2025
Structural Integrity Reserve Study (SIRS) and Traditional Reserve Study (Non-SIRS)



S.C.O. Condominium Association, Inc.
100 S Eola Drive
Orlando, Florida 32801

Report No: 9277

January 1, 2025 - December 31, 2025

DREUX ISAAC & ASSOCIATES, INC.

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May 25, 2024

Board of Directors
S.C.O. Condominium Association, Inc.
100 S Eola Drive
Orlando, Florida 32801

Re: Structural Integrity Reserve Study (SIRS) & Traditional Reserve Study (Non-SIRS)

As authorized, this Structural Integrity Reserve Study (SIRS) and traditional reserve study (Non-SIRS) has been prepared on the subject property S.C.O. Condominium Association, Inc. property, located at 100 S Eola Drive in Orlando, Florida.

This report meets current Florida Statutory SIRS requirements. A visual site inspection of the property was completed by the qualified credentialed undersigned. This report includes a detailed SIRS component schedule and full funding plan as well as a second separate, traditional reserve study (Non-SIRS) component schedule and full funding plan.

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

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

Inspected and Prepared by

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

Reviewed by

Dreux Isaac, RS, PRA
President

Executive Summary

General Information

Property Name:	**S.C.O. Condominium Association, Inc.**		
Property Location:	**Orlando, Florida**		
Property Number:	**3675**	Report Run Date:	**05/25/2024**
Property Type:	**Condominium**	Report No:	**9277**
Total Units:	**178**	Budget Year Begins:	**01/01/2025**
Inspection Date(s):	**04/09/2024**	Budget Year Ends:	**12/31/2025**

Consolidated Findings

Reserve categories:	13
Reserve components:	207
Current cost of reserve components:	$13,071,129
Current reserve funding contribution:	$656,049
Estimated beginning year reserve balance:	$3,018,426
Fully funded (ideal) reserve balance:	$8,042,160
Fully funded percentage:	38%
Number of components scheduled for replacement in year 1:	30
Cost of components scheduled for replacement in year 1:	$1,983,582

Consolidated Funding Plans

Projected Beginning Year Reserve Balance

Allocated to SIRS:	52.81%	$1,594,072
Allocated to traditional reserve study (non-SIRS):	47.19%	$1,424,354
Total	**100.00%**	**$3,018,426**

Pooled Funding Plan

Pooled plan method:	Baseline
Pooled threshold amount for SIRS:	$100,000
Pooled threshold amount for traditional reserve study (Non-SIRS):	$100,000

Recommended Funding Contributions

SIRS:	59.86%	$518,540
Non-SIRS (waivable with majority vote of membership):	40.14%	$347,749
Total	**100.00%**	**$866,289**

Increase (decrease) $ between current and recommended funding:	32.05%	$210,240
Additional contributions (special assessments, loans, settlement):		$0

Report Process

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

The process of preparing this report began with a re-inspection of the property. During this re-inspection we met with management and personnel and reviewed all reserve related work that had been done on the property since our last contact.

Replacement cost values have been adjusted to reflect current economic conditions. These economic conditions were determined through a combination of local contractor information, bid proposals, our own database of construction costs and published construction cost indexes.

Remaining lives were then adjusted according to schedule, except in cases where it was determined that a particular component's life should be extended or reduced by a greater amount based on its condition.

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

SIRS History and Explanation

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

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

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

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

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

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

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

SIRS Components

Roofs

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

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

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

Structure

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

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

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

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

Fireproofing and Fire Protection

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

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

SIRS Components

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

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

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

Plumbing

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

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

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

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

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

SIRS Components

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

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

Electrical

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

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

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

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

Waterproofing and Exterior Painting

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

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

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

SIRS Components

Windows and Exterior Doors

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

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

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

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

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

Other SIRS Components

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

Florida Statute Chapter 718 Reserve Excerpts

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

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

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

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

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

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

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

718.112(2)(g) Structural integrity reserve study

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

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

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

Florida Statute Chapter 718 Reserve Excerpts

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

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

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

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

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

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

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

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

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

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

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

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

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

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

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

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

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

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

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

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

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

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

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

Florida Administrative Code Reserve Excerpts

61B-22.006 Financial Reporting Requirements.

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

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

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

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

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

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

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

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

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

Funding Plans

Pooled Cash Flow Funding Plan

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

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

Straight-Line (Component) Funding Plan

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

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

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FFB = Current Cost X Effective Age/Useful Life

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Units: The unit of measurement for each quantity.

Unit Abbreviations

Allow - Allowance

Court - Court

Cu Ft - Cubic Feet

Cu Yds - Cubic Yards

Dbl Ct - Double Tennis Court

Each - Each

Hp - Horsepower

Kw - Kilowatts

Ln Ft - Linear Feet

Lp Sm - Lump Sum

Pair - Pair

Sq Ft - Square Feet

Sq Yds - Square Yards

Squares - Squares (roofing)

Total - Total

Units - Units

Company Information

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

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

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

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced

Terms and Conditions

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

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

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

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

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

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

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

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

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

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

Report Notes

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

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

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

Recommendations and Findings

1. General Information

Property Name:	**S.C.O. Condominium Association, Inc.**		
Property Location:	**Orlando, Florida**		
Property Number:	**3675**	Report Run Date:	**05/25/2024**
Property Type:	**Condominium**	Report No:	**9277**
Total Units:	**178**	Budget Year Begins:	**01/01/2025**
Phase:	**SIRS (1 of 2)**	Budget Year Ends:	**12/31/2025**

2. Report Findings

Total number of categories set up in reserve schedule:	**7**
Total number of components scheduled for reserve funding:	**51**
Total current cost of all scheduled reserve components:	**$7,227,808**
Estimated Beginning Year Reserve Balance:	**$1,594,072**
Total number of components scheduled for replacement in the 2025 Budget Year:	**11**
Total cost of components scheduled for replacement in the 2025 Budget Year:	**$1,648,556**

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$392,695**
Recommended 2025 Reserve Funding Contribution Amount:	**$518,540**
Recommended 2025 Planned Special Assessment Amount:	**$0**
Total 2025 Reserve Funding and Planned Special Assessment Amount:	**$518,540**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$125,845**
Increase (decrease) between Current & Recommended Contribution Amounts:	**32.05%**

Chart A

2025 Current Reserve Component Costs

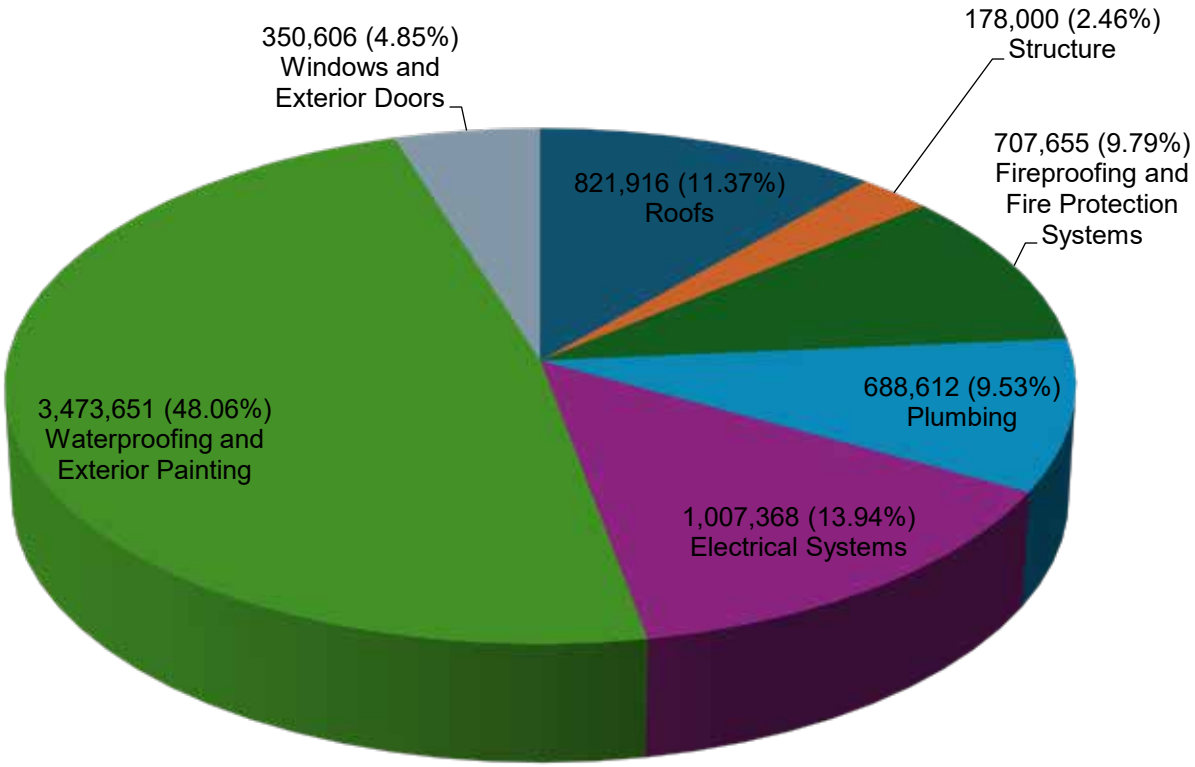


Chart B

2025 Actual vs. 100% Funded Reserve Balances

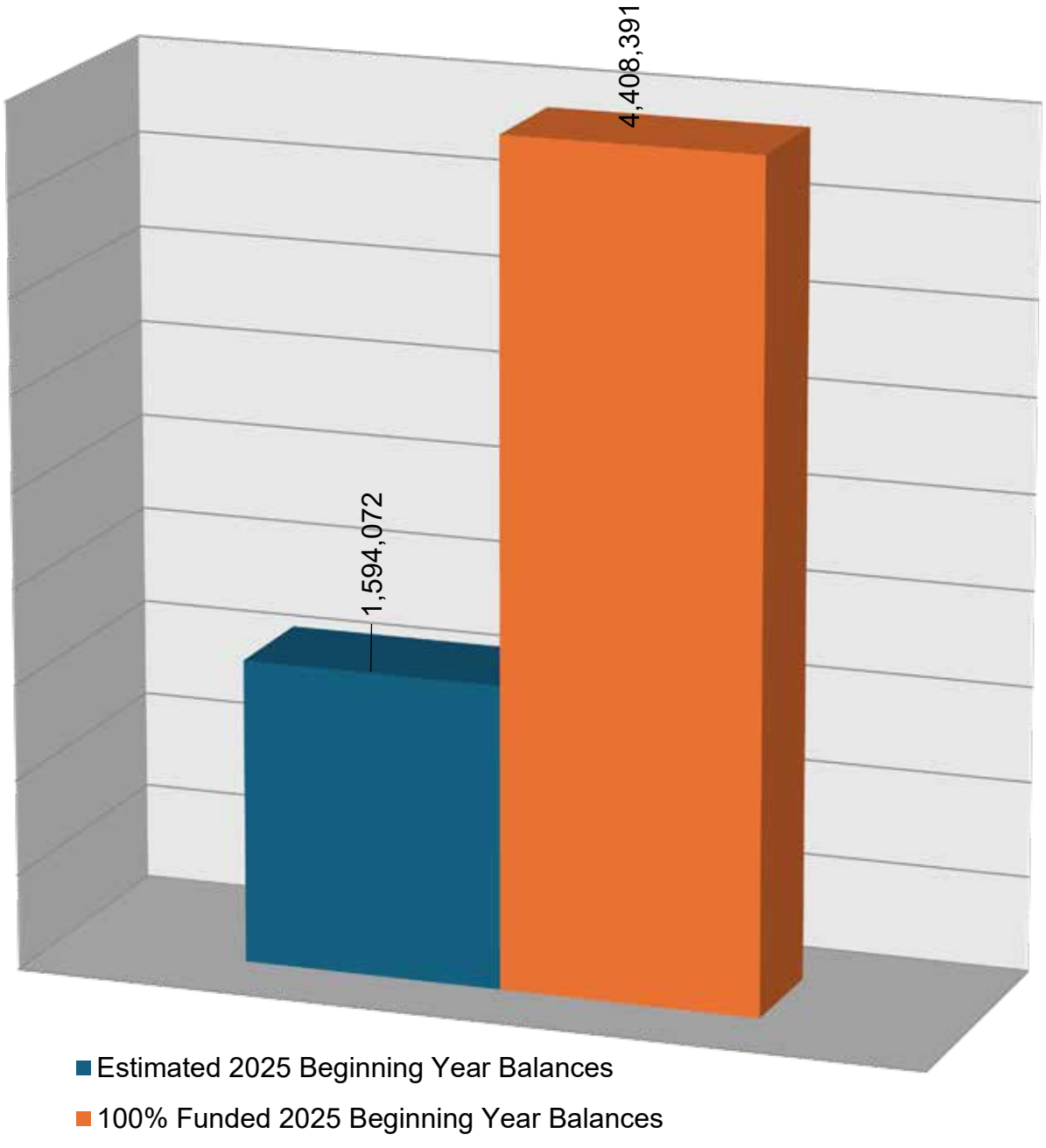


Chart C

2025 Funding Contribution Comparisons

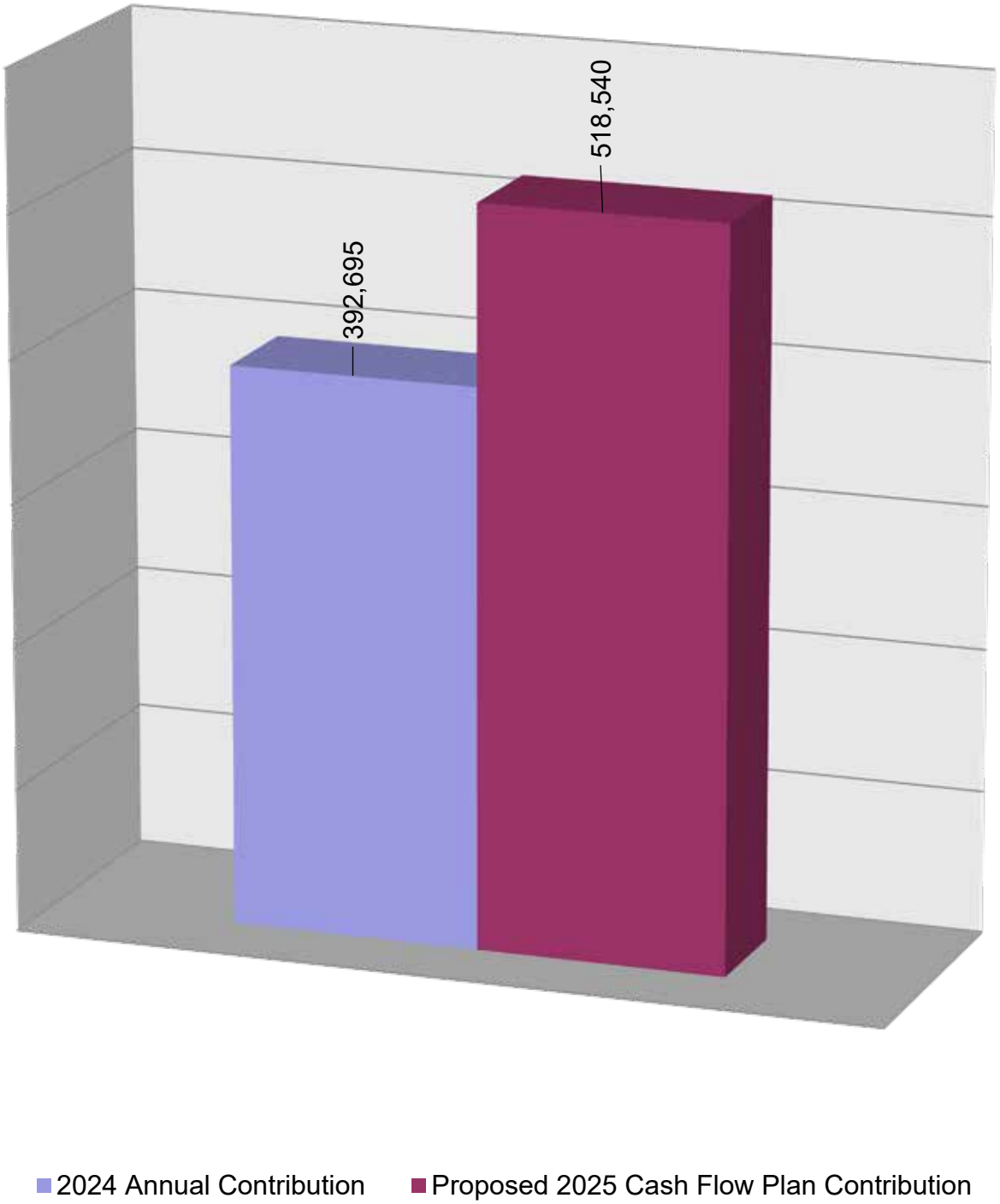
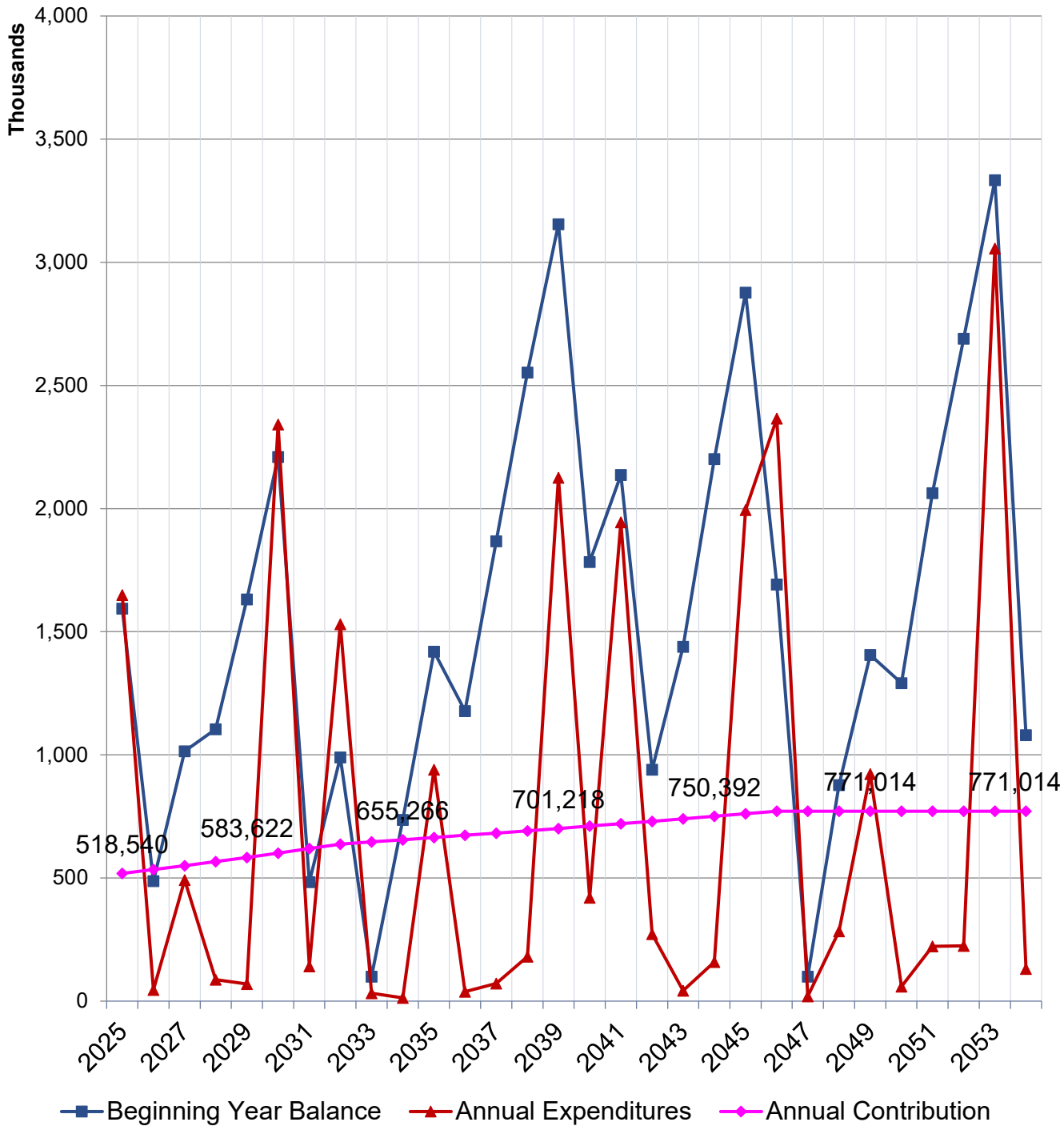


Chart D

30 Year Pooled Cash Flow Plan



Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	821,916	20-30	11-27
Structure	178,000	7	1
Fireproofing and Fire Protection Systems	707,655	5-40	1-30
Plumbing	688,612	8-40	1-21
Electrical Systems	1,007,368	9-40	2-21
Waterproofing and Exterior Painting	3,473,651	5-25	1-18
Windows and Exterior Doors	350,606	10-35	1-16
Grand Total	**7,227,808**		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Roof Anchor Tie Backs	1	Total	70,016.00	70,016	30	27
Roof, Metal - Condo Bldg Ground Floor Unit	9	Squares	1,462.00	13,158	30	11
Roof, Single Ply - Condo Bldg Primary Tower	298	Squares	2,479.00	738,742	20	17
Roofs Total	3	Components		821,916	20-30	11-27
Structure						
Building Restoration/Structural/Engineering Allowance	178	Units	1,000.00	178,000	7	1
Structure Total	1	Components		178,000	7	1
Fireproofing and Fire Protection Systems						
Fire Alarm System Upgrade Allowance	178	Units	2,442.00	434,676	22	3
Fire Extinguishers	1	Each	7,591.00	7,591	12	5
Fire Inspection - 5 Year Cycle	1	Total	17,512.00	17,512	5	2
Fire Jockey Pump/Motor	1	Each	7,011.00	7,011	12	2
Fire Pump Deferred Maintenance Allowance	1	Each	9,600.00	9,600	14	1
Fire Pump/Motor Controller - (Prorate $/37yr RL)	1	Each	44,973.00	44,973	40	30
Fire Pump/Motor, 125 Hp	1	Each	73,254.00	73,254	40	21
Fire System, Dry System Nirtogen Generator	1	Total	69,926.00	69,926	20	20
Fire System, Victaulic Dry Pipe Valves	3	Each	8,437.00	25,311	17	15
Plumbing, Backflow Preventer - Fire	1	Each	17,801.00	17,801	30	11
Fireproofing and Fire Protection Systems Total	10	Components		707,655	5-40	1-30
Plumbing						
Domestic Water Pump System Control Panel	1	Each	41,270.00	41,270	24	5
Domestic Water Pump/Motor, 10 Hp	1	Each	12,716.00	12,716	12	5
Domestic Water Pump/Motor, 15 Hp	1	Each	14,727.00	14,727	8	1
Domestic Water Pump/Motor, 15 Hp	1	Each	14,727.00	14,727	8	3
Plumbing Chilled Water System Allowance	178	Units	1,484.00	264,152	25	6
Plumbing Repair Allowance	178	Total	1,484.00	264,152	40	21
Plumbing Stack Cleaning Allowance - Phase 1	2	Total	5,000.00	10,000	10	9
Plumbing Stack Cleaning Allowance - Phase 2	2	Total	5,000.00	10,000	10	10
Plumbing Stack Cleaning Allowance - Phase 3	2	Total	5,000.00	10,000	10	1
Plumbing Stack Cleaning Allowance - Phase 4	2	Total	5,000.00	10,000	10	2
Plumbing Stack Cleaning Allowance - Phase 5	2	Total	5,000.00	10,000	10	3
Plumbing Stack Cleaning Allowance - Phase 6	3	Total	5,000.00	15,000	10	4

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Plumbing, Backflow Preventer - Potable	1	Each	11,868.00	11,868	30	11
Plumbing Total	13	Components		688,612	8-40	1-21
Electrical Systems						
Electrical Repair Allowance	178	Units	1,484.00	264,152	40	21
Generator, Deferred Maintenance Allowance	1	Each	9,700.00	9,700	9	2
Generator, Diesel, 570 kW w/ATS	1	Each	308,164.00	308,164	36	17
Lighting Replacement Allowance - Exterior Balconies	1	Total	184,239.00	184,239	20	11
Lighting Replacement Allowance - Exterior Parapet	1	Total	13,722.00	13,722	20	11
Lighting Replacement Allowance - Garage	1	Total	62,303.00	62,303	20	11
Lighting Replacement Allowance - Stairwells	1	Total	64,397.00	64,397	20	4
Lighting Replacement Allowance - Unit Hallways	1	Total	100,691.00	100,691	20	17
Electrical Systems Total	8	Components		1,007,368	9-40	2-21
Waterproofing and Exterior Painting						
Paint Exterior and Waterproof - Phase 1 Consultation	1	Total	100,000.00	100,000	7	7
Paint Exterior and Waterproof - Phase 2	1	Total	910,623.00	910,623	7	1
Paint Exterior Concrete Floor - Pool Deck	8,103	Sq Ft	2.61	21,149	5	1
Paint Exterior Railing, Metal Picket	1	Total	143,475.00	143,475	7	1
Waterproof Membrane - Balcony Terraces L5	1	Total	574,818.00	574,818	25	6
Waterproof Membrane - Balcony Terraces PH	1	Total	537,733.00	537,733	25	6
Waterproof Membrane - Pool Deck	1	Total	539,216.00	539,216	25	6
Waterproof Membrane - Pool Deck (Fixed Area 2017)	1	Total	163,415.00	163,415	25	18
Waterproof Planters - Pool Deck	1	Total	63,045.00	63,045	18	6
Waterproof Planters - Pool Deck '19 (Reflection Planter)	1	Total	39,762.00	39,762	18	13
Waterproof Planters - Pool Deck '21	1	Total	124,235.00	124,235	18	15
Waterproof Traffic Coating - Parking Garage over A/C	25,618	Sq Ft	10.00	256,180	10	1
Waterproofing and Exterior Painting Total	12	Components		3,473,651	5-25	1-18
Windows and Exterior Doors						
Access Control, Roll-Up Gate, 12x14 - Resident Garage	2	Each	25,960.00	51,920	10	1
Door & Frame Allowance - Common Areas (33 Doors)	11	Each	2,380.00	26,180	10	1
Door, Metal Overhead, 12 x 15 - Receiving	1	Each	26,702.00	26,702	20	1
Window & Door, Glass - Common Areas	1,501	Sq Ft	163.76	245,804	35	16
Windows and Exterior Doors Total	4	Components		350,606	10-35	1-16
Grand Total	51	Components		7,227,808		

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2025	1,594,072	518,540	32.05%	0	1,648,556	4.00%	23,203	5.00%	487,259
2	2026	487,259	534,096	3.00%	0	45,991	3.00%	39,015	4.00%	1,014,379
3	2027	1,014,379	550,119	3.00%	0	492,113	3.00%	32,172	3.00%	1,104,557
4	2028	1,104,557	566,623	3.00%	0	87,602	3.00%	47,507	3.00%	1,631,085
5	2029	1,631,085	583,622	3.00%	0	69,979	3.00%	64,342	3.00%	2,209,070
6	2030	2,209,070	601,131	3.00%	0	2,341,191	3.00%	14,070	3.00%	483,080
7	2031	483,080	619,165	3.00%	0	141,677	3.00%	28,817	3.00%	989,385
8	2032	989,385	637,739	3.00%	0	1,530,037	3.00%	2,913	3.00%	100,000
9	2033	100,000	646,443	1.36%	0	31,628	3.00%	21,444	3.00%	736,259
10	2034	736,259	655,266	1.36%	0	13,174	3.00%	41,351	3.00%	1,419,702
11	2035	1,419,702	664,209	1.36%	0	940,304	3.00%	34,308	3.00%	1,177,915
12	2036	1,177,915	673,274	1.36%	0	38,453	3.00%	54,382	3.00%	1,867,118
13	2037	1,867,118	682,463	1.36%	0	71,637	3.00%	74,338	3.00%	2,552,282
14	2038	2,552,282	691,777	1.36%	0	180,917	3.00%	91,894	3.00%	3,155,036
15	2039	3,155,036	701,218	1.36%	0	2,124,812	3.00%	51,943	3.00%	1,783,385
16	2040	1,783,385	710,788	1.36%	0	419,941	3.00%	62,227	3.00%	2,136,459
17	2041	2,136,459	720,489	1.36%	0	1,944,575	3.00%	27,371	3.00%	939,744
18	2042	939,744	730,322	1.36%	0	272,722	3.00%	41,920	3.00%	1,439,264
19	2043	1,439,264	740,289	1.36%	0	42,505	3.00%	64,111	3.00%	2,201,159
20	2044	2,201,159	750,392	1.36%	0	158,685	3.00%	83,786	3.00%	2,876,652
21	2045	2,876,652	760,633	1.36%	0	1,994,501	3.00%	49,284	3.00%	1,692,068
22	2046	1,692,068	771,014	1.36%	0	2,365,995	3.00%	2,913	3.00%	100,000
23	2047	100,000	771,014	0.00%	0	19,347	3.00%	25,550	3.00%	877,217
24	2048	877,217	771,014	0.00%	0	283,851	3.00%	40,931	3.00%	1,405,311
25	2049	1,405,311	771,014	0.00%	0	922,413	3.00%	37,617	3.00%	1,291,529
26	2050	1,291,529	771,014	0.00%	0	59,533	3.00%	60,090	3.00%	2,063,100
27	2051	2,063,100	771,014	0.00%	0	222,663	3.00%	78,344	3.00%	2,689,795
28	2052	2,689,795	771,014	0.00%	0	224,285	3.00%	97,096	3.00%	3,333,620
29	2053	3,333,620	771,014	0.00%	0	3,056,254	3.00%	31,451	3.00%	1,079,831
30	2054	1,079,831	771,014	0.00%	0	130,805	3.00%	51,601	3.00%	1,771,641
Grand Total			**20,677,724**		**0**	**21,876,146**		**1,375,991**		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2025		
Structure	Building Restoration/Structural/Engineering Allowance	178,000
Fireproofing and Fire Protection Systems	Fire Pump Deferred Maintenance Allowance	9,600
Plumbing	Domestic Water Pump/Motor, 15 Hp	14,727
Plumbing	Plumbing Stack Cleaning Allowance - Phase 3	10,000
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Phase 2	910,623
Waterproofing and Exterior Painting	Paint Exterior Concrete Floor - Pool Deck	21,149
Waterproofing and Exterior Painting	Paint Exterior Railing, Metal Picket	143,475
Waterproofing and Exterior Painting	Waterproof Traffic Coating - Parking Garage over A/C	256,180
Windows and Exterior Doors	Access Control, Roll-Up Gate, 12x14 - Resident Garage	51,920
Windows and Exterior Doors	Door & Frame Allowance - Common Areas (33 Doors)	26,180
Windows and Exterior Doors	Door, Metal Overhead, 12 x 15 - Receiving	26,702
Year 1 Total		**1,648,556**
Year 2: 2026		
Fireproofing and Fire Protection Systems	Fire Inspection - 5 Year Cycle	18,212
Fireproofing and Fire Protection Systems	Fire Jockey Pump/Motor	7,291
Plumbing	Plumbing Stack Cleaning Allowance - Phase 4	10,400
Electrical Systems	Generator, Deferred Maintenance Allowance	10,088
Year 2 Total		**45,991**
Year 3: 2027		
Fireproofing and Fire Protection Systems	Fire Alarm System Upgrade Allowance	465,625
Plumbing	Domestic Water Pump/Motor, 15 Hp	15,776
Plumbing	Plumbing Stack Cleaning Allowance - Phase 5	10,712
Year 3 Total		**492,113**
Year 4: 2028		
Plumbing	Plumbing Stack Cleaning Allowance - Phase 6	16,550
Electrical Systems	Lighting Replacement Allowance - Stairwells	71,052
Year 4 Total		**87,602**
Year 5: 2029		
Fireproofing and Fire Protection Systems	Fire Extinguishers	8,627
Plumbing	Domestic Water Pump System Control Panel	46,901
Plumbing	Domestic Water Pump/Motor, 10 Hp	14,451
Year 5 Total		**69,979**

Category	Description	Cost
Year 6: 2030		
Plumbing	Plumbing Chilled Water System Allowance	309,198
Waterproofing and Exterior Painting	Paint Exterior Concrete Floor - Pool Deck	24,756
Waterproofing and Exterior Painting	Waterproof Membrane - Balcony Terraces L5	672,841
Waterproofing and Exterior Painting	Waterproof Membrane - Balcony Terraces PH	629,432
Waterproofing and Exterior Painting	Waterproof Membrane - Pool Deck	631,168
Waterproofing and Exterior Painting	Waterproof Planters - Pool Deck	73,796
Year 6 Total		**2,341,191**
Year 7: 2031		
Fireproofing and Fire Protection Systems	Fire Inspection - 5 Year Cycle	21,113
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Phase 1 Consultation	120,564
Year 7 Total		**141,677**
Year 8: 2032		
Structure	Building Restoration/Structural/Engineering Allowance	221,043
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Phase 2	1,130,825
Waterproofing and Exterior Painting	Paint Exterior Railing, Metal Picket	178,169
Year 8 Total		**1,530,037**
Year 9: 2033		
Plumbing	Domestic Water Pump/Motor, 15 Hp	18,837
Plumbing	Plumbing Stack Cleaning Allowance - Phase 1	12,791
Year 9 Total		**31,628**
Year 10: 2034		
Plumbing	Plumbing Stack Cleaning Allowance - Phase 2	13,174
Year 10 Total		**13,174**
Year 11: 2035		
Roofs	Roof, Metal - Condo Bldg Ground Floor Unit	17,855
Fireproofing and Fire Protection Systems	Plumbing, Backflow Preventer - Fire	24,155
Plumbing	Domestic Water Pump/Motor, 15 Hp	19,984
Plumbing	Plumbing Stack Cleaning Allowance - Phase 3	13,570
Plumbing	Plumbing, Backflow Preventer - Potable	16,104
Electrical Systems	Generator, Deferred Maintenance Allowance	13,163
Electrical Systems	Lighting Replacement Allowance - Exterior Balconies	250,006
Electrical Systems	Lighting Replacement Allowance - Exterior Parapet	18,620
Electrical Systems	Lighting Replacement Allowance - Garage	84,543
Waterproofing and Exterior Painting	Paint Exterior Concrete Floor - Pool Deck	28,698

Category	Description	Cost
Waterproofing and Exterior Painting	Waterproof Traffic Coating - Parking Garage over A/C	347,627
Windows and Exterior Doors	Access Control, Roll-Up Gate, 12x14 - Resident Garage	70,454
Windows and Exterior Doors	Door & Frame Allowance - Common Areas (33 Doors)	35,525
Year 11 Total		**940,304**
Year 12: 2036		
Fireproofing and Fire Protection Systems	Fire Inspection - 5 Year Cycle	24,476
Plumbing	Plumbing Stack Cleaning Allowance - Phase 4	13,977
Year 12 Total		**38,453**
Year 13: 2037		
Plumbing	Plumbing Stack Cleaning Allowance - Phase 5	14,396
Waterproofing and Exterior Painting	Waterproof Planters - Pool Deck '19 (Reflection Planter)	57,241
Year 13 Total		**71,637**
Year 14: 2038		
Fireproofing and Fire Protection Systems	Fire Jockey Pump/Motor	10,396
Plumbing	Plumbing Stack Cleaning Allowance - Phase 6	22,242
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Phase 1 Consultation	148,279
Year 14 Total		**180,917**
Year 15: 2039		
Structure	Building Restoration/Structural/Engineering Allowance	271,855
Fireproofing and Fire Protection Systems	Fire Pump Deferred Maintenance Allowance	14,662
Fireproofing and Fire Protection Systems	Fire System, Victaulic Dry Pipe Valves	38,657
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Phase 2	1,390,771
Waterproofing and Exterior Painting	Paint Exterior Railing, Metal Picket	219,126
Waterproofing and Exterior Painting	Waterproof Planters - Pool Deck '21	189,741
Year 15 Total		**2,124,812**
Year 16: 2040		
Waterproofing and Exterior Painting	Paint Exterior Concrete Floor - Pool Deck	33,269
Windows and Exterior Doors	Window & Door, Glass - Common Areas	386,672
Year 16 Total		**419,941**
Year 17: 2041		
Roofs	Roof, Single Ply - Condo Bldg Primary Tower	1,196,973
Fireproofing and Fire Protection Systems	Fire Extinguishers	12,300
Fireproofing and Fire Protection Systems	Fire Inspection - 5 Year Cycle	28,374
Plumbing	Domestic Water Pump/Motor, 10 Hp	20,604
Plumbing	Domestic Water Pump/Motor, 15 Hp	23,862

Category	Description	Cost
Electrical Systems	Generator, Diesel, 570 kW w/ATS	499,314
Electrical Systems	Lighting Replacement Allowance - Unit Hallways	163,148
Year 17 Total		**1,944,575**
Year 18: 2042		
Waterproofing and Exterior Painting	Waterproof Membrane - Pool Deck (Fixed Area 2017)	272,722
Year 18 Total		**272,722**
Year 19: 2043		
Plumbing	Domestic Water Pump/Motor, 15 Hp	25,315
Plumbing	Plumbing Stack Cleaning Allowance - Phase 1	17,190
Year 19 Total		**42,505**
Year 20: 2044		
Fireproofing and Fire Protection Systems	Fire System, Dry System Nirtogen Generator	123,806
Plumbing	Plumbing Stack Cleaning Allowance - Phase 2	17,705
Electrical Systems	Generator, Deferred Maintenance Allowance	17,174
Year 20 Total		**158,685**
Year 21: 2045		
Fireproofing and Fire Protection Systems	Fire Pump/Motor, 125 Hp	133,589
Plumbing	Plumbing Repair Allowance	481,720
Plumbing	Plumbing Stack Cleaning Allowance - Phase 3	18,236
Electrical Systems	Electrical Repair Allowance	481,720
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Phase 1 Consultation	182,365
Waterproofing and Exterior Painting	Paint Exterior Concrete Floor - Pool Deck	38,568
Waterproofing and Exterior Painting	Waterproof Traffic Coating - Parking Garage over A/C	467,181
Windows and Exterior Doors	Access Control, Roll-Up Gate, 12x14 - Resident Garage	94,684
Windows and Exterior Doors	Door & Frame Allowance - Common Areas (33 Doors)	47,743
Windows and Exterior Doors	Door, Metal Overhead, 12 x 15 - Receiving	48,695
Year 21 Total		**1,994,501**
Year 22: 2046		
Structure	Building Restoration/Structural/Engineering Allowance	334,347
Fireproofing and Fire Protection Systems	Fire Inspection - 5 Year Cycle	32,894
Plumbing	Plumbing Stack Cleaning Allowance - Phase 4	18,784
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Phase 2	1,710,473
Waterproofing and Exterior Painting	Paint Exterior Railing, Metal Picket	269,497
Year 22 Total		**2,365,995**

Category	Description	Cost
Year 23: 2047		
Plumbing	Plumbing Stack Cleaning Allowance - Phase 5	19,347
Year 23 Total		**19,347**
Year 24: 2048		
Plumbing	Plumbing Stack Cleaning Allowance - Phase 6	29,891
Electrical Systems	Lighting Replacement Allowance - Stairwells	128,327
Waterproofing and Exterior Painting	Waterproof Planters - Pool Deck	125,633
Year 24 Total		**283,851**
Year 25: 2049		
Fireproofing and Fire Protection Systems	Fire Alarm System Upgrade Allowance	892,185
Plumbing	Domestic Water Pump/Motor, 15 Hp	30,228
Year 25 Total		**922,413**
Year 26: 2050		
Fireproofing and Fire Protection Systems	Fire Jockey Pump/Motor	14,822
Waterproofing and Exterior Painting	Paint Exterior Concrete Floor - Pool Deck	44,711
Year 26 Total		**59,533**
Year 27: 2051		
Roofs	Roof Anchor Tie Backs	152,462
Fireproofing and Fire Protection Systems	Fire Inspection - 5 Year Cycle	38,133
Plumbing	Domestic Water Pump/Motor, 15 Hp	32,068
Year 27 Total		**222,663**
Year 28: 2052		
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Phase 1 Consultation	224,285
Year 28 Total		**224,285**
Year 29: 2053		
Structure	Building Restoration/Structural/Engineering Allowance	411,205
Fireproofing and Fire Protection Systems	Fire Extinguishers	17,536
Fireproofing and Fire Protection Systems	Fire Pump Deferred Maintenance Allowance	22,177
Plumbing	Domestic Water Pump System Control Panel	95,339
Plumbing	Domestic Water Pump/Motor, 10 Hp	29,376
Plumbing	Plumbing Stack Cleaning Allowance - Phase 1	23,101
Electrical Systems	Generator, Deferred Maintenance Allowance	22,408
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Phase 2	2,103,665

Category	Description	Cost
Waterproofing and Exterior Painting	Paint Exterior Railing, Metal Picket	331,447
Year 29 Total		**3,056,254**
Year 30: 2054		
Fireproofing and Fire Protection Systems	Fire Pump/Motor Controller - (Prorate $/37yr RL)	107,011
Plumbing	Plumbing Stack Cleaning Allowance - Phase 2	23,794
Year 30 Total		**130,805**

Recommendations and Findings

1. General Information

Property Name:	**S.C.O. Condominium Association, Inc.**		
Property Location:	**Orlando, Florida**		
Property Number:	**3675**	Report Run Date:	**05/25/2024**
Property Type:	**Condominium**	Report No:	**9277**
Total Units:	**178**	Budget Year Begins:	**01/01/2025**
Phase:	**Non SIRS (2 of 2)**	Budget Year Ends:	**12/31/2025**

2. Report Findings

Total number of categories set up in reserve schedule:	**6**
Total number of components scheduled for reserve funding:	**156**
Total current cost of all scheduled reserve components:	**$5,843,321**
Estimated Beginning Year Reserve Balance:	**$1,424,354**
Total number of components scheduled for replacement in the 2025 Budget Year:	**19**
Total cost of components scheduled for replacement in the 2025 Budget Year:	**$335,026**

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$263,354**
Recommended 2025 Reserve Funding Contribution Amount:	**$347,749**
Recommended 2025 Planned Special Assessment Amount:	**$0**
Total 2025 Reserve Funding and Planned Special Assessment Amount:	**$347,749**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$84,395**
Increase (decrease) between Current & Recommended Contribution Amounts:	**32.05%**

Chart A

2025 Current Reserve Component Costs

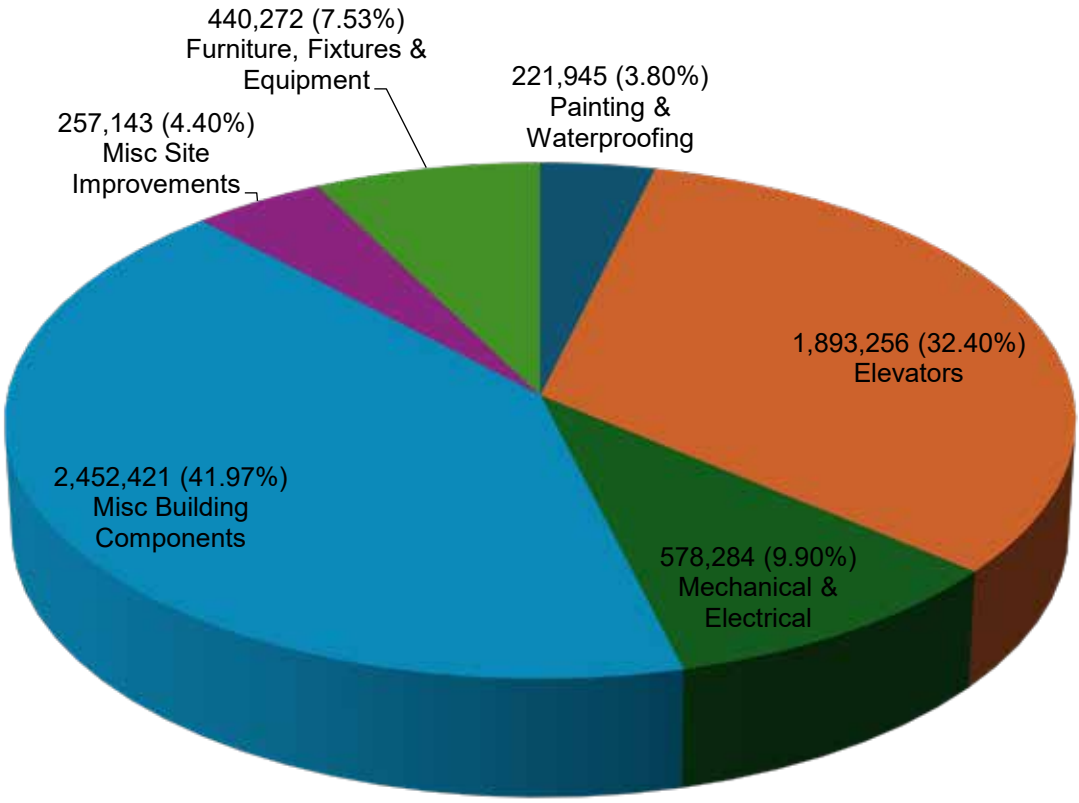


Chart B

2025 Actual vs. 100% Funded Reserve Balances

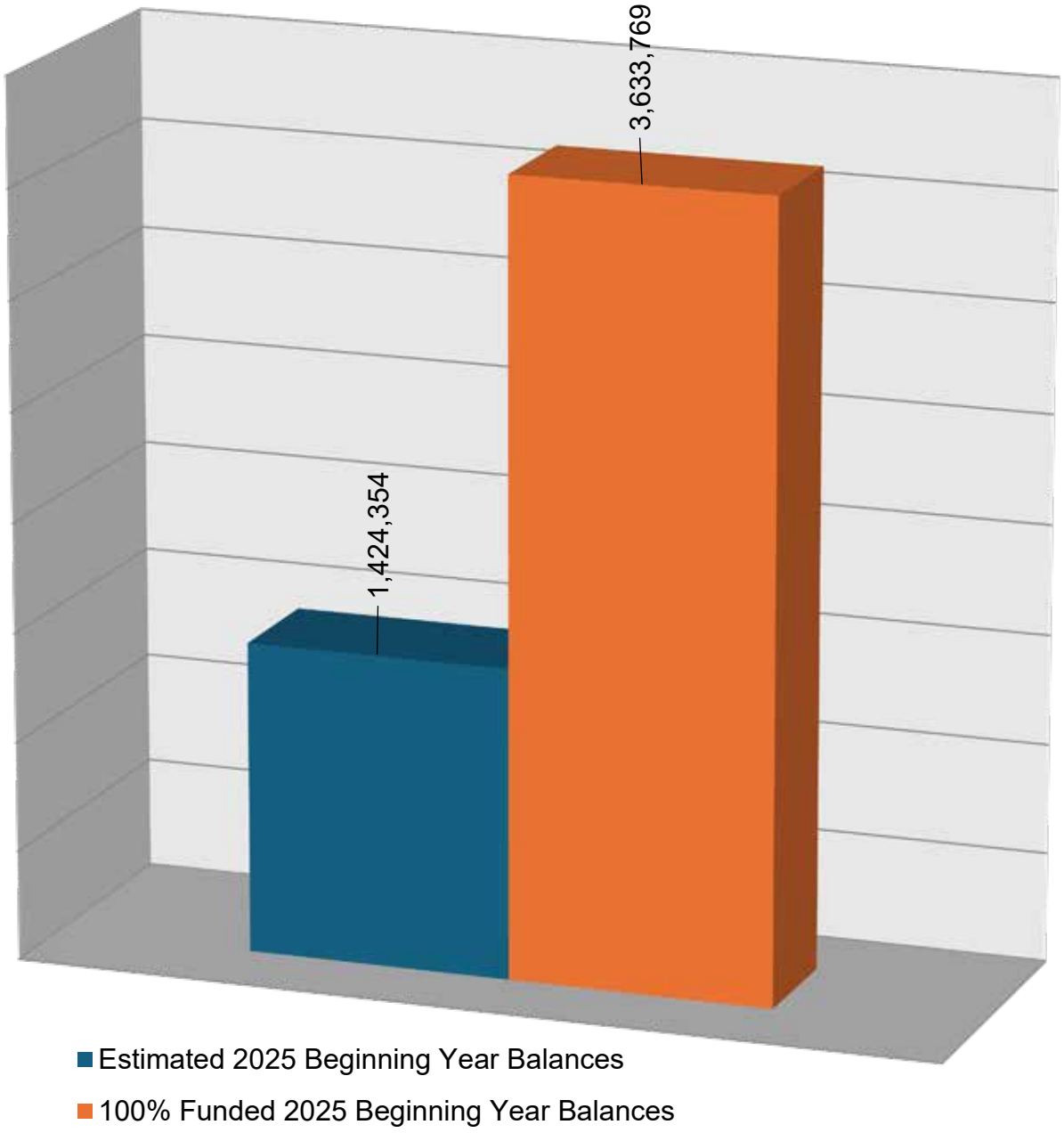


Chart C

2025 Funding Contribution Comparisons

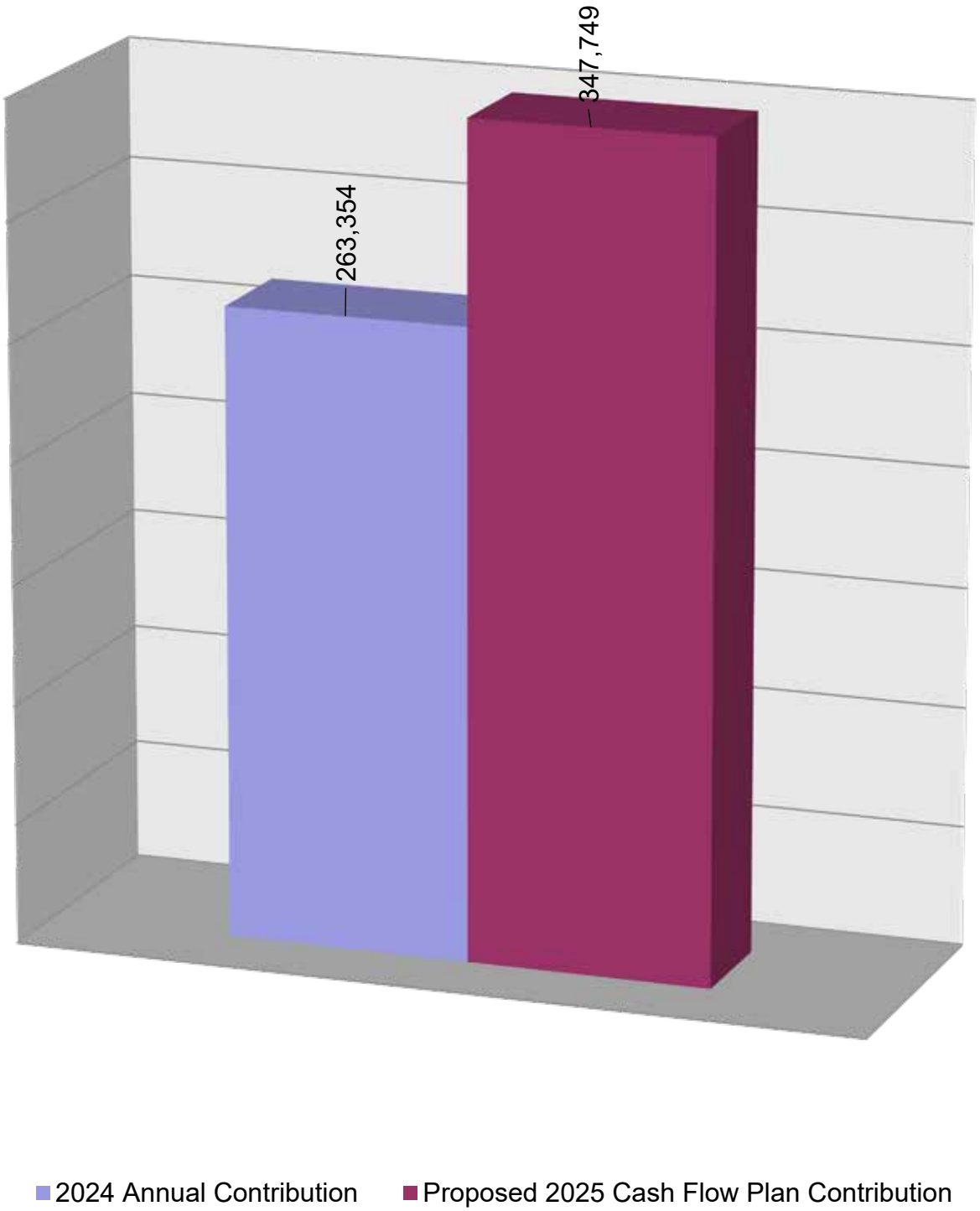
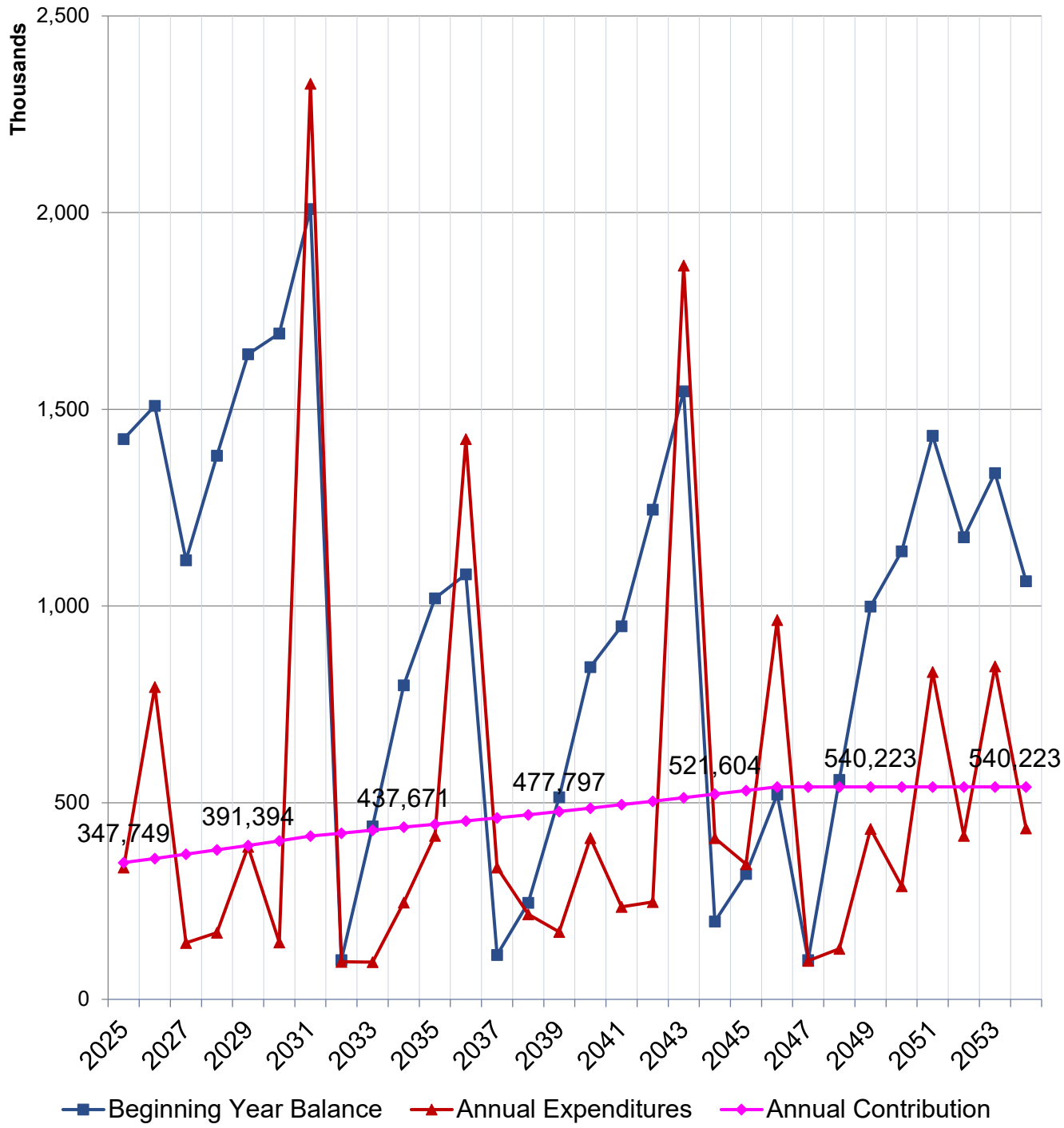


Chart D

30 Year Pooled Cash Flow Plan



Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Painting & Waterproofing	221,945	8-28	1-11
Elevators	1,893,256	15-26	2-7
Mechanical & Electrical	578,284	10-25	1-12
Misc Building Components	2,452,421	8-38	1-21
Misc Site Improvements	257,143	2-26	1-21
Furniture, Fixtures & Equipment	440,272	3-24	1-14
Grand Total	**5,843,321**		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Painting & Waterproofing						
Paint Interior - Garage Lobbies	1	Total	3,539.00	3,539	10	2
Paint Interior - Level 2 Common Areas	1	Total	5,181.00	5,181	10	2
Paint Interior - Level 5 Common Areas	1	Total	7,974.00	7,974	10	2
Paint Interior - Level 5 Gym	1	Total	2,727.00	2,727	10	5
Paint Interior - Level 5 Lounge	1	Total	4,451.00	4,451	10	2
Paint Interior - Level 6-PH2 Common Areas	1	Total	93,574.00	93,574	10	2
Paint Interior - Lobby Level Common Areas	1	Total	5,254.00	5,254	8	2
Paint Interior & Restripe - Parking Garage	1	Total	82,005.00	82,005	9	1
Paint Interior Stairwells	40	Floors	431.00	17,240	28	11
Painting & Waterproofing Total	9	Components		221,945	8-28	1-11
Elevators						
Elevator Cab Refurbishment Allowance	5	Each	8,209.00	41,045	15	2
Elevator Modernization Allowance - 18 Stop Traction	5	Each	346,527.00	1,732,635	26	7
Elevator Modernization Allowance - 3 Stop Hydraulic	1	Each	119,576.00	119,576	26	7
Elevators Total	3	Components		1,893,256	15-26	2-7
Mechanical & Electrical						
Electrical						
Electrical, Electrical Car Charging Station	2	Each	2,967.00	5,934	10	1
Fans						
Exhaust Fan, 8000 CFM - Garage	9	Each	3,968.00	35,712	25	6
Exhaust Fan, 8800 CFM - Rooftop	3	Each	4,140.00	12,420	18	2
Pressurization Fan, 9000 CFM - Stairwells	2	Each	4,905.00	9,810	18	2
HVAC						
A/C Air Handler Unit - Garage Lobby	6	Each	2,769.00	16,614	12	1
A/C Air Handler Unit, 5 Ton - Level 2 Hallway	1	Each	6,407.00	6,407	12	1
A/C Air Handler Unit, 7.5 Ton - Gym	1	Each	9,778.00	9,778	12	1
A/C Air Handler Unit, 7.5 Ton - Lobby	1	Each	9,778.00	9,778	12	1
A/C Air Handler Unit, 7.5 Ton - Lounge	1	Each	9,778.00	9,778	12	1
A/C Air Handler Unit, 15 Ton - RTU 1	1	Each	112,553.00	112,553	15	12
A/C Air Handler Unit, 15 Ton - RTU 2	1	Each	112,553.00	112,553	15	12
A/C Air Handler Unit, 15 Ton - RTU 3	1	Each	112,553.00	112,553	15	12
A/C Chilled Water Pump/Motor, 20 Hp	1	Each	18,406.00	18,406	15	1
A/C Chilled Water Pump/Motor, 20 Hp	1	Each	18,406.00	18,406	15	1
A/C Split System, 2 Ton - Elev Equip Rm 1-3	1	Total	6,966.00	6,966	12	9
A/C Split System, 2 Ton - Elev Equip Rm 4-5	1	Total	6,966.00	6,966	12	7

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
A/C Variable Frequency Drive - CHWP	1	Each	22,412.00	22,412	12	8
A/C Variable Frequency Drive - CHWP	1	Each	22,412.00	22,412	12	8
Plumbing						
Drinking Fountain, Indoor - Level 2	1	Each	1,588.00	1,588	20	2
Drinking Fountain, Indoor - Lounge	2	Each	1,588.00	3,176	20	2
Steam Bath Generator - Sauna/Steam Shower	2	Each	12,031.00	24,062	12	7
Mechanical & Electrical Total	21	Components		578,284	10-25	1-12

Misc Building Components

Access Control Systems

Access Control, Card Reader	24	Each	2,574.00	61,776	12	1
Access Control, Intercom Station	6	Each	1,917.00	11,502	12	1
Access Control, Monitor, Multi-Channel	2	Each	750.00	1,500	8	6
Access Control, Monitor, Multi-Channel	2	Each	750.00	1,500	8	1
Access Control, Monitor, Multi-Channel	2	Each	750.00	1,500	8	2
Access Control, Monitor, Multi-Channel	2	Each	750.00	1,500	8	2
Access Control, Monitor, Multi-Channel	1	Each	750.00	750	8	3
Access Control, Surveillance Camera	14	Each	2,294.00	32,116	8	4
Access Control, Surveillance Camera	14	Each	2,294.00	32,116	8	6
Access Control, Surveillance Camera	14	Each	2,294.00	32,116	8	3
Access Control, Surveillance Camera	14	Each	2,294.00	32,116	8	5
Access Control, Surveillance Camera	14	Each	2,294.00	32,116	8	2
Access Control, Surveillance Camera	14	Each	2,294.00	32,116	8	7
Access Control, Surveillance Camera	14	Each	2,294.00	32,116	8	8
Access Control, Surveillance Camera	14	Each	2,294.00	32,116	8	1
Access Control, Surveillance DVR, 16 Channel	1	Each	4,976.00	4,976	8	1
Access Control, Surveillance DVR, 16 Channel	2	Each	4,976.00	9,952	8	2
Access Control, Surveillance DVR, 16 Channel	2	Each	4,976.00	9,952	8	4
Access Control, Surveillance DVR, 16 Channel	2	Each	4,976.00	9,952	8	6

Finish Ceiling

Finish, Clg, 2x2 SAT - Garage Lobbies	1,880	Sq Ft	8.46	15,905	24	5
Finish, Clg, 2x2 SAT - Gym	1,368	Sq Ft	8.46	11,574	24	18
Finish, Clg, 2x2 SAT - Gym Restrooms & Hallway	914	Sq Ft	8.46	7,733	24	5
Finish, Clg, 2x2 SAT - Level 2 Lobby & Hallways	1,615	Sq Ft	8.46	13,663	24	5
Finish, Clg, 2x2 SAT - Level 2 Restrooms	291	Sq Ft	8.46	2,462	24	5
Finish, Clg, 2x2 SAT - Lobby Office	139	Sq Ft	8.46	1,176	24	5
Finish, Clg, 2x2 SAT - Lobby Restroom	55	Sq Ft	8.46	466	24	5
Finish, Clg, 2x2 SAT - Lounge Kitchen	205	Sq Ft	8.46	1,735	24	5
Finish, Clg, 2x2 SAT - Office	574	Sq Ft	8.46	4,857	24	5

Finish Floor

Finish, Carpet - Level 2 Hallways	146	Sq Yds	55.67	8,128	10	2

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Finish, Carpet - Level 5 Hallways	224	Sq Yds	55.67	12,471	10	2
Finish, Carpet - Level 6-PH2 Hallways	2,858	Sq Yds	55.67	159,105	10	2
Finish, Carpet - Lounge	57	Sq Yds	55.67	3,174	10	2
Finish, Carpet - Office	67	Sq Yds	55.67	3,730	10	2
Finish, Ceramic Tile Floor - Garage Lobbies	1,880	Sq Ft	16.35	30,739	24	20
Finish, Ceramic Tile Floor - Gym Restrooms & Hallway	749	Sq Ft	16.35	12,247	24	5
Finish, Ceramic Tile Floor - Level 2 Lobby	353	Sq Ft	16.35	5,772	24	20
Finish, Ceramic Tile Floor - Level 2 Restrooms	291	Sq Ft	16.35	4,758	24	5
Finish, Ceramic Tile Floor - Level 5 Lobby	328	Sq Ft	16.35	5,363	24	20
Finish, Ceramic Tile Floor - Level 6-PH2 Lobbies	4,372	Sq Ft	16.35	71,483	24	20
Finish, Ceramic Tile Floor - Lobby Level RR & Office	194	Sq Ft	16.35	3,172	24	5
Finish, Ceramic Tile Floor - Lounge & Kitchen	2,397	Sq Ft	16.35	39,191	24	5
Finish, Ceramic Tile Floor - Lounge Restrooms	212	Sq Ft	16.35	3,467	24	5
Finish, Ceramic Tile Floor - Pool Deck, Spa	210	Sq Ft	16.35	3,434	15	2
Finish, Ceramic Tile Floor & Ceiling - Gym RR's (Steam Showers)	330	Sq Ft	16.35	5,396	24	19
Finish, Marble Tile - Main Lobby	1,405	Sq Ft	43.73	61,441	24	12
Finish, Outdoor Turf - Pool Deck	190	Sq Yds	132.73	25,219	10	2
Finish, Rubber Tile Floor - Gym	1,368	Sq Ft	17.47	23,899	10	4
Finish Wall						
Finish, Ceramic Tile Walls - Gym Restrooms	773	Sq Ft	17.00	13,141	24	5
Finish, Ceramic Tile Walls - Gym RR's (Steam Showers)	670	Sq Ft	17.00	11,390	24	19
Finish, Ceramic Tile Walls - Level 2 Restrooms	569	Sq Ft	17.00	9,673	24	5
Finish, Ceramic Tile Walls - Lobby Elevators	327	Sq Ft	17.00	5,559	24	5
Finish, Ceramic Tile Walls - Lobby Restroom	111	Sq Ft	17.00	1,887	24	5
Finish, Ceramic Tile Walls - Lounge Restrooms	544	Sq Ft	17.00	9,248	24	5
Finish, Mirror Wall Panels - Gym	318	Sq Ft	18.67	5,938	16	2
Finish, Wall Covering - Hallways	8,702	Sq Ft	6.61	57,521	10	2
Finish, Wall Covering - Main Lobby	1,007	Sq Ft	6.61	6,657	10	2
Finish, Wood Wall Paneling - Lobby	1,354	Sq Ft	16.12	21,827	30	11
Railings						
Railing, Alum Picket, Unit Balconies	1	Total	889,594.00	889,594	38	19
Railing, Concrete Balustrade, Unit Balconies	688	Ln Ft	288.89	198,757	30	11
Renovations & Built-In's						
Built-In Cabinets & Counters - Lounge Kitchen	1	Total	14,796.00	14,796	24	5
Mail Cluster Box Units - Lobby	1	Total	34,951.00	34,951	25	6
Renovation Allowance - Concierge Desk	1	Total	25,914.00	25,914	24	12
Renovation Allowance - Lobby Office Desk	1	Total	4,960.00	4,960	24	5
Renovation Allowance - Lounge Bar	1	Total	12,340.00	12,340	24	5
Renovation Allowance - Outdoor Kitchen (Pool)	1	Total	22,679.00	22,679	24	21
Restroom Renovation Allowance - Gym	1	Total	31,073.00	31,073	24	5
Restroom Renovation Allowance - Level 2	1	Total	20,522.00	20,522	24	5
Restroom Renovation Allowance - Lobby	1	Total	4,138.00	4,138	24	5

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Restroom Renovation Allowance - Lounge	1	Total	20,314.00	20,314	24	5
Trash						
Trash Chute Guillotine	2	Each	2,872.00	5,744	21	2
Trash Chute Intake Door/Throat Plate	30	Each	3,675.00	110,250	35	16
Misc Building Components Total	71	Components		2,452,421	8-38	1-21
Misc Site Improvements						
Awning Fabric, Recover - Main Entry	650	Sq Ft	19.32	12,558	8	1
Awning Frame, Replace - Main Entry	650	Sq Ft	19.85	12,903	24	15
Landscape Allowance - Reflection Planter ('19)	1	Total	12,506.00	12,506	18	13
Landscape Allowance - Waterproof Planters ('21)	1	Total	56,335.00	56,335	18	15
Light Bollard - Pool Deck	5	Each	1,599.00	7,995	24	21
Light Fixture, Landscape Uplight - Pool Deck	10	Each	766.00	7,660	15	12
Light Fixture, Landscape Uplight - Sidewalks	10	Each	766.00	7,660	15	2
Light Pole & Fixture - Pool Deck	4	Each	4,879.00	19,516	26	11
Pool & Spa Equipment Allowance	1	Total	4,000.00	4,000	2	1
Pool Equipment, Heat Pump	1	Each	9,000.00	9,000	10	3
Pool Equipment, Heat Pump	1	Each	9,000.00	9,000	10	10
Pool Finish, Ceramic Tile Trim	1	Total	14,699.00	14,699	10	2
Pool Finish, Exposed Aggregate	1	Total	26,785.00	26,785	10	2
Shade Awning Fabric - Pool Deck (6 Total)	600	Sq Ft	24.33	14,598	8	5
Shade Awning, Alum Frame - Pool Deck (6 Total)	600	Sq Ft	39.71	23,826	16	13
Spa Equipment, Heat Pump	1	Each	6,234.00	6,234	10	1
Spa Finish, Ceramic Tile	1	Total	11,868.00	11,868	10	2
Misc Site Improvements Total	17	Components		257,143	2-26	1-21
Furniture, Fixtures & Equipment						
Appliance Allowance - Lounge Kitchen	1	Each	4,096.00	4,096	12	2
BBQ Grills & Fridge - Pool Deck	1	Each	11,390.00	11,390	3	1
Billiard Table	1	Each	4,238.00	4,238	10	5
Electronics, Sound System	1	Total	12,509.00	12,509	12	2
Electronics, TV - Gym	2	Each	2,147.00	4,294	10	4
Electronics, TV - Lounge	2	Each	2,147.00	4,294	10	4
Fitness, Cardio, Elliptical - Octane XT-4700	2	Each	8,320.00	16,640	9	3
Fitness, Cardio, Recumbent Bike - Octane XR6000	1	Each	7,315.00	7,315	9	3
Fitness, Cardio, Rower	1	Each	1,794.00	1,794	9	3
Fitness, Cardio, Spinning Bike	1	Each	1,681.00	1,681	9	3
Fitness, Cardio, Stair Stepper	1	Each	7,028.00	7,028	9	3
Fitness, Cardio, Treadmill	3	Each	7,889.00	23,667	9	3
Fitness, Weight Bench	5	Each	1,066.00	5,330	9	3

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Fitness, Weight Machine, Arm Extension	1	Each	3,976.00	3,976	18	3
Fitness, Weight Machine, Cable Crossover - Torque XLE-W4	1	Each	10,760.00	10,760	18	12
Fitness, Weight Machine, Chest Press	1	Each	4,984.00	4,984	18	3
Fitness, Weight Machine, Chin/Up Assist	1	Each	6,023.00	6,023	18	12
Fitness, Weight Machine, Hip Abduction/Adduction	1	Each	4,300.00	4,300	18	12
Fitness, Weight Machine, Lat Pulldown/Low Row	1	Each	4,731.00	4,731	18	12
Fitness, Weight Machine, Leg Curl	1	Each	5,094.00	5,094	18	3
Fitness, Weight Machine, Leg Extension	1	Each	5,094.00	5,094	18	3
Fitness, Weight Machine, Leg Press	1	Each	6,698.00	6,698	18	12
Fitness, Weight Machine, Smith Press Station	1	Each	5,395.00	5,395	18	3
Fitness, Weight Set, Dumbbells	1	Each	4,365.00	4,365	18	12
Furnishings/Decorating Allowance - Lobby	1	Total	35,000.00	35,000	12	2
Furnishings/Decorating Allowance - Lounge Area	1	Total	50,000.00	50,000	12	4
Furnishings/Decorating Allowance - Office	1	Total	20,000.00	20,000	14	2
Furnishings/Decorating Allowance - Unit Hallways	1	Total	25,000.00	25,000	24	5
Furniture, Outdoor - Couch Fabric	4	Each	2,436.00	9,744	4	2
Furniture, Outdoor - Couch Frame	4	Each	11,556.00	46,224	16	2
Furniture, Outdoor - Pool Deck	1	Total	24,635.00	24,635	8	2
KeyTrak System	1	Total	17,801.00	17,801	15	4
Maintenance, Hydraulic Lift 2,000# Capacity	1	Each	25,900.00	25,900	15	2
Maintenance, Scissor Lift	1	Each	11,868.00	11,868	8	1
Maintenance, WasteCaddy Lite	1	Each	8,404.00	8,404	15	14
Furniture, Fixtures & Equipment Total	35	Components		440,272	3-24	1-14
Grand Total	156	Components		5,843,321		

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2025	1,424,354	347,749	32.05%	0	335,026	4.00%	71,854	5.00%	1,508,931
2	2026	1,508,931	358,181	3.00%	0	793,854	3.00%	42,930	4.00%	1,116,188
3	2027	1,116,188	368,926	3.00%	0	143,396	3.00%	40,252	3.00%	1,381,970
4	2028	1,381,970	379,994	3.00%	0	169,634	3.00%	47,770	3.00%	1,640,100
5	2029	1,640,100	391,394	3.00%	0	387,711	3.00%	49,313	3.00%	1,693,096
6	2030	1,693,096	403,136	3.00%	0	145,117	3.00%	58,533	3.00%	2,009,648
7	2031	2,009,648	415,231	3.00%	0	2,327,792	3.00%	2,913	3.00%	100,000
8	2032	100,000	422,580	1.77%	0	95,546	3.00%	12,811	3.00%	439,845
9	2033	439,845	430,059	1.77%	0	94,632	3.00%	23,258	3.00%	798,530
10	2034	798,530	437,671	1.77%	0	246,488	3.00%	29,691	3.00%	1,019,404
11	2035	1,019,404	445,417	1.77%	0	415,738	3.00%	31,472	3.00%	1,080,555
12	2036	1,080,555	453,300	1.77%	0	1,424,436	3.00%	3,283	3.00%	112,702
13	2037	112,702	461,323	1.77%	0	335,525	3.00%	7,155	3.00%	245,655
14	2038	245,655	469,488	1.77%	0	216,202	3.00%	14,968	3.00%	513,909
15	2039	513,909	477,797	1.77%	0	171,542	3.00%	24,605	3.00%	844,769
16	2040	844,769	486,254	1.77%	0	409,897	3.00%	27,634	3.00%	948,760
17	2041	948,760	494,860	1.77%	0	235,034	3.00%	36,258	3.00%	1,244,844
18	2042	1,244,844	503,619	1.77%	0	247,725	3.00%	45,022	3.00%	1,545,760
19	2043	1,545,760	512,533	1.77%	0	1,865,880	3.00%	5,772	3.00%	198,185
20	2044	198,185	521,604	1.77%	0	409,838	3.00%	9,299	3.00%	319,250
21	2045	319,250	530,836	1.77%	0	343,797	3.00%	15,189	3.00%	521,478
22	2046	521,478	540,223	1.77%	0	964,614	3.00%	2,913	3.00%	100,000
23	2047	100,000	540,223	0.00%	0	98,399	3.00%	16,255	3.00%	558,079
24	2048	558,079	540,223	0.00%	0	128,738	3.00%	29,087	3.00%	998,651
25	2049	998,651	540,223	0.00%	0	433,097	3.00%	33,173	3.00%	1,138,950
26	2050	1,138,950	540,223	0.00%	0	288,166	3.00%	41,730	3.00%	1,432,737
27	2051	1,432,737	540,223	0.00%	0	832,217	3.00%	34,222	3.00%	1,174,965
28	2052	1,174,965	540,223	0.00%	0	415,966	3.00%	38,977	3.00%	1,338,199
29	2053	1,338,199	540,223	0.00%	0	846,496	3.00%	30,958	3.00%	1,062,884
30	2054	1,062,884	540,223	0.00%	0	434,591	3.00%	35,055	3.00%	1,203,571
Grand Total			**14,173,959**		**0**	**15,257,094**		**862,352**		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2025		
Painting & Waterproofing	Paint Interior & Restripe - Parking Garage	82,005
Mechanical & Electrical	Electrical, Electrical Car Charging Station	5,934
Mechanical & Electrical	A/C Air Handler Unit - Garage Lobby	16,614
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Level 2 Hallway	6,407
Mechanical & Electrical	A/C Air Handler Unit, 7.5 Ton - Gym	9,778
Mechanical & Electrical	A/C Air Handler Unit, 7.5 Ton - Lobby	9,778
Mechanical & Electrical	A/C Air Handler Unit, 7.5 Ton - Lounge	9,778
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 20 Hp	18,406
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 20 Hp	18,406
Misc Building Components	Access Control, Card Reader	61,776
Misc Building Components	Access Control, Intercom Station	11,502
Misc Building Components	Access Control, Monitor, Multi-Channel	1,500
Misc Building Components	Access Control, Surveillance Camera	32,116
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	4,976
Misc Site Improvements	Awning Fabric, Recover - Main Entry	12,558
Misc Site Improvements	Pool & Spa Equipment Allowance	4,000
Misc Site Improvements	Spa Equipment, Heat Pump	6,234
Furniture, Fixtures & Equipment	BBQ Grills & Fridge - Pool Deck	11,390
Furniture, Fixtures & Equipment	Maintenance, Scissor Lift	11,868
Year 1 Total		**335,026**
Year 2: 2026		
Painting & Waterproofing	Paint Interior - Garage Lobbies	3,681
Painting & Waterproofing	Paint Interior - Level 2 Common Areas	5,388
Painting & Waterproofing	Paint Interior - Level 5 Common Areas	8,293
Painting & Waterproofing	Paint Interior - Level 5 Lounge	4,629
Painting & Waterproofing	Paint Interior - Level 6-PH2 Common Areas	97,317
Painting & Waterproofing	Paint Interior - Lobby Level Common Areas	5,464
Elevators	Elevator Cab Refurbishment Allowance	42,687
Mechanical & Electrical	Exhaust Fan, 8800 CFM - Rooftop	12,917
Mechanical & Electrical	Pressurization Fan, 9000 CFM - Stairwells	10,202
Mechanical & Electrical	Drinking Fountain, Indoor - Level 2	1,652
Mechanical & Electrical	Drinking Fountain, Indoor - Lounge	3,303
Misc Building Components	Access Control, Monitor, Multi-Channel	1,560
Misc Building Components	Access Control, Monitor, Multi-Channel	1,560
Misc Building Components	Access Control, Surveillance Camera	33,401
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	10,350
Misc Building Components	Finish, Carpet - Level 2 Hallways	8,453
Misc Building Components	Finish, Carpet - Level 5 Hallways	12,970
Misc Building Components	Finish, Carpet - Level 6-PH2 Hallways	165,469

Category	Description	Cost
Misc Building Components	Finish, Carpet - Lounge	3,301
Misc Building Components	Finish, Carpet - Office	3,879
Misc Building Components	Finish, Ceramic Tile Floor - Pool Deck, Spa	3,571
Misc Building Components	Finish, Outdoor Turf - Pool Deck	26,228
Misc Building Components	Finish, Mirror Wall Panels - Gym	6,176
Misc Building Components	Finish, Wall Covering - Hallways	59,822
Misc Building Components	Finish, Wall Covering - Main Lobby	6,923
Misc Building Components	Trash Chute Guillotine	5,974
Misc Site Improvements	Light Fixture, Landscape Uplight - Sidewalks	7,966
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	15,287
Misc Site Improvements	Pool Finish, Exposed Aggregate	27,856
Misc Site Improvements	Spa Finish, Ceramic Tile	12,343
Furniture, Fixtures & Equipment	Appliance Allowance - Lounge Kitchen	4,260
Furniture, Fixtures & Equipment	Electronics, Sound System	13,009
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lobby	36,400
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Office	20,800
Furniture, Fixtures & Equipment	Furniture, Outdoor - Couch Fabric	10,134
Furniture, Fixtures & Equipment	Furniture, Outdoor - Couch Frame	48,073
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	25,620
Furniture, Fixtures & Equipment	Maintenance, Hydraulic Lift 2,000# Capacity	26,936
Year 2 Total		**793,854**

Year 3: 2027		
Misc Building Components	Access Control, Monitor, Multi-Channel	803
Misc Building Components	Access Control, Surveillance Camera	34,403
Misc Site Improvements	Pool & Spa Equipment Allowance	4,285
Misc Site Improvements	Pool Equipment, Heat Pump	9,641
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - Octane XT-4700	17,825
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - Octane XR6000	7,836
Furniture, Fixtures & Equipment	Fitness, Cardio, Rower	1,922
Furniture, Fixtures & Equipment	Fitness, Cardio, Spinning Bike	1,801
Furniture, Fixtures & Equipment	Fitness, Cardio, Stair Stepper	7,528
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	25,352
Furniture, Fixtures & Equipment	Fitness, Weight Bench	5,709
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Arm Extension	4,259
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Chest Press	5,339
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Curl	5,457
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Extension	5,457
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Smith Press Station	5,779
Year 3 Total		**143,396**

Year 4: 2028		
Misc Building Components	Access Control, Surveillance Camera	35,435

Category	Description	Cost
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	10,980
Misc Building Components	Finish, Rubber Tile Floor - Gym	26,369
Furniture, Fixtures & Equipment	BBQ Grills & Fridge - Pool Deck	12,567
Furniture, Fixtures & Equipment	Electronics, TV - Gym	4,738
Furniture, Fixtures & Equipment	Electronics, TV - Lounge	4,738
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lounge Area	55,167
Furniture, Fixtures & Equipment	KeyTrak System	19,640
Year 4 Total		**169,634**

Year 5: 2029		
Painting & Waterproofing	Paint Interior - Level 5 Gym	3,099
Misc Building Components	Access Control, Surveillance Camera	36,498
Misc Building Components	Finish, Clg, 2x2 SAT - Garage Lobbies	18,075
Misc Building Components	Finish, Clg, 2x2 SAT - Gym Restrooms & Hallway	8,788
Misc Building Components	Finish, Clg, 2x2 SAT - Level 2 Lobby & Hallways	15,527
Misc Building Components	Finish, Clg, 2x2 SAT - Level 2 Restrooms	2,798
Misc Building Components	Finish, Clg, 2x2 SAT - Lobby Office	1,336
Misc Building Components	Finish, Clg, 2x2 SAT - Lobby Restroom	530
Misc Building Components	Finish, Clg, 2x2 SAT - Lounge Kitchen	1,972
Misc Building Components	Finish, Clg, 2x2 SAT - Office	5,520
Misc Building Components	Finish, Ceramic Tile Floor - Gym Restrooms & Hallway	13,918
Misc Building Components	Finish, Ceramic Tile Floor - Level 2 Restrooms	5,407
Misc Building Components	Finish, Ceramic Tile Floor - Lobby Level RR & Office	3,605
Misc Building Components	Finish, Ceramic Tile Floor - Lounge & Kitchen	44,538
Misc Building Components	Finish, Ceramic Tile Floor - Lounge Restrooms	3,940
Misc Building Components	Finish, Ceramic Tile Walls - Gym Restrooms	14,934
Misc Building Components	Finish, Ceramic Tile Walls - Level 2 Restrooms	10,993
Misc Building Components	Finish, Ceramic Tile Walls - Lobby Elevators	6,317
Misc Building Components	Finish, Ceramic Tile Walls - Lobby Restroom	2,144
Misc Building Components	Finish, Ceramic Tile Walls - Lounge Restrooms	10,510
Misc Building Components	Built-In Cabinets & Counters - Lounge Kitchen	16,815
Misc Building Components	Renovation Allowance - Lobby Office Desk	5,637
Misc Building Components	Renovation Allowance - Lounge Bar	14,024
Misc Building Components	Restroom Renovation Allowance - Gym	35,312
Misc Building Components	Restroom Renovation Allowance - Level 2	23,322
Misc Building Components	Restroom Renovation Allowance - Lobby	4,703
Misc Building Components	Restroom Renovation Allowance - Lounge	23,086
Misc Site Improvements	Pool & Spa Equipment Allowance	4,546
Misc Site Improvements	Shade Awning Fabric - Pool Deck (6 Total)	16,590
Furniture, Fixtures & Equipment	Billiard Table	4,816
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Unit Hallways	28,411
Year 5 Total		**387,711**

Category	Description	Cost
Year 6: 2030		
Mechanical & Electrical	Exhaust Fan, 8000 CFM - Garage	41,802
Misc Building Components	Access Control, Monitor, Multi-Channel	1,756
Misc Building Components	Access Control, Surveillance Camera	37,593
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	11,649
Misc Building Components	Mail Cluster Box Units - Lobby	40,911
Furniture, Fixtures & Equipment	Furniture, Outdoor - Couch Fabric	11,406
Year 6 Total		**145,117**
Year 7: 2031		
Elevators	Elevator Modernization Allowance - 18 Stop Traction	2,088,942
Elevators	Elevator Modernization Allowance - 3 Stop Hydraulic	144,166
Mechanical & Electrical	A/C Split System, 2 Ton - Elev Equip Rm 4-5	8,399
Mechanical & Electrical	Steam Bath Generator - Sauna/Steam Shower	29,010
Misc Building Components	Access Control, Surveillance Camera	38,720
Misc Site Improvements	Pool & Spa Equipment Allowance	4,823
Furniture, Fixtures & Equipment	BBQ Grills & Fridge - Pool Deck	13,732
Year 7 Total		**2,327,792**
Year 8: 2032		
Mechanical & Electrical	A/C Variable Frequency Drive - CHWP	27,832
Mechanical & Electrical	A/C Variable Frequency Drive - CHWP	27,832
Misc Building Components	Access Control, Surveillance Camera	39,882
Year 8 Total		**95,546**
Year 9: 2033		
Mechanical & Electrical	A/C Split System, 2 Ton - Elev Equip Rm 1-3	8,910
Misc Building Components	Access Control, Monitor, Multi-Channel	1,919
Misc Building Components	Access Control, Surveillance Camera	41,079
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	6,365
Misc Site Improvements	Awning Fabric, Recover - Main Entry	16,063
Misc Site Improvements	Pool & Spa Equipment Allowance	5,116
Furniture, Fixtures & Equipment	Maintenance, Scissor Lift	15,180
Year 9 Total		**94,632**
Year 10: 2034		
Painting & Waterproofing	Paint Interior - Lobby Level Common Areas	6,922
Painting & Waterproofing	Paint Interior & Restripe - Parking Garage	108,037
Misc Building Components	Access Control, Monitor, Multi-Channel	1,976
Misc Building Components	Access Control, Monitor, Multi-Channel	1,976

Category	Description	Cost
Misc Building Components	Access Control, Surveillance Camera	42,311
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	13,111
Misc Site Improvements	Pool Equipment, Heat Pump	11,857
Furniture, Fixtures & Equipment	BBQ Grills & Fridge - Pool Deck	15,006
Furniture, Fixtures & Equipment	Furniture, Outdoor - Couch Fabric	12,837
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	32,455
Year 10 Total		**246,488**

Year 11: 2035		
Painting & Waterproofing	Paint Interior Stairwells	23,394
Mechanical & Electrical	Electrical, Electrical Car Charging Station	8,052
Misc Building Components	Access Control, Monitor, Multi-Channel	1,018
Misc Building Components	Access Control, Surveillance Camera	43,580
Misc Building Components	Finish, Wood Wall Paneling - Lobby	29,618
Misc Building Components	Railing, Concrete Balustrade, Unit Balconies	269,706
Misc Site Improvements	Light Pole & Fixture - Pool Deck	26,483
Misc Site Improvements	Pool & Spa Equipment Allowance	5,428
Misc Site Improvements	Spa Equipment, Heat Pump	8,459
Year 11 Total		**415,738**

Year 12: 2036		
Painting & Waterproofing	Paint Interior - Garage Lobbies	4,946
Painting & Waterproofing	Paint Interior - Level 2 Common Areas	7,241
Painting & Waterproofing	Paint Interior - Level 5 Common Areas	11,145
Painting & Waterproofing	Paint Interior - Level 5 Lounge	6,221
Painting & Waterproofing	Paint Interior - Level 6-PH2 Common Areas	130,786
Mechanical & Electrical	A/C Air Handler Unit, 15 Ton - RTU 1	157,312
Mechanical & Electrical	A/C Air Handler Unit, 15 Ton - RTU 2	157,312
Mechanical & Electrical	A/C Air Handler Unit, 15 Ton - RTU 3	157,312
Misc Building Components	Access Control, Surveillance Camera	44,888
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	13,910
Misc Building Components	Finish, Carpet - Level 2 Hallways	11,360
Misc Building Components	Finish, Carpet - Level 5 Hallways	17,430
Misc Building Components	Finish, Carpet - Level 6-PH2 Hallways	222,377
Misc Building Components	Finish, Carpet - Lounge	4,436
Misc Building Components	Finish, Carpet - Office	5,213
Misc Building Components	Finish, Marble Tile - Main Lobby	85,874
Misc Building Components	Finish, Outdoor Turf - Pool Deck	35,248
Misc Building Components	Finish, Wall Covering - Hallways	80,396
Misc Building Components	Finish, Wall Covering - Main Lobby	9,304
Misc Building Components	Renovation Allowance - Concierge Desk	36,219
Misc Site Improvements	Light Fixture, Landscape Uplight - Pool Deck	10,706
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	20,544

Category	Description	Cost
Misc Site Improvements	Pool Finish, Exposed Aggregate	37,437
Misc Site Improvements	Spa Finish, Ceramic Tile	16,588
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - Octane XT-4700	23,257
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - Octane XR6000	10,224
Furniture, Fixtures & Equipment	Fitness, Cardio, Rower	2,507
Furniture, Fixtures & Equipment	Fitness, Cardio, Spinning Bike	2,349
Furniture, Fixtures & Equipment	Fitness, Cardio, Stair Stepper	9,823
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	33,079
Furniture, Fixtures & Equipment	Fitness, Weight Bench	7,450
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Cable Crossover - Torque XLE-W4	15,039
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Chin/Up Assist	8,418
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Hip Abduction/Adduction	6,010
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Lat Pulldown/Low Row	6,612
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Press	9,362
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells	6,101
Year 12 Total		**1,424,436**

Year 13: 2037		
Mechanical & Electrical	A/C Air Handler Unit - Garage Lobby	23,918
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Level 2 Hallway	9,224
Mechanical & Electrical	A/C Air Handler Unit, 7.5 Ton - Gym	14,076
Mechanical & Electrical	A/C Air Handler Unit, 7.5 Ton - Lobby	14,076
Mechanical & Electrical	A/C Air Handler Unit, 7.5 Ton - Lounge	14,076
Misc Building Components	Access Control, Card Reader	88,933
Misc Building Components	Access Control, Intercom Station	16,558
Misc Building Components	Access Control, Surveillance Camera	46,234
Misc Site Improvements	Landscape Allowance - Reflection Planter ('19)	18,004
Misc Site Improvements	Pool & Spa Equipment Allowance	5,758
Misc Site Improvements	Pool Equipment, Heat Pump	12,956
Misc Site Improvements	Shade Awning Fabric - Pool Deck (6 Total)	21,015
Misc Site Improvements	Shade Awning, Alum Frame - Pool Deck (6 Total)	34,300
Furniture, Fixtures & Equipment	BBQ Grills & Fridge - Pool Deck	16,397
Year 13 Total		**335,525**

Year 14: 2038		
Misc Building Components	Access Control, Monitor, Multi-Channel	2,224
Misc Building Components	Access Control, Surveillance Camera	47,621
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	14,757
Misc Building Components	Finish, Rubber Tile Floor - Gym	35,437
Furniture, Fixtures & Equipment	Appliance Allowance - Lounge Kitchen	6,074
Furniture, Fixtures & Equipment	Electronics, Sound System	18,548
Furniture, Fixtures & Equipment	Electronics, TV - Gym	6,367
Furniture, Fixtures & Equipment	Electronics, TV - Lounge	6,367

Category	Description	Cost
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lobby	51,898
Furniture, Fixtures & Equipment	Furniture, Outdoor - Couch Fabric	14,448
Furniture, Fixtures & Equipment	Maintenance, WasteCaddy Lite	12,461
Year 14 Total		**216,202**
Year 15: 2039		
Painting & Waterproofing	Paint Interior - Level 5 Gym	4,165
Misc Building Components	Access Control, Surveillance Camera	49,050
Misc Site Improvements	Awning Frame, Replace - Main Entry	19,706
Misc Site Improvements	Landscape Allowance - Waterproof Planters ('21)	86,039
Misc Site Improvements	Pool & Spa Equipment Allowance	6,109
Furniture, Fixtures & Equipment	Billiard Table	6,473
Year 15 Total		**171,542**
Year 16: 2040		
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 20 Hp	28,954
Mechanical & Electrical	A/C Chilled Water Pump/Motor, 20 Hp	28,954
Misc Building Components	Access Control, Surveillance Camera	50,521
Misc Building Components	Trash Chute Intake Door/Throat Plate	173,433
Furniture, Fixtures & Equipment	BBQ Grills & Fridge - Pool Deck	17,918
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lounge Area	78,655
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Office	31,462
Year 16 Total		**409,897**
Year 17: 2041		
Elevators	Elevator Cab Refurbishment Allowance	66,505
Misc Building Components	Access Control, Monitor, Multi-Channel	2,430
Misc Building Components	Access Control, Surveillance Camera	52,037
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	8,063
Misc Building Components	Finish, Ceramic Tile Floor - Pool Deck, Spa	5,564
Misc Site Improvements	Awning Fabric, Recover - Main Entry	20,348
Misc Site Improvements	Light Fixture, Landscape Uplight - Sidewalks	12,411
Misc Site Improvements	Pool & Spa Equipment Allowance	6,481
Furniture, Fixtures & Equipment	Maintenance, Hydraulic Lift 2,000# Capacity	41,965
Furniture, Fixtures & Equipment	Maintenance, Scissor Lift	19,230
Year 17 Total		**235,034**
Year 18: 2042		
Painting & Waterproofing	Paint Interior - Lobby Level Common Areas	8,768
Misc Building Components	Access Control, Monitor, Multi-Channel	2,503
Misc Building Components	Access Control, Monitor, Multi-Channel	2,503
Misc Building Components	Access Control, Surveillance Camera	53,598

Category	Description	Cost
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	16,609
Misc Building Components	Finish, Clg, 2x2 SAT - Gym	19,316
Misc Building Components	Finish, Mirror Wall Panels - Gym	9,910
Furniture, Fixtures & Equipment	Furniture, Outdoor - Couch Fabric	16,262
Furniture, Fixtures & Equipment	Furniture, Outdoor - Couch Frame	77,143
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	41,113
Year 18 Total		**247,725**
Year 19: 2043		
Painting & Waterproofing	Paint Interior & Restripe - Parking Garage	140,963
Mechanical & Electrical	A/C Split System, 2 Ton - Elev Equip Rm 4-5	11,974
Mechanical & Electrical	Steam Bath Generator - Sauna/Steam Shower	41,362
Misc Building Components	Access Control, Monitor, Multi-Channel	1,289
Misc Building Components	Access Control, Surveillance Camera	55,206
Misc Building Components	Finish, Ceramic Tile Floor & Ceiling - Gym RR's (Steam Showers)	9,276
Misc Building Components	Finish, Ceramic Tile Walls - Gym RR's (Steam Showers)	19,579
Misc Building Components	Railing, Alum Picket, Unit Balconies	1,529,177
Misc Site Improvements	Pool & Spa Equipment Allowance	6,876
Furniture, Fixtures & Equipment	BBQ Grills & Fridge - Pool Deck	19,579
Furniture, Fixtures & Equipment	KeyTrak System	30,599
Year 19 Total		**1,865,880**
Year 20: 2044		
Mechanical & Electrical	Exhaust Fan, 8800 CFM - Rooftop	21,990
Mechanical & Electrical	Pressurization Fan, 9000 CFM - Stairwells	17,369
Mechanical & Electrical	A/C Variable Frequency Drive - CHWP	39,681
Mechanical & Electrical	A/C Variable Frequency Drive - CHWP	39,681
Misc Building Components	Access Control, Surveillance Camera	56,862
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	17,620
Misc Building Components	Finish, Ceramic Tile Floor - Garage Lobbies	54,423
Misc Building Components	Finish, Ceramic Tile Floor - Level 2 Lobby	10,219
Misc Building Components	Finish, Ceramic Tile Floor - Level 5 Lobby	9,495
Misc Building Components	Finish, Ceramic Tile Floor - Level 6-PH2 Lobbies	126,563
Misc Site Improvements	Pool Equipment, Heat Pump	15,935
Year 20 Total		**409,838**
Year 21: 2045		
Mechanical & Electrical	Electrical, Electrical Car Charging Station	10,822
Mechanical & Electrical	A/C Split System, 2 Ton - Elev Equip Rm 1-3	12,704
Misc Building Components	Access Control, Surveillance Camera	58,568
Misc Building Components	Renovation Allowance - Outdoor Kitchen (Pool)	41,358
Misc Site Improvements	Light Bollard - Pool Deck	14,580

Category	Description	Cost
Misc Site Improvements	Pool & Spa Equipment Allowance	7,295
Misc Site Improvements	Shade Awning Fabric - Pool Deck (6 Total)	26,622
Misc Site Improvements	Spa Equipment, Heat Pump	11,369
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - Octane XT-4700	30,345
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - Octane XR6000	13,340
Furniture, Fixtures & Equipment	Fitness, Cardio, Rower	3,272
Furniture, Fixtures & Equipment	Fitness, Cardio, Spinning Bike	3,066
Furniture, Fixtures & Equipment	Fitness, Cardio, Stair Stepper	12,817
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	43,160
Furniture, Fixtures & Equipment	Fitness, Weight Bench	9,720
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Arm Extension	7,251
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Chest Press	9,089
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Curl	9,290
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Extension	9,290
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Smith Press Station	9,839
Year 21 Total		**343,797**

Year 22: 2046		
Painting & Waterproofing	Paint Interior - Garage Lobbies	6,647
Painting & Waterproofing	Paint Interior - Level 2 Common Areas	9,732
Painting & Waterproofing	Paint Interior - Level 5 Common Areas	14,978
Painting & Waterproofing	Paint Interior - Level 5 Lounge	8,361
Painting & Waterproofing	Paint Interior - Level 6-PH2 Common Areas	175,765
Mechanical & Electrical	Drinking Fountain, Indoor - Level 2	2,983
Mechanical & Electrical	Drinking Fountain, Indoor - Lounge	5,966
Misc Building Components	Access Control, Monitor, Multi-Channel	2,818
Misc Building Components	Access Control, Surveillance Camera	60,325
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	18,693
Misc Building Components	Finish, Carpet - Level 2 Hallways	15,267
Misc Building Components	Finish, Carpet - Level 5 Hallways	23,425
Misc Building Components	Finish, Carpet - Level 6-PH2 Hallways	298,856
Misc Building Components	Finish, Carpet - Lounge	5,962
Misc Building Components	Finish, Carpet - Office	7,006
Misc Building Components	Finish, Outdoor Turf - Pool Deck	47,370
Misc Building Components	Finish, Wall Covering - Hallways	108,045
Misc Building Components	Finish, Wall Covering - Main Lobby	12,504
Misc Site Improvements	Pool Finish, Ceramic Tile Trim	27,610
Misc Site Improvements	Pool Finish, Exposed Aggregate	50,312
Misc Site Improvements	Spa Finish, Ceramic Tile	22,292
Furniture, Fixtures & Equipment	BBQ Grills & Fridge - Pool Deck	21,394
Furniture, Fixtures & Equipment	Furniture, Outdoor - Couch Fabric	18,303
Year 22 Total		**964,614**

Category	Description	Cost
Year 23: 2047		
Misc Building Components	Access Control, Surveillance Camera	62,135
Misc Building Components	Trash Chute Guillotine	11,113
Misc Site Improvements	Pool & Spa Equipment Allowance	7,739
Misc Site Improvements	Pool Equipment, Heat Pump	17,412
Year 23 Total		**98,399**
Year 24: 2048		
Misc Building Components	Access Control, Surveillance Camera	63,999
Misc Building Components	Finish, Rubber Tile Floor - Gym	47,625
Furniture, Fixtures & Equipment	Electronics, TV - Gym	8,557
Furniture, Fixtures & Equipment	Electronics, TV - Lounge	8,557
Year 24 Total		**128,738**
Year 25: 2049		
Painting & Waterproofing	Paint Interior - Level 5 Gym	5,597
Mechanical & Electrical	A/C Air Handler Unit - Garage Lobby	34,101
Mechanical & Electrical	A/C Air Handler Unit, 5 Ton - Level 2 Hallway	13,151
Mechanical & Electrical	A/C Air Handler Unit, 7.5 Ton - Gym	20,070
Mechanical & Electrical	A/C Air Handler Unit, 7.5 Ton - Lobby	20,070
Mechanical & Electrical	A/C Air Handler Unit, 7.5 Ton - Lounge	20,070
Misc Building Components	Access Control, Card Reader	126,797
Misc Building Components	Access Control, Intercom Station	23,608
Misc Building Components	Access Control, Monitor, Multi-Channel	3,079
Misc Building Components	Access Control, Surveillance Camera	65,919
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	10,213
Misc Site Improvements	Awning Fabric, Recover - Main Entry	25,776
Misc Site Improvements	Pool & Spa Equipment Allowance	8,210
Furniture, Fixtures & Equipment	BBQ Grills & Fridge - Pool Deck	23,378
Furniture, Fixtures & Equipment	Billiard Table	8,699
Furniture, Fixtures & Equipment	Maintenance, Scissor Lift	24,359
Year 25 Total		**433,097**
Year 26: 2050		
Painting & Waterproofing	Paint Interior - Lobby Level Common Areas	11,108
Misc Building Components	Access Control, Monitor, Multi-Channel	3,171
Misc Building Components	Access Control, Monitor, Multi-Channel	3,171
Misc Building Components	Access Control, Surveillance Camera	67,897
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	21,040
Furniture, Fixtures & Equipment	Appliance Allowance - Lounge Kitchen	8,659
Furniture, Fixtures & Equipment	Electronics, Sound System	26,445

Category	Description	Cost
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lobby	73,994
Furniture, Fixtures & Equipment	Furniture, Outdoor - Couch Fabric	20,600
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Deck	52,081
Year 26 Total		**288,166**
Year 27: 2051		
Mechanical & Electrical	A/C Air Handler Unit, 15 Ton - RTU 1	245,087
Mechanical & Electrical	A/C Air Handler Unit, 15 Ton - RTU 2	245,087
Mechanical & Electrical	A/C Air Handler Unit, 15 Ton - RTU 3	245,087
Misc Building Components	Access Control, Monitor, Multi-Channel	1,633
Misc Building Components	Access Control, Surveillance Camera	69,933
Misc Site Improvements	Light Fixture, Landscape Uplight - Pool Deck	16,680
Misc Site Improvements	Pool & Spa Equipment Allowance	8,710
Year 27 Total		**832,217**
Year 28: 2052		
Painting & Waterproofing	Paint Interior & Restripe - Parking Garage	183,925
Misc Building Components	Access Control, Surveillance Camera	72,031
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	22,321
Furniture, Fixtures & Equipment	BBQ Grills & Fridge - Pool Deck	25,546
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Lounge Area	112,143
Year 28 Total		**415,966**
Year 29: 2053		
Misc Building Components	Access Control, Surveillance Camera	74,192
Misc Building Components	Finish, Clg, 2x2 SAT - Garage Lobbies	36,743
Misc Building Components	Finish, Clg, 2x2 SAT - Gym Restrooms & Hallway	17,864
Misc Building Components	Finish, Clg, 2x2 SAT - Level 2 Lobby & Hallways	31,563
Misc Building Components	Finish, Clg, 2x2 SAT - Level 2 Restrooms	5,688
Misc Building Components	Finish, Clg, 2x2 SAT - Lobby Office	2,717
Misc Building Components	Finish, Clg, 2x2 SAT - Lobby Restroom	1,077
Misc Building Components	Finish, Clg, 2x2 SAT - Lounge Kitchen	4,008
Misc Building Components	Finish, Clg, 2x2 SAT - Office	11,220
Misc Building Components	Finish, Ceramic Tile Floor - Gym Restrooms & Hallway	28,292
Misc Building Components	Finish, Ceramic Tile Floor - Level 2 Restrooms	10,992
Misc Building Components	Finish, Ceramic Tile Floor - Lobby Level RR & Office	7,328
Misc Building Components	Finish, Ceramic Tile Floor - Lounge & Kitchen	90,537
Misc Building Components	Finish, Ceramic Tile Floor - Lounge Restrooms	8,009
Misc Building Components	Finish, Ceramic Tile Walls - Gym Restrooms	30,358
Misc Building Components	Finish, Ceramic Tile Walls - Level 2 Restrooms	22,346
Misc Building Components	Finish, Ceramic Tile Walls - Lobby Elevators	12,842
Misc Building Components	Finish, Ceramic Tile Walls - Lobby Restroom	4,359

Category	Description	Cost
Misc Building Components	Finish, Ceramic Tile Walls - Lounge Restrooms	21,364
Misc Building Components	Built-In Cabinets & Counters - Lounge Kitchen	34,181
Misc Building Components	Renovation Allowance - Lobby Office Desk	11,458
Misc Building Components	Renovation Allowance - Lounge Bar	28,507
Misc Building Components	Restroom Renovation Allowance - Gym	71,783
Misc Building Components	Restroom Renovation Allowance - Level 2	47,409
Misc Building Components	Restroom Renovation Allowance - Lobby	9,559
Misc Building Components	Restroom Renovation Allowance - Lounge	46,928
Misc Site Improvements	Pool & Spa Equipment Allowance	9,241
Misc Site Improvements	Shade Awning Fabric - Pool Deck (6 Total)	33,723
Misc Site Improvements	Shade Awning, Alum Frame - Pool Deck (6 Total)	55,041
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Unit Hallways	57,753
Furniture, Fixtures & Equipment	Maintenance, WasteCaddy Lite	19,414
Year 29 Total		**846,496**

Year 30: 2054		
Misc Building Components	Access Control, Monitor, Multi-Channel	3,569
Misc Building Components	Access Control, Surveillance Camera	76,418
Misc Building Components	Access Control, Surveillance DVR, 16 Channel	23,680
Misc Site Improvements	Pool Equipment, Heat Pump	21,415
Furniture, Fixtures & Equipment	Fitness, Cardio, Elliptical - Octane XT-4700	39,594
Furniture, Fixtures & Equipment	Fitness, Cardio, Recumbent Bike - Octane XR6000	17,406
Furniture, Fixtures & Equipment	Fitness, Cardio, Rower	4,269
Furniture, Fixtures & Equipment	Fitness, Cardio, Spinning Bike	4,000
Furniture, Fixtures & Equipment	Fitness, Cardio, Stair Stepper	16,723
Furniture, Fixtures & Equipment	Fitness, Cardio, Treadmill	56,314
Furniture, Fixtures & Equipment	Fitness, Weight Bench	12,682
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Cable Crossover - Torque XLE-W4	25,603
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Chin/Up Assist	14,331
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Hip Abduction/Adduction	10,232
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Lat Pulldown/Low Row	11,257
Furniture, Fixtures & Equipment	Fitness, Weight Machine, Leg Press	15,938
Furniture, Fixtures & Equipment	Fitness, Weight Set, Dumbbells	10,386
Furniture, Fixtures & Equipment	Furnishings/Decorating Allowance - Office	47,589
Furniture, Fixtures & Equipment	Furniture, Outdoor - Couch Fabric	23,185
Year 30 Total		**434,591**



Covered Entry Awning



Main Lobby Glass & Doors



Decorative Roof Canopy



Condo Bldg



Condo Bldg



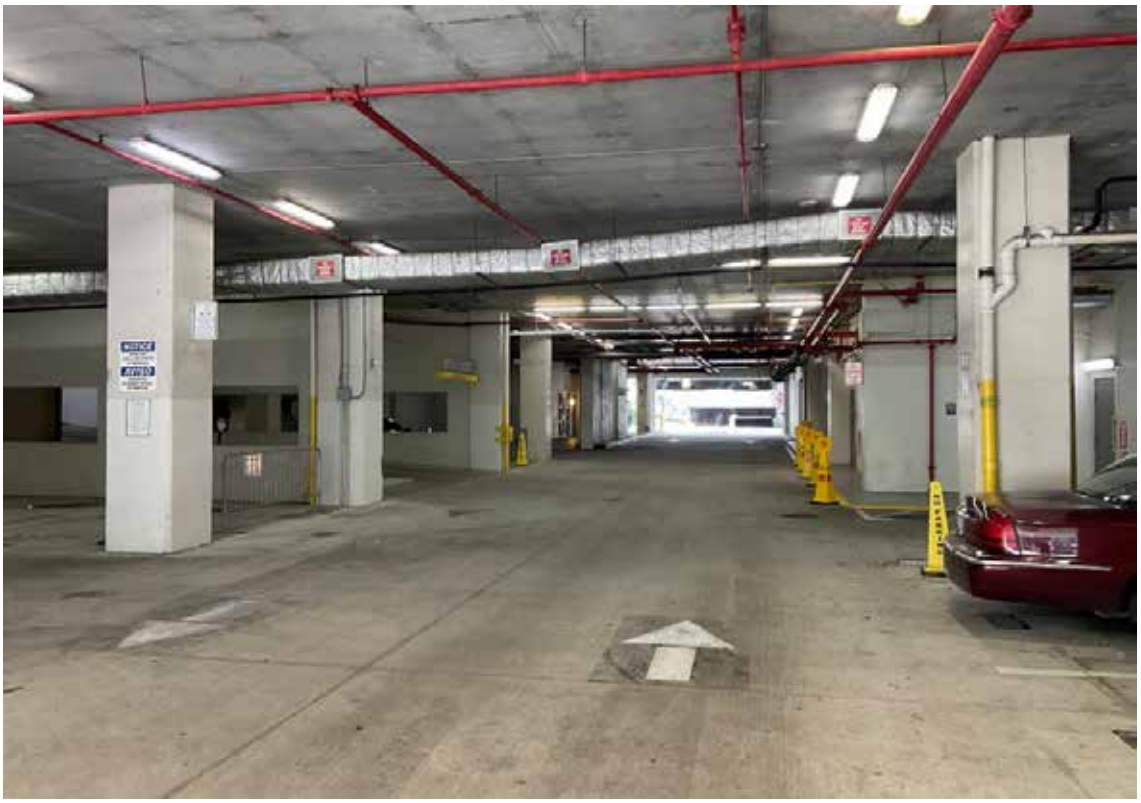
Condo Bldg



Condo Bldg



Garage Entry



Parking Garage



Parking Garage



Trash Room Door



Condo Bldg



Parking Garage - Level 1



Condo Bldg



Backflow Preventers



Parking Garage



Condo Bldg



Condo Bldg



Condo Bldg



Condo Bldg



Condo Bldg



Condo Bldg



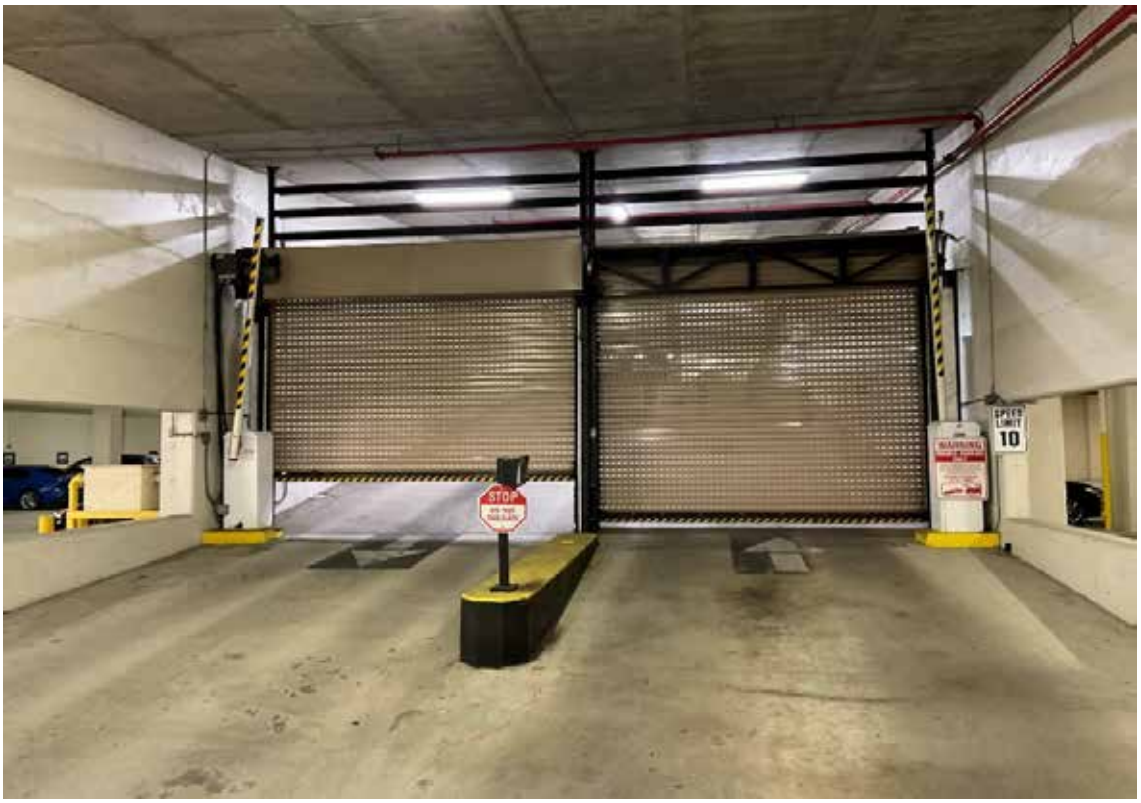
Condo Bldg



Garage Lobby - Level 1



Garage Lobby - Level 1



Gates - Resident Entrance



Scissor Lift



Hydraulic Lift - Trash



Trash Caddy



Electric Car Charging Station



Trash Chute



Main Breaker Condo Units



Elec Breakers - Condo



Elec Breakers - Condo



Elec Breakers - Condo



Trash Chute



Hydraulic Elevator Equipment



Hydraulic Elev Shut Off



Air Handler #9 Common Areas



A/C Circulation Pumps



VFD's A/C Circ. Pumps



Main Lobby Door from Garage



Main Lobby



Main Lobby



Mail Cluster Box Units



Elevator Cab - Typical



Garage Lobby - Level 2



Stairwell - Typical



Fire Stand Pipe



Trash Chute



Exhaust Fan - Garage



Parking Garage - Level 2



Plumbing Lines - Chilled Water



Garage Lobby - Level 2



Dry Fire System



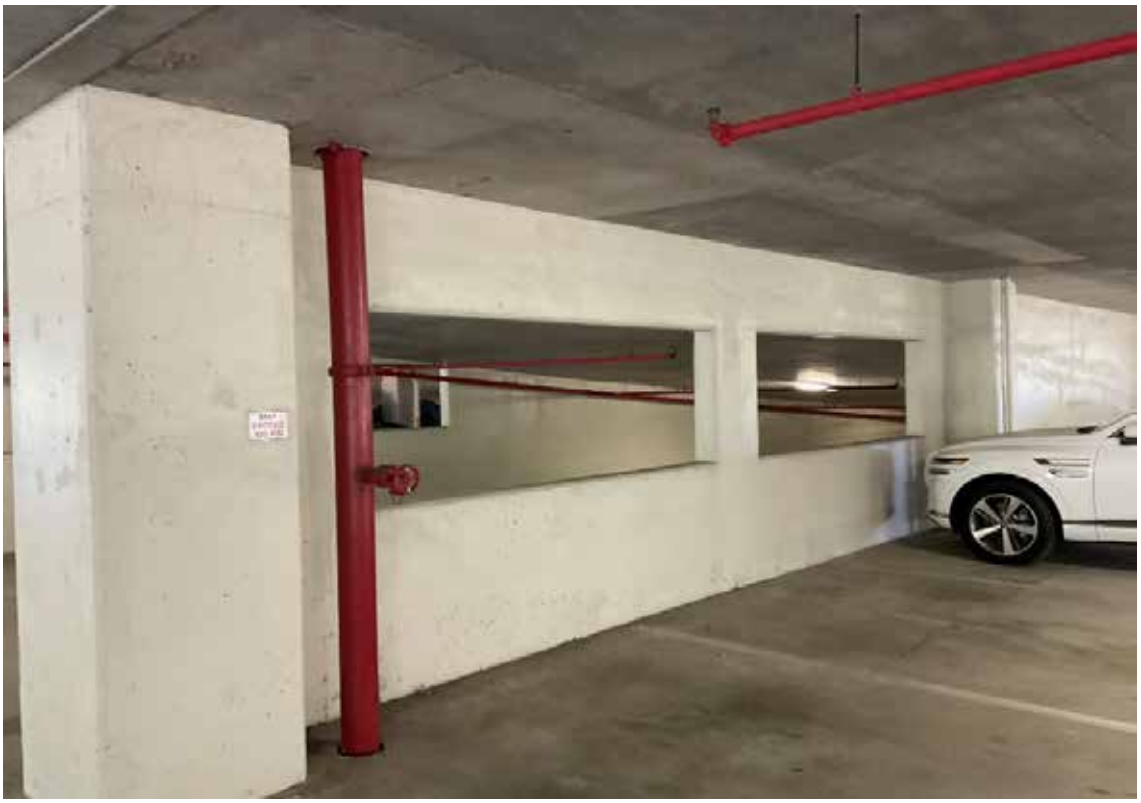
Dry Fire System Riser



Dry Fire System



Lighting - Garage



Fire Sprinkler - Garage



Parking Garage - Level 3



Plumbing Lines - Garage



Plumbing Lines - Garage



Plumbing Lines - Chilled Water



Garage Lobby - Level 3



Pool Shell



Spa Shell



Plumbing Lines - Garage



Plumbing Lines - Garage



Plumbing Lines - Garage



Parking Garage - Level 4



Plumbing Lines - Chilled Water



Garage Lobby - Level 4



Decorative Roof Canopy



Garage Lobby



Pool Heaters



Pool Equipment



Spa Heater



Spa Equipment



Electrical - Pool & Spa



Hallway - Gym & Restrooms



Gym & Pool Restrooms



Gym



Windows & Door - Gym



Windows & Door - Lounge



Swimming Pool



Spa



Pool Deck



Pool Deck Drain



Shade Awning - Pool Deck



Planter - Old Reflection Pool



Planter - Pool Deck



Planter - Pool Deck



Planter - Pool Deck



Private Terrace - Pool Deck



Lighting - Pool Deck



Lighting - Pool Deck



Couch/Day Beds - Pool Deck



BBQ - Pool Deck



Steam Bath Generator



Air Handler #5 Common Areas



Hallway - Level 5



Lobby - Level 5



Hallway - Wall Covering & Art



Hallway - Lighting



Hallway - Fire Extinguisher Cabinet



Lounge



Lounge Theater Room



Lounge Restroom



Lounge Bar



Lounge Kitchen



Plumbing - Shut Off Valve - Level 5



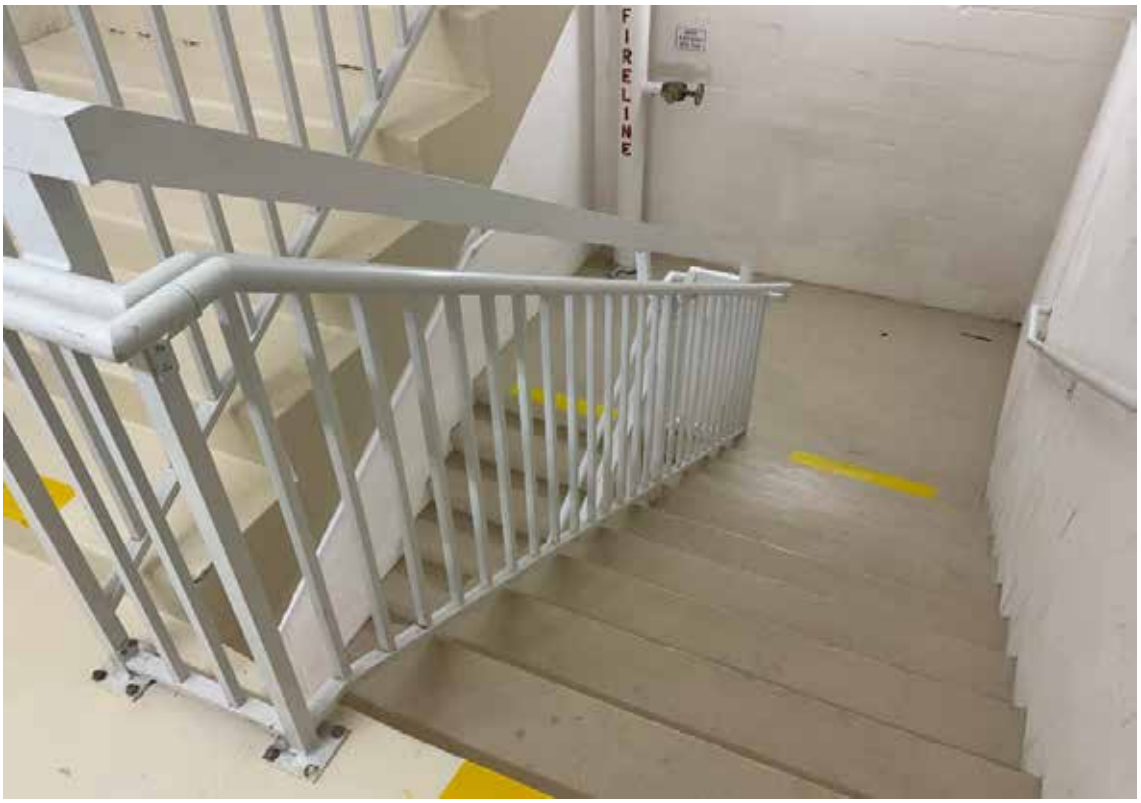
Hallway - PH2



Lobby - PH2



Plumbing - Shut Off Valve - Level PH



Stairwell - Typical



Lighting - Stairwell



Security Camera System



Electrical Breakers - PH2



Electrical Meters - PH2



Electrical Bus Lines



Electrical Meters - PH1



Electrical Meters - Level 18



Owner Storage - Typical



Plumbing - Shut Off Valve - Level 10



Security Camera System



Electrical Meters - Typical Level



Air Handler #6 Common Areas



Electrical Breakers - Level 5



Electrical Breakers - Level 5



Electrical Breakers - Level 5



Electrical Breakers - Level 5



Electrical Breakers - Level 5



Electrical Breakers - Level 5



Electrical Breakers - PH2



Electrical Breakers - PH2



Electrical Breakers - PH2



Electrical Breakers - PH2



Air Handler #7 Common Areas



Hallway - Level 2



Lobby - Level 2



Elevator Cab - Service



Level 2 Restroom



Roof



Elevator Equipment Room



Elevator Equipment #4-5



Elevator Equipment #4-5



Elevator Equip #4-5 Shut Off



Elevator Equip #4-5 A/C



A/C Unit RTU 1 - Hallways



Roof



Stairwell Fan - Roof



Roof



A/C Unit RTU 2 - Hallways



Drainage - Roof



Exhaust Fan - Roof



Lighting - Roof



Roof



Elevator Equipment Room



Elevator Equipment #1-3



Elevator Equipment #1-3



Elevator Equipment #1-3



Elevator Equipment #1-3



Elevator Equip #1-3 Shut Off



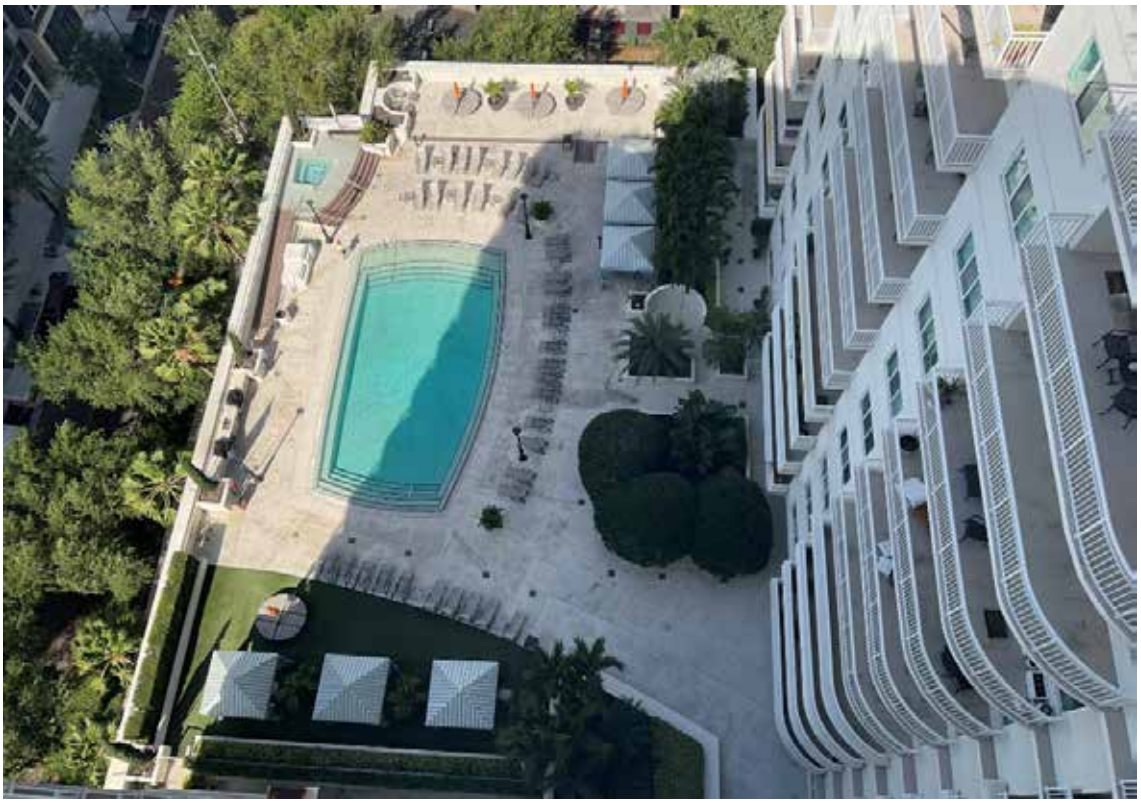
Elevator Equip #1-3 A/C



Stairwell Fan - Roof



A/C Unit RTU 1 - Hallways



Pool Deck



Balconies & Railings



Domestic Water Pumps



Generator



Fuel Tank - Generator



Generator Transfer Switch



Electrical Breaker - Gen Room



Electrical Breaker - Gen Room



Electrical Breaker - Gen Room



Electrical Breaker - Gen Room



Electrical Breaker - Gen Room



Electrical Breaker - Gen Room



Fire Pump



Fire Pump Controller



Fire Jockey Pump



Fire Pump Controller



Fire Alarm Control Panel



Fire Alarm Control Panel