



Bonita Beach Club Association, Inc

Structural Integrity Reserve Study

For Period Beginning October 1, 2026

25730 Hickory Boulevard , Bonita Springs, FL, 34134

SOCOTEC Consulting, Inc.

August 19, 2026

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Attention: **Board of Directors**
Property: Bonita Beach Club Association, Inc, Bonita Springs, Florida
Service: Structural Integrity Reserve Study

SOCOTEC Consulting, Inc. is pleased to present this Structural Integrity Reserve Study (SIRS) completed for the subject building located at 25730 Hickory Boulevard . Our services were completed in general accordance with our proposal dated February 20th, 2025. This study is presented to help you comply with the requirements of the recently amended Florida Statute 718. The amendment to Statute 718 requires all condominium buildings (constructed on or before July 1, 2022) and that are three-story or greater in height to have a Structural Integrity Reserve Study completed by December 31, 2024.

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

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

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

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

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

A representative from SOCOTEC Consulting, Inc. completed an on-site inspection of the subject property on December 11, 2025, to evaluate the in-place condition of common area components as identified herein. Information provided by an official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by SOCOTEC Consulting, Inc. for this study and is assumed to be complete and correct.

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

Respectfully submitted,

SOCOTEC Consulting, Inc..

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Table of Contents

Letter to Board	2
Project Information	5
Disclosures - Illustration	6
SIRS Expenditures	7
SIRS Analysis & Tables	8
Component Details	17

Project Information

Bonita Beach Club Association, Inc is located at 25730 Hickory Boulevard in Bonita Springs, FL. In general, the SIRS is for five 6-story residential buildings with a total of 198 units. The following building components were evaluated:

- Roofs
- Structure (load-bearing walls/primary structural systems)
- Fireproofing and Fire Protection Systems
- Plumbing
- Electrical systems
- Waterproofing and Exterior painting
- Windows and exterior doors
- Other Building component >\$25,000 that negatively affects the above elements

The infrastructure and building were originally developed circa 1977. Based on our inspection, we believe the subject buildings are concrete-framed structures with reinforced concrete structural decks with cast-in-place columns and beams. The exterior walls of the structures consist of stucco-covered masonry concrete block in-fill. The roofs consist of a Mod. Bit. flat roofing system.

A physical site observation of the subject property was completed on December 11, 2025. Our services did not include uncovering building materials or performing invasive testing for the purposes of verifying in-place or constructed work. Limited photographs collected during the time of our site visit are represented in the Component Details of this report.

Disclosures

Cost Evaluation

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

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

Funding Analysis

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

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

Executive Summary

A “Structural Integrity Reserve Study” (SIRS) means a study of the reserve funds required for future major repairs and replacement of the common areas based on a visual inspection of the condominium property. A SIRS may be performed by any person qualified to perform such study. However, the visual inspection portion of the SIRS must be performed or verified by an engineer licensed under chapter 471, an architect licensed under chapter 481, or a person certified as a reserve specialist or professional reserve analyst by the community association institute or the association of professional reserve analysts. §718.112, Fla. Stat. It is designed to ensure that condominium associations are reserving funds for crucial structural elements in their buildings for repairs/deferred maintenance.

Key SIRS Elements Identified

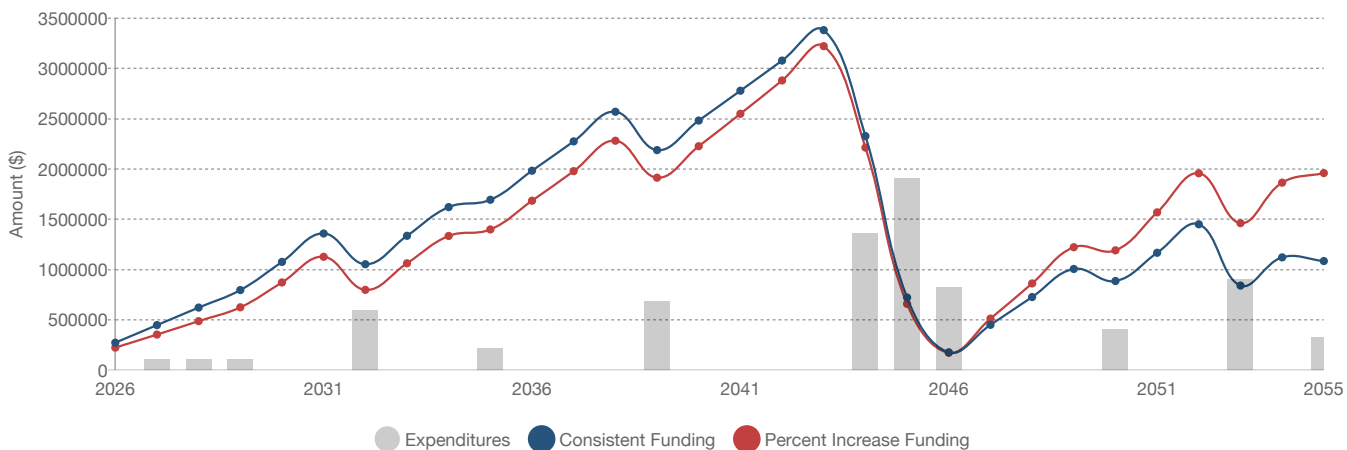
ASSET N°	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
1	Main Tower - Flat TPO : Building A, B, C, D, E	01/01/2045	25y	25y	18y 3m	\$933,137.26	1 LS	\$933,137.26
2	Concrete Repair - Allowance: Building A, B, C, D, E	01/01/2033	7y	7y	6y 3m	\$4,901.96	5 Allow	\$24,509.80
3	Fire Pump & Controls: Building A, B, C, D, E	01/01/2064	40y	40y	37y 3m	\$205,882.35	1 LS	\$205,882.35
4	Update Audio & Visual Fire Alarm System: One System	01/01/2047	25y	25y	20y 3m	\$29,411.77	1 LS	\$29,411.76
5	Plumbing Repairs Budget: Building A, B, C, D, E	01/01/2036	10y	10y	9y 3m	\$29,411.77	5 Allow	\$147,058.82
6	Plumbing Stacks Replacement : One Time Expense 2027	01/01/2027	One-Time	N/A	N/A	\$98,039.22	1 LS	\$98,039.22
6	Plumbing Stacks Replacement : One Time Expense 2028	01/01/2028	One-Time	N/A	N/A	\$98,039.22	1 LS	\$98,039.22
6	Plumbing Stacks Replacement : One Time Expense 2029	01/01/2029	One-Time	N/A	N/A	\$98,039.22	1 LS	\$98,039.22
7	Electrical Systems Repair - Allowance: One System	01/01/2036	10y	10y	9y 3m	\$29,411.77	1 Allow	\$29,411.76
8	Paint/Seal/Repair - Building Exterior: Building A, B, C, D, E	01/01/2033	7y	7y	6y 3m	\$98,039.22	5 LS	\$490,196.08
9	Waterproof Membrane - Balconies and Walkways: Building A, B, C, D, E	01/01/2046	20y	20y	19y 3m	\$220,588.24	5 LS	\$1,102,941.18
10	Common Area Doors: Building A, B, C, D, E	01/01/2051	25y	25y	24y 3m	\$24,509.80	5 LS	\$122,549.02
11	Common Area Windows: Building A, B, C, D, E	01/01/2051	25y	25y	24y 3m	\$24,509.80	5 LS	\$122,549.02
								\$3,501,764.71

Analysis

Total number of elements scheduled for SIRS funding	11
Recommended Cash-Flow Present Funding Contributions for 2027: Option 1	\$272,000.00
Recommended Cash-Flow Present Funding Contributions for 2027: Option 2	\$223,000.00

For our analysis, we assume a 2% inflation factor and 1% interest accrual over a 25-year timeline. Therefore, for option 1, we recommend the Association utilize a fixed annual contribution of \$272,000.00 starting in 2027 to fully fund the required SIRS components based on the cash flow funding method. For option 2, we recommend the Association utilize a contribution with a 2.0% step increase every year. Starting in 2027 we recommend the association utilize a starting contribution of \$223,000.00. This annual contribution was calculated assuming \$0.00 initial balance of funds.

Expenditures Chart



Cash-Flow Consistent Funding

Inflation: 2.00% | Investment: 1.00% | Calc: Inflation-Adjusted Cost

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2026-27	\$0.00	\$272,000.00	N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$272,000.00
2027-28	\$272,000.00	\$272,000.00	0.00%	\$2,720.00	\$0.00	\$0.00	\$100,000.00	\$446,720.00
2028-29	\$446,720.00	\$272,000.00	0.00%	\$4,467.20	\$0.00	\$0.00	\$102,000.00	\$621,187.20
2029-30	\$621,187.20	\$272,000.00	0.00%	\$6,211.87	\$0.00	\$0.00	\$104,040.00	\$795,359.07
2030-31	\$795,359.07	\$272,000.00	0.00%	\$7,953.59	\$0.00	\$0.00	\$0.00	\$1,075,312.66
2031-32	\$1,075,312.66	\$272,000.00	0.00%	\$10,753.13	\$0.00	\$0.00	\$0.00	\$1,358,065.79
2032-33	\$1,358,065.79	\$272,000.00	0.00%	\$13,580.66	\$0.00	\$0.00	\$591,235.27	\$1,052,411.18
2033-34	\$1,052,411.18	\$272,000.00	0.00%	\$10,524.11	\$0.00	\$0.00	\$0.00	\$1,334,935.29
2034-35	\$1,334,935.29	\$272,000.00	0.00%	\$13,349.35	\$0.00	\$0.00	\$0.00	\$1,620,284.64
2035-36	\$1,620,284.64	\$272,000.00	0.00%	\$16,202.85	\$0.00	\$0.00	\$215,116.66	\$1,693,370.83
2036-37	\$1,693,370.83	\$272,000.00	0.00%	\$16,933.71	\$0.00	\$0.00	\$0.00	\$1,982,304.54
2037-38	\$1,982,304.54	\$272,000.00	0.00%	\$19,823.05	\$0.00	\$0.00	\$0.00	\$2,274,127.59
2038-39	\$2,274,127.59	\$272,000.00	0.00%	\$22,741.28	\$0.00	\$0.00	\$0.00	\$2,568,868.87
2039-40	\$2,568,868.87	\$272,000.00	0.00%	\$25,688.69	\$0.00	\$0.00	\$679,143.48	\$2,187,414.08
2040-41	\$2,187,414.08	\$272,000.00	0.00%	\$21,874.14	\$0.00	\$0.00	\$0.00	\$2,481,288.22
2041-42	\$2,481,288.22	\$272,000.00	0.00%	\$24,812.88	\$0.00	\$0.00	\$0.00	\$2,778,101.10
2042-43	\$2,778,101.10	\$272,000.00	0.00%	\$27,781.01	\$0.00	\$0.00	\$0.00	\$3,077,882.11
2043-44	\$3,077,882.11	\$272,000.00	0.00%	\$30,778.82	\$0.00	\$0.00	\$0.00	\$3,380,660.93
2044-45	\$3,380,660.93	\$272,000.00	0.00%	\$33,806.61	\$0.00	\$0.00	\$1,359,404.78	\$2,327,062.76
2045-46	\$2,327,062.76	\$272,000.00	0.00%	\$23,270.63	\$0.00	\$0.00	\$1,901,138.58	\$721,194.81
2046-47	\$721,194.81	\$272,000.00	0.00%	\$7,211.95	\$0.00	\$0.00	\$824,700.80	\$175,705.96
2047-48	\$175,705.96	\$272,000.00	0.00%	\$1,757.06	\$0.00	\$0.00	\$0.00	\$449,463.02
2048-49	\$449,463.02	\$272,000.00	0.00%	\$4,494.63	\$0.00	\$0.00	\$0.00	\$725,957.65
2049-50	\$725,957.65	\$272,000.00	0.00%	\$7,259.58	\$0.00	\$0.00	\$0.00	\$1,005,217.23
2050-51	\$1,005,217.23	\$272,000.00	0.00%	\$10,052.17	\$0.00	\$0.00	\$402,109.32	\$885,160.08
2051-52	\$885,160.08	\$272,000.00	0.00%	\$8,851.60	\$0.00	\$0.00	\$0.00	\$1,166,011.68
2052-53	\$1,166,011.68	\$272,000.00	0.00%	\$11,660.12	\$0.00	\$0.00	\$0.00	\$1,449,671.80
2053-54	\$1,449,671.80	\$272,000.00	0.00%	\$14,496.72	\$0.00	\$0.00	\$896,115.40	\$840,053.12

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2054-55	\$840,053.12	\$272,000.00	0.00%	\$8,400.53	\$0.00	\$0.00	\$0.00	\$1,120,453.65
2055-56	\$1,120,453.65	\$272,000.00	0.00%	\$11,204.54	\$0.00	\$0.00	\$319,652.04	\$1,084,006.15

Cash-Flow Percent Increase Funding

Inflation: 2.00% | Investment: 1.00% | Calc: Inflation-Adjusted Cost

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2026-27	\$0.00	\$223,000.00	N/A	\$0.00	\$0.00	\$0.00	\$0.00	\$223,000.00
2027-28	\$223,000.00	\$227,460.00	2.00%	\$2,230.00	\$0.00	\$0.00	\$100,000.00	\$352,690.00
2028-29	\$352,690.00	\$232,009.20	2.00%	\$3,526.90	\$0.00	\$0.00	\$102,000.00	\$486,226.10
2029-30	\$486,226.10	\$236,649.38	2.00%	\$4,862.26	\$0.00	\$0.00	\$104,040.00	\$623,697.74
2030-31	\$623,697.74	\$241,382.37	2.00%	\$6,236.98	\$0.00	\$0.00	\$0.00	\$871,317.09
2031-32	\$871,317.09	\$246,210.02	2.00%	\$8,713.17	\$0.00	\$0.00	\$0.00	\$1,126,240.28
2032-33	\$1,126,240.28	\$251,134.22	2.00%	\$11,262.40	\$0.00	\$0.00	\$591,235.27	\$797,401.63
2033-34	\$797,401.63	\$256,156.90	2.00%	\$7,974.02	\$0.00	\$0.00	\$0.00	\$1,061,532.55
2034-35	\$1,061,532.55	\$261,280.04	2.00%	\$10,615.33	\$0.00	\$0.00	\$0.00	\$1,333,427.92
2035-36	\$1,333,427.92	\$266,505.64	2.00%	\$13,334.28	\$0.00	\$0.00	\$215,116.66	\$1,398,151.18
2036-37	\$1,398,151.18	\$271,835.75	2.00%	\$13,981.51	\$0.00	\$0.00	\$0.00	\$1,683,968.44
2037-38	\$1,683,968.44	\$277,272.46	2.00%	\$16,839.68	\$0.00	\$0.00	\$0.00	\$1,978,080.58
2038-39	\$1,978,080.58	\$282,817.91	2.00%	\$19,780.81	\$0.00	\$0.00	\$0.00	\$2,280,679.30
2039-40	\$2,280,679.30	\$288,474.27	2.00%	\$22,806.79	\$0.00	\$0.00	\$679,143.48	\$1,912,816.88
2040-41	\$1,912,816.88	\$294,243.76	2.00%	\$19,128.17	\$0.00	\$0.00	\$0.00	\$2,226,188.81
2041-42	\$2,226,188.81	\$300,128.64	2.00%	\$22,261.89	\$0.00	\$0.00	\$0.00	\$2,548,579.34
2042-43	\$2,548,579.34	\$306,131.21	2.00%	\$25,485.79	\$0.00	\$0.00	\$0.00	\$2,880,196.34
2043-44	\$2,880,196.34	\$312,253.83	2.00%	\$28,801.96	\$0.00	\$0.00	\$0.00	\$3,221,252.13
2044-45	\$3,221,252.13	\$318,498.91	2.00%	\$32,212.52	\$0.00	\$0.00	\$1,359,404.78	\$2,212,558.78
2045-46	\$2,212,558.78	\$324,868.89	2.00%	\$22,125.59	\$0.00	\$0.00	\$1,901,138.58	\$658,414.68
2046-47	\$658,414.68	\$331,366.27	2.00%	\$6,584.15	\$0.00	\$0.00	\$824,700.80	\$171,664.30
2047-48	\$171,664.30	\$337,993.60	2.00%	\$1,716.64	\$0.00	\$0.00	\$0.00	\$511,374.54
2048-49	\$511,374.54	\$344,753.47	2.00%	\$5,113.75	\$0.00	\$0.00	\$0.00	\$861,241.76
2049-50	\$861,241.76	\$351,648.54	2.00%	\$8,612.42	\$0.00	\$0.00	\$0.00	\$1,221,502.72
2050-51	\$1,221,502.72	\$358,681.51	2.00%	\$12,215.03	\$0.00	\$0.00	\$402,109.32	\$1,190,289.94
2051-52	\$1,190,289.94	\$365,855.14	2.00%	\$11,902.90	\$0.00	\$0.00	\$0.00	\$1,568,047.98
2052-53	\$1,568,047.98	\$373,172.24	2.00%	\$15,680.48	\$0.00	\$0.00	\$0.00	\$1,956,900.70
2053-54	\$1,956,900.70	\$380,635.68	2.00%	\$19,569.01	\$0.00	\$0.00	\$896,115.40	\$1,460,989.99

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2054-55	\$1,460,989.99	\$388,248.39	2.00%	\$14,609.90	\$0.00	\$0.00	\$0.00	\$1,863,848.28
2055-56	\$1,863,848.28	\$396,013.36	2.00%	\$18,638.48	\$0.00	\$0.00	\$319,652.04	\$1,958,848.08

Expenditures Over 25 Years

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2026-27 (Year 1)						
2026-27 (Year 1) Total				\$0.00		
2027-28 (Year 2)						
6	Plumbing Stacks Replacement : One Time Expense 2027	\$100,000.00	1 LS	\$100,000.00	N/A	2028-29
2027-28 (Year 2) Total				\$100,000.00		
2028-29 (Year 3)						
6	Plumbing Stacks Replacement : One Time Expense 2028	\$102,000.00	1 LS	\$102,000.00	N/A	2029-30
2028-29 (Year 3) Total				\$102,000.00		
2029-30 (Year 4)						
6	Plumbing Stacks Replacement : One Time Expense 2029	\$104,040.00	1 LS	\$104,040.00	N/A	N/A
2029-30 (Year 4) Total				\$104,040.00		
2030-31 (Year 5)						
2030-31 (Year 5) Total				\$0.00		
2031-32 (Year 6)						
2031-32 (Year 6) Total				\$0.00		
2032-33 (Year 7)						
2	Concrete Repair - Allowance: Building A, B, C, D, E	\$5,630.81	5 Allow	\$28,154.06	7y	2039-40
8	Paint/Seal/Repair - Building Exterior: Building A, B, C, D, E	\$112,616.24	5 LS	\$563,081.21	7y	2039-40
2032-33 (Year 7) Total				\$591,235.27		
2033-34 (Year 8)						
2033-34 (Year 8) Total				\$0.00		
2034-35 (Year 9)						
2034-35 (Year 9) Total				\$0.00		
2035-36 (Year 10)						

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
5	Plumbing Repairs Budget: Building A, B, C, D, E	\$35,852.78	5 Allow	\$179,263.88	10y	2045-46
7	Electrical Systems Repair - Allowance: One System	\$35,852.78	1 Allow	\$35,852.78	10y	2045-46
2035-36 (Year 10) Total				\$215,116.66		
2036-37 (Year 11)						
2036-37 (Year 11) Total				\$0.00		
2037-38 (Year 12)						
2037-38 (Year 12) Total				\$0.00		
2038-39 (Year 13)						
2038-39 (Year 13) Total				\$0.00		
2039-40 (Year 14)						
2	Concrete Repair - Allowance: Building A, B, C, D, E	\$6,468.03	5 Allow	\$32,340.16	7y	2046-47
8	Paint/Seal/Repair - Building Exterior: Building A, B, C, D, E	\$129,360.66	5 LS	\$646,803.32	7y	2046-47
2039-40 (Year 14) Total				\$679,143.48		
2040-41 (Year 15)						
2040-41 (Year 15) Total				\$0.00		
2041-42 (Year 16)						
2041-42 (Year 16) Total				\$0.00		
2042-43 (Year 17)						
2042-43 (Year 17) Total				\$0.00		
2043-44 (Year 18)						
2043-44 (Year 18) Total				\$0.00		
2044-45 (Year 19)						
1	Main Tower - Flat TPO : Building A, B, C, D, E	\$1,359,404.78	1 LS	\$1,359,404.78	25y	N/A
2044-45 (Year 19) Total				\$1,359,404.78		
2045-46 (Year 20)						
5	Plumbing Repairs Budget: Building A, B, C, D, E	\$43,704.34	5 Allow	\$218,521.68	10y	2055-56

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
7	Electrical Systems Repair - Allowance: One System	\$43,704.34	1 Allow	\$43,704.34	10y	2055-56
9	Waterproof Membrane - Balconies and Walkways: Building A, B, C, D, E	\$327,782.51	5 LS	\$1,638,912.56	20y	N/A
2045-46 (Year 20) Total				\$1,901,138.58		
2046-47 (Year 21)						
2	Concrete Repair - Allowance: Building A, B, C, D, E	\$7,429.74	5 Allow	\$37,148.68	7y	2053-54
4	Update Audio & Visual Fire Alarm System: One System	\$44,578.42	1 LS	\$44,578.42	25y	N/A
8	Paint/Seal/Repair - Building Exterior: Building A, B, C, D, E	\$148,594.74	5 LS	\$742,973.70	7y	2053-54
2046-47 (Year 21) Total				\$824,700.80		
2047-48 (Year 22)						
2047-48 (Year 22) Total				\$0.00		
2048-49 (Year 23)						
2048-49 (Year 23) Total				\$0.00		
2049-50 (Year 24)						
2049-50 (Year 24) Total				\$0.00		
2050-51 (Year 25)						
10	Common Area Doors: Building A, B, C, D, E	\$40,210.93	5 LS	\$201,054.66	25y	N/A
11	Common Area Windows: Building A, B, C, D, E	\$40,210.93	5 LS	\$201,054.66	25y	N/A
2050-51 (Year 25) Total				\$402,109.32		
2051-52 (Year 26)						
2051-52 (Year 26) Total				\$0.00		
2052-53 (Year 27)						
2052-53 (Year 27) Total				\$0.00		
2053-54 (Year 28)						
2	Concrete Repair - Allowance: Building A, B, C, D, E	\$8,534.43	5 Allow	\$42,672.16	7y	N/A

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
8	Paint/Seal/Repair - Building Exterior: Building A, B, C, D, E	\$170,688.65	5 LS	\$853,443.24	7y	N/A
2053-54 (Year 28) Total				\$896,115.40		
2054-55 (Year 29)						
2054-55 (Year 29) Total				\$0.00		
2055-56 (Year 30)						
5	Plumbing Repairs Budget: Building A, B, C, D, E	\$53,275.34	5 Allow	\$266,376.70	10y	N/A
7	Electrical Systems Repair - Allowance: One System	\$53,275.34	1 Allow	\$53,275.34	10y	N/A
2055-56 (Year 30) Total				\$319,652.04		

Component List - Full Detail

1 - Main Tower - Flat TPO

Basic Info

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

Comments/Notes

The flat roof portion of the subject condominium's main tower is covered with a Modified-Bitumen roofing system. Modified-Bitumen roofing systems typically have a useful life of 25 years under normal operating conditions with routine yearly maintenance. We understand that the Association replaced the subject flat roof sections in 2020. At the time of our site visit, the subject roof system was observed to be in good condition. We have included a reserve item for replacing the subject main tower flat roofing system.

Useful Life

Last Activity Date:	01/01/2020
Est. Useful Life:	25y
Remaining Useful Life:	18y 3m
Next Activity Date:	01/01/2045

Financial Data

Unit Cost Date:	01/01/2027
Unit Cost Source:	Engineer
Cost Per LS:	\$951,800.00
Total Quantity:	1 LS
Total Current Cost:	\$933,137.26
Inflation Rate:	2.00%
Total Expenditures:	\$1,359,404.78



Main Tower - Flat TPO Photo 3

2 - Concrete Repair - Allowance

Basic Info

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

Comments/Notes

The load-bearing structural members include cast-in-place concrete elements with reinforced concrete, and structural decks supported by concrete piles, shear walls, and columns. Exterior walls consist of stucco-covered concrete masonry unit (CMU) block in-fill. This type of primary structural member typically has a useful life of 100 or more years when properly maintained/repared. However, during the life of this type of structure, it is common for periodic maintenance to be required to correct localized deterioration. During our inspection, we observed a few areas of concrete distress throughout the subject building. Therefore, we have included a reserve item for completing periodic maintenance of the building's primary structural elements.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	7y
Remaining Useful Life:	6y 3m
Next Activity Date:	01/01/2033

Financial Data

Unit Cost Date:	01/01/2027
Unit Cost Source:	Engineer
Cost Per Allow:	\$5,000.00
Total Quantity:	5 Allow
Total Current Cost:	\$24,509.80
Inflation Rate:	2.00%
Total Expenditures:	\$140,315.06

3 - Fire Pump & Controls

Basic Info

Type of Cost:	Replacement
Location:	Ground floor of Building C
Category:	Fireproofing & Fire Protection Systems
Condition:	Good

Comments/Notes

The fire pump, fire pump controller, and other related equipment typically have a useful life of 40 years before requiring major system updates and/or replacement. We understand the fire pump and its related equipment were replaced in 2024. Therefore, a reserve has been included for major upgrades and/or replacement of the fire pump equipment on a 40-year cycle.



Useful Life

Last Activity Date:	01/01/2024
Est. Useful Life:	40y
Remaining Useful Life:	37y 3m
Next Activity Date:	01/01/2064

Financial Data

Unit Cost Date:	01/01/2027
Unit Cost Source:	Engineer
Cost Per LS:	\$210,000.00
Total Quantity:	1 LS
Total Current Cost:	\$205,882.35
Inflation Rate:	2.00%
Total Expenditures:	\$0.00



4 - Update Audio & Visual Fire Alarm System

Basic Info

Type of Cost:	Replacement
Location:	Office of Building C
Category:	Fireproofing & Fire Protection Systems
Condition:	Good to Fair

Comments/Notes

The main fire alarm control panel (FACP), for the subject condominium, is located in the manager's office. Additionally, fire extinguishers, audio/visual alarms, and other fire alarm system equipment are located throughout the subject condominium. Typically, these systems have a useful life of 25 years before requiring updating. Therefore, a reserve has been included for the replacement/modernization of the FACP and other related fire alarm system components.

Useful Life

Last Activity Date:	01/01/2022
Est. Useful Life:	25y
Remaining Useful Life:	20y 3m
Next Activity Date:	01/01/2047

Financial Data

Unit Cost Date:	01/01/2027
Unit Cost Source:	Engineer
Cost Per LS:	\$30,000.00
Total Quantity:	1 LS
Total Current Cost:	\$29,411.76
Inflation Rate:	2.00%
Total Expenditures:	\$44,578.42



5 - Plumbing Repairs Budget

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Condo Building
Category:	Plumbing
Condition:	Good

Comments/Notes

Our experience indicates that sanitary stacks (vertical laundry, kitchen, and sewer pipes) occasionally build up with debris and require servicing. Sanitary stacks can also deteriorate to the point where lining or replacement is warranted. Typically, these sanitary stacks can last up to 40-plus years with routine maintenance and cleaning. Potable water lines typically have the same useful life of 40 years. We have included a reserve to address periodic inspections, cleaning, and localized repairs/ replacement of the sanitary and potable plumbing on a 10-year cycle.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	9y 3m
Next Activity Date:	01/01/2036

Financial Data

Unit Cost Date:	01/01/2027
Unit Cost Source:	Engineer
Cost Per Allow:	\$30,000.00
Total Quantity:	5 Allow
Total Current Cost:	\$147,058.82
Inflation Rate:	2.00%
Total Expenditures:	\$664,162.26

6 - Plumbing Stacks Replacement

Basic Info		Useful Life	
Type of Cost:	Replacement	Last Activity Date:	N/A
Location:	All Buildings	Est. Useful Life:	One-Time
Category:	Plumbing	Remaining Useful Life:	N/A
Condition:	N/A	Next Activity Date:	01/01/2027
Comments/Notes		Financial Data	
This Plumbing Stacks Replacement budget was requested by the association to replace all remaining stacks from 2027 to 2029 with a lump sum of \$100,000 each year. These are one time expense and so the budget will not repeat.		Unit Cost Date:	01/01/2027
		Unit Cost Source:	Association
		Cost Per LS:	\$100,000.00
		Total Quantity:	3 LS
		Total Current Cost:	\$294,117.66
		Inflation Rate:	2.00%
		Total Expenditures:	\$306,040.00

7 - Electrical Systems Repair - Allowance

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Condo Building
Category:	Condo Building
Condition:	Good

Comments/Notes

Currently, there are no indications of any deterioration or issues with the common area electrical system for the subject condominium. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations as required to accommodate the renovation. Therefore, a reserve has been included for partial periodic replacement/upgrades of major common area electrical system components such as main service panels and breakers.



Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	9y 3m
Next Activity Date:	01/01/2036

Financial Data

Unit Cost Date:	01/01/2027
Unit Cost Source:	Engineer
Cost Per Allow:	\$30,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$29,411.76
Inflation Rate:	2.00%
Total Expenditures:	\$132,832.46

8 - Paint/Seal/Repair - Building Exterior

Basic Info

Type of Cost:	Replacement
Location:	Condo Building
Category:	Waterproofing & Exterior Painting
Condition:	Good to Fair

Comments/Notes

For buildings located in the Southwest Florida region, we typically recommend the exteriors be recoated on a 7 year basis; this is of course dependent on the quality of workmanship and overall product utilized. Therefore, a reserve has been included for periodic recoating and re-sealing of the building's exterior on a 7-year paint cycle.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	7y
Remaining Useful Life:	6y 3m
Next Activity Date:	01/01/2033

Financial Data

Unit Cost Date:	01/01/2027
Unit Cost Source:	Engineer
Cost Per LS:	\$100,000.00
Total Quantity:	5 LS
Total Current Cost:	\$490,196.08
Inflation Rate:	2.00%
Total Expenditures:	\$2,806,301.47



9 - Waterproof Membrane - Balconies and Walkways

Basic Info

Type of Cost:	Replacement
Location:	Balconies & Walkways
Category:	Waterproofing & Exterior Painting
Condition:	N/A

Comments/Notes

Without proper waterproofing, moisture intrusion can occur into the underlying concrete systems, which can cause premature deterioration of those systems and the need for costly concrete restoration. It has been our experience that major waterproofing restoration is typically necessary on a 20-year schedule. We understand the restoration and waterproofing took place at the end of 2026. Therefore, a reserve has been included for replacement on a 20-year schedule. This price includes the cost of replacement for the expansion joint.

Useful Life

Last Activity Date:	01/01/2026
Est. Useful Life:	20y
Remaining Useful Life:	19y 3m
Next Activity Date:	01/01/2046

Financial Data

Unit Cost Date:	01/01/2027
Unit Cost Source:	Engineer
Cost Per LS:	\$225,000.00
Total Quantity:	5 LS
Total Current Cost:	\$1,102,941.18
Inflation Rate:	2.00%
Total Expenditures:	\$1,638,912.56

10 - Common Area Doors

Basic Info

Type of Cost:	Replacement
Location:	Condo Building
Category:	Windows & Doors
Condition:	Good

Comments/Notes

We understand that the Association is responsible for all common doors. The doors can achieve a life beyond the minimum 15-year reserve analysis. Therefore, we have included a deferred maintenance line to replace/repair portions of these components as needed. All systems observed at the time of our site visit appeared to be in good to fair overall condition.



Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	24y 3m
Next Activity Date:	01/01/2051

Financial Data

Unit Cost Date:	01/01/2027
Unit Cost Source:	Engineer
Cost Per LS:	\$25,000.00
Total Quantity:	5 LS
Total Current Cost:	\$122,549.02
Inflation Rate:	2.00%
Total Expenditures:	\$201,054.66

11 - Common Area Windows

Basic Info

Type of Cost:	Replacement
Location:	Condo Building
Category:	Windows & Doors
Condition:	Good

Comments/Notes

We understand that the Association is responsible for all common windows. Since the windows can achieve a life beyond the minimum 15-year reserve analysis. Therefore, we have included a deferred maintenance line to replace/repair portions of these components as needed. All systems observed at the time of our site visit appeared to be in good to fair overall condition.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	24y 3m
Next Activity Date:	01/01/2051

Financial Data

Unit Cost Date:	01/01/2027
Unit Cost Source:	Engineer
Cost Per LS:	\$25,000.00
Total Quantity:	5 LS
Total Current Cost:	\$122,549.02
Inflation Rate:	2.00%
Total Expenditures:	\$201,054.66