

**SOCOTEC**



Enclave at Naples Condominium Association, Inc

**Structural Integrity Reserve Study**

For Period Beginning January 1, 2025

1150 - 1280 Wildwood Lakes Boulevard, Naples, FL, 34104

SOCOTEC Consulting, Inc

October 3, 2024

2224 Trade Center Way  
Naples, FL, 34109  
Tel: +1 239 514 - 4100  
[www.socotec.us](http://www.socotec.us)

950 South Pine Island Road, Ste A150  
Plantation, FL 33324  
Tel: +1 305 695 - 0850

6151 Lake Osprey Drive, Ste 300  
Sarasota, FL 34240  
Tel: +1 941 702 - 4520



Attention: **Enclave at Naples Condominium Association, Inc**  
Property: 1150 - 1280 Wildwood Lakes Boulevard, Naples, Florida  
Service: Structural Integrity Reserve Study  
SOCOTEC Project Number VS242225

SOCOTEC Consulting, Inc is pleased to present this Structural Integrity Reserve Study (SIRS) completed for the subject buildings located at 1150 - 1280 Wildwood Lakes Boulevard. Our services were completed in general accordance with our proposal dated May 2, 2024. This study is presented to help you comply with the requirements of the recently amended Florida Statute 718. The amendment to Statute 718 requires all condominium buildings (constructed on or before July 1, 2022) and that are three-story or greater in height to have a Structural Integrity Reserve Study completed by December 31, 2024.

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

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

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

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

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

A representative from SOCOTEC Consulting, Inc completed an on-site inspection of the subject property on July

3, 2024, to evaluate the in-place condition of common area components as identified herein. Information provided by an official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by SOCOTEC Consulting, Inc. for this study and is assumed to be complete and correct.

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

Respectfully submitted,

SOCOTEC Consulting, Inc.

Eric Diegel  
Reserve Analyst  
[eric.diegel@socotec.us](mailto:eric.diegel@socotec.us)

Casey Ward, P.E.  
Principal Engineer | Regional Director  
Florida Registration No. 69788  
[casey.ward@socotec.us](mailto:casey.ward@socotec.us)

# Table of Contents

---

Letter to Board ..... 2

Project Information ..... 5

Disclosures - Illustration ..... 6

Executive Summary - Illustration ..... 7

SIRS Analysis & Tables ..... 14

Component Details ..... 35

# Project Information

Enclave at Naples Condominium Association, Inc is located off Davis Blvd close to Santa Barbara Blvd in Naples, Collier County, Florida. In general, the SIRS is for nineteen 3-story multi-family structures with a total of 380 residential units. The following building components were evaluated:

- Roofs
- Structure (Load bearing walls/primary structural systems)
- Fireproofing and Fire Protection Systems
- Plumbing
- Electrical systems
- Waterproofing and Exterior painting
- Windows and exterior doors
- Other Building component >\$10,000 that negatively affect the above elements

The various structures are likely conventionally built and supported on a shallow foundation, with cast-in-place concrete columns/beams, and masonry block exterior walls. The buildings' exteriors consist of painted Portland cement stucco and decorative panels.

A licensed professional engineer completed physical site observations of the subject property on July 3, 2024. Our services did not include uncovering building materials or performing invasive testing for the purposes of verifying in-place or constructed work. Limited photographs collected during the time of our site visit are represented in the Component Details of this report.

# Disclosures

## Cost Evaluation

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

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

## Funding Analysis

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

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

# Executive Summary

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

## Key SIRS Elements Identified

REGULATORY ASSET Nº	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
<b>SIRS</b>								
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (10) 1170	01/01/2045	25y	25y	20y	\$10.00	10,000 LS	\$100,000
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (12) 1190	01/01/2045	25y	25y	20y	\$10.00	10,000 LS	\$100,000
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (16) 1240	01/01/2045	25y	25y	20y	\$10.00	10,000 LS	\$100,000
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (18) 1260	01/01/2045	25y	25y	20y	\$10.00	10,000 LS	\$100,000
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (20) 1280	01/01/2045	25y	25y	20y	\$10.00	10,000 LS	\$100,000
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (3) 1265	01/01/2045	25y	25y	20y	\$10.00	10,000 LS	\$100,000
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (5) 1205	01/01/2045	25y	25y	20y	\$10.00	10,000 LS	\$100,000
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (7) 1185	01/01/2045	25y	25y	20y	\$10.00	10,000 LS	\$100,000
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (8) 1150	01/01/2045	25y	25y	20y	\$10.00	10,000 LS	\$100,000
1	Roofing - Concrete tile (Biltmore): Roofing - Concrete tile (11) 1180	01/01/2045	25y	25y	20y	\$10.00	11,200 LS	\$112,000
1	Roofing - Concrete tile (Biltmore): Roofing - Concrete tile (19) 1270	01/01/2045	25y	25y	20y	\$10.00	11,200 LS	\$112,000
1	Roofing - Concrete tile (Biltmore): Roofing - Concrete tile (2) 1275	01/01/2045	25y	25y	20y	\$10.00	11,200 LS	\$112,000
1	Roofing - Concrete tile (Biltmore): Roofing - Concrete tile (6) 1195	01/01/2045	25y	25y	20y	\$10.00	11,200 LS	\$112,000
1	Roofing - Concrete tile (Biltmore): Roofing - Concrete tile (9) 1160	01/01/2045	25y	25y	20y	\$10.00	11,200 LS	\$112,000
1	Roofing - Concrete tile (Castile): Roofing - Concrete tile (14) 1220	01/01/2045	25y	25y	20y	\$10.00	13,000 LS	\$130,000
1	Roofing - Concrete tile (Castile): Roofing - Concrete tile (17) 1250	01/01/2045	25y	25y	20y	\$10.00	13,000 LS	\$130,000
1	Roofing - Concrete tile (Donaire): Roofing - Concrete tile (13) 1210	01/01/2045	25y	25y	20y	\$10.00	14,000 LS	\$140,000
1	Roofing - Concrete tile (Donaire): Roofing - Concrete tile (15) 1230	01/01/2045	25y	25y	20y	\$10.00	14,000 LS	\$140,000
1	Roofing - Concrete tile (Donaire): Roofing - Concrete tile (4) 1235	01/01/2045	25y	25y	20y	\$10.00	14,000 LS	\$140,000
2	Concrete Restoration : Concrete Restoration (12) 1190	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000

REGULATORY ASSET N°	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
2	Concrete Restoration : Concrete Restoration (13) 1210	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (14) 1220	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (18) 1260	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (2) 1275	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (3) 1265	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (4) 1235	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (5) 1205	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (6) 1195	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (7) 1185	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (10) 1170	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (11) 1180	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (15) 1230	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (16) 1240	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (17) 1250	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (19) 1270	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (20) 1280	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (8) 1150	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
2	Concrete Restoration : Concrete Restoration (9) 1160	01/01/2034	10y	15y	9y	\$10,000.00	1 LS	\$10,000
3	FACP & A/V Alarms: FACP & A/V Alarms (13) 1210	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (11) 1180	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (12) 1190	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (14) 1220	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (15) 1230	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (16) 1240	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (17) 1250	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (18) 1260	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (19) 1270	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (2) 1275	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (20) 1280	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (3) 1265	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (4) 1235	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (5) 1205	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000



REGULATORY ASSET N°	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
3	FACP & A/V Alarms: FACP & A/V Alarms (6) 1195	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (7) 1185	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (9) 1160	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (10) 1170	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
3	FACP & A/V Alarms: FACP & A/V Alarms (8) 1150	01/01/2031	30y	30y	6y	\$25,000.00	1 LS	\$25,000
4	Electrical: Electrical (11) 1180	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (12) 1190	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (13) 1210	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (14) 1220	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (15) 1230	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (16) 1240	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (17) 1250	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (18) 1260	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (19) 1270	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (2) 1275	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (20) 1280	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (3) 1265	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (4) 1235	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (5) 1205	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (6) 1195	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (7) 1185	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (9) 1160	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (10) 1170	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
4	Electrical: Electrical (8) 1150	01/01/2051	60y	50y	26y	\$35,000.00	1 LS	\$35,000
5	Plumbing: Plumbing (13) 1210	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (11) 1180	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (12) 1190	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (14) 1220	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (15) 1230	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (16) 1240	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (17) 1250	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (18) 1260	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000

REGULATORY ASSET N°	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
5	Plumbing: Plumbing (19) 1270	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (2) 1275	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (20) 1280	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (3) 1265	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (4) 1235	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (5) 1205	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (6) 1195	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (7) 1185	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (9) 1160	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (10) 1170	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
5	Plumbing: Plumbing (8) 1150	01/01/2041	40y	40y	16y	\$10,000.00	1 LS	\$10,000
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (10) 1170	01/01/2029	10y	10y	4y	\$22,500.00	1 LS	\$22,500
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (12) 1190	01/01/2029	10y	10y	4y	\$22,500.00	1 LS	\$22,500
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (16) 1240	01/01/2029	10y	10y	4y	\$22,500.00	1 LS	\$22,500
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (18) 1260	01/01/2029	10y	10y	4y	\$22,500.00	1 LS	\$22,500
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (20) 1280	01/01/2029	10y	10y	4y	\$22,500.00	1 LS	\$22,500
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (3) 1265	01/01/2029	10y	10y	4y	\$22,500.00	1 LS	\$22,500
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (5) 1205	01/01/2029	10y	10y	4y	\$22,500.00	1 LS	\$22,500
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (7) 1185	01/01/2029	10y	10y	4y	\$22,500.00	1 LS	\$22,500
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (8) 1150	01/01/2029	10y	10y	4y	\$22,500.00	1 LS	\$22,500
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (11) 1180	01/01/2029	10y	10y	4y	\$25,000.00	1 LS	\$25,000
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (19) 1270	01/01/2029	10y	10y	4y	\$25,000.00	1 LS	\$25,000
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (2) 1275	01/01/2029	10y	10y	4y	\$25,000.00	1 LS	\$25,000
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (6) 1195	01/01/2029	10y	10y	4y	\$25,000.00	1 LS	\$25,000
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (9) 1160	01/01/2029	10y	10y	4y	\$25,000.00	1 LS	\$25,000
6	Paint - Building Exteriors (Castile) : Paint - Building Exteriors (14) 1220	01/01/2029	10y	10y	4y	\$27,500.00	1 LS	\$27,500
6	Paint - Building Exteriors (Castile) : Paint - Building Exteriors (17) 1250	01/01/2029	10y	10y	4y	\$27,500.00	1 LS	\$27,500
6	Paint - Building Exteriors (Donaire) : Paint - Building Exteriors (13) 1210	01/01/2029	10y	10y	4y	\$32,500.00	1 LS	\$32,500
6	Paint - Building Exteriors (Donaire) : Paint - Building Exteriors (15) 1230	01/01/2029	10y	10y	4y	\$32,500.00	1 LS	\$32,500
6	Paint - Building Exteriors (Donaire) : Paint - Building Exteriors (4) 1235	01/01/2029	10y	10y	4y	\$32,500.00	1 LS	\$32,500
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (10) 1170	01/01/2029	5y	5y	4y	\$3,000.00	1 LS	\$3,000

REGULATORY ASSET N°	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (12) 1190	01/01/2029	5y	5y	4y	\$3,000.00	1 LS	\$3,000
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (16) 1240	01/01/2029	5y	5y	4y	\$3,000.00	1 LS	\$3,000
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (18) 1260	01/01/2029	5y	5y	4y	\$3,000.00	1 LS	\$3,000
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (20) 1280	01/01/2029	5y	5y	4y	\$3,000.00	1 LS	\$3,000
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (3) 1265	01/01/2029	5y	5y	4y	\$3,000.00	1 LS	\$3,000
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (5) 1205	01/01/2029	5y	5y	4y	\$3,000.00	1 LS	\$3,000
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (7) 1185	01/01/2029	5y	5y	4y	\$3,000.00	1 LS	\$3,000
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (8) 1150	01/01/2029	5y	5y	4y	\$3,000.00	1 LS	\$3,000
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (11) 1180	01/01/2029	5y	5y	4y	\$3,250.00	1 LS	\$3,250
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (19) 1270	01/01/2029	5y	5y	4y	\$3,250.00	1 LS	\$3,250
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (2) 1275	01/01/2029	5y	5y	4y	\$3,250.00	1 LS	\$3,250
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (6) 1195	01/01/2029	5y	5y	4y	\$3,250.00	1 LS	\$3,250
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (9) 1160	01/01/2029	5y	5y	4y	\$3,250.00	1 LS	\$3,250
7	Walkways & Stairs Waterproofing (Castile): Walkways & Stairs Waterproofing (14) 1220	01/01/2029	5y	5y	4y	\$3,500.00	1 LS	\$3,500
7	Walkways & Stairs Waterproofing (Castile): Walkways & Stairs Waterproofing (17) 1250	01/01/2029	5y	5y	4y	\$3,500.00	1 LS	\$3,500
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (13) 1210	01/01/2029	5y	5y	4y	\$3,750.00	1 LS	\$3,750
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (15) 1230	01/01/2029	5y	5y	4y	\$3,750.00	1 LS	\$3,750
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (4) 1235	01/01/2029	5y	5y	4y	\$3,750.00	1 LS	\$3,750
8	Balcony Waterproofing: Balcony Waterproofing (10) 1170	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (11) 1180	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (12) 1190	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (13) 1210	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000

REGULATORY ASSET N°	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
8	Balcony Waterproofing: Balcony Waterproofing (14) 1220	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (15) 1230	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (16) 1240	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (17) 1250	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (18) 1260	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (19) 1270	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (2) 1275	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (20) 1280	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (3) 1265	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (4) 1235	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (5) 1205	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (6) 1195	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (7) 1185	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (8) 1150	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
8	Balcony Waterproofing: Balcony Waterproofing (9) 1160	01/01/2034	15y	15y	9y	\$15,000.00	1 LS	\$15,000
9	Common Area Doors: Common Area Doors (13) 1210	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (10) 1170	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (11) 1180	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (12) 1190	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (14) 1220	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (15) 1230	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (16) 1240	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (17) 1250	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (18) 1260	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (19) 1270	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (2) 1275	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (20) 1280	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (3) 1265	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (4) 1235	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (5) 1205	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (6) 1195	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (7) 1185	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000

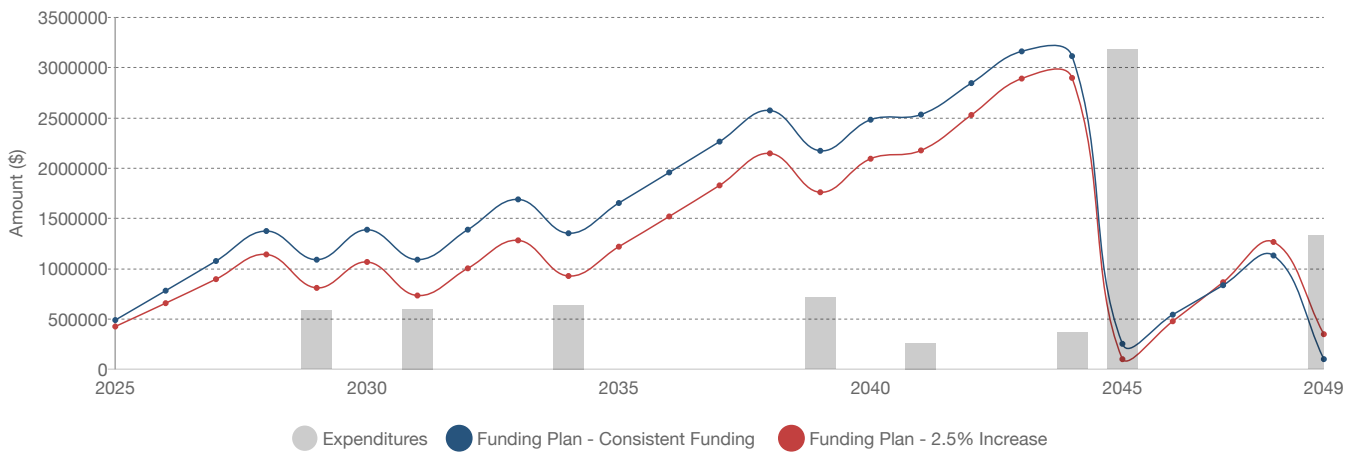
REGULATORY ASSET Nº	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
9	Common Area Doors: Common Area Doors (8) 1150	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
9	Common Area Doors: Common Area Doors (9) 1160	01/01/2031	30y	30y	6y	\$3,000.00	1 LS	\$3,000
								\$4,543,500

## Analysis

Total number of elements scheduled for SIRS funding	18
Recommended Cash-Flow Present Funding Contributions for 2025: Option 1	\$287,350
Recommended Cash-Flow Present Funding Contributions for 2025: Option 2	\$224,300

For our analysis, we assume a 2% inflation factor and 0.5% interest accrual over a 30-year timeline. Therefore, for option 1, we recommend the Association utilize a fixed annual contribution of \$287,350 starting in 2025 to fully fund the required SIRS components based on the cash flow funding method. This annual contribution was calculated assuming \$200,000 initial transfer of funds in 2024 from the General Reserves. For option 2, we recommend the Association utilize a contribution with a 2.5% step increase every year with a starting contribution in 2025 of \$224,300 to fully fund the required SIRS components based on the cash flow funding method. This annual contribution was calculated assuming \$200,000 initial transfer of funds in 2024 from the General Reserves.

## Expenditures Chart



## Cash-Flow Funding Plan - Consistent Funding

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

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2025	\$200,000	\$287,350	N/A	\$2,000	\$0	\$0	\$0	\$489,350
2026	\$489,350	\$287,350	0.00%	\$4,894	\$0	\$0	\$0	\$781,594
2027	\$781,594	\$287,350	0.00%	\$7,816	\$0	\$0	\$0	\$1,076,759
2028	\$1,076,759	\$287,350	0.00%	\$10,768	\$0	\$0	\$0	\$1,374,877
2029	\$1,374,877	\$287,350	0.00%	\$13,749	\$0	\$0	\$586,137	\$1,089,839
2030	\$1,089,839	\$287,350	0.00%	\$10,898	\$0	\$0	\$0	\$1,388,087
2031	\$1,388,087	\$287,350	0.00%	\$13,881	\$0	\$0	\$599,118	\$1,090,200
2032	\$1,090,200	\$287,350	0.00%	\$10,902	\$0	\$0	\$0	\$1,388,452
2033	\$1,388,452	\$287,350	0.00%	\$13,885	\$0	\$0	\$0	\$1,689,686
2034	\$1,689,686	\$287,350	0.00%	\$16,897	\$0	\$0	\$641,167	\$1,352,766
2035	\$1,352,766	\$287,350	0.00%	\$13,528	\$0	\$0	\$0	\$1,653,643
2036	\$1,653,643	\$287,350	0.00%	\$16,536	\$0	\$0	\$0	\$1,957,530
2037	\$1,957,530	\$287,350	0.00%	\$19,575	\$0	\$0	\$0	\$2,264,455
2038	\$2,264,455	\$287,350	0.00%	\$22,645	\$0	\$0	\$0	\$2,574,450
2039	\$2,574,450	\$287,350	0.00%	\$25,744	\$0	\$0	\$714,498	\$2,173,046
2040	\$2,173,046	\$287,350	0.00%	\$21,730	\$0	\$0	\$0	\$2,482,127
2041	\$2,482,127	\$287,350	0.00%	\$24,821	\$0	\$0	\$260,829	\$2,533,469
2042	\$2,533,469	\$287,350	0.00%	\$25,335	\$0	\$0	\$0	\$2,846,153
2043	\$2,846,153	\$287,350	0.00%	\$28,462	\$0	\$0	\$0	\$3,161,965
2044	\$3,161,965	\$287,350	0.00%	\$31,620	\$0	\$0	\$366,388	\$3,114,547
2045	\$3,114,547	\$287,350	0.00%	\$31,145	\$0	\$0	\$3,179,826	\$253,216
2046	\$253,216	\$287,350	0.00%	\$2,532	\$0	\$0	\$0	\$543,098
2047	\$543,098	\$287,350	0.00%	\$5,431	\$0	\$0	\$0	\$835,879
2048	\$835,879	\$287,350	0.00%	\$8,359	\$0	\$0	\$0	\$1,131,588
2049	\$1,131,588	\$287,350	0.00%	\$11,316	\$0	\$0	\$1,329,373	\$100,881

## Cash-Flow Funding Plan - 2.5% Increase

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

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2025	\$200,000	\$224,300	N/A	\$1,000	\$0	\$0	\$0	\$425,300
2026	\$425,300	\$229,908	2.50%	\$2,126	\$0	\$0	\$0	\$657,334
2027	\$657,334	\$235,655	2.50%	\$3,287	\$0	\$0	\$0	\$896,276
2028	\$896,276	\$241,547	2.50%	\$4,481	\$0	\$0	\$0	\$1,142,304
2029	\$1,142,304	\$247,585	2.50%	\$5,712	\$0	\$0	\$586,137	\$809,464
2030	\$809,464	\$253,775	2.50%	\$4,047	\$0	\$0	\$0	\$1,067,286
2031	\$1,067,286	\$260,119	2.50%	\$5,336	\$0	\$0	\$599,118	\$733,623
2032	\$733,623	\$266,622	2.50%	\$3,668	\$0	\$0	\$0	\$1,003,913
2033	\$1,003,913	\$273,288	2.50%	\$5,020	\$0	\$0	\$0	\$1,282,221
2034	\$1,282,221	\$280,120	2.50%	\$6,411	\$0	\$0	\$641,167	\$927,584
2035	\$927,584	\$287,123	2.50%	\$4,638	\$0	\$0	\$0	\$1,219,345
2036	\$1,219,345	\$294,301	2.50%	\$6,097	\$0	\$0	\$0	\$1,519,743
2037	\$1,519,743	\$301,659	2.50%	\$7,599	\$0	\$0	\$0	\$1,829,000
2038	\$1,829,000	\$309,200	2.50%	\$9,145	\$0	\$0	\$0	\$2,147,345
2039	\$2,147,345	\$316,930	2.50%	\$10,737	\$0	\$0	\$714,498	\$1,760,514
2040	\$1,760,514	\$324,853	2.50%	\$8,803	\$0	\$0	\$0	\$2,094,170
2041	\$2,094,170	\$332,975	2.50%	\$10,471	\$0	\$0	\$260,829	\$2,176,786
2042	\$2,176,786	\$341,299	2.50%	\$10,884	\$0	\$0	\$0	\$2,528,969
2043	\$2,528,969	\$349,831	2.50%	\$12,645	\$0	\$0	\$0	\$2,891,446
2044	\$2,891,446	\$358,577	2.50%	\$14,457	\$0	\$0	\$366,388	\$2,898,092
2045	\$2,898,092	\$367,542	2.50%	\$14,490	\$0	\$0	\$3,179,826	\$100,298
2046	\$100,298	\$376,730	2.50%	\$501	\$0	\$0	\$0	\$477,530
2047	\$477,530	\$386,148	2.50%	\$2,388	\$0	\$0	\$0	\$866,066
2048	\$866,066	\$395,802	2.50%	\$4,330	\$0	\$0	\$0	\$1,266,198
2049	\$1,266,198	\$405,697	2.50%	\$6,331	\$0	\$0	\$1,329,373	\$348,853



## Expenditures Over 25 Years

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2025 (Year 1)						
2025 (Year 1) Total				\$0		
2026 (Year 2)						
2026 (Year 2) Total				\$0		
2027 (Year 3)						
2027 (Year 3) Total				\$0		
2028 (Year 4)						
2028 (Year 4) Total				\$0		
2029 (Year 5)						
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (10) 1170	\$24,354.72	1 LS	\$24,355	10y	2039
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (12) 1190	\$24,354.72	1 LS	\$24,355	10y	2039
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (16) 1240	\$24,354.72	1 LS	\$24,355	10y	2039
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (18) 1260	\$24,354.72	1 LS	\$24,355	10y	2039
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (20) 1280	\$24,354.72	1 LS	\$24,355	10y	2039
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (3) 1265	\$24,354.72	1 LS	\$24,355	10y	2039
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (5) 1205	\$24,354.72	1 LS	\$24,355	10y	2039
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (7) 1185	\$24,354.72	1 LS	\$24,355	10y	2039
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (8) 1150	\$24,354.72	1 LS	\$24,355	10y	2039
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (11) 1180	\$27,060.80	1 LS	\$27,061	10y	2039
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (19) 1270	\$27,060.80	1 LS	\$27,061	10y	2039
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (2) 1275	\$27,060.80	1 LS	\$27,061	10y	2039

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (6) 1195	\$27,060.80	1 LS	\$27,061	10y	2039
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (9) 1160	\$27,060.80	1 LS	\$27,061	10y	2039
6	Paint - Building Exteriors (Castile) : Paint - Building Exteriors (14) 1220	\$29,766.88	1 LS	\$29,767	10y	2039
6	Paint - Building Exteriors (Castile) : Paint - Building Exteriors (17) 1250	\$29,766.88	1 LS	\$29,767	10y	2039
6	Paint - Building Exteriors (Donaire) : Paint - Building Exteriors (13) 1210	\$35,179.04	1 LS	\$35,179	10y	2039
6	Paint - Building Exteriors (Donaire) : Paint - Building Exteriors (15) 1230	\$35,179.04	1 LS	\$35,179	10y	2039
6	Paint - Building Exteriors (Donaire) : Paint - Building Exteriors (4) 1235	\$35,179.04	1 LS	\$35,179	10y	2039
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (10) 1170	\$3,247.30	1 LS	\$3,247	5y	2034
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (12) 1190	\$3,247.30	1 LS	\$3,247	5y	2034
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (16) 1240	\$3,247.30	1 LS	\$3,247	5y	2034
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (18) 1260	\$3,247.30	1 LS	\$3,247	5y	2034
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (20) 1280	\$3,247.30	1 LS	\$3,247	5y	2034
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (3) 1265	\$3,247.30	1 LS	\$3,247	5y	2034
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (5) 1205	\$3,247.30	1 LS	\$3,247	5y	2034
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (7) 1185	\$3,247.30	1 LS	\$3,247	5y	2034
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (8) 1150	\$3,247.30	1 LS	\$3,247	5y	2034
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (11) 1180	\$3,517.90	1 LS	\$3,518	5y	2034
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (19) 1270	\$3,517.90	1 LS	\$3,518	5y	2034

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (2) 1275	\$3,517.90	1 LS	\$3,518	5y	2034
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (6) 1195	\$3,517.90	1 LS	\$3,518	5y	2034
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (9) 1160	\$3,517.90	1 LS	\$3,518	5y	2034
7	Walkways & Stairs Waterproofing (Castile): Walkways & Stairs Waterproofing (14) 1220	\$3,788.51	1 LS	\$3,789	5y	2034
7	Walkways & Stairs Waterproofing (Castile): Walkways & Stairs Waterproofing (17) 1250	\$3,788.51	1 LS	\$3,789	5y	2034
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (13) 1210	\$4,059.12	1 LS	\$4,059	5y	2034
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (15) 1230	\$4,059.12	1 LS	\$4,059	5y	2034
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (4) 1235	\$4,059.12	1 LS	\$4,059	5y	2034
2029 (Year 5) Total				\$586,137		
2030 (Year 6)						
2030 (Year 6) Total				\$0		
2031 (Year 7)						
9	Common Area Doors: Common Area Doors (13) 1210	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (10) 1170	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (11) 1180	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (12) 1190	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (14) 1220	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (15) 1230	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (16) 1240	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (17) 1250	\$3,378.49	1 LS	\$3,378	30y	N/A

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
9	Common Area Doors: Common Area Doors (18) 1260	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (19) 1270	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (2) 1275	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (20) 1280	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (3) 1265	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (4) 1235	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (5) 1205	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (6) 1195	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (7) 1185	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (8) 1150	\$3,378.49	1 LS	\$3,378	30y	N/A
9	Common Area Doors: Common Area Doors (9) 1160	\$3,378.49	1 LS	\$3,378	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (13) 1210	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (11) 1180	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (12) 1190	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (14) 1220	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (15) 1230	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (16) 1240	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (17) 1250	\$28,154.06	1 LS	\$28,154	30y	N/A

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
3	FACP & A/V Alarms: FACP & A/V Alarms (18) 1260	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (19) 1270	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (2) 1275	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (20) 1280	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (3) 1265	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (4) 1235	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (5) 1205	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (6) 1195	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (7) 1185	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (9) 1160	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (10) 1170	\$28,154.06	1 LS	\$28,154	30y	N/A
3	FACP & A/V Alarms: FACP & A/V Alarms (8) 1150	\$28,154.06	1 LS	\$28,154	30y	N/A
2031 (Year 7) Total				\$599,118		
2032 (Year 8)						
2032 (Year 8) Total				\$0		
2033 (Year 9)						
2033 (Year 9) Total				\$0		
2034 (Year 10)						
8	Balcony Waterproofing: Balcony Waterproofing (10) 1170	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (11) 1180	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (12) 1190	\$17,926.39	1 LS	\$17,926	15y	2049

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
8	Balcony Waterproofing: Balcony Waterproofing (13) 1210	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (14) 1220	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (15) 1230	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (16) 1240	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (17) 1250	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (18) 1260	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (19) 1270	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (2) 1275	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (20) 1280	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (3) 1265	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (4) 1235	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (5) 1205	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (6) 1195	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (7) 1185	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (8) 1150	\$17,926.39	1 LS	\$17,926	15y	2049
8	Balcony Waterproofing: Balcony Waterproofing (9) 1160	\$17,926.39	1 LS	\$17,926	15y	2049
2	Concrete Restoration : Concrete Restoration (12) 1190	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (13) 1210	\$11,950.93	1 LS	\$11,951	10y	2044

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2	Concrete Restoration : Concrete Restoration (14) 1220	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (18) 1260	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (2) 1275	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (3) 1265	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (4) 1235	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (5) 1205	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (6) 1195	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (7) 1185	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (10) 1170	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (11) 1180	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (15) 1230	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (16) 1240	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (17) 1250	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (19) 1270	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (20) 1280	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (8) 1150	\$11,950.93	1 LS	\$11,951	10y	2044
2	Concrete Restoration : Concrete Restoration (9) 1160	\$11,950.93	1 LS	\$11,951	10y	2044
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (10) 1170	\$3,585.28	1 LS	\$3,585	5y	2039

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (12) 1190	\$3,585.28	1 LS	\$3,585	5y	2039
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (16) 1240	\$3,585.28	1 LS	\$3,585	5y	2039
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (18) 1260	\$3,585.28	1 LS	\$3,585	5y	2039
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (20) 1280	\$3,585.28	1 LS	\$3,585	5y	2039
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (3) 1265	\$3,585.28	1 LS	\$3,585	5y	2039
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (5) 1205	\$3,585.28	1 LS	\$3,585	5y	2039
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (7) 1185	\$3,585.28	1 LS	\$3,585	5y	2039
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (8) 1150	\$3,585.28	1 LS	\$3,585	5y	2039
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (11) 1180	\$3,884.05	1 LS	\$3,884	5y	2039
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (19) 1270	\$3,884.05	1 LS	\$3,884	5y	2039
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (2) 1275	\$3,884.05	1 LS	\$3,884	5y	2039
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (6) 1195	\$3,884.05	1 LS	\$3,884	5y	2039
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (9) 1160	\$3,884.05	1 LS	\$3,884	5y	2039
7	Walkways & Stairs Waterproofing (Castile): Walkways & Stairs Waterproofing (14) 1220	\$4,182.82	1 LS	\$4,183	5y	2039
7	Walkways & Stairs Waterproofing (Castile): Walkways & Stairs Waterproofing (17) 1250	\$4,182.82	1 LS	\$4,183	5y	2039
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (13) 1210	\$4,481.60	1 LS	\$4,482	5y	2039
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (15) 1230	\$4,481.60	1 LS	\$4,482	5y	2039
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (4) 1235	\$4,481.60	1 LS	\$4,482	5y	2039
2034 (Year 10) Total				\$641,167		



ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2035 (Year 11)						
2035 (Year 11) Total				\$0		
2036 (Year 12)						
2036 (Year 12) Total				\$0		
2037 (Year 13)						
2037 (Year 13) Total				\$0		
2038 (Year 14)						
2038 (Year 14) Total				\$0		
2039 (Year 15)						
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (10) 1170	\$29,688.27	1 LS	\$29,688	10y	2049
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (12) 1190	\$29,688.27	1 LS	\$29,688	10y	2049
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (16) 1240	\$29,688.27	1 LS	\$29,688	10y	2049
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (18) 1260	\$29,688.27	1 LS	\$29,688	10y	2049
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (20) 1280	\$29,688.27	1 LS	\$29,688	10y	2049
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (3) 1265	\$29,688.27	1 LS	\$29,688	10y	2049
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (5) 1205	\$29,688.27	1 LS	\$29,688	10y	2049
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (7) 1185	\$29,688.27	1 LS	\$29,688	10y	2049
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (8) 1150	\$29,688.27	1 LS	\$29,688	10y	2049
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (11) 1180	\$32,986.97	1 LS	\$32,987	10y	2049
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (19) 1270	\$32,986.97	1 LS	\$32,987	10y	2049
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (2) 1275	\$32,986.97	1 LS	\$32,987	10y	2049
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (6) 1195	\$32,986.97	1 LS	\$32,987	10y	2049

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (9) 1160	\$32,986.97	1 LS	\$32,987	10y	2049
6	Paint - Building Exteriors (Castile) : Paint - Building Exteriors (14) 1220	\$36,285.67	1 LS	\$36,286	10y	2049
6	Paint - Building Exteriors (Castile) : Paint - Building Exteriors (17) 1250	\$36,285.67	1 LS	\$36,286	10y	2049
6	Paint - Building Exteriors (Donaire) : Paint - Building Exteriors (13) 1210	\$42,883.06	1 LS	\$42,883	10y	2049
6	Paint - Building Exteriors (Donaire) : Paint - Building Exteriors (15) 1230	\$42,883.06	1 LS	\$42,883	10y	2049
6	Paint - Building Exteriors (Donaire) : Paint - Building Exteriors (4) 1235	\$42,883.06	1 LS	\$42,883	10y	2049
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (10) 1170	\$3,958.44	1 LS	\$3,958	5y	2044
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (12) 1190	\$3,958.44	1 LS	\$3,958	5y	2044
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (16) 1240	\$3,958.44	1 LS	\$3,958	5y	2044
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (18) 1260	\$3,958.44	1 LS	\$3,958	5y	2044
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (20) 1280	\$3,958.44	1 LS	\$3,958	5y	2044
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (3) 1265	\$3,958.44	1 LS	\$3,958	5y	2044
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (5) 1205	\$3,958.44	1 LS	\$3,958	5y	2044
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (7) 1185	\$3,958.44	1 LS	\$3,958	5y	2044
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (8) 1150	\$3,958.44	1 LS	\$3,958	5y	2044
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (11) 1180	\$4,288.31	1 LS	\$4,288	5y	2044
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (19) 1270	\$4,288.31	1 LS	\$4,288	5y	2044
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (2) 1275	\$4,288.31	1 LS	\$4,288	5y	2044

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (6) 1195	\$4,288.31	1 LS	\$4,288	5y	2044
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (9) 1160	\$4,288.31	1 LS	\$4,288	5y	2044
7	Walkways & Stairs Waterproofing (Castile): Walkways & Stairs Waterproofing (14) 1220	\$4,618.18	1 LS	\$4,618	5y	2044
7	Walkways & Stairs Waterproofing (Castile): Walkways & Stairs Waterproofing (17) 1250	\$4,618.18	1 LS	\$4,618	5y	2044
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (13) 1210	\$4,948.04	1 LS	\$4,948	5y	2044
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (15) 1230	\$4,948.04	1 LS	\$4,948	5y	2044
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (4) 1235	\$4,948.04	1 LS	\$4,948	5y	2044
<b>2039 (Year 15) Total</b>				<b>\$714,498</b>		
<b>2040 (Year 16)</b>						
<b>2040 (Year 16) Total</b>				<b>\$0</b>		
<b>2041 (Year 17)</b>						
5	Plumbing: Plumbing (13) 1210	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (11) 1180	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (12) 1190	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (14) 1220	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (15) 1230	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (16) 1240	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (17) 1250	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (18) 1260	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (19) 1270	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (2) 1275	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (20) 1280	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (3) 1265	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (4) 1235	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (5) 1205	\$13,727.86	1 LS	\$13,728	40y	N/A

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
5	Plumbing: Plumbing (6) 1195	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (7) 1185	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (9) 1160	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (10) 1170	\$13,727.86	1 LS	\$13,728	40y	N/A
5	Plumbing: Plumbing (8) 1150	\$13,727.86	1 LS	\$13,728	40y	N/A
2041 (Year 17) Total				\$260,829		
2042 (Year 18)						
2042 (Year 18) Total				\$0		
2043 (Year 19)						
2043 (Year 19) Total				\$0		
2044 (Year 20)						
2	Concrete Restoration : Concrete Restoration (12) 1190	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (13) 1210	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (14) 1220	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (18) 1260	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (2) 1275	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (3) 1265	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (4) 1235	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (5) 1205	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (6) 1195	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (7) 1185	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (10) 1170	\$14,568.11	1 LS	\$14,568	10y	N/A

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2	Concrete Restoration : Concrete Restoration (11) 1180	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (15) 1230	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (16) 1240	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (17) 1250	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (19) 1270	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (20) 1280	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (8) 1150	\$14,568.11	1 LS	\$14,568	10y	N/A
2	Concrete Restoration : Concrete Restoration (9) 1160	\$14,568.11	1 LS	\$14,568	10y	N/A
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (10) 1170	\$4,370.43	1 LS	\$4,370	5y	2049
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (12) 1190	\$4,370.43	1 LS	\$4,370	5y	2049
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (16) 1240	\$4,370.43	1 LS	\$4,370	5y	2049
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (18) 1260	\$4,370.43	1 LS	\$4,370	5y	2049
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (20) 1280	\$4,370.43	1 LS	\$4,370	5y	2049
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (3) 1265	\$4,370.43	1 LS	\$4,370	5y	2049
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (5) 1205	\$4,370.43	1 LS	\$4,370	5y	2049
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (7) 1185	\$4,370.43	1 LS	\$4,370	5y	2049
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (8) 1150	\$4,370.43	1 LS	\$4,370	5y	2049
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (11) 1180	\$4,734.64	1 LS	\$4,735	5y	2049

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (19) 1270	\$4,734.64	1 LS	\$4,735	5y	2049
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (2) 1275	\$4,734.64	1 LS	\$4,735	5y	2049
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (6) 1195	\$4,734.64	1 LS	\$4,735	5y	2049
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (9) 1160	\$4,734.64	1 LS	\$4,735	5y	2049
7	Walkways & Stairs Waterproofing (Castile): Walkways & Stairs Waterproofing (14) 1220	\$5,098.84	1 LS	\$5,099	5y	2049
7	Walkways & Stairs Waterproofing (Castile): Walkways & Stairs Waterproofing (17) 1250	\$5,098.84	1 LS	\$5,099	5y	2049
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (13) 1210	\$5,463.04	1 LS	\$5,463	5y	2049
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (15) 1230	\$5,463.04	1 LS	\$5,463	5y	2049
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (4) 1235	\$5,463.04	1 LS	\$5,463	5y	2049
<b>2044 (Year 20) Total</b>				<b>\$366,388</b>		
<b>2045 (Year 21)</b>						
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (10) 1170	\$14.859	10,000 LS	\$148,590	25y	N/A
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (12) 1190	\$14.859	10,000 LS	\$148,590	25y	N/A
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (16) 1240	\$14.859	10,000 LS	\$148,590	25y	N/A
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (18) 1260	\$14.859	10,000 LS	\$148,590	25y	N/A
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (20) 1280	\$14.859	10,000 LS	\$148,590	25y	N/A
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (3) 1265	\$14.859	10,000 LS	\$148,590	25y	N/A
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (5) 1205	\$14.859	10,000 LS	\$148,590	25y	N/A
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (7) 1185	\$14.859	10,000 LS	\$148,590	25y	N/A

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
1	Roofing - Concrete tile (Altamira): Roofing - Concrete tile (8) 1150	\$14.859	10,000 LS	\$148,590	25y	N/A
1	Roofing - Concrete tile (Biltmore): Roofing - Concrete tile (11) 1180	\$14.859	11,200 LS	\$166,421	25y	N/A
1	Roofing - Concrete tile (Biltmore): Roofing - Concrete tile (19) 1270	\$14.859	11,200 LS	\$166,421	25y	N/A
1	Roofing - Concrete tile (Biltmore): Roofing - Concrete tile (2) 1275	\$14.859	11,200 LS	\$166,421	25y	N/A
1	Roofing - Concrete tile (Biltmore): Roofing - Concrete tile (6) 1195	\$14.859	11,200 LS	\$166,421	25y	N/A
1	Roofing - Concrete tile (Biltmore): Roofing - Concrete tile (9) 1160	\$14.859	11,200 LS	\$166,421	25y	N/A
1	Roofing - Concrete tile (Castile): Roofing - Concrete tile (14) 1220	\$14.859	13,000 LS	\$193,167	25y	N/A
1	Roofing - Concrete tile (Castile): Roofing - Concrete tile (17) 1250	\$14.859	13,000 LS	\$193,167	25y	N/A
1	Roofing - Concrete tile (Donaire): Roofing - Concrete tile (13) 1210	\$14.859	14,000 LS	\$208,026	25y	N/A
1	Roofing - Concrete tile (Donaire): Roofing - Concrete tile (15) 1230	\$14.859	14,000 LS	\$208,026	25y	N/A
1	Roofing - Concrete tile (Donaire): Roofing - Concrete tile (4) 1235	\$14.859	14,000 LS	\$208,026	25y	N/A
2045 (Year 21) Total				\$3,179,826		
2046 (Year 22)						
2046 (Year 22) Total				\$0		
2047 (Year 23)						
2047 (Year 23) Total				\$0		
2048 (Year 24)						
2048 (Year 24) Total				\$0		
2049 (Year 25)						
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (10) 1170	\$36,189.84	1 LS	\$36,190	10y	N/A
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (12) 1190	\$36,189.84	1 LS	\$36,190	10y	N/A
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (16) 1240	\$36,189.84	1 LS	\$36,190	10y	N/A

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (18) 1260	\$36,189.84	1 LS	\$36,190	10y	N/A
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (20) 1280	\$36,189.84	1 LS	\$36,190	10y	N/A
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (3) 1265	\$36,189.84	1 LS	\$36,190	10y	N/A
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (5) 1205	\$36,189.84	1 LS	\$36,190	10y	N/A
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (7) 1185	\$36,189.84	1 LS	\$36,190	10y	N/A
6	Paint - Building Exteriors (Altamira): Paint - Building Exteriors (8) 1150	\$36,189.84	1 LS	\$36,190	10y	N/A
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (11) 1180	\$40,210.93	1 LS	\$40,211	10y	N/A
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (19) 1270	\$40,210.93	1 LS	\$40,211	10y	N/A
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (2) 1275	\$40,210.93	1 LS	\$40,211	10y	N/A
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (6) 1195	\$40,210.93	1 LS	\$40,211	10y	N/A
6	Paint - Building Exteriors (Biltmore): Paint - Building Exteriors (9) 1160	\$40,210.93	1 LS	\$40,211	10y	N/A
6	Paint - Building Exteriors (Castile) : Paint - Building Exteriors (14) 1220	\$44,232.02	1 LS	\$44,232	10y	N/A
6	Paint - Building Exteriors (Castile) : Paint - Building Exteriors (17) 1250	\$44,232.02	1 LS	\$44,232	10y	N/A
6	Paint - Building Exteriors (Donaire) : Paint - Building Exteriors (13) 1210	\$52,274.21	1 LS	\$52,274	10y	N/A
6	Paint - Building Exteriors (Donaire) : Paint - Building Exteriors (15) 1230	\$52,274.21	1 LS	\$52,274	10y	N/A
6	Paint - Building Exteriors (Donaire) : Paint - Building Exteriors (4) 1235	\$52,274.21	1 LS	\$52,274	10y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (10) 1170	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (11) 1180	\$24,126.56	1 LS	\$24,127	15y	N/A



ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
8	Balcony Waterproofing: Balcony Waterproofing (12) 1190	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (13) 1210	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (14) 1220	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (15) 1230	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (16) 1240	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (17) 1250	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (18) 1260	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (19) 1270	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (2) 1275	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (20) 1280	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (3) 1265	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (4) 1235	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (5) 1205	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (6) 1195	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (7) 1185	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (8) 1150	\$24,126.56	1 LS	\$24,127	15y	N/A
8	Balcony Waterproofing: Balcony Waterproofing (9) 1160	\$24,126.56	1 LS	\$24,127	15y	N/A
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (10) 1170	\$4,825.31	1 LS	\$4,825	5y	N/A

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (12) 1190	\$4,825.31	1 LS	\$4,825	5y	N/A
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (16) 1240	\$4,825.31	1 LS	\$4,825	5y	N/A
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (18) 1260	\$4,825.31	1 LS	\$4,825	5y	N/A
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (20) 1280	\$4,825.31	1 LS	\$4,825	5y	N/A
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (3) 1265	\$4,825.31	1 LS	\$4,825	5y	N/A
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (5) 1205	\$4,825.31	1 LS	\$4,825	5y	N/A
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (7) 1185	\$4,825.31	1 LS	\$4,825	5y	N/A
7	Walkways & Stairs Waterproofing (Altamira): Walkways & Stairs Waterproofing (8) 1150	\$4,825.31	1 LS	\$4,825	5y	N/A
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (11) 1180	\$5,227.42	1 LS	\$5,227	5y	N/A
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (19) 1270	\$5,227.42	1 LS	\$5,227	5y	N/A
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (2) 1275	\$5,227.42	1 LS	\$5,227	5y	N/A
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (6) 1195	\$5,227.42	1 LS	\$5,227	5y	N/A
7	Walkways & Stairs Waterproofing (Biltmore): Walkways & Stairs Waterproofing (9) 1160	\$5,227.42	1 LS	\$5,227	5y	N/A
7	Walkways & Stairs Waterproofing (Castile): Walkways & Stairs Waterproofing (14) 1220	\$5,629.53	1 LS	\$5,630	5y	N/A
7	Walkways & Stairs Waterproofing (Castile): Walkways & Stairs Waterproofing (17) 1250	\$5,629.53	1 LS	\$5,630	5y	N/A
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (13) 1210	\$6,031.64	1 LS	\$6,032	5y	N/A
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (15) 1230	\$6,031.64	1 LS	\$6,032	5y	N/A
7	Walkways & Stairs Waterproofing (Donaire): Walkways & Stairs Waterproofing (4) 1235	\$6,031.64	1 LS	\$6,032	5y	N/A
2049 (Year 25) Total				\$1,329,373		

## Component List - Full Detail

### 1 - Roofing - Concrete tile (Altamira)

#### Basic Info

Type of Cost:	Replacement
Category:	Roofing
Location:	Roof
Regulatory:	SIRS
Condition:	Good to Fair

#### Comments/Notes

The sloped roofs consist of concrete roof tiles. This type of roof system typically has a useful life of 25 to 30 years under normal operating conditions with routine yearly maintenance. A reserve has been included for the replacement of the roof.

#### Useful Life

Last Activity Date:	01/01/2020
Est. Useful Life:	25y
Remaining Useful Life:	20y
Next Activity Date:	01/01/2045

#### Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$10.00
Total Quantity:	90,000 LS
Total Current Cost:	\$900,000
Inflation Rate:	2.00%
Total Expenditures:	\$1,337,310



# 1 - Roofing - Concrete tile (Biltmore)

## Basic Info

---

Type of Cost:	Replacement
Category:	Roofing
Location:	Roof
Regulatory:	SIRS
Condition:	Good to Fair

## Comments/Notes

---

The sloped roofs consist of concrete roof tiles. This type of roof system typically has a useful life of 25 to 30 years under normal operating conditions with routine yearly maintenance. A reserve has been included for the replacement of the roof.

## Useful Life

---

Last Activity Date:	01/01/2020
Est. Useful Life:	25y
Remaining Useful Life:	20y
Next Activity Date:	01/01/2045

## Financial Data

---

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$10.00
Total Quantity:	56,000 LS
Total Current Cost:	\$560,000
Inflation Rate:	2.00%
Total Expenditures:	\$832,104

# 1 - Roofing - Concrete tile (Castile)

## Basic Info

---

Type of Cost:	Replacement
Category:	Roofing
Location:	Roof
Regulatory:	SIRS
Condition:	Good to Fair

## Comments/Notes

---

The sloped roofs consist of concrete roof tiles. This type of roof system typically has a useful life of 25 to 30 years under normal operating conditions with routine yearly maintenance. A reserve has been included for the replacement of the roof.

## Useful Life

---

Last Activity Date:	01/01/2020
Est. Useful Life:	25y
Remaining Useful Life:	20y
Next Activity Date:	01/01/2045

## Financial Data

---

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$10.00
Total Quantity:	26,000 LS
Total Current Cost:	\$260,000
Inflation Rate:	2.00%
Total Expenditures:	\$386,334

# 1 - Roofing - Concrete tile (Donaire)

## Basic Info

---

Type of Cost:	Replacement
Category:	Roofing
Location:	Roof
Regulatory:	SIRS
Condition:	Good to Fair

## Comments/Notes

---

The sloped roofs consist of concrete roof tiles. This type of roof system typically has a useful life of 25 to 30 years under normal operating conditions with routine yearly maintenance. A reserve has been included for the replacement of the roof.

## Useful Life

---

Last Activity Date:	01/01/2020
Est. Useful Life:	25y
Remaining Useful Life:	20y
Next Activity Date:	01/01/2045

## Financial Data

---

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$10.00
Total Quantity:	42,000 LS
Total Current Cost:	\$420,000
Inflation Rate:	2.00%
Total Expenditures:	\$624,078

## 2 - Concrete Restoration

### Basic Info

---

Type of Cost: Repairs & Maintenance  
Category: Load Bearing Walls/Structural Members  
Location: Entire Building  
Regulatory: SIRS  
Condition: Fair

### Comments/Notes

---

The load bearing structural members include cast-in-place reinforced concrete. Exterior walls consist of stucco covered concrete and masonry walls. The concrete floor slabs/decks consist of reinforced concrete slabs. These types of structural members typically have a useful life of 100 or more years when properly maintained/repared. However, during the life of this type of structure it is common for periodic maintenance to be required to correct localized deterioration at the framing and the exposed edges/sections of the slabs/decks. We have included a reserve item for completing required periodic maintenance to the structural elements.

### Useful Life

---

Last Activity Date: 01/01/2019  
Est. Useful Life: 10y  
Remaining Useful Life: 9y  
Next Activity Date: 01/01/2034

### Financial Data

---

Estimate Date: 01/01/2025  
Estimate Source: Engineer  
Cost Per LS: \$10,000.00  
Total Quantity: 19 LS  
Total Current Cost: \$190,000  
Inflation Rate: 2.00%  
Total Expenditures: \$503,862

# 3 - FACP & A/V Alarms

## Basic Info

Type of Cost:	Replacement
Category:	Fireproofing Systems
Location:	Entire Building
Regulatory:	SIRS
Condition:	Good to Fair

## Comments/Notes

The structure is equipped with one FACP. Numerous audio-visual alarms, fire extinguishers, and fire alarm pull switches are located throughout the building. Typically, these control systems have a useful life of 25 to 30 years before requiring an updated system.

A reserve has been included for the replacement of the FACP and related equipment.

## Useful Life

Last Activity Date:	01/01/2001
Est. Useful Life:	30y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2031

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$25,000.00
Total Quantity:	19 LS
Total Current Cost:	\$475,000
Inflation Rate:	2.00%
Total Expenditures:	\$534,927





# 4 - Electrical

## Basic Info

Type of Cost:	Replacement
Category:	Electrical Systems
Location:	Entire Building
Regulatory:	SIRS
Condition:	Good to Fair

## Comments/Notes

The main electrical equipment (switches, breakers, and panels) is in the electrical room on ground level at each structure. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations as required to accommodate the renovation. A reserve has been included for periodic replacement/upgrades of major electrical system components such as main service panels and feeder lines.

## Useful Life

Last Activity Date:	01/01/2001
Est. Useful Life:	60y
Remaining Useful Life:	26y
Next Activity Date:	01/01/2051

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$35,000.00
Total Quantity:	19 LS
Total Current Cost:	\$665,000
Inflation Rate:	2.00%
Total Expenditures:	\$0



# 5 - Plumbing

## Basic Info

---

Type of Cost:	Replacement
Category:	Plumbing
Location:	Entire Building
Regulatory:	SIRS
Condition:	Good to Fair

## Comments/Notes

---

Our experience indicates that sanitary stacks (vertical laundry, kitchen, and sewer pipes) occasionally build up with debris and require servicing. Typically, these sanitary stacks can last up to 40-plus years with routine maintenance and cleaning. Lateral sanitary plumbing lines are normally unit owner owned/responsibility components, and they are generally not relined. They are typically replaced by the unit owner during a unit renovation under a permitted renovation. Therefore, we have included a reserve to address periodic inspections, cleaning, and replacement of the sanitary lines as needed.

The main potable waterlines typically can last up to 40-plus years with routine maintenance. Normal replacement or repair of main potable water lines is accomplished on an as-needed basis. Lateral potable water plumbing lines are typically unit owner owned/responsibility components and are typically replaced by the unit owner during a unit renovation. We understand the supply lines to the building are original. Therefore, we have included a reserve to address periodic repair/replacement of the potable water lines as needed.

## Useful Life

---

Last Activity Date:	01/01/2001
Est. Useful Life:	40y
Remaining Useful Life:	16y
Next Activity Date:	01/01/2041

## Financial Data

---

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$10,000.00
Total Quantity:	19 LS
Total Current Cost:	\$190,000
Inflation Rate:	2.00%
Total Expenditures:	\$260,829

# 6 - Paint - Building Exteriors (Altamira)

## Basic Info

Type of Cost:	Replacement
Category:	Paint & Waterproofing
Location:	Entire Building
Regulatory:	SIRS
Condition:	Fair

## Comments/Notes

We understand the building was last coated circa 2019. The existing paint was observed to be in fair overall condition at the time of our site visit. Buildings located in the southwest Florida region are recommended to have their exteriors recoated on a 7-to-10-year basis. A reserve has been included for periodic recoating and repair/restoration of the building exterior on a 10-year cycle.

## Useful Life

Last Activity Date:	01/01/2019
Est. Useful Life:	10y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2029

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$22,500.00
Total Quantity:	9 LS
Total Current Cost:	\$202,500
Inflation Rate:	2.00%
Total Expenditures:	\$812,095



# 6 - Paint - Building Exteriors (Biltmore)

## Basic Info

Type of Cost:	Replacement
Category:	Paint & Waterproofing
Location:	Entire Building
Regulatory:	SIRS
Condition:	Fair

## Comments/Notes

We understand the building was last coated circa 2019. The existing paint was observed to be in fair overall condition at the time of our site visit. Buildings located in the southwest Florida region are recommended to have their exteriors recoated on a 7-to-10-year basis. A reserve has been included for periodic recoating and repair/restoration of the building exterior on a 10-year cycle.

## Useful Life

Last Activity Date:	01/01/2019
Est. Useful Life:	10y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2029

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$25,000.00
Total Quantity:	5 LS
Total Current Cost:	\$125,000
Inflation Rate:	2.00%
Total Expenditures:	\$501,294



# 6 - Paint - Building Exteriors (Castile)

## Basic Info

Type of Cost:	Replacement
Category:	Paint & Waterproofing
Location:	Entire Building
Regulatory:	SIRS
Condition:	Fair

## Useful Life

Last Activity Date:	01/01/2019
Est. Useful Life:	10y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2029

## Comments/Notes

We understand the building was last coated circa 2019. The existing paint was observed to be in fair overall condition at the time of our site visit. Buildings located in the southwest Florida region are recommended to have their exteriors recoated on a 7-to-10-year basis. A reserve has been included for periodic recoating and repair/restoration of the building exterior on a 10-year cycle.

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$27,500.00
Total Quantity:	2 LS
Total Current Cost:	\$55,000
Inflation Rate:	2.00%
Total Expenditures:	\$220,569





# 6 - Paint - Building Exteriors (Donaire)

## Basic Info

Type of Cost:	Replacement
Category:	Paint & Waterproofing
Location:	Entire Building
Regulatory:	SIRS
Condition:	Fair

## Comments/Notes

We understand the building was last coated circa 2019. The existing paint was observed to be in fair overall condition at the time of our site visit. Buildings located in the southwest Florida region are recommended to have their exteriors recoated on a 7-to-10-year basis. A reserve has been included for periodic recoating and repair/restoration of the building exterior on a 10-year cycle.

## Useful Life

Last Activity Date:	01/01/2019
Est. Useful Life:	10y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2029

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$32,500.00
Total Quantity:	3 LS
Total Current Cost:	\$97,500
Inflation Rate:	2.00%
Total Expenditures:	\$391,009



# 7 - Walkways & Stairs Waterproofing (Altamira)

## Basic Info

Type of Cost:	Replacement
Category:	Paint & Waterproofing
Location:	Entire Building
Regulatory:	SIRS
Condition:	Fair

## Useful Life

Last Activity Date:	01/01/2024
Est. Useful Life:	5y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2029

## Comments/Notes

We understand that the Association is responsible for maintaining and replacing the waterproofing on the elevated stairs and walkways that are exposed to the elements. During our site visit we observed the stairs and walkways to be coated with a water resistant paint. Water resistant paint of this nature has a typical reduced service life of 3 to 5 years due to pedestrian foot traffic. We have included a reserve to periodically paint the walkways and stairs.

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$3,000.00
Total Quantity:	9 LS
Total Current Cost:	\$27,000
Inflation Rate:	2.00%
Total Expenditures:	\$179,881



# 7 - Walkways & Stairs Waterproofing (Biltmore)

## Basic Info

Type of Cost:	Replacement
Category:	Paint & Waterproofing
Location:	Entire Building
Regulatory:	SIRS
Condition:	Fair

## Useful Life

Last Activity Date:	01/01/2024
Est. Useful Life:	5y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2029

## Comments/Notes

We understand that the Association is responsible for maintaining and replacing the waterproofing on the elevated stairs and walkways that are exposed to the elements. During our site visit we observed the stairs and walkways to be coated with a water resistant paint. Water resistant paint of this nature has a typical reduced service life of 3 to 5 years due to pedestrian foot traffic. We have included a reserve to periodically paint the walkways and stairs.

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$3,250.00
Total Quantity:	5 LS
Total Current Cost:	\$16,250
Inflation Rate:	2.00%
Total Expenditures:	\$108,262





# 7 - Walkways & Stairs Waterproofing (Castile)

## Basic Info

Type of Cost:	Replacement
Category:	Paint & Waterproofing
Location:	Entire Building
Regulatory:	SIRS
Condition:	Fair

## Useful Life

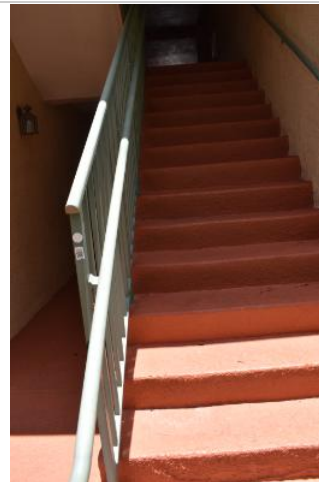
Last Activity Date:	01/01/2024
Est. Useful Life:	5y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2029

## Comments/Notes

We understand that the Association is responsible for maintaining and replacing the waterproofing on the elevated stairs and walkways that are exposed to the elements. During our site visit we observed the stairs and walkways to be coated with a water resistant paint. Water resistant paint of this nature has a typical reduced service life of 3 to 5 years due to pedestrian foot traffic. We have included a reserve to periodically paint the walkways and stairs.

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$3,500.00
Total Quantity:	2 LS
Total Current Cost:	\$7,000
Inflation Rate:	2.00%
Total Expenditures:	\$46,636



# 7 - Walkways & Stairs Waterproofing (Donaire)

## Basic Info

Type of Cost:	Replacement
Category:	Paint & Waterproofing
Location:	Entire Building
Regulatory:	SIRS
Condition:	Fair

## Comments/Notes

We understand that the Association is responsible for maintaining and replacing the waterproofing on the elevated stairs and walkways that are exposed to the elements. During our site visit we observed the stairs and walkways to be coated with a water resistant paint. Water resistant paint of this nature has a typical reduced service life of 3 to 5 years due to pedestrian foot traffic. We have included a reserve to periodically paint the walkways and stairs.

## Useful Life

Last Activity Date:	01/01/2024
Est. Useful Life:	5y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2029

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$3,750.00
Total Quantity:	3 LS
Total Current Cost:	\$11,250
Inflation Rate:	2.00%
Total Expenditures:	\$74,950



# 8 - Balcony Waterproofing

## Basic Info

Type of Cost:	Replacement
Category:	Paint & Waterproofing
Location:	Entire Building
Regulatory:	SIRS
Condition:	Fair

## Comments/Notes

We understand that the Association is responsible for maintaining and replacing the waterproofing on the residential unit balconies. Typical waterproofing systems have useful lives of 10 to 25 years dependent upon the system and exposure. Exterior horizontal concrete decks should be waterproofed to protect the concrete structure from deterioration. A reserve has been included for periodic application or replacement of the waterproofing membrane of the elevated balconies that are exposed to the elements on an as needed basis.

## Useful Life

Last Activity Date:	01/01/2019
Est. Useful Life:	15y
Remaining Useful Life:	9y
Next Activity Date:	01/01/2034

## Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$15,000.00
Total Quantity:	19 LS
Total Current Cost:	\$285,000
Inflation Rate:	2.00%
Total Expenditures:	\$799,006



# 9 - Common Area Doors

## Basic Info

---

Type of Cost:	Replacement
Category:	Windows & Doors
Location:	Ground Floor
Regulatory:	SIRS
Condition:	Fair

## Comments/Notes

---

We understand the Association is responsible for all common area doors. Doors of this type have a typical service life of 30 years. An allowance has been included for future replacement of the common area exterior doors on an as-needed basis.

## Useful Life

---

Last Activity Date:	01/01/2001
Est. Useful Life:	30y
Remaining Useful Life:	6y
Next Activity Date:	01/01/2031

## Financial Data

---

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	\$3,000.00
Total Quantity:	19 LS
Total Current Cost:	\$57,000
Inflation Rate:	2.00%
Total Expenditures:	\$64,191