# STRUCTURAL INTEGRITY RESERVE STUDY

PREPARED FOR:

## Paradise Harbour Apts. Inc.

Hallandale Beach, FL

For The Period Beginning January 1, 2026

PREPARED BY:


STONEBUILDING SOLUTIONS

260 1st Ave South, STE 225

St. Petersburg, FL 33701

800-892-1116

stonebldg.com

Report Date: May 1, 2025

Location: 300 Golden Isles Dr, Hallandale Beach, Florida
Service: Structural Integrity Reserve Study
Budget: Beginning January 1, 2026

Attention: Board of Directors @ Paradise Harbour Apts. Inc.

At the direction of the Board and/ or management of Paradise Harbour Apts. Inc., Stone Building Solutions has completed a Structural Integrity Reserve Study for the Association as requested. Enclosed is our report for the Board's review.

This study is based on an on-site analysis of the property. The on-site analysis of Paradise Harbour Apts. Inc. upon which this study is based was performed by a qualified field engineer.

The effective date of this report is the date of that on-site analysis, March 14, 2025

This Reserve Study meets or exceeds all requirements outlined in Florida Statute s.718.112. This report is written in compliance with both the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) standards, fulfilling the requirements of a "Level I Reserve Study."

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

Respectfully submitted,

Reviewed by:

Nick Vocke, RS

Reserve Specialist #534

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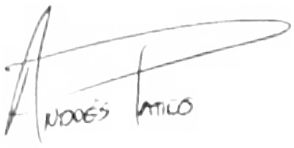
Prepared by:



Andres Patino

Reserve Analyst

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# Executive Summary

A Structural Integrity Reserve Study (SIRS) is a mandate of Florida statutes under s. 718112 (2) (g) that requires condominium associations and cooperatives to reserve funds for crucial structural elements related to their buildings.

The purpose of this reserve study is to produce a reserve funding plan that will project future contributions and expenditures to ensure that reserve funds are available as needed.

Stone Building Solutions was responsible for the physical evaluation. Stone Building Solutions provided analysis on key building components, their condition, and lifecycle. Stone Reserve Studies has received this information 'as is', and our opinions are based on the observations of the analysis by the engineer onsite. Stone Reserve Studies is using this information to create a financial evaluation for budgeting purposes.

Paradise Harbour Apts. Inc. has 59 units. This study is for the fiscal year starting January 1, 2026, and ending Dec 31, 2026.

Financial Parameters & Assumptions

| | | | |
|---|---|---|---|
| **Projection Period:** | January 1, 2026 - December 31, 2050 | **Association:** | Condominiums (Condos) |
| **Report Type:** | Level I | **Year Built:** | 1966 |
| **Inflation:** | 2.50% | **Buildings:** | 1 |
| **Interest (Gained):** | 1.00% | **Total Units:** | 59 |

As of January 1, 2026, the estimated unaudited reserve fund balance is **$60,000**

**The suggested yearly reserve contributions are not based on the condominium's governing documents, which allocate costs according to each unit's percentage of ownership in the property's total square footage.**

25-Year Pooled Cash Flow Funding Analysis Summary - (Future Cost):

The 25-year Funding Plan is an approach to determining reserve contributions in a way that balances the annual expenses from the reserve fund. This analysis takes into account future replacement costs for reserve components as they come due for replacement, acknowledges construction and inflationary cost increases, and considers interest income generated by reserve accounts. By pooling funds from initial balances, a yearly contribution rate is calculated to ensure a positive cash flow throughout the analysis period. Annual contributions will start at $72,500 for the 2026 Fiscal Year. Going forward, the yearly contributions are illustrated on the 25-year cash flow table

The requirements for the initial year are based on the 25-year Pooled Cash Flow Funding Plan.

| | |
|---|---|
| Required First Year Association contribution: | $72,500 |
| Required First Year annual contribution per unit: | $1,229 |
| Required First Year monthly contribution per unit: | $102 |
| Average monthly contribution per unit (Over 25 Years): | $140 |
| Special assessments: | $0 |

# State of Florida Statutory Requirements

# SB-4D/SB-154

Florida Statute S.718.112 (2) (g) mandates that all residential condominiums and cooperative associations with buildings of 3 or more stories must complete a Structural Integrity Reserve Study (SIRS) and fund a corresponding "structural Integrity" reserve account based on the results of the study.

The Structural Integrity Reserve Study (SIRS) **MUST:**

- **Be completed** for associations built before November 2022. The initial study must be completed ***by December 31, 2024,*** and updated with a site inspection by a qualified professional at least every 10 years
- **Be conducted** by a Florida-licensed engineer, architect, certified Reserve Specialist (RS), or Accredited Professional Reserve Analyst (APRA)
- **Include the following components**:
    - Roofing
    - Walls and Primary Support Members
    - Plumbing
    - Electrical
    - Fire Protection & Life Safety Components
    - Waterproofing & Paint
    - Common Area Windows & Doors
    - Items related to the *structural integrity* of the building costing over $10,000
- **Include a funding plan** that expresses a yearly contribution amount, without special assessments, that allows for the funding of expenditures and allocation of adequate fund balances over the projection.

# Board Responsibilities

Once the Board has received the published Structural Integrity Reserve Study (SIRS) they **MUST:**

- **Electronically notify members** that the Structural Integrity Reserve Study has been completed and that it has become part of official records **within 45 days** of receiving the published SIRS.
- Associations must make a published copy of the report available to members upon request thereafter.
- **Approve a budget for 2026 that includes fully funding reserves as required in the Structural Integrity Reserve Study**

Once the Board has received the published Structural Integrity Reserve Study (SIRS) they **CAN NOT:**

- **Waive or reduce funding** requirements for any components listed in the SIRS report.
- **Alter the funding** in any year without having the study modified by a qualified professional.

Notes:

- The board has a fiduciary responsibility to the entire community and should always act in their best interest.
- Failure to complete a Structural Integrity Reserve Study (SIRS) according to the statutory requirements by December 31st, 2024 would be considered a breach of an officer's or director's fiduciary responsibilities to the unit owners.
- Failure to complete or comply with this study could result in complications with insurance coverage and financing.
- This study is not currently required to be publicly posted or submitted to any local building officials; but must be made available upon request.
- The association will be required to submit compliance forms to the DBPR (once available).

# SIRS Evaluation

## Structural Integrity Reserve Study (SIRS) Principles:

A Structural Integrity Reserve Study (SIRS) is a form of reserve study with more rigid standards and higher qualifications than previously required for condominium and cooperative properties in the State of Florida. As required under Florida Statutes, this study is designed to ensure that condo and cooperative associations set aside adequate funds for crucial structural elements in their buildings to perform maintenance and repairs.

It is critical to understand the SIRS comprises several elements that must be separately accounted for in the reserve study. Once established, funds for repairs can only be used for that specific named purpose and cannot be shared or pooled with other non-critical Traditional Reserve Component funds..

A Structural Integrity Reserve Study states the estimated remaining useful life, the estimated replacement cost, or the deferred maintenance expense of the common areas being visually inspected. It provides a recommended annual reserve amount based on a formula that achieves the estimated replacement cost or deferred maintenance expense of each common area being visually inspected by the end of the estimated remaining useful life of each component.

# Stone Building Solutions Evaluation

### Onsite Process

A member of the Stone Building Solutions Engineering Team conducted a visual inspection of Paradise Harbour Apts. Inc. on March 14, 2025. The results of the inspection were utilized as the primary basis for this analysis.

### Structural Integrity Reserve Evaluations

The Stone Building Solutions SIRS report provides the estimated remaining useful life, replacement cost, or the deferred maintenance expense of the required areas, along with the annual reserve amount based on a pooled cash flow formula.

The inspection should not be considered an engineering assessment, but a visual inspection to determine the overall condition and subjective remaining useful life of the reservable elements identified at the property.

Supplemental information to the physical inspection may have been obtained from the following sources:

- Project plans
- Maintenance Records
- Contracts
- Association BOD
- Management
- Public Databases

### Structural Integrity Reserve Exclusions

Expenditures could be excluded for one or more of the following reasons:

- The current condition does not warrant predictable maintenance expenditures.
- The issue applies to a unit owner-maintained element.
- Items that have a useful life of over 100 years, such as foundations.

# Cost Evaluation

Stone Building Solutions (SBS) LLC. maintains a proprietary cost database that we continually update to reflect current market conditions.

These costs are derived by averaging comparable scopes of work in the local regions. Stone Building Solutions also utilizes nationally recognized cost databases such as Xactimate/XactRemodel and similar software to determine base costs when needed.

The cost estimates provided are based on approximate quantities, costs, and published data. They include labor, materials, design fees, appropriate overhead, general conditions, and profit. The estimated costs to repair, replace, or upgrade the improvements are considered typical for the marketplace.

Please note that no contractors have been contacted for actual bids or price quotes, so the actual cost of repairs may vary from our estimates. These opinions of probable costs apply to components or systems showing material deferred maintenance and existing physical deficiencies that require major repairs or replacement.

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# Structural Integrity Reserve Items

| ASSET № | NAME | NEXT ACTIVITY | EST LIFE | ADJ LIFE | REM USEFUL LIFE | UNIT COST | QTY | YEAR 1 REPLACEMENT COST |
|---|---|---|---|---|---|---|---|---|
| A01 | Structural Integrity Reserve Study - UPDATE: FL Requirements | 01/01/2035 | 10y | 10y | 9y | $5,125.00 | 1 Ea | $5,125 |
| A02 | Recertification Inspection: FL Requirements | 01/01/2034 | 10y | 10y | 8y | $10,250.00 | 1 Ea | $10,250 |
| B01 | Electric, Main Panels & Meter Bases: Common | 01/01/2038 | 20y | 40y | 12y | $1,470.875 | 30 U | $44,126 |
| B02 | Piping & Plumbing, Major Renovations : Common | 01/01/2031 | 10y | 65y | 5y | $2,460.00 | 15 U | $36,900 |
| C01 | Roofs, Spray Foam Re-coat: Common | 01/01/2034 | 12y | 15y | 8y | $6.85 | 23,667 SF | $162,119 |
| C02 | Roofs, Spray Foam Replacement: Common | 01/01/2044 | 25y | 25y | 18y | $16.15 | 23,667 SF | $382,222 |
| C03 | Roofs, Mansard, T1-11: Common | 01/01/2044 | 25y | 27y | 18y | $900.00 | 57 SQ | $51,300 |
| C04 | HVAC Stands, Elevated: Common | 01/01/2044 | 36y | 36y | 18y | $1,127.50 | 60 U | $67,650 |
| C05 | Brick Veneer, Inspect & Repair (Partial): Common | 01/01/2033 | 10y | 10y | 7y | $22.65 | 409.50 SF | $9,275 |
| C06 | Railings, Aluminum Picket: Common | 01/01/2043 | 22y | 47y | 17y | $105.00 | 446.50 LF | $46,882 |
| C07 | Doors, Metal, Full Louvered, Single: Common | 01/01/2041 | 17y | 35y | 15y | $1,320.00 | 7 Ea | $9,240 |
| C08 | Doors, Metal, Full Louvered, Double: Common | 01/01/2041 | 35y | 35y | 15y | $2,320.00 | 2 Ea | $4,640 |
| D01 | Fire Suppression System, Piping & Heads: Common | 01/01/2046 | 20y | 40y | 20y | $25,625.00 | 0.50 Allow | $12,812 |
| D02 | Backflow Preventers: Common | 01/01/2036 | 40y | 30y | 10y | $5,125.00 | 1 Ea | $5,125 |
| D03 | Fire Alarm Control Panel & Ancillary Devices: Common | 01/01/2036 | 12y | 25y | 10y | $1,886.00 | 30 U | $56,580 |
| E01 | Painting, Waterproofing & Stucco Repairs: Common | 01/01/2033 | 10y | 10y | 7y | $2.562 | 30,990 SF | $79,396 |
| E02 | Restoration, Exterior Walls: Common | 01/01/2033 | 10y | 10y | 7y | $13.878 | 1,549.50 SF | $21,504 |
| E03 | Walkway Coatings, Acrylic Concrete, Resurface: Common | 01/01/2045 | 20y | 20y | 19y | $5.25 | 3,900 SF | $20,475 |

| ASSET № | NAME | NEXT ACTIVITY | EST LIFE | ADJ LIFE | REM USEFUL LIFE | UNIT COST | QTY | YEAR 1 REPLACEMENT COST |
|---|---|---|---|---|---|---|---|---|
| E04 | Concrete Restoration, Walkways: Common | 01/01/2033 | 10y | 9y | 7y | $25.154 | 585 SF | $14,715 |
| E05 | Concrete Restoration, Staircases: Common | 01/01/2033 | 25y | 8y | 7y | $25.154 | 255 SF | $6,414 |
| E06 | Concrete Restoration, Balconies: Common | 01/01/2033 | 10y | 10y | 7y | $25.154 | 525 SF | $13,206 |
| | | | | | | | | **$1,059,956** |

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# Expenditures (By Year)

| ASSET № | NAME | UNIT COST | QTY. | FUTURE COST | USEFUL LIFE | NEXT ACTIVITY |
|---|---|---|---|---|---|---|
| 2026 (Year 1) | | | | | | |
| 2026 (Year 1) Total | | | | $0 | | |
| 2027 (Year 2) | | | | | | |
| 2027 (Year 2) Total | | | | $0 | | |
| 2028 (Year 3) | | | | | | |
| 2028 (Year 3) Total | | | | $0 | | |
| 2029 (Year 4) | | | | | | |
| 2029 (Year 4) Total | | | | $0 | | |
| 2030 (Year 5) | | | | | | |
| 2030 (Year 5) Total | | | | $0 | | |
| 2031 (Year 6) | | | | | | |
| B02 | Piping & Plumbing, Major Renovations : Common | $2,783.267 | 15 U | $41,749 | 65y | 2041 |
| 2031 (Year 6) Total | | | | **$41,749** | | |
| 2032 (Year 7) | | | | | | |
| 2032 (Year 7) Total | | | | $0 | | |
| 2033 (Year 8) | | | | | | |
| C05 | Brick Veneer, Inspect & Repair (Partial): Common | $26.923 | 409.50 SF | $11,025 | 10y | 2043 |
| E06 | Concrete Restoration, Balconies: Common | $29.901 | 525 SF | $15,698 | 10y | 2043 |
| E05 | Concrete Restoration, Staircases: Common | $29.898 | 255 SF | $7,624 | 8y | N/A |

| ASSET № | NAME | UNIT COST | QTY. | FUTURE COST | USEFUL LIFE | NEXT ACTIVITY |
|---|---|---|---|---|---|---|
| E04 | Concrete Restoration, Walkways: Common | $29.901 | 585 SF | $17,492 | 9y | 2043 |
| E01 | Painting, Waterproofing & Stucco Repairs: Common | $3.045 | 30,990 SF | $94,365 | 10y | 2043 |
| E02 | Restoration, Exterior Walls: Common | $16.497 | 1,549.50 SF | $25,562 | 10y | 2043 |
| **2033 (Year 8) Total** | | | | **$171,766** | | |
| 2034 (Year 9) | | | | | | |
| A02 | Recertification Inspection: FL Requirements | $12,489.00 | 1 Ea | $12,489 | 10y | 2044 |
| C01 | Roofs, Spray Foam Re-coat: Common | $8.346 | 23,667 SF | $197,525 | 15y | 2046 |
| **2034 (Year 9) Total** | | | | **$210,014** | | |
| 2035 (Year 10) | | | | | | |
| A01 | Structural Integrity Reserve Study - UPDATE: FL Requirements | $6,400.00 | 1 Ea | $6,400 | 10y | 2045 |
| **2035 (Year 10) Total** | | | | **$6,400** | | |
| 2036 (Year 11) | | | | | | |
| D02 | Backflow Preventers: Common | $6,560.00 | 1 Ea | $6,560 | 30y | N/A |
| D03 | Fire Alarm Control Panel & Ancillary Devices: Common | $2,414.233 | 30 U | $72,427 | 25y | 2048 |
| **2036 (Year 11) Total** | | | | **$78,987** | | |
| 2037 (Year 12) | | | | | | |
| **2037 (Year 12) Total** | | | | **$0** | | |
| 2038 (Year 13) | | | | | | |
| B01 | Electric, Main Panels & Meter Bases: Common | $1,978.167 | 30 U | $59,345 | 40y | N/A |
| **2038 (Year 13) Total** | | | | **$59,345** | | |
| 2039 (Year 14) | | | | | | |
| **2039 (Year 14) Total** | | | | **$0** | | |
| 2040 (Year 15) | | | | | | |
| **2040 (Year 15) Total** | | | | **$0** | | |
| 2041 (Year 16) | | | | | | |

| ASSET № | NAME | UNIT COST | QTY. | FUTURE COST | USEFUL LIFE | NEXT ACTIVITY |
|---|---|---|---|---|---|---|
| C08 | Doors, Metal, Full Louvered, Double: Common | $3,360.00 | 2 Ea | $6,720 | 35y | N/A |
| C07 | Doors, Metal, Full Louvered, Single: Common | $1,911.714 | 7 Ea | $13,382 | 35y | N/A |
| B02 | Piping & Plumbing, Major Renovations : Common | $3,562.80 | 15 U | $53,442 | 10y | N/A |
| 2041 (Year 16) Total | | | | $73,544 | | |
| 2042 (Year 17) | | | | | | |
| 2042 (Year 17) Total | | | | $0 | | |
| 2043 (Year 18) | | | | | | |
| C05 | Brick Veneer, Inspect & Repair (Partial): Common | $34.464 | 409.50 SF | $14,113 | 10y | N/A |
| E06 | Concrete Restoration, Balconies: Common | $38.274 | 525 SF | $20,094 | 10y | N/A |
| E04 | Concrete Restoration, Walkways: Common | $38.275 | 585 SF | $22,391 | 10y | N/A |
| E01 | Painting, Waterproofing & Stucco Repairs: Common | $3.898 | 30,990 SF | $120,799 | 10y | N/A |
| C06 | Railings, Aluminum Picket: Common | $159.769 | 446.50 LF | $71,337 | 47y | N/A |
| E02 | Restoration, Exterior Walls: Common | $21.117 | 1,549.50 SF | $32,721 | 10y | N/A |
| 2043 (Year 18) Total | | | | $281,455 | | |
| 2044 (Year 19) | | | | | | |
| C04 | HVAC Stands, Elevated: Common | $1,758.517 | 60 U | $105,511 | 36y | N/A |
| A02 | Recertification Inspection: FL Requirements | $15,987.00 | 1 Ea | $15,987 | 10y | N/A |
| C03 | Roofs, Mansard, T1-11: Common | $1,403.702 | 57 SQ | $80,011 | 27y | N/A |
| C02 | Roofs, Spray Foam Replacement: Common | $25.188 | 23,667 SF | $596,124 | 25y | N/A |
| 2044 (Year 19) Total | | | | $797,633 | | |
| 2045 (Year 20) | | | | | | |
| A01 | Structural Integrity Reserve Study - UPDATE: FL Requirements | $8,193.00 | 1 Ea | $8,193 | 10y | N/A |

| ASSET № | NAME | UNIT COST | QTY. | FUTURE COST | USEFUL LIFE | NEXT ACTIVITY |
|---|---|---|---|---|---|---|
| E03 | Walkway Coatings, Acrylic Concrete, Resurface: Common | $8.393 | 3,900 SF | $32,733 | 20y | N/A |
| 2045 (Year 20) Total | | | | $40,926 | | |
| 2046 (Year 21) | | | | | | |
| D01 | Fire Suppression System, Piping & Heads: Common | $41,990.00 | 0.50 Allow | $20,995 | 40y | N/A |
| C01 | Roofs, Spray Foam Re-coat: Common | $11.225 | 23,667 SF | $265,662 | 12y | N/A |
| 2046 (Year 21) Total | | | | $286,657 | | |
| 2047 (Year 22) | | | | | | |
| 2047 (Year 22) Total | | | | $0 | | |
| 2048 (Year 23) | | | | | | |
| D03 | Fire Alarm Control Panel & Ancillary Devices: Common | $3,246.90 | 30 U | $97,407 | 12y | N/A |
| 2048 (Year 23) Total | | | | $97,407 | | |
| 2049 (Year 24) | | | | | | |
| 2049 (Year 24) Total | | | | $0 | | |
| 2050 (Year 25) | | | | | | |
| 2050 (Year 25) Total | | | | $0 | | |

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# Expenditures (By Year and Category)

| LOCATION<br>RESERVE ITEM | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Professional Services** | | | | | | | | | | | | | |
| Recertification Inspection: FL Requirements | | | | | | | | | $12,489 | | | | |
| Structural Integrity Reserve Study - UPDATE: FL Requirements | | | | | | | | | | $6,400 | | | |
| **Total Professional Services** | | | | | | | | | **$12,489** | **$6,400** | | | |
| **Building Service Components** | | | | | | | | | | | | | |
| Electric, Main Panels & Meter Bases: Common | | | | | | | | | | | | | $59,345 |
| Piping & Plumbing, Major Renovations : Common | | | | | | $41,749 | | | | | | | |
| **Total Building Service Components** | | | | | | **$41,749** | | | | | | | **$59,345** |

| LOCATION<br>RESERVE ITEM | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Exterior Building Components** | | | | | | | | | | | | | |
| Brick Veneer, Inspect & Repair (Partial): Common | | | | | | | | $11,025 | | | | | |
| Roofs, Spray Foam Re-coat: Common | | | | | | | | | $197,525 | | | | |
| **Total Exterior Building Components** | | | | | | | | **$11,025** | **$197,525** | | | | |
| **Fire & Life Safety** | | | | | | | | | | | | | |
| Backflow Preventers: Common | | | | | | | | | | | $6,560 | | |
| Fire Alarm Control Panel & Ancillary Devices: Common | | | | | | | | | | | $72,427 | | |
| **Total Fire & Life Safety** | | | | | | | | | | | **$78,987** | | |
| **Structural Restoration Components** | | | | | | | | | | | | | |
| Concrete Restoration, Balconies: Common | | | | | | | | $15,698 | | | | | |
| Concrete Restoration, Staircases: Common | | | | | | | | $7,624 | | | | | |
| Concrete Restoration, Walkways: Common | | | | | | | | $17,492 | | | | | |
| Painting, Waterproofing & Stucco Repairs: Common | | | | | | | | $94,365 | | | | | |
| Restoration, Exterior Walls: Common | | | | | | | | $25,562 | | | | | |
| **Total Structural Restoration Components** | | | | | | | | **$160,741** | | | | | |
| **Total** | | | | | | **$41,749** | | **$171,766** | **$210,014** | **$6,400** | **$78,987** | | **$59,345** |

| LOCATION<br>RESERVE ITEM | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Professional Services** | | | | | | | | | | | | |
| Recertification Inspection: FL Requirements | | | | | | $15,987 | | | | | | |
| Structural Integrity Reserve Study - UPDATE: FL Requirements | | | | | | | $8,193 | | | | | |
| **Total Professional Services** | | | | | | **$15,987** | **$8,193** | | | | | |
| **Building Service Components** | | | | | | | | | | | | |
| Piping & Plumbing, Major Renovations : Common | | | $53,442 | | | | | | | | | |
| **Total Building Service Components** | | | **$53,442** | | | | | | | | | |
| **Exterior Building Components** | | | | | | | | | | | | |
| Brick Veneer, Inspect & Repair (Partial): Common | | | | | $14,113 | | | | | | | |
| Doors, Metal, Full Louvered, Double: Common | | | $6,720 | | | | | | | | | |
| Doors, Metal, Full Louvered, Single: Common | | | $13,382 | | | | | | | | | |
| HVAC Stands, Elevated: Common | | | | | | $105,511 | | | | | | |
| Railings, Aluminum Picket: Common | | | | | $71,337 | | | | | | | |
| Roofs, Spray Foam Re-coat: Common | | | | | | | | $265,662 | | | | |
| Roofs, Mansard, T1-11: Common | | | | | | $80,011 | | | | | | |

| LOCATION<br>RESERVE ITEM | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Roofs, Spray Foam Replacement: Common | | | | | | $596,124 | | | | | | |
| **Total Exterior Building Components** | | | **$20,102** | | **$85,450** | **$781,646** | | **$265,662** | | | | |
| **Fire & Life Safety** | | | | | | | | | | | | |
| Fire Alarm Control Panel & Ancillary Devices: Common | | | | | | | | | | $97,407 | | |
| Fire Suppression System, Piping & Heads: Common | | | | | | | | $20,995 | | | | |
| **Total Fire & Life Safety** | | | | | | | | **$20,995** | | **$97,407** | | |
| **Structural Restoration Components** | | | | | | | | | | | | |
| Concrete Restoration, Balconies: Common | | | | | $20,094 | | | | | | | |
| Concrete Restoration, Walkways: Common | | | | | $22,391 | | | | | | | |
| Painting, Waterproofing & Stucco Repairs: Common | | | | | $120,799 | | | | | | | |
| Restoration, Exterior Walls: Common | | | | | $32,721 | | | | | | | |
| Walkway Coatings, Acrylic Concrete, Resurface: Common | | | | | | | $32,733 | | | | | |
| **Total Structural Restoration Components** | | | | | **$196,005** | | **$32,733** | | | | | |
| **Total** | | | **$73,544** | | **$281,455** | **$797,633** | **$40,926** | **$286,657** | | **$97,407** | | |

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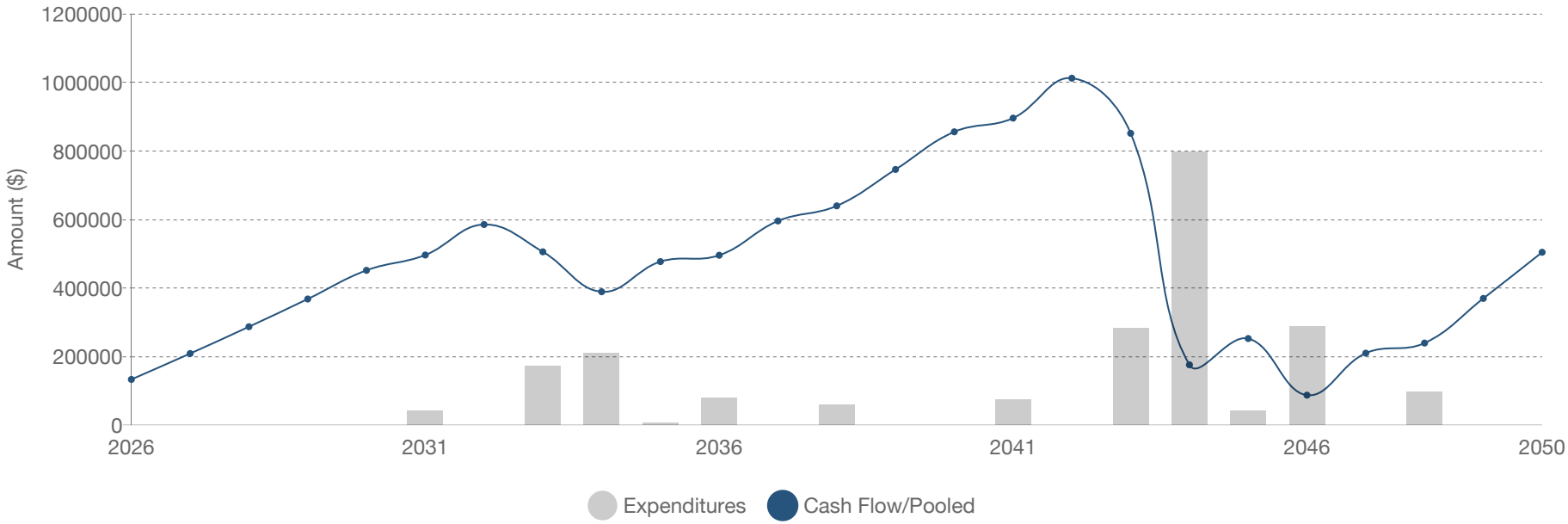
# Critical Expenditure Planning ( 3-Year Outlook)

| LOCATION<br>RESERVE ITEM | 2026 | 2027 | 2028 |
|---|---|---|---|
| Professional Services | | | |
| Total Professional Services | | | |
| Building Service Components | | | |
| Total Building Service Components | | | |
| Exterior Building Components | | | |
| Total Exterior Building Components | | | |
| Fire & Life Safety | | | |
| Total Fire & Life Safety | | | |
| Structural Restoration Components | | | |
| Total Structural Restoration Components | | | |
| Total | | | |

STONEBUILDING
SOLUTIONS

## Funding Model Comparison

## Projected Reserve Ending Balance



The chart above compares the projected annual reserve fund ending balances for funding plans.

# Cash-Flow (Pooled) Funding Methodology
# (25-Year Projection)

The 25-year Cash-Flow or "Pooled" Funding methodology involves determining Reserve contributions that offset fluctuating annual expenses and create a positive cash flow throughout the projection. By consolidating funds from initial balances, a yearly contribution rate is calculated to ensure a consistently positive cash flow over the analysis period.

The most significant element of the Cash-Flow or "Pooled" Funding methodology is that it significantly reduces the annual contribution amount by maintaining an adequate level of funding year-over-year in relation to the fully funded or (100% funded) balance. This calculation allows the Reserve fund to operate at less than 100% so long as adequate reserves are present. In this methodology, Reserve funds can only be collectively allocated (used) for purposes authorized under the categorical nature of the components identified within the pool as they become due. **This leads to the lowest monthly allocations for membership and prevents excess balances from accruing in the reserve account.**

This methodology is a widely accepted, logical, factual, and mathematical basis for calculating Reserve contributions. This method, year after year, allows the total fund balance to offset expected expenditures adequately and ensures that future funds will be available as needed through the scope of the projection and thereafter. This calculation, when done correctly, is considered "fully" funded under Florida statutes.

**The DBPR maintains that "The Pooling of reserves is allowable under current Florida laws."**

**See the "Useful Links" section for additional details.**

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# 25-Year Cash-Flow

## Cash Flow/Pooled

| YEAR | STARTING BALANCE | CONTRIBUTIONS | PERCENT CHANGE | INTEREST | SPECIAL ASSMNT | ADDTIONAL CAPITAL | EXPENDITURE FUTURE COST | ENDING BALANCE | PERCENT FUNDED | FULLY FUNDED BALANCE |
|---|---|---|---|---|---|---|---|---|---|---|
| 2026 | $60,000 | $72,500 | N/A | $600 | $0 | $0 | $0 | $133,100 | 27.17% | $489,831 |
| 2027 | $133,100 | $74,312 | 2.50% | $1,331 | $0 | $0 | $0 | $208,744 | 37.42% | $557,792 |
| 2028 | $208,744 | $76,170 | 2.50% | $2,087 | $0 | $0 | $0 | $287,001 | 45.64% | $628,847 |
| 2029 | $287,001 | $78,075 | 2.50% | $2,870 | $0 | $0 | $0 | $367,946 | 52.33% | $703,102 |
| 2030 | $367,946 | $80,026 | 2.50% | $3,679 | $0 | $0 | $0 | $451,652 | 57.85% | $780,681 |
| 2031 | $451,652 | $82,027 | 2.50% | $4,517 | $0 | $0 | $41,749 | $496,446 | 60.36% | $822,525 |
| 2032 | $496,446 | $84,078 | 2.50% | $4,964 | $0 | $0 | $0 | $585,489 | 64.35% | $909,838 |
| 2033 | $585,489 | $86,180 | 2.50% | $5,855 | $0 | $0 | $171,766 | $505,757 | 61.37% | $824,067 |
| 2034 | $505,757 | $88,334 | 2.50% | $5,058 | $0 | $0 | $210,014 | $389,135 | 55.43% | $702,017 |
| 2035 | $389,135 | $90,543 | 2.50% | $3,891 | $0 | $0 | $6,400 | $477,169 | 60.60% | $787,443 |
| 2036 | $477,169 | $92,806 | 2.50% | $4,772 | $0 | $0 | $78,987 | $495,760 | 61.54% | $805,623 |
| 2037 | $495,760 | $95,126 | 2.50% | $4,958 | $0 | $0 | $0 | $595,844 | 65.68% | $907,204 |
| 2038 | $595,844 | $97,504 | 2.50% | $5,958 | $0 | $0 | $59,345 | $639,961 | 67.08% | $954,056 |
| 2039 | $639,961 | $99,942 | 2.50% | $6,400 | $0 | $0 | $0 | $746,303 | 70.07% | $1,065,031 |
| 2040 | $746,303 | $102,441 | 2.50% | $7,463 | $0 | $0 | $0 | $856,207 | 72.50% | $1,180,955 |
| 2041 | $856,207 | $105,002 | 2.50% | $8,562 | $0 | $0 | $73,544 | $896,226 | 73.04% | $1,227,046 |
| 2042 | $896,226 | $107,627 | 2.50% | $8,962 | $0 | $0 | $0 | $1,012,815 | 74.91% | $1,351,968 |
| 2043 | $1,012,815 | $110,317 | 2.50% | $10,128 | $0 | $0 | $281,455 | $851,806 | 71.24% | $1,195,634 |
| 2044 | $851,806 | $113,075 | 2.50% | $8,518 | $0 | $0 | $797,633 | $175,766 | 34.53% | $509,013 |
| 2045 | $175,766 | $115,902 | 2.50% | $1,758 | $0 | $0 | $40,926 | $252,500 | 43.28% | $583,390 |

| YEAR | STARTING BALANCE | CONTRIBUTIONS | PERCENT CHANGE | INTEREST | SPECIAL ASSMNT | ADDTIONAL CAPITAL | EXPENDITURE FUTURE COST | ENDING BALANCE | PERCENT FUNDED | FULLY FUNDED BALANCE |
|---|---|---|---|---|---|---|---|---|---|---|
| 2046 | $252,500 | $118,800 | 2.50% | $2,525 | $0 | $0 | $286,657 | $87,167 | 21.21% | $410,895 |
| 2047 | $87,167 | $121,770 | 2.50% | $872 | $0 | $0 | $0 | $209,809 | 39.54% | $530,562 |
| 2048 | $209,809 | $124,814 | 2.50% | $2,098 | $0 | $0 | $97,407 | $239,314 | 43.03% | $556,115 |
| 2049 | $239,314 | $127,934 | 2.50% | $2,393 | $0 | $0 | $0 | $369,641 | 53.97% | $684,952 |
| 2050 | $369,641 | $131,133 | 2.50% | $3,696 | $0 | $0 | $0 | $504,470 | 61.53% | $819,887 |

# Funding Options

Significant expenses related to the repair or replacement of Reserve components are both expected and projected to occur within any community. When these expenses occur, there are essentially funding options available for addressing the cost associated with each expenditure:

## Reserve Funds:

- The most logical option for the Board of Directors is to ensure the association's ability to maintain the obligated assets by assessing an adequate level of reserves as part of the regular membership fees. This approach allows for the cost of replacements to be uniformly distributed among all present and future members, ensuring that future members don't bear the burden of past deficits. By setting aside Reserves over the lifespan of each asset, such as a roof, the association has ample time to accumulate the necessary funds for the projected replacement. Additionally, these contributions would be appropriately distributed among all members and have interest-earning potential.

If Critical elements prevent reserving funds over time, there are two alternative funding options:

## Securing a Loan:

- For major repairs, such as a multi-million dollar Concrete Restoration project that can't be delayed, a long-term Reserve plan may not be sufficient. In such cases, the association may seek to secure a loan from a lending institution to finance any required repairs. In many cases, banks are willing to lend to associations using future homeowner assessments as collateral. However, this option comes with challenges as it commits the association's future assets and incurs additional expenses in the form of interest & fees. It is critical to account for loan repayments in addition to Reserve contributions and communicate those costs to membership.

## Special Assessment:

- Another option would be for the board to pass a "special assessment" to the membership, requiring each member to contribute an amount necessary to cover the expenditure. When a special assessment is implemented, the association has the authority and responsibility to collect the assessments, even through foreclosure, if necessary. SB-154 allows the Board of Directors (BODs) to implement special assessments over the 115% threshold of the previous year if the repairs are for critical structural components.

Important Notes:

- The current statute does not permit associations to include special assessments in the funding plan for the SIRS.
- Any "Special Assessment" or "Loan" should be coordinated along with the Reserve Study to build a manageable financial plan for the membership over the period in which it is projected.

# Reserve Components

In this section of the report, we provide a comprehensive examination of the Reserve Study's physical analysis, encompassing a thorough inventory of the significant components within the association's "common" areas. This includes "Limited Common Elements" or (LCE).

Each Reserve Component was assessed based on its physical condition observed during the inspection. The following factors were determined:

- **Installation Date:** When the component was originally installed
- **Estimated Market Expected Lifespan:** The maintenance plan currently implemented by the association
- **Subjective Remaining Lifespan:** The remaining lifespan based on visual inspection and current condition
- **Unit Current Cost:** The current cost of the component
- **Unit Projected Future Cost:** The estimated future cost of the component, considering inflation and other factors.
- **Maintenance Opportunities**: Potential actions to extend the useful lifespan of the component.

STONEBUILDING SOLUTIONS

# Component List - Full Detail

## A01 - Structural Integrity Reserve Study - UPDATE

### Basic Info

| | |
|---|---|
| **Type of Cost:** | Improvement |
| **Location:** | Professional Services |
| **Category:** | Life Safety |
| **Condition:** | Excellent |

### Comments/Notes

Based on the recommendations of the Community Associations Institute (CAI): Reserve Study Best Practices handbook; Associations should be preparing for the expense associated with professional inspections required by local mandate.

### Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2025 |
| **Est. Useful Life:** | 10y |
| **Remaining Useful Life:** | 9y |
| **Next Activity Date:** | 01/01/2035 |

### Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2025 |
| **Estimate Source:** | Stone Building Solutions |
| **Cost Per Ea:** | $5,000.00 |
| **Total Quantity:** | 1 Ea |
| **Total Current Cost:** | $5,125 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $14,593 |

# A02 - Recertification Inspection

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Improvement |
| **Location:** | Professional Services |
| **Category:** | Life Safety |
| **Condition:** | Excellent |

## Comments/Notes

Based on the recommendations of the Community Associations Institute (CAI): Reserve Study Best Practices handbook; Associations should be preparing for the expense associated with professional inspections required by local mandate.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2024 |
| **Est. Useful Life:** | 10y |
| **Remaining Useful Life:** | 8y |
| **Next Activity Date:** | 01/01/2034 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2025 |
| **Estimate Source:** | Stone Building Solutions |
| **Cost Per Ea:** | $10,000.00 |
| **Total Quantity:** | 1 Ea |
| **Total Current Cost:** | $10,250 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $28,476 |

# B01 - Electric, Main Panels & Meter Bases

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Replacement |
| **Location:** | Building Service Components |
| **Category:** | Mechanical |
| **Condition:** | Good |

## Comments/Notes

On the date of inspection, it was observed that the electrical service was in good working condition. This fund provides monies for the as needed repairs and eventual partial replacement of the electrical systems over a standard market observed 40-year life cycle.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/1998 |
| **Est. Useful Life:** | 20y |
| **Remaining Useful Life:** | 12y |
| **Next Activity Date:** | 01/01/2038 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2025 |
| **Estimate Source:** | Local Contractors |
| **Cost Per U:** | $1,435.00 |
| **Total Quantity:** | 60 U |
| **Percent of Total to Maintain:** | 50% |
| **Quantity to Maintain:** | 30 U |
| **Total Current Cost:** | $44,126 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $59,345 |

# B02 - Piping & Plumbing, Major Renovations

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Repairs & Maintenance |
| **Location:** | Building Service Components |
| **Category:** | Plumbing |
| **Condition:** | Fair |

## Comments/Notes

Based on the market expected life cycle of Plumbing Utilities, it is recommended that the association reserve for major refurbishment of this component during the projected cycle.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/1966 |
| **Est. Useful Life:** | 10y |
| **Remaining Useful Life:** | 5y |
| **Next Activity Date:** | 01/01/2031 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2025 |
| **Estimate Source:** | Local Contractors |
| **Cost Per U:** | $2,400.00 |
| **Total Quantity:** | 60 U |
| **Percent of Total to Maintain:** | 25% |
| **Quantity to Maintain:** | 15 U |
| **Total Current Cost:** | $36,900 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $95,191 |

# C01 - Roofs, Spray Foam Re-coat

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Repairs & Maintenance |
| **Location:** | Exterior Building Components |
| **Category:** | Roofing |
| **Condition:** | Fair |

## Useful Life

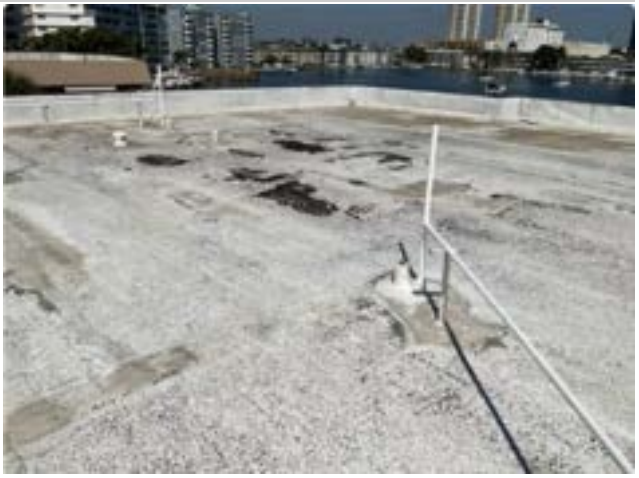
| | |
|---|---|
| **Last Activity Date:** | 01/01/2019 |
| **Est. Useful Life:** | 12y |
| **Remaining Useful Life:** | 8y |
| **Next Activity Date:** | 01/01/2034 |

## Comments/Notes

Recoating only of spray from roofing material 10-15 years after installation.  It was reported that the community repairs and coats sections of the roof. This component funds to re-coat the entire roof.

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2026 |
| **Estimate Source:** | Southern Coating Roofing |
| **Cost Per SF:** | $6.85 |
| **Total Quantity:** | 23,667 SF |
| **Total Current Cost:** | $162,119 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $463,187 |



# C02 - Roofs, Spray Foam Replacement

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Replacement |
| **Location:** | Exterior Building Components |
| **Category:** | Roofing |
| **Condition:** | Good |

## Useful Life

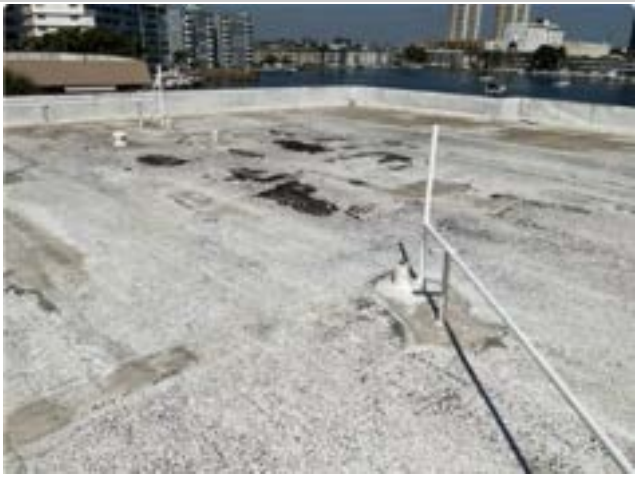
| | |
|---|---|
| **Last Activity Date:** | 01/01/2019 |
| **Est. Useful Life:** | 25y |
| **Remaining Useful Life:** | 18y |
| **Next Activity Date:** | 01/01/2044 |

## Comments/Notes

Remove and replace the Spray Foam Roof. Will require a recoat during the roof life cycle.

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2026 |
| **Estimate Source:** | Southern Coating Roofing |
| **Cost Per SF:** | $16.15 |
| **Total Quantity:** | 23,667 SF |
| **Total Current Cost:** | $382,222 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $596,124 |



# C03 - Roofs, Mansard, T1-11

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Replacement |
| **Location:** | Exterior Building Components |
| **Category:** | Roofing |
| **Condition:** | Good to Fair |

## Comments/Notes

Partial replacement in 2025 at the entrance. The project included replacing rotted beams behind the roof. On the date of inspection, it was noted that the current roof is in Good to fair condition with some reported issues of leaks or apparent deterioration at the front of the building. These are reportedly being fixed.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2017 |
| **Est. Useful Life:** | 25y |
| **Remaining Useful Life:** | 18y |
| **Next Activity Date:** | 01/01/2044 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2026 |
| **Estimate Source:** | Local Contractors |
| **Cost Per SQ:** | $900.00 |
| **Total Quantity:** | 57 SQ |
| **Total Current Cost:** | $51,300 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $80,011 |

# C04 - HVAC Stands, Elevated

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Replacement |
| **Location:** | Exterior Building Components |
| **Category:** | Mechanical |
| **Condition:** | Good |

## Comments/Notes

This component provides money for as-needed repairs and eventual HVAC stands replacement currently in **good** condition with no signs of severe deterioration. It is recommended replacing the stands every other roofing cycle.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2008 |
| **Est. Useful Life:** | 36y |
| **Remaining Useful Life:** | 18y |
| **Next Activity Date:** | 01/01/2044 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2025 |
| **Estimate Source:** | Local Contractor |
| **Cost Per U:** | $1,100.00 |
| **Total Quantity:** | 60 U |
| **Total Current Cost:** | $67,650 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $105,511 |

# C05 - Brick Veneer, Inspect & Repair (Partial)

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Repairs & Maintenance |
| **Location:** | Exterior Building Components |
| **Category:** | Wall Surfaces |
| **Condition:** | Good |

## Comments/Notes

This component provides money for as-needed repairs and eventual brick veneer section replacement currently in good condition. On the date of the inspection, it was reported brick wall was serviced in 2023.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2023 |
| **Est. Useful Life:** | 10y |
| **Remaining Useful Life:** | 7y |
| **Next Activity Date:** | 01/01/2033 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2026 |
| **Estimate Source:** | Xactimate |
| **Cost Per SF:** | $22.65 |
| **Total Quantity:** | 2,730 SF |
| **Percent of Total to Maintain:** | 15% |
| **Quantity to Maintain:** | 409.50 SF |
| **Total Current Cost:** | $9,275 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $25,138 |

# C06 - Railings, Aluminum Picket

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Replacement |
| **Location:** | Exterior Building Components |
| **Category:** | Life Safety |
| **Condition:** | Good |

## Comments/Notes

This fund provides monies for the as needed repairs and eventual replacement of the railings currently in good condition over a standard market observed 44-year life cycle.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/1996 |
| **Est. Useful Life:** | 22y |
| **Remaining Useful Life:** | 17y |
| **Next Activity Date:** | 01/01/2043 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2026 |
| **Estimate Source:** | XactRemodel |
| **Cost Per LF:** | $105.00 |
| **Total Quantity:** | 893 LF |
| **Percent of Total to Maintain:** | 50% |
| **Quantity to Maintain:** | 446.50 LF |
| **Total Current Cost:** | $46,882 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $71,337 |

# C07 - Doors, Metal, Full Louvered, Single

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Replacement |
| **Location:** | Exterior Building Components |
| **Category:** | Access Control Systems |
| **Condition:** | Good |

## Comments/Notes

This component funds to replace the louvered single doors currently in good working condition with no signs of deterioration. It is recommended to paint doors periodically to preserve useful life.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2006 |
| **Est. Useful Life:** | 17y |
| **Remaining Useful Life:** | 15y |
| **Next Activity Date:** | 01/01/2041 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2026 |
| **Estimate Source:** | Xactimate |
| **Cost Per Ea:** | $1,320.00 |
| **Total Quantity:** | 14 Ea |
| **Percent of Total to Maintain:** | 50% |
| **Quantity to Maintain:** | 7 Ea |
| **Total Current Cost:** | $9,240 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $13,382 |

# C08 - Doors, Metal, Full Louvered, Double

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Replacement |
| **Location:** | Exterior Building Components |
| **Category:** | Access Control Systems |
| **Condition:** | Good |

## Comments/Notes

This component funds to replace the louvered double doors currently in good working condition with no signs of deterioration. It is recommended to paint doors periodically to preserve useful life.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2006 |
| **Est. Useful Life:** | 35y |
| **Remaining Useful Life:** | 15y |
| **Next Activity Date:** | 01/01/2041 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2026 |
| **Estimate Source:** | Xactimate |
| **Cost Per Ea:** | $2,320.00 |
| **Total Quantity:** | 2 Ea |
| **Total Current Cost:** | $4,640 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $6,720 |

# D01 - Fire Suppression System, Piping & Heads

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Replacement |
| **Location:** | Fire & Life Safety |
| **Category:** | Plumbing |
| **Condition:** | Good |

## Comments/Notes

This component provides money for a major replacement of the fire suppression system currently in good working condition with no signs of severe deterioration.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2006 |
| **Est. Useful Life:** | 20y |
| **Remaining Useful Life:** | 20y |
| **Next Activity Date:** | 01/01/2046 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2025 |
| **Estimate Source:** | MVS |
| **Cost Per Allow:** | $25,000.00 |
| **Total Quantity:** | 1 Allow |
| **Percent of Total to Maintain:** | 50% |
| **Quantity to Maintain:** | 0.50 Allow |
| **Total Current Cost:** | $12,812 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $20,995 |

# D02 - Backflow Preventers

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Replacement |
| **Location:** | Fire & Life Safety |
| **Category:** | Plumbing |
| **Condition:** | Good |

## Comments/Notes

This component funds to replace the backflow preventers currently in good condition with no signs of deterioration on a projected 40-year cycle.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2006 |
| **Est. Useful Life:** | 40y |
| **Remaining Useful Life:** | 10y |
| **Next Activity Date:** | 01/01/2036 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2025 |
| **Estimate Source:** | Xactimate |
| **Cost Per Ea:** | $5,000.00 |
| **Total Quantity:** | 1 Ea |
| **Total Current Cost:** | $5,125 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $6,560 |

# D03 - Fire Alarm Control Panel & Ancillary Devices

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Replacement |
| **Location:** | Fire & Life Safety |
| **Category:** | Mechanical |
| **Condition:** | Good |

## Comments/Notes

This fund provides monies for the as needed repairs and eventual replacement of the Fire Alarm system over a standard market observed 25-year life cycle.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2011 |
| **Est. Useful Life:** | 12y |
| **Remaining Useful Life:** | 10y |
| **Next Activity Date:** | 01/01/2036 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2025 |
| **Estimate Source:** | Local Estimate |
| **Cost Per U:** | $1,840.00 |
| **Total Quantity:** | 60 U |
| **Percent of Total to Maintain:** | 50% |
| **Quantity to Maintain:** | 30 U |
| **Total Current Cost:** | $56,580 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $169,834 |


101-110
112-120

# E01 - Painting, Waterproofing & Stucco Repairs

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Repairs & Maintenance |
| **Location:** | Structural Restoration Components |
| **Category:** | Wall Surfaces |
| **Condition:** | Good |

## Comments/Notes

On the date of inspection, it was observed that the paint & waterproofing were in Good condition and recently reapplied. This fund provides monies for the reapplication of paint & waterproofing layers to the building based on a 10-year life cycle.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2023 |
| **Est. Useful Life:** | 10y |
| **Remaining Useful Life:** | 7y |
| **Next Activity Date:** | 01/01/2033 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2025 |
| **Estimate Source:** | Local Contactors |
| **Cost Per SF:** | $2.50 |
| **Total Quantity:** | 30,990 SF |
| **Total Current Cost:** | $79,396 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $215,164 |

# E02 - Restoration, Exterior Walls

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Repairs & Maintenance |
| **Location:** | Structural Restoration Components |
| **Category:** | Concrete Structures |
| **Condition:** | Good |

## Comments/Notes

This fund provides monies for the as-needed repairs and eventual major concrete restoration projects that would need to take place over a market-observed 10-year life cycle. The stated cost is a projected partial rate of failure **(5%)** over the component's expected market life cycle.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2023 |
| **Est. Useful Life:** | 10y |
| **Remaining Useful Life:** | 7y |
| **Next Activity Date:** | 01/01/2033 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2025 |
| **Estimate Source:** | Local Contractors |
| **Cost Per SF:** | $13.54 |
| **Total Quantity:** | 30,990 SF |
| **Percent of Total to Maintain:** | 5% |
| **Quantity to Maintain:** | 1,549.50 SF |
| **Total Current Cost:** | $21,504 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $58,283 |

# E03 - Walkway Coatings, Acrylic Concrete, Resurface

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Replacement |
| **Location:** | Structural Restoration Components |
| **Category:** | Ground Surfaces |
| **Condition:** | Good |

## Comments/Notes

Resurfaced in 2025 for ~$20,000 using in-house labor. This component funds to periodically reapplying the coating on the walkways on a projected 20-year cycle.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2025 |
| **Est. Useful Life:** | 20y |
| **Remaining Useful Life:** | 19y |
| **Next Activity Date:** | 01/01/2045 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2026 |
| **Estimate Source:** | XactRemodel |
| **Cost Per SF:** | $5.25 |
| **Total Quantity:** | 3,900 SF |
| **Total Current Cost:** | $20,475 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $32,733 |

# E04 - Concrete Restoration, Walkways

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Repairs & Maintenance |
| **Location:** | Structural Restoration Components |
| **Category:** | Concrete Structures |
| **Condition:** | Good |

## Comments/Notes

This fund provides monies for the as-needed repairs and eventual major concrete restoration projects that would need to occur over a market-observed 10-year life cycle. The stated cost is a projected partial failure rate **(10%)** over the components' expected market life cycle.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2024 |
| **Est. Useful Life:** | 10y |
| **Remaining Useful Life:** | 7y |
| **Next Activity Date:** | 01/01/2033 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2025 |
| **Estimate Source:** | Local Contractors |
| **Cost Per SF:** | $24.54 |
| **Total Quantity:** | 3,900 SF |
| **Percent of Total to Maintain:** | 15% |
| **Quantity to Maintain:** | 585 SF |
| **Total Current Cost:** | $14,715 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $39,883 |

# E05 - Concrete Restoration, Staircases

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Repairs & Maintenance |
| **Location:** | Structural Restoration Components |
| **Category:** | Concrete Structures |
| **Condition:** | Good |

## Comments/Notes

On the date of inspection, it was observed that the concrete staircases were in Good condition. This fund provides monies for the as needed repairs to eventual major refurbishment of the staircases. The stated cost is a projected partial rate of failure (25%) over the component's expected market life cycle.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2025 |
| **Est. Useful Life:** | 25y |
| **Remaining Useful Life:** | 7y |
| **Next Activity Date:** | 01/01/2033 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2025 |
| **Estimate Source:** | Local Contractors |
| **Cost Per SF:** | $24.54 |
| **Total Quantity:** | 1,020 SF |
| **Percent of Total to Maintain:** | 25% |
| **Quantity to Maintain:** | 255 SF |
| **Total Current Cost:** | $6,414 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $7,624 |

# E06 - Concrete Restoration, Balconies

## Basic Info

| | |
|---|---|
| **Type of Cost:** | Repairs & Maintenance |
| **Location:** | Structural Restoration Components |
| **Category:** | Concrete Structures |
| **Condition:** | Good |

## Comments/Notes

This fund provides monies for the as-needed repairs and eventual major concrete restoration projects that would need to occur over a market-observed 10-year life cycle. The stated cost is a projected partial failure rate **(15%)** over the components' expected market life cycle.

## Useful Life

| | |
|---|---|
| **Last Activity Date:** | 01/01/2023 |
| **Est. Useful Life:** | 10y |
| **Remaining Useful Life:** | 7y |
| **Next Activity Date:** | 01/01/2033 |

## Financial Data

| | |
|---|---|
| **Estimate Date:** | 01/01/2025 |
| **Estimate Source:** | Local Contractors |
| **Cost Per SF:** | $24.54 |
| **Total Quantity:** | 3,500 SF |
| **Percent of Total to Maintain:** | 15% |
| **Quantity to Maintain:** | 525 SF |
| **Total Current Cost:** | $13,206 |
| **Inflation Rate:** | 2.50% |
| **Total Expenditures:** | $35,792 |

# Definitions

**Adequate:** The required level of funding, determined by a qualified professional, that must be in place to allow for the coverage of reserve expenditures as needed in the course of the projection and thereafter.

**Adjustment to Useful Life**: The estimated useful life may be adjusted, up or down, by this separate figure for the current cycle of replacement. This allows for a current period adjustment without affecting the estimated replacement cycles for future replacements.

**Annual Assessment Increase**: This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. It ensures the accumulation of the desired amount over a specific timeframe.

**Annual Fixed Reserves**: An optional figure that, if used, will override the normal process of allocating reserves to each asset.

**Budget Year Beginning/Ending**: The fiscal year for which the report is prepared. Monthly contribution figures indicated are for the 12-month period beginning on January 1st and ending on December 31st of a specific year for associations with a fiscal year ending on December 31st.

**Component**: A specific item or element that is part of the association's common area assets and requires reserve funding.

**Component Inventory**: The process of selecting and qualifying reserve components. This can be done through on-site visual inspections, reviewing association documents, considering established precedents, and consulting with relevant association representatives.

**Cost per Unit**: The estimated cost of replacing a reserve component per unit of measurement.

**Current Replacement Cost**: The estimated cost of replacing the asset at the beginning of the fiscal year for which the report is prepared.

**Estimated Remaining Life**: A calculation based on the report's fiscal year date and the asset's placed-in-service date to determine the remaining life of the asset.

**Estimated Useful Life**: The anticipated lifespan of an asset based on industry standards, manufacturer specifications, visual inspection, location, usage, association standards, and prior history.

Future Replacement Cost: The estimated cost to repair or replace the asset at the end of its estimated useful life, based on the current replacement cost and inflation.

Group and Category: The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Inflation: A figure used to estimate the future cost of repairing or replacing each component. The current cost of each component is compounded annually based on the number of remaining years to replacement, and the total is used to calculate the monthly reserve contribution needed to accumulate the required funds in time for replacement.

Interest Contribution (After Taxes): The interest that should be earned on the reserves, net of taxes, based on their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

Investment Yield Before Taxes: The average interest rate anticipated by the association based on its current investment practices.

Number of Units and/or Phases: If applicable, the number of units and/or phases included in the report.

Percent Fully Funded: The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age: Comments regarding the aging of the components based on the construction date or date of acceptance by the association.

Placed-In-Service Date: The month and year when the asset was placed in service, which could be the construction date, the first escrow closure date in a phase, or the date of the last servicing or replacement.

Projected Reserve Balance: The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based on the provided information and is not audited.

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

Replacement Year: The year when the asset is scheduled to be replaced. The necessary funds will be available by the first day of the fiscal year for which replacement is anticipated.

Reserves: Funds set aside for projected repairs and/or replacements of the association's common elements.

**Salvage Value**: The salvage value of the asset at the time of replacement, if applicable.

**SBS:** Stone Building Solutions

**SIRS:** Structural Integrity Reserve Study

**SRS:** Stone Reserve Studies

**Total Monthly Allocation**: The sum of the monthly assessment and interest contribution figures.

**Units**: The unit of measurement used for each quantity.

**Estimated Replacement Cost**: The estimated cost to repair or replace the asset at the end of its estimated useful life based on the current replacement cost and inflation.

**Monthly Assessment**: The assessment of reserves required by the association each month.

**Taxes on Interest Yield**: The estimated percentage of interest income that will be set aside to pay income taxes on the earned interest.

**Total Monthly Allocation**: The sum of the monthly assessment and interest contribution figures.

## Unit Abbreviations:

| | | |
|---|---|---|
| **Sq Ft** - Square Feet | **Sq Yds** - Square Yards | **Ln Ft** - Linear Feet |
| **Cu Ft** - Cubic Feet | **Cu Yds** - Cubic Yards | **Opngs** - Openings (elevators) |
| **Lp Sm** - Lump Sum | **Allow** - Allowance | **Hp** - Horsepower |
| **Units** - Units | **Ct** - Court | **Bldg**- Building |
| **Ea** - Each | **Kw** - Kilowatts | **Sq** - Squares (1 Sq = 100 sq ft) |

# Useful Links

## Association of Professional Reserve Analysts

- APRA Home
- APRA Reserve Study Standards

## Community Associations Institute

- CAI Home
- CAI Reserve Study Standards

## Florida Department of Business and Professional Regulation (DBPR)-

- DBPR Home
- DBPR Building Reporting
- DBPR Frequently Asked Questions

## Florida Statutes

- SB-4D
- HB-154
- FL 718 - Condominiums
- FL 719 - Cooperatives
- FL 720

## State Funded Grant / Loan Options

- MySafeFLHome Condo Grants

## Stone Building Solutions (SBS)

- Stone Building Solutions
- Stone Webinars
- Leave a 5-Star Review for SBS

# Disclosures

Paradise Harbour Apts. Inc. contracted with Stone Building Solutions to conduct a SIRS. Stone Building Solutions or one of its entities completed a site review and conducted interviews if representatives were available from the association to assess the physical condition of various components and their maintenance schedules, as well as to obtain information related to any previous defects that may currently exist and any repairs that have been previously performed.

Stone Building Solutions LLC. and Stone Reserve Study LLC. hold no present or prospective interest in the subject property of this report and also have no personal interest with respect to the parties involved. Our assignment was not contingent upon producing or reporting predetermined results, and our compensation is not contingent on any action or event resulting from this report.

The calculations, projections, and reports in this reserve study were generated using our state-of-the-art Reserve Study software. Our software has received a Quality Assurance Evaluation from a Certified Public Accounting firm verifying the system for accuracy and compliance with the American Institute of CPAs Audit and Accounting Guide for Common Interest Realty Associations. This system produces cash flow projections and tax calculations consistent with IRS guidelines for 1120c and 1120h corporations.

This Reserve Analysis study and the parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialists, and independent contractors, the Community Association Institute, and various construction pricing and scheduling manuals including, but not limited to: Verarisk, Marshall & Swift Valuation Service, RS Means Facilities Maintenance & Repair Cost Data, Repair & Cost Data, National Construction Estimator, National Repair & Remodel Estimator, Dodge Cost Manual, and McGraw-Hill Professional. Additionally, costs are obtained from numerous vendor catalogs, actual quotations or historical costs, and our extensive experience in replacement cost valuation, insurance adjusting, and Reserve Study preparation.

This Reserve Analysis is provided as a planning tool and is not an accounting instrument or an engineering report. As it involves future events yet to take place, there is no assurance or guarantee that the results enumerated within it will, in fact, occur as projected.

# Update Requirements

Florida State Statutes require an update for this study to be performed and published every 10 years.

We suggest yearly updates and provide a rock solid rate call 800-892-1116 or email reserves@stonebldg.com.

While Florida law requires updating the SIRS study only every 10 years, we suggest a yearly refresh to keep your reserve amounts as solid as a rock. Given that this study is still new, annual updates help ensure you're always on the cutting edge of funding requirements. Once your association is up to speed and has a smooth funding flow, we recommend shifting to updates every five years.

Communities that stay on top of their reserve planning often find their allocations drop over time, leading to stronger fiscal and structural health.

As a valued Stone Customer, we're offering a special deal: sign on now, save 10% today, and receive these discounted rates:

Annual Updates 4-year commitment 30% (normally 40%)

5-year update 68% (normally 80% plus market conditions at the time)

Stone Building Solutions will integrate the cost of these updates into your budgets so you can plan ahead without a hitch. Currently, your study does not allocate any updates for the next 10 years (SIRS).

Ready to keep your reserve funds as steady as granite? Contact us at (800) 892-1116 or email us at info@stonebldg.com to order your updated study and keep your community rolling smoothly!