

2024-25

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



Brickell Place Phase II Association, Inc.

**1925 Brickell Avenue
Miami, Florida 33129**

Report No: 9455 Version 2

November 1, 2024 - October 31, 2025



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Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

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Photographs

October 16, 2024

Board of Directors
Brickell Place Phase II Association, Inc.
1925 Brickell Avenue
Miami, Florida 33129

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

As authorized, this Structural Integrity Reserve Study (SIRS) and traditional reserve study (Non-SIRS) has been prepared on the subject property Brickell Place Phase II Association, Inc. property, located at 1925 Brickell Avenue in Miami, Florida.

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

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

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

Inspected and Prepared by



Mike McCartney, RS, PRA
Reserve Analyst/Insurance Appraiser



Reviewed by



Dreux Isaac, RS, PRA
President



Executive Summary

General Information

Property Name:	Brickell Place Phase II Association, Inc.	Report Run Date:	10/16/2024
Property Location:	Miami, Florida	Report No:	9455 Version 2
Property Number:	1166	Budget Year Begins:	11/01/2024
Property Type:	Condominium	Budget Year Ends:	10/31/2025
Total Units:	467		
Inspection Date(s):	07/08/2024		

Consolidated Findings

Reserve categories:	14
Reserve components:	157
Current cost of reserve components:	\$31,109,187
Current reserve funding contribution:	\$351,738
Estimated beginning year reserve balance:	\$1,367,526
Fully funded (ideal) reserve balance:	\$18,091,391
Fully funded percentage:	8%
Number of components scheduled for replacement in year 1:	12
Cost of components scheduled for replacement in year 1:	\$4,892,475

Consolidated Funding Plans

Projected Beginning Year Reserve Balance

Allocated to SIRS:	5.00%	\$68,376
Allocated to traditional reserve study (non-SIRS):	95.00%	\$1,299,150
Total	100.00%	\$1,367,526

Pooled Funding Plan

Pooled plan method:	Threshold
Pooled threshold amount for SIRS:	\$500,000
Pooled threshold amount for traditional reserve study (Non-SIRS):	\$100,000

Recommended Funding Contributions

SIRS:	69.58%	\$1,248,531
Non-SIRS (waivable with majority vote of membership):	30.42%	\$545,887
Total	100.00%	\$1,794,418

Increase (decrease) \$ between current and recommended funding:	410.16%	\$1,442,680
2022 special assessment funds:		\$5,434,690

Report Process

The purpose of this report is to provide Brickell Place Phase II Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning November 1, 2024 and ending October 31, 2025.

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

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

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

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

SIRS History and Explanation

What is a structural integrity reserve study (SIRS)?

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

Why was the SIRS created?

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

Who is required to do a SIRS?

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

What is required to be included in a SIRS?

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

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

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

What is the deadline for completing the SIRS?

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

SIRS Components

Roofs

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

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

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

Structure

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

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

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

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

Fireproofing and Fire Protection

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

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

SIRS Components

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

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

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

Plumbing

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

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

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

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

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

SIRS Components

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

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

Electrical

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

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

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

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

Waterproofing and Exterior Painting

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

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

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

SIRS Components

Windows and Exterior Doors

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

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

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

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

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

Other SIRS Components

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

Florida Statute Chapter 718 Reserve Excerpts

718.103 Definitions

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

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

718.112(2)(e) Budget meeting

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

718.112(2)(f) Annual budget

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

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

Florida Statute Chapter 718 Reserve Excerpts

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

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

718.112(2)(g) Structural integrity reserve study

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

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

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

Florida Statute Chapter 718 Reserve Excerpts

3. At a minimum, a structural integrity reserve study must identify each item of the condominium property being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of each item of the condominium property being visually inspected, and provide a reserve funding schedule with a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each item of condominium property being visually inspected by the end of the estimated remaining useful life of the item. The structural integrity reserve study may recommend that reserves do not need to be maintained for any item for which an estimate of useful life and an estimate of replacement cost cannot be determined, or the study may recommend a deferred maintenance expense amount for such item. The structural integrity reserve study may recommend that reserves for replacement costs do not need to be maintained for any item with an estimated remaining useful life of greater than 25 years, but the study may recommend a deferred maintenance expense amount for such item.
4. This paragraph does not apply to buildings less than three stories in height; single-family, two-family, or three-family dwellings with three or fewer habitable stories above ground; any portion or component of a building that has not been submitted to the condominium form of ownership; or any portion or component of a building that is maintained by a party other than the association.
5. Before a developer turns over control of an association to unit owners other than the developer, the developer must have a turnover inspection report in compliance with s. 718.301(4)(p) and (q) for each building on the condominium property that is three stories or higher in height.
6. Associations existing on or before July 1, 2022, which are controlled by unit owners other than the developer, must have a structural integrity reserve study completed by December 31, 2024, for each building on the condominium property that is three stories or higher in height. An association that is required to complete a milestone inspection in accordance with s. 553.899 on or before December 31, 2026, may complete the structural integrity reserve study simultaneously with the milestone inspection. In no event may the structural integrity reserve study be completed after December 31, 2026.
7. If the milestone inspection required by s. 553.899, or an inspection completed for a similar local requirement, was performed within the past 5 years and meets the requirements of this paragraph, such inspection may be used in place of the visual inspection portion of the structural integrity reserve study.
8. If the officers or directors of an association willfully and knowingly fail to complete a structural integrity reserve study pursuant to this paragraph, such failure is a breach of an officer's and director's fiduciary relationship to the unit owners under s. 718.111(1).
9. Within 45 days after receiving the structural integrity reserve study, the association must distribute a copy of the study to each unit owner or deliver to each unit owner a notice that the completed study is available for inspection and copying upon a written request. Distribution of a copy of the study or notice must be made by United States mail or personal delivery to the mailing address, property address, or any other address of the owner provided to fulfill the association's notice requirements under this chapter, or by electronic transmission to the e-mail address or facsimile number provided to fulfill the association's notice requirements to unit owners who previously consented to receive notice by electronic transmission.
10. Within 45 days after receiving the structural integrity reserve study, the association must provide the division with a statement indicating that the study was completed, and that the association provided or made available such study to each unit owner in accordance with this section. The statement must be provided to the division in the manner established by the division using a form posted on the division's website.

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

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

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

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

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

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

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

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

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

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

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

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

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

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

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

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

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

Florida Administrative Code Reserve Excerpts

61B-22.006 Financial Reporting Requirements.

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

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

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

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

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

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

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

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

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

Funding Plans

Pooled Cash Flow Funding Plan

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

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

Straight-Line (Component) Funding Plan

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

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

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

$FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Units: The unit of measurement for each quantity.

Unit Abbreviations

Allow - Allowance

Ln Ft - Linear Feet

Court - Court

Lp Sm - Lump Sum

Cu Ft - Cubic Feet

Pair - Pair

Cu Yds - Cubic Yards

Sq Ft - Square Feet

Dbl Ct - Double Tennis Court

Sq Yds - Square Yards

Each - Each

Squares - Squares (roofing)

Hp - Horsepower

Total - Total

Kw - Kilowatts

Units - Units

Company Information

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

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

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

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced

Terms and Conditions

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

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

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

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

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

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

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

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

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

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

Report Notes

1. On the component schedule summary page the range of useful life and remaining life numbers shown on this page reflect the minimum and maximum life expectancies of the individual items within each category.
2. To comply with Florida Administrative Code 61B-22.005(3)(b) for pooled cash flow plan funding calculations, any components whose remaining lives are currently greater than 30 years have been shortened to 30 years and their cost proportionally reduced. This provides for full funding of these components, over their remaining lives, within a 30 year pooled cash flow plan.
3. Based on information from the State of Florida's Compliance Office for the Division of Florida Condominiums, Timeshares, and Mobile Homes, the maximum annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate. Otherwise it may be considered a balloon payment, which is prohibited under Florida Administrative Codes 61B-22.005(3)(b).
4. On September 12, 2022, the Board of Directors passed a special assessment resolution for \$7.2 million. These special assessment funds are for the maintenance, remediation, and replacement of several major projects most of which is currently included in the reserve plan. These projects began in 2023 and are expected to continue until at least 2026. In this report \$5,434,690 of these special assessment funds have been specifically designated towards reserve expenses in the 2025 and 2026 SIRS funding plan.

Recommendations and Findings

1. General Information

Property Name:	Brickell Place Phase II Association, Inc.	Report Run Date:	10/16/2024
Property Location:	Miami, Florida	Report No:	9455 Version 2
Property Number:	1166	Budget Year Begins:	11/01/2024
Property Type:	Condominium	Budget Year Ends:	10/31/2025
Total Units:	467		
Phase:	SIRS (1 of 2)		

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	45
Total current cost of all scheduled reserve components:	\$22,028,740
Estimated Beginning Year Reserve Balance:	\$68,376
Total number of components scheduled for replacement in the 2024-25 Budget Year:	8
Total cost of components scheduled for replacement in the 2024-25 Budget Year:	\$4,578,275

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$244,734
Recommended 2024-25 Reserve Funding Contribution Amount:	\$1,248,531
Increase (decrease) between Current & Recommended Contribution Amounts:	\$1,003,797
Increase (decrease) between Current & Recommended Contribution Amounts:	410.16%

Chart A

2024-25 Current Reserve Component Costs

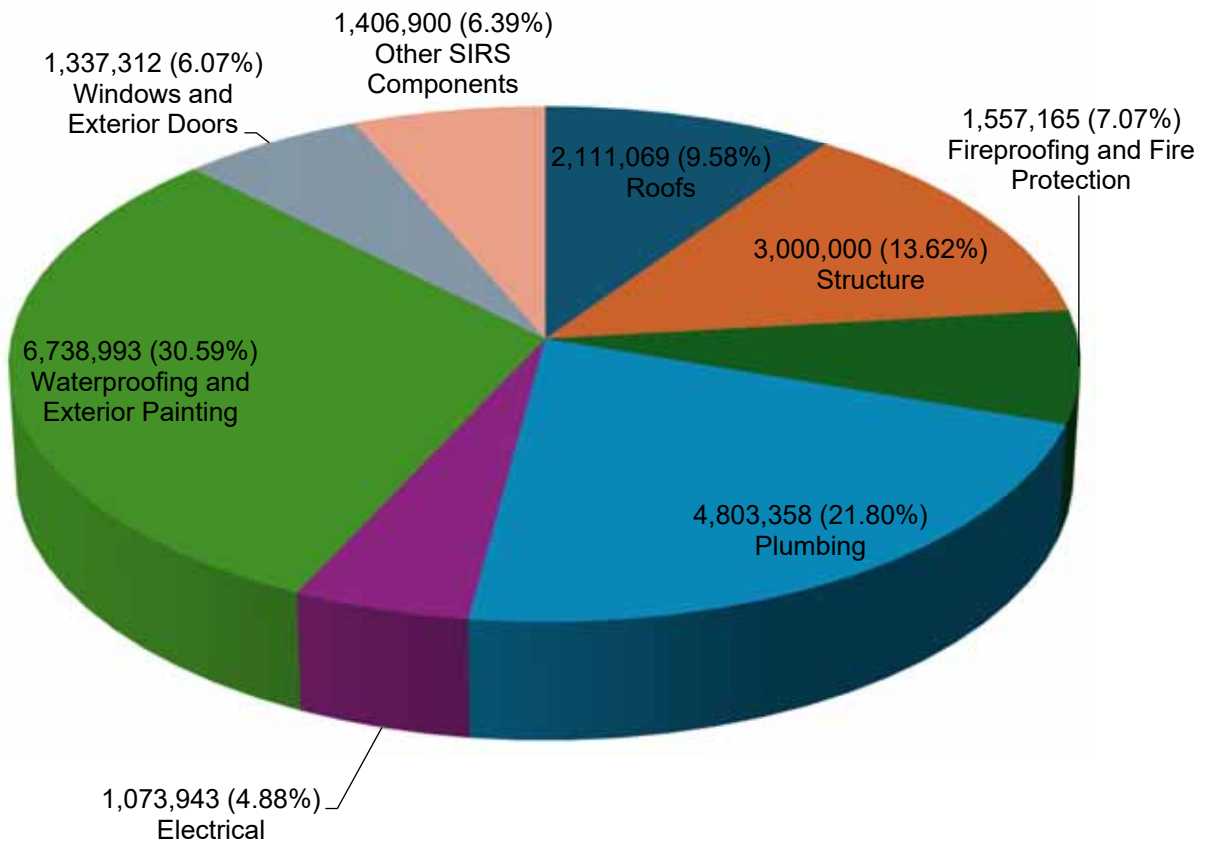


Chart B

2024-25 Actual vs. 100% Funded Reserve Balances

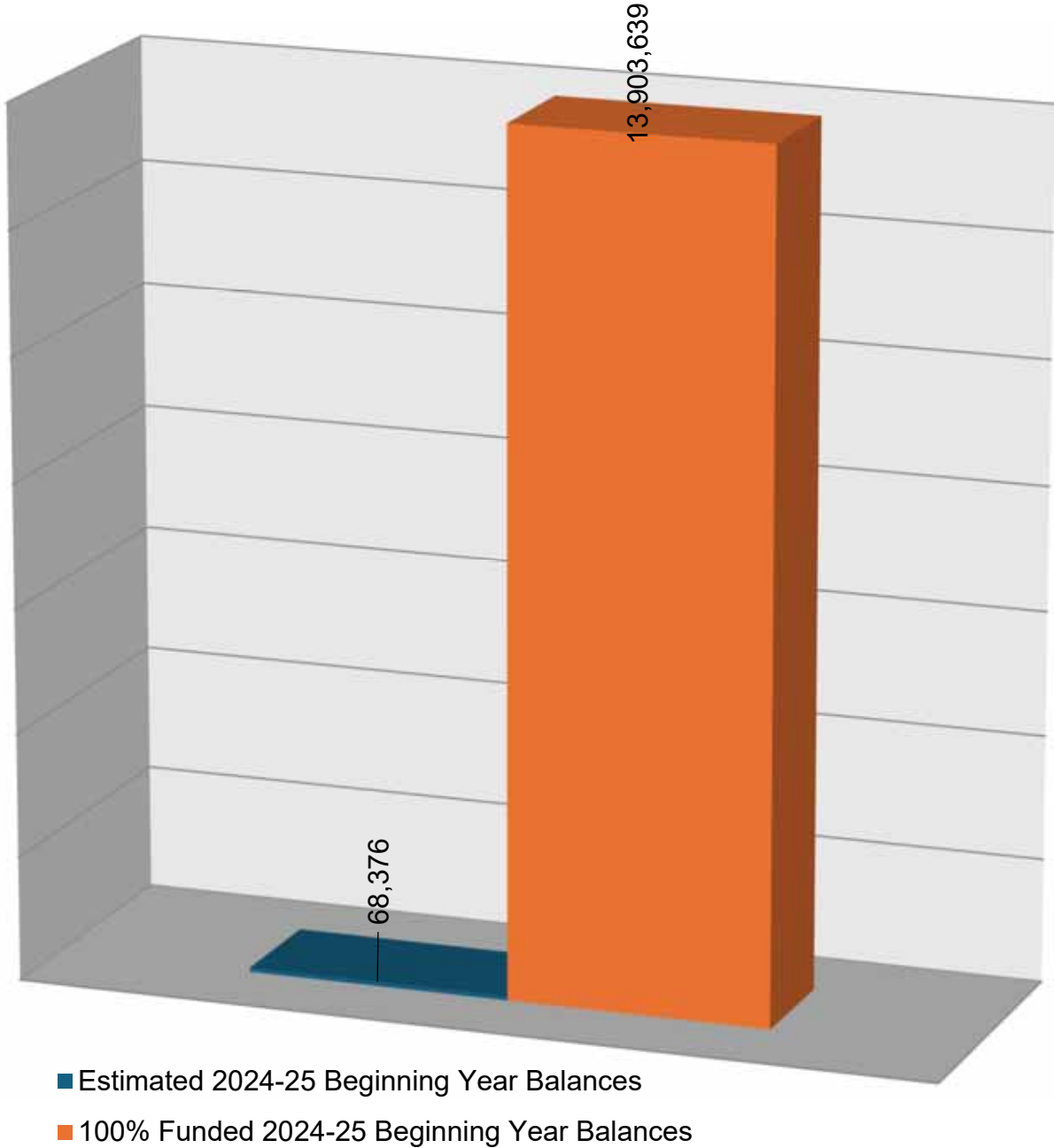
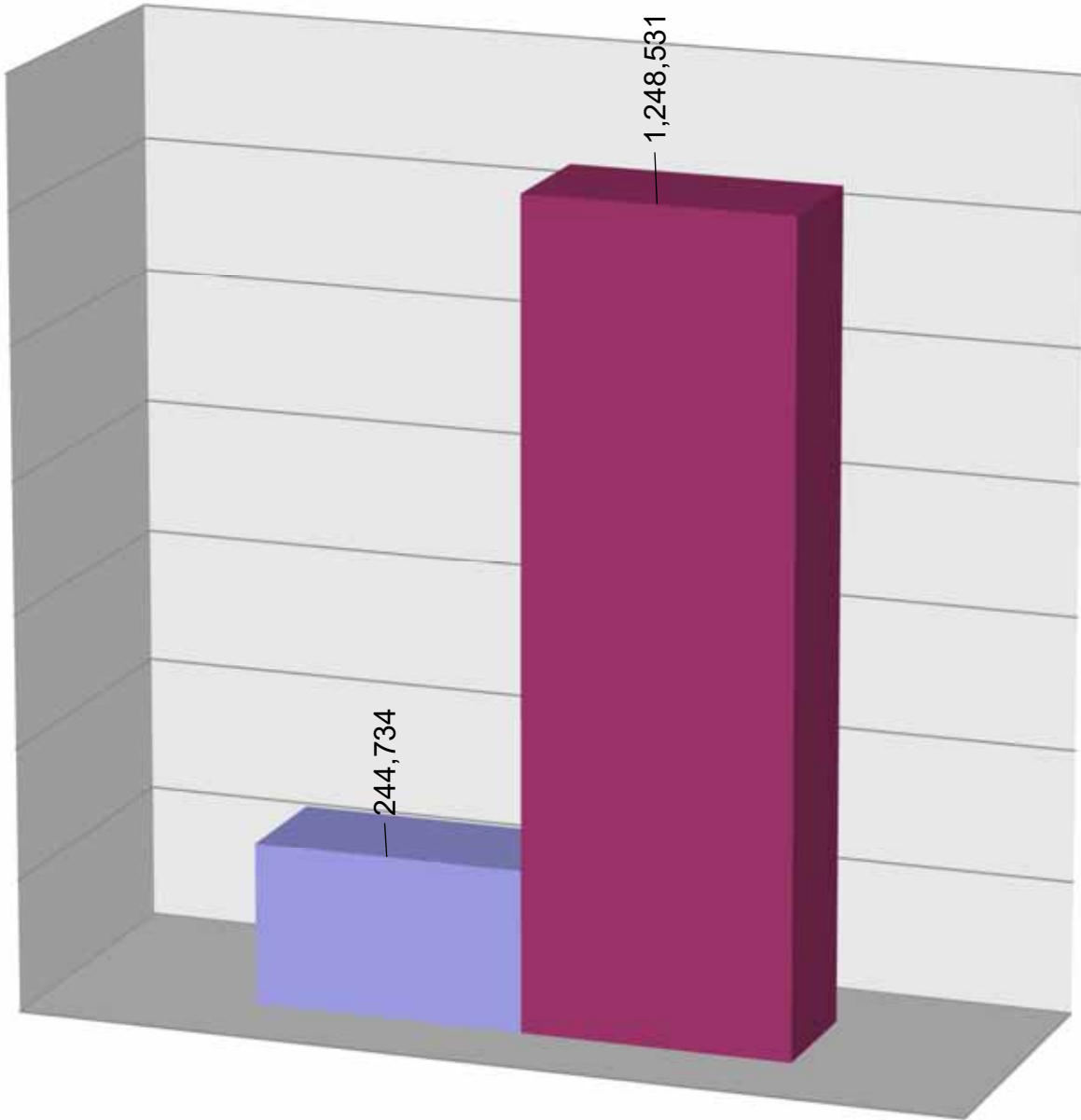


Chart C

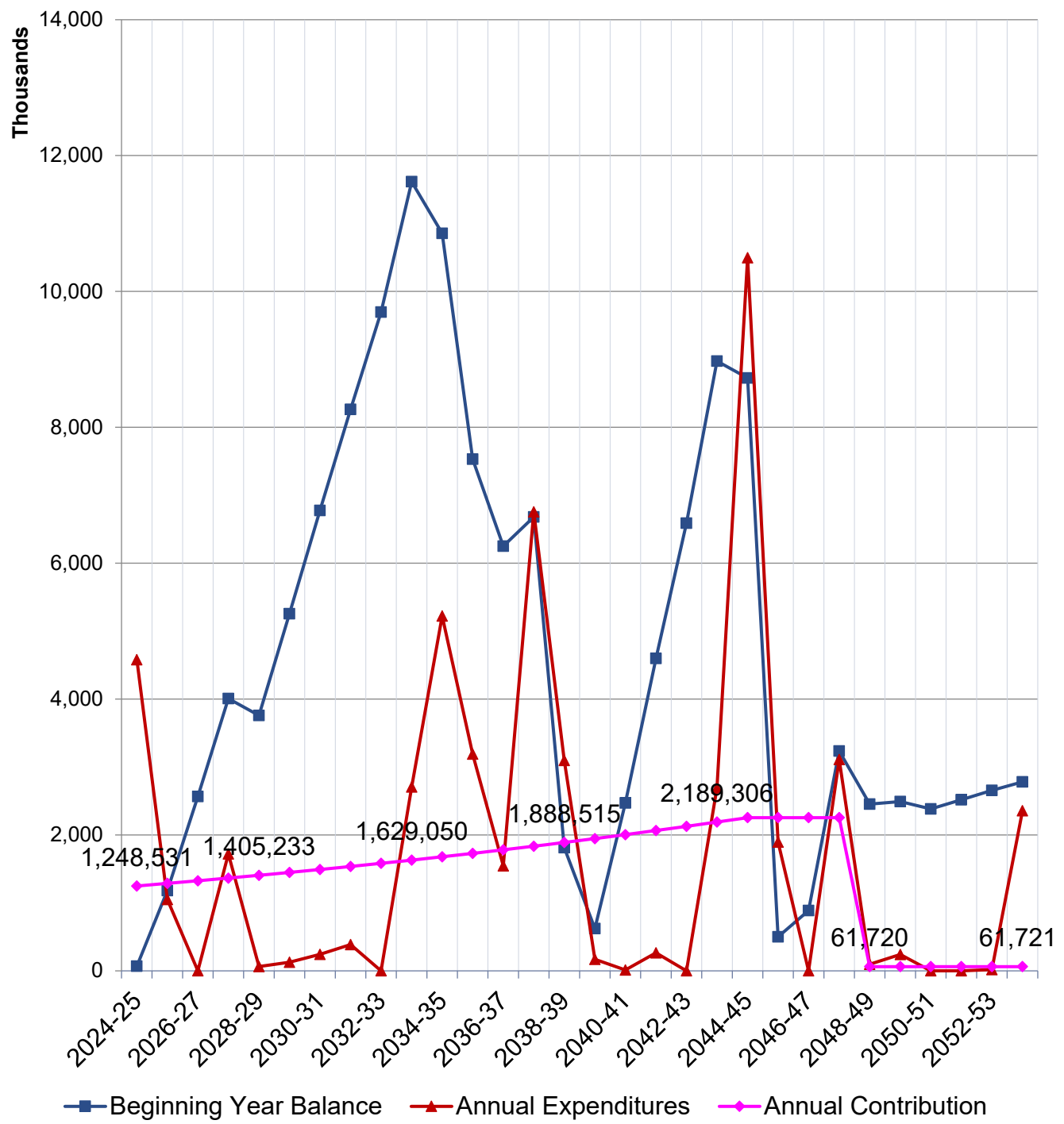
2024-25 Funding Contribution Comparisons



■ 2023-24 Annual Contribution ■ Proposed 2024-25 Cash Flow Plan Contribution

Chart D

30 Year Pooled Cash Flow Plan



Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	2,111,069	20	4-20
Structure	3,000,000	10-20	1-10
Fireproofing and Fire Protection	1,557,165	9-35	8-18
Plumbing	4,803,358	14-50	7-14
Electrical	1,073,943	30-45	10
Waterproofing and Exterior Painting	6,738,993	10-20	1-15
Windows and Exterior Doors	1,337,312	5-40	1-21
Other SIRS Components	1,406,900	5-36	1-12
Grand Total	22,028,740		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Roof, Modified Membrane - Bldg C	214	Squares	3,392.00	725,888	20	4
Roof, Single Ply - Bldg D	214	Squares	3,969.00	849,366	20	4
Roof, Single Ply - Townhomes	135	Squares	3,969.00	535,815	20	20
Roofs Total	3	Components		2,111,069	20	4-20
Structure						
Bldg Restoration/Structural/Engineering Allowance - Major	1	Total	2,000,000.00	2,000,000	20	1
Bldg Restoration/Structural/Engineering Allowance - Minor	1	Total	1,000,000.00	1,000,000	10	10
Structure Total	2	Components		3,000,000	10-20	1-10
Fireproofing and Fire Protection						
Backflow Preventer - Fire	1	Each	14,063.00	14,063	30	8
Fire Alarm System Allowance - Bldg C	1	Lp Sm	468,317.00	468,317	24	13
Fire Alarm System Allowance - Bldg D	1	Lp Sm	614,666.00	614,666	24	13
Fire Jockey Pump/Motor	1	Each	7,011.00	7,011	9	8
Fire Pump/Motor, 100 Hp w/Controller	1	Lp Sm	132,950.00	132,950	35	8
Fire Sprinklers - Garage (2005)	1	Lp Sm	160,079.00	160,079	26	8
Fire Sprinklers - Garage (2015)	1	Lp Sm	160,079.00	160,079	26	18
Fireproofing and Fire Protection Total	7	Components		1,557,165	9-35	8-18
Plumbing						
Domestic Water Booster Pump System - Bldg C	1	Total	69,964.00	69,964	25	7
Domestic Water Booster Pump System - Bldg D	1	Total	81,010.00	81,010	25	7
Plumbing Allowance	1	Total	4,600,000.00	4,600,000	50	14
Plumbing, Backflow Preventer - Domestic Water	1	Each	16,072.00	16,072	30	7
Var Freq Drive - Bldg C Domestic Water System	3	Each	6,052.00	18,156	14	7
Var Freq Drive - Bldg D Domestic Water System	3	Each	6,052.00	18,156	14	7
Plumbing Total	6	Components		4,803,358	14-50	7-14
Electrical						
Electrical Allowance	1	Total	900,000.00	900,000	45	10
Generator Tank, Steel, 550 Gallon	1	Lp Sm	22,802.00	22,802	30	10
Generator, Diesel, 275 kW w/2 ATS	1	Lp Sm	151,141.00	151,141	34	10
Electrical Total	3	Components		1,073,943	30-45	10

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Waterproofing and Exterior Painting						
Expansion Joints - Parking Deck	1	Lp Sm	223,846.00	223,846	20	11
Expansion Joints - Pool Deck	1	Lp Sm	317,893.00	317,893	20	15
Paint Exterior and Waterproof - Bldgs C & D	1	Lp Sm	1,436,542.00	1,436,542	10	1
Paint Exterior and Waterproof - Townhomes	1	Lp Sm	94,308.00	94,308	10	1
Paint Exterior/Interior and Waterproof - Parking Garage	1	Lp Sm	192,604.00	192,604	10	1
Sealants and Caulking - All Bldgs	1	Lp Sm	586,060.00	586,060	10	1
Waterproof Deck Coating - Tennis Courts	19,260	Sq Ft	8.35	160,822	10	1
Waterproof Membrane - Entry/Ramp/Walk Areas	25,000	Sq Ft	18.25	456,250	20	11
Waterproof Pools & Spa Shells	3,690	Sq Ft	37.90	139,852	20	15
Waterproofing - Parking Deck Planters	1	Lp Sm	42,057.00	42,057	20	2
Waterproofing - Pool Deck Planters	1	Lp Sm	494,928.00	494,928	20	15
Waterproofing - Walk Area Planters	1	Lp Sm	317,138.00	317,138	20	11
Waterproofing & Pavers - Exterior Walk Areas	1	Lp Sm	252,720.00	252,720	20	11
Waterproofing & Pavers - Pool Deck	1	Lp Sm	1,047,522.00	1,047,522	20	15
Waterproofing, Heavy Traffic Coating - Parking Deck	1	Lp Sm	976,451.00	976,451	10	2
Waterproofing and Exterior Painting Total	15	Components		6,738,993	10-20	1-15
Windows and Exterior Doors						
Door Allowance - Common/Service Areas	1	Total	76,160.00	76,160	5	1
Door Allowance - Townhomes Entry	1	Total	57,120.00	57,120	20	11
Door, Metal Roll Up, 8 x 7 - Trash Rooms	2	Each	4,026.00	8,052	24	5
Window & Door Allowance, IR Glass - Common Areas	7,716	Sq Ft	155.00	1,195,980	40	21
Windows and Exterior Doors Total	4	Components		1,337,312	5-40	1-21
Other SIRS Components						
Acrylic Deck Coating - Tennis Courts	19,260	Sq Ft	1.65	31,779	5	1
Pools/Spa Finish, Exposed Aggregate	1	Lp Sm	35,278.00	35,278	10	5
Pools/Spa, Tile Trim Allowance	1	Lp Sm	11,759.00	11,759	10	5
Railing, Alum Picket, 42" - Bldgs C & D	11,692	Ln Ft	107.00	1,251,044	36	12
Railing, Alum Picket, 42" - Townhomes	720	Ln Ft	107.00	77,040	36	12
Other SIRS Components Total	5	Components		1,406,900	5-36	1-12
Grand Total	45	Components		22,028,740		

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	2022 Special Assessment Funds	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2024-25	68,376	1,248,531	410.16%	4,385,626	4,578,274	3.00%	56,213	5.00%	1,180,472
2	2025-26	1,180,472	1,285,987	3.00%	1,049,064	1,049,064	3.00%	98,658	4.00%	2,565,117
3	2026-27	2,565,117	1,324,567	3.00%	0	0	3.00%	116,691	3.00%	4,006,375
4	2027-28	4,006,375	1,364,304	3.00%	0	1,721,322	3.00%	109,481	3.00%	3,758,838
5	2028-29	3,758,838	1,405,233	3.00%	0	62,004	3.00%	153,062	3.00%	5,255,129
6	2029-30	5,255,129	1,447,390	3.00%	0	125,131	3.00%	197,322	3.00%	6,774,710
7	2030-31	6,774,710	1,490,812	3.00%	0	242,820	3.00%	240,681	3.00%	8,263,383
8	2031-32	8,263,383	1,535,536	3.00%	0	386,308	3.00%	282,378	3.00%	9,694,989
9	2032-33	9,694,989	1,581,602	3.00%	0	0	3.00%	338,298	3.00%	11,614,889
10	2033-34	11,614,889	1,629,050	3.00%	0	2,706,025	3.00%	316,137	3.00%	10,854,051
11	2034-35	10,854,051	1,677,921	3.00%	0	5,221,581	3.00%	219,312	3.00%	7,529,703
12	2035-36	7,529,703	1,728,259	3.00%	0	3,190,014	3.00%	182,038	3.00%	6,249,986
13	2036-37	6,249,986	1,780,107	3.00%	0	1,544,074	3.00%	194,581	3.00%	6,680,600
14	2037-38	6,680,600	1,833,510	3.00%	0	6,755,253	3.00%	52,766	3.00%	1,811,623
15	2038-39	1,811,623	1,888,515	3.00%	0	3,096,619	3.00%	18,106	3.00%	621,625
16	2039-40	621,625	1,945,170	3.00%	0	168,166	3.00%	71,959	3.00%	2,470,588
17	2040-41	2,470,588	2,003,525	3.00%	0	11,251	3.00%	133,886	3.00%	4,596,748
18	2041-42	4,596,748	2,063,631	3.00%	0	264,586	3.00%	191,874	3.00%	6,587,667
19	2042-43	6,587,667	2,125,540	3.00%	0	0	3.00%	261,396	3.00%	8,974,603
20	2043-44	8,974,603	2,189,306	3.00%	0	2,693,059	3.00%	254,126	3.00%	8,724,976
21	2044-45	8,724,976	2,254,983	3.00%	0	10,494,522	3.00%	14,563	3.00%	500,000
22	2045-46	500,000	2,254,983	0.00%	0	1,894,723	3.00%	25,808	3.00%	886,068
23	2046-47	886,068	2,254,983	0.00%	0	0	3.00%	94,232	3.00%	3,235,283
24	2047-48	3,235,283	2,254,983	0.00%	0	3,108,898	3.00%	71,441	3.00%	2,452,809
25	2048-49	2,452,809	61,720	-97.26%	0	95,617	3.00%	72,567	3.00%	2,491,479
26	2049-50	2,491,479	61,720	0.00%	0	240,679	3.00%	69,376	3.00%	2,381,896
27	2050-51	2,381,896	61,720	0.00%	0	0	3.00%	73,308	3.00%	2,516,924
28	2051-52	2,516,924	61,720	0.00%	0	0	3.00%	77,359	3.00%	2,656,003
29	2052-53	2,656,003	61,720	0.00%	0	18,422	3.00%	80,979	3.00%	2,780,280
30	2053-54	2,780,280	61,721	0.00%	0	2,356,564	3.00%	14,563	3.00%	500,000
Grand Total			42,938,749		5,434,690	52,024,976		4,083,161		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2024-25		
Structure	Bldg Restoration/Structural/Engineering Allowance - Major	2,000,000
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Bldgs C & D	1,436,542
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Townhomes	94,308
Waterproofing and Exterior Painting	Paint Exterior/Interior and Waterproof - Parking Garage	192,604
Waterproofing and Exterior Painting	Sealants and Caulking - All Bldgs	586,060
Waterproofing and Exterior Painting	Waterproof Deck Coating - Tennis Courts	160,821
Windows and Exterior Doors	Door Allowance - Common/Service Areas	76,160
Other SIRS Components	Acrylic Deck Coating - Tennis Courts	31,779
Year 1 Total		4,578,274
Year 2: 2025-26		
Waterproofing and Exterior Painting	Waterproofing - Parking Deck Planters	43,319
Waterproofing and Exterior Painting	Waterproofing, Heavy Traffic Coating - Parking Deck	1,005,745
Year 2 Total		1,049,064
Year 3: 2026-27		
	No Expenses	
Year 4: 2027-28		
Roofs	Roof, Modified Membrane - Bldg C	793,197
Roofs	Roof, Single Ply - Bldg D	928,125
Year 4 Total		1,721,322
Year 5: 2028-29		
Windows and Exterior Doors	Door, Metal Roll Up, 8 x 7 - Trash Rooms	9,063
Other SIRS Components	Pools/Spa Finish, Exposed Aggregate	39,706
Other SIRS Components	Pools/Spa, Tile Trim Allowance	13,235
Year 5 Total		62,004
Year 6: 2029-30		
Windows and Exterior Doors	Door Allowance - Common/Service Areas	88,290
Other SIRS Components	Acrylic Deck Coating - Tennis Courts	36,841
Year 6 Total		125,131
Year 7: 2030-31		
Plumbing	Domestic Water Booster Pump System - Bldg C	83,541
Plumbing	Domestic Water Booster Pump System - Bldg D	96,730
Plumbing	Plumbing, Backflow Preventer - Domestic Water	19,191
Plumbing	Var Freq Drive - Bldg C Domestic Water System	21,679

Category	Description	Cost
Plumbing	Var Freq Drive - Bldg D Domestic Water System	21,679
Year 7 Total		242,820

Year 8: 2031-32

Fireproofing and Fire Protection	Backflow Preventer - Fire	17,296
Fireproofing and Fire Protection	Fire Jockey Pump/Motor	8,623
Fireproofing and Fire Protection	Fire Pump/Motor, 100 Hp w/Controller	163,512
Fireproofing and Fire Protection	Fire Sprinklers - Garage (2005)	196,877
Year 8 Total		386,308

Year 9: 2032-33

No Expenses

Year 10: 2033-34

Structure	Bldg Restoration/Structural/Engineering Allowance - Minor	1,304,773
Electrical	Electrical Allowance	1,174,296
Electrical	Generator Tank, Steel, 550 Gallon	29,751
Electrical	Generator, Diesel, 275 kW w/2 ATS	197,205
Year 10 Total		2,706,025

Year 11: 2034-35

Waterproofing and Exterior Painting	Expansion Joints - Parking Deck	300,830
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Bldgs C & D	1,930,592
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Townhomes	126,742
Waterproofing and Exterior Painting	Paint Exterior/Interior and Waterproof - Parking Garage	258,844
Waterproofing and Exterior Painting	Sealants and Caulking - All Bldgs	787,615
Waterproofing and Exterior Painting	Waterproof Deck Coating - Tennis Courts	216,130
Waterproofing and Exterior Painting	Waterproof Membrane - Entry/Ramp/Walk Areas	613,162
Waterproofing and Exterior Painting	Waterproofing - Walk Area Planters	426,207
Waterproofing and Exterior Painting	Waterproofing & Pavers - Exterior Walk Areas	339,634
Windows and Exterior Doors	Door Allowance - Common/Service Areas	102,353
Windows and Exterior Doors	Door Allowance - Townhomes Entry	76,764
Other SIRS Components	Acrylic Deck Coating - Tennis Courts	42,708
Year 11 Total		5,221,581

Year 12: 2035-36

Waterproofing and Exterior Painting	Waterproofing, Heavy Traffic Coating - Parking Deck	1,351,636
Other SIRS Components	Railing, Alum Picket, 42" - Bldgs C & D	1,731,737
Other SIRS Components	Railing, Alum Picket, 42" - Townhomes	106,641
Year 12 Total		3,190,014

Category	Description	Cost
Year 13: 2036-37		
Fireproofing and Fire Protection	Fire Alarm System Allowance - Bldg C	667,708
Fireproofing and Fire Protection	Fire Alarm System Allowance - Bldg D	876,366
Year 13 Total		1,544,074
Year 14: 2037-38		
Plumbing	Plumbing Allowance	6,755,253
Year 14 Total		6,755,253
Year 15: 2038-39		
Waterproofing and Exterior Painting	Expansion Joints - Pool Deck	480,841
Waterproofing and Exterior Painting	Waterproof Pools & Spa Shells	211,537
Waterproofing and Exterior Painting	Waterproofing - Pool Deck Planters	748,623
Waterproofing and Exterior Painting	Waterproofing & Pavers - Pool Deck	1,584,470
Other SIRS Components	Pools/Spa Finish, Exposed Aggregate	53,361
Other SIRS Components	Pools/Spa, Tile Trim Allowance	17,787
Year 15 Total		3,096,619
Year 16: 2039-40		
Windows and Exterior Doors	Door Allowance - Common/Service Areas	118,655
Other SIRS Components	Acrylic Deck Coating - Tennis Courts	49,511
Year 16 Total		168,166
Year 17: 2040-41		
Fireproofing and Fire Protection	Fire Jockey Pump/Motor	11,251
Year 17 Total		11,251
Year 18: 2041-42		
Fireproofing and Fire Protection	Fire Sprinklers - Garage (2015)	264,586
Year 18 Total		264,586
Year 19: 2042-43	No Expenses	
Year 20: 2043-44		
Roofs	Roof, Single Ply - Townhomes	939,554
Structure	Bldg Restoration/Structural/Engineering Allowance - Minor	1,753,505
Year 20 Total		2,693,059

Category	Description	Cost
Year 21: 2044-45		
Structure	Bldg Restoration/Structural/Engineering Allowance - Major	3,612,220
Plumbing	Var Freq Drive - Bldg C Domestic Water System	32,792
Plumbing	Var Freq Drive - Bldg D Domestic Water System	32,792
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Bldgs C & D	2,594,553
Waterproofing and Exterior Painting	Paint Exterior and Waterproof - Townhomes	170,331
Waterproofing and Exterior Painting	Paint Exterior/Interior and Waterproof - Parking Garage	347,864
Waterproofing and Exterior Painting	Sealants and Caulking - All Bldgs	1,058,489
Waterproofing and Exterior Painting	Waterproof Deck Coating - Tennis Courts	290,460
Windows and Exterior Doors	Door Allowance - Common/Service Areas	137,553
Windows and Exterior Doors	Window & Door Allowance, IR Glass - Common Areas	2,160,072
Other SIRS Components	Acrylic Deck Coating - Tennis Courts	57,396
Year 21 Total		10,494,522
Year 22: 2045-46		
Waterproofing and Exterior Painting	Waterproofing - Parking Deck Planters	78,238
Waterproofing and Exterior Painting	Waterproofing, Heavy Traffic Coating - Parking Deck	1,816,485
Year 22 Total		1,894,723
Year 23: 2046-47 No Expenses		
Year 24: 2047-48		
Roofs	Roof, Modified Membrane - Bldg C	1,432,602
Roofs	Roof, Single Ply - Bldg D	1,676,296
Year 24 Total		3,108,898
Year 25: 2048-49		
Other SIRS Components	Pools/Spa Finish, Exposed Aggregate	71,713
Other SIRS Components	Pools/Spa, Tile Trim Allowance	23,904
Year 25 Total		95,617
Year 26: 2049-50		
Fireproofing and Fire Protection	Fire Jockey Pump/Motor	14,679
Windows and Exterior Doors	Door Allowance - Common/Service Areas	159,462
Other SIRS Components	Acrylic Deck Coating - Tennis Courts	66,538
Year 26 Total		240,679
Year 27: 2050-51 No Expenses		

Category	Description	Cost
Year 28: 2051-52	No Expenses	
Year 29: 2052-53		
Windows and Exterior Doors	Door, Metal Roll Up, 8 x 7 - Trash Rooms	18,422
Year 29 Total		18,422
Year 30: 2053-54		
Structure	Bldg Restoration/Structural/Engineering Allowance - Minor	2,356,564
Year 30 Total		2,356,564

Recommendations and Findings

1. General Information

Property Name:	Brickell Place Phase II Association, Inc.	Report Run Date:	10/16/2024
Property Location:	Miami, Florida	Report No:	9455 Version 2
Property Number:	1166	Budget Year Begins:	11/01/2024
Property Type:	Condominium	Budget Year Ends:	10/31/2025
Total Units:	467		
Phase:	Non SIRS (2 of 2)		

2. Report Findings

Total number of categories set up in reserve schedule:	6
Total number of components scheduled for reserve funding:	112
Total current cost of all scheduled reserve components:	\$9,080,447
Estimated Beginning Year Reserve Balance:	\$1,299,150
Total number of components scheduled for replacement in the 2024-25 Budget Year:	4
Total cost of components scheduled for replacement in the 2024-25 Budget Year:	\$314,201

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	\$107,004
Recommended 2024-25 Reserve Funding Contribution Amount:	\$545,887
Recommended 2024-25 Planned Special Assessment Amount:	\$0
Total 2024-25 Reserve Funding and Planned Special Assessment Amount:	\$545,887
Increase (decrease) between Current & Recommended Contribution Amounts:	\$438,883
Increase (decrease) between Current & Recommended Contribution Amounts:	410.16%

Chart A

2024-25 Current Reserve Component Costs

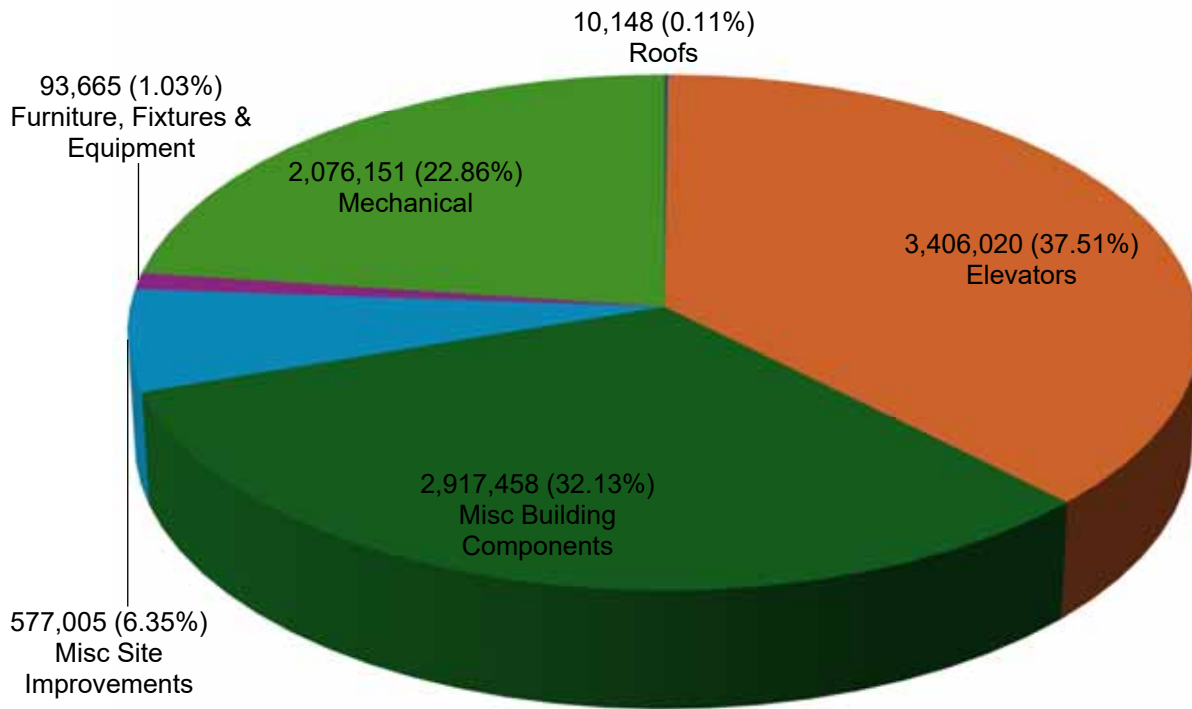


Chart B

2024-25 Actual vs. 100% Funded Reserve Balances

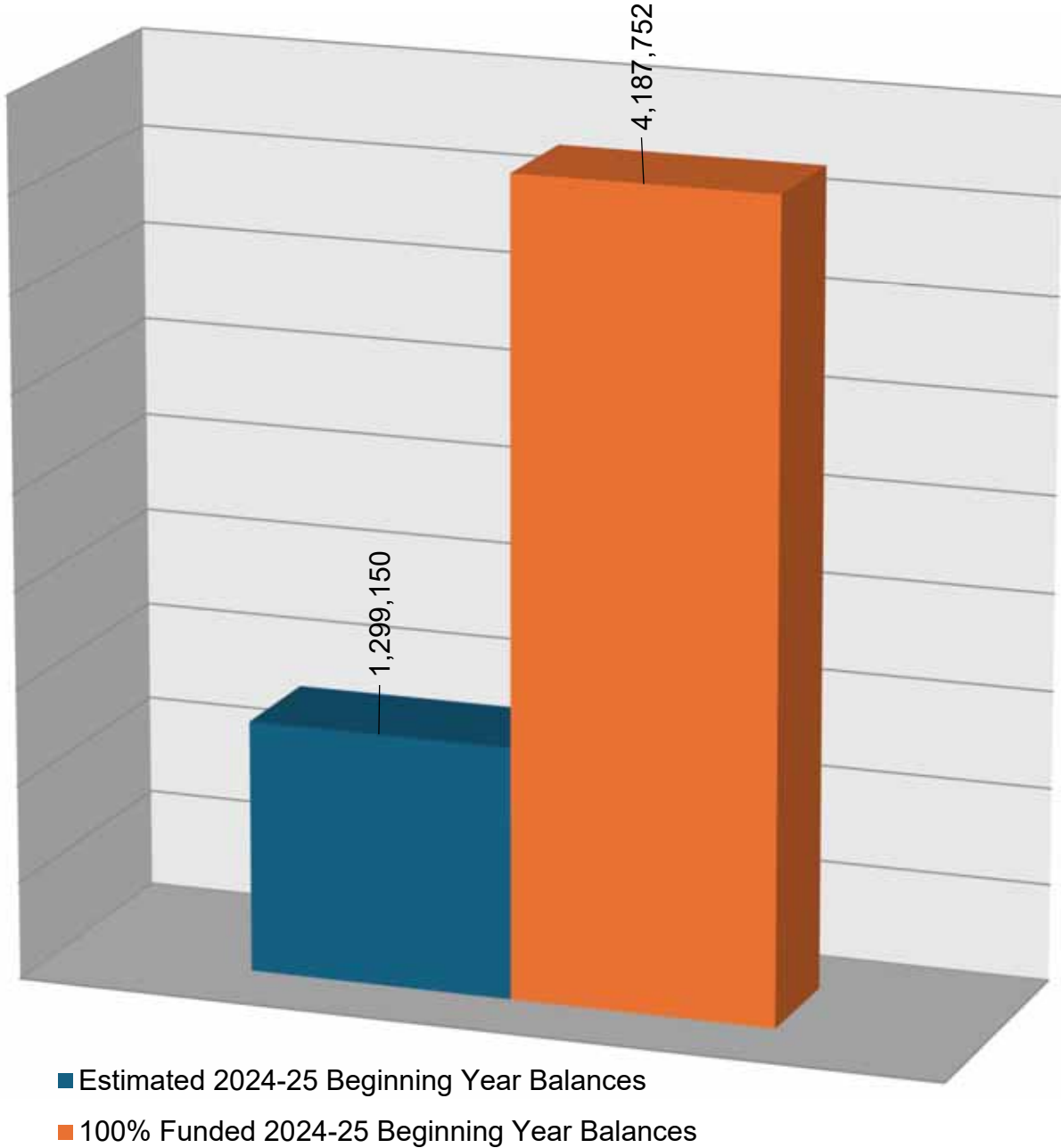
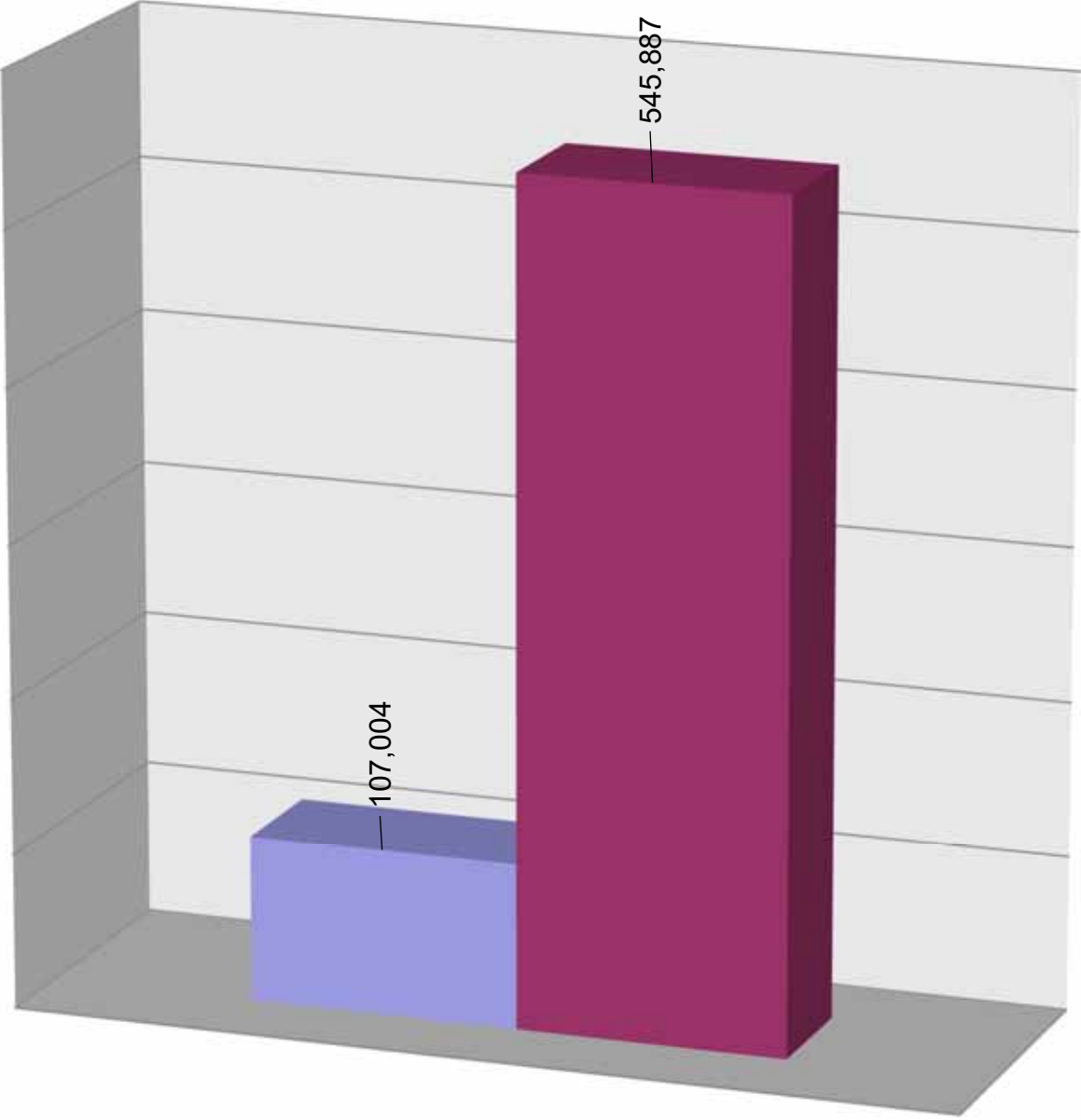


Chart C

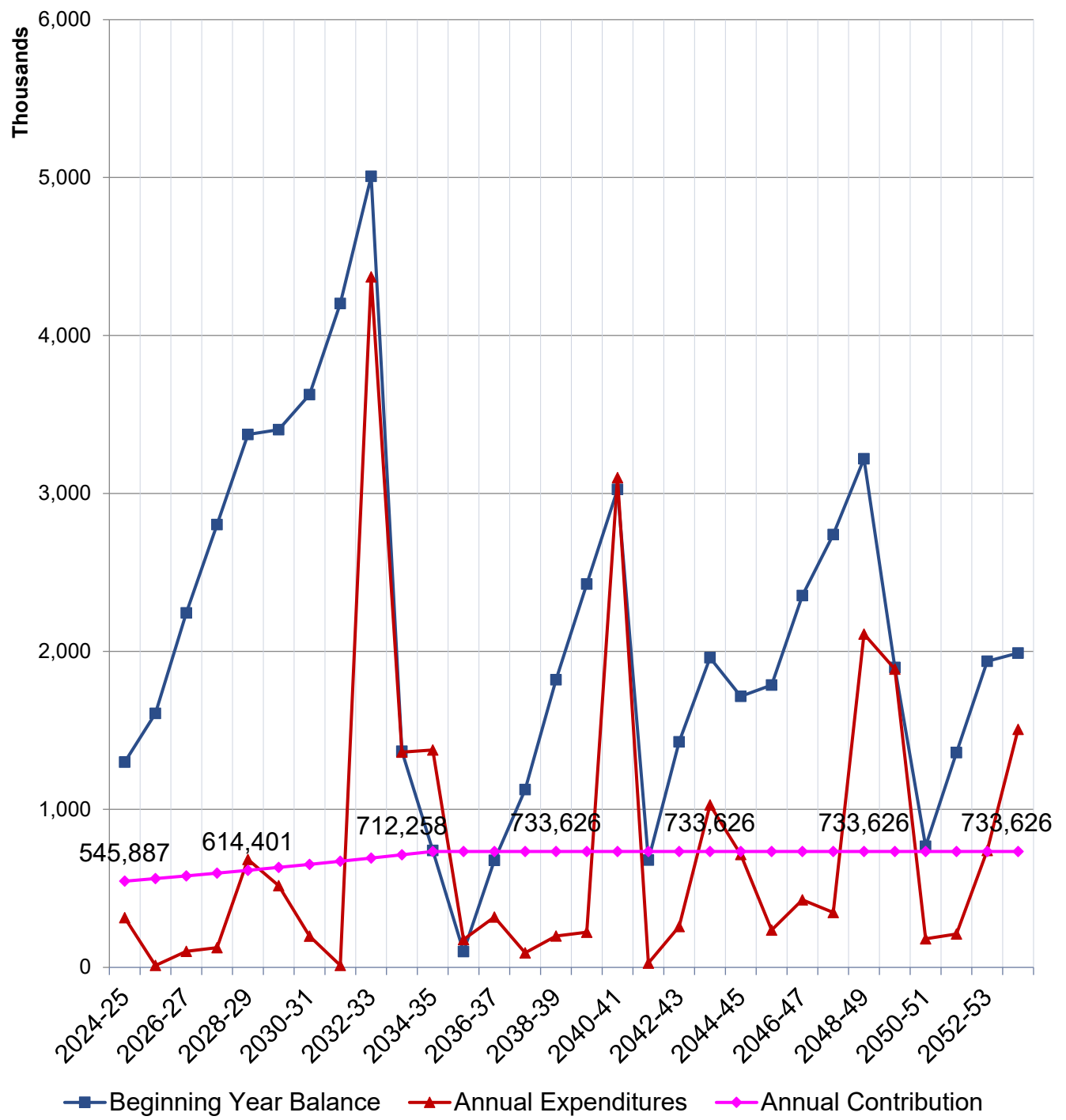
2024-25 Funding Contribution Comparisons



■ 2023-24 Annual Contribution ■ Proposed 2024-25 Cash Flow Plan Contribution

Chart D

30 Year Pooled Cash Flow Plan



Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	10,148	24-25	4-9
Elevators	3,406,020	16-24	9
Misc Building Components	2,917,458	8-30	3-19
Misc Site Improvements	577,005	5-26	1-22
Furniture, Fixtures & Equipment	93,665	3-20	3-10
Mechanical	2,076,151	12-25	1-16
Grand Total	9,080,447		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Roof, Asphalt Shingle - Snack Bar	6	Squares	734.00	4,404	24	9
Roof, Metal - Guard House	4	Squares	1,436.00	5,744	25	4
Roofs Total	2	Components		10,148	24-25	4-9
Elevators						
Elevator Cab Refurbishment Allowance	6	Each	38,741.00	232,446	16	9
Elevator Door & Frame Skins, Aluminum	120	Each	2,723.00	326,760	16	9
Elevator Modernization, 16 Stop/2500#/Geared - Bldg C	2	Each	458,435.00	916,870	24	9
Elevator Modernization, 16 Stop/3500#/Geared - Bldg C	1	Each	458,435.00	458,435	24	9
Elevator Modernization, 21 Stop/2500#/Geared - Bldg D	2	Each	490,503.00	981,006	24	9
Elevator Modernization, 21 Stop/3500#/Geared - Bldg D	1	Each	490,503.00	490,503	24	9
Elevators Total	6	Components		3,406,020	16-24	9
Misc Building Components						
Awning Fabric - Marina Lounge/Dog Park	750	Sq Ft	18.00	13,500	9	4
Awning Fabric, Vinyl - Bldg C Trash Room	278	Sq Ft	18.00	5,004	10	3
Awning Fabric, Vinyl - Bldg D Trash Room	278	Sq Ft	18.00	5,004	10	3
Awning Frame, Alum - Marina Lounge/Dog Park	750	Sq Ft	22.27	16,703	27	13
Awning Frame, Galv Stl - Bldg C Trash Room	278	Sq Ft	19.85	5,519	20	3
Awning Frame, Galv Stl - Bldg D Trash Room	278	Sq Ft	19.85	5,519	20	3
Cardboard Baler - Bldg D	1	Each	11,390.00	11,390	20	13
Finish, Carpet - Bldg C Game Room	56	Sq Yds	69.00	3,864	12	7
Finish, Carpet - Bldg C Lobby	100	Sq Yds	69.00	6,900	12	12
Finish, Carpet - Bldg C Upper Corridors	1,779	Sq Yds	69.00	122,751	12	5
Finish, Carpet - Bldg D Lobby	150	Sq Yds	69.00	10,350	12	12
Finish, Carpet - Bldg D Upper Corridors	2,408	Sq Yds	69.00	166,152	12	5
Finish, Ceiling Tile - Bldg C Common Areas	7,219	Sq Ft	7.83	56,525	18	5
Finish, Ceiling Tile - Bldg D Common Areas	5,451	Sq Ft	7.83	42,682	18	5
Finish, Laminate Floor - Bldg D Kids Room	544	Sq Ft	6.93	3,770	15	10
Finish, Paint Interior - Bldg C Common Areas	1	Lp Sm	213,813.00	213,813	10	10
Finish, Paint Interior - Bldg D Common Areas	1	Lp Sm	292,584.00	292,584	10	10
Finish, Paint Stairwells - Bldg C & D	80	Flights	725.00	58,000	14	11
Finish, Tile Floor - Bldg C Common Areas	7,824	Sq Ft	15.28	119,551	24	17
Finish, Tile Floor - Bldg C Upper Corridors	5,420	Sq Ft	15.28	82,818	24	17
Finish, Tile Floor - Bldg D Common Areas	4,775	Sq Ft	15.28	72,962	24	17
Finish, Tile Floor - Bldg D Upper Corridors	7,514	Sq Ft	15.28	114,814	24	17
Precast Modular BBQ System	2	Each	7,418.00	14,836	15	13

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Redecorating Allowance - Bldg C & D Common Areas	1	Lp Sm	85,000.00	85,000	12	12
Renovation Allowance - Bldg C Cabana Corridors	1	Lp Sm	29,200.00	29,200	24	17
Renovation Allowance - Bldg C Game Room	1	Lp Sm	25,000.00	25,000	20	13
Renovation Allowance - Bldg C Party Room	1	Lp Sm	19,900.00	19,900	20	13
Renovation Allowance - Bldg C Upper Corridors	1	Lp Sm	400,300.00	400,300	24	17
Renovation Allowance - Bldg D Party Room	1	Lp Sm	7,800.00	7,800	20	13
Renovation Allowance - Bldg D Upper Corridors	1	Lp Sm	547,100.00	547,100	24	17
Restroom Renovation Allowance - (In House)	1	Lp Sm	20,000.00	20,000	12	5
Security, Access Control System - Bldg C	1	Total	49,331.00	49,331	12	7
Security, Access Control System - Bldg D	1	Total	44,129.00	44,129	12	7
Security, Camera Surveillance System	1	Lp Sm	62,351.00	62,351	8	6
Trash Chute Guillotine - Bldg C	1	Each	2,872.00	2,872	25	19
Trash Chute Guillotine - Bldg D	1	Each	2,872.00	2,872	25	18
Trash Chute System - Bldg C	1	Total	61,740.00	61,740	30	10
Trash Chute System - Bldg D	1	Total	83,790.00	83,790	30	10
Trash Compactor - Bldg C	1	Each	15,531.00	15,531	15	5
Trash Compactor - Bldg D	1	Each	15,531.00	15,531	15	6
Misc Building Components Total	40	Components		2,917,458	8-30	3-19

Misc Site Improvements

Access Control, FOB Reader - Entry/Exit Gates	2	Each	2,601.00	5,202	8	5
Access Control, Gate Operator, Barrier - Resident/Visitor	2	Each	7,677.00	15,354	12	4
Access Control, RFID Reader - Resident Entry Gate	1	Each	3,475.00	3,475	8	5
Awning Fabric - Snack Bar	1	Lp Sm	10,912.00	10,912	12	9
Awning Fabric - Tennis Shelter	113	Sq Ft	18.00	2,034	9	4
Awning Fabric, Vinyl - Guard House	64	Sq Ft	18.00	1,152	12	10
Awning Frame, Alum - Guard House	64	Sq Ft	22.27	1,426	24	10
Awning Frame, Alum - Tennis Shelter	113	Sq Ft	22.27	2,517	18	13
Awning, GS Pipe Frame - Snack Bar	1	Lp Sm	11,192.00	11,192	24	9
Cabanas - Pool Deck	6	Each	5,500.00	33,000	20	16
Fence, Alum Picket, 4' - Pool Deck	315	Ln Ft	85.00	26,775	26	21
Fence, VC Chain Link, 4' - 5' - Seawall/Dog Park	194	Ln Ft	19.41	3,766	22	17
Gate Operator, Sliding - Property Exit	4	Each	8,189.00	32,756	12	4
Gate, Ornamental Alum Sliding - Property Exit	4	Each	6,119.00	24,476	18	7
Light Pole & Fixture - Pool Deck	11	Each	5,855.00	64,405	26	21
Lighting, Sgl Globe - Parking, Pool & Bay Areas	64	Each	443.00	28,352	18	7
Paint Exterior Light Poles	1	Lp Sm	11,686.00	11,686	10	2
Pavilion Fabric, Vinyl - BBQ Area	509	Sq Ft	18.00	9,162	12	10
Pavilion Frame, Alum - BBQ Area	509	Sq Ft	22.27	11,336	24	22
Playground Equipment	1	Lp Sm	32,100.00	32,100	15	13
Pool Equipment, Heater, 400K BTU NG - Pool	1	Each	11,675.00	11,675	10	1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Pool Equipment, Pump/Motor/Filter Allowance	1	Total	5,000.00	5,000	5	5
Pool/Spa Gutter Grate	230	Ln Ft	26.00	5,980	20	15
Renovation Allowance - Guard House/Security Office	1	Lp Sm	28,577.00	28,577	15	10
Renovation Allowance - Snack Bar	1	Lp Sm	33,577.00	33,577	15	10
Seawall, Concrete, Deferred Maintenance Allowance	1	Lp Sm	90,000.00	90,000	20	11
Spa, Heater, 250k BTU Nat Gas	1	Each	6,745.00	6,745	8	3
Tennis Court Fencing	560	Ln Ft	38.54	21,583	20	15
Tennis Court Gates, Alum Picket, 10' x 4'	2	Each	6,224.00	12,448	25	20
Tennis Court, Light Fixtures	26	Each	1,167.00	30,342	20	15
Misc Site Improvements Total	30	Components		577,005	5-26	1-22

Furniture, Fixtures & Equipment

Appliance Allowance - Party Rooms	1	Total	13,000.00	13,000	16	9
Computer Server	1	Each	8,254.00	8,254	6	6
Computer Workstation Allowance	1	Each	4,953.00	4,953	3	3
Furniture, Outdoor - Pool Area	1	Lp Sm	44,300.00	44,300	10	6
Maint, Scissor Lift	1	Lp Sm	14,079.00	14,079	20	10
Phone System - Bldg D Association Office	1	Lp Sm	9,079.00	9,079	10	7
Furniture, Fixtures & Equipment Total	6	Components		93,665	3-20	3-10

Mechanical

A/C Air Handling Unit #2 - Bldg D	1	Each	179,288.00	179,288	15	6
A/C Compressor Unit, 100 Ton - Bldg D	1	Each	224,901.00	224,901	15	10
A/C Condenser Water Pump/Motor, 25 Hp - Bldg C	1	Each	23,252.00	23,252	12	1
A/C Condenser Water Pump/Motor, 25 Hp - Bldg C	1	Each	23,252.00	23,252	12	3
A/C Condenser Water Pump/Motor, 40 Hp - Bldg D	1	Each	35,771.00	35,771	12	1
A/C Condenser Water Pump/Motor, 50 Hp - Bldg D	1	Each	39,771.00	39,771	12	3
A/C Cooling Tower - Bldg C	2	Each	177,612.00	355,224	15	11
A/C Cooling Tower - Bldg D	2	Each	245,272.00	490,544	15	11
A/C Cooling Twr Variable Frequency Drive - Bldg C	2	Each	15,129.00	30,258	14	10
A/C Cooling Twr Variable Frequency Drive - Bldg D	2	Each	15,129.00	30,258	14	10
A/C Ductwork Allowance - Roofs	1	Lp Sm	17,428.00	17,428	20	16
A/C Mini Split System, 1 Ton - Snack Bar	1	Each	5,941.00	5,941	15	7
A/C Multistack System, 30 & 50 Ton - Bldg C	1	Each	243,503.00	243,503	16	1
A/C Split System, 3 Ton - Bldg C Elev Equip	1	Each	9,122.00	9,122	15	4
A/C Split System, 3.5 Ton - Bldg D Maint/Marina Restroom	1	Each	9,698.00	9,698	12	10
A/C Split System, 4 Ton - Bldg D Elev Equip	1	Each	10,200.00	10,200	15	8
A/C Unit - Bldg C 2nd Level Hallway	2	Each	14,606.00	29,212	15	6
A/C Unit - Bldg C Lobby	2	Each	14,606.00	29,212	15	6
A/C Unit - Bldg C Lobby	1	Each	28,319.00	28,319	15	4

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
A/C Unit - Bldg C Party Room	1	Each	11,645.00	11,645	15	11
A/C Unit - Bldg D Association Office	1	Each	14,606.00	14,606	15	6
A/C Unit - Bldg D Garage Lobby/Kids Room	1	Each	10,026.00	10,026	15	5
A/C Unit - Bldg D Lobby	1	Each	28,319.00	28,319	15	5
A/C Unit - Security Office	1	Each	7,297.00	7,297	15	4
A/C Unit - Store	1	Each	8,703.00	8,703	14	6
Fan, Exhaust - Garage	12	Each	7,723.00	92,676	18	5
Fan, Exhaust Ventilators - Bldg C Roof	24	Each	1,595.00	38,280	25	5
Fan, Exhaust Ventilators - Bldg D Roof	31	Each	1,595.00	49,445	25	6
Mechanical Total	28	Components		2,076,151	12-25	1-16
Grand Total	112	Components		9,080,447		

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2024-25	1,299,150	545,887	410.16%	0	314,201	3.00%	76,542	5.00%	1,607,378
2	2025-26	1,607,378	562,264	3.00%	0	12,037	3.00%	86,304	4.00%	2,243,909
3	2026-27	2,243,909	579,132	3.00%	0	101,600	3.00%	81,643	3.00%	2,803,084
4	2027-28	2,803,084	596,506	3.00%	0	124,710	3.00%	98,246	3.00%	3,373,126
5	2028-29	3,373,126	614,401	3.00%	0	682,754	3.00%	99,143	3.00%	3,403,916
6	2029-30	3,403,916	632,833	3.00%	0	516,869	3.00%	105,596	3.00%	3,625,476
7	2030-31	3,625,476	651,818	3.00%	0	197,225	3.00%	122,402	3.00%	4,202,471
8	2031-32	4,202,471	671,372	3.00%	0	12,545	3.00%	145,839	3.00%	5,007,137
9	2032-33	5,007,137	691,513	3.00%	0	4,370,966	3.00%	39,831	3.00%	1,367,515
10	2033-34	1,367,515	712,258	3.00%	0	1,361,903	3.00%	21,536	3.00%	739,406
11	2034-35	739,406	733,626	3.00%	0	1,375,945	3.00%	2,913	3.00%	100,000
12	2035-36	100,000	733,626	0.00%	0	175,995	3.00%	19,729	3.00%	677,360
13	2036-37	677,360	733,626	0.00%	0	318,643	3.00%	32,770	3.00%	1,125,113
14	2037-38	1,125,113	733,626	0.00%	0	91,565	3.00%	53,015	3.00%	1,820,189
15	2038-39	1,820,189	733,626	0.00%	0	197,969	3.00%	70,675	3.00%	2,426,521
16	2039-40	2,426,521	733,626	0.00%	0	222,537	3.00%	88,128	3.00%	3,025,738
17	2040-41	3,025,738	733,626	0.00%	0	3,100,286	3.00%	19,772	3.00%	678,850
18	2041-42	678,850	733,626	0.00%	0	26,577	3.00%	41,577	3.00%	1,427,476
19	2042-43	1,427,476	733,626	0.00%	0	258,224	3.00%	57,086	3.00%	1,959,964
20	2043-44	1,959,964	733,626	0.00%	0	1,028,300	3.00%	49,959	3.00%	1,715,249
21	2044-45	1,715,249	733,626	0.00%	0	713,858	3.00%	52,051	3.00%	1,787,068
22	2045-46	1,787,068	733,626	0.00%	0	235,996	3.00%	68,541	3.00%	2,353,239
23	2046-47	2,353,239	733,626	0.00%	0	427,538	3.00%	79,780	3.00%	2,739,107
24	2047-48	2,739,107	733,626	0.00%	0	347,299	3.00%	93,763	3.00%	3,219,197
25	2048-49	3,219,197	733,626	0.00%	0	2,109,799	3.00%	55,291	3.00%	1,898,315
26	2049-50	1,898,315	733,626	0.00%	0	1,887,985	3.00%	22,319	3.00%	766,275
27	2050-51	766,275	733,626	0.00%	0	180,723	3.00%	39,575	3.00%	1,358,753
28	2051-52	1,358,753	733,626	0.00%	0	211,124	3.00%	56,438	3.00%	1,937,693
29	2052-53	1,937,693	733,626	0.00%	0	739,742	3.00%	57,947	3.00%	1,989,524
30	2053-54	1,989,524	733,626	0.00%	0	1,506,584	3.00%	36,497	3.00%	1,253,063
Grand Total			20,930,504		0	22,851,499		1,874,908		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2024-25		
Misc Site Improvements	Pool Equipment, Heater, 400K BTU NG - Pool	11,675
Mechanical	A/C Condenser Water Pump/Motor, 25 Hp - Bldg C	23,252
Mechanical	A/C Condenser Water Pump/Motor, 40 Hp - Bldg D	35,771
Mechanical	A/C Multistack System, 30 & 50 Ton - Bldg C	243,503
Year 1 Total		314,201
Year 2: 2025-26		
Misc Site Improvements	Paint Exterior Light Poles	12,037
Year 2 Total		12,037
Year 3: 2026-27		
Misc Building Components	Awning Fabric, Vinyl - Bldg C Trash Room	5,309
Misc Building Components	Awning Fabric, Vinyl - Bldg D Trash Room	5,309
Misc Building Components	Awning Frame, Galv Stl - Bldg C Trash Room	5,855
Misc Building Components	Awning Frame, Galv Stl - Bldg D Trash Room	5,855
Misc Site Improvements	Spa, Heater, 250k BTU Nat Gas	7,156
Furniture, Fixtures & Equipment	Computer Workstation Allowance	5,255
Mechanical	A/C Condenser Water Pump/Motor, 25 Hp - Bldg C	24,668
Mechanical	A/C Condenser Water Pump/Motor, 50 Hp - Bldg D	42,193
Year 3 Total		101,600
Year 4: 2027-28		
Roofs	Roof, Metal - Guard House	6,277
Misc Building Components	Awning Fabric - Marina Lounge/Dog Park	14,752
Misc Site Improvements	Access Control, Gate Operator, Barrier - Resident/Visitor	16,778
Misc Site Improvements	Awning Fabric - Tennis Shelter	2,223
Misc Site Improvements	Gate Operator, Sliding - Property Exit	35,793
Mechanical	A/C Split System, 3 Ton - Bldg C Elev Equip	9,968
Mechanical	A/C Unit - Bldg C Lobby	30,945
Mechanical	A/C Unit - Security Office	7,974
Year 4 Total		124,710
Year 5: 2028-29		
Misc Building Components	Finish, Carpet - Bldg C Upper Corridors	138,157
Misc Building Components	Finish, Carpet - Bldg D Upper Corridors	187,006
Misc Building Components	Finish, Ceiling Tile - Bldg C Common Areas	63,619
Misc Building Components	Finish, Ceiling Tile - Bldg D Common Areas	48,039
Misc Building Components	Restroom Renovation Allowance - (In House)	22,510
Misc Building Components	Trash Compactor - Bldg C	17,480

Category	Description	Cost
Misc Site Improvements	Access Control, FOB Reader - Entry/Exit Gates	5,855
Misc Site Improvements	Access Control, RFID Reader - Resident Entry Gate	3,911
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	5,628
Mechanical	A/C Unit - Bldg D Garage Lobby/Kids Room	11,284
Mechanical	A/C Unit - Bldg D Lobby	31,873
Mechanical	Fan, Exhaust - Garage	104,308
Mechanical	Fan, Exhaust Ventilators - Bldg C Roof	43,084
Year 5 Total		682,754

Year 6: 2029-30

Misc Building Components	Security, Camera Surveillance System	72,282
Misc Building Components	Trash Compactor - Bldg D	18,005
Furniture, Fixtures & Equipment	Computer Server	9,569
Furniture, Fixtures & Equipment	Computer Workstation Allowance	5,742
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Area	51,356
Mechanical	A/C Air Handling Unit #2 - Bldg D	207,844
Mechanical	A/C Unit - Bldg C 2nd Level Hallway	33,865
Mechanical	A/C Unit - Bldg C Lobby	33,865
Mechanical	A/C Unit - Bldg D Association Office	16,932
Mechanical	A/C Unit - Store	10,089
Mechanical	Fan, Exhaust Ventilators - Bldg D Roof	57,320
Year 6 Total		516,869

Year 7: 2030-31

Misc Building Components	Finish, Carpet - Bldg C Game Room	4,614
Misc Building Components	Security, Access Control System - Bldg C	58,904
Misc Building Components	Security, Access Control System - Bldg D	52,692
Misc Site Improvements	Gate, Ornamental Alum Sliding - Property Exit	29,226
Misc Site Improvements	Lighting, Sgl Globe - Parking, Pool & Bay Areas	33,854
Furniture, Fixtures & Equipment	Phone System - Bldg D Association Office	10,841
Mechanical	A/C Mini Split System, 1 Ton - Snack Bar	7,094
Year 7 Total		197,225

Year 8: 2031-32

Mechanical	A/C Split System, 4 Ton - Bldg D Elev Equip	12,545
Year 8 Total		12,545

Year 9: 2032-33

Roofs	Roof, Asphalt Shingle - Snack Bar	5,579
Elevators	Elevator Cab Refurbishment Allowance	294,456
Elevators	Elevator Door & Frame Skins, Aluminum	413,930
Elevators	Elevator Modernization, 16 Stop/2500#/Geared - Bldg C	1,161,463

Category	Description	Cost
Elevators	Elevator Modernization, 16 Stop/3500#/Geared - Bldg C	580,732
Elevators	Elevator Modernization, 21 Stop/2500#/Geared - Bldg D	1,242,709
Elevators	Elevator Modernization, 21 Stop/3500#/Geared - Bldg D	621,354
Misc Site Improvements	Awning Fabric - Snack Bar	13,823
Misc Site Improvements	Awning, GS Pipe Frame - Snack Bar	14,178
Furniture, Fixtures & Equipment	Appliance Allowance - Party Rooms	16,468
Furniture, Fixtures & Equipment	Computer Workstation Allowance	6,274
Year 9 Total		4,370,966

Year 10: 2033-34

Misc Building Components	Finish, Laminate Floor - Bldg D Kids Room	4,919
Misc Building Components	Finish, Paint Interior - Bldg C Common Areas	278,977
Misc Building Components	Finish, Paint Interior - Bldg D Common Areas	381,756
Misc Building Components	Trash Chute System - Bldg C	80,557
Misc Building Components	Trash Chute System - Bldg D	109,327
Misc Site Improvements	Awning Fabric, Vinyl - Guard House	1,503
Misc Site Improvements	Awning Frame, Alum - Guard House	1,861
Misc Site Improvements	Pavilion Fabric, Vinyl - BBQ Area	11,954
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	6,524
Misc Site Improvements	Renovation Allowance - Guard House/Security Office	37,286
Misc Site Improvements	Renovation Allowance - Snack Bar	43,810
Furniture, Fixtures & Equipment	Maint, Scissor Lift	18,370
Mechanical	A/C Compressor Unit, 100 Ton - Bldg D	293,445
Mechanical	A/C Cooling Twr Variable Frequency Drive - Bldg C	39,480
Mechanical	A/C Cooling Twr Variable Frequency Drive - Bldg D	39,480
Mechanical	A/C Split System, 3.5 Ton - Bldg D Maint/Marina Restroom	12,654
Year 10 Total		1,361,903

Year 11: 2034-35

Misc Building Components	Finish, Paint Stairwells - Bldg C & D	77,947
Misc Site Improvements	Pool Equipment, Heater, 400K BTU NG - Pool	15,690
Misc Site Improvements	Seawall, Concrete, Deferred Maintenance Allowance	120,952
Misc Site Improvements	Spa, Heater, 250k BTU Nat Gas	9,065
Mechanical	A/C Cooling Tower - Bldg C	477,391
Mechanical	A/C Cooling Tower - Bldg D	659,250
Mechanical	A/C Unit - Bldg C Party Room	15,650
Year 11 Total		1,375,945

Year 12: 2035-36

Misc Building Components	Finish, Carpet - Bldg C Lobby	9,551
Misc Building Components	Finish, Carpet - Bldg D Lobby	14,327
Misc Building Components	Redecorating Allowance - Bldg C & D Common Areas	117,660

Category	Description	Cost
Misc Site Improvements	Paint Exterior Light Poles	16,176
Furniture, Fixtures & Equipment	Computer Server	11,425
Furniture, Fixtures & Equipment	Computer Workstation Allowance	6,856
Year 12 Total		175,995

Year 13: 2036-37

Misc Building Components	Awning Fabric - Marina Lounge/Dog Park	19,248
Misc Building Components	Awning Fabric, Vinyl - Bldg C Trash Room	7,135
Misc Building Components	Awning Fabric, Vinyl - Bldg D Trash Room	7,135
Misc Building Components	Awning Frame, Alum - Marina Lounge/Dog Park	23,814
Misc Building Components	Cardboard Baler - Bldg D	16,239
Misc Building Components	Precast Modular BBQ System	21,153
Misc Building Components	Renovation Allowance - Bldg C Game Room	35,644
Misc Building Components	Renovation Allowance - Bldg C Party Room	28,373
Misc Building Components	Renovation Allowance - Bldg D Party Room	11,121
Misc Site Improvements	Access Control, FOB Reader - Entry/Exit Gates	7,417
Misc Site Improvements	Access Control, RFID Reader - Resident Entry Gate	4,955
Misc Site Improvements	Awning Fabric - Tennis Shelter	2,900
Misc Site Improvements	Awning Frame, Alum - Tennis Shelter	3,589
Misc Site Improvements	Playground Equipment	45,767
Mechanical	A/C Condenser Water Pump/Motor, 25 Hp - Bldg C	33,152
Mechanical	A/C Condenser Water Pump/Motor, 40 Hp - Bldg D	51,001
Year 13 Total		318,643

Year 14: 2037-38

Misc Building Components	Security, Camera Surveillance System	91,565
Year 14 Total		91,565

Year 15: 2038-39

Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	7,563
Misc Site Improvements	Pool/Spa Gutter Grate	9,045
Misc Site Improvements	Tennis Court Fencing	32,646
Misc Site Improvements	Tennis Court, Light Fixtures	45,895
Furniture, Fixtures & Equipment	Computer Workstation Allowance	7,492
Mechanical	A/C Condenser Water Pump/Motor, 25 Hp - Bldg C	35,171
Mechanical	A/C Condenser Water Pump/Motor, 50 Hp - Bldg D	60,157
Year 15 Total		197,969

Year 16: 2039-40

Misc Site Improvements	Access Control, Gate Operator, Barrier - Resident/Visitor	23,921
Misc Site Improvements	Cabanas - Pool Deck	51,413
Misc Site Improvements	Gate Operator, Sliding - Property Exit	51,033

Category	Description	Cost
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Area	69,018
Mechanical	A/C Ductwork Allowance - Roofs	27,152
Year 16 Total		222,537

Year 17: 2040-41

Misc Building Components	Finish, Carpet - Bldg C Upper Corridors	196,979
Misc Building Components	Finish, Carpet - Bldg D Upper Corridors	266,625
Misc Building Components	Finish, Tile Floor - Bldg C Common Areas	191,844
Misc Building Components	Finish, Tile Floor - Bldg C Upper Corridors	132,899
Misc Building Components	Finish, Tile Floor - Bldg D Common Areas	117,083
Misc Building Components	Finish, Tile Floor - Bldg D Upper Corridors	184,243
Misc Building Components	Renovation Allowance - Bldg C Cabana Corridors	46,857
Misc Building Components	Renovation Allowance - Bldg C Upper Corridors	642,364
Misc Building Components	Renovation Allowance - Bldg D Upper Corridors	877,935
Misc Building Components	Restroom Renovation Allowance - (In House)	32,094
Misc Site Improvements	Fence, VC Chain Link, 4' - 5' - Seawall/Dog Park	6,043
Furniture, Fixtures & Equipment	Phone System - Bldg D Association Office	14,569
Mechanical	A/C Multistack System, 30 & 50 Ton - Bldg C	390,751
Year 17 Total		3,100,286

Year 18: 2041-42

Misc Building Components	Trash Chute Guillotine - Bldg D	4,747
Furniture, Fixtures & Equipment	Computer Server	13,643
Furniture, Fixtures & Equipment	Computer Workstation Allowance	8,187
Year 18 Total		26,577

Year 19: 2042-43

Misc Building Components	Finish, Carpet - Bldg C Game Room	6,578
Misc Building Components	Security, Access Control System - Bldg C	83,983
Misc Building Components	Security, Access Control System - Bldg D	75,127
Misc Building Components	Trash Chute Guillotine - Bldg C	4,889
Misc Site Improvements	Spa, Heater, 250k BTU Nat Gas	11,483
Mechanical	A/C Split System, 3 Ton - Bldg C Elev Equip	15,530
Mechanical	A/C Unit - Bldg C Lobby	48,211
Mechanical	A/C Unit - Security Office	12,423
Year 19 Total		258,224

Year 20: 2043-44

Misc Building Components	Finish, Paint Interior - Bldg C Common Areas	374,922
Misc Building Components	Finish, Paint Interior - Bldg D Common Areas	513,048
Misc Building Components	Trash Compactor - Bldg C	27,234
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	8,768

Category	Description	Cost
Misc Site Improvements	Tennis Court Gates, Alum Picket, 10' x 4'	21,828
Mechanical	A/C Unit - Bldg D Garage Lobby/Kids Room	17,581
Mechanical	A/C Unit - Bldg D Lobby	49,658
Mechanical	A/C Unit - Store	15,261
Year 20 Total		1,028,300

Year 21: 2044-45

Misc Building Components	Trash Compactor - Bldg D	28,051
Misc Site Improvements	Access Control, FOB Reader - Entry/Exit Gates	9,395
Misc Site Improvements	Access Control, RFID Reader - Resident Entry Gate	6,276
Misc Site Improvements	Awning Fabric - Snack Bar	19,708
Misc Site Improvements	Fence, Alum Picket, 4' - Pool Deck	48,359
Misc Site Improvements	Light Pole & Fixture - Pool Deck	116,323
Misc Site Improvements	Pool Equipment, Heater, 400K BTU NG - Pool	21,086
Furniture, Fixtures & Equipment	Computer Workstation Allowance	8,946
Mechanical	A/C Air Handling Unit #2 - Bldg D	323,814
Mechanical	A/C Unit - Bldg C 2nd Level Hallway	52,760
Mechanical	A/C Unit - Bldg C Lobby	52,760
Mechanical	A/C Unit - Bldg D Association Office	26,380
Year 21 Total		713,858

Year 22: 2045-46

Misc Building Components	Awning Fabric - Marina Lounge/Dog Park	25,114
Misc Building Components	Security, Camera Surveillance System	115,991
Misc Site Improvements	Awning Fabric - Tennis Shelter	3,784
Misc Site Improvements	Awning Fabric, Vinyl - Guard House	2,143
Misc Site Improvements	Paint Exterior Light Poles	21,739
Misc Site Improvements	Pavilion Fabric, Vinyl - BBQ Area	17,044
Misc Site Improvements	Pavilion Frame, Alum - BBQ Area	21,088
Mechanical	A/C Mini Split System, 1 Ton - Snack Bar	11,052
Mechanical	A/C Split System, 3.5 Ton - Bldg D Maint/Marina Restroom	18,041
Year 22 Total		235,996

Year 23: 2046-47

Misc Building Components	Awning Fabric, Vinyl - Bldg C Trash Room	9,588
Misc Building Components	Awning Fabric, Vinyl - Bldg D Trash Room	9,588
Misc Building Components	Awning Frame, Galv Stl - Bldg C Trash Room	10,575
Misc Building Components	Awning Frame, Galv Stl - Bldg D Trash Room	10,575
Misc Building Components	Finish, Ceiling Tile - Bldg C Common Areas	108,308
Misc Building Components	Finish, Ceiling Tile - Bldg D Common Areas	81,783
Mechanical	A/C Split System, 4 Ton - Bldg D Elev Equip	19,544
Mechanical	Fan, Exhaust - Garage	177,577
Year 23 Total		427,538

Category	Description	Cost
Year 24: 2047-48		
Misc Building Components	Finish, Carpet - Bldg C Lobby	13,618
Misc Building Components	Finish, Carpet - Bldg D Lobby	20,427
Misc Building Components	Redecorating Allowance - Bldg C & D Common Areas	167,755
Furniture, Fixtures & Equipment	Computer Server	16,290
Furniture, Fixtures & Equipment	Computer Workstation Allowance	9,775
Mechanical	A/C Cooling Twr Variable Frequency Drive - Bldg C	59,717
Mechanical	A/C Cooling Twr Variable Frequency Drive - Bldg D	59,717
Year 24 Total		347,299
Year 25: 2048-49		
Elevators	Elevator Cab Refurbishment Allowance	472,515
Elevators	Elevator Door & Frame Skins, Aluminum	664,235
Misc Building Components	Finish, Laminate Floor - Bldg D Kids Room	7,664
Misc Building Components	Finish, Paint Stairwells - Bldg C & D	117,902
Misc Site Improvements	Gate, Ornamental Alum Sliding - Property Exit	49,755
Misc Site Improvements	Lighting, Sgl Globe - Parking, Pool & Bay Areas	57,634
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	10,164
Misc Site Improvements	Renovation Allowance - Guard House/Security Office	58,091
Misc Site Improvements	Renovation Allowance - Snack Bar	68,255
Furniture, Fixtures & Equipment	Appliance Allowance - Party Rooms	26,426
Mechanical	A/C Compressor Unit, 100 Ton - Bldg D	457,177
Mechanical	A/C Condenser Water Pump/Motor, 25 Hp - Bldg C	47,266
Mechanical	A/C Condenser Water Pump/Motor, 40 Hp - Bldg D	72,715
Year 25 Total		2,109,799
Year 26: 2049-50		
Furniture, Fixtures & Equipment	Furniture, Outdoor - Pool Area	92,754
Mechanical	A/C Cooling Tower - Bldg C	743,760
Mechanical	A/C Cooling Tower - Bldg D	1,027,089
Mechanical	A/C Unit - Bldg C Party Room	24,382
Year 26 Total		1,887,985
Year 27: 2050-51		
Misc Site Improvements	Spa, Heater, 250k BTU Nat Gas	14,546
Furniture, Fixtures & Equipment	Computer Workstation Allowance	10,682
Furniture, Fixtures & Equipment	Phone System - Bldg D Association Office	19,580
Mechanical	A/C Condenser Water Pump/Motor, 25 Hp - Bldg C	50,145
Mechanical	A/C Condenser Water Pump/Motor, 50 Hp - Bldg D	85,770
Year 27 Total		180,723

Category	Description	Cost
Year 28: 2051-52		
Misc Building Components	Precast Modular BBQ System	32,955
Misc Site Improvements	Access Control, Gate Operator, Barrier - Resident/Visitor	34,106
Misc Site Improvements	Gate Operator, Sliding - Property Exit	72,760
Misc Site Improvements	Playground Equipment	71,303
Year 28 Total		211,124
Year 29: 2052-53		
Roofs	Roof, Metal - Guard House	13,142
Misc Building Components	Finish, Carpet - Bldg C Upper Corridors	280,845
Misc Building Components	Finish, Carpet - Bldg D Upper Corridors	380,143
Misc Building Components	Restroom Renovation Allowance - (In House)	45,759
Misc Site Improvements	Access Control, FOB Reader - Entry/Exit Gates	11,902
Misc Site Improvements	Access Control, RFID Reader - Resident Entry Gate	7,951
Year 29 Total		739,742
Year 30: 2053-54		
Misc Building Components	Finish, Paint Interior - Bldg C Common Areas	503,864
Misc Building Components	Finish, Paint Interior - Bldg D Common Areas	689,493
Misc Building Components	Security, Camera Surveillance System	146,934
Misc Site Improvements	Pool Equipment, Pump/Motor/Filter Allowance	11,783
Furniture, Fixtures & Equipment	Computer Server	19,451
Furniture, Fixtures & Equipment	Computer Workstation Allowance	11,672
Furniture, Fixtures & Equipment	Maint, Scissor Lift	33,178
Mechanical	Fan, Exhaust Ventilators - Bldg C Roof	90,209
Year 30 Total		1,506,584



Bldg C



Bldg C



Bldg C Garage Elevator Lobby



Bldg C Lobby - 2nd Floor



Bldg C Elevator Lobby - 2nd Floor



Bldg C Hallway - 2nd Floor



Bldg C Lobby



Bldg C Main Elevator Lobby



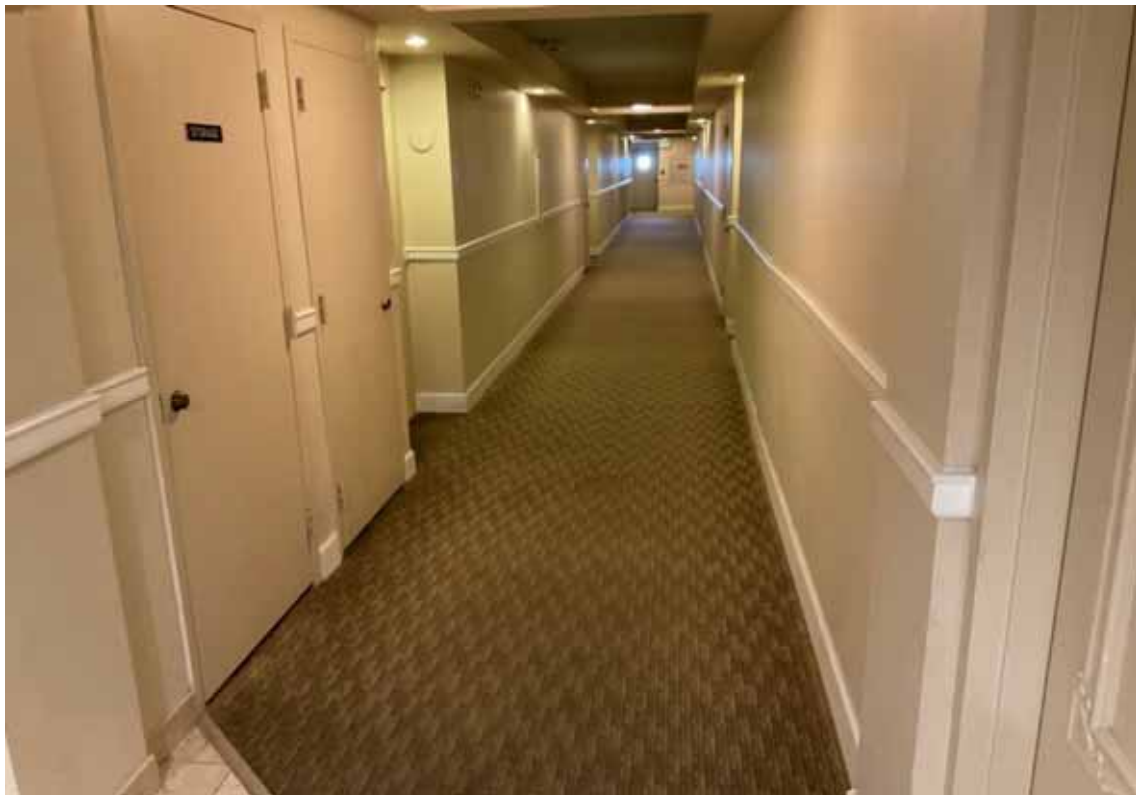
Bldg C Party Room



Bldg C Party Room Kitchen



Bldg C Game Room



Bldg C Hallway - Upper Floor



Bldg C Hallway - Upper Floor



Bldg C Elevator Lobby - Upper Floor



Bldg C Hallway - Penthouse Upper Floor



Bldg C Unit Door



Bldg C Unit Doors - Penthouse Floor



Bldg C Cabana Unit Door



Bldg C Roof



Bldg C Roof



Bldg C A/C Cooling Towers



Bldg C A/C Cooling Tower VFD's



Bldg C A/C Condenser Pumps



Bldg C A/C Air Handler



Bldg C A/C Compressor Unit



Bldg C Elevator Equipment



Bldg C Elevator Equipment



Bldg C Elevator Cab Interior - Passenger



Bldg C Domestic Water Booster Pump System



Bldg C Fire Alarm Panel



Bldg C Fire Alarm System Equipment



Bldg C Fire Standpipe



Bldg C Rooftop Exhaust Fans



Bldg C Electrical Meters & Panel



Bldg C Generator Automatic Transfer Switch



Bldg C Video Surveillance Equipment



Bldg C Access Control Equipment



Bldg C Enterphone - Lobby



Bldg C FOB Reader



Bldg C Trash Room Awning



Bldg C Trash Chute Door



Bldg C Trash Chute Guillotine



Bldg C Trash Compactor



Bldg C Paver Walkway



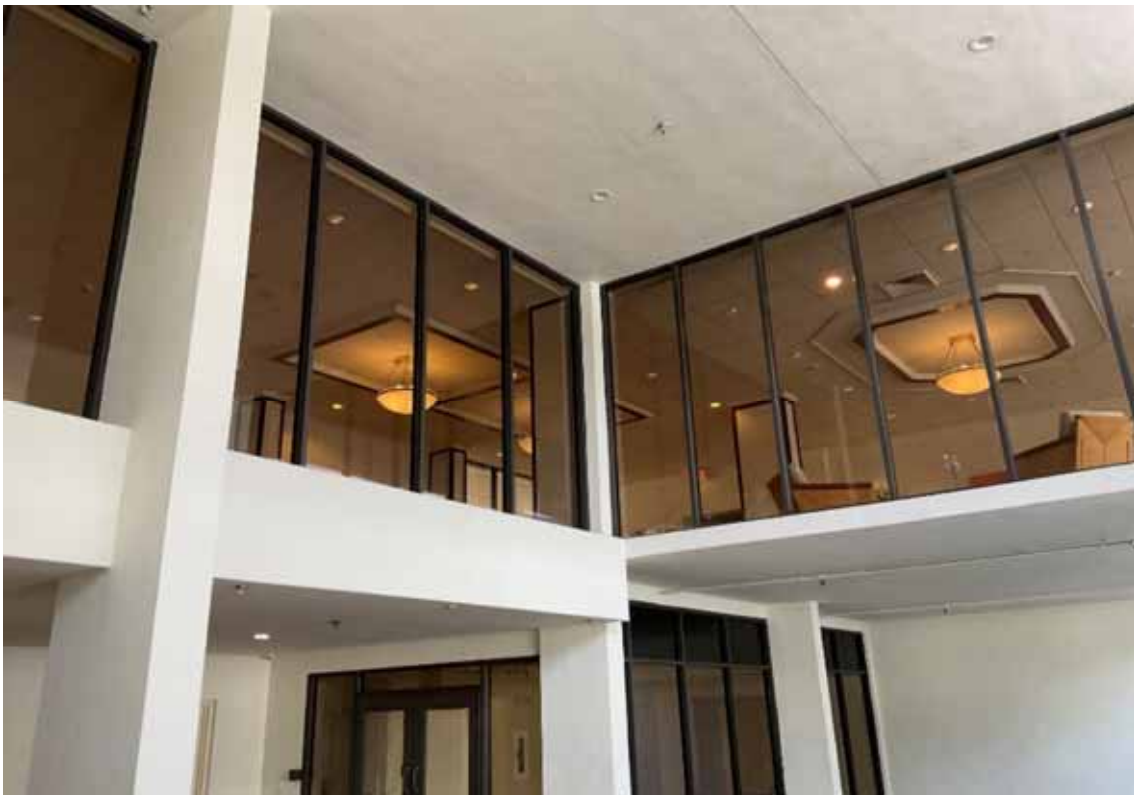
Windows & Doors - Bldg C 2nd Floor



Windows & Doors - Bldg C 2nd Floor Entrance



Windows & Doors - Bldg C Lobby Entrance



Windows - Bldg C Lobby



Windows & Doors - Bldg C Lobby Patio



Windows - Bldg C Party Room



Windows - Bldg C Game Room



Doors - Bldg C 2nd Floor



Door - Bldg C 2nd Floor



Door - Bldg C Lobby



Door - Bldg C Hallway Access



Door - Bldg C Stairwell



Doors - Bldg C Storage



Doors - Bldg C FPL Vault



Door - Bldg C Roof Access



Doors - Bldg C Pump Room



Door - Bldg C Elevator Equipment



Door - Bldg C Laundry Room



Bldg D



Bldg D



Bldg D Garage Elevator Lobby



Bldg D Elevator Lobby - 2nd Floor



Bldg D Kid's Room



Bldg D Convenience Store



Bldg D Commercial Unit Hallway



Bldg D Lobby



Bldg D Main Elevator Lobby



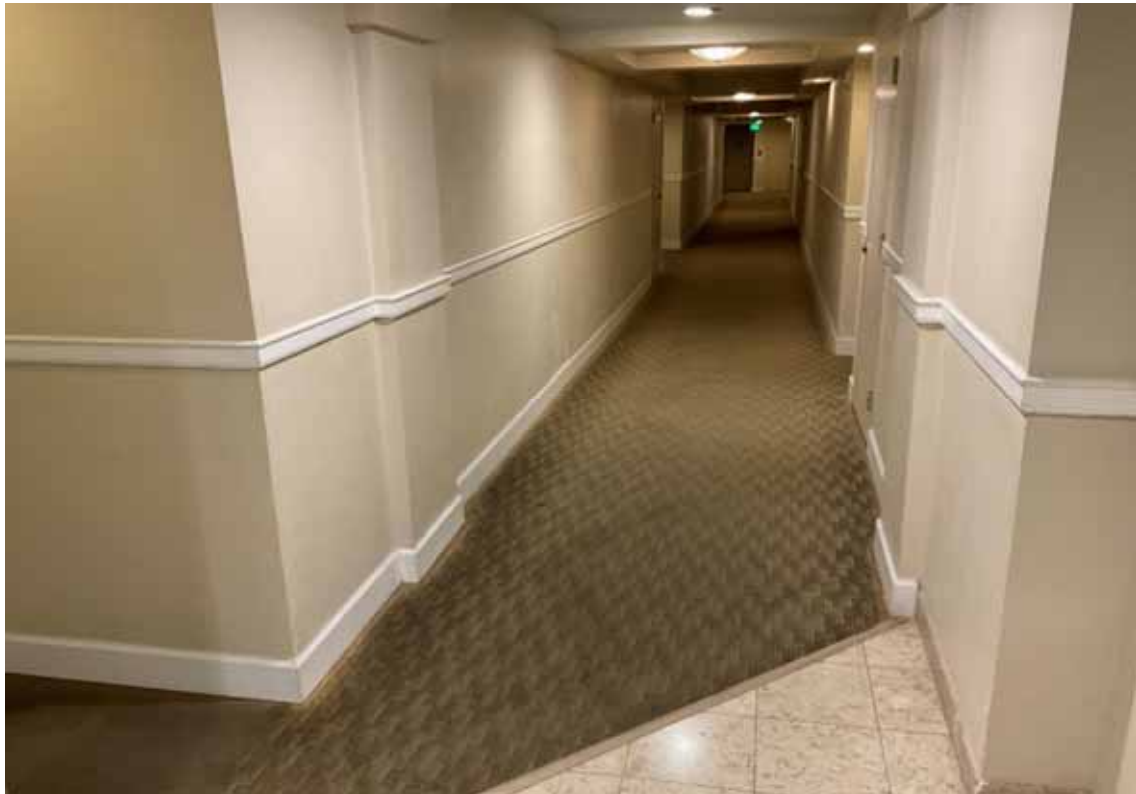
Bldg D Party Room



Bldg D Party Room Kitchenette



Bldg D Hallway - Upper Floor



Bldg D Hallway - Upper Floor



Bldg D Elevator Lobby - Upper Floor



Bldg D Unit Door



Bldg D Unit Doors - Penthouse Floor



Bldg D Roof



Bldg D Roof



Bldg D A/C Cooling Towers



Bldg D A/C Cooling Tower VFD's



Bldg D A/C Condenser Pumps



Bldg D A/C Air Handler



Bldg D A/C Compressor Unit



Bldg D Elevator Equipment



Bldg D Elevator Equipment



Bldg D Elevator Cab Interior - Passenger



Bldg D Domestic Water Booster Pump System



Bldg D Fire Alarm Panel



Bldg D Fire Alarm System Equipment



Bldg D Fire Standpipe



Bldg D Rooftop Exhaust Fans



Bldg D Electrical Meters & Panel



Bldg D Video Surveillance Equipment



Bldg D Access Control Equipment



Bldg D Enterphone - 2nd Floor



Bldg D Enterphone - Lobby



Bldg D FOB Reader



Bldg D Trash Room Awning



Bldg D Trash Chute Door



Bldg D Trash Chute Guillotine



Bldg D Trash Compactor



Bldg D Cardboard Bailer



Bldg D Paver Walkway



Bldg D Paver Walkway



Bldg D Walkway Railing



Bldg D Walkway Railing



Windows - Bldg D Garage Lobby



Windows & Doors - Bldg D 2nd Floor Entrance



Windows & Doors - Bldg D Lobby Entrance



Windows - Bldg D Lobby



Windows - Bldg D Party Room



Windows - Convenience Store



Doors - Bldg D 2nd Floor



Doors - Bldg D Storage Area



Door - Bldg D Hallway Access



Door - Bldg D Stairwell



Door - Bldg D Trash Room



Doors - Bldg D FPL Vault



Door - Bldg D Stairwell



Door - Bldg D Roof Access



Doors - Bldg D Pump Room



Door - Bldg D Elevator Equipment



Townhouse Bldg



Townhouse Bldg



Townhouse Bldg Roof



Townhouse Bldg Electrical Meters & Panel



Townhouse Unit Entry Door



Townhouse Unit Entry Doors



Doors - Townhouse Mechanical Room



Valet & Security Office



Windows - Valet & Security



Backflow Preventer - Domestic Water



Backflow Preventer - Fire



Fire Pump



Fire Pump Controller



Fire Jockey Pump Controller



Fire Jockey Pump



Fire Pump Fuel Tank



Generator



Domestic Water Piping



Garage Plumbing lines



Garage Fire Sprinkler Lines



Parking Garage



Parking Deck



Parking Deck Ramp



Parking Deck Planter



Light Pole & Fixture - Parking Deck



Arrival Deck



Arrival Deck Covered Dropoff



Arrival Deck Planter



Door - Garage Access



Door - Garage Storage



Doors - Pump Room



Door - Parking Garage Stairway



Doors - Pool Equipment Room



Doors - Pool Heater & Electrical Room



Guard House



Resident Entry Ramp



Resident Entry Barrier Gate



RFID Reader - Resident Entry Gate



Visitor Entry Ramp



Visitor Entry Barrier Gate



Vehicular Gates - North Exit



Vehicular Gates - South Exit



Snack Bar



Snack Bar Equipment



Swimming Pool



Pool Equipment



Pool Equipment, Heaters



Pool Furniture



Spa



Spa Equipment



Spa Equipment, Heater



Wading Pool



Wading Pool Equipment



Pool Furniture



Pool Deck Cabanas



Pool Area Fence & Gate



Pool Deck



Light Pole & Fixture - Pool Deck



Squash Court



Handball Court



Playground



Fence - Playground



Tennis Court Gates



Tennis Court Fence



Tennis Courts



Tennis Court Light Pole & Fixture



Tennis Court Light Pole & Fixture



Tennis Courts



Tennis Court Shelter (1 of 2)



Tennis Courts



Marina Access Ramp



Marina Lounge & Dog Walk



Awning - Marina Lounge & Dog Walk



Barbecue Area Pavilion (1 of 2)



Barbecue Area (1 of 2)



Seawall



Seawall



Fence - Seawall



Dog Walk



Sign, Property Name