2025 Structural Integrity Reserve Study



101 Eola
Condominiums Association, Inc.

101 South Eola Drive
Orlando, Florida 32801

Report No: 9193

January 1, 2025 - December 31, 2025

DREUX ISAAC & ASSOCIATES, INC.

10151 University Boulevard, Suite 323
Orlando, Florida 32817

800.866.9876
www.dia-corp.com

Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

Table of Contents

Section 1 General Information

Introduction Letter	1-1
Executive Summary	1-2
Report Process	1-3
SIRS History and Explanation	1-4
SIRS Components	1-5
Florida Statute Chapter 718 Reserve Excerpts	1-9
Florida Administrative Code Reserve Excerpts	1-12
Funding Plans	1-15
Definitions	1-16
Unit Abbreviations / Company Information	1-18
Terms and Conditions	1-19
Report Notes	1-20

Section 2 SIRS

Recommendations and Findings	2-1
Chart A	2-2
Chart B	2-3
Chart C	2-4
Chart D	2-5
Component Schedule Summary	2-6
Component Schedule Detail	2-7
Cash Flow Plan Summary	2-9
Cash Flow Plan Details	2-10

Section 3 Non SIRS

Recommendations and Findings	3-1
Chart A	3-2
Chart B	3-3
Chart C	3-4
Chart D	3-5
Component Schedule Summary	3-6
Component Schedule Detail	3-7
Cash Flow Plan Summary	3-11
Cash Flow Plan Details	3-12

Section 4 Photographs

DREUX ISAAC & ASSOCIATES, INC.

10151 University Boulevard, Suite 323
Orlando, Florida 32817

800.866.9876
www.dia-corp.com

Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

April 2, 2024

Board of Directors
101 Eola Condominiums Association, Inc.
101 South Eola Drive
Orlando, Florida 32801

Re: Structural Integrity Reserve Study (SIRS)

As authorized, this Structural Integrity Reserve Study (SIRS) has been prepared on the subject property 101 Eola Condominiums Association, Inc. property, located at 101 South Eola Drive in Orlando, Florida.

This report meets current Florida Statutory SIRS requirements. As part of these requirements a visual site inspection of the property was completed by the qualified credentialed undersigned. A detailed SIRS only component schedule and full funding plan was then prepared and is included in this report. A second, non-SIRS component schedule and full funding plan is also included.

This report was developed in accordance with industry guidelines and through the process of meetings and discussions with property representatives, inspection, physical analysis, and financial forecasting. It should be used as a budgeting tool to aid in preparing a capital reserve plan that will provide a course for long term financial stability.

Thank you for this opportunity. Should you have any questions, please contact us.

Inspected and Prepared by

D.J. Muehlstedt, Jr., RS, PRA
Sr. Reserve Analyst/Insurance Appraiser

Reviewed by

Dreux Isaac, RS, PRA
President

Executive Summary

General Information

Property Name:	**101 Eola Condominiums Association, Inc.**		
Property Location:	**Orlando, Florida**		
Property Number:	**10552**	Report Run Date:	**04/02/2024**
Property Type:	**Condominium**	Report No:	**9193**
Total Units:	**151**	Budget Year Begins:	**01/01/2025**
Inspection Date(s):	**03/08/2023**	Budget Year Ends:	**12/31/2025**

Consolidated Findings

Reserve categories:	14
Reserve components:	133
Current cost of reserve components:	$12,440,647
Current reserve funding contribution:	$260,000
Estimated beginning year reserve balance:	$1,289,148
Fully funded (ideal) reserve balance:	$4,703,105
Fully funded percentage:	27%
Number of components scheduled for replacement in 2025:	43
Cost of components scheduled for replacement in 2025:	$308,380

Consolidated Funding Plans

Funding Plan

Plan goal:	Minimize Total
Plan type:	Pooled
Plan method:	Threshold
Pooled threshold amount for SIRS:	$100,000
Pooled threshold amount for non-SIRS:	$50,000

Projected 2025 Beginning Year Reserve Balance

Allocated to SIRS:	60.00%	$773,489
Allocated to non-SIRS:	40.00%	$515,659
Total	**100.00%**	**$1,289,148**

Recommended 2025 Funding Contributions

SIRS:	69.85%	$469,417
Non-SIRS (waivable with majority vote of membership):	30.15%	$202,608
Total	**100.00%**	**$672,025**

Increase (decrease) $ between current and recommended funding:	158.47%	$412,025
Additional contributions (special assessments, loans, LOC, etc.):		$0

Report Process

The purpose of this report is to provide 101 Eola Condominiums Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2025 and ending December 31, 2025.

The process of preparing this report began with an on-site inspection of the Association's property. During this inspection, an initial review was made of past reserve expenditures and the current reserve plan. From there, a complete inventory was made of the common area elements and a reserve component list was developed.

Using this list, a takeoff was then made of each component through a review of available construction drawings, checking maintenance records, taking pertinent measurements and noting its current observed physical condition. Additional background information on the property was obtained through discussions with various contact personnel.

Using the information gathered during the site inspection, calculations were then performed to determine the correct quantity of each component. From there cost estimates were then prepared based on a combination of local contractor information, any available bid proposals, and our own database of construction costs.

Asset lives have been determined using a combination of published guidelines and our review of the properties climatic conditions and the components observed physical condition noted during our site inspection.

Based on the latest available financial records, projections were made as to what the Association's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

SIRS History and Explanation

What is a structural integrity reserve study (SIRS)?
A structural integrity reserve study, or "SIRS" as it is often referred to, is a specialized type of reserve study required for certain Florida condominiums and co-ops. It was a creation of Florida Lawmakers in 2022 and was amended in 2023.

Why was the SIRS created?
This was a response by Florida Lawmakers to the horrific collapse of Champlain Towers, a 12-story condo building in Surfside, Florida on June 24, 2021, which killed 98 people. In the aftermath, it was learned that the association had substantially underfunded their reserves for most of its' 40-year existence. These inadequate reserve funds likely contributed to insufficient structural repairs being made over time and a delay in fully addressing the building's critical structural integrity issues.

Who is required to do a SIRS?
Any Florida condominium or co-op building that is three stories or higher in height (as determined by the Florida Building Code) is required to have a SIRS done. Florida condominium or co-ops buildings less than three stories in height; single-family, two-family, or three-family dwellings with three or fewer habitable stories above ground are not required to a SIRS.

What is required to be included in a SIRS?

a) Roof
b) Structure, including load-bearing walls and or other primary structural members and primary structural systems as those terms are defined in s. 627.706.
c) Fireproofing and fire protection systems
d) Plumbing
e) Electrical systems
f) Waterproofing and exterior painting
g) Windows and exterior doors (only those that the association is responsible for)

Any other item that has a deferred maintenance expense or replacement cost that exceeds $10,000 and the failure to replace or maintain such item negatively affects items a-g listed above as determined by the visual inspection portion of the structural integrity reserve study.

At a minimum, a structural integrity reserve study must identify each item of the condominium property being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of each item of the condominium property being visually inspected, and provide a reserve funding schedule with a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each item of condominium property being visually inspected by the end of the estimated remaining useful life of the item. The structural integrity reserve study may recommend that reserves do not need to be maintained for any item for which an estimate of useful life and an estimate of replacement cost cannot be determined, or the study may recommend a deferred maintenance expense amount for such item. The structural integrity reserve study may recommend that reserves for replacement costs do not need to be maintained for any item with an estimated remaining useful life of greater than 25 years, but the study may recommend a deferred maintenance expense amount for such item.

What is the deadline for completing the SIRS?
December 31, 2024. There is a conditional one-year extension for buildings turning 30 years old between 7/1/2022 and 12/31/2024. If the building turns 30 during this period, the association can delay doing a Milestone inspection and SIRS simultaneously until December 31, 2025.

SIRS Components

Roofs

This Structural Integrity Reserve Study (SIRS) includes roof components for the building(s) under consideration. These components are for replacement of both sloped and flat roofs.

Depending on the physical makeup of the building(s) roofs these costs may also include related expenses such as skylights, rooftop ac stand replacement, roof top electrical boxes and wiring, lightening protection equipment, parapet wall caps, etc. Roof component costs can also be used for related costs associated with roofing projects such as engineering, permitting, demolition, removal, and other relevant expenses.

Unless otherwise stated, these roof components are not based on a current scope of work or specifications. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Structure

This Structural Integrity Reserve Study (SIRS) includes a structural restoration allowance. This allowance is for any capital repair expenses related to maintaining the structural integrity of the building(s) under consideration. This includes such work as concrete spalling, delamination, corrosion, p-t cable/pocket repairs, settlement issues, cracks, etc. This allowance can also be used for related or associated costs, including engineering, permitting, demolition, removal, and other relevant expenses.

Unless otherwise stated in this SIRS, this allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic building structural and restoration corrective maintenance and capital repair costs that arise over time. Therefore, the allowance amount may or may not be sufficient to cover complete project costs.

We have excluded complete structure replacement from the SIRS schedule based on the understanding that such an occurrence would not only be extremely rare but would entail reconstruction of the entire building(s). Including complete structural replacement in the SIRS would be a form of self-insurance and its' cost alone would be prohibitive.

This allowance strategy remains adjustable, adaptable, and responsive to evolving corrective maintenance and capital repair requirements, while also providing a more accurate reflection of the investment needed to maintain the structural integrity and functionality of the building(s) over time. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Fireproofing and Fire Protection

Depending on the physical makeup of your building(s) this Structural Integrity Reserve Study (SIRS) will include funding for select fireproofing and fire protection system equipment. This will include fire pump, jockey pump, and controller replacement, fire backflow preventers, fire alarm system and fire sprinkler system allowances.

Except for the fire sprinkler system, the estimated cost for these components is typically for complete replacement. Fire sprinkler systems often run throughout the entire building in both conditioned spaces (living areas) as well as unconditioned spaces (garages). They are typically monitored by tamper and flow switches which communicate with the fire alarm system.

SIRS Components

Fire sprinkler systems consist of several components including sprinkler heads, piping, valves, standpipes, and gauges. These various components have different lifespans. Additionally, their location within the building can significantly affect their life span. Fire sprinklers systems located in unconditioned areas, such as garages, typically have a much shorter lifespan. The corrosive salt air environment at coastal and beachfront properties will further reduce the life expectancy of these components. This type of uneven exposure typically leads to select components and sections of the system needing to be repaired or replaced as needed. It is uncommon that the entire fire sprinkler system will be completely replaced all at once.

Because complete fire sprinkler systems replacement at once is unlikely, a corrective maintenance and capital repair allowance had been included. Unless otherwise stated, this allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic corrective maintenance and capital repair costs that arise over time.

The allowance amount may or may not be sufficient to cover complete project costs. This allowance is also not intended to cover the cost of annual inspections nor the associated annual repairs that typically accompany these inspection test results. These costs should be accounted for in your operating budget.
Should a fire protection project scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Plumbing

This Structural Integrity Reserve Study (SIRS) includes a plumbing capital allowance for the building(s) under consideration.

Plumbing systems in condominium buildings include potable water pipes or lines. These pipes bring in treated water from the local municipal water supply into the building and distribute it throughout. These pipes are made from materials such as copper, PVC, CPVC, and PEX. At the end of these potable water lines are plumbing fixtures such as toilets, faucets, shower heads, dishwashers, etc. and any appliance that has a connection to the potable water system.

These systems also have waste and vent stacks. Each water fixture has a drain line and a connection to a vent stack. The waste stack removes wastewater from the building. The vent stacks enable air to enter and exit the drain lines. This equilibrium ensures proper flow of wastewater down the drains into the main sewer line.

Over time potable water pipes deteriorate. The combined water makeup and pressure can lead to corrosion, cracks, and leaking. There are different approaches to performing capital repairs and replacement of the plumbing system. One approach includes piecemeal replacement of piping sections as needed. Some associations will coordinate scheduled replacement of sections of piping when a unit undergoes renovation. Others may do a pipe relining which can add many more years of life to the piping. Although less common, in some cases, complete replacement of all piping at one time may occur.

The capital plumbing allowance in this SIRS is for capital repairs and replacement of any part of the building's plumbing system that the association is responsible for. This would include potable water lines, waste stacks, vent stacks, valves, fittings, backflow preventer, and common area water fixtures. This allowance can also be used for related or associated plumbing project costs, including engineering, permitting, demolition, removal, relining and other relevant expenses.

Unless otherwise stated, this plumbing allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic building plumbing capital repair and partial replacement costs that arise over time. Therefore, the allowance amount may or may not be sufficient to cover complete project costs.

If your building(s) is over 30 years old, or if there are known issues with the plumbing system, it is recommended that a comprehensive plumbing inspection be performed which may require a video pipe inspection and other forms of testing. Should a plumbing scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Electrical

This Structural Integrity Reserve Study (SIRS) includes an electrical capital allowance for the building(s) under consideration. This allowance is for any capital repair or replacement expenses of the electrical system of the building(s). This includes the main distribution panel, secondary or sub panels, switchgear, disconnects, meters, conduit/raceways, grounding, wiring, etc. This allowance can also be used for related or associated electrical system costs, including engineering, permitting, demolition, removal, and other relevant expenses.

Unless otherwise stated, this electrical allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic building plumbing capital repair and partial replacement costs that arise over time. Therefore, the allowance amount may or may not be sufficient to cover complete project costs.

Components of the electrical system will deteriorate over time and are known to have a long but finite lifespan. Maintenance and periodic inspections factor into this lifespan as does the equipment’s environment and the ever-changing demands of modern technology.

Evidence of scorching, corrosion, loose connections, frequently tripped breakers, buzzing sounds, etc. are all indications of an aging system that needs attention. The system should be inspected periodically by a qualified professional. An infrared thermography inspection may also be needed.

Unless otherwise stated, this electrical allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic building electrical capital repair and partial replacement costs that arise over time. Therefore, the allowance amount may or may not be sufficient to cover complete project costs. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Waterproofing and Exterior Painting

This Structural Integrity Reserve Study (SIRS) includes waterproofing and exterior painting components for the building(s) under consideration. These components are for painting and waterproofing of the building’s exterior envelope. This can include sealants, exterior walls, ceilings, doors, railings, overhangs, skylights, attached structures, etc.

Depending on the physical makeup of the building(s) these components may also include balconies, lanais, terraces, elevated decks, etc. These component costs can also be used for related costs associated with any waterproofing or exterior painting projects including engineering, permitting, demolition, removal, and other relevant expenses.

SIRS Components

Unless otherwise stated, these waterproofing and exterior painting components are not based on a current scope of work or specifications. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Windows and Exterior Doors

This Structural Integrity Reserve Study (SIRS) may include replacement or deferred maintenance for windows and exterior doors of the building(s) under consideration. Only those windows and exterior doors which are the association's responsibility for replacement have been included.

As windows age the contact weather exposure and temperature changes begin to weaken the seals and degrade both the glass and frame. While repairs and maintenance can extend their life, eventually replacement becomes necessary.

Like their window counterparts, exterior doors also face contact weather exposure. These doors can be made of various material including wood, glass, steel, aluminum, fiberglass, and assorted composite materials. Building entry doors and exterior service doors have been included in this SIRS.

Exterior service doors, even those that are identical construction, can have varying lifespans depending upon their building location and usage. It is uncommon to replace all exterior building service doors at one time. For that reason, a periodic allowance is typically used to cover the replacement of exterior service doors, on an as-needed basis.

Dreux Isaac & Associates (DIA) relied on the Board (or management acting on the Board's behalf) to provide the determination of unit windows and unit exterior door responsibility and recommended the association get a legal opinion on this matter. DIA did not make any determination of responsibility or interpret the association's declaration.

Other SIRS Components

This Structural Integrity Reserve Study (SIRS) may include components that fall into the category "Other SIRS Components." Included in this category would be components, as determined by the SIRS visual inspection, that have either a deferred maintenance expense or replacement cost that exceeds $10,000 and the failure to replace or maintain them negatively affects any of the other SIRS components.

Florida Statute Chapter 718 Reserve Excerpts

718.103 Definitions
(1) “Alternative funding method” means a method approved by the division for funding the capital expenditures and deferred maintenance obligations for a multicondominium association operating at least 25 condominiums which may reasonably be expected to fully satisfy the association’s reserve funding obligations by the allocation of funds in the annual operating budget.

(26) “Structural integrity reserve study” means a study of the reserve funds required for future major repairs and replacement of the condominium property performed as required under s. 718.112(2)(g).

718.112(2)(e) Budget meeting
2.b. Any determination of whether assessments exceed 115 percent of assessments for the prior fiscal year shall exclude any authorized provision for reasonable reserves for repair or replacement of the condominium property…

718.112(2)(f) Annual budget
2.a. In addition to annual operating expenses, the budget must include reserve accounts for capital expenditures and deferred maintenance. These accounts must include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and any other item that has a deferred maintenance expense or replacement cost that exceeds $10,000. The amount to be reserved must be computed using a formula based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of the reserve item. In a budget adopted by an association that is required to obtain a structural integrity reserve study, reserves must be maintained for the items identified in paragraph (g) for which the association is responsible pursuant to the declaration of condominium, and the reserve amount for such items must be based on the findings and recommendations of the association’s most recent structural integrity reserve study. With respect to items for which an estimate of useful life is not readily ascertainable or with an estimated remaining useful life of greater than 25 years, an association is not required to reserve replacement costs for such items, but an association must reserve the amount of deferred maintenance expense, if any, which is recommended by the structural integrity reserve study for such items. The association may adjust replacement reserve assessments annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance. The members of a unit-owner-controlled association may determine, by a majority vote of the total voting interests of the association, to provide no reserves or less reserves than required by this subsection. For a budget adopted on or after December 31, 2024, the members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not determine to provide no reserves or less reserves than required by this subsection for items listed in paragraph (g), except that members of an association operating a multicondominium may determine to provide no reserves or less reserves than required by this subsection if an alternative funding method has been approved by the division.

b. Before turnover of control of an association by a developer to unit owners other than a developer under s. 718.301, the developer-controlled association may not vote to waive the reserves or reduce funding of the reserves. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and no such result is achieved or a quorum is not attained, the reserves included in the budget shall go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves.

3. Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts and may be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote of all the total voting interests of the association. Before turnover of control of an association by a developer to unit owners other than the developer pursuant to s. 718.301, the developer-controlled association may not vote to use reserves for purposes other than those for which they were intended. For a budget adopted on or after December 31, 2024, members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not vote to use reserve funds, or any interest accruing thereon, for any other purpose other than the replacement or deferred maintenance costs of the components listed in paragraph (g).

4. The only voting interests that are eligible to vote on questions that involve waiving or reducing the funding of reserves, or using existing reserve funds for purposes other than purposes for which the reserves were intended, are the voting interests of the units subject to assessment to fund the reserves in question. Proxy questions relating to waiving or reducing the funding of reserves or using existing reserve funds for purposes other than purposes for which the reserves were intended must contain the following statement in capitalized, bold letters in a font size larger than any other used on the face of the proxy ballot: WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

718.112(2)(g) Structural integrity reserve study

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

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

2. A structural integrity reserve study is based on a visual inspection of the condominium property. A structural integrity reserve study may be performed by any person qualified to perform such a study. However, the visual inspection portion of the structural integrity reserve study must be performed or verified by an engineer licensed under chapter 471, an architect licensed under chapter 481, or a person certified as a reserve specialist or professional reserve analyst by the Community Associations Institute or the Association of Professional Reserve Analysts.

Florida Statute Chapter 718 Reserve Excerpts

3. At a minimum, a structural integrity reserve study must identify each item of the condominium property being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of each item of the condominium property being visually inspected, and provide a reserve funding schedule with a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each item of condominium property being visually inspected by the end of the estimated remaining useful life of the item. The structural integrity reserve study may recommend that reserves do not need to be maintained for any item for which an estimate of useful life and an estimate of replacement cost cannot be determined, or the study may recommend a deferred maintenance expense amount for such item. The structural integrity reserve study may recommend that reserves for replacement costs do not need to be maintained for any item with an estimated remaining useful life of greater than 25 years, but the study may recommend a deferred maintenance expense amount for such item.

4. This paragraph does not apply to buildings less than three stories in height; single-family, two-family, or three-family dwellings with three or fewer habitable stories above ground; any portion or component of a building that has not been submitted to the condominium form of ownership; or any portion or component of a building that is maintained by a party other than the association.

5. Before a developer turns over control of an association to unit owners other than the developer, the developer must have a turnover inspection report in compliance with s. 718.301(4)(p) and (q) for each building on the condominium property that is three stories or higher in height.

6. Associations existing on or before July 1, 2022, which are controlled by unit owners other than the developer, must have a structural integrity reserve study completed by December 31, 2024, for each building on the condominium property that is three stories or higher in height. An association that is required to complete a milestone inspection in accordance with s. 553.899 on or before December 31, 2026, may complete the structural integrity reserve study simultaneously with the milestone inspection. In no event may the structural integrity reserve study be completed after December 31, 2026.

7. If the milestone inspection required by s. 553.899, or an inspection completed for a similar local requirement, was performed within the past 5 years and meets the requirements of this paragraph, such inspection may be used in place of the visual inspection portion of the structural integrity reserve study.

8. If the officers or directors of an association willfully and knowingly fail to complete a structural integrity reserve study pursuant to this paragraph, such failure is a breach of an officer’s and director’s fiduciary relationship to the unit owners under s. 718.111(1).

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

(1) Reserves required by statute. Reserves required by Section 718.112(2)(f), Florida Statutes, for capital expenditures and deferred maintenance including roofing, painting, paving, and any other item for which the deferred maintenance expense or replacement cost exceeds $10,000 shall be included in the budget. For the purpose of determining whether the deferred maintenance expense or replacement cost of an item exceeds $10,000, the association may consider each asset of the association separately. Alternatively, the association may group similar or related assets together. For example, an association responsible for the maintenance of two swimming pools, each of which will separately require $6,000 of total deferred maintenance, may establish a pool reserve, but is not required to do so.

(2) Commingling operating and reserve funds. Associations that collect operating and reserve assessments as a single payment shall not be considered to have commingled the funds provided the reserve portion of the payment is transferred to a separate reserve account, or accounts, within 30 calendar days from the date such funds were deposited.

(3) Calculating reserves required by statute. Reserves for deferred maintenance and capital expenditures required by Section 718.112(2)(f), Florida Statutes, shall be calculated using a formula that will provide funds equal to the total estimated deferred maintenance expense or total estimated replacement cost for an asset or group of assets over the remaining useful life of the asset or group of assets. Funding formulas for reserves required by Section 718.112(2)(f), Florida Statutes, shall be based on either a separate analysis of each of the required assets or a pooled analysis of two or more of the required assets.

(a) If the association maintains separate reserve accounts for each of the required assets, the amount of the current year contribution to each reserve account shall be the sum of the following two calculations:

1. The total amount necessary, if any, to bring a negative account balance to zero; and

2. The total estimated deferred maintenance expense or estimated replacement cost of the reserve asset less the estimated balance of the reserve account as of the beginning of the period for which the budget will be in effect. The remainder, if greater than zero, shall be divided by the estimated remaining useful life of the asset. The formula may be adjusted each year for changes in estimates and deferred maintenance performed during the year and may consider factors such as inflation and earnings on invested funds.

(b) If the association maintains a pooled account of two or more of the required reserve assets, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget shall be not less than that required to ensure that the balance on hand at the beginning of the period for which the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful lives of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all of the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal. The reserve funding formula shall not include any type of balloon payments.

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

(4) Estimating reserves that are not required by statute. Reserves that are not required by Section 718.112(2)(f), Florida Statutes, are not required to be based on any specific formula.

(5) Estimating non-converter reserves when the developer is funding converter reserves. For the purpose of estimating non-converter reserves, the estimated fund balance of the non-converter reserve account related to any asset for which the developer has established converter reserves pursuant to Section 718.618, Florida Statutes, shall be the sum of:

(a) The developer's total funding obligation, when all units are sold, for the converter reserve account pursuant to Section 718.618, Florida Statutes; and

(b) The estimated fund balance of the non-converter reserve account, excluding the developer's converter obligation, as of the beginning of the period for which the budget will be in effect.

(6) Timely funding. Reserves included in the adopted budget are common expenses and must be fully funded unless properly waived or reduced. Reserves shall be funded in at least the same frequency that assessments are due from the unit owners (e.g., monthly or quarterly).

(7) Restrictions on use. In a multicondominium association, no vote to allow an association to use reserve funds for purposes other than that for which the funds were originally reserved shall be effective as to a particular condominium unless conducted at a meeting at which the same percentage of voting interests in that condominium that would otherwise be required for a quorum of the association is present in person or by proxy, and a majority of those present in person or by limited proxy, vote to use reserve funds for another purpose. Expenditure of unallocated interest income earned on reserve funds is restricted to any of the capital expenditures, deferred maintenance or other items for which reserve accounts have been established.

(8) Annual vote required to waive reserves. Any vote to waive or reduce reserves for capital expenditures and deferred maintenance required by Section 718.112(2)(f)2., Florida Statutes, shall be effective for only one annual budget. Additionally, in a multicondominium association, no waiver or reduction is effective as to a particular condominium unless conducted at a meeting at which the same percentage of voting interests in that condominium that would otherside be required for a quorum of the association is present, in person or by proxy, and a majority of those present in person or by limited proxy vote to waive or reduce reserves. For multicondominium associations in which the developer is precluded from casting its votes to waive or reduce the funding of reserves, no waiver or reduction is effective as to a particular condominium unless conducted at a meeting at which the same percentage of non-developer voting interests in that condominium that would otherwise be required for a quorum of the association is present, in person or by proxy, and a majority of those present in person or by limited proxy vote to waive or reduce reserves.

Specific Authority 718.501(1)(f) FS. Law Implemented 718.112(2)(f), 718.501, 718.618 FS. History–New 7-11-93, Formerly 7D-22.005, Amended 12-20-95, 1-19-97, 12-18-01, 12-23-02.

Florida Administrative Code Reserve Excerpts

61B-22.006 Financial Reporting Requirements.

(3) (a) The following reserve disclosures shall be made regardless of whether reserves have been waived for the fiscal period covered by the financial statements:

1. The beginning balance in each reserve account as of the beginning of the fiscal period covered by the financial statements;

2. The amount of assessments and other additions to each reserve account including authorized transfers from other reserve accounts;

3. The amount expended or removed from each reserve account, including authorized transfers to other reserve accounts;

4. The ending balance in each reserve account as of the end of the fiscal period covered by the financial statements;

5. The amount of annual funding required to fully fund each reserve account, or pool of accounts, over the remaining useful life of the applicable asset or group of assets;

6. The manner by which reserve items were estimated, the date the estimates were last made, the association's policies for allocating reserve fund interest, and whether reserves have been waived during the period covered by the financial statements; and

7. If the developer has established converter reserves pursuant to Section 718.618(1), F.S., each converter reserve account shall be identified and include the disclosures required by this rule.

Specific Authority 718.111(13), 718.501(1)(f) FS. Law Implemented 718.111(12)(a)11., (13), 718.301(4) FS. History–New 7-11-93, Formerly 7D-22.006, Amended 12-20-95, 2-13-97, 12-18-01, 6-24-04, 3-26-09.

Funding Plans

Pooled Cash Flow Funding Plan

This plan takes the total beginning year reserve balance along with the projected annual reserve expenditures over a 30-year period and arrives at a stable and equitable funding contribution amount over the plan years so as to provide a positive cash flow and sufficient funds when required.

The pooled cash flow method allows for different funding goals. **Baseline** funding is a goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the riskiest goal that could lead to project delays, a special assessment, and/or financing. Baseline funding is not recommended. **Full Funding** is setting a reserve funding goal to attain and maintain reserves at or near 100% funded, which is when the actual or projected reserve balance is equal to the fully funded balance. **Threshold** funding is a goal of keeping the reserve balance above a specified minimum balance (could be $100,000 or $1 million). This “threshold” amount is the lowest the reserve fund balance will be at any given point.

Straight-Line (Component) Funding Plan

The straight-line funding method, also referred to as the component method, utilizes basic mathematic formulas and current costs to determine the individual funding requirement of each component. Only the current year’s reserve funding contribution is calculated, and neither interest nor inflation are factored into the calculations.

This funding method begins with allocating or assigning existing reserve funds to the individual reserve components. This allocation may be restricted depending on your governing regulations and/or the way these funds were accumulated. Ideally the existing reserve funds are not restricted and can be allocated in the most efficient and effective manner possible. Allocation of existing reserve funds can have a significant impact on the reserve contribution amount.

Once the reserve funds have been allocated, this funding plan takes each reserve component and computes its' annual contribution amount by taking its' unfunded balance (current cost minus allocated reserve funds) and divides it by the component's remaining life. This will give you the current budget year’s funding contribution amount for each component.

Why do these two funding plans sometimes provide such different funding contribution recommendations?

The straight-line (component) funding plan formulas are based on a single goal which is to rapidly achieve a fully funded plan balance. Fully funded is when the actual reserve balance equals the calculated fully funded balance. Straight-line plans often have segregated balance restrictions which typically creates inefficient fund allocations that can also increase funding.

Pooled cash flow funding allows choices. Funding goals can be baseline, full funding, or threshold. These goals play a large factor in the funding contribution amount. There are also no segregated balance restrictions and therefore no inefficient allocations. It is a much more flexible funding plan.

Definitions

Capital Improvements: Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

Cash Flow Method (also known as pooling): A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

Common Area: The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

Community Association: A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

Component Inventory: The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

Cost Per Unit: The cost to replace a reserve component per unit of measurement.

Straight Line Method (also known as Component): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

Condition Assessment: The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Current Cost: The estimated current year cost to repair or replace a reserve component.

Effective Age: The difference between useful life and estimated remaining useful life. Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

Financial Analysis: The portion of a reserve study in which the current status of the reserves (measured as cash or percent funded) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Funding Contribution: This is the annual funding contribution amount for the budget year.

Fully Funded: 100% funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

Fully Funded Balance (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

FFB = Current Cost X Effective Age/Useful Life

Fund Status: The status of the reserve fund reported in terms of cash or percent funded.

Funding Plan: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Definitions

Funding Principles: A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

- Sufficient funds when required.
- Stable funding rate over the years.
- Equitable funding rate over the years.
- Fiscally responsible.

Initial Year: The first fiscal year in the financial analysis or funding plan.

Life Estimates: The task of estimating useful life and remaining useful life of the reserve components.

Life Cycle Cost: The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

Maintenance: Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of "replacement" but may pass the defining test of a reserve component and be appropriate for reserve funding.

Percent Funded: The ratio, at a particular point in time clearly identified as either the beginning or end of the association's fiscal year, of the actual (or projected) reserve balance to the fully funded balance.

Physical Evaluation: The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed.

Quantity: The quantity or amount of each reserve component element.

Remaining Life (RL): Also referred to as "remaining useful life" (RUL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

Replacement Cost: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance: Actual or projected funds, clearly identified as existing either at the beginning or end of the association's fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Reserve Study: A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures. This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Site Visit: A visual assessment of the accessible areas of the components included within the reserve study.

Special Assessment: A temporary assessment levied on the members of an association in addition to regular assessments. Special assessments are often regulated by governing documents or local statutes.

Units: The unit of measurement for each quantity.

Unit Abbreviations

Allow - Allowance

Court - Court

Cu Ft - Cubic Feet

Cu Yds - Cubic Yards

Dbl Ct - Double Tennis Court

Each - Each

Hp - Horsepower

Kw - Kilowatts

Ln Ft - Linear Feet

Lp Sm - Lump Sum

Pair - Pair

Sq Ft - Square Feet

Sq Yds - Square Yards

Squares - Squares (roofing)

Total - Total

Units - Units

Company Information

Dreux Isaac & Associates is a Florida-based consulting firm that specializes in performing reserve studies, insurance value appraisals, and structural integrity reserve studies (SIRS) for condominiums, homeowners associations, golf and country clubs, timeshares, resorts, churches, schools, and civic organizations.

Through our process of property inspections, cost estimating, condition assessment, life cycle forecasting, and financial analysis we are able to provide our clients with critical cost data and long-range capital budget plans.

Since 1989 we have had the opportunity to serve and build long-term relationships with thousands of clients in Florida and the United States. Each day, as we continue to grow and strive for improvement, we remain committed to serving each client with the same professional dedication and commitment. Combined with experience and knowledge, we remain committed to helping each client. Our unrelenting focus will always be to provide our services with the most accurate information.

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced

Terms and Conditions

Dreux Isaac & Associates, Inc. (“DIA”) has no present or contemplated future interest in the property that is the subject of this report and no personal interest or bias with respect to the subject matter of this report or the parties involved. Neither the employment to prepare this study, nor the compensation, is contingent upon the findings and conclusions contained herein.

Information provided to DIA by the Client or their representative(s), such as but not limited to, historical records, financial documents, proposals, contracts, correspondence, and construction plans will be deemed reliable and will not be independently verified or audited.

DIA has not investigated, nor assumes any responsibility for the existence of hazardous materials, latent or hidden defects or hidden conditions. Unless expressly stated in our report disclosures, there are no material issues that that would cause a distortion of the Client’s situation.

No testing, invasive or non-invasive, has been performed by DIA. No warranty is made and no liability is assumed for the soundness of the structure or its components. DIA has made no investigation of, offers no opinion of, and assumes no responsibility for the structural integrity of the property, code compliance requirements, or any physical defects, regardless of cause.

DIA uses various sources to arrive at its opinion of estimated cost. The information obtained from these sources is considered to be accurate and reasonable but is not guaranteed. Factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices. No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances, or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included. For update studies (Level II or III) prior quantities assumed to be accurate.

If complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. If these assumptions are in error, we reserve the right to modify this report, including value conclusions.

Estimates of useful life and remaining useful life used in this report assume proper installation and construction, adherence to recommended preventive maintenance guidelines and best practices. Natural disasters, catastrophic or severe condition changes could significantly affect the lives of any component. DIA does not warranty or guarantee the useful lives of any components.

Where feasible DIA may inspect and use a representative sampling of the Client’s property to accurately replicate an entire group of similar components at the same property. This report data is not applicable to any other property regardless of similarity.

Client agrees to indemnify and hold harmless DIA, its officers, employees, affiliates, agents and independent contractors from any and all liabilities or claims made in connection with the preparation of this report. The liability of DIA its officers, employees, affiliates, agents and independent for errors and omissions, is limited in total to the amount collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct. Acceptance of, and/or use of, this report constitutes acceptance of the above conditions. Use of this report is limited to only the purpose stated herein.

Report Notes

1. On the component schedule summary page the range of useful life and remaining life numbers shown on this page reflect the minimum and maximum life expectancies of the individual items within each category.

2. Based on information from the State of Florida's Compliance Office for the Division of Florida Condominiums, Timeshares, and Mobile Homes, the maximum annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate. Otherwise it may be considered a balloon payment, which is prohibited under Florida Administrative Codes 61B-22.005(3)(b).

3. To comply with Florida Administrative Code 61B-22.005(3)(b) for pooled cash flow plan funding calculations, any components whose remaining lives are currently greater than 30 years have been shortened to 30 years and their cost proportionally reduced. This provides for full funding of these components, over their remaining lives, within a 30 year pooled cash flow plan.

4. The condo building roof was coated in 2023 with a silicone product accompanied by a 20 year warranty. It should be noted that the association's insurance may require replacement sooner based on the installation year of the roof regardless of the coating and warranty provided in order for the roof to be insurable.

5. Based on a 10 year labor and material warranty the current reserve schedule is showing a 10 year life expectancy based solely on the warranty.

6. Estimated reserve balance in the 2025 SIRS/Reserve Study assumes the association will be financing some of the major projects planned for 2024 per management and the BOD.

Recommendations and Findings

1. General Information

Property Name:	**101 Eola Condominiums Association, Inc.**		
Property Location:	**Orlando, Florida**		
Property Number:	**10552**	Report Run Date:	**04/02/2024**
Property Type:	**Condominium**	Report No:	**9193**
Total Units:	**151**	Budget Year Begins:	**01/01/2025**
Phase:	**SIRS (1 of 2)**	Budget Year Ends:	**12/31/2025**

2. Report Findings

Total number of categories set up in reserve schedule:	**7**
Total number of components scheduled for reserve funding:	**25**
Total current cost of all scheduled reserve components:	**$8,767,236**
Estimated Beginning Year Reserve Balance:	**$773,489**
Total number of components scheduled for replacement in the 2025 Budget Year:	**5**
Total cost of components scheduled for replacement in the 2025 Budget Year:	**$59,426**

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$156,000**
Recommended 2025 Reserve Funding Contribution Amount:	**$469,417**
Recommended 2025 Planned Special Assessment Amount:	**$0**
Total 2025 Reserve Funding and Planned Special Assessment Amount:	**$469,417**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$313,417**
Increase (decrease) between Current & Recommended Contribution Amounts:	**200.91%**

Chart A

2025 Current Reserve Component Costs

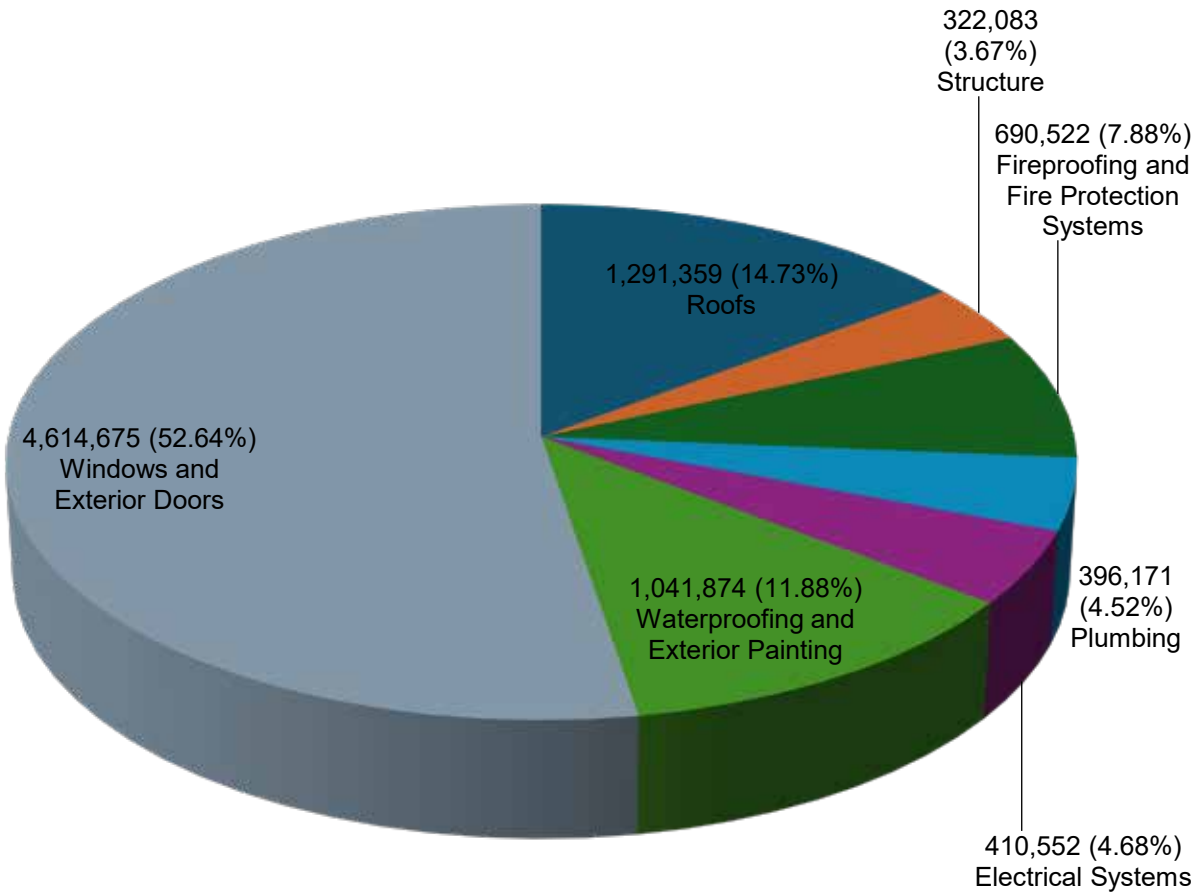


Chart B

2025 Actual vs. 100% Funded Reserve Balances

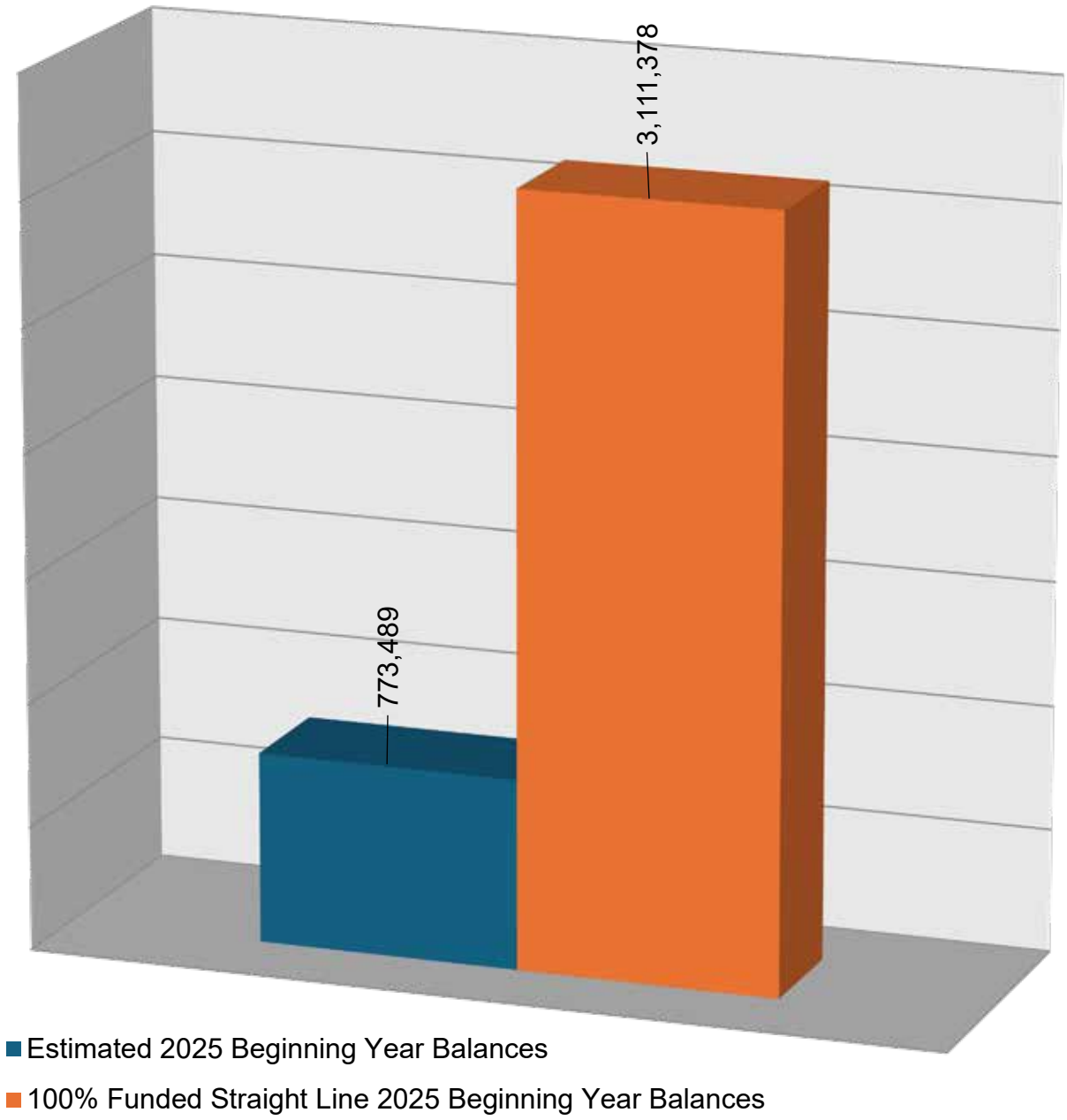


Chart C

2025 Funding Contribution Comparisons

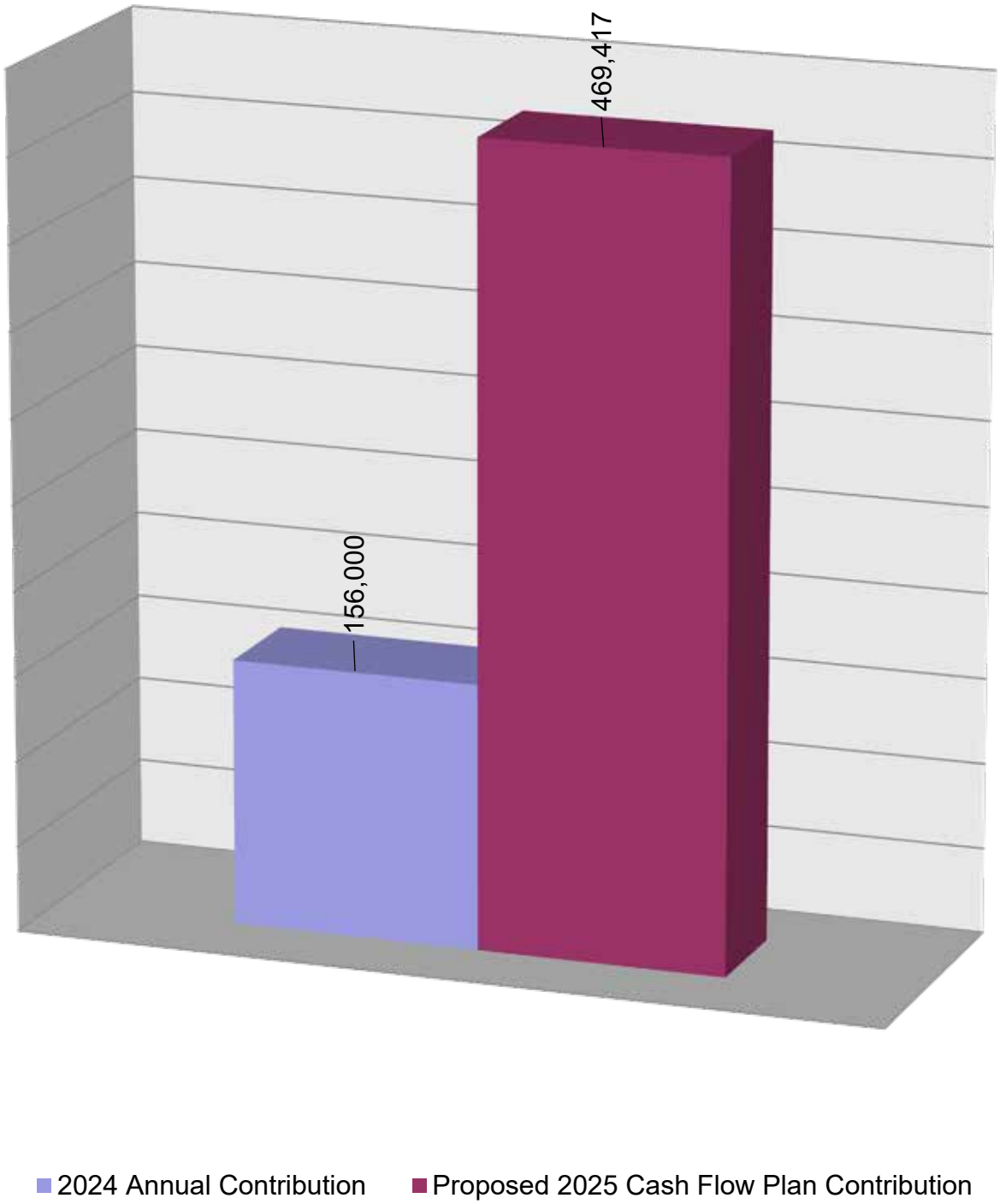
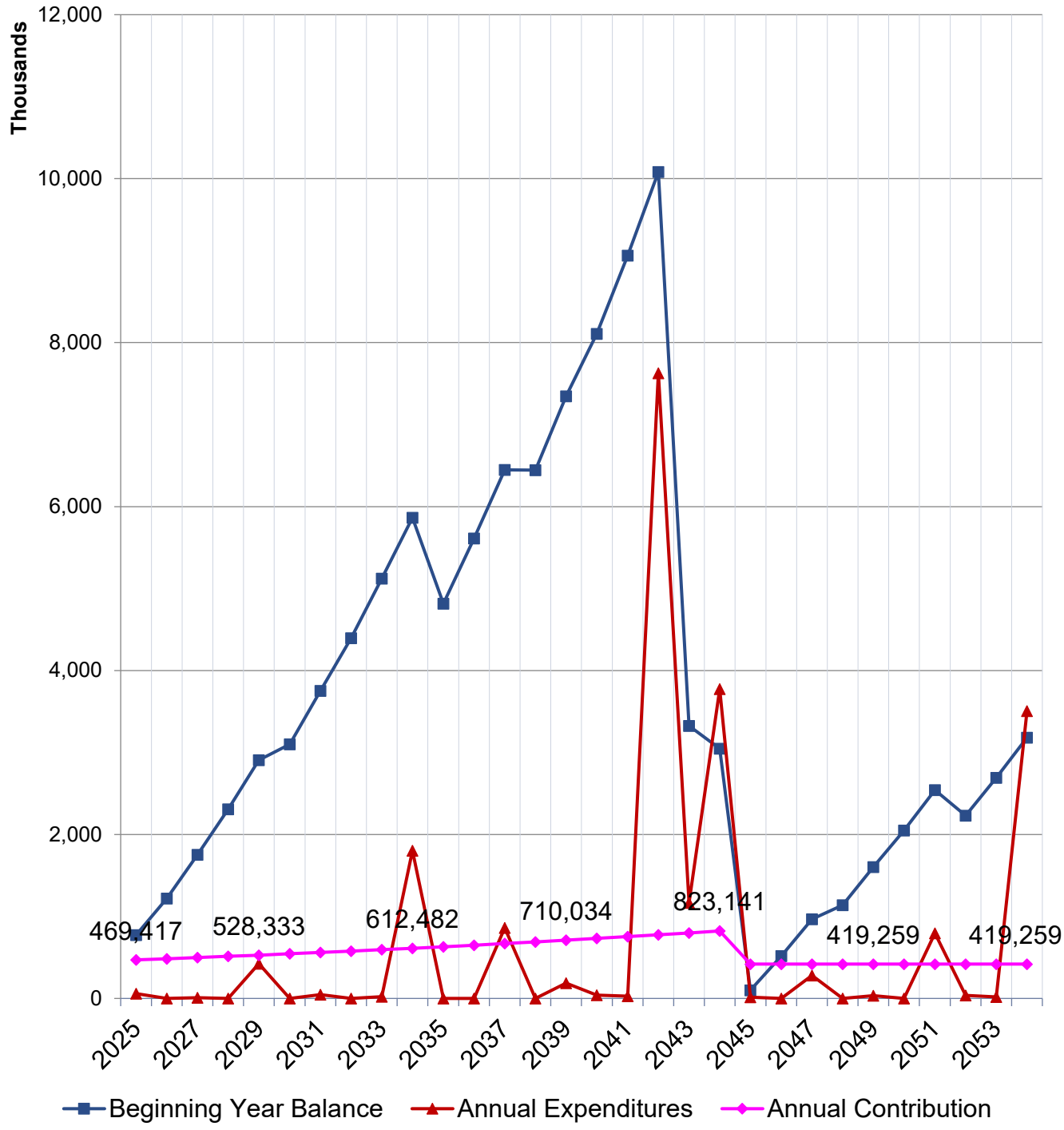


Chart D

30 Year Pooled Cash Flow Plan



Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	1,291,359	20	19-20
Structure	322,083	10	10
Fireproofing and Fire Protection Systems	690,522	9-40	1-23
Plumbing	396,171	8-30	1-13
Electrical Systems	410,552	9-36	1-19
Waterproofing and Exterior Painting	1,041,874	10	10
Windows and Exterior Doors	4,614,675	35	18
Grand Total	**8,767,236**		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Roof, Modified Bitumen ('23 Coated w/20yr Warranty) - Condo Bldg	228	Squares	2,205.00	502,740	20	19
Roof, Waterproof Membrane w/Pavers - Level 5 Pool Deck	10,803	Sq Ft	73.00	788,619	20	20
Roofs Total	2	Components		1,291,359	20	19-20
Structure						
Building Restoration/Structural/Engineering Allowance	151	Units	2,133.00	322,083	10	10
Structure Total	1	Components		322,083	10	10
Fireproofing and Fire Protection Systems						
Fire Alarm BDA Upgrade	1	Total	123,325.00	123,325	15	15
Fire Alarm Dry System Allowance	1	Total	25,309.00	25,309	15	1
Fire Alarm System Upgrade Allowance	151	Units	2,442.00	368,742	22	5
Fire Jockey Pump/Motor	1	Each	7,011.00	7,011	9	1
Fire Pump Deferred Maintenance Allowance	1	Each	9,600.00	9,600	10	3
Fire Pump Diesel Fuel Tank, Abvgrnd DWS, 120 Gal	1	Each	11,653.00	11,653	30	13
Fire Pump/Motor/Controller, Diesel	1	Each	136,572.00	136,572	40	23
Plumbing, Backflow Preventer - Fire	1	Each	8,310.00	8,310	30	13
Fireproofing and Fire Protection Systems Total	8	Components		690,522	9-40	1-23
Plumbing						
Domestic Water Pump System Control Panel w/VFD's	1	Each	39,664.00	39,664	24	7
Domestic Water Pump/Motor, 5 Hp	1	Each	8,703.00	8,703	8	5
Domestic Water Pump/Motor, 5 Hp	1	Each	8,703.00	8,703	8	1
Domestic Water Pump/Motor, 5 Hp	1	Each	8,703.00	8,703	8	1
Plumbing Capital Allowance	151	Units	2,078.00	313,778	30	13
Plumbing, Backflow Preventer - Domestic Water	2	Each	8,310.00	16,620	30	13
Plumbing Total	6	Components		396,171	8-30	1-13
Electrical Systems						
Electrical Capital Allowance	151	Units	1,559.00	235,409	30	13
Generator, Deferred Maintenance Allowance	1	Each	9,700.00	9,700	9	1
Generator, Diesel, 200 kW w/ATS	1	Each	165,443.00	165,443	36	19
Electrical Systems Total	3	Components		410,552	9-36	1-19

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Waterproofing and Exterior Painting						
Paint Exterior and Waterproof - Condo Bldg	1	Total	318,570.00	318,570	10	10
Paint, Waterproof Traffic Coating - Garage	31,600	Sq Ft	10.00	316,000	10	10
Sealants - Condo Bldg	1	Total	185,000.00	185,000	10	10
Waterproof Coating - Balconies	13,894	Sq Ft	16.00	222,304	10	10
Waterproofing and Exterior Painting Total	4	Components		1,041,874	10	10
Windows and Exterior Doors						
Window & Door, Glass Frame Storefront - Condo Bldg	56,359	Sq Ft	81.88	4,614,675	35	18
Windows and Exterior Doors Total	1	Components		4,614,675	35	18
Grand Total	25	Components		8,767,236		

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2025	773,489	469,417	200.91%	0	59,426	3.00%	35,504	3.00%	1,218,984
2	2026	1,218,984	483,500	3.00%	0	0	3.00%	51,075	3.00%	1,753,559
3	2027	1,753,559	498,005	3.00%	0	10,185	3.00%	67,241	3.00%	2,308,620
4	2028	2,308,620	512,945	3.00%	0	0	3.00%	84,647	3.00%	2,906,212
5	2029	2,906,212	528,333	3.00%	0	424,817	3.00%	90,292	3.00%	3,100,020
6	2030	3,100,020	544,183	3.00%	0	0	3.00%	109,326	3.00%	3,753,529
7	2031	3,753,529	560,508	3.00%	0	47,361	3.00%	128,000	3.00%	4,394,676
8	2032	4,394,676	577,323	3.00%	0	0	3.00%	149,160	3.00%	5,121,159
9	2033	5,121,159	594,643	3.00%	0	22,050	3.00%	170,813	3.00%	5,864,565
10	2034	5,864,565	612,482	3.00%	0	1,801,457	3.00%	140,268	3.00%	4,815,858
11	2035	4,815,858	630,856	3.00%	0	0	3.00%	163,401	3.00%	5,610,115
12	2036	5,610,115	649,782	3.00%	0	0	3.00%	187,797	3.00%	6,447,694
13	2037	6,447,694	669,275	3.00%	0	861,262	3.00%	187,671	3.00%	6,443,378
14	2038	6,443,378	689,353	3.00%	0	0	3.00%	213,982	3.00%	7,346,713
15	2039	7,346,713	710,034	3.00%	0	186,540	3.00%	236,106	3.00%	8,106,313
16	2040	8,106,313	731,335	3.00%	0	39,431	3.00%	263,947	3.00%	9,062,164
17	2041	9,062,164	753,275	3.00%	0	27,932	3.00%	293,625	3.00%	10,081,132
18	2042	10,081,132	775,873	3.00%	0	7,627,351	3.00%	96,890	3.00%	3,326,544
19	2043	3,326,544	799,149	3.00%	0	1,165,986	3.00%	88,791	3.00%	3,048,498
20	2044	3,048,498	823,141	3.00%	0	3,774,552	3.00%	2,913	3.00%	100,000
21	2045	100,000	419,259	-49.07%	0	15,719	3.00%	15,106	3.00%	518,646
22	2046	518,646	419,259	0.00%	0	0	3.00%	28,137	3.00%	966,042
23	2047	966,042	419,259	0.00%	0	280,081	3.00%	33,157	3.00%	1,138,377
24	2048	1,138,377	419,259	0.00%	0	0	3.00%	46,729	3.00%	1,604,365
25	2049	1,604,365	419,259	0.00%	0	35,382	3.00%	59,647	3.00%	2,047,889
26	2050	2,047,889	419,259	0.00%	0	0	3.00%	74,014	3.00%	2,541,162
27	2051	2,541,162	419,259	0.00%	0	795,225	3.00%	64,956	3.00%	2,230,152
28	2052	2,230,152	419,259	0.00%	0	37,119	3.00%	78,369	3.00%	2,690,661
29	2053	2,690,661	419,259	0.00%	0	19,912	3.00%	92,700	3.00%	3,182,708
30	2054	3,182,708	419,259	0.00%	0	3,504,874	3.00%	2,913	3.00%	100,006
Grand Total			**16,806,002**		**0**	**20,736,662**		**3,257,177**		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2025		
Fireproofing and Fire Protection Systems	Fire Alarm Dry System Allowance	25,309
Fireproofing and Fire Protection Systems	Fire Jockey Pump/Motor	7,011
Plumbing	Domestic Water Pump/Motor, 5 Hp	8,703
Plumbing	Domestic Water Pump/Motor, 5 Hp	8,703
Electrical Systems	Generator, Deferred Maintenance Allowance	9,700
Year 1 Total		**59,426**
Year 2: 2026	No Expenses	
Year 3: 2027		
Fireproofing and Fire Protection Systems	Fire Pump Deferred Maintenance Allowance	10,185
Year 3 Total		**10,185**
Year 4: 2028	No Expenses	
Year 5: 2029		
Fireproofing and Fire Protection Systems	Fire Alarm System Upgrade Allowance	415,022
Plumbing	Domestic Water Pump/Motor, 5 Hp	9,795
Year 5 Total		**424,817**
Year 6: 2030	No Expenses	
Year 7: 2031		
Plumbing	Domestic Water Pump System Control Panel w/VFD's	47,361
Year 7 Total		**47,361**
Year 8: 2032	No Expenses	
Year 9: 2033		
Plumbing	Domestic Water Pump/Motor, 5 Hp	11,025
Plumbing	Domestic Water Pump/Motor, 5 Hp	11,025
Year 9 Total		**22,050**
Year 10: 2034		
Structure	Building Restoration/Structural/Engineering Allowance	420,245
Fireproofing and Fire Protection Systems	Fire Jockey Pump/Motor	9,148
Electrical Systems	Generator, Deferred Maintenance Allowance	12,656

Category	Description	Cost
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Condo Bldg	415,661
Waterproofing and Exterior Painting	Paint, Waterproof Traffic Coating - Garage	412,308
Waterproofing and Exterior Painting	Sealants - Condo Bldg	241,383
Waterproofing and Exterior Painting	Waterproof Coating - Balconies	290,056
Year 10 Total		**1,801,457**
Year 11: 2035	No Expenses	
Year 12: 2036	No Expenses	
Year 13: 2037		
Fireproofing and Fire Protection Systems	Fire Pump Deferred Maintenance Allowance	13,687
Fireproofing and Fire Protection Systems	Fire Pump Diesel Fuel Tank, Abvgrnd DWS, 120 Gal	16,614
Fireproofing and Fire Protection Systems	Plumbing, Backflow Preventer - Fire	11,848
Plumbing	Domestic Water Pump/Motor, 5 Hp	12,408
Plumbing	Plumbing Capital Allowance	447,372
Plumbing	Plumbing, Backflow Preventer - Domestic Water	23,696
Electrical Systems	Electrical Capital Allowance	335,637
Year 13 Total		**861,262**
Year 14: 2038	No Expenses	
Year 15: 2039		
Fireproofing and Fire Protection Systems	Fire Alarm BDA Upgrade	186,540
Year 15 Total		**186,540**
Year 16: 2040		
Fireproofing and Fire Protection Systems	Fire Alarm Dry System Allowance	39,431
Year 16 Total		**39,431**
Year 17: 2041		
Plumbing	Domestic Water Pump/Motor, 5 Hp	13,966
Plumbing	Domestic Water Pump/Motor, 5 Hp	13,966
Year 17 Total		**27,932**
Year 18: 2042		
Windows and Exterior Doors	Window & Door, Glass Frame Storefront - Condo Bldg	7,627,351
Year 18 Total		**7,627,351**

Category	Description	Cost
Year 19: 2043		
Roofs	Roof, Modified Bitumen ('23 Coated w/20yr Warranty) - Condo Bldg	855,881
Fireproofing and Fire Protection Systems	Fire Jockey Pump/Motor	11,936
Electrical Systems	Generator, Deferred Maintenance Allowance	16,514
Electrical Systems	Generator, Diesel, 200 kW w/ATS	281,655
Year 19 Total		**1,165,986**
Year 20: 2044		
Roofs	Roof, Waterproof Membrane w/Pavers - Level 5 Pool Deck	1,382,847
Structure	Building Restoration/Structural/Engineering Allowance	564,774
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Condo Bldg	558,614
Waterproofing and Exterior Painting	Paint, Waterproof Traffic Coating - Garage	554,108
Waterproofing and Exterior Painting	Sealants - Condo Bldg	324,398
Waterproofing and Exterior Painting	Waterproof Coating - Balconies	389,811
Year 20 Total		**3,774,552**
Year 21: 2045		
Plumbing	Domestic Water Pump/Motor, 5 Hp	15,719
Year 21 Total		**15,719**
Year 22: 2046	No Expenses	
Year 23: 2047		
Fireproofing and Fire Protection Systems	Fire Pump Deferred Maintenance Allowance	18,395
Fireproofing and Fire Protection Systems	Fire Pump/Motor/Controller, Diesel	261,686
Year 23 Total		**280,081**
Year 24: 2048	No Expenses	
Year 25: 2049		
Plumbing	Domestic Water Pump/Motor, 5 Hp	17,691
Plumbing	Domestic Water Pump/Motor, 5 Hp	17,691
Year 25 Total		**35,382**
Year 26: 2050	No Expenses	
Year 27: 2051		
Fireproofing and Fire Protection Systems	Fire Alarm System Upgrade Allowance	795,225
Year 27 Total		**795,225**

Category	Description	Cost
Year 28: 2052		
Fireproofing and Fire Protection Systems	Fire Jockey Pump/Motor	15,573
Electrical Systems	Generator, Deferred Maintenance Allowance	21,546
Year 28 Total		**37,119**
Year 29: 2053		
Plumbing	Domestic Water Pump/Motor, 5 Hp	19,912
Year 29 Total		**19,912**
Year 30: 2054		
Structure	Building Restoration/Structural/Engineering Allowance	759,009
Fireproofing and Fire Protection Systems	Fire Alarm BDA Upgrade	290,623
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Condo Bldg	750,730
Waterproofing and Exterior Painting	Paint, Waterproof Traffic Coating - Garage	744,674
Waterproofing and Exterior Painting	Sealants - Condo Bldg	435,964
Waterproofing and Exterior Painting	Waterproof Coating - Balconies	523,874
Year 30 Total		**3,504,874**

Recommendations and Findings

1. General Information

Property Name:	**101 Eola Condominiums Association, Inc.**		
Property Location:	**Orlando, Florida**		
Property Number:	**10552**	Report Run Date:	**04/02/2024**
Property Type:	**Condominium**	Report No:	**9193**
Total Units:	**151**	Budget Year Begins:	**01/01/2025**
Phase:	**Non SIRS (2 of 2)**	Budget Year Ends:	**12/31/2025**

2. Report Findings

Total number of categories set up in reserve schedule:	**7**
Total number of components scheduled for reserve funding:	**108**
Total current cost of all scheduled reserve components:	**$3,673,411**
Estimated Beginning Year Reserve Balance:	**$515,659**
Total number of components scheduled for replacement in the 2025 Budget Year:	**38**
Total cost of components scheduled for replacement in the 2025 Budget Year:	**$248,954**

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$104,000**
Recommended 2025 Reserve Funding Contribution Amount:	**$202,608**
Recommended 2025 Planned Special Assessment Amount:	**$0**
Total 2025 Reserve Funding and Planned Special Assessment Amount:	**$202,608**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$98,608**
Increase (decrease) between Current & Recommended Contribution Amounts:	**94.82%**

Chart A

2025 Current Reserve Component Costs

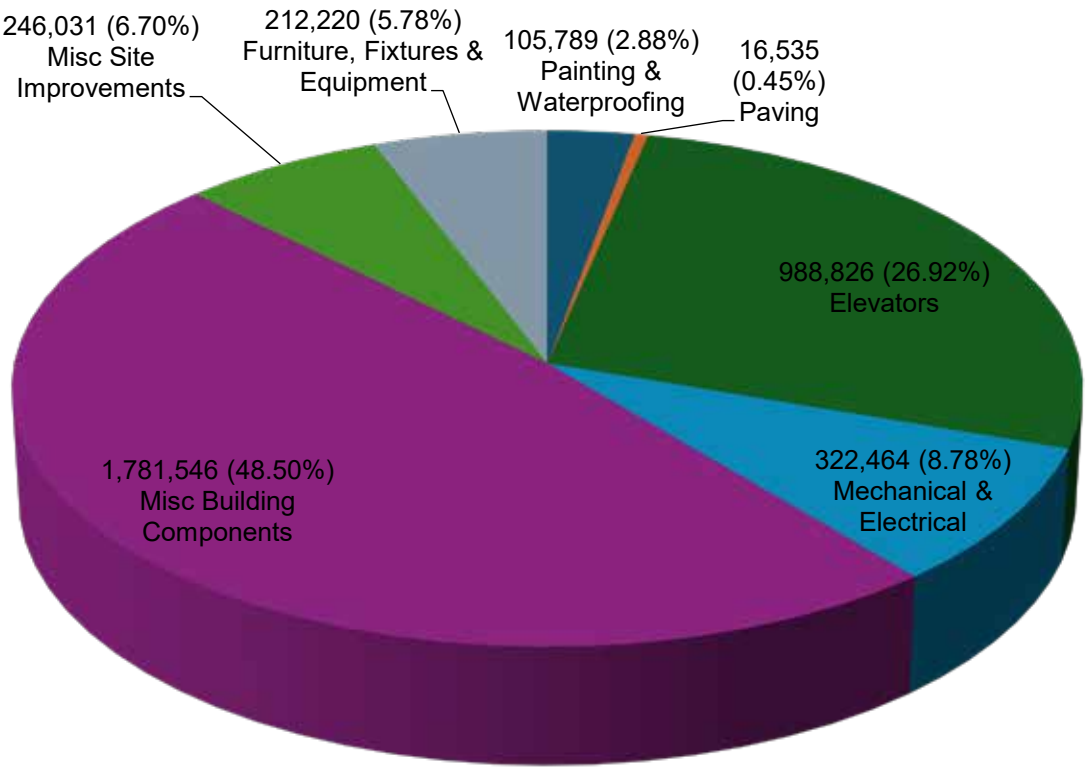


Chart B

2025 Actual vs. 100% Funded Reserve Balances

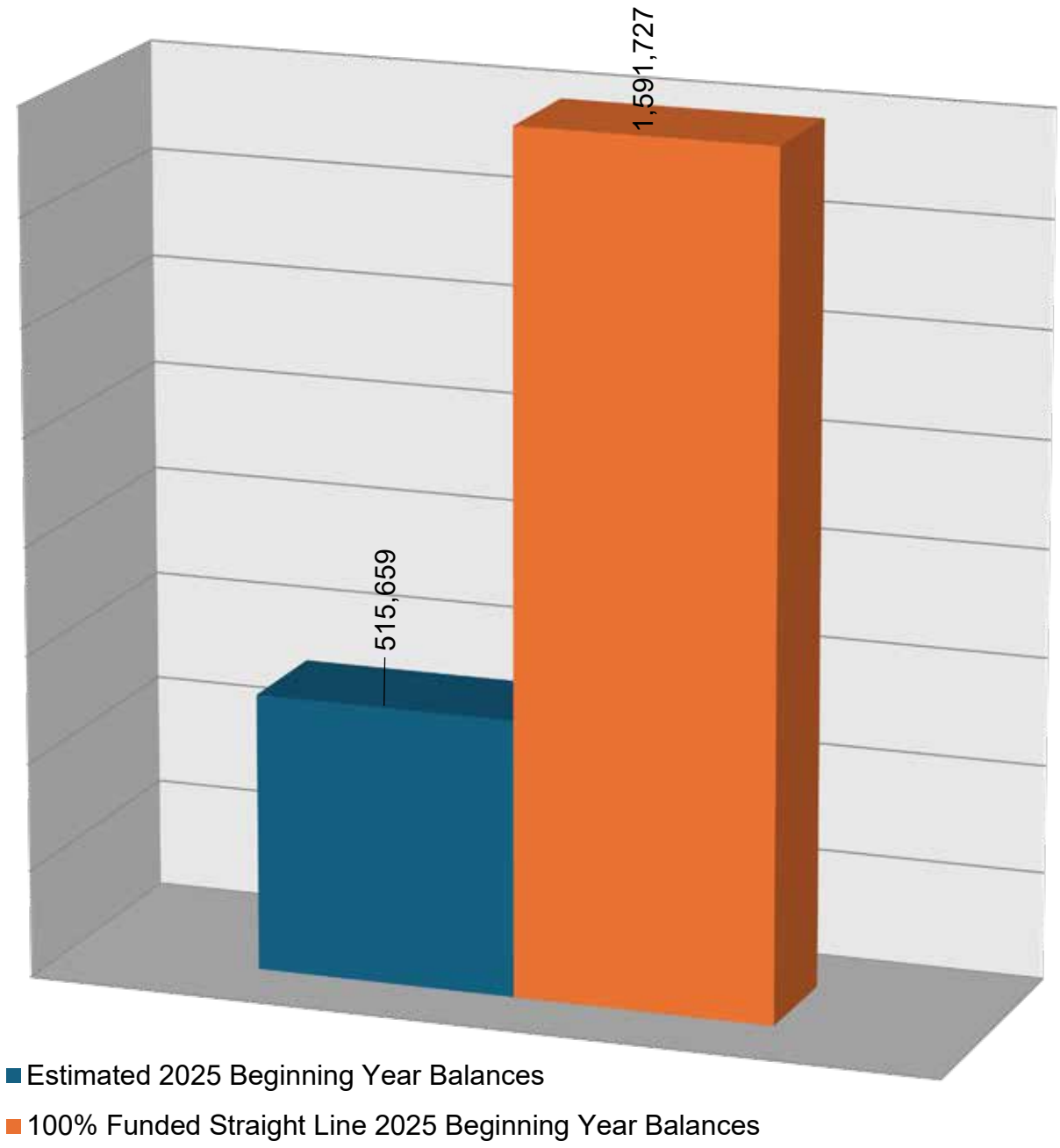


Chart C

2025 Funding Contribution Comparisons

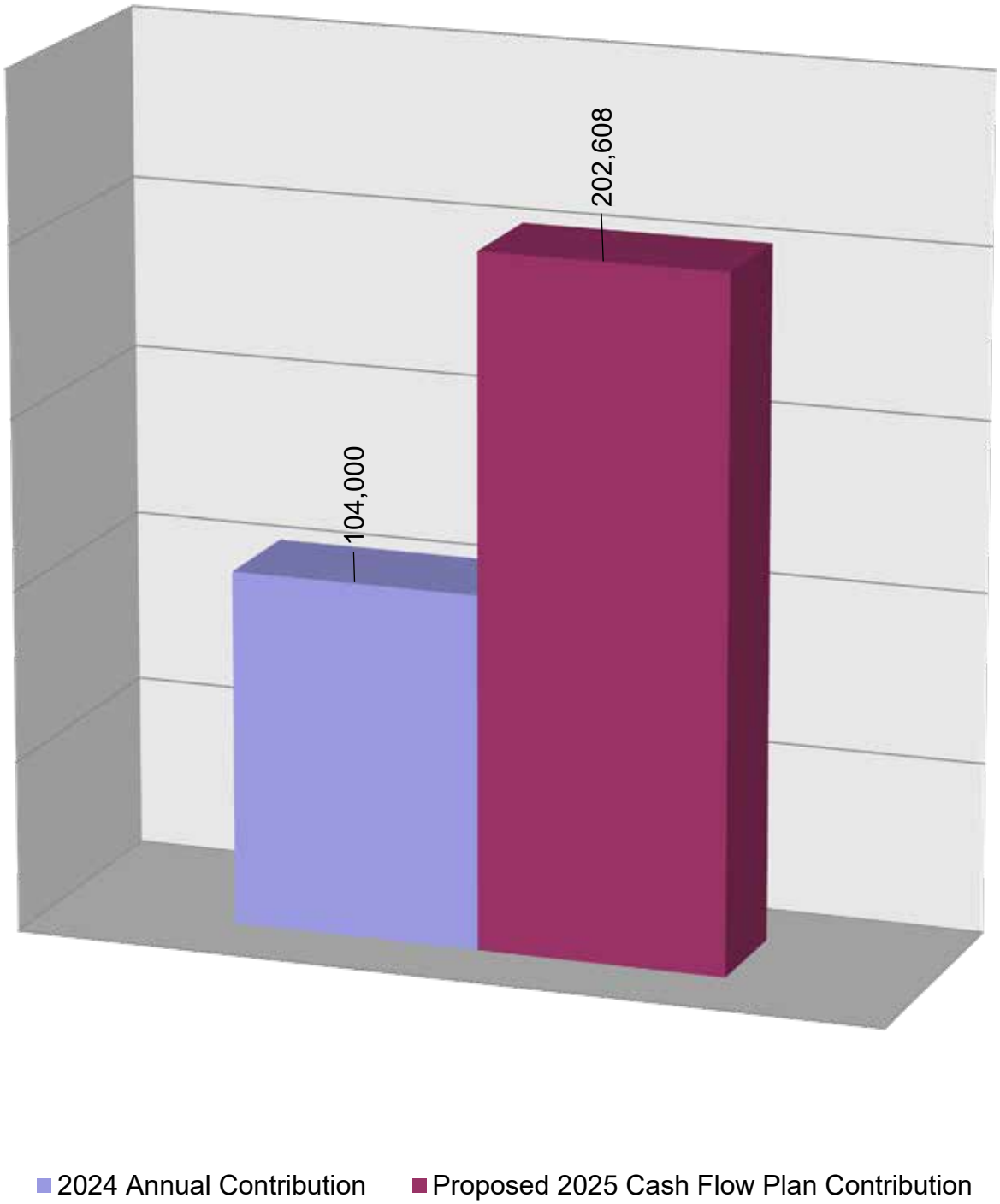
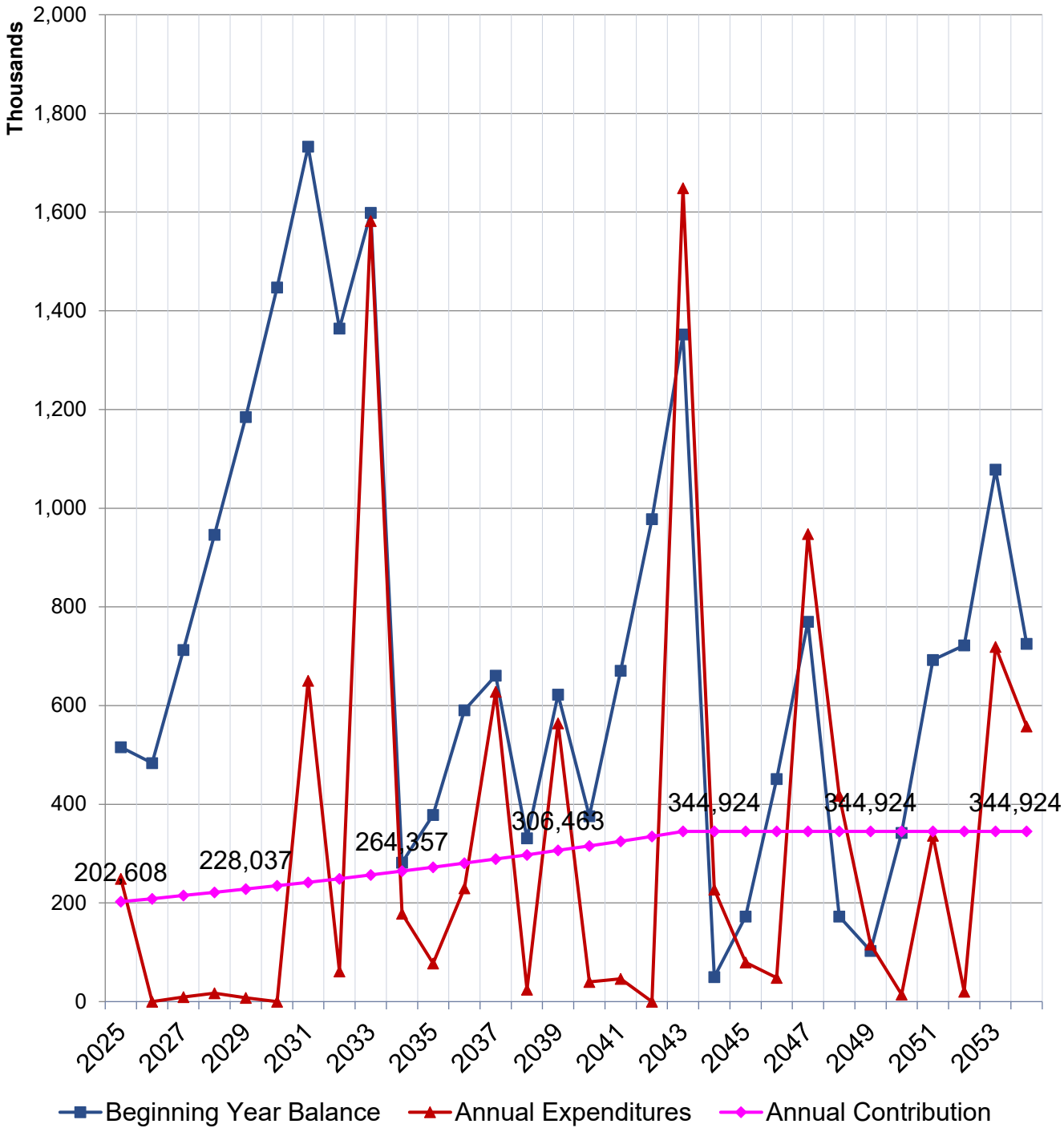


Chart D

30 Year Pooled Cash Flow Plan



Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Painting & Waterproofing	105,789	12-14	1-12
Paving	16,535	5-30	4-13
Elevators	988,826	10-26	9
Mechanical & Electrical	322,464	10-20	1-15
Misc Building Components	1,781,546	8-36	1-30
Misc Site Improvements	246,031	8-30	1-21
Furniture, Fixtures & Equipment	212,220	4-18	1-12
Grand Total	**3,673,411**		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Painting & Waterproofing						
Paint Interior - Garage Lobbies (Levels 2-4)	1	Total	1,935.00	1,935	12	10
Paint Interior - Level 5 Amenity Commons	1	Total	3,040.00	3,040	12	11
Paint Interior - Service & Main Lobby Level Commons	1	Total	11,046.00	11,046	12	12
Paint Interior - Unit Hallways (Levels 5-12)	1	Total	78,993.00	78,993	12	12
Paint Interior Stairwells - Condo Building	25	Floors	431.00	10,775	14	1
Painting & Waterproofing Total	5	Components		105,789	12-14	1-12
Paving						
Pavement Restriping Allowance - Parking Garage	1	Total	12,809.00	12,809	5	4
Pavers, Exterior - Main Lobby Entry	408	Sq Ft	9.13	3,726	30	13
Paving Total	2	Components		16,535	5-30	4-13
Elevators						
Elevator Cab Refurbishment Allowance	4	Each	20,000.00	80,000	14	9
Elevator Hoisting Ropes	1	Each	54,495.00	54,495	10	9
Elevator Modernization Allowance, 11 Stop - E2	1	Each	199,950.00	199,950	26	9
Elevator Modernization Allowance, 12 Stop - E1	1	Each	218,127.00	218,127	26	9
Elevator Modernization Allowance, 12 Stop - E3	1	Each	218,127.00	218,127	26	9
Elevator Modernization Allowance, 12 Stop - E4	1	Each	218,127.00	218,127	26	9
Elevators Total	6	Components		988,826	10-26	9
Mechanical & Electrical						
A/C Condensing Wtr Pump/Motor, 15 Hp	1	Each	13,931.00	13,931	15	15
A/C Condensing Wtr Pump/Motor, 15 Hp	1	Each	13,931.00	13,931	15	9
A/C Fan Coil Unit, <1 Ton - FCU 1-3 (Offices)	1	Each	4,817.00	4,817	14	1
A/C Fan Coil Unit, <1 Ton - FCU 1-4 (Electrical Room)	1	Each	4,817.00	4,817	14	1
A/C Fan Coil Unit, 1.5 Ton - FCU 1-2 (Fitness Center)	1	Each	5,623.00	5,623	14	1
A/C Fan Coil Unit, 3 Ton - FCU 1-1 (1st FL Lobbies)	1	Each	10,026.00	10,026	14	1
A/C Fan Coil Unit, 5 Ton - FCU 1-5 (Clubhouse)	1	Each	12,986.00	12,986	14	1
A/C Fan Coil Unit, 5 Ton - FCU 1-6 (Clubhouse)	1	Each	12,986.00	12,986	14	1
A/C Outside Air Unit, 10 Ton - AHU-1 (Hallways)	1	Each	151,056.00	151,056	14	13
A/C Variable Frequency Drive	1	Each	30,257.00	30,257	14	9
A/C Variable Frequency Drive	1	Each	30,257.00	30,257	14	9
A/C Window Unit - Elevator Machine Rooms	4	Each	1,591.00	6,364	10	10
Drinking Fountain, Indoor - Fitness Center	2	Each	1,929.00	3,858	20	3

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Drinking Fountain, Outdoor - Pool Deck	2	Each	1,929.00	3,858	14	14
Stairwell Exhaust Fan - SEF-1 (Rooftop)	1	Each	5,899.00	5,899	18	1
Stairwell Pressurization Fan - SPF-1 (Rooftop)	1	Each	5,899.00	5,899	18	1
Stairwell Pressurization Fan - SPF-2 (Rooftop)	1	Each	5,899.00	5,899	18	1
Mechanical & Electrical Total	17	Components		322,464	10-20	1-15
Misc Building Components						
Access Control, CCTV Surveillance System	1	Total	153,841.00	153,841	8	7
Access Control, FOB Reader	27	Each	3,492.00	94,284	8	7
Door, Roll-Up, 23 x 20 w/Operator - Service Yard	1	Each	22,277.00	22,277	12	1
Expansion Joints, Re-Seal Allowance - Garage	1	Total	82,076.00	82,076	10	9
Finish, Carpet - Club Room	203	Sq Yds	55.67	11,302	12	11
Finish, Carpet - Fitness Center	90	Sq Yds	55.67	5,011	12	1
Finish, Carpet - Unit Hallways (Levels 5-12)	2,001	Sq Yds	55.67	111,396	10	10
Finish, Ceramic Tile Floor - Garage Lobbies (Levels 2-4)	530	Sq Ft	17.00	9,010	24	23
Finish, Ceramic Tile Floor - Main Lobby (1st Floor)	1,964	Sq Ft	17.00	33,388	24	23
Finish, Ceramic Tile Floor - Pool Restrooms	102	Sq Ft	17.00	1,734	24	7
Finish, Ceramic Tile Floor - Unit Hallways/Lobby (Levels 5-12)	1,403	Sq Ft	17.00	23,851	24	23
Finish, Ceramic Tile Walls - Elevator Lobby (12th FL)	334	Sq Ft	17.00	5,678	24	7
Finish, Ceramic Tile Walls - Elevator Lobby (1st FL)	1,467	Sq Ft	17.00	24,939	24	7
Finish, Ceramic Tile Walls - Pool Restrooms	368	Sq Ft	17.00	6,256	24	7
Finish, Clg Sound Panels - Main Lobby	1,485	Sq Ft	13.22	19,632	24	7
Finish, Clg, 2x2 SAT - Club Room	728	Sq Ft	8.46	6,159	24	23
Finish, Clg, 2x2 SAT - Garage Lobbies (Levels 2-5)	371	Sq Ft	8.46	3,139	24	7
Finish, Clg, 2x2 SAT - Pool Restrooms	102	Sq Ft	8.46	863	24	7
Finish, Clg, 2x2 SAT - Service Hallway, Office, & RR	2,729	Sq Ft	8.46	23,088	24	7
Finish, Clg, 2x2 SAT - Unit Hallways (Levels 5-12)	9,706	Sq Ft	8.46	82,113	24	7
Finish, Mirror Wall Panels - Fitness Center	552	Sq Ft	18.67	10,306	16	1
Finish, Rubber Tile Floor - Fitness Center	693	Sq Ft	13.05	9,044	10	1
Finish, Vinyl Tile Floor - Service Hallway, Office, & RR	2,729	Sq Ft	6.93	18,912	24	7
Finish, Wood Wall Panels - Main Lobby (1st Floor)	485	Sq Ft	16.12	7,819	24	7
Grille, Alum Mesh (Decorative) - Parking Garage	1	Total	150,571.00	150,571	30	13
Mailboxes - North & South Lobby	1	Total	38,952.00	38,952	24	7
Railing, Alum Frm/Glass Panel, 24" - Level 5	759	Ln Ft	116.40	88,348	36	19
Railing, Alum Frm/Glass Panel, 42" - Balconies	2,909	Ln Ft	194.00	564,346	36	19
Renovation Allowance - Club Room Bar	1	Total	20,237.00	20,237	24	7
Renovation Allowance - Lobby Concierge Desk	1	Total	15,581.00	15,581	24	7
Restroom Renovation Allowance - Level 5 Pool Deck	1	Total	8,369.00	8,369	24	7
Restroom Renovation Allowance - Service Hallway	1	Total	3,659.00	3,659	24	7
Sauna - Level 5 Pool Deck	1	Each	9,400.00	9,400	15	15
Storage Cages, Tenant	1	Total	83,693.00	83,693	30	30

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Trash Chute Guillotine	1	Each	2,872.00	2,872	21	4
Trash Chute Intake Door/Throat Plate	8	Each	3,675.00	29,400	28	11
Misc Building Components Total	36	Components		1,781,546	8-36	1-30
Misc Site Improvements						
Access Control, Gate Operator, Rolling - Resident Garage	2	Each	7,416.00	14,832	12	12
Fence, Alum Picket, 7' - Resident Garage	54	Ln Ft	129.00	6,966	26	9
Irrigation System Allowance	1	Total	10,387.00	10,387	10	9
Landscape Allowance	1	Total	25,968.00	25,968	10	9
Pedestrian Gate, Alum Steel Picket, 3' x 7' - Resident Garage	1	Each	1,354.00	1,354	16	1
Pool Equipment, Filtration System	1	Total	23,600.00	23,600	22	21
Pool Equipment, Heater, Gas	1	Each	5,745.00	5,745	8	7
Pool Finish, Exposed Aggregate & Tile Trim	1	Total	22,213.00	22,213	10	9
Pool, Foot and Body Shower Tower - Level 5 Pool Deck	2	Each	5,276.00	10,552	10	9
Spa Equipment, Filtration System	1	Total	11,500.00	11,500	22	21
Spa Equipment, Heater, Gas	1	Each	4,814.00	4,814	8	7
Spa Finish, Exposed Aggregate & Tile Trim	1	Total	9,800.00	9,800	10	9
Trellis, Alum (Decorative) - Parking Garage	1,686	Sq Ft	50.92	85,852	30	13
Vehicular Gate, Alum Steel Picket, 15' x 7' - Resident Garage	2	Each	6,224.00	12,448	16	1
Misc Site Improvements Total	14	Components		246,031	8-30	1-21
Furniture, Fixtures & Equipment						
Appliance Allowance - Club Room Bar	1	Each	2,334.00	2,334	12	1
Computer Workstation	2	Each	2,401.00	4,802	4	3
Electronics, Sound System	1	Total	12,509.00	12,509	12	12
Electronics, TV	7	Each	1,690.00	11,830	10	10
Fitness, Abdominal Sit-Up Board	1	Each	996.00	996	9	1
Fitness, Cardio, Elliptical Cross-Trainer	1	Each	8,531.00	8,531	7	1
Fitness, Cardio, Elliptical Cross-Trainer	1	Each	8,531.00	8,531	7	1
Fitness, Cardio, Recumbent Bike	1	Each	4,780.00	4,780	8	1
Fitness, Cardio, Treadmill	1	Each	6,974.00	6,974	7	1
Fitness, Cardio, Treadmill	1	Each	6,974.00	6,974	7	5
Fitness, Stretch Trainer	1	Each	996.00	996	9	1
Fitness, Weight Bench	3	Each	1,066.00	3,198	9	1
Fitness, Weight Machine, Arm Curl	1	Each	3,976.00	3,976	18	1
Fitness, Weight Machine, Arm Extension	1	Each	3,976.00	3,976	18	1
Fitness, Weight Machine, Chest Press	1	Each	4,984.00	4,984	18	1
Fitness, Weight Machine, Chin/Up Assist	1	Each	4,419.00	4,419	18	1
Fitness, Weight Machine, Lat Pulldown	1	Each	3,976.00	3,976	18	1
Fitness, Weight Machine, Leg Curl	1	Each	5,094.00	5,094	18	1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Fitness, Weight Machine, Leg Extension	1	Each	5,094.00	5,094	18	1
Fitness, Weight Machine, Leg Press	1	Each	6,698.00	6,698	18	1
Fitness, Weight Machine, Overhead Press	1	Each	4,419.00	4,419	18	1
Fitness, Weight Machine, Smith Press Station	1	Each	5,395.00	5,395	18	1
Fitness, Weight Set, Dumbbells	1	Each	2,462.00	2,462	18	1
Fitness, Weight Set, Olympic Size	1	Total	2,218.00	2,218	18	1
Furnishings Allowance - Management Office	1	Total	4,155.00	4,155	12	1
Furnishings/Decorating Allowance - Club Room	1	Total	41,548.00	41,548	12	12
Furnishings/Decorating Allowance - Lobby	1	Total	15,581.00	15,581	12	1
Furniture, Outdoor - Level 5 Pool & Rec Deck	1	Total	25,770.00	25,770	8	8
Furniture, Fixtures & Equipment Total	28	Components		212,220	4-18	1-12
Grand Total	108	Components		3,673,411		

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2025	515,659	202,608	94.82%	0	248,954	3.00%	14,079	3.00%	483,392
2	2026	483,392	208,686	3.00%	0	0	3.00%	20,762	3.00%	712,840
3	2027	712,840	214,947	3.00%	0	9,187	3.00%	27,558	3.00%	946,158
4	2028	946,158	221,395	3.00%	0	17,135	3.00%	34,513	3.00%	1,184,931
5	2029	1,184,931	228,037	3.00%	0	7,849	3.00%	42,154	3.00%	1,447,273
6	2030	1,447,273	234,878	3.00%	0	0	3.00%	50,465	3.00%	1,732,616
7	2031	1,732,616	241,924	3.00%	0	650,109	3.00%	39,733	3.00%	1,364,164
8	2032	1,364,164	249,182	3.00%	0	61,255	3.00%	46,563	3.00%	1,598,654
9	2033	1,598,654	256,657	3.00%	0	1,581,971	3.00%	8,200	3.00%	281,540
10	2034	281,540	264,357	3.00%	0	178,383	3.00%	11,025	3.00%	378,539
11	2035	378,539	272,288	3.00%	0	77,393	3.00%	17,203	3.00%	590,637
12	2036	590,637	280,457	3.00%	0	229,647	3.00%	19,243	3.00%	660,690
13	2037	660,690	288,871	3.00%	0	628,137	3.00%	9,643	3.00%	331,067
14	2038	331,067	297,537	3.00%	0	24,476	3.00%	18,124	3.00%	622,252
15	2039	622,252	306,463	3.00%	0	564,017	3.00%	10,941	3.00%	375,639
16	2040	375,639	315,657	3.00%	0	40,149	3.00%	19,534	3.00%	670,681
17	2041	670,681	325,127	3.00%	0	46,356	3.00%	28,484	3.00%	977,936
18	2042	977,936	334,881	3.00%	0	0	3.00%	39,385	3.00%	1,352,202
19	2043	1,352,202	344,924	3.00%	0	1,648,582	3.00%	1,456	3.00%	50,000
20	2044	50,000	344,924	0.00%	0	227,236	3.00%	5,031	3.00%	172,719
21	2045	172,719	344,924	0.00%	0	79,728	3.00%	13,137	3.00%	451,052
22	2046	451,052	344,924	0.00%	0	48,314	3.00%	22,430	3.00%	770,092
23	2047	770,092	344,924	0.00%	0	947,720	3.00%	5,019	3.00%	172,315
24	2048	172,315	344,924	0.00%	0	417,291	3.00%	2,998	3.00%	102,946
25	2049	102,946	344,924	0.00%	0	115,890	3.00%	9,959	3.00%	341,939
26	2050	341,939	344,924	0.00%	0	14,602	3.00%	20,168	3.00%	692,429
27	2051	692,429	344,924	0.00%	0	336,122	3.00%	21,037	3.00%	722,268
28	2052	722,268	344,924	0.00%	0	20,098	3.00%	31,413	3.00%	1,078,507
29	2053	1,078,507	344,924	0.00%	0	719,247	3.00%	21,126	3.00%	725,310
30	2054	725,310	344,924	0.00%	0	557,596	3.00%	15,379	3.00%	528,017
Grand Total			**8,883,040**		**0**	**9,497,444**		**626,762**		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2025		
Painting & Waterproofing	Paint Interior Stairwells - Condo Building	10,775
Mechanical & Electrical	A/C Fan Coil Unit, <1 Ton - FCU 1-3 (Offices)	4,817
Mechanical & Electrical	A/C Fan Coil Unit, <1 Ton - FCU 1-4 (Electrical Room)	4,817
Mechanical & Electrical	A/C Fan Coil Unit, 1.5 Ton - FCU 1-2 (Fitness Center)	5,623
Mechanical & Electrical	A/C Fan Coil Unit, 3 Ton - FCU 1-1 (1st FL Lobbies)	10,026
Mechanical & Electrical	A/C Fan Coil Unit, 5 Ton - FCU 1-5 (Clubhouse)	12,986
Mechanical & Electrical	A/C Fan Coil Unit, 5 Ton - FCU 1-6 (Clubhouse)	12,986
Mechanical & Electrical	Stairwell Exhaust Fan - SEF-1 (Rooftop)	5,899
Mechanical & Electrical	Stairwell Pressurization Fan - SPF-1 (Rooftop)	5,899
Mechanical & Electrical	Stairwell Pressurization Fan - SPF-2 (Rooftop)	5,899
Misc Building Components	Door, Roll-Up, 23 x 20 w/Operator - Service Yard	22,277
Misc Building Components	Finish, Carpet - Fitness Center	5,011
Misc Building Components	Finish, Mirror Wall Panels - Fitness Center	10,306
Misc Building Components	Finish, Rubber Tile Floor - Fitness Center	9,044
Misc Site Improvements	Pedestrian Gate, Alum Steel Picket, 3' x 7' - Resident Garage	1,354
Misc Site Improvements	Vehicular Gate, Alum Steel Picket, 15' x 7' - Resident Garage	12,448
Furniture, Fixtures & Equipment	Appliance Allowance - Club Room Bar	2,334
Furniture, Fixtures & Equipment	Fitness, Abdominal Sit-Up Board	996
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	8,531
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	8,531
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	4,780
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	6,974
Furniture, Fixtures & Equipment	Fitness, Stretch Trainer	996
Furniture, Fixtures & Equipment	Fitness, Weight Bench	3,198
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Arm Curl	3,976
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Arm Extension	3,976
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Chest Press	4,984
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Chin/Up Assist	4,419
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Lat Pulldown	3,976
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Curl	5,094
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Extension	5,094
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Press	6,698
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Overhead Press	4,419
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Smith Press Station	5,395
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells	2,462
Furniture, Fixtures & Equipment	Fitness, Weight Set, Olympic Size	2,218
Furniture, Fixtures & Equipment	Furnishings Allowance - Management Office	4,155
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lobby	15,581
Year 1 Total		**248,954**

Category	Description	Cost
Year 2: 2026	No Expenses	
Year 3: 2027		
Mechanical & Electrical	Drinking Fountain, Indoor - Fitness Center	4,093
Furniture, Fixtures & Equipment	Computer Workstation	5,094
Year 3 Total		**9,187**
Year 4: 2028		
Paving	Pavement Restriping Allowance - Parking Garage	13,997
Misc Building Components	Trash Chute Guillotine	3,138
Year 4 Total		**17,135**
Year 5: 2029		
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	7,849
Year 5 Total		**7,849**
Year 6: 2030	No Expenses	
Year 7: 2031		
Misc Building Components	Access Control, CCTV Surveillance System	183,694
Misc Building Components	Access Control, FOB Reader	112,580
Misc Building Components	Finish, Ceramic Tile Floor - Pool Restrooms	2,070
Misc Building Components	Finish, Ceramic Tile Walls - Elevator Lobby (12th FL)	6,780
Misc Building Components	Finish, Ceramic Tile Walls - Elevator Lobby (1st FL)	29,778
Misc Building Components	Finish, Ceramic Tile Walls - Pool Restrooms	7,470
Misc Building Components	Finish, Clg Sound Panels - Main Lobby	23,442
Misc Building Components	Finish, Clg, 2x2 SAT - Garage Lobbies (Levels 2-5)	3,748
Misc Building Components	Finish, Clg, 2x2 SAT - Pool Restrooms	1,030
Misc Building Components	Finish, Clg, 2x2 SAT - Service Hallway, Office, & RR	27,568
Misc Building Components	Finish, Clg, 2x2 SAT - Unit Hallways (Levels 5-12)	98,047
Misc Building Components	Finish, Vinyl Tile Floor - Service Hallway, Office, & RR	22,582
Misc Building Components	Finish, Wood Wall Panels - Main Lobby (1st Floor)	9,336
Misc Building Components	Mailboxes - North & South Lobby	46,511
Misc Building Components	Renovation Allowance - Club Room Bar	24,164
Misc Building Components	Renovation Allowance - Lobby Concierge Desk	18,605
Misc Building Components	Restroom Renovation Allowance - Level 5 Pool Deck	9,993
Misc Building Components	Restroom Renovation Allowance - Service Hallway	4,369
Misc Site Improvements	Pool Equipment, Heater, Gas	6,860
Misc Site Improvements	Spa Equipment, Heater, Gas	5,748
Furniture, Fixtures & Equipment	Computer Workstation	5,734
Year 7 Total		**650,109**

Category	Description	Cost
Year 8: 2032		
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	10,492
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	10,492
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	8,577
Furniture, Fixtures & Equipment	Furniture, Outdoor - Level 5 Pool & Rec Deck	31,694
Year 8 Total		**61,255**
Year 9: 2033		
Paving	Pavement Restriping Allowance - Parking Garage	16,226
Elevators	Elevator Cab Refurbishment Allowance	101,342
Elevators	Elevator Hoisting Ropes	69,033
Elevators	Elevator Modernization Allowance, 11 Stop - E2	253,291
Elevators	Elevator Modernization Allowance, 12 Stop - E1	276,317
Elevators	Elevator Modernization Allowance, 12 Stop - E3	276,317
Elevators	Elevator Modernization Allowance, 12 Stop - E4	276,317
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 15 Hp	17,647
Mechanical & Electrical	A/C Variable Frequency Drive	38,329
Mechanical & Electrical	A/C Variable Frequency Drive	38,329
Misc Building Components	Expansion Joints, Re-Seal Allowance - Garage	103,971
Misc Site Improvements	Fence, Alum Picket, 7' - Resident Garage	8,824
Misc Site Improvements	Irrigation System Allowance	13,158
Misc Site Improvements	Landscape Allowance	32,895
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim	28,139
Misc Site Improvements	Pool, Foot and Body Shower Tower - Level 5 Pool Deck	13,367
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim	12,414
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	6,055
Year 9 Total		**1,581,971**
Year 10: 2034		
Painting & Waterproofing	Paint Interior - Garage Lobbies (Levels 2-4)	2,525
Mechanical & Electrical	A/C Window Unit - Elevator Machine Rooms	8,304
Misc Building Components	Finish, Carpet - Unit Hallways (Levels 5-12)	145,346
Furniture, Fixtures & Equipment	Electronics, TV	15,435
Furniture, Fixtures & Equipment	Fitness, Abdominal Sit-Up Board	1,300
Furniture, Fixtures & Equipment	Fitness, Stretch Trainer	1,300
Furniture, Fixtures & Equipment	Fitness, Weight Bench	4,173
Year 10 Total		**178,383**
Year 11: 2035		
Painting & Waterproofing	Paint Interior - Level 5 Amenity Commons	4,086
Misc Building Components	Finish, Carpet - Club Room	15,189

Category	Description	Cost
Misc Building Components	Finish, Rubber Tile Floor - Fitness Center	12,154
Misc Building Components	Trash Chute Intake Door/Throat Plate	39,511
Furniture, Fixtures & Equipment	Computer Workstation	6,453
Year 11 Total		**77,393**
Year 12: 2036		
Painting & Waterproofing	Paint Interior - Service & Main Lobby Level Commons	15,290
Painting & Waterproofing	Paint Interior - Unit Hallways (Levels 5-12)	109,345
Misc Site Improvements	Access Control, Gate Operator, Rolling - Resident Garage	20,531
Furniture, Fixtures & Equipment	Electronics, Sound System	17,315
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	9,654
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Club Room	57,512
Year 12 Total		**229,647**
Year 13: 2037		
Paving	Pavers, Exterior - Main Lobby Entry	5,312
Mechanical & Electrical	A/C Outside Air Unit, 10 Ton - AHU-1 (Hallways)	215,370
Misc Building Components	Door, Roll-Up, 23 x 20 w/Operator - Service Yard	31,762
Misc Building Components	Finish, Carpet - Fitness Center	7,144
Misc Building Components	Grille, Alum Mesh (Decorative) - Parking Garage	214,678
Misc Site Improvements	Trellis, Alum (Decorative) - Parking Garage	122,404
Furniture, Fixtures & Equipment	Appliance Allowance - Club Room Bar	3,328
Furniture, Fixtures & Equipment	Furnishings Allowance - Management Office	5,924
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lobby	22,215
Year 13 Total		**628,137**
Year 14: 2038		
Paving	Pavement Restriping Allowance - Parking Garage	18,810
Mechanical & Electrical	Drinking Fountain, Outdoor - Pool Deck	5,666
Year 14 Total		**24,476**
Year 15: 2039		
Painting & Waterproofing	Paint Interior Stairwells - Condo Building	16,298
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 15 Hp	21,072
Mechanical & Electrical	A/C Fan Coil Unit, <1 Ton - FCU 1-3 (Offices)	7,286
Mechanical & Electrical	A/C Fan Coil Unit, <1 Ton - FCU 1-4 (Electrical Room)	7,286
Mechanical & Electrical	A/C Fan Coil Unit, 1.5 Ton - FCU 1-2 (Fitness Center)	8,505
Mechanical & Electrical	A/C Fan Coil Unit, 3 Ton - FCU 1-1 (1st FL Lobbies)	15,165
Mechanical & Electrical	A/C Fan Coil Unit, 5 Ton - FCU 1-5 (Clubhouse)	19,642
Mechanical & Electrical	A/C Fan Coil Unit, 5 Ton - FCU 1-6 (Clubhouse)	19,642
Misc Building Components	Access Control, CCTV Surveillance System	232,698
Misc Building Components	Access Control, FOB Reader	142,613

Category	Description	Cost
Misc Building Components	Sauna - Level 5 Pool Deck	14,218
Misc Site Improvements	Pool Equipment, Heater, Gas	8,690
Misc Site Improvements	Spa Equipment, Heater, Gas	7,282
Furniture, Fixtures & Equipment	Computer Workstation	7,263
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	12,904
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	12,904
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	10,549
Year 15 Total		**564,017**
Year 16: 2040		
Furniture, Fixtures & Equipment	Furniture, Outdoor - Level 5 Pool & Rec Deck	40,149
Year 16 Total		**40,149**
Year 17: 2041		
Misc Building Components	Finish, Mirror Wall Panels - Fitness Center	16,538
Misc Site Improvements	Pedestrian Gate, Alum Steel Picket, 3' x 7' - Resident Garage	2,173
Misc Site Improvements	Vehicular Gate, Alum Steel Picket, 15' x 7' - Resident Garage	19,975
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	7,670
Year 17 Total		**46,356**
Year 18: 2042	No Expenses	
Year 19: 2043		
Paving	Pavement Restriping Allowance - Parking Garage	21,806
Elevators	Elevator Hoisting Ropes	92,774
Mechanical & Electrical	Stairwell Exhaust Fan - SEF-1 (Rooftop)	10,043
Mechanical & Electrical	Stairwell Pressurization Fan - SPF-1 (Rooftop)	10,043
Mechanical & Electrical	Stairwell Pressurization Fan - SPF-2 (Rooftop)	10,043
Misc Building Components	Expansion Joints, Re-Seal Allowance - Garage	139,729
Misc Building Components	Railing, Alum Frm/Glass Panel, 24" - Level 5	150,406
Misc Building Components	Railing, Alum Frm/Glass Panel, 42" - Balconies	960,761
Misc Site Improvements	Irrigation System Allowance	17,683
Misc Site Improvements	Landscape Allowance	44,209
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim	37,816
Misc Site Improvements	Pool, Foot and Body Shower Tower - Level 5 Pool Deck	17,964
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim	16,684
Furniture, Fixtures & Equipment	Computer Workstation	8,175
Furniture, Fixtures & Equipment	Fitness, Abdominal Sit-Up Board	1,696
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	11,873
Furniture, Fixtures & Equipment	Fitness, Stretch Trainer	1,696
Furniture, Fixtures & Equipment	Fitness, Weight Bench	5,444
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Arm Curl	6,769

Category	Description	Cost
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Arm Extension	6,769
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Chest Press	8,485
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Chin/Up Assist	7,523
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Lat Pulldown	6,769
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Curl	8,672
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Extension	8,672
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Press	11,403
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Overhead Press	7,523
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Smith Press Station	9,185
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells	4,191
Furniture, Fixtures & Equipment	Fitness, Weight Set, Olympic Size	3,776
Year 19 Total		**1,648,582**
Year 20: 2044		
Mechanical & Electrical	A/C Window Unit - Elevator Machine Rooms	11,159
Misc Building Components	Finish, Carpet - Unit Hallways (Levels 5-12)	195,333
Furniture, Fixtures & Equipment	Electronics, TV	20,744
Year 20 Total		**227,236**
Year 21: 2045		
Misc Building Components	Finish, Rubber Tile Floor - Fitness Center	16,334
Misc Site Improvements	Pool Equipment, Filtration System	42,624
Misc Site Improvements	Spa Equipment, Filtration System	20,770
Year 21 Total		**79,728**
Year 22: 2046		
Painting & Waterproofing	Paint Interior - Garage Lobbies (Levels 2-4)	3,600
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	15,870
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	15,870
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	12,974
Year 22 Total		**48,314**
Year 23: 2047		
Painting & Waterproofing	Paint Interior - Level 5 Amenity Commons	5,825
Elevators	Elevator Cab Refurbishment Allowance	153,288
Mechanical & Electrical	A/C Variable Frequency Drive	57,976
Mechanical & Electrical	A/C Variable Frequency Drive	57,976
Mechanical & Electrical	Drinking Fountain, Indoor - Fitness Center	7,392
Misc Building Components	Access Control, CCTV Surveillance System	294,775
Misc Building Components	Access Control, FOB Reader	180,658
Misc Building Components	Finish, Carpet - Club Room	21,656
Misc Building Components	Finish, Ceramic Tile Floor - Garage Lobbies (Levels 2-4)	17,264

Category	Description	Cost
Misc Building Components	Finish, Ceramic Tile Floor - Main Lobby (1st Floor)	63,975
Misc Building Components	Finish, Ceramic Tile Floor - Unit Hallways/Lobby (Levels 5-12)	45,701
Misc Building Components	Finish, Clg, 2x2 SAT - Club Room	11,801
Misc Site Improvements	Pool Equipment, Heater, Gas	11,008
Misc Site Improvements	Spa Equipment, Heater, Gas	9,224
Furniture, Fixtures & Equipment	Computer Workstation	9,201
Year 23 Total		**947,720**
Year 24: 2048		
Painting & Waterproofing	Paint Interior - Service & Main Lobby Level Commons	21,800
Painting & Waterproofing	Paint Interior - Unit Hallways (Levels 5-12)	155,899
Paving	Pavement Restriping Allowance - Parking Garage	25,280
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 15 Hp	27,494
Misc Site Improvements	Access Control, Gate Operator, Rolling - Resident Garage	29,272
Furniture, Fixtures & Equipment	Electronics, Sound System	24,688
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Club Room	81,999
Furniture, Fixtures & Equipment	Furniture, Outdoor - Level 5 Pool & Rec Deck	50,859
Year 24 Total		**417,291**
Year 25: 2049		
Misc Building Components	Door, Roll-Up, 23 x 20 w/Operator - Service Yard	45,285
Misc Building Components	Finish, Carpet - Fitness Center	10,186
Misc Building Components	Trash Chute Guillotine	5,838
Furniture, Fixtures & Equipment	Appliance Allowance - Club Room Bar	4,745
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike	9,717
Furniture, Fixtures & Equipment	Furnishings Allowance - Management Office	8,446
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lobby	31,673
Year 25 Total		**115,890**
Year 26: 2050		
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	14,602
Year 26 Total		**14,602**
Year 27: 2051		
Mechanical & Electrical	A/C Outside Air Unit, 10 Ton - AHU-1 (Hallways)	325,766
Furniture, Fixtures & Equipment	Computer Workstation	10,356
Year 27 Total		**336,122**
Year 28: 2052		
Mechanical & Electrical	Drinking Fountain, Outdoor - Pool Deck	8,570
Furniture, Fixtures & Equipment	Fitness, Abdominal Sit-Up Board	2,212

Category	Description	Cost
Furniture, Fixtures & Equipment	Fitness, Stretch Trainer	2,212
Furniture, Fixtures & Equipment	Fitness, Weight Bench	7,104
Year 28 Total		**20,098**

Year 29: 2053		
Painting & Waterproofing	Paint Interior Stairwells - Condo Building	24,652
Paving	Pavement Restriping Allowance - Parking Garage	29,306
Elevators	Elevator Hoisting Ropes	124,681
Mechanical & Electrical	A/C Fan Coil Unit, <1 Ton - FCU 1-3 (Offices)	11,021
Mechanical & Electrical	A/C Fan Coil Unit, <1 Ton - FCU 1-4 (Electrical Room)	11,021
Mechanical & Electrical	A/C Fan Coil Unit, 1.5 Ton - FCU 1-2 (Fitness Center)	12,865
Mechanical & Electrical	A/C Fan Coil Unit, 3 Ton - FCU 1-1 (1st FL Lobbies)	22,939
Mechanical & Electrical	A/C Fan Coil Unit, 5 Ton - FCU 1-5 (Clubhouse)	29,711
Mechanical & Electrical	A/C Fan Coil Unit, 5 Ton - FCU 1-6 (Clubhouse)	29,711
Misc Building Components	Expansion Joints, Re-Seal Allowance - Garage	187,784
Misc Site Improvements	Irrigation System Allowance	23,765
Misc Site Improvements	Landscape Allowance	59,413
Misc Site Improvements	Pool Finish, Exposed Aggregate & Tile Trim	50,822
Misc Site Improvements	Pool, Foot and Body Shower Tower - Level 5 Pool Deck	24,142
Misc Site Improvements	Spa Finish, Exposed Aggregate & Tile Trim	22,422
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	19,518
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical Cross-Trainer	19,518
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	15,956
Year 29 Total		**719,247**

Year 30: 2054		
Mechanical & Electrical	A/C Condensing Wtr Pump/Motor, 15 Hp	32,829
Mechanical & Electrical	A/C Window Unit - Elevator Machine Rooms	14,997
Misc Building Components	Finish, Carpet - Unit Hallways (Levels 5-12)	262,512
Misc Building Components	Sauna - Level 5 Pool Deck	22,152
Misc Building Components	Storage Cages, Tenant	197,228
Furniture, Fixtures & Equipment	Electronics, TV	27,878
Year 30 Total		**557,596**



Main Lobby Entry



Condo Building



Condo Building



Condo Building



Decorative Alum Mesh Panel



Condo Building



Service Gate



Condo Building



Fence - Condo Building



Leak - Condo Bldg



Decorative Alum Arches



Condo Bldg - Glass Wall Panel



Condo Bldg - Glass Wall Panel



Condo Bldg - Balcony Slab



Condo Bldg - Balcony Slab



Condo Building



Condo Building



A/C Circulation Pumps



A/C Circulation Pump VFD's



Backflow Preventer



Domestic Water Pumps



Fire Alarm Control Panel



Fire Pump



Fire Pump Controller



Fire Pump Fuel Tank



Fire Jockey Pump



Fire Jockey Pump Controller



Backflow Preventer



Irrigation Controller



Generator



Generator Transfer Switch



Main Electrical Panels



Roof



Roof



Roof Anchors



Roof Eyebrows



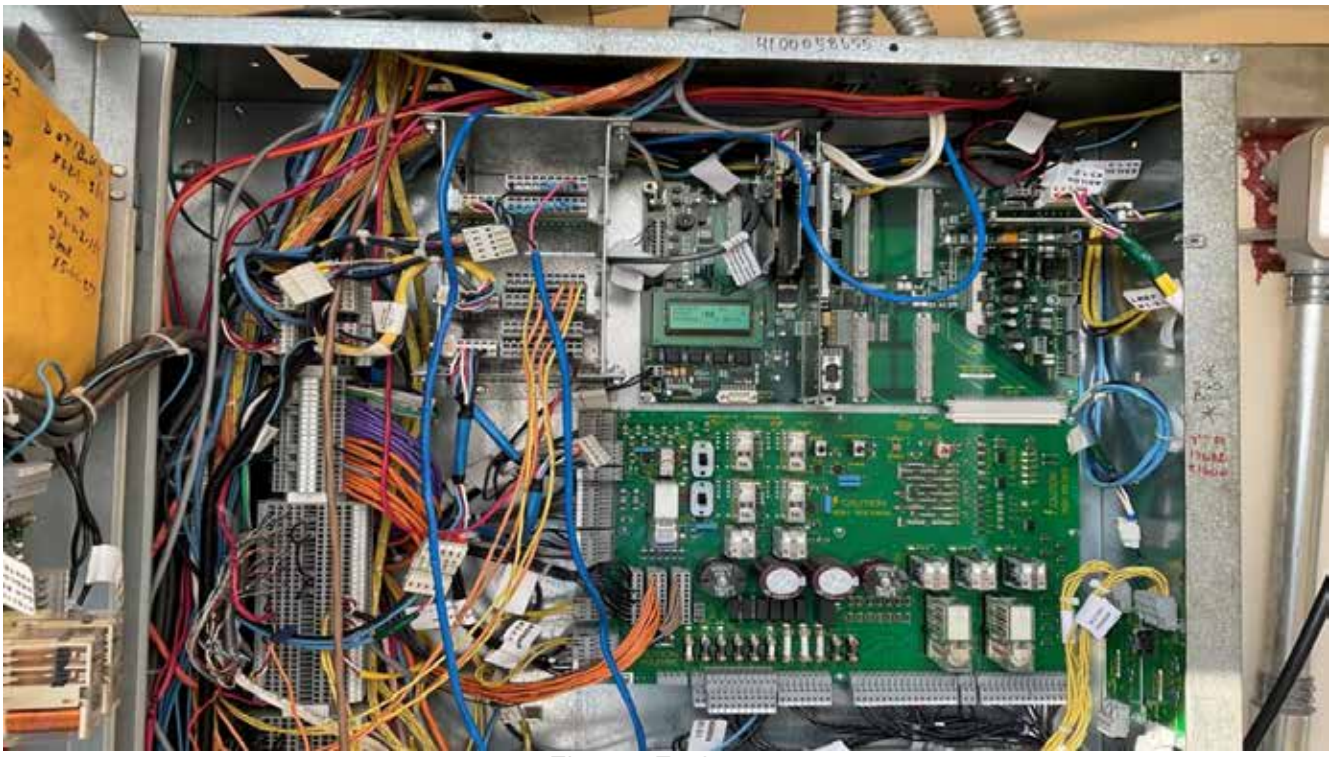
A/C Hallway Unit AHU-1



Mechanical Room - Rooftop



Elevator Equipment



Elevator Equipment



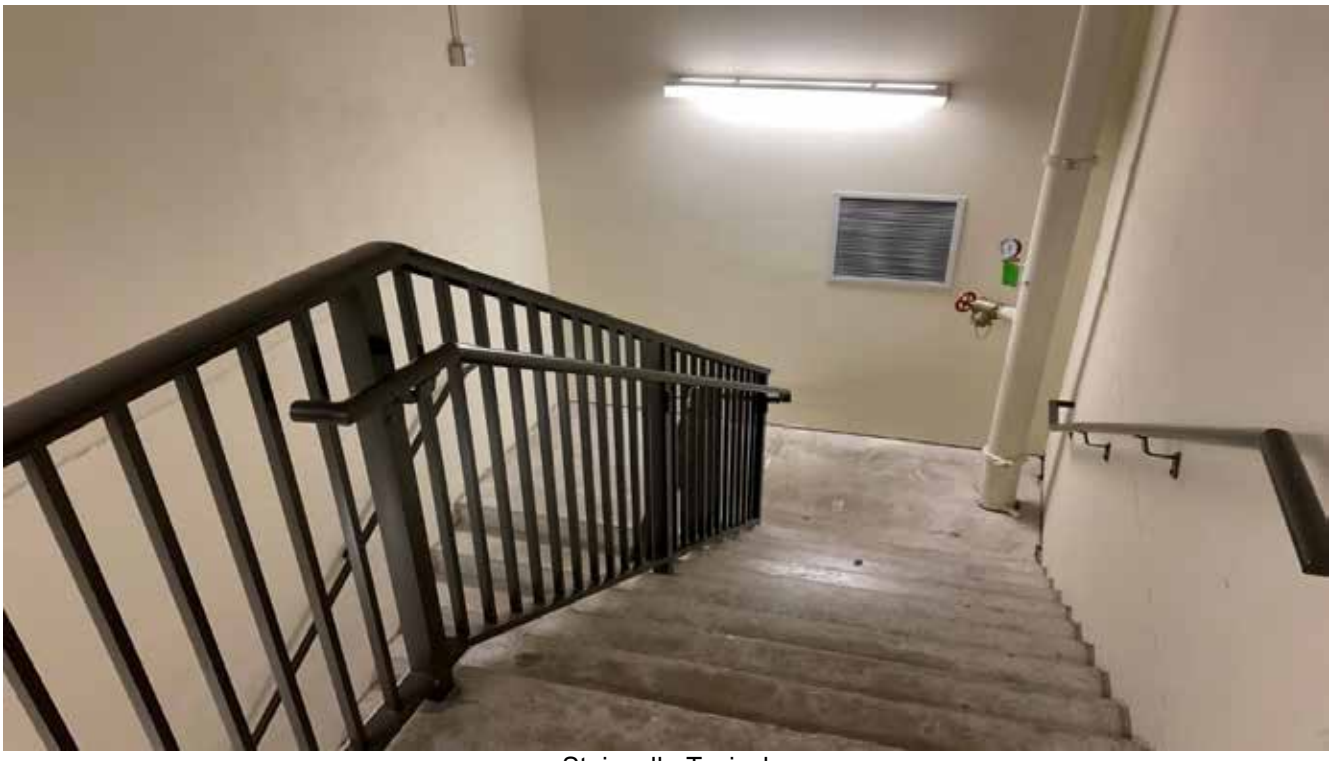
Stairwell Pressurization Fan #1



Stairwell Exhaust Fan #1



Stairwell Pressurization Fan #2



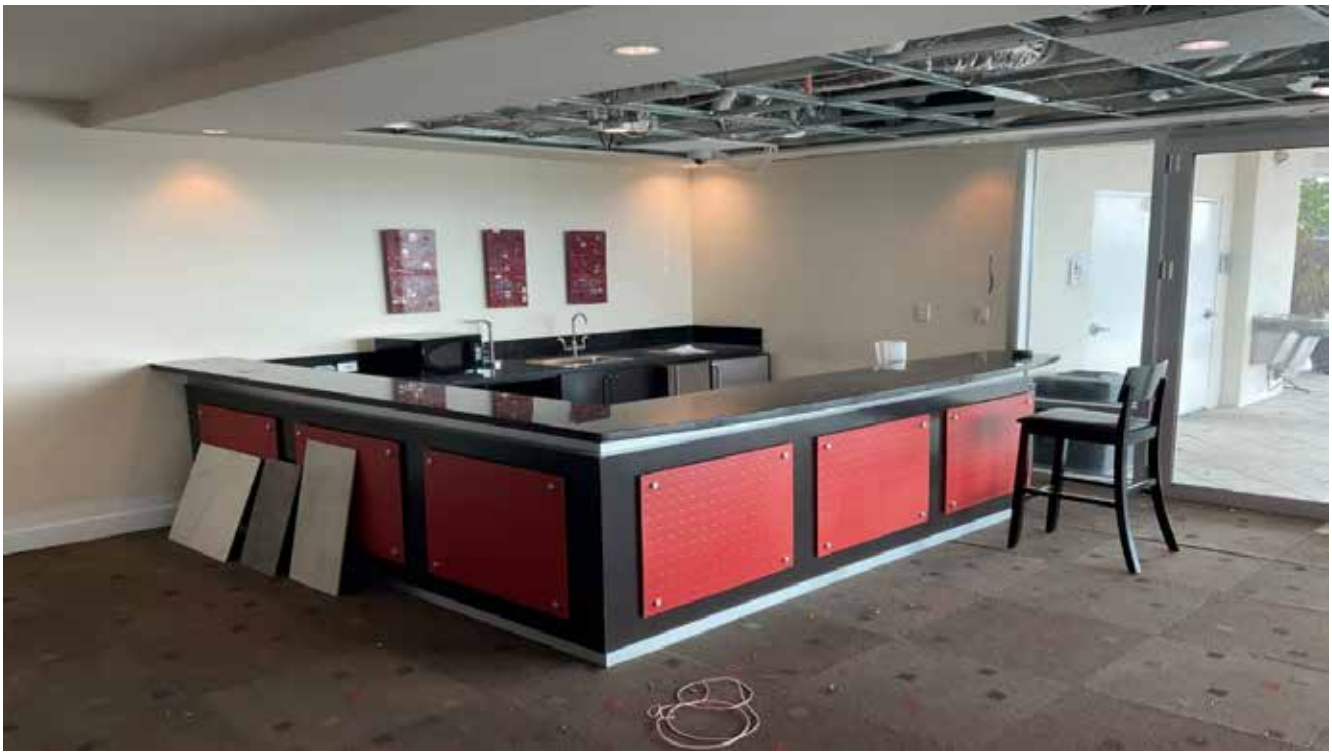
Stairwell - Typical



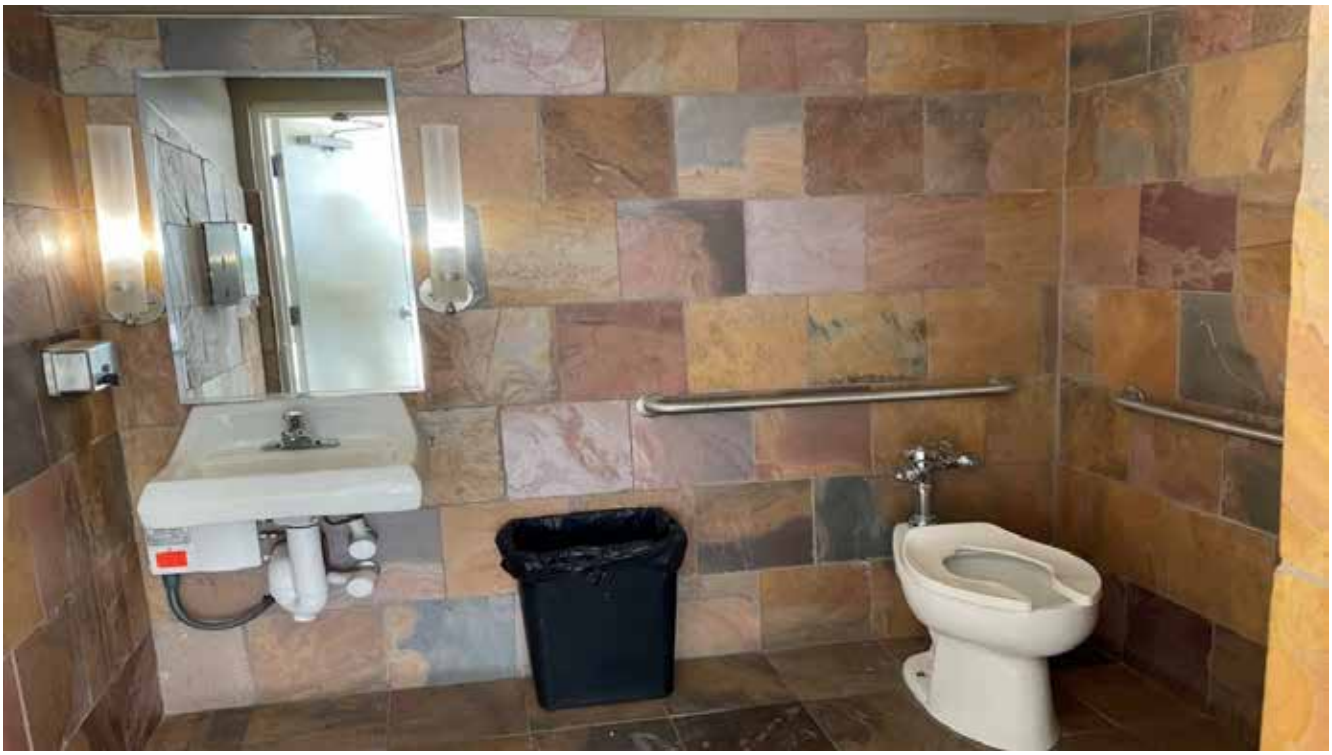
Elevator Cab Interior



Club Room



Club Room



Pool Restrooms



Level 5 - Sauna



Level 5 Deck



Level 5 Deck



Level 5 Deck Drainage



Level 5 Deck Drainage



Level 5 Deck Waterproofing



Swimming Pool



Spa



Level 5 Deck



Level 5 Deck Balcony



Level 5 Deck



Level 5 Deck Railing



Level 5 Deck Balcony



Garage Lobby - Typical



Garage Lobby - Typical



Dry Fire System - Level 4



Parking Garage Joint Seals



Parking Garage Joint Repairs



Parking Garage Joint Repairs



Parking Garage



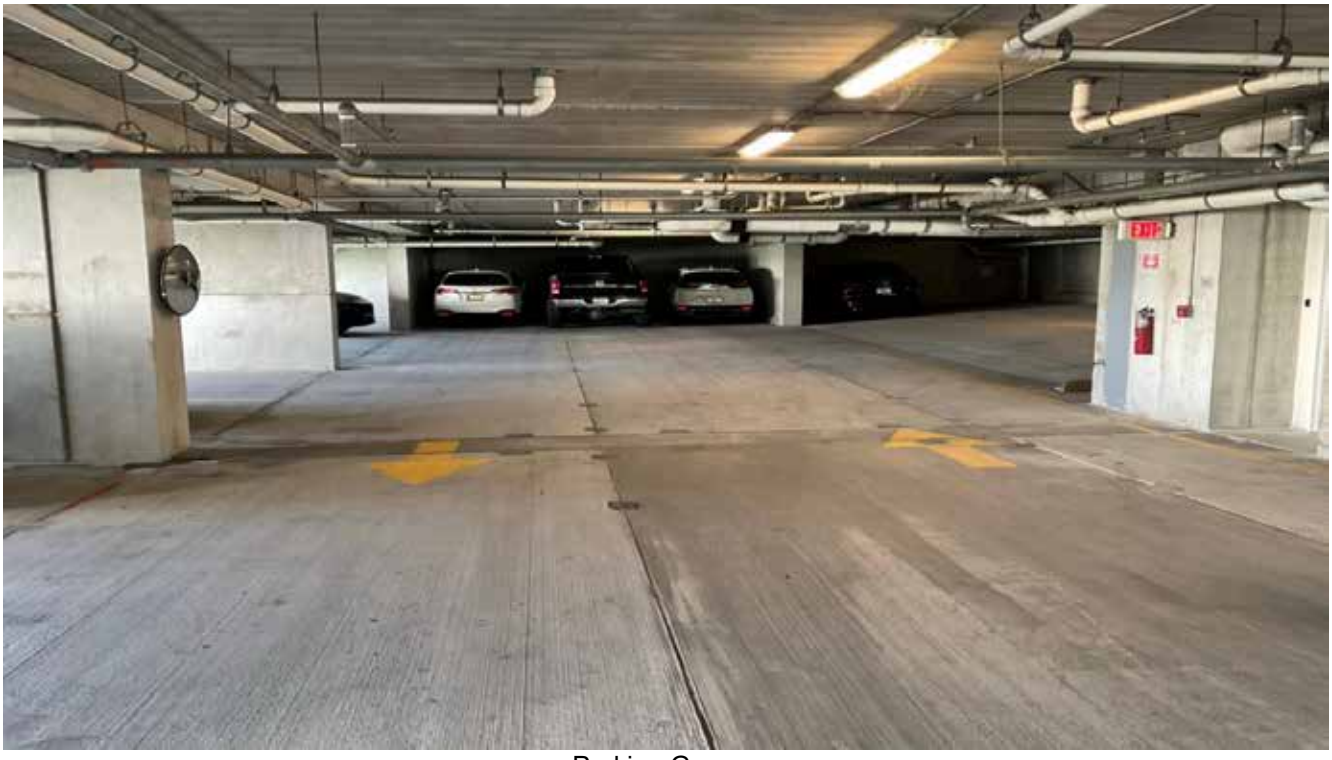
Parking Garage Joint Seals



Parking Garage Fire Sprinkler



Parking Garage Plumbing Lines



Parking Garage



Parking Garage Leak



Parking Garage Joint Seals



Parking Garage Joint Seals



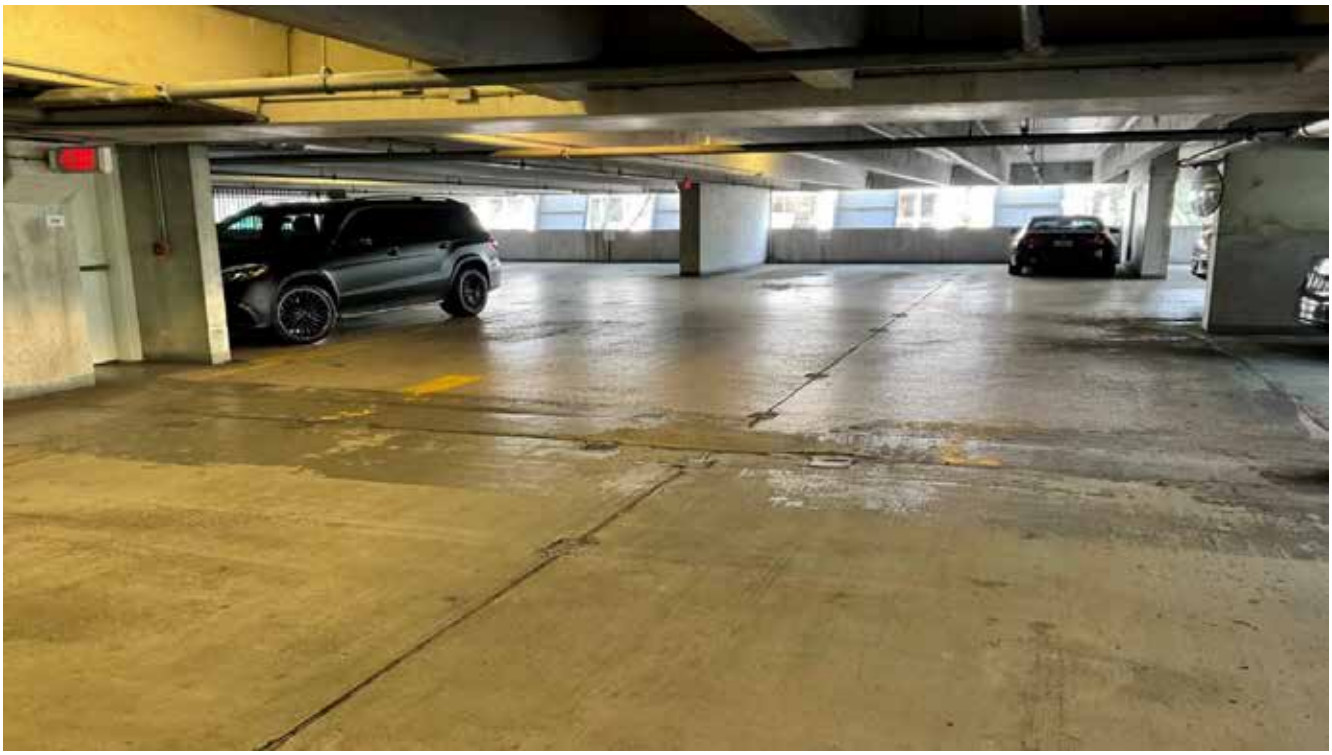
Parking Garage



Dry Fire System - Level 3



Steel Shelf Angle Bracket



Parking Garage Traffic Coating



Parking Garage Traffic Coating



Parking Garage Drainage



Parking Garage Traffic Coating



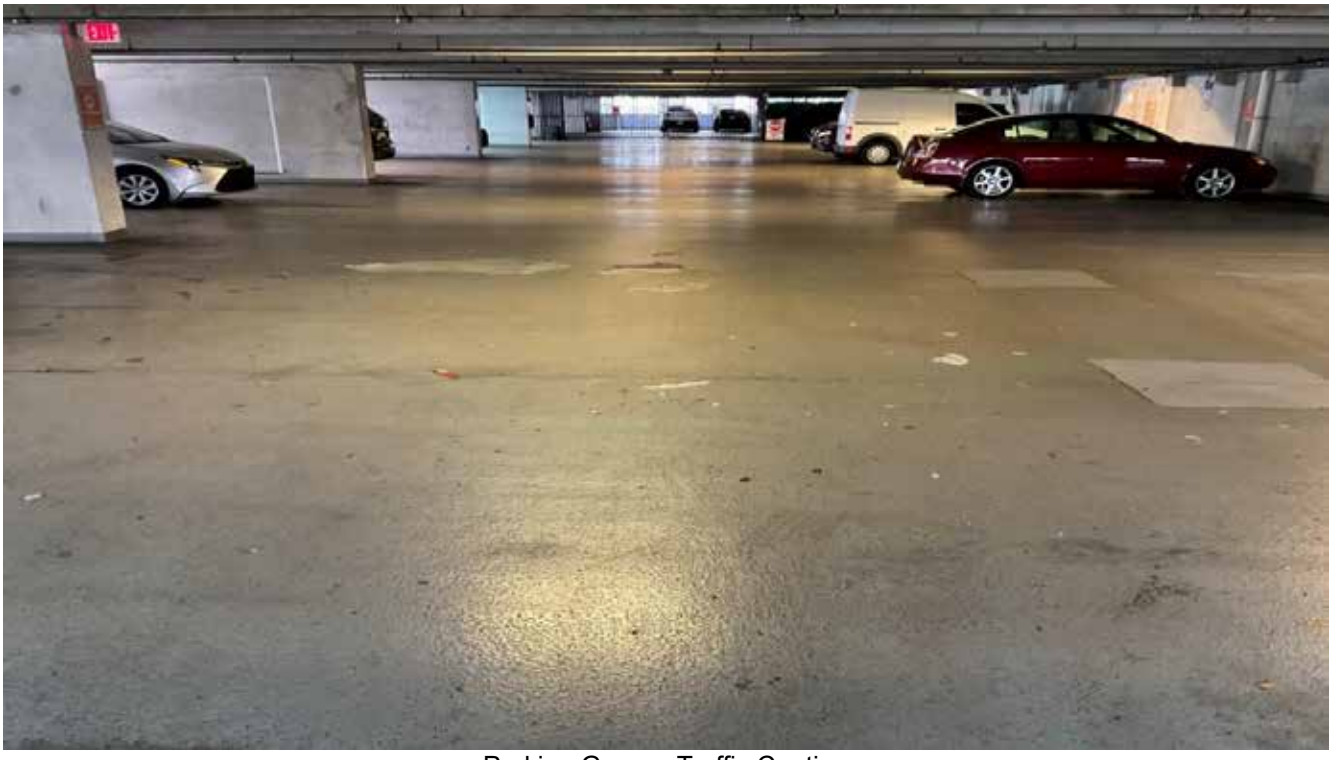
Parking Garage Traffic Coating



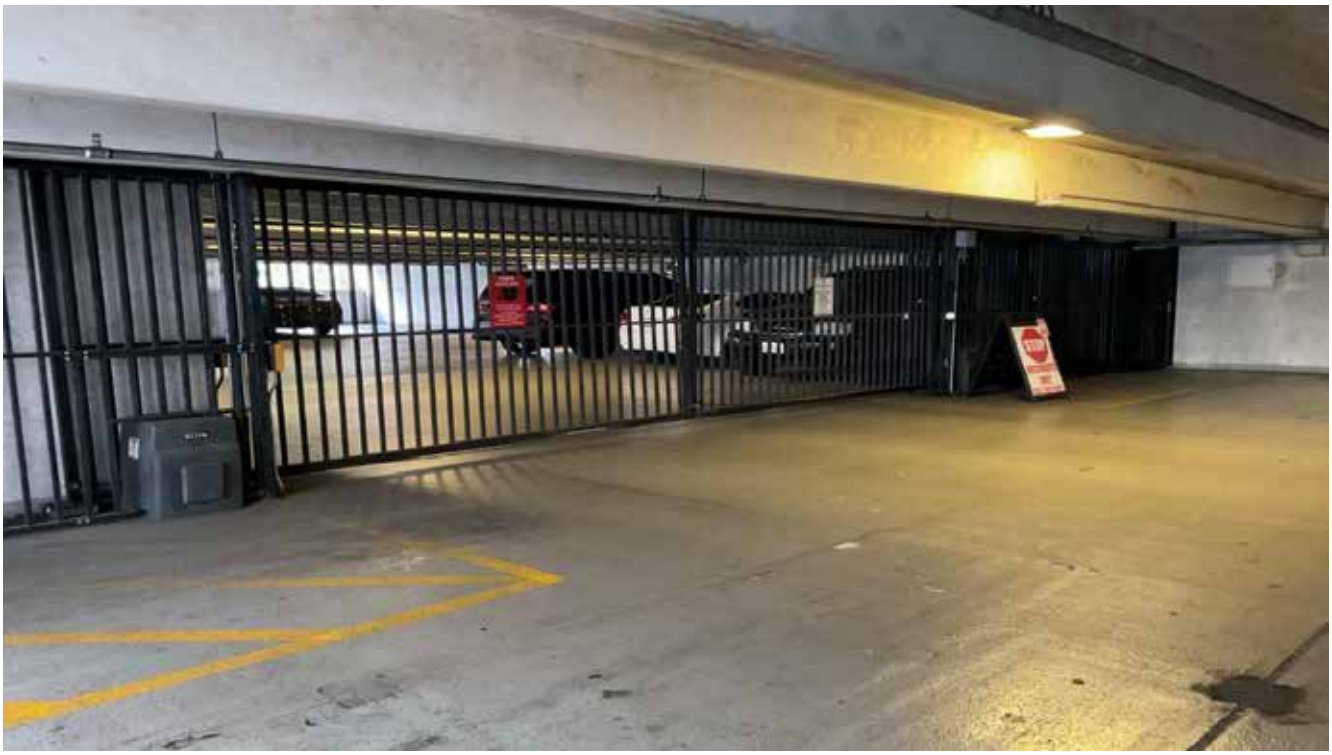
Parking Garage Leak



Decorative Alum Mesh Panel



Parking Garage Traffic Coating



Vehicular Gate - Residents



Dry Fire System - Level 2



Level 3 Storage Room



Level 3 Storage Room Leak



Level 3 Storage Room Leak



Pool & Spa Equipment



Pool Heater



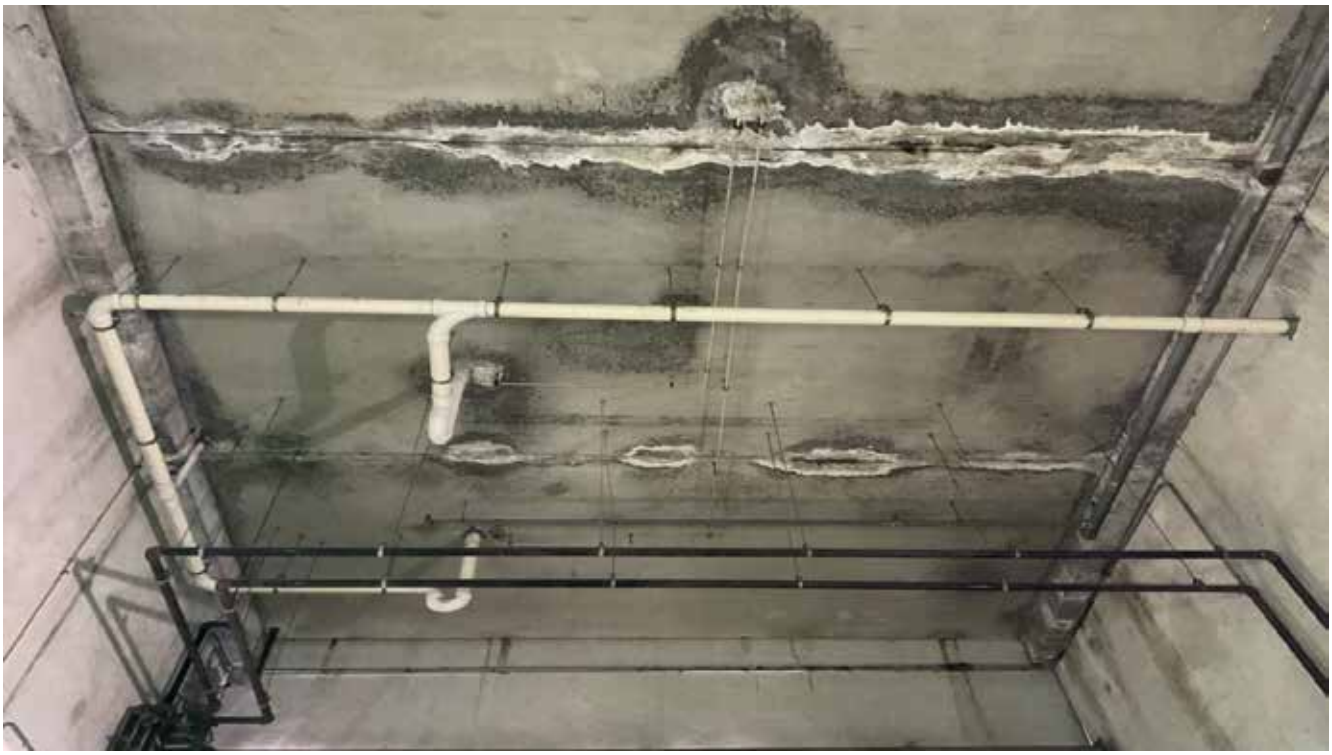
Spa Heater



Trash Chute



Service Yard



Service Yard Leak



Fitness Center



Fitness Center



Service Hallway



Service Hallway Restroom



Service Hallway Storage Room



Main Lobby



South Mail Room



South Elevator Lobby



North Mail Room



North Elevator Lobby



Elevator Lobby - Level 12



Hallway - Level 12



Trash Chute



Elevator Lobby - Typical



Hallway - Typical