Comments/Notes

See Asset No. 10.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	2y
Next Activity Date:	01/01/2028

## Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$39.00
Total Quantity:	9,000 SF
Total Current Cost:	\$351,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$1,044,927.00



Typical gravel ballast roof. Note area of missing gravel coverage.

## 13 - 6021 Concrete Frame Repair Budget

### Basic Info

Type of Cost: Repairs & Maintenance  
Location: Load Bearing Walls/Structural Members  
Category:  
Condition: Good to Fair

### Comments/Notes

The load-bearing structural members include cast-in-place concrete elements with reinforced concrete, post-tensioned structural decks supported by concrete shear walls, and columns. Exterior walls consist of stucco-covered concrete masonry unit (CMU) block infill. 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. During our inspection, the overall structures were observed to be in good to fair condition. A few areas of minor concrete cracking were observed at various locations.

We understand that during the previous exterior painting and restoration project, structural modifications within the fountain equipment rooms were completed, and an expansion joint was installed between the fountain equipment rooms and main towers at each building except for this Building, 6021. We understand that a portion of the fountain equipment room is on a separate foundation and not tied into the deep pile foundations on which the main structures are supported. We further understand that this differential movement between the two structures caused cracking and water intrusion at the joint between the structures. After the expansion joints were installed, it was sealed from the exterior side, and the Association elected not to complete what we understand would have been cosmetic repairs from the interior side. It was reported by the Association's representative that they are continuing

### Useful Life

Last Activity Date: N/A  
Est. Useful Life: 10y  
Remaining Useful Life: 6y  
Next Activity Date: 01/01/2032

### Financial Data

Estimate Date: 01/01/2026  
Cost Per LS: \$30,000.00  
Total Quantity: 1 LS  
Total Current Cost: \$30,000.00  
Inflation Rate: 3.00%  
Total Expenditures: \$83,962.76

to monitor the previous repairs at the other buildings and will plan to add an expansion joint at this building as needed in the future. Additional funding has been allocated to the exterior painting and restoration budgets to help monitor these areas and maintain the joints and seals between these structures. Any concrete restoration needed would fall under this concrete frame repair budget.



Parking Garage ceiling - Staining and potential signs of water intrusion at a location that was previously repaired.



Overall view of Building 6021.



Expansion joint between garage ramp curb and building slab.



Concrete slab on grade cracks and spalling at the domestic water pump room.



Expansion joint deterioration observed from within the fountain equipment room.

# 14 - 6061 Concrete Frame Repair Budget

## Basic Info

Type of Cost: Repairs & Maintenance  
Location: Load Bearing Walls/Structural Members  
Category:  
Condition: Good to Fair

## Comments/Notes

See Asset No. 13.

A few areas of minor concrete cracking were observed at various locations. An area of CMU-step cracking was reported and observed within a private garage. We have included a reserve item for completing required periodic maintenance and repairs to the concrete structural elements. These types of repairs would typically be completed during exterior painting and restoration projects, or on an as-needed basis. If the CMU-step-cracking or any areas of cracked concrete worsen, or if repairs are completed and movement/damage persists, these areas should be further evaluated.

## Useful Life

Last Activity Date: N/A  
Est. Useful Life: 10y  
Remaining Useful Life: 6y  
Next Activity Date: 01/01/2032

## Financial Data

Estimate Date: 01/01/2026  
Cost Per LS: \$30,000.00  
Total Quantity: 1 LS  
Total Current Cost: \$30,000.00  
Inflation Rate: 3.00%  
Total Expenditures: \$83,962.76



Overall view of Building 6061.



Concrete slab cracks in domestic water pump room.



CMU-step-cracking within Private Garage #10.

# 15 - 6081 Concrete Frame Repair Budget

## Basic Info

Type of Cost: Repairs & Maintenance  
Location: Load Bearing Walls/Structural Members  
Category:  
Condition: Good to Fair

## Comments/Notes

See Asset No. 13.

A few areas of minor concrete cracking were observed at various locations. Additionally, an area of damaged planter wall/wall cap was observed on the garage deck located adjacent to the fountain feature. We have included a reserve item for completing required periodic maintenance and repairs to the concrete structural elements. These types of repairs would typically be completed during exterior painting and restoration projects, or on an as-needed basis. If any areas of cracked concrete worsen or if repairs are completed and movement/damage persists, these areas should be further evaluated.

## Useful Life

Last Activity Date: N/A  
Est. Useful Life: 10y  
Remaining Useful Life: 6y  
Next Activity Date: 01/01/2032

## Financial Data

Estimate Date: 01/01/2026  
Cost Per LS: \$30,000.00  
Total Quantity: 1 LS  
Total Current Cost: \$30,000.00  
Inflation Rate: 3.00%  
Total Expenditures: \$83,962.76



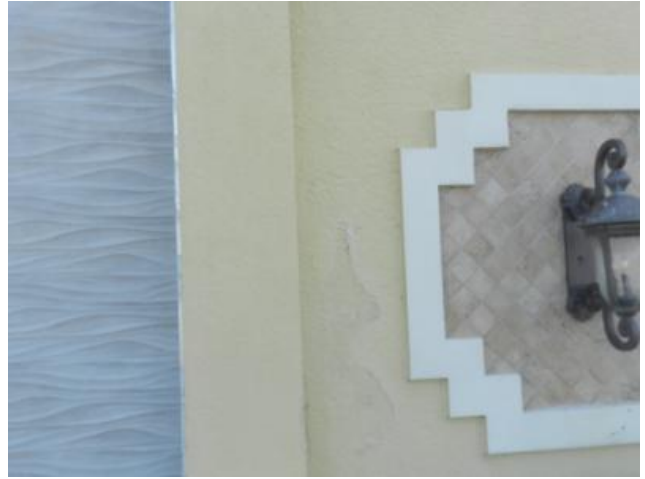
Parking garage ceiling crack.



Damaged planter wall cap.



Overall view of Building 6081.



Crack on wall of main entry ramp.

# 16 - 6021 Sanitary & Domestic - Plumbing Repair Budget

## Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Plumbing
Category:	
Condition:	Fair

## Comments/Notes

Our experience indicates that sanitary stacks (vertical laundry, kitchen, and sewer pipes) occasionally build up with debris and require servicing. Typically, cast iron sanitary stacks can last up to 40-plus years with routine maintenance and cleaning. Lateral sanitary plumbing lines are normally unit-owner-owned/responsibility components, and they are typically replaced by the unit owner during a unit renovation under a permitted renovation. We understand that the Association completes regular maintenance and therefore, we have included a reserve budget to address periodic inspections and repairs/replacement of the sanitary lines as needed moving forward. We further understand that the Association has already needed to complete multiple repairs and is considering lining the sanitary lines in the near future. Based on their age and reported information regarding previous repairs, the sanitary system appears to be in fair overall condition.

Our experience indicates that main potable waterlines typically can last up to 70 to 100-plus years with routine maintenance. Normal replacement or repair of main potable water lines is accomplished on an as-needed basis. Lateral potable water plumbing lines are typically unit owner-owned/responsible components, and they are typically replaced by the unit owner during a unit renovation under a permitted renovation. We have not included a separate reserve item for the replacement of the potable water lines, but this budget can be utilized to help fund any repairs as

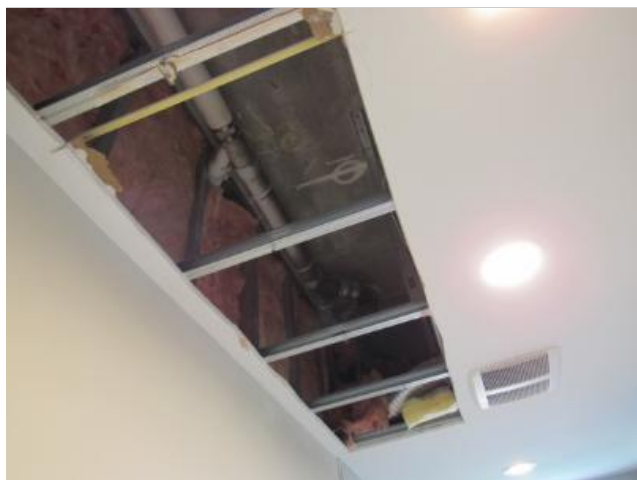
## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	8y
Next Activity Date:	01/01/2034

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$40,000.00
Total Quantity:	1 LS
Total Current Cost:	\$40,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$118,768.12

needed.



Recent sanitary plumbing repair.

# 17 - 6061 Sanitary & Domestic Plumbing Repair Budget

## Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Plumbing
Category:	
Condition:	Fair

## Comments/Notes

See Asset No. 16.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	8y
Next Activity Date:	01/01/2034

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$40,000.00
Total Quantity:	1 LS
Total Current Cost:	\$40,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$118,768.12



Typical copper and PVC plumbing supply lines.

# 18 - 6081 Sanitary & Domestic Plumbing Repair Budget

## Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Plumbing
Category:	
Condition:	Fair

## Comments/Notes

See Asset No. 16.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	8y
Next Activity Date:	01/01/2034

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$40,000.00
Total Quantity:	1 LS
Total Current Cost:	\$40,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$118,768.12



Typical sanitary plumbing line and corrosion or unknown staining on the exterior.

# 19 - 6021 Domestic Water Pumps

## Basic Info

Type of Cost:	Replacement
Location:	Plumbing
Category:	
Condition:	Good to Fair

## Comments/Notes

The domestic water pumps and control system for each building includes a variable speed domestic water pump system with three 7.5-horsepower domestic water pumps and a main control panel. We understand the main control panel is original and that the motors/pumps are replaced on an as-needed basis. The main controls and pumps appeared to be in good to fair overall condition. Our experience indicates that the main controller can achieve a typical useful life of 20 to 25 years, whereas the pumps typically require replacement on an 8- to 12-year useful life. This reserve budget includes the replacement of the pumps/motors based on an 8-year useful life and is to be utilized as needed. A separate budget has been allocated for the replacement of the main controls based on a typical 24-year useful life.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	8y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2031

## Financial Data

Estimate Date:	01/01/2026
Cost Per Ea:	\$15,000.00
Total Quantity:	3 Ea
Total Current Cost:	\$45,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$201,964.61



Typical variable speed domestic water pump system.

# 20 - 6061 Domestic Water Pumps

## Basic Info

Type of Cost:	Replacement
Location:	Plumbing
Category:	
Condition:	Good to Fair

## Comments/Notes

See Asset No. 19.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	8y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2031

## Financial Data

Estimate Date:	01/01/2026
Cost Per Ea:	\$15,000.00
Total Quantity:	3 Ea
Total Current Cost:	\$45,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$201,964.61



Typical variable speed domestic water pump system.

# 21 - 6081 Domestic Water Pumps

## Basic Info

Type of Cost:	Replacement
Location:	Plumbing
Category:	
Condition:	Fair

## Comments/Notes

See Asset No. 19.

Standing water was noted adjacent to the pump equipment, and it appeared that one of the pump connections was leaking. Considering the apparent leak, this system appeared to be in fair overall condition.



Typical variable speed domestic water pump system.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	8y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2031

## Financial Data

Estimate Date:	01/01/2026
Cost Per Ea:	\$15,000.00
Total Quantity:	3 Ea
Total Current Cost:	\$45,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$201,964.61



Standing water and apparent leak.

# 22 - 6021 Domestic Water Controls

## Basic Info

Type of Cost:	Replacement
Location:	Plumbing
Category:	
Condition:	Good to Fair

## Comments/Notes

See Asset No. 19.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	24y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2031

## Financial Data

Estimate Date:	01/01/2026
Cost Per Ea:	\$27,000.00
Total Quantity:	1 Ea
Total Current Cost:	\$27,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$31,300.40

# 23 - 6061 Domestic Water Controls

Basic Info		Useful Life	
Type of Cost:	Replacement	Last Activity Date:	N/A
Location:	Plumbing	Est. Useful Life:	24y
Category:		Remaining Useful Life:	5y
Condition:	Good to Fair	Next Activity Date:	01/01/2031
Comments/Notes		Financial Data	
See Asset No. 19.		Estimate Date:	01/01/2026
		Cost Per Ea:	\$27,000.00
		Total Quantity:	1 Ea
		Total Current Cost:	\$27,000.00
		Inflation Rate:	3.00%
		Total Expenditures:	\$31,300.40

# 24 - 6081 Domestic Water Controls

## Basic Info

Type of Cost:	Replacement
Location:	Plumbing
Category:	
Condition:	Good to Fair

## Comments/Notes

See Asset No. 19.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	24y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2031

## Financial Data

Estimate Date:	01/01/2026
Cost Per Ea:	\$27,000.00
Total Quantity:	1 Ea
Total Current Cost:	\$27,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$31,300.40

# 25 - 6021 Main Electrical Upgrades / Replacements

## Basic Info

Type of Cost:	Replacement
Location:	Electrical
Category:	
Condition:	Good

## Comments/Notes

The main disconnects for the buildings are located on the garage level of the building. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations as required to accommodate the renovation. We understand that all of the electrical is original construction installed circa 2007, and the main components observed appeared to be in good overall condition. We understand that electrical systems within a climate-controlled environment can typically achieve a useful life of 50+ years and are typically repaired or replaced as needed. Currently there are no indications of any issues with the electrical system for the building. Overall, a reserve has been included for replacements/upgrades for the major electrical system components such as main emergency disconnects, main service panels, and feeder lines for the building, and is to be completed on an as-needed basis.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	50y
Remaining Useful Life:	31y
Next Activity Date:	01/01/2057

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$150,000.00
Total Quantity:	1 LS
Total Current Cost:	\$150,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$0.00



## 26 - 6061 Main Electrical Upgrades / Replacements

### Basic Info

Type of Cost:	Replacement
Location:	Electrical
Category:	
Condition:	Good

### Comments/Notes

See Asset No. 25.

### Useful Life

Last Activity Date:	N/A
Est. Useful Life:	50y
Remaining Useful Life:	31y
Next Activity Date:	01/01/2057

### Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$150,000.00
Total Quantity:	1 LS
Total Current Cost:	\$150,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$0.00



Main electrical disconnects, main distribution panel, and transfer switch.

# 27 - 6081 Main Electrical Upgrades / Replacements

## Basic Info

Type of Cost:	Replacement
Location:	Electrical
Category:	
Condition:	Good

## Comments/Notes

See Asset No. 25.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	50y
Remaining Useful Life:	31y
Next Activity Date:	01/01/2057

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$150,000.00
Total Quantity:	1 LS
Total Current Cost:	\$150,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$0.00



Main electrical disconnects and main distribution panel.

# 28 - 6021 Generator & Transfer Switch

## Basic Info

Type of Cost:	Replacement
Location:	Electrical
Category:	
Condition:	Good

## Comments/Notes

The building is provided with a 475 kW Kohler diesel-powered generator. The generator, pad, fuel tank, and transfer switch are original components and appear to be in good overall condition. Typically, diesel generators and related equipment have a useful life of approximately 30 to 40 years and can be repaired or rebuilt as needed, depending on the availability of the parts needed for repair/replacement. An approximate replacement cost for these systems has been included based on a 30-year useful life. It was reported by the Association representative that the main engine and other components on the generator were rebuilt and replaced. Therefore, we have reset the useful life of this generator.



Typical emergency diesel generator.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	30y
Remaining Useful Life:	29y
Next Activity Date:	01/01/2055

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$200,000.00
Total Quantity:	1 LS
Total Current Cost:	\$200,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$0.00

# 29 - 6061 Generator & Transfer Switch

## Basic Info

Type of Cost:	Replacement
Location:	Electrical
Category:	
Condition:	Good

## Comments/Notes

The building is provided with a 475 kW Kohler diesel-powered generator. The generator, pad, fuel tank, and transfer switch are original components and appear to be in good overall condition. Typically, diesel generators and related equipment have a useful life of approximately 30 to 40 years and can be repaired or rebuilt as needed, depending on the availability of the parts needed for repair/replacement. We understand that this building's generator and 6081's generator are original and an approximate replacement cost for these systems has been included based on a 30-year useful life.



Typical emergency diesel generator.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	30y
Remaining Useful Life:	11y
Next Activity Date:	01/01/2037

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$200,000.00
Total Quantity:	1 LS
Total Current Cost:	\$200,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$276,846.77

# 30 - 6081 Generator & Transfer Switch

## Basic Info

Type of Cost:	Replacement
Location:	Electrical
Category:	
Condition:	Good

## Comments/Notes

See Asset No. 29.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	30y
Remaining Useful Life:	11y
Next Activity Date:	01/01/2037

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$200,000.00
Total Quantity:	1 LS
Total Current Cost:	\$200,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$276,846.77



Typical emergency diesel generator.

# 31 - 6021 Elevator Modernization - 6 Traction & 1 Hydraulic

## Basic Info

Type of Cost:	Replacement
Location:	Electrical
Category:	
Condition:	Good

## Comments/Notes

Each building includes six traction elevators, three service and three passenger elevators, that provide access throughout the building. Each building also includes one hydraulic elevator that provides access to the different levels of the garage and amenity deck. The traction elevator system controls are manufactured by Elevator Controls, and the hydraulic elevator systems are manufactured by Thyssenkrupp Elevator. The traction systems typically require modernization/replacement of the main controls and other main equipment on an approximate 20- to 25-year useful life. Hydraulic elevator systems also require modernization/replacement of the hydraulic components and other main equipment/controls on an approximate 20- to 25-year useful life. We understand that the traction and hydraulic elevators were in the process of being modernized, and all will be modernized this year, 2025, except for one elevator, which was reportedly replaced circa 2021 as a result of water damage. However, for purposes of this study and based on discussions with the Association's representative, the elevators, including the hydraulic elevators, have been included as part of one overall elevator budget and are scheduled for replacement based on the same schedule. The new elevators that were already installed at the time of our site visit appeared to be in good overall condition and have been scheduled for replacement based on a 25-year useful life.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	24y
Next Activity Date:	01/01/2050

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$1,050,000.00
Total Quantity:	1 LS
Total Current Cost:	\$1,050,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$2,134,433.81



Main traction elevator equipment and controls.



Hydraulic elevator controls and pump housing container.

# 32 - 6061 Elevator Modernization - 6 Traction & 1 Hydraulic

## Basic Info

Type of Cost:	Replacement
Location:	Electrical
Category:	
Condition:	Good

## Comments/Notes

See Asset No. 31.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	24y
Next Activity Date:	01/01/2050

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$1,050,000.00
Total Quantity:	1 LS
Total Current Cost:	\$1,050,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$2,134,433.81



Main traction elevator equipment and controls.

# 33 - 6081 Elevator Modernization - 6 Traction & 1 Hydraulic

## Basic Info

Type of Cost:	Replacement
Location:	Electrical
Category:	
Condition:	Good

## Comments/Notes

See Asset No. 31.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	24y
Next Activity Date:	01/01/2050

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$1,050,000.00
Total Quantity:	1 LS
Total Current Cost:	\$1,050,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$2,134,433.81



Hydraulic elevator pump housing container.

## 34 - 6021 FACP & A/V Fire Alarm System

### Basic Info

Type of Cost:	Replacement
Location:	Fireproofing & Fire Protection Systems
Category:	
Condition:	Good

### Comments/Notes

The fire alarm system includes numerous alarm horn/strobe pull stations and heat detectors. A central fire alarm control panel (FACP) located at Building 6021 and sub-FACPs located at Buildings 6061 and 6081 monitor the detectors, pull stations, and sprinkler system flow switches throughout the buildings. The panel is manufactured by Honeywell and includes a remote dialer. The system is reportedly monitored by Florida Life Safety Network. Numerous audio and visual alarms, fire extinguishers, and fire alarm pull switches are located throughout the buildings. Typically, these control systems have a useful life of 25 years before requiring an updated system. We understand these systems are original and appear to be in good overall condition. A reserve for each building has been included for the replacement of the FACP and related equipment.

### Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

### Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$135,000.00
Total Quantity:	1 LS
Total Current Cost:	\$135,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$161,197.06



Typical Fire Alarm Control Panel.

# 35 - 6061 FACP & A/V Fire Alarm System

## Basic Info

Type of Cost:	Replacement
Location:	Fireproofing & Fire Protection Systems
Category:	
Condition:	Good

## Comments/Notes

See Asset No. 34.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$135,000.00
Total Quantity:	1 LS
Total Current Cost:	\$135,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$161,197.06



Typical Fire Alarm Control Panel.

# 36 - 6081 FACP & A/V Fire Alarm System

## Basic Info

Type of Cost:	Replacement
Location:	Fireproofing & Fire Protection Systems
Category:	
Condition:	Good

## Comments/Notes

See Asset No. 34.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$135,000.00
Total Quantity:	1 LS
Total Current Cost:	\$135,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$161,197.06



Typical Fire Alarm Control Panel.

# 37 - 6021 Fire Supression System

## Basic Info

Type of Cost:	Replacement
Location:	Fireproofing & Fire Protection Systems
Category:	
Condition:	Good

## Comments/Notes

Each building is protected by an automatic fire protection system consisting of a wet-pipe automatic sprinkler system. Water is supplied via a fire sprinkler line that is reportedly fitted with flow and tamper switches and a backflow prevention device. Stairwells are equipped with standpipes. Each fire suppression system is supplemented by a centrifugal fire pump powered by a 125-horsepower (hp) electric motor and main controller. A fire department connection is located on the exterior of the buildings, and fire sprinkler piping is steel. These systems were observed to be in good overall condition, and a budget is included for the replacement of each building's fire suppression system, which includes the replacement of sprinkler heads and supply lines as needed. We understand that 6021's pump was rebuilt in 2024. However, we have scheduled this system for replacement based on its original useful life, considering the other components are original.

Fireproofing in the buildings are accomplished by fire-rated assemblies constructed/installed during the original construction of the structure as well as fire-sealing around penetrations through all fire-rated assemblies (i.e. walls, floors, and roof). During the life of a building, alterations typically require penetrations through or modifications to fire-rated assemblies. Penetrations or modifications to fire assemblies/sealants should be properly repaired/replaced during these types of projects. Most if not all local municipalities require multi-family residential structures to be inspected by the local fire department having jurisdiction over them periodically

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	35y
Remaining Useful Life:	16y
Next Activity Date:	01/01/2042

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$120,000.00
Total Quantity:	1 LS
Total Current Cost:	\$120,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$192,564.77

and specifically for all permitted modifications to the structure. It is not common for buildings to require top-to-bottom replacement of fire assemblies and sealants during their life cycle. All replacement, repairs, and deferred maintenance to the fireproofing, not associated with a permitted modification to the structure, should be completed on a yearly basis as required by the local Fire Marshall following their inspection of the building. Therefore, we have not included any reserves for fireproofing.



Typical emergency fire pump.



Fire pump main controls.

# 38 - 6061 Fire Suppression System

## Basic Info

Type of Cost:	Replacement
Location:	Fireproofing & Fire Protection Systems
Category:	
Condition:	Good

## Comments/Notes

See Asset No. 37.

It was reported that this main pump was rebuilt circa 2024. It was further reported that due to an electrical issue with these components the motor and main controller reportedly failed and were replaced this year, 2025. Based on this information, we have scheduled the next replacement for 2059 based on a typical useful life of 35 years.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	35y
Remaining Useful Life:	33y
Next Activity Date:	01/01/2059

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$120,000.00
Total Quantity:	1 LS
Total Current Cost:	\$120,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$0.00



Typical emergency fire pump.



Fire pump main controls.

# 39 - 6081 Fire Suppression System

## Basic Info

Type of Cost:	Replacement
Location:	Fireproofing & Fire Protection Systems
Category:	
Condition:	Good

## Comments/Notes

See Asset No. 37.

We understand that 6024's pump was replaced in 2024. However, we have scheduled this system for replacement based on its original useful life, considering the other main components are original.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	35y
Remaining Useful Life:	16y
Next Activity Date:	01/01/2042

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$120,000.00
Total Quantity:	1 LS
Total Current Cost:	\$120,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$192,564.77



Typical emergency fire pump.



Fire pump main controls.

## 40 - 6021 Exterior Building Paint & Seal

### Basic Info

Type of Cost:	Replacement
Location:	Exterior Painiting
Category:	
Condition:	Good to Fair

### Comments/Notes

Buildings located in the Southwest Florida region are recommended to have their exteriors recoated on a 7- to 10-year basis, depending on the quality of workmanship and product being used. Higher-end coatings are typically accompanied by a 10-year warranty if installed by an approved contractor. Based on information reported by the Association's representative, we understand the buildings were last coated circa 2022 and appeared to be in good to fair overall condition, except for a few areas of cracking, staining, peeling paint, and some areas of discoloration. Some of these deficiencies appear to be related to deck waterproofing and signs of water intrusion. Areas of failing paint should be stripped and recoated after deck waterproofing repairs or replacements are completed. We understand that the Association plans to coat their buildings every 10 years, and thus a reserve has been included for recoating of the buildings' exterior over a 10-year cycle. This also includes a budget for periodic repairs, restoration, and stucco repairs/resealing of the exterior building envelope components.

We understand that during the previous exterior painting and restoration project, structural modifications within the fountain equipment rooms were completed, and an expansion joint was installed between the fountain equipment rooms, which we understand is on a separate foundation and not tied into the deep pile foundations on which the main structures are supported. We further understand that this differential movement between the two structures caused cracking and water intrusion at the

### Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

### Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$486,700.00
Total Quantity:	1 LS
Total Current Cost:	\$486,700.00
Inflation Rate:	3.00%
Total Expenditures:	\$1,362,155.87

joint between the structures. Furthermore, after the expansion joint was installed, it was sealed from the exterior side, and the Association elected not to complete what we understand would have been cosmetic repairs from the interior side. This budget also includes funding to help monitor this area and maintain the joint and seal between these structures. Any concrete restoration needed would fall under the concrete frame repair line item.



Exterior of Building 6021.

# 41 - 6061 Exterior Building Paint & Seal

## Basic Info

Type of Cost:	Replacement
Location:	Exterior Painiting
Category:	
Condition:	Good to Fair

## Comments/Notes

See Asset No. 40.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$486,700.00
Total Quantity:	1 LS
Total Current Cost:	\$486,700.00
Inflation Rate:	3.00%
Total Expenditures:	\$1,362,155.87



Exterior of Building 6061.



Crack in stucco above counterflashing.

# 42 - 6081 Exterior Building Paint & Seal

## Basic Info

Type of Cost:	Replacement
Location:	Exterior Painiting
Category:	
Condition:	Good to Fair

## Comments/Notes

See Asset No. 40.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$486,700.00
Total Quantity:	1 LS
Total Current Cost:	\$486,700.00
Inflation Rate:	3.00%
Total Expenditures:	\$1,362,155.87



Exterior of Building 6061.



Vegetative growth into stucco.

## 43 - 6021 Planter Waterproofing

### Basic Info

Type of Cost:	Replacement
Location:	Waterproofing
Category:	
Condition:	Fair to Poor

### Comments/Notes

The horizontal surfaces of the elevated decks are surfaced with interlocking concrete pavers over an assumed hot or cold-applied waterproofing system. The decks also include waterproofed planters. We understand the unit balcony waterproofing is the responsibility of the unit owners and is not included. Typical deck waterproofing systems below pavers and planters have a useful life of 15 to 25 years, depending on the quality of workmanship and the type of waterproofing system installed. We understand that the Association has previously replaced a section of the deck waterproofing adjacent to the southeast corner of the building between the cabana units and private unit terraces. Multiple signs of water intrusion were observed throughout the garage area and within the entry fountain equipment room. Overall, the waterproofing appears to be in fair to poor overall condition, based on the multiple locations showing signs of water intrusion. Based on discussions with the Association's representative, a reserve budget has been included for the replacement of this waterproofing system based on a typical 25-year useful life. However, repairs or an earlier than anticipated replacement may be warranted to mitigate additional water intrusion. Furthermore, based on discussions with the Association's representative, the replacement of the paver decks are not included within this SIRS budget. We understand that a separate budget to help fund the recovery and replacement of some pavers as needed during the waterproofing replacement projects are included in the Association's general reserve budget.

### Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

### Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$150.00
Total Quantity:	1,450 SF
Total Current Cost:	\$217,500.00
Inflation Rate:	3.00%
Total Expenditures:	\$259,706.60



Elevated planters above garage entry.

## 44 - 6061 Planter Waterproofing

### Basic Info

Type of Cost:	Replacement
Location:	Waterproofing
Category:	
Condition:	Good to Fair

### Comments/Notes

The horizontal surfaces of the elevated decks are surfaced with interlocking concrete pavers over an assumed hot or cold-applied waterproofing system. The decks also include waterproofed planters. We understand the unit balcony waterproofing is the responsibility of the unit owners and is not included. Typical deck waterproofing systems below pavers and planters have a useful life of 15 to 25 years, depending on the quality of workmanship and the type of waterproofing system installed. Overall, the deck waterproofing appears to be in good to fair condition. Based on discussions with the Association's representative, a reserve budget has been included for the replacement of this waterproofing system based on a typical 25-year useful life. Furthermore, based on discussions with the Association's representative, the replacement of the paver decks are not included within this SIRS budget. We understand that a separate budget to help fund the recovery and replacement of some pavers as needed during the waterproofing replacement projects are included in the Association's general reserve budget.

### Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

### Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$150.00
Total Quantity:	1,450 SF
Total Current Cost:	\$217,500.00
Inflation Rate:	3.00%
Total Expenditures:	\$259,706.60



Elevated planters above garage entry.

# 45 - 6081 Planter Waterproofing

## Basic Info

Type of Cost:	Replacement
Location:	Waterproofing
Category:	
Condition:	Fair

## Comments/Notes

See Asset No. 44.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

## Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$150.00
Total Quantity:	1,450 SF
Total Current Cost:	\$217,500.00
Inflation Rate:	3.00%
Total Expenditures:	\$259,706.60



Elevated planters above parking garage. Staining and cracked planter wall cap.

## 46 - 6021 Waterproofing Below P2 Paver Decks

### Basic Info

Type of Cost:	Replacement
Location:	Waterproofing
Category:	
Condition:	Fair

### Comments/Notes

See Asset No. 43.

### Useful Life

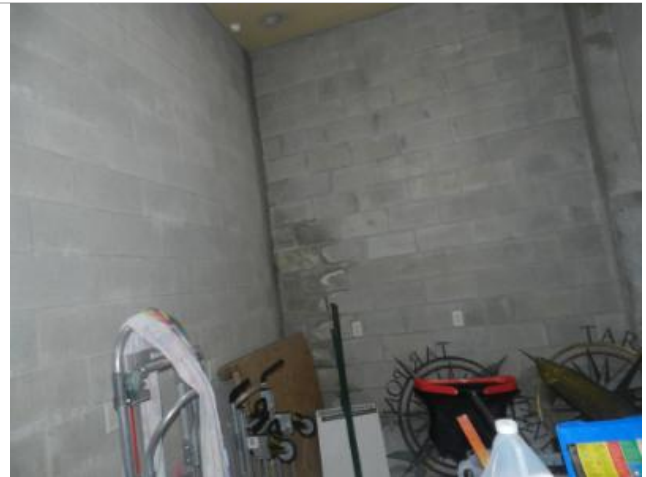
Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

### Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$40.00
Total Quantity:	10,800 SF
Total Current Cost:	\$432,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$515,829.60



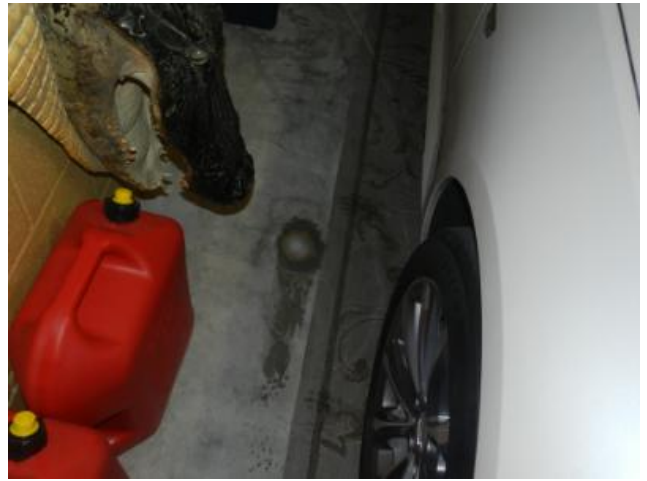
Signs of water intrusion in the fire pump equipment room.



Signs of water intrusion into private garage #59



Signs of water intrusion into private garage #56



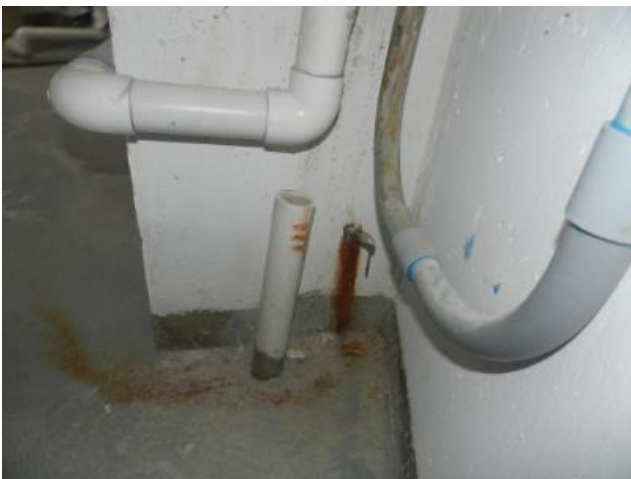
Signs of water intrusion into private garage #56



Signs of water intrusion into private garage #57



Signs of water intrusion into private garage #55



Signs of water intrusion into the fountain equipment room.

# 47 - 6061 Waterproofing Below P2 Paver Decks

## Basic Info

Type of Cost:	Replacement
Location:	Waterproofing
Category:	
Condition:	Good to Fair

## Comments/Notes

See Asset No. 44.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

## Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$40.00
Total Quantity:	10,800 SF
Total Current Cost:	\$432,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$515,829.60



Waterproofed interlocking concrete paver deck and waterproofed planters.

# 48 - 6081 Waterproofing Below P2 Paver Decks

## Basic Info

Type of Cost:	Replacement
Location:	Waterproofing
Category:	
Condition:	Good to Fair

## Comments/Notes

See Asset No. 44.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

## Financial Data

Estimate Date:	01/01/2026
Cost Per SF:	\$40.00
Total Quantity:	10,800 SF
Total Current Cost:	\$432,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$515,829.60



Waterproofed interlocking concrete paver deck and waterproofed planters.

# 49 - 6021 Common Exterior Glass Block / Windows

## Basic Info

Type of Cost:	Replacement
Location:	Windows
Category:	
Condition:	Good

## Comments/Notes

We understand that the unit owners are responsible for their windows and sliding glass doors. We further understand that the Association is only responsible for the common glass windows located on the lobby level of the building and the glass block openings located in the stairwells. The glass was observed to be in good overall condition. Typically, exterior glass has a useful life of 30 to 40 years or more with maintenance completed as needed. The useful life can often be extended by maintaining the frames and resealing any exterior joints as needed. Based on discussions with the Association's representative, we have included a reserve to repair/replace these windows and glass block openings as needed, based on a typical 40-year useful life.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	40y
Remaining Useful Life:	21y
Next Activity Date:	01/01/2047

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$125,000.00
Total Quantity:	1 LS
Total Current Cost:	\$125,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$232,536.82



Typical exterior glass block openings.

# 50 - 6061 Common Exterior Glass Block / Windows

## Basic Info

Type of Cost:	Replacement
Location:	Windows
Category:	
Condition:	Good

## Comments/Notes

See Asset No. 49.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	40y
Remaining Useful Life:	21y
Next Activity Date:	01/01/2047

## Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$125,000.00
Total Quantity:	1 LS
Total Current Cost:	\$125,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$232,536.82



Typical exterior glass block openings.



Typical exterior glass block opening.

## 51 - 6081 Common Exterior Glass Block / Windows

### Basic Info

Type of Cost:	Replacement
Location:	Windows
Category:	
Condition:	Good

### Comments/Notes

See Asset No. 49.

### Useful Life

Last Activity Date:	N/A
Est. Useful Life:	40y
Remaining Useful Life:	21y
Next Activity Date:	01/01/2047

### Financial Data

Estimate Date:	01/01/2026
Cost Per LS:	\$125,000.00
Total Quantity:	1 LS
Total Current Cost:	\$125,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$232,536.82



Typical exterior glass block opening.

## 52 - 6021 Common Exterior Doors Repairs / Replace Budget

### Basic Info

Type of Cost:	Replacement
Location:	Exterior Doors
Category:	
Condition:	Good to Fair

### Comments/Notes

We understand that the Association is responsible for the replacement of the exterior doors, which include approximately 28 metal and 4 glass doors. The typical useful life for doors is approximately 20 years or more, depending on the level of maintenance completed, such as cleaning/removing corrosion from doors and frames as needed, and coating exterior frames and other metal components with a metal-compatible coating approximately every 10 years or as needed. The doors appeared to be in good to fair condition, with many observed to be showing signs of minor corrosion. Based on discussions with the Association's representative, a budget has been allocated for repairs/replacements to the exterior doors based on a typical 25-year useful life.

### Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

### Financial Data

Estimate Date:	01/01/2026
Cost Per Ea:	\$8,500.00
Total Quantity:	32 Ea
Total Current Cost:	\$272,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$324,782.24



Minor door frame corrosion. Signs of previous maintenance and removal of corrosion.

# 53 - 6061 Common Exterior Doors Repairs / Replace Budget

## Basic Info

Type of Cost:	Replacement
Location:	Exterior Doors
Category:	
Condition:	Good to Fair

## Comments/Notes

See Asset No. 52.

## Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

## Financial Data

Estimate Date:	01/01/2026
Cost Per Ea:	\$8,500.00
Total Quantity:	32 Ea
Total Current Cost:	\$272,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$324,782.24



Typical exterior metal door.

## 54 - 6081 Common Exterior Doors Repairs / Replace Budget

### Basic Info

Type of Cost:	Replacement
Location:	Exterior Doors
Category:	
Condition:	Good to Fair

### Comments/Notes

See Asset No. 52.

During the deck waterproofing repalcmeent project, adequate sloping and drainage should be implemented so that water drains away from the door and toward the deck drains.



Minor door frame corrosion. Ponding water/water intrusion reported at garage deck entry door. Sandbags are reportedly utilized to help prevent water intrusion.

### Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2032

### Financial Data

Estimate Date:	01/01/2026
Cost Per Ea:	\$8,500.00
Total Quantity:	32 Ea
Total Current Cost:	\$272,000.00
Inflation Rate:	3.00%
Total Expenditures:	\$324,782.24