STRUCTURAL INTEGRITY RESERVE STUDY

PREPARED FOR:

R.P.O Condominium Association, Inc.

Indialantic, FL



For The Period Beginning January 1, 2026

PREPARED BY:

STONEBUILDING SOLUTIONS

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Report Date: March 13, 2025

Location: 1505 N Highway A1A, Indialantic, Florida
Service: Structural Integrity Reserve Study
Budget: Beginning January 1, 2026

Attention: Board of Directors @ R.P.O Condominium Association, Inc.

At the direction of the Board and/ or management of R.P.O Condominium Association, Inc., Stone Building Solutions has completed a Structural Integrity Reserve Study for the Association as requested. Enclosed is our report for the Board's review.

This study is based on an on-site analysis of the property. The on-site analysis of R.P.O Condominium Association, Inc. upon which this study is based was performed by a qualified field engineer.

The effective date of this report is the date of that on-site analysis, September 19, 2024

This Reserve Study meets or exceeds all requirements outlined in Florida Statute s.718.112. This report is written in compliance with both the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) standards, fulfilling the requirements of a "Level I Reserve Study."

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

Respectfully submitted,

Reviewed by:

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Executive Summary

A Structural Integrity Reserve Study (SIRS) is a mandate of Florida statutes under s. 718112 (2) (g) requires condominium associations and cooperatives to reserve funds for crucial structural elements related to their buildings.

This reserve study aims to produce a reserve funding plan that will project future reserve obligations and expenditures to ensure that reserve funds are available as needed.

Stone Building Solutions was responsible for the physical evaluation. Stone Building Solutions provided analysis on key building components, their condition, and lifecycle. Stone Reserve Studies has received this information 'as is', and our opinions are based on the observations of the analysis by the engineer onsite. Stone Reserve Studies is using this information to create a financial evaluation for budgeting purposes.

R.P.O Condominium Association, Inc. has 20 units. This study is for the fiscal year starting January 1, 2026, and ending Dec 31, 2026.

Financial Parameters & Assumptions

Projection Period:	January 1, 2026 - December 31, 2050	**Association:**	Condominiums (Condos)
Report Type:	Level I	**Year Built:**	1995
Inflation:	2.50%	**Buildings:**	1
Interest (Gained):	1.00%	**Total Units:**	20

As of January 1, 2026, the estimated unaudited reserve fund balance is **$9,000**

The suggested yearly reserve obligations are not based on the condominium's governing documents, which may allocate costs according to each unit's percentage of ownership in the property's total square footage.

25-Year Recommended Funding Plan:

The 25-year Funding Plan is an approach to determining reserve obligations in a way that balances the annual expenses from the reserve fund. This analysis takes into account future replacement costs for reserve components as they come due for replacement, acknowledges construction and inflationary cost increases, and considers interest income generated by reserve accounts. By pooling funds from initial balances, a yearly reserve obligation rate is calculated to ensure a positive cash flow throughout the analysis period. Annual reserve obligations will start at $45,000 for the 2026 Fiscal Year. Going forward, the yearly reserve obligations are illustrated on the 25-year cash flow table

The requirements for the initial year are based on the 25-year Pooled Cash Flow Funding Plan.

Required First Year Association reserve obligation:	$45,000
Required First Year annual reserve obligation per unit:	$2,250
Required First Year monthly reserve obligation per unit:	$188
Average monthly reserve obligation per unit (Over 25 Years):	$422
Special assessments:	$0
Report Ending Balance:	$648,482

25-Year Baseline Funding Plan:

The Baseline Funding method plans reserve obligations so that the reserve balance never falls below zero during the study period. This approach focuses on meeting projected expenses just in time, without overfunding the reserve account. While it results in lower annual reserve obligations compared to more conservative methods, the risk of special assessments is high, especially if unexpected repairs arise or costs increase. Baseline funding is often chosen for its affordability, but should be carefully considered in light of its potential financial risks. Annual reserve obligations will start at $45,000 for the 2026 Fiscal Year. Going forward, the yearly reserve obligations are illustrated on the 25-year Baseline table.

Required First Year Association reserve obligation:	$45,000
Required First Year annual reserve obligation per unit:	$2,250
Required First Year monthly reserve obligation per unit:	$188
Average monthly reserve obligation per unit (Over 25 Years):	$354
Special assessments:	$0
Report Ending Balance:	$94,587

State of Florida Statutory Requirements

SB-4D/SB-154

Florida Statute S.718.112 (2) (g) mandates that all residential condominiums and cooperative associations with buildings of 3 or more habitable stories must complete a Structural Integrity Reserve Study (SIRS) and fund a corresponding "structural Integrity" reserve account based on the results of the study. In contrast, buildings with 4 units or fewer and 3 or fewer stories are exempt from the structural integrity reserve study requirement.

The Structural Integrity Reserve Study (SIRS) **MUST:**

- **Be completed** for associations built before July 2022. The initial study must be completed *by December 31, 2025,* and updated with a site inspection by a qualified professional at least every 10 years
- **Be conducted** by a Florida-licensed engineer, architect, certified Reserve Specialist (RS), or Accredited Professional Reserve Analyst (APRA)
- **Include the following components**:
    - Roofing
    - Walls and Primary Support Members
    - Plumbing
    - Electrical
    - Fire Protection & Life Safety Components
    - Waterproofing & Paint
    - Common Area Windows & Doors
    - Items related to the *structural integrity* of the building costing over $25,000
- **Include a funding plan** that expresses a yearly reserve obligation amount, without special assessments, that allows for funding expenditures and allocating adequate fund balances over the projection.

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Board Responsibilities

Once the Board has received the published Structural Integrity Reserve Study (SIRS) they **MUST:**

- **Electronically notify members** that the Structural Integrity Reserve Study has been completed and that it has become part of official records **within 45 days** of receiving the published SIRS.
- Associations must make a published copy of the report available to members upon request thereafter.
- **Approve a budget for 2026 that includes fully funding reserves as required in the Structural Integrity Reserve Study**

Once the Board has received the published Structural Integrity Reserve Study (SIRS) they **CAN NOT:**

- **Waive or reduce funding** requirements for any components listed in the SIRS report.
- **Alter the funding** in any year without having the study modified by a qualified professional.

Notes:

- The board has a fiduciary responsibility to the entire community and should always act in their best interest.
- Failure to complete a Structural Integrity Reserve Study (SIRS) according to the statutory requirements by December 31st, 2024 would be considered a breach of an officer's or director's fiduciary responsibilities to the unit owners.
- Failure to complete or comply with this study could result in complications with insurance coverage and financing.
- This study is not currently required to be publicly posted or submitted to any local building officials; but must be made available upon request.
- The association will be required to submit compliance forms to the DBPR (once available).

SIRS Evaluation

Structural Integrity Reserve Study (SIRS) Principles:

A Structural Integrity Reserve Study (SIRS) is a form of reserve study with more rigid standards and higher qualifications than previously required for condominium and cooperative properties in the State of Florida. As required under Florida Statutes, this study is designed to ensure that condo and cooperative associations set aside adequate funds for crucial structural elements in their buildings to perform maintenance and repairs.

It is critical to understand that the SIRS comprises several elements that must be separately accounted for in the reserve study. Once established, funds for repairs can only be used for that specific named purpose and cannot be shared or pooled with other non-critical Traditional Reserve Component funds..

A Structural Integrity Reserve Study states the estimated remaining useful life, the estimated replacement cost, or the deferred maintenance expense of the common areas being visually inspected. It provides a recommended annual reserve obligation based on a formula that achieves the estimated replacement cost or deferred maintenance expense of each common area being visually inspected by the end of the estimated remaining useful life of each component.

Stone Building Solutions Evaluation

Onsite Process

A member of the Stone Building Solutions Engineering Team conducted a visual inspection of R.P.O Condominium Association, Inc. on September 19, 2024. The results of the inspection were utilized as the primary basis for this analysis.

Structural Integrity Reserve Evaluations

The Stone Building Solutions SIRS report provides the estimated remaining useful life, replacement cost, or the deferred maintenance expense of the required areas, along with the annual reserve obligation based on a pooled cash flow formula.

The inspection should not be considered an engineering assessment, but a visual inspection to determine the overall condition and subjective remaining useful life of the reservable elements identified at the property.

Supplemental information to the physical inspection may have been obtained from the following sources:

- Project plans
- Maintenance Records
- Contracts
- Association BOD
- Management
- Public Databases

Structural Integrity Reserve Exclusions

Expenditures could be excluded for one or more of the following reasons:

- The current condition does not warrant predictable maintenance expenditures.
- The issue applies to a unit owner-maintained element.
- Items that have a useful life of over 100 years, such as foundations.

Cost Evaluation

Stone Building Solutions (SBS) LLC. maintains a proprietary cost database that we continually update to reflect current market conditions.

These costs are derived by averaging comparable scopes of work in the local regions. Stone Building Solutions also utilizes nationally recognized cost databases such as Xactimate/XactRemodel and similar software to determine base costs when needed.

The cost estimates provided are based on approximate quantities, costs, and published data. They include labor, materials, design fees, appropriate overhead, general conditions, and profit. The estimated costs to repair, replace, or upgrade the improvements are considered typical for the marketplace.

Please note that no contractors have been contacted for actual bids or price quotes, so the actual cost of repairs may vary from our estimates. These opinions of probable costs apply to components or systems showing material deferred maintenance and existing physical deficiencies that require major repairs or replacement.

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Structural Integrity Reserve Items

ASSET №	NAME	NEXT ACTIVITY	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	YEAR 1 REPLACEMENT COST
000	Loan Payment	01/01/2026	N/A	N/A	0y	$8,354.00	1	$8,354
001	Electric, Main Panels & Meter Bases: Common	01/01/2045	40y	50y	19y	$1,507.65	20 U	$30,153
002	Fire Alarm Control Panel & Ancillary Devices: Common	01/01/2055	30y	31y	29y	$1,933.15	20 U	$38,663
004	Fire Pump, Motor & Piping: Common	01/01/2035	40y	40y	9y	$31,518.75	1 Ea	$31,519
005	Fire Stand Pipes & Valves: Common	01/01/2040	45y	45y	14y	$160.75	185 LF	$29,738
006	Fire Suppression System, Piping & Heads: Common	01/01/2063	40y	40y	37y	$68,290.63	1 Allow	$68,291
007	Domestic Water Pump System: Common	01/01/2050	25y	25y	24y	$6,491.33	6 Flr	$38,948
008	Roofs, Flat, Modified Bitumen : Common	01/01/2030	18y	18y	4y	$39.92	9,460 SF	$377,681
009	Roofs, Coated Metal Tiles: Common	01/01/2030	35y	35y	4y	$1,523.41	6.93 RS	$10,557
013	Painting, Waterproofing & Stucco Repairs: Common	01/01/2027	8y	8y	1y	$3.16	31,900 SF	$100,868
013.5	Concrete Restoration, Exterior Walls: Common	01/01/2042	16y	17y	16y	$14.23	2,233 SF	$31,764
014	Concrete Restoration, Staircases : Common	01/01/2035	25y	25y	9y	$19,436.56	1.2 Flr	$23,324
015	Concrete Restoration, Balconies: Common	01/01/2042	16y	17y	16y	$25.78	1,320 SF	$34,032
015.1	Concrete Restoration, Walkways: Common	01/01/2027	16y	16y	1y	$25.78	730 SF	$18,821
015.2	Walkway Coatings, Acrylic, Resurface: Common	01/01/2027	16y	16y	1y	$6.83	4,020 SF	$27,453
016	Concrete Restoration, Parking Garage: Common	01/01/2040	20y	45y	14y	$14.23	2,325 SF	$33,073
019	Railings, Aluminum Picket: Balconies	01/01/2063	44y	44y	37y	$105.06	640 LF	$67,240
019	Railings, Aluminum Picket: Walkways	01/01/2063	44y	44y	37y	$105.06	285 LF	$29,943

ASSET №	NAME	NEXT ACTIVITY	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	YEAR 1 REPLACEMENT COST
022	Piping & Plumbing, Major Renovations : Common	01/01/2050	55y	55y	24y	$2,521.50	20 U	$50,430
025	Windows & Doors, Impact Rated: Windows	01/01/2080	60y	60y	54y	$210.13	900 SF	$189,112
025	Windows & Doors, Impact Rated: Balcony Doors	01/01/2080	60y	60y	54y	$210.13	3,000 SF	$630,375
026	Windows, Exterior, Impact-Rated: Elevator Lobby	01/01/2040	40y	45y	14y	$123.84	245 SF	$30,341
027	Doors, Storefront, Double: Common	01/01/2060	40y	40y	34y	$4,846.01	1 Ea	$4,846
028	Doors, Steel, Fire Rated, Double: Common	01/01/2054	35y	35y	28y	$4,622.75	2 Ea	$9,246
029	Doors, Steel, Fire Rated, Single: Common	01/01/2054	35y	35y	28y	$3,362.00	10 Ea	$33,620
030	Doors, Roll-Up & Openers: Trash	01/01/2034	25y	25y	8y	$39.16	50 SF	$1,958
030	Doors, Roll-Up & Openers: Garage	01/01/2034	25y	25y	8y	$39.16	365 SF	$14,292
031	Garage, Exhaust Fans: Common	01/01/2035	15y	15y	9y	$2,626.56	1 PC	$2,627
034	HVAC Stands, Elevated: Common	01/01/2030	36y	35y	4y	$1,155.69	20 U	$23,114
040	Generator & Controller, Diesel: Common	01/01/2070	45y	45y	44y	$86,100.00	1 Ea	$86,100
050	Structural Integrity Reserve Study - UPDATE: Common	01/01/2034	10y	10y	8y	$4,202.50	1 Ea	$4,202
051	Milestone Inspection: Common	01/01/2034	10y	10y	8y	$4,202.50	1 Ea	$4,202
								$2,084,887

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Expenditures (By Year)

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2026 (Year 1)						
000	Loan Payment	$8,354.00	1	$8,354	N/A	N/A
2026 (Year 1) Total				$8,354		
2027 (Year 2)						
015.1	Concrete Restoration, Walkways: Common	$26.43	730 SF	$19,292	16y	2043
013	Painting, Waterproofing & Stucco Repairs: Common	$3.24	31,900 SF	$103,388	8y	2035
015.2	Walkway Coatings, Acrylic, Resurface: Common	$7.00	4,020 SF	$28,140	16y	2043
2027 (Year 2) Total				$150,820		
2028 (Year 3)						
2028 (Year 3) Total				$0		
2029 (Year 4)						
2029 (Year 4) Total				$0		
2030 (Year 5)						
034	HVAC Stands, Elevated: Common	$1,275.65	20 U	$25,513	35y	N/A
009	Roofs, Coated Metal Tiles: Common	$1,681.53	6.93 RS	$11,653	35y	N/A
008	Roofs, Flat, Modified Bitumen : Common	$44.07	9,460 SF	$416,893	18y	2048
2030 (Year 5) Total				$454,059		
2031 (Year 6)						
2031 (Year 6) Total				$0		

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2032 (Year 7)						
2032 (Year 7) Total				$0		
2033 (Year 8)						
2033 (Year 8) Total				$0		
2034 (Year 9)						
030	Doors, Roll-Up & Openers: Garage	$47.71	365 SF	$17,413	25y	N/A
030	Doors, Roll-Up & Openers: Trash	$47.70	50 SF	$2,385	25y	N/A
051	Milestone Inspection: Common	$5,120.00	1 Ea	$5,120	10y	2044
050	Structural Integrity Reserve Study - UPDATE: Common	$5,120.00	1 Ea	$5,120	10y	2044
2034 (Year 9) Total				$30,038		
2035 (Year 10)						
014	Concrete Restoration, Staircases : Common	$24,273.33	1.2 Flr	$29,128	25y	N/A
004	Fire Pump, Motor & Piping: Common	$39,363.00	1 Ea	$39,363	40y	N/A
031	Garage, Exhaust Fans: Common	$3,280.00	1 PC	$3,280	15y	2050
013	Painting, Waterproofing & Stucco Repairs: Common	$3.95	31,900 SF	$125,973	8y	2043
2035 (Year 10) Total				$197,744		
2036 (Year 11)						
2036 (Year 11) Total				$0		
2037 (Year 12)						
2037 (Year 12) Total				$0		
2038 (Year 13)						
2038 (Year 13) Total				$0		
2039 (Year 14)						
2039 (Year 14) Total				$0		
2040 (Year 15)						
016	Concrete Restoration, Parking Garage: Common	$20.10	2,325 SF	$46,732	45y	N/A

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
005	Fire Stand Pipes & Valves: Common	$227.13	185 LF	$42,019	45y	N/A
026	Windows, Exterior, Impact-Rated: Elevator Lobby	$174.99	245 SF	$42,872	45y	N/A
2040 (Year 15) Total				**$131,623**		
2041 (Year 16)						
2041 (Year 16) Total				**$0**		
2042 (Year 17)						
015	Concrete Restoration, Balconies: Common	$38.27	1,320 SF	$50,522	17y	N/A
013.5	Concrete Restoration, Exterior Walls: Common	$21.12	2,233 SF	$47,154	17y	N/A
2042 (Year 17) Total				**$97,676**		
2043 (Year 18)						
015.1	Concrete Restoration, Walkways: Common	$39.23	730 SF	$28,638	16y	N/A
013	Painting, Waterproofing & Stucco Repairs: Common	$4.81	31,900 SF	$153,471	8y	N/A
015.2	Walkway Coatings, Acrylic, Resurface: Common	$10.39	4,020 SF	$41,772	16y	N/A
2043 (Year 18) Total				**$223,881**		
2044 (Year 19)						
051	Milestone Inspection: Common	$6,554.00	1 Ea	$6,554	10y	N/A
050	Structural Integrity Reserve Study - UPDATE: Common	$6,554.00	1 Ea	$6,554	10y	N/A
2044 (Year 19) Total				**$13,108**		
2045 (Year 20)						
001	Electric, Main Panels & Meter Bases: Common	$2,410.20	20 U	$48,204	50y	N/A
2045 (Year 20) Total				**$48,204**		
2046 (Year 21)						
2046 (Year 21) Total				**$0**		
2047 (Year 22)						

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2047 (Year 22) Total				$0		
2048 (Year 23)						
008	Roofs, Flat, Modified Bitumen : Common	$68.73	9,460 SF	$650,205	18y	N/A
2048 (Year 23) Total				$650,205		
2049 (Year 24)						
2049 (Year 24) Total				$0		
2050 (Year 25)						
007	Domestic Water Pump System: Common	$11,741.00	6 Flr	$70,446	25y	N/A
031	Garage, Exhaust Fans: Common	$4,751.00	1 PC	$4,751	15y	N/A
022	Piping & Plumbing, Major Renovations : Common	$4,560.70	20 U	$91,214	55y	N/A
2050 (Year 25) Total				$166,411		

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Critical Expenditure Planning (3-Year Outlook)

LOCATION RESERVE ITEM	2026	2027	2028
Loan Payment	$8,354		
Total	**$8,354**		
Building Service Components			
Total Building Service Components			
Exterior Building Components			
Concrete Restoration, Walkways: Common		$19,292	
Painting, Waterproofing & Stucco Repairs: Common		$103,388	
Walkway Coatings, Acrylic, Resurface: Common		$28,140	
Total Exterior Building Components		**$150,820**	
Property Site Components			
Total Property Site Components			
Total	**$8,354**	**$150,820**	

Annual Plan Comparison Table

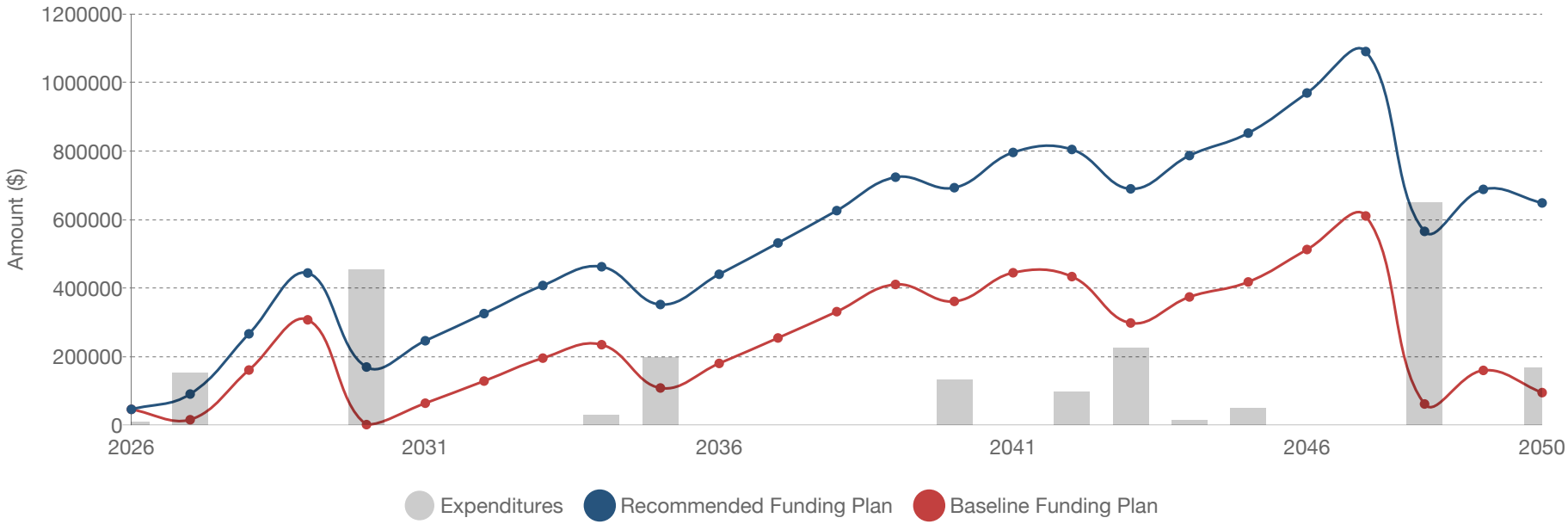
	RECOMMENDED FUNDING PLAN			BASELINE FUNDING PLAN		
	FY CONTRIBUTIONS: $45,000			FY CONTRIBUTIONS: $45,000		
YEAR	ASSOC. END. BAL.	OWNER PER MO.	PERCENT FUNDED	ASSOC. END. BAL.	OWNER PER MO.	PERCENT FUNDED
2026	$45,736	$188	5%	$45,736	$188	5%
2027	$90,373	$188	12%	$15,373	$188	2%
2028	$266,277	$729	31%	$160,527	$604	18%
2029	$443,940	$729	46%	$307,132	$604	32%
2030	$169,320	$729	28%	$1,145	$604	0%
2031	$246,013	$312	35%	$63,656	$260	9%
2032	$325,349	$320	40%	$128,355	$267	16%
2033	$407,399	$328	44%	$195,303	$274	21%
2034	$462,202	$337	46%	$234,523	$280	23%
2035	$351,866	$345	38%	$108,113	$287	12%
2036	$440,240	$354	42%	$179,907	$295	17%
2037	$531,619	$362	46%	$254,187	$302	22%
2038	$626,087	$371	49%	$331,022	$310	26%
2039	$723,728	$381	51%	$410,482	$317	29%
2040	$693,007	$390	49%	$361,018	$325	25%
2041	$795,944	$400	51%	$444,633	$333	28%
2042	$804,633	$410	50%	$433,409	$342	27%
2043	$689,665	$420	45%	$297,918	$350	19%
2044	$786,842	$431	47%	$373,946	$359	22%

	RECOMMENDED FUNDING PLAN			BASELINE FUNDING PLAN		
	FY CONTRIBUTIONS: $45,000			FY CONTRIBUTIONS: $45,000		
YEAR	ASSOC. END. BAL.	OWNER PER MO.	PERCENT FUNDED	ASSOC. END. BAL.	OWNER PER MO.	PERCENT FUNDED
2045	$852,480	$442	47%	$417,792	$368	23%
2046	$969,627	$453	49%	$512,489	$377	26%
2047	$1,090,661	$464	51%	$610,395	$387	28%
2048	$565,484	$476	34%	$61,395	$396	4%
2049	$688,113	$487	37%	$159,488	$406	9%
2050	$648,482	$500	35%	$94,587	$416	5%

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Funding Model Comparison

Projected Reserve Ending Balance



The chart above compares the projected annual reserve fund ending balances for funding plans.

Cash-Flow (Pooled) Funding Methodology
(25-Year Projection)

The 25-year Cash-Flow or "Pooled" Funding methodology involves determining reserve obligations that offset fluctuating annual expenses and create a positive cash flow throughout the projection. By consolidating funds from initial balances, a yearly reserve obligation rate is calculated to ensure a consistently positive cash flow over the analysis period.

The most significant element of the Cash-Flow or "Pooled" Funding methodology is that it significantly reduces the annual reserve obligation amount by maintaining an adequate level of funding year-over-year to the fully funded or 100% funded balance. This calculation allows the Reserve fund to operate at less than 100% so long as adequate reserves are present. In this methodology, Reserve funds can only be collectively allocated (used) for purposes authorized under the categorical nature of the components identified within the pool as they become due. **This leads to the lowest monthly allocations for membership and prevents excess balances from accruing in the reserve account.**

This methodology is a widely accepted, logical, factual, and mathematical basis for calculating reserve obligations. This method, year after year, allows the total fund balance to offset expected expenditures adequately and ensures that future funds will be available as needed through the scope of the projection and thereafter. This calculation, when done correctly, is considered "fully" funded under Florida statutes.

The DBPR maintains that "The Pooling of reserves is allowable under current Florida laws."

See the "Useful Links" section for additional details.

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Baseline Funding Methodology

(25-Year Projection)

Florida House Bill 913 (HB 913), effective July 1, 2025, introduces significant reforms to condominium governance, safety inspections, and financial management. Here's an overview of its key provisions:

The **Baseline Funding Method** is a method for planning reserve contributions to ensure the reserve account **never goes negative**, but **may reach zero**. In other words, it ensures that at no point will the reserve account be overdrawn, but it doesn't build a safety cushion beyond that.

Florida HB 913 officially recognizes and permits the use of the Baseline Funding Method for Structural Integrity Reserve Studies (SIRS), but with new guidelines:

- **Permitted Use**:
    - Associations may use the Baseline Funding Method to calculate reserves for SIRS items like roofs, load-bearing walls, foundations, etc.
- **No Waiver for SIRS Components**:
    - Even if using the baseline method, funding for SIRS components may not be waived or reduced by a vote of the owners. This is still mandatory.
    - So while the method can guide how much is contributed annually, 100% funding over time is still expected.
- **Disclosure Required**:
    - If the Baseline Method is used, the reserve study and budget must disclose that the method allows the balance to reach zero.
    - Owners must be made aware that while this method avoids deficits, it may not allow for flexibility or cushion if actual costs are higher than forecasted.
- **Board Responsibility**:
    - Boards must act promptly if a SIRS component becomes underfunded or if emergency structural issues are identified. The method doesn’t override the obligation to maintain safety.

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25-Year Recommended Funding Plan

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDTIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2026	$9,000	$45,000	N/A	$90	$0	$0	$8,354	$45,736	5.49%	$833,572
2027	$45,736	$45,000	0.00%	$457	$150,000	$0	$150,820	$90,373	11.66%	$775,391
2028	$90,373	$175,000	288.89%	$904	$0	$0	$0	$266,277	30.53%	$872,238
2029	$266,277	$175,000	0.00%	$2,663	$0	$0	$0	$443,940	45.61%	$973,440
2030	$443,940	$175,000	0.00%	$4,439	$0	$0	$454,059	$169,320	27.59%	$613,733
2031	$169,320	$75,000	-57.14%	$1,693	$0	$0	$0	$246,013	34.53%	$712,469
2032	$246,013	$76,875	2.50%	$2,460	$0	$0	$0	$325,349	39.88%	$815,761
2033	$325,349	$78,797	2.50%	$3,253	$0	$0	$0	$407,399	44.10%	$923,775
2034	$407,399	$80,767	2.50%	$4,074	$0	$0	$30,038	$462,202	45.95%	$1,005,888
2035	$462,202	$82,786	2.50%	$4,622	$0	$0	$197,744	$351,866	38.23%	$920,402
2036	$351,866	$84,856	2.50%	$3,519	$0	$0	$0	$440,240	42.42%	$1,037,767
2037	$440,240	$86,977	2.50%	$4,402	$0	$0	$0	$531,619	45.81%	$1,160,421
2038	$531,619	$89,151	2.50%	$5,316	$0	$0	$0	$626,087	48.59%	$1,288,566
2039	$626,087	$91,380	2.50%	$6,261	$0	$0	$0	$723,728	50.88%	$1,422,390
2040	$723,728	$93,665	2.50%	$7,237	$0	$0	$131,623	$693,007	48.51%	$1,428,640
2041	$693,007	$96,006	2.50%	$6,930	$0	$0	$0	$795,944	50.61%	$1,572,600
2042	$795,944	$98,407	2.50%	$7,959	$0	$0	$97,676	$804,633	49.57%	$1,623,115
2043	$804,633	$100,867	2.50%	$8,046	$0	$0	$223,881	$689,665	44.54%	$1,548,302
2044	$689,665	$103,388	2.50%	$6,897	$0	$0	$13,108	$786,842	46.54%	$1,690,522
2045	$786,842	$105,973	2.50%	$7,868	$0	$0	$48,204	$852,480	47.27%	$1,803,499
2046	$852,480	$108,622	2.50%	$8,525	$0	$0	$0	$969,627	49.18%	$1,971,714
2047	$969,627	$111,338	2.50%	$9,696	$0	$0	$0	$1,090,661	50.79%	$2,147,213

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDTIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2048	$1,090,661	$114,121	2.50%	$10,907	$0	$0	$650,205	$565,484	33.99%	$1,663,791
2049	$565,484	$116,974	2.50%	$5,655	$0	$0	$0	$688,113	37.44%	$1,837,977
2050	$688,113	$119,899	2.50%	$6,881	$0	$0	$166,411	$648,482	35.07%	$1,849,264

STONEBUILDING SOLUTIONS

25-Year Baseline Funding Plan

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDTIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2026	$9,000	$45,000	N/A	$90	$0	$0	$8,354	$45,736	5.49%	$833,572
2027	$45,736	$45,000	0.00%	$457	$75,000	$0	$150,820	$15,373	1.98%	$775,391
2028	$15,373	$145,000	222.22%	$154	$0	$0	$0	$160,527	18.40%	$872,238
2029	$160,527	$145,000	0.00%	$1,605	$0	$0	$0	$307,132	31.55%	$973,440
2030	$307,132	$145,000	0.00%	$3,071	$0	$0	$454,059	$1,145	0.19%	$613,733
2031	$1,145	$62,500	-56.90%	$11	$0	$0	$0	$63,656	8.93%	$712,469
2032	$63,656	$64,062	2.50%	$637	$0	$0	$0	$128,355	15.73%	$815,761
2033	$128,355	$65,664	2.50%	$1,284	$0	$0	$0	$195,303	21.14%	$923,775
2034	$195,303	$67,306	2.50%	$1,953	$0	$0	$30,038	$234,523	23.32%	$1,005,888
2035	$234,523	$68,988	2.50%	$2,345	$0	$0	$197,744	$108,113	11.75%	$920,402
2036	$108,113	$70,713	2.50%	$1,081	$0	$0	$0	$179,907	17.34%	$1,037,767
2037	$179,907	$72,481	2.50%	$1,799	$0	$0	$0	$254,187	21.90%	$1,160,421
2038	$254,187	$74,293	2.50%	$2,542	$0	$0	$0	$331,022	25.69%	$1,288,566
2039	$331,022	$76,150	2.50%	$3,310	$0	$0	$0	$410,482	28.86%	$1,422,390
2040	$410,482	$78,054	2.50%	$4,105	$0	$0	$131,623	$361,018	25.27%	$1,428,640
2041	$361,018	$80,005	2.50%	$3,610	$0	$0	$0	$444,633	28.27%	$1,572,600
2042	$444,633	$82,005	2.50%	$4,446	$0	$0	$97,676	$433,409	26.70%	$1,623,115
2043	$433,409	$84,056	2.50%	$4,334	$0	$0	$223,881	$297,918	19.24%	$1,548,302
2044	$297,918	$86,157	2.50%	$2,979	$0	$0	$13,108	$373,946	22.12%	$1,690,522
2045	$373,946	$88,311	2.50%	$3,739	$0	$0	$48,204	$417,792	23.17%	$1,803,499
2046	$417,792	$90,519	2.50%	$4,178	$0	$0	$0	$512,489	25.99%	$1,971,714
2047	$512,489	$92,782	2.50%	$5,125	$0	$0	$0	$610,395	28.43%	$2,147,213

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDTIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
2048	$610,395	$95,101	2.50%	$6,104	$0	$0	$650,205	$61,395	3.69%	$1,663,791
2049	$61,395	$97,479	2.50%	$614	$0	$0	$0	$159,488	8.68%	$1,837,977
2050	$159,488	$99,916	2.50%	$1,595	$0	$0	$166,411	$94,587	5.11%	$1,849,264

Funding Options

Significant expenses related to the repair or replacement of Reserve components are both expected and projected to occur within any community. When these expenses occur, there are essentially funding options available for addressing the cost associated with each expenditure:

Reserve Funds:

- The most logical option for the Board of Directors is to ensure the association's ability to maintain the obligated assets by assessing an adequate level of reserves as part of the regular membership fees. This approach allows for the cost of replacements to be uniformly distributed among all present and future members, ensuring that future members don't bear the burden of past deficits. Therefore, the Association must adopt a rule for "reasonable figurety reserve study", which means adopting a funding plan that is reasonable and sustainable. By setting aside Reserves over the lifespan of each asset, such as a roof, the association has ample time to accumulate the necessary funds for the projected replacement. Additionally, these reserve obligations would be appropriately distributed among all members and have interest-earning potential.

If Critical elements prevent reserving funds over time, there are two alternative funding options:

Securing a Loan:

- For major repairs, such as a multi-million dollar Concrete Restoration project that can't be delayed, a long-term Reserve plan may not be sufficient. In such cases, the association may seek to secure a loan from a lending institution to finance any required repairs. In many cases, banks are willing to lend to associations using future homeowner assessments as collateral. However, this option comes with challenges as it commits the association's future assets and incurs additional expenses in the form of interest & fees. It is critical to account for loan repayments in addition to reserve obligations and communicate those costs to the membership.

Special Assessment:

- Another option would be for the board to pass a "special assessment" to the membership, requiring each member to contribute an amount necessary to cover the expenditure. When a special assessment is implemented, the association has the authority and responsibility to collect the assessments, even through foreclosure, if necessary. SB-154 allows the Board of

Directors (BODs) to implement special assessments over the 115% threshold of the previous year if the repairs are for critical structural components.

Important Notes:

- The current statute does not permit associations to include special assessments in the funding plan for the SIRS.
- Any "Special Assessment" or "Loan" should be coordinated along with the Reserve Study to build a manageable financial plan for the membership over the period in which it is projected.

Reserve Components

In this section of the report, we provide a comprehensive examination of the Reserve Study's physical analysis, encompassing a thorough inventory of the significant components within the association's "common" areas. This includes "Limited Common Elements" or (LCE).

Each Reserve Component was assessed based on its physical condition observed during the inspection. The following factors were determined:

- **Installation Date:** When the component was originally installed
- **Estimated Market Expected Lifespan:** The maintenance plan currently implemented by the association
- **Subjective Remaining Lifespan:** The remaining lifespan based on visual inspection and current condition
- **Unit Current Cost:** The current cost of the component
- **Unit Projected Future Cost:** The estimated future cost of the component, considering inflation and other factors.
- **Maintenance Opportunities**: Potential actions to extend the useful lifespan of the component.

STONEBUILDING SOLUTIONS

Component List - Full Detail

000 - Loan Payment

Basic Info

Type of Cost:	Upgrade/Modernization
Location:	
Category:	
Condition:	N/A

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	N/A
Remaining Useful Life:	N/A
Next Activity Date:	N/A

Financial Data

Estimate Date:	01/01/2026
Estimate Source:	Estimate Provided by Client
Cost Per :	$8,354.00
Total Quantity:	1
Total Current Cost:	$8,354
Inflation Rate:	2.50%
Total Expenditures:	$8,354

001 - Electric, Main Panels & Meter Bases

Basic Info

Type of Cost:	Replacement
Location:	Building Service Components
Category:	Mechanical
Condition:	Good

Useful Life

Last Activity Date:	01/01/1995
Est. Useful Life:	40y
Remaining Useful Life:	19y
Next Activity Date:	01/01/2045

Comments/Notes

On the date of inspection, it was observed that the electrical service was in good working condition. This fund provides monies for the as needed repairs and eventual partial replacement of the electrical systems over a standard market observed 40-year life cycle. Initial useful life extended due to good working condition observed during inspection.

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per U:	$1,435.00
Total Quantity:	20 U
Total Current Cost:	$30,153
Inflation Rate:	2.50%
Total Expenditures:	$48,204





002 - Fire Alarm Control Panel & Ancillary Devices

Basic Info

Type of Cost:	Replacement
Location:	Building Service Components
Category:	Life Safety Devices
Condition:	Good

Comments/Notes

This fund provides monies for the as needed repairs and eventual replacement of the Fire Alarm system over a standard market observed 30-year life cycle. Recommend planning replacement with elevator modernization.

Useful Life

Last Activity Date:	01/01/2024
Est. Useful Life:	30y
Remaining Useful Life:	29y
Next Activity Date:	01/01/2055

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Estimate
Cost Per U:	$1,840.00
Total Quantity:	20 U
Total Current Cost:	$38,663
Inflation Rate:	2.50%
Total Expenditures:	$0






FIRE


FIRE
PUSH IN
PULL DOWN


EXIT


FIRE
FIRE

004 - Fire Pump, Motor & Piping

Basic Info

Type of Cost:	Replacement
Location:	Building Service Components
Category:	Mechanical
Condition:	Good

Useful Life

Last Activity Date:	01/01/1995
Est. Useful Life:	40y
Remaining Useful Life:	9y
Next Activity Date:	01/01/2035

Comments/Notes

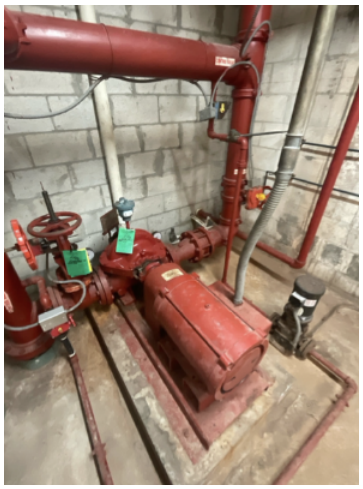
This fund provides monies for the as needed repairs and eventual replacement of the Fire Pump system over a 40-year life cycle. The current cost estimate includes the pump, controller, and ancillary equipment.

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	MVS
Cost Per Ea:	$30,000.00
Total Quantity:	1 Ea
Total Current Cost:	$31,519
Inflation Rate:	2.50%
Total Expenditures:	$39,363









005 - Fire Stand Pipes & Valves

Basic Info

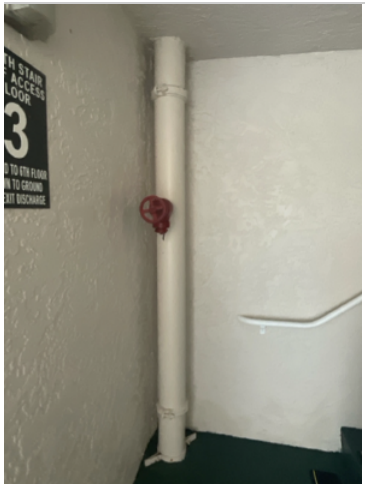
Type of Cost:	Repairs & Maintenance
Location:	Building Service Components
Category:	Fire & Life Safety
Condition:	Good

Useful Life

Last Activity Date:	01/01/1995
Est. Useful Life:	45y
Remaining Useful Life:	14y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	MVS
Cost Per LF:	$153.00
Total Quantity:	185 LF
Total Current Cost:	$29,738
Inflation Rate:	2.50%
Total Expenditures:	$42,019





006 - Fire Suppression System, Piping & Heads

Basic Info

Type of Cost:	Replacement
Location:	Building Service Components
Category:	Fire & Life Safety
Condition:	Good

Useful Life

Last Activity Date:	01/01/2023
Est. Useful Life:	40y
Remaining Useful Life:	37y
Next Activity Date:	01/01/2063

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	MVS
Cost Per Allow:	$65,000.00
Total Quantity:	1 Allow
Total Current Cost:	$68,291
Inflation Rate:	2.50%
Total Expenditures:	$0









007 - Domestic Water Pump System

Basic Info

Type of Cost:	Replacement
Location:	Building Service Components
Category:	Mechanical
Condition:	Good

Comments/Notes

This fund provides monies for the as needed repairs and eventual replacement of the domestic water pump system over a 25-year life cycle.

Useful Life

Last Activity Date:	01/01/2025
Est. Useful Life:	25y
Remaining Useful Life:	24y
Next Activity Date:	01/01/2050

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Client Cost History
Cost Per Flr:	$6,333.00
Total Quantity:	6 Flr
Total Current Cost:	$38,948
Inflation Rate:	2.50%
Total Expenditures:	$70,446







008 - Roofs, Flat, Modified Bitumen

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Roofing
Condition:	Good

Useful Life

Last Activity Date:	01/01/2012
Est. Useful Life:	18y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2030

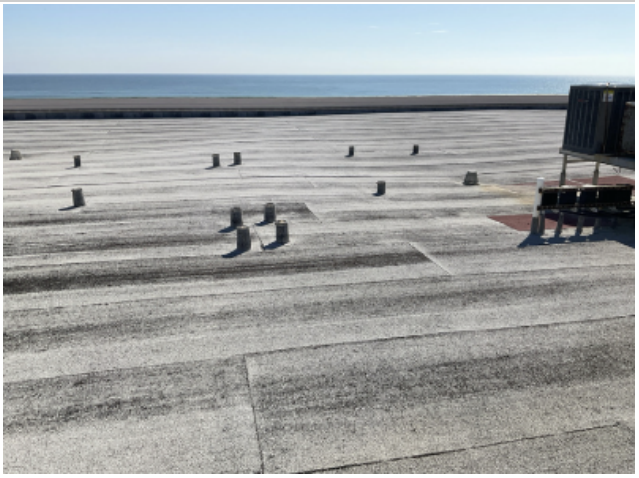
Comments/Notes

On the date of inspection it was noted the current roof is in good condition with no reported leaks and an expected amount of deterioration considering the age. This fund provides the monies to replace the roof over a market observed 18-year life.

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	$38.00
Total Quantity:	9,460 SF
Total Current Cost:	$377,681
Inflation Rate:	2.50%
Total Expenditures:	$1,067,098









009 - Roofs, Coated Metal Tiles

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Roofing
Condition:	Good

Comments/Notes

On the date of inspection it was noted the metal roofs are in good condition with no reported issues of leaks and minor corrosion.

Useful Life

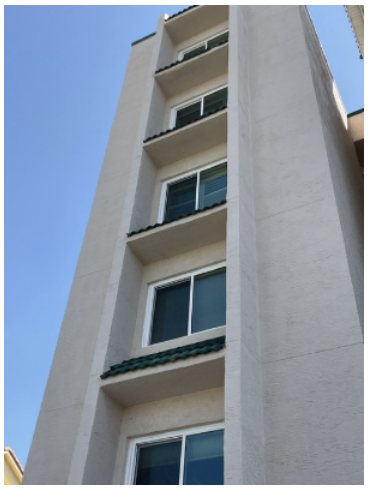
Last Activity Date:	01/01/1995
Est. Useful Life:	35y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractor
Cost Per RS:	$1,450.00
Total Quantity:	6.93 RS
Total Current Cost:	$10,557
Inflation Rate:	2.50%
Total Expenditures:	$11,653








1505

013 - Painting, Waterproofing & Stucco Repairs

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Exterior Building Components
Category:	Weatherproofing
Condition:	Good to Fair

Comments/Notes

On the date of inspection it was observed that the paint & waterproofing were in good to fair conditon. This fund provides monies for the reapplication of paint & waterproofing layers to the building based on an 8-year life cycle.

Useful Life

Last Activity Date:	01/01/2019
Est. Useful Life:	8y
Remaining Useful Life:	1y
Next Activity Date:	01/01/2027

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contactors
Cost Per SF:	$3.01
Total Quantity:	31,900 SF
Total Current Cost:	$100,868
Inflation Rate:	2.50%
Total Expenditures:	$382,832





013.5 - Concrete Restoration, Exterior Walls

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Exterior Building Components
Category:	Load Bearing Surfaces
Condition:	Good

Comments/Notes

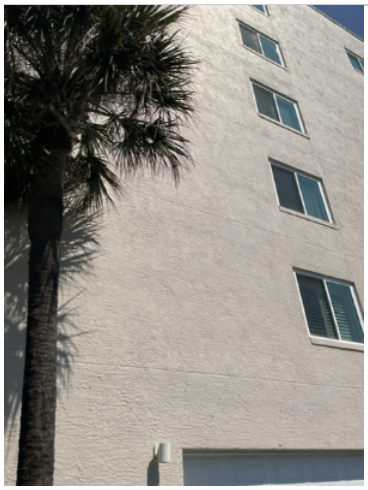
This fund provides monies for the as needed repairs and eventual major concrete restoration projects that would need to take place over a market observed 16-year life cycle. The stated cost is an projected partial rate of failure (7%) over the components expected market life cycle.

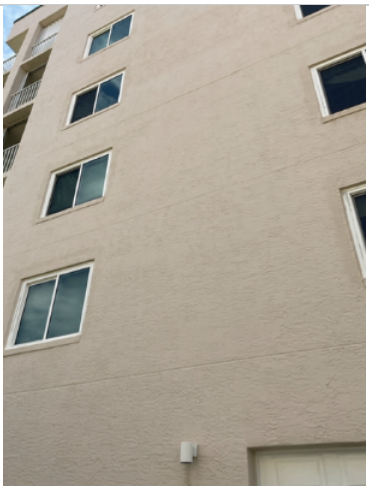
Useful Life

Last Activity Date:	01/01/2025
Est. Useful Life:	16y
Remaining Useful Life:	16y
Next Activity Date:	01/01/2042

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	$13.54
Total Quantity:	31,900 SF
Percent of Total to Maintain:	7%
Quantity to Maintain:	2,233 SF
Total Current Cost:	$31,764
Inflation Rate:	2.50%
Total Expenditures:	$47,154









014 - Concrete Restoration, Staircases

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Unit Access
Condition:	Good

Comments/Notes

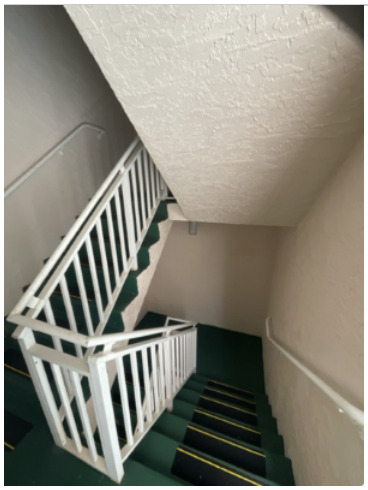
On the date of inspection it was observed that the concrete staircases were in good conditon. This fund provides monies for the as needed repairs to eventual major refurbishment of the staircases. The staircases are inside and therefore are expected to experience fewer concrete issues than areas that are exposed to the elements. The stated cost is an projected partial rate of failure (10%) over the components expected market life cycle.

Useful Life

Last Activity Date:	01/01/2010
Est. Useful Life:	25y
Remaining Useful Life:	9y
Next Activity Date:	01/01/2035

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per Flr:	$18,500.00
Total Quantity:	12 Flr
Percent of Total to Maintain:	10%
Quantity to Maintain:	1.2 Flr
Total Current Cost:	$23,324
Inflation Rate:	2.50%
Total Expenditures:	$29,128






5



015 - Concrete Restoration, Balconies

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Exterior Building Components
Category:	Load Bearing Surfaces
Condition:	Good to Fair

Useful Life

Last Activity Date:	01/01/2025
Est. Useful Life:	16y
Remaining Useful Life:	16y
Next Activity Date:	01/01/2042

Comments/Notes

Work to be completed in 2026. Funding will be completed with a special assessment that is already being collected. Remaining life reflects 2026 activity. On the date of inspection is was observed that the balconies contain areas of concrete spalling on the slab edges. This fund provides monies for the as needed repairs and eventual major concrete restoration projects that would need to take place over a 16-year life cycle. The stated cost is an projected partial rate of failure (30%) over the components expected market life cycle.

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	$24.54
Total Quantity:	4,400 SF
Percent of Total to Maintain:	30%
Quantity to Maintain:	1,320 SF
Total Current Cost:	$34,032
Inflation Rate:	2.50%
Total Expenditures:	$50,522











015.1 - Concrete Restoration, Walkways

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Exterior Building Components
Category:	Load Bearing Surfaces
Condition:	Good

Comments/Notes

This fund provides monies for the as needed repairs and eventual major concrete restoration projects that would need to take place over a market observed 16-year life cycle. This life cycle will line up with every other paint cycle. The stated cost is an projected partial rate of failure (20%) over the components expected market life cycle.

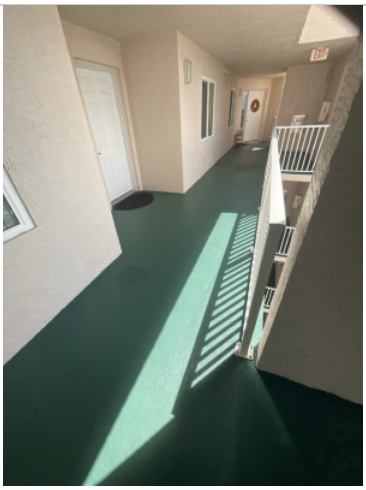
Useful Life

Last Activity Date:	01/01/2011
Est. Useful Life:	16y
Remaining Useful Life:	1y
Next Activity Date:	01/01/2027

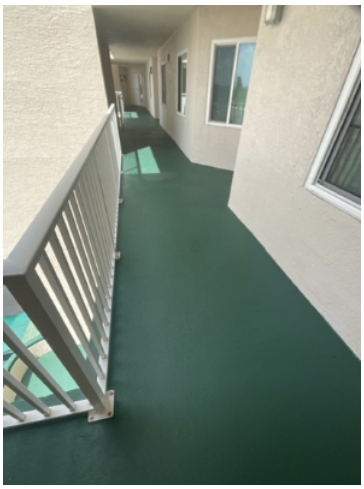
Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	$24.54
Total Quantity:	3,650 SF
Percent of Total to Maintain:	20%
Quantity to Maintain:	730 SF
Total Current Cost:	$18,821
Inflation Rate:	2.50%
Total Expenditures:	$47,930









015.2 - Walkway Coatings, Acrylic, Resurface

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Exterior Building Components
Category:	Ground Surfaces
Condition:	Fair

Useful Life

Last Activity Date:	01/01/2011
Est. Useful Life:	16y
Remaining Useful Life:	1y
Next Activity Date:	01/01/2027

Comments/Notes

On the date of inspection it was observed that the walkway coating had several areas with delaminated coating and the coating should be removed and reapplied.

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per SF:	$6.50
Total Quantity:	4,020 SF
Total Current Cost:	$27,453
Inflation Rate:	2.50%
Total Expenditures:	$69,912





016 - Concrete Restoration, Parking Garage

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Exterior Building Components
Category:	Load Bearing Surfaces
Condition:	Good

Comments/Notes

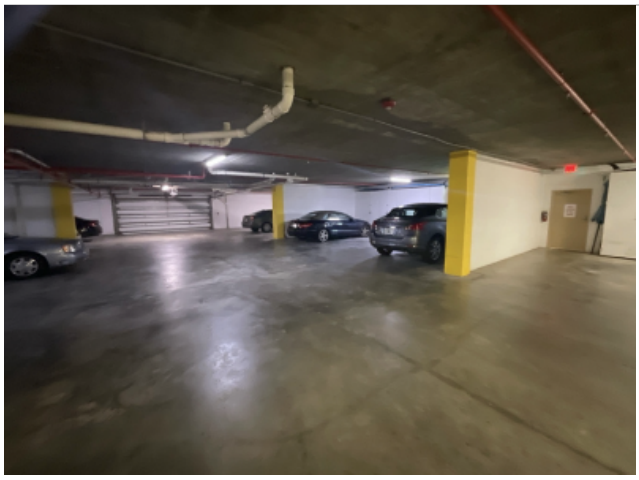
This fund provides monies for the as needed repairs and eventual major concrete restoration projects that would need to take place over a 20-year life cycle. The stated cost is an projected partial rate of failure (25%) over the components expected market life cycle. The initial useful life was extended due to the good condition observed during the inspection.

Useful Life

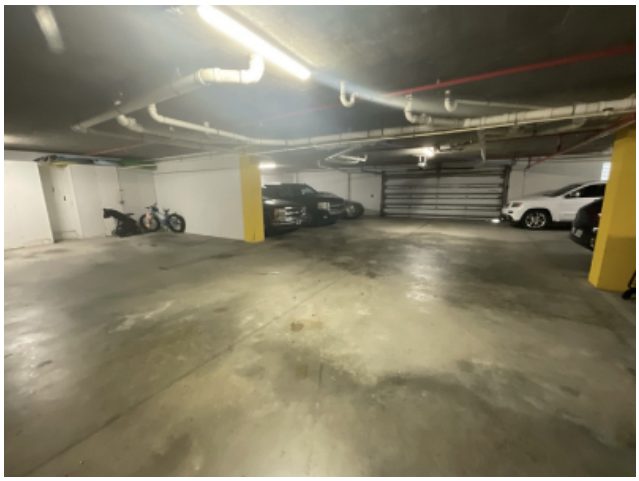
Last Activity Date:	01/01/1995
Est. Useful Life:	20y
Remaining Useful Life:	14y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per SF:	$13.54
Total Quantity:	9,300 SF
Percent of Total to Maintain:	25%
Quantity to Maintain:	2,325 SF
Total Current Cost:	$33,073
Inflation Rate:	2.50%
Total Expenditures:	$46,732









019 - Railings, Aluminum Picket

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Life Safety
Condition:	Good

Comments/Notes

This fund provides monies for the as needed repairs and eventual replacement of the railings over a standard market observed 44-year life cycle.

Useful Life

Last Activity Date:	01/01/2019
Est. Useful Life:	44y
Remaining Useful Life:	37y
Next Activity Date:	01/01/2063

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per LF:	$100.00
Total Quantity:	925 LF
Total Current Cost:	$97,183
Inflation Rate:	2.50%
Total Expenditures:	$0









022 - Piping & Plumbing, Major Renovations

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Building Service Components
Category:	Mechanical
Condition:	Good

Comments/Notes

Based on the market expected life cycle of Plumbing Utilities, it is recommended that the association reserve for major refurbishment of this component during the projected cycle.

Useful Life

Last Activity Date:	01/01/1995
Est. Useful Life:	55y
Remaining Useful Life:	24y
Next Activity Date:	01/01/2050

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractors
Cost Per U:	$2,400.00
Total Quantity:	20 U
Total Current Cost:	$50,430
Inflation Rate:	2.50%
Total Expenditures:	$91,214



025 - Windows & Doors, Impact Rated

Basic Info

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

Comments/Notes

All unit balcony doors and windows repalced in 2020 and are in good condition.

Useful Life

Last Activity Date:	01/01/2020
Est. Useful Life:	60y
Remaining Useful Life:	54y
Next Activity Date:	01/01/2080

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	XactRemodel
Cost Per SF:	$200.00
Total Quantity:	3,900 SF
Total Current Cost:	$819,487
Inflation Rate:	2.50%
Total Expenditures:	$0









026 - Windows, Exterior, Impact-Rated

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Wall Surfaces
Condition:	Good

Useful Life

Last Activity Date:	01/01/1995
Est. Useful Life:	40y
Remaining Useful Life:	14y
Next Activity Date:	01/01/2040

Financial Data

Estimate Date:	01/01/2023
Estimate Source:	XactRemodel
Cost Per SF:	$115.00
Total Quantity:	245 SF
Total Current Cost:	$30,341
Inflation Rate:	2.50%
Total Expenditures:	$42,872





027 - Doors, Storefront, Double

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Access Control Systems
Condition:	Good

Useful Life

Last Activity Date:	01/01/2020
Est. Useful Life:	40y
Remaining Useful Life:	34y
Next Activity Date:	01/01/2060

Financial Data

Estimate Date:	06/13/2023
Estimate Source:	Xactimate
Cost Per Ea:	$4,500.00
Total Quantity:	1 Ea
Total Current Cost:	$4,846
Inflation Rate:	2.50%
Total Expenditures:	$0



028 - Doors, Steel, Fire Rated, Double

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Access Control Systems
Condition:	Good

Useful Life

Last Activity Date:	01/01/2019
Est. Useful Life:	35y
Remaining Useful Life:	28y
Next Activity Date:	01/01/2054

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per Ea:	$4,400.00
Total Quantity:	2 Ea
Total Current Cost:	$9,246
Inflation Rate:	2.50%
Total Expenditures:	$0





029 - Doors, Steel, Fire Rated, Single

Basic Info

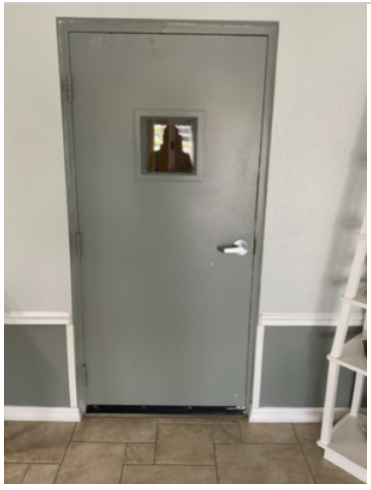
Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Access Control Systems
Condition:	Good

Useful Life

Last Activity Date:	01/01/2019
Est. Useful Life:	35y
Remaining Useful Life:	28y
Next Activity Date:	01/01/2054

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Xactimate
Cost Per Ea:	$3,200.00
Total Quantity:	10 Ea
Total Current Cost:	$33,620
Inflation Rate:	2.50%
Total Expenditures:	$0








DANGER

030 - Doors, Roll-Up & Openers

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Access Control Systems
Condition:	Good

Useful Life

Last Activity Date:	01/01/2009
Est. Useful Life:	25y
Remaining Useful Life:	8y
Next Activity Date:	01/01/2034

Financial Data

Estimate Date:	06/13/2023
Estimate Source:	Xactimate
Cost Per SF:	$36.36
Total Quantity:	415 SF
Total Current Cost:	$16,250
Inflation Rate:	2.50%
Total Expenditures:	$19,798









031 - Garage, Exhaust Fans

Basic Info

Type of Cost:	Replacement
Location:	Building Service Components
Category:	Life Safety
Condition:	Good

Useful Life

Last Activity Date:	01/01/2020
Est. Useful Life:	15y
Remaining Useful Life:	9y
Next Activity Date:	01/01/2035

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractor
Cost Per PC:	$2,500.00
Total Quantity:	1 PC
Total Current Cost:	$2,627
Inflation Rate:	2.50%
Total Expenditures:	$8,031





034 - HVAC Stands, Elevated

Basic Info

Type of Cost:	Replacement
Location:	Exterior Building Components
Category:	Mechanical
Condition:	Good

Useful Life

Last Activity Date:	01/01/1995
Est. Useful Life:	36y
Remaining Useful Life:	4y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Local Contractor
Cost Per U:	$1,100.00
Total Quantity:	20 U
Total Current Cost:	$23,114
Inflation Rate:	2.50%
Total Expenditures:	$25,513



040 - Generator & Controller, Diesel

Basic Info

Type of Cost:	Replacement
Location:	Building Service Components
Category:	Mechanical
Condition:	Good

Comments/Notes

Replacement planned in 2025 for ~$84,000.

Useful Life

Last Activity Date:	01/01/2025
Est. Useful Life:	45y
Remaining Useful Life:	44y
Next Activity Date:	01/01/2070

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Client Cost History
Cost Per Ea:	$84,000.00
Total Quantity:	1 Ea
Total Current Cost:	$86,100
Inflation Rate:	2.50%
Total Expenditures:	$0







050 - Structural Integrity Reserve Study - UPDATE

Basic Info

Type of Cost:	Upgrade/Modernization
Location:	Property Site Components
Category:	Professional Services
Condition:	N/A

Comments/Notes

Based on the recommendations of the Community Associations Institute (CAI): Reserve Study Best Practices handbook; Associations should be preparing for the expense associated with professional inspections required by local mandate.

Useful Life

Last Activity Date:	01/01/2024
Est. Useful Life:	10y
Remaining Useful Life:	8y
Next Activity Date:	01/01/2034

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Stone Building Solutions
Cost Per Ea:	$4,000.00
Total Quantity:	1 Ea
Total Current Cost:	$4,202
Inflation Rate:	2.50%
Total Expenditures:	$11,674

051 - Milestone Inspection

Basic Info

Type of Cost:	Upgrade/Modernization
Location:	Property Site Components
Category:	Professional Services
Condition:	N/A

Comments/Notes

Based on the recommendations of the Community Associations Institute (CAI): Reserve Study Best Practices handbook; Associations should be preparing for the expense associated with professional inspections required by local mandate.

Useful Life

Last Activity Date:	01/01/2024
Est. Useful Life:	10y
Remaining Useful Life:	8y
Next Activity Date:	01/01/2034

Financial Data

Estimate Date:	01/01/2024
Estimate Source:	Stone Building Solutions
Cost Per Ea:	$4,000.00
Total Quantity:	1 Ea
Total Current Cost:	$4,202
Inflation Rate:	2.50%
Total Expenditures:	$11,674

Definitions

Adequate: The required level of funding, determined by a qualified professional, that must be in place to allow for the coverage of reserve obligations as needed in the course of the projection and thereafter.

Adjustment to Useful Life: The estimated useful life may be adjusted, up or down, by this separate figure for the current cycle of replacement. This allows for a current period adjustment without affecting the estimated replacement cycles for future replacements.

Annual Assessment Increase: This represents the percentage rate at which the association will increase its assessment to reserves at the end of each year. It ensures the accumulation of the desired amount over a specific timeframe.

Annual Fixed Reserves: An optional figure that, if used, will override the normal process of allocating reserves to each asset.

Budget Year Beginning/Ending: The fiscal year for which the report is prepared. Monthly reserve obligation figures indicated are for the 12 months beginning on January 1st and ending on December 31st of a specific year for associations with a fiscal year ending on December 31st.

Component: A specific item or element that is part of the association's common area assets and requires reserve funding.

Component Inventory: The process of selecting and qualifying reserve components. This can be done through on-site visual inspections, reviewing association documents, considering established precedents, and consulting with relevant association representatives.

Cost per Unit: The estimated cost of replacing a reserve component per unit of measurement.

Current Replacement Cost: The estimated cost of replacing the asset at the beginning of the fiscal year for which the report is prepared.

Estimated Remaining Life: A calculation based on the report's fiscal year date and the asset's placed-in-service date to determine the remaining life of the asset.

Estimated Useful Life: The anticipated lifespan of an asset based on industry standards, manufacturer specifications, visual inspection, location, usage, association standards, and prior history.

Future Replacement Cost: The estimated cost to repair or replace the asset at the end of its estimated useful life, based on the current replacement cost and inflation.

Group and Category: The report may be prepared and sorted either by group (location, building, phase, etc.) or by category (roofing, painting, etc.). The standard report printing format is by category.

Inflation: A figure used to estimate the future cost of repairing or replacing each component. The current cost of each component is compounded annually based on the number of remaining years to replacement, and the total is used to calculate the monthly reserve obligation needed to accumulate the required funds in time for replacement.

Interest Obligation (After Taxes): The interest that should be earned on the reserves, net of taxes, based on their beginning reserve balance and monthly reserve obligations for one year. This figure is averaged for budgeting purposes.

Investment Yield Before Taxes: The average interest rate anticipated by the association based on its current investment practices.

Number of Units and/or Phases: If applicable, the number of units and/or phases included in the report.

Percent Fully Funded: The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

Phase Increment Detail and/or Age: Comments regarding the aging of the components based on the construction date or date of acceptance by the association.

Placed-In-Service Date: The month and year when the asset was placed in service, which could be the construction date, the first escrow closure date in a phase, or the date of the last servicing or replacement.

Projected Reserve Balance: The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. This is based on the provided information and is not audited.

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

Replacement Year: The year when the asset is scheduled to be replaced. The necessary funds will be available by the first day of the fiscal year for which replacement is anticipated.

Reserves: Funds set aside for projected repairs and/or replacements of the association's common elements.

Salvage Value: The salvage value of the asset at the time of replacement, if applicable.

SBS: Stone Building Solutions

SIRS: Structural Integrity Reserve Study

SRS: Stone Reserve Studies

Total Monthly Allocation: The sum of the monthly assessment and interest obligation figures.

Units: The unit of measurement used for each quantity.

Estimated Replacement Cost: The estimated cost to repair or replace the asset at the end of its estimated useful life based on the current replacement cost and inflation.

Monthly Assessment: The assessment of reserves required by the association each month.

Taxes on Interest Yield: The estimated percentage of interest income that will be set aside to pay income taxes on the earned interest.

Total Monthly Allocation: The sum of the monthly assessment and interest obligation figures.

Unit Abbreviations:

Sq Ft - Square Feet	Sq Yds - Square Yards	Ln Ft - Linear Feet
Cu Ft - Cubic Feet	Cu Yds - Cubic Yards	Opngs - Openings (elevators)
Lp Sm - Lump Sum	Allow - Allowance	Hp - Horsepower
Units - Units	Ct - Court	Bldg- Building
Ea - Each	Kw - Kilowatts	Sq - Squares (1 Sq = 100 sq ft)

Useful Links

Association of Professional Reserve Analysts

- APRA Home
- APRA Reserve Study Standards

Community Associations Institute

- CAI Home
- CAI Reserve Study Standards

Florida Department of Business and Professional Regulation (DBPR)-

- DBPR Home
- DBPR Building Reporting
- DBPR Frequently Asked Questions

Florida Statutes

- SB-4D
- HB-154
- FL 718 - Condominiums
- FL 719 - Cooperatives
- FL 720

State Funded Grant / Loan Options

- MySafeFLHome Condo Grants

Stone Building Solutions (SBS)

- Stone Building Solutions
- Stone Webinars
- Leave a 5-Star Review for SBS

Financial Management for HOAs and Associations

- HOA Invest

Disclosures

R.P.O Condominium Association, Inc. (“the Association”) engaged Stone Building Solutions LLC (“Stone”) to conduct a Structural Integrity Reserve Study (“SIRS”). The study is based on a visual review of representative common areas by a qualified member of our engineering team, combined with information provided through documentation, interviews with Association representatives, and documentation submitted.

Stone holds no present or future interest in the subject property and has no personal or financial interest in any parties involved. Our engagement was not contingent upon any predetermined outcome, and compensation is not dependent on the results or any actions arising from this report.

This Reserve Study is a planning tool, not a substitute for an audit, engineering analysis, or insurance appraisal. All cost estimates and component life projections are based on industry-standard sources, including, but not limited to: RSMeans, Verisk, Xactimate, Marshall & Swift, McGraw-Hill, and actual vendor data, as well as Stone’s experience in construction, reserve analysis, and valuation.

Cash flow projections were produced using Stone’s reserve study software, which has been independently reviewed by a Certified Public Accounting firm for compliance with the AICPA Audit and Accounting Guide for Common Interest Realty Associations. Calculations align with IRS guidelines for Form 1120-C and 1120-H entities.

This report reflects assumptions and estimates based on current information and conditions. No guarantee is made regarding future costs, component performance, or funding sufficiency.

According to Florida law, community association managers and management firms are obligated to act in good faith, with loyalty, skill, diligence, honesty, full disclosure, and reasonable fees. When under contract with an association subject to the requirements of Florida Statutes §553.899 (Milestone Inspections) or §718.112(2)(g) (Structural Integrity Reserve Studies), they must comply with these statutory obligations as directed by the association’s board. Stone provides this study as a tool to support that compliance.

Stone Building Solutions LLC remains available to provide further engineering evaluations, construction monitoring, and reserve updates upon request. We are committed to professional integrity and industry best practices.

Update Requirements

Florida State Statutes require an update for this study to be performed and published every 10 years.

We suggest yearly updates and provide a rock solid rate call 848-986-0367 or email reserves@stonebldg.com.

While Florida law requires updating the SIRS study only every 10 years, we suggest a yearly refresh to keep your reserve amounts as solid as a rock. Given that this study is still new, annual updates help ensure you're always on the cutting edge of funding requirements. Once your association is up to speed and has a smooth funding flow, we recommend shifting to updates every five years.

Communities that stay on top of their reserve planning often find their allocations drop over time, leading to stronger fiscal and structural health.

As a valued Stone Customer, we're offering a special deal: sign on now, save 10% today, and receive these discounted rates:

Annual Updates 4-year commitment 30% (normally 40%)

5-year update 68% (normally 80% plus market conditions at the time)

Stone Building Solutions will integrate the cost of these updates into your budgets so you can plan ahead without a hitch. Currently, your study does not allocate any updates for the next 10 years (SIRS).

Ready to keep your reserve funds as steady as granite? Contact us at 848-986-0367 or email us at info@stonebldg.com to order your updated study and keep your community rolling smoothly!