



December 18, 2024

MARINA BAY CLUB OF NAPLES CONDOMINIUM ASSOCIATION, INC.

Attn: Ms. Cinthia Rosa, LCAM

C/o Access Management

1415 Panther Ln, Suite 329

Naples, Florida 34109

Office: 239.444.7292

Email: crosa@accessdifference.com

Subject: Report of Engineering Consulting Services
STRUCTURAL INTEGRITY RESERVE STUDY
Marina Bay Club
13105 Vanderbilt Drive
Naples, Collier County, Florida 34110
SOCOTEC Project Number VS230982

Socotec Consulting, Inc. (SOCOTEC) is pleased to present this Structural Integrity Reserve Study (SIRS) completed for the subject building, known as Marina Bay Club, located at 13105 Vanderbilt Drive in Naples, Collier County, Florida. Our services were completed in general accordance with our proposal dated March 9, 2023 and authorized by Ms. Brenda Oman, on April 21, 2023.

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 that are three-story or greater in height to have fully funded straight-line Structural Integrity Reserves by January 31, 2024, regardless of the age of the structure.

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. The components mandated by the recent amendment that are to be visually inspected by a licensed engineer or architect are as follows:

- Roof(s),
- Structure (Load bearing walls/primary structural system),
- Fireproofing and fire protection systems,
- Plumbing,
- Electrical systems,
- Waterproofing and exterior painting,
- Windows and exterior doors,
- Other building component elements >\$10,000 that negatively affect the above elements.

SOCOTEC 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 building to form our professional engineering opinions. This report identifies each component observed, the estimated useful life, remaining life, and opinion of the current cost to replace/refurbish these items.

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 estimates 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 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 Florida Statute 718. SOCOTEC has no relationship with the subject Association that would result in actual or perceived conflicts of interest.

This report contains our opinion of the conditions observed at the time our site inspections. 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 case occurs, SOCOTEC should be contacted to provide additional review and revise this study, if appropriate.

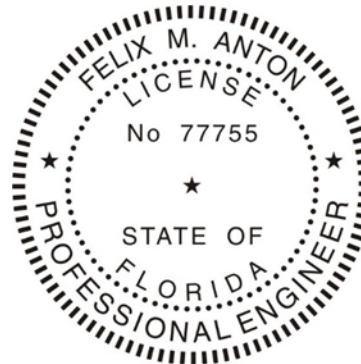
This SIRS is intended to provide guidance for the Association to plan their set aside reserves according to the Florida Statute. This report should not be used for performing an audit, forensic analyses, or background checks of historical records.

A licensed professional engineer led a team that completed physical site observations of the subject property on July 11, 2023 to evaluate the in-place condition of common area components as identified herein. Information provided by the official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by SOCOTEC for this study and is assumed to be complete and correct. Our services did not include uncovering

building materials or performing invasive testing for the purposes of verifying in-place or constructed work.

Sincerely,
SOCOTEC CONSULTING, INC.

Digitally signed by Felix M. Anton, P.E., S.I.
77755 State of Florida
DN: cn=Felix M. Anton, P.E., S.I. 77755 State
of Florida, O= This item has been
electronically
signed and sealed using SHA-1 authentication
codes., ou=Printed copies of the document
are not considered signed and sealed and all
SHA-1 authentication codes must be verified
on any electronic copies.



Felix M. Anton, P.E., S.I.
Senior Engineer
Florida Registration No. 77755

Felix M. Anton, P.E., S.I.,
License No
77755 State of
Florida

Digitally signed by
Felix M. Anton, P.E.,
S.I., License No
77755 State of
Florida
Date: 2024.12.19
13:49:16 -05'00'

TABLE OF CONTENTS

PROJECT INFORMATION	1
FUNDING ANALYSIS	2
SUMMARY	3
BUILDING COMPONENTS	4
Roofing	4
Load Bearing Walls/Structural Members	4
Fireproofing and Fire Protection Systems	5
Plumbing Systems	5
Electrical Systems	6
Waterproofing and Exterior Painting	6
Windows & Doors	7
Other Items	7

PROJECT INFORMATION

Marina Bay Club consists of one 11-story structure with 82 total individual residential units. The property is located on the west side of Vanderbilt Drive in Naples, Collier County, Florida. The following building components were reviewed during our site inspection:

- Roofs,
- Primary structural members,
- Fireproofing and fire protection systems
- Plumbing systems
- Electrical systems
- Waterproofing and exterior painting
- Windows & doors, and
- Other appurtenant components.

We understand that the subject buildings were constructed circa 1991. The structures are assumed to be conventionally built and supported on a shallow foundation with cast-in-place reinforced concrete columns/beams, reinforced concrete decks, and infill masonry block exterior walls. The buildings' exterior consists of painted Portland cement stucco walls.

Appendix A illustrates the subject site location with respect to the local vicinity, whereas Appendix B shows an aerial photograph of the subject site. Limited photographs collected during the time of our site visit are represented in Appendix C. Appendix D includes the Straight-Line Funding Analysis reserve data sheets produced to determine the recommended annual reserve allocation and projected reserve budget for the subject property.

FUNDING ANALYSIS

The **Cash Flow Analysis (Pooled)** method consists of calculating reserve contributions where the contributions are designed to offset the variable annual expenditures from the 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 reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

The Association's estimated SIRS fund balance for the end of the current fiscal period is based on information provided to us. The actual or projected total reserve balance presented was not audited. The reserve data spreadsheet completed for the Association depicting the Structural Integrity Reserve Study results are located within Appendix "D" (Straight-Line Analysis) at the end of this report.

SUMMARY

SITE DATA

Property Name: Marina Bay Club of Naples Condominium Association, Inc.
Property Address: 13105 Vanderbilt Drive
Total Structure(s)/Units: One 11-story structure/82 units
Year of Site Development: Circa 1992
Budget Year Start: January 1, 2025
Budget Year End: December 30, 2025

ANALYSIS

Total number of elements scheduled for SIRS funding 13

Recommended Pooled Funding Contributions for 2025 \$190,000

(Required for Structural Integrity Reserves to be 100% funded.)

Therefore, we recommend the Association utilize an annual Structural Integrity Reserve Assessment of \$190,000 in order to fully fund the required SIRS components based on the Straight-Line funding method and an initial funding of \$827,373 to the SIRS from your current capital reserves.

BUILDING COMPONENTS

The building component categories included in this study are summarized and described below. We have included only those common area components required under Florida Statute 718 guidelines for Structural Integrity Reserve Studies. The age of each of the statutorily required components, their remaining useful life, and other specifics are listed on the Straight-Line Analysis in Appendix D at the end of this report. The typical service life provided in Appendix D is based on routine maintenance being conducted to the component throughout its service life. We use the following verbiage to outline the condition of the building components outlined below.

“Poor” = an item is failing and in need of immediate repairs

“Fair to Poor” = an item requires major repairs or replacement in the near future

“Fair” = an item requires repair in the near future

“Good to Fair” = an item requires minor repairs or routine maintenance

“Good” = an item has been maintained and only routine maintenance is required

The table does not include items that were considered normal routine maintenance items.

Roofing

Sloped Concrete Tiles - The roof structure includes a concrete tiles roofing system and is supported by pre-engineered roof trusses. This type of roof system has a typical useful life of 20 years under normal operating conditions with routine yearly maintenance. We understand that the roof system was replaced in 2018 for all buildings. The roofs have been scheduled for replacement based on a typical 20-year useful life.

Flat TPO – Sections of the roofs also include a flat TPO membrane roof. This type of roofing system has a typical useful life of 20 years under normal operating conditions with routine yearly maintenance. The roofs have been scheduled for replacement based on a typical 20-year useful life.

Load Bearing Walls/Structural Members

The load bearing structural members include cast-in-place concrete elements with reinforced concrete structural decks supported by concrete shear walls and columns. Exterior walls consist of stucco covered concrete masonry unit (CMU) block in-fill. This type of primary structural members typically has 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. No notable signs of damage or deterioration were observed during our site visits and appeared to be in good overall condition. However, we have included a reserve item for completing required periodic maintenance/repairs to the cast-in-place concrete structural elements. This component has been scheduled based on a budget every 7 years to help fund miscellaneous repairs and is to be utilized as needed during the exterior painting and restoration projects.

Fireproofing and Fire Protection Systems

Fireproofing– Fireproofing in this building is likely accomplished by fire-rated assemblies constructed/installed during original construction of the structure as well as fire-sealing around penetrations through all fire-rated assemblies (i.e. walls, floors, and roof). During the life of a building, alterations typically require penetrations through or modifications to fire-rated assemblies. Penetrations or modifications to fire assemblies/sealants should be properly repaired/replaced during these types of projects. Most if not all local municipalities require multi-family residential structures to be inspected by the local fire department having jurisdiction over them periodically and specifically for all permitted modifications to the structure. It is not common for buildings to require top-to-bottom replacement of fire assemblies and sealants during their life cycle. All replacement, repairs, and deferred maintenance to the fireproofing, not associated with a permitted modification to the structure, should be completed on a yearly basis as required by the local Fire Marshall following their inspection of the building. Therefore, we have not included any reserves for fireproofing.

Fire Pump – We understand the Association is responsible for the maintenance and replacement of the 75-break horsepower (Bhp) fire pump serving the building. The fire pump is a electric-powered fire pump that appears to be tied into a dedicated utility service. Typically, fire pumps of this type have a useful life of approximately 35 years and was observed to be in fair overall condition.

Fire Alarm Systems Visual, Audio - The fire protection system includes numerous audio and visual alarms and fire alarm pull switches. Typically, these control systems have a useful life of 25 years before requiring an updated system. A reserve has been included for the replacement/modernization of various visual & audio components.

Emergency Generator – The association features an original generator and fuel tank to provide emergency power. Typically, these systems last for 40 years, and we understand the existing generators are original. Therefore, we have included a reserve item for the replacement of both the tank and generator.

Plumbing Systems

Potable & Sanitary Lines Deferred Maintenance – Our experience indicates that PVC sanitary stacks (vertical laundry, kitchen, and sewer pipes) occasionally build up with debris and require servicing. Typically, these sanitary stacks can last up to 100 years with routine maintenance and cleaning. The lateral sanitary plumbing lines are typically unit owner owned/responsibility components. They are typically replaced by the unit owner during a unit renovation under a permitted renovation. A reserve has been included for maintenance of the plumbing components on an as-needed basis.

Our experience indicates that main potable waterlines typically can last up to 50 to 70-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 they are typically replaced by the unit owner during a unit renovation under a permitted renovation. The unit owned lines are reportedly replaced on an as-needed basis. A reserve budget has been included for maintenance and replacement of Association owned components as needed.

Electrical Systems

Electrical System – Currently there are no indications of any deterioration or issues with the electrical system for the building. This includes the main electrical room and meter centers located on each floor level. The majority of the electrical equipment appeared to be original, but overall was observed to be in fair condition. 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.

Waterproofing and Exterior Painting

Exterior Painting – The building paint was observed to be in good 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-year basis depending on the quality of the product and overall workmanship. The building was recoated 2018. This reserve also includes periodic repairs/restoration of the exterior building envelope components including sealants and stucco repairs.

Waterproofing – Pool Deck – The pool deck has a known leak around the expansion joint into the garage level. The system in place is unknown, however upon lifting the pavers the system appears to be deteriorating, and efflorescence can be seen around the perimeter of the pool deck. Therefore, the system appears to be past its useful life. We have included a line item for replacement of the pool deck waterproofing.

Waterproofing – Limited Use Balconies – The horizontal surfaces of the limited access walkways are surfaced with an unknown waterproofing system. This project was completed in beginning of 2018. This type of waterproofing system can have a lifespan of 10-20 years with proper maintenance, and a reserve budget has been included to reflect this. We have included a replacement budget for waterproofing all elevated walkways.

Waterproofing – Breezeways – The horizontal surfaces of the building breezeways walkways are surfaced with an unknown waterproofing system. This project was completed in beginning of 2018. This type of waterproofing system can have a lifespan of up to 20 years with proper maintenance, and a reserve budget has been included to reflect this. We have included a replacement budget for waterproofing all elevated walkways.

Windows & Doors

Service Door Replacement Deferred Maintenance – We observed various service doors across the Association common areas. We have included a limited budget to replace these doors on an as-needed basis due to varying observed conditions.

Other Items

Other items include those building components that have a deferred maintenance expense or replacement cost that exceeds \$10,000 and failure to replace or maintain such item may negatively affect a component of the previously listed statutorily mandated nine components.

No components were observed to be negatively affecting the previously outlined components nor are presenting a deferred maintenance cost. Therefore, no budget has been included for this line item at this time and should be reevaluated during each SIRS completed over the life of the buildings.

MARINA BAY CLUB 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS					RESERVE YEARS				
									2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
									YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
ROOFS									1	2	3	4	5	6	7	8	9	10
FLAT TPO MEMBRANE	2019	20	2039	14	8200	sq. ft.	\$40	\$328,000										
SLOPED CONCRETE TILE ROOF REPLACEMENT	2019	20	2039	14	15360	sq. ft.	\$15	\$230,400										
ROOF - TOTAL REPLACEMENT COST								\$558,400										
LOAD BEARING WALLS & STRUCTURAL MEMBERS									1	2	3	4	5	6	7	8	9	10
CONCRETE RESTORATION BUDGET	2019	7	2026	1	1	lump sum	\$10,000	\$10,000		\$10,000							\$10,000	
LOAD BEARING WALLS & STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST								\$10,000										
FIRE PROOFING & FIRE PROTECTION SYSTEM									1	2	3	4	5	6	7	8	9	10
FIRE ALARM SYSTEM MODERNIZATION (VISUAL & AUDIO)	2022	25	2047	22	1	lump sum	\$85,000	\$85,000										
FIRE PUMP REPLACEMENT	1992	40	2032	7	1	lump sum	\$150,000	\$150,000								\$150,000		
EMERGENCY GENERATOR REPLACEMENT	1992	45	2037	12	1	lump sum	\$175,000	\$200,000										
FIRE PROOFING & FIRE PROTECTION SYSTEM - TOTAL REPLACEMENT COST								\$435,000										
PLUMBING SYSTEM									1	2	3	4	5	6	7	8	9	10
PLUMBING SYSTEM DEFERRED MAINTAINANCE	1992	50	2042	17	1	lump sum	\$100,000	\$100,000										
PLUMBING SYSTEM - TOTAL REPLACEMENT COSTS								\$100,000										
ELECTRICAL SYSTEM									1	2	3	4	5	6	7	8	9	10
ELECTRICAL SYSTEM DEFERRED MAINTAINANCE	1992	40	2032	7	1	lump sum	\$250,000	\$50,000								\$50,000		
ELECTRICAL SYSTEM - TOTAL REPLACEMENT COST								\$50,000										
WATERPROOFING & EXTERIOR PAINTING									1	2	3	4	5	6	7	8	9	10
EXTERIOR PAINTING	2019	7	2026	1	1	lump sum	\$425,000	\$425,000		\$425,000							\$425,000	
WATERPROOFING POOL DECK	2025	20	2045	20	1	lump sum	\$220,000	\$300,000	\$300,000									
WATERPROOFING LIMITED USE BALCONIES	2025	20	2045	20	1	lump sum	\$70,000	\$70,000	\$70,000									
WATERPROOFING BREEZEWAYS	2019	7	2026	1	1	lump sum	\$45,000	\$45,000		\$45,000							\$45,000	
WATERPROOFING & EXTERIOR PAINTING - TOTAL REPLACEMENT COST								\$840,000										
EXTERIOR DOORS & WINDOWS									1	2	3	4	5	6	7	8	9	10
SERVICE DOOR DEFERRED MAINTAINANCE	2023	14	2037	12	1	lump sum	\$60,000	\$60,000										
EXTERIOR DOORS & WINDOWS - TOTAL REPLACEMENT COST								\$60,000										
YEAR:									2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
YEARLY TOTAL:									\$370,000	\$480,000	\$0	\$0	\$0	\$0	\$0	\$200,000	\$480,000	\$0
YEARLY TOTAL WITH 3% INFLATION:									\$370,000	\$509,232	\$0	\$0	\$0	\$0	\$0	\$253,354	\$626,291	\$0
PROJECTED BEGINNING OF YEAR BALANCE:									\$827,373	\$672,194	\$373,128	\$574,322	\$781,552	\$994,998	\$1,214,848	\$1,441,293	\$1,421,178	\$1,027,522
INTEREST (3%):									\$24,821	\$20,166	\$11,194	\$17,230	\$23,447	\$29,850	\$36,445	\$43,239	\$42,635	\$30,826
YEARLY ASSESSMENT:									\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000
RESERVE CASH OUTFLOW:									\$370,000	\$509,232	\$0	\$0	\$0	\$0	\$0	\$253,354	\$626,291	\$0
END OF YEAR BALANCE:									\$672,194	\$373,128	\$574,322	\$781,552	\$994,998	\$1,214,848	\$1,441,293	\$1,421,178	\$1,027,522	\$1,248,348

MARINA BAY CLUB 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS					RESERVE YEARS				
									2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
									YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
ROOFS									11	12	13	14	15	16	17	18	19	20
FLAT TPO MEMBRANE	2019	20	2039	14	8200	sq. ft.	\$40	\$328,000					\$328,000					
SLOPED CONCRETE TILE ROOF REPLACEMENT	2019	20	2039	14	15360	sq. ft.	\$15	\$230,400					\$230,400					
ROOF - TOTAL REPLACEMENT COST								\$558,400										
LOAD BEARING WALLS & STRUCTURAL MEMBERS									11	12	13	14	15	16	17	18	19	20
CONCRETE RESTORATION BUDGET	2019	7	2026	1	1	lump sum	\$10,000	\$10,000						\$10,000				
LOAD BEARING WALLS & STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST								\$10,000										
FIRE PROOFING & FIRE PROTECTION SYSTEM									11	12	13	14	15	16	17	18	19	20
FIRE ALARM SYSTEM MODERNIZATION (VISUAL & AUDIO)	2022	25	2047	22	1	lump sum	\$85,000	\$85,000										
FIRE PUMP REPLACEMENT	1992	40	2032	7	1	lump sum	\$150,000	\$150,000										
EMERGENCY GENERATOR REPLACEMENT	1992	45	2037	12	1	lump sum	\$175,000	\$200,000			\$200,000							
FIRE PROOFING & FIRE PROTECTION SYSTEM - TOTAL REPLACEMENT COST								\$435,000										
PLUMBING SYSTEM									11	12	13	14	15	16	17	18	19	20
PLUMBING SYSTEM DEFERRED MAINTAINANCE	1992	50	2042	17	1	lump sum	\$100,000	\$100,000								\$100,000		
PLUMBING SYSTEM - TOTAL REPLACEMENT COSTS								\$100,000										
ELECTRICAL SYSTEM									11	12	13	14	15	16	17	18	19	20
ELECTRICAL SYSTEM DEFERRED MAINTAINANCE	1992	40	2032	7	1	lump sum	\$250,000	\$50,000										
ELECTRICAL SYSTEM - TOTAL REPLACEMENT COST								\$50,000										
WATERPROOFING & EXTERIOR PAINTING									11	12	13	14	15	16	17	18	19	20
EXTERIOR PAINTING	2019	7	2026	1	1	lump sum	\$425,000	\$425,000						\$425,000				
WATERPROOFING POOL DECK	2025	20	2045	20	1	lump sum	\$220,000	\$300,000										
WATERPROOFING LIMITED USE BALCONIES	2025	20	2045	20	1	lump sum	\$70,000	\$70,000										
WATERPROOFING BREEZEWAYS	2019	7	2026	1	1	lump sum	\$45,000	\$45,000						\$45,000				
WATERPROOFING & EXTERIOR PAINTING - TOTAL REPLACEMENT COST								\$840,000										
EXTERIOR DOORS & WINDOWS									11	12	13	14	15	16	17	18	19	20
SERVICE DOOR DEFERRED MAINTAINANCE	2023	14	2037	12	1	lump sum	\$60,000	\$60,000			\$60,000							
EXTERIOR DOORS & WINDOWS - TOTAL REPLACEMENT COST								\$60,000										
YEAR:									2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
YEARLY TOTAL:									\$0	\$0	\$260,000	\$0	\$558,400	\$480,000	\$0	\$100,000	\$0	\$0
YEARLY TOTAL WITH 3% INFLATION:									\$0	\$0	\$381,819	\$0	\$869,969	\$770,259	\$0	\$170,243	\$0	\$0
PROJECTED BEGINNING OF YEAR BALANCE:									\$1,248,348	\$1,475,799	\$1,710,073	\$1,569,556	\$1,806,643	\$1,180,873	\$636,040	\$845,121	\$890,232	\$1,106,938
INTEREST (3%):									\$37,450	\$44,274	\$51,302	\$47,087	\$54,199	\$35,426	\$19,081	\$25,354	\$26,707	\$33,208
YEARLY ASSESSMENT:									\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000
RESERVE CASH OUTFLOW:									\$0	\$0	\$381,819	\$0	\$869,969	\$770,259	\$0	\$170,243	\$0	\$0
END OF YEAR BALANCE:									\$1,475,799	\$1,710,073	\$1,569,556	\$1,806,643	\$1,180,873	\$636,040	\$845,121	\$890,232	\$1,106,938	\$1,330,147

MARINA BAY CLUB 30-Year Cash Flow (Pooled) Funding Analysis

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS					RESERVE YEARS				
									2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
									YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR	YEAR
ROOFS									21	22	23	24	25	26	27	28	29	30
FLAT TPO MEMBRANE	2019	20	2039	14	8200	sq. ft.	\$40	\$328,000										
SLOPED CONCRETE TILE ROOF REPLACEMENT	2019	20	2039	14	15360	sq. ft.	\$15	\$230,400										
ROOF - TOTAL REPLACEMENT COST								\$558,400										
LOAD BEARING WALLS & STRUCTURAL MEMBERS									21	22	23	24	25	26	27	28	29	30
CONCRETE RESTORATION BUDGET	2019	7	2026	1	1	lump sum	\$10,000	\$10,000			\$10,000							\$10,000
LOAD BEARING WALLS & STRUCTURAL MEMBERS - TOTAL REPLACEMENT COST								\$10,000										
FIRE PROOFING & FIRE PROTECTION SYSTEM									21	22	23	24	25	26	27	28	29	30
FIRE ALARM SYSTEM MODERNIZATION (VISUAL & AUDIO)	2022	25	2047	22	1	lump sum	\$85,000	\$85,000			\$85,000							
FIRE PUMP REPLACEMENT	1992	40	2032	7	1	lump sum	\$150,000	\$150,000										
EMERGENCY GENERATOR REPLACEMENT	1992	45	2037	12	1	lump sum	\$175,000	\$200,000										
FIRE PROOFING & FIRE PROTECTION SYSTEM - TOTAL REPLACEMENT COST								\$435,000										
PLUMBING SYSTEM									21	22	23	24	25	26	27	28	29	30
PLUMBING SYSTEM DEFERRED MAINTAINANCE	1992	50	2042	17	1	lump sum	\$100,000	\$100,000										
PLUMBING SYSTEM - TOTAL REPLACEMENT COSTS								\$100,000										
ELECTRICAL SYSTEM									21	22	23	24	25	26	27	28	29	30
ELECTRICAL SYSTEM DEFERRED MAINTAINANCE	1992	40	2032	7	1	lump sum	\$250,000	\$50,000										
ELECTRICAL SYSTEM - TOTAL REPLACEMENT COST								\$50,000										
WATERPROOFING & EXTERIOR PAINTING									21	22	23	24	25	26	27	28	29	30
EXTERIOR PAINTING	2019	7	2026	1	1	lump sum	\$425,000	\$425,000			\$425,000							\$425,000
WATERPROOFING POOL DECK	2025	20	2045	20	1	lump sum	\$220,000	\$300,000	\$300,000									
WATERPROOFING LIMITED USE BALCONIES	2025	20	2045	20	1	lump sum	\$70,000	\$70,000	\$70,000									
WATERPROOFING BREEZEWAYS	2019	7	2026	1	1	lump sum	\$45,000	\$45,000			\$45,000							\$45,000
WATERPROOFING & EXTERIOR PAINTING - TOTAL REPLACEMENT COST								\$840,000										
EXTERIOR DOORS & WINDOWS									21	22	23	24	25	26	27	28	29	30
SERVICE DOOR DEFERRED MAINTAINANCE	2023	14	2037	12	1	lump sum	\$60,000	\$60,000							\$60,000			
EXTERIOR DOORS & WINDOWS - TOTAL REPLACEMENT COST								\$60,000										
YEAR:									2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
YEARLY TOTAL:									\$370,000	\$0	\$565,000	\$0	\$0	\$0	\$60,000	\$0	\$0	\$480,000
YEARLY TOTAL WITH 3% INFLATION:									\$688,309	\$0	\$1,115,076	\$0	\$0	\$0	\$133,277	\$0	\$0	\$1,165,086
PROJECTED BEGINNING OF YEAR BALANCE:									\$1,330,147	\$871,742	\$1,087,894	\$195,455	\$391,318	\$593,058	\$800,850	\$881,598	\$1,098,046	\$1,320,987
INTEREST (3%)									\$39,904	\$26,152	\$32,637	\$5,864	\$11,740	\$17,792	\$24,025	\$26,448	\$32,941	\$39,630
YEARLY ASSESSMENT:									\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000
RESERVE CASH OUTFLOW:									\$688,309	\$0	\$1,115,076	\$0	\$0	\$0	\$133,277	\$0	\$0	\$1,165,086
END OF YEAR BALANCE:									\$871,742	\$1,087,894	\$195,455	\$391,318	\$593,058	\$800,850	\$881,598	\$1,098,046	\$1,320,987	\$385,531