POLIKAR ENGINEERING SOLUTIONS

Structural Integrity Reserve Study (SIRS) Report

Client Name: Bonavida Condominium Association Inc

Address: 20100 W Country Club Dr,
Aventura, FL, 33180

Project Evaluator: Eli Polikar, P.E

Digital Signature: Eli Polikar

Digitally signed by Eli Polikar
Date: 2025.07.11 14:46:51 -04'00'

ELI POLIKAR
LICENSE
No 89947
STATE OF FLORIDA
PROFESSIONAL ENGINEER

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

Table of Contents

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

SIRS PROGRAM BACKGROUND

PURPOSE AND SCOPE

Polikar Engineering Solutions (PES), Inc. has completed an initial evaluation for the requested property located at 20100 W Country Club Dr, Aventura, FL, 33180. The requested scope of inspection was for a Structural Integrity Reserve Study (SIRS) in accordance with Senate Bill Ch. 154, which provides amending requirements to the original Senate Bill 4D and Florida Statute 718.112.

The purpose of the Structural Integrity Reserve Program is to assist in maintaining the integrity of a building throughout the life of the structure. It is of paramount importance in order to ensure that buildings are structurally sound so as to not pose a threat to the public health, safety, or welfare. Per SB Ch. 154, the Legislature finds that the imposition of a statewide structural inspection program for aging condominium and cooperative buildings in this state is necessary to ensure that such buildings are safe for continued use.

A residential condominium or cooperative 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. The SIRS is based on based on a visual inspection of the condominium property, which must be completed by verified licensed engineer, architect, or a person certified as a reserve specialist or professional reserve analyst by the Community Associations Institute or the Association of Professional Reserve Analysts.

A Structural Integrity Reserve Study must include the evaluation of various components of the inspected property and at a minimum, 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

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

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. Below are the components included in the scope of the SIRS program:

A. Roof
B. Structure (Inclusive of load bearing walls and other primary structural members)
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 above.

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.

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

COMMON QUESTIONS

1. **How is a Structural Integrity Reserve Study (SIRS) valuable to an association?**

   A SIRS calls for explicit association decisions on how to provide for long-term funding, and on the extent to which the association will set aside funds on a regular basis for non-annual maintenance requirements. Ideally, all major repair and replacement costs will be covered by funds set aside by the association as reserves, so that funds are there when needed. A proper structural integrity reserve study shows owners and potential buyers a more accurate and complete picture of the association's financial strength and market value. The reserve study should disclose to buyers, lenders, and others the manner in which management of the association (i.e., the board and outside management, if any) is making provisions for non-annual maintenance requirements.

2. **What are the procedures associated with the physical and financial analysis during an SIRS?**

   The physical analysis is intended to provide information about the physical status of the SIRS component list. During this physical analysis, the inspecting professional will identify the existing systems in place and their effective useful life while also determining the estimated remaining useful life of each component. The information gathered during the physical analysis allows for the ability to estimate the current costs associated with future repairs or replacements.

   The financial analysis is intended to provide an understanding of the current status of the reserve funds in comparison the future funds that will be necessary for future repairs or replacements. It provides a projected reserve account balance for 30 years and a funding plan to pay for projected costs from the reserve fund. The financial component allows for the association to determine a stable and equitable funding plan to offset ongoing reserve component deterioration with the projected sources

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

of income, while also highlighting if there are any major financial deficiencies in the current reserve plan that may trigger future needs for special assessments.

3. **Does the association need to maintain a 100% fully funded balance?**

It is common misconception that an HOA or community should maintain 100% of the fully funded balance. As a performance indicator, percent funding is used as a measure of the health of the reserve fund and a percent funding range of 70% to 100% is commonly adopted as a target percentage as it has been statistically shown that communities that maintain their percent funding in this range are far less likely to experience emergency assessments or deferral of maintenance. They can easily weather unexpected expenses and economic downturns. The actual percent funding target is used as a performance indicator and can vary according to unique circumstances.

4. **How do we establish Effective Useful Life and Remaining Useful Life estimates?**

Determining the Effective Useful Life (EUL) and the Remaining Useful Life (RUL) of a building is a multifaceted process that involves a variety of factors, including the quality of construction, the materials used, environmental conditions, and the level of maintenance and upgrades over the years. Establishing the Estimated Useful Lives (EULs) is based on a thorough analysis utilizing sources such as U.S. Department of Housing and Urban Development (HUD) guidelines, RS Means industry benchmarks, and manufacturer-recommended lifespans for updated specialty systems. In addition, RULs are evaluated by drawing comparisons to the aging and deterioration of similar components in other projects, helping to establish practical and reliable expectations for the lifespan and functionality of the systems.

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

DEFINITIONS

Full Funding – setting a reserve funding goal to attain and maintain reserves at or near 100% funded, where cash in the reserve fund is equivalent to the deteriorated value of the reserve components.

Baseline Funding –the objective is to have sufficient reserves on hand to never completely run out of money. This is sometimes described as a "cash-positive" plan. This method is discouraged as it results in less cash in reserves with the result of higher instances of special assessments and/or deferred maintenance.

Threshold Funding – setting an objective chosen by the board other than the 100% (Full funding) level or just staying cash-positive (Baseline funding). This may be a specific Percent Funded target or a cash balance target. Threshold funding is often a value chosen in between Full Funding and Baseline Funding.

Statutory Funding – the pursuit of an objective as described or required by local laws or codes. In effect, this method is the same as Threshold Funding with a mandated threshold percent or cash reserve.

Straight Line Methodology – contribution to the reserve fund for each component are calculated separately, and summed together for a total. The reserve funds are essentially divided into separate pools for each component, with no co-mingling.

Cash Flow Methodology – Contributions to the Reserve fund are designed to offset the variable annual expenditures from the reserve fund. The reserve fund is considered one large pool of money, where a steady contribution rate is established to offset all of the scheduled reserve expenses from the fund, no matter what project those expenses are designated for. Due to its greater computational flexibility and its ability to focus on and achieve any of the four funding Objectives, the Cash Flow method if used in this analysis tool. No other option is offered.

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

Current Replacement Cost – An estimate of a reserve component's cost to replace, repair or restore the component to its original condition should the need occur.

Future Replacement Cost – An estimate of the reserve component's cost to replace, repair or refurbish the component to its original functional condition at a future year taking into account inflation that will increase the cost.

Effective Useful Life (EUL) – The number of years the component is expected to serve its intended purpose if given regular and proper maintenance.

Remaining Useful Life (RUL) – The expected number of years the component will continue to serve its intended purpose prior to undergoing repair, refurbishing or replacement.

Effective Age – The Effective Useful Life (EUL) minus the Remaining Useful Life (RUL).

Fully Funded Balance (FBB) – 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 of a reserve component. This number is calculated for each component, and then summed together for an association total and represents the total depreciation over the life of the components. In other words, the amount that should have been saved during the life of the components.

Polikar Engineering Solutions utilizes a fully funded balance equation which factors in the effect of inflation however a simplified version for the FBB is presented below:

$$FBB = \frac{Effective\ Age}{Effective\ Useful\ Life\ (EUL)} \times \text{Current Cost}$$

*Having a fully funded balance does **not** mean that at any given point in time that you have 100% of the funds required to cover full replacement of all of the components.

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

Percent Funded: The ratio, at a particular point of time of the actual (or projected) reserve balance to the fully funded balance, expressed as a percentage. Percent funding is used a measure of the "health" of the reserve fund.

The common guidelines for percent funding are:

- **Overfunded: Greater than 100%**
  - Indication that steps should be taken to bring the fund back into balance
  - Continued over funded places an unfair burden on individual members to maintain a fund in excess of what is needed
  - Overfunding does not provide additional safeguards that could be obtained from a strong position

- **Strong: 70% – 100%:**
  - Risk of special assessments or deferred maintenance is low
  - Higher marketability
  - Unexpected expense and economic downturns are easily overcome

- **Fair: 30% – 70%:**
  - Due diligence indicated to assure adequate funding scheduled expenses
  - Unexpected expenses and economic downturns pose a moderate to high risk of special assessments or deferred maintenance

- **Weak: 0% – 30%:**
  - Risk of special assessments is high, especially in the case of unexpected expenses or an economic downturn
  - Deferred maintenance of reserve components is very common
  - High stress and political turmoil are likely
  - Lower marketability

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

LIMITATIONS

This reserve study is based on a combination of visual inspections, historical data, industry standards, and financial projections. While every effort has been made to ensure the accuracy of the findings, certain limitations must be acknowledged. The study does not involve destructive testing or invasive inspections; therefore, concealed conditions such as underlying structural deterioration, subsurface issues, or hidden defects cannot be assessed.

The accuracy of this reserve study is limited by the availability and completeness of historical documentation. A lack of records regarding previous replacements, repairs, and associated costs can impact the ability to establish accurate life cycle projections and funding needs. Additionally, the absence of original construction plans or detailed specifications may limit the assessment. As a result, assumptions may be necessary to fill these gaps, and actual conditions may differ from projections.

The assignment of Estimated Useful Lives (EULs) is determined through a comprehensive evaluation of multiple factors, including guidelines from the U.S. Department of Housing and Urban Development (HUD), industry-standard data from RS Means, and manufacturer-specific lifespans for modernized specialty systems. Additionally, RULs are evaluated by drawing comparisons to the aging and deterioration of similar components in other projects to establish realistic expectations for longevity and performance.

Polikar Engineering Solutions recommends that individual components be evaluated in depth at periodic intervals by licensed professionals. While this reserve study provides an overall assessment of major building systems, certain critical components—such as electrical elements, plumbing, and HVAC systems—require specialized expertise to accurately assess their condition and performance. Integrating these periodic assessments into the reserve planning process can also allow of further adjustments of the financial projections and supports the long-term integrity of the property.

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

Polikar Engineering Solutions has based its SIRS analysis on the completed questionnaire provided by the client. When limited or no component information is available, a conservative analysis approach must be taken to ensure the long-term financial stability of the reserve fund. In such cases, assumptions regarding component age, condition, and replacement costs are made based on industry standards, comparable projects, and professional judgment. This approach helps mitigate the risk of underfunding by accounting for potential unknowns, but actual conditions may differ from these projections. As more detailed information becomes available, adjustments to the reserve study may be necessary to refine cost estimates and funding recommendations.

Actual outcomes often deviate from even the most well-informed assumptions due to economic fluctuations, environmental conditions such as weather and usage, financial choices made by clients, regulatory changes, and evolving owner expectations. This Reserve Study extends expense projections into the future because a long-term outlook enhances the reliability of short-term financial planning. However, adjustments to cost estimates, expenditure timing, and funding strategies will inevitably be required over time.

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

EXECUTIVE SUMMARY

PROPERTY SPECFICATIONS

Property Name: Bonavida Condominium Association Inc
Property Address: 20100 W Country Club Dr, Aventura, FL, 33180
Number of Buildings: 1
Number of Stories: 18
Number of Units: 144
Construction Date(s): 1973
Construction Type: Reinforced Concrete
Type of Facility: Residential

PROPERTY DESCRIPTION

The property consists of 1 building(s) that are 18-stories in height and comprised of 144 condominium units. According to county appraiser records the property was built in 1973 making it meet the minimum timeline associated with the Structural Integrity Reserve Study program requirements. The subject building(s) primary structural framing consists of reinforced concrete members and concrete masonry (CMU) walls. The building(s) envelope's exterior façade is comprised of a stucco and paint finish.

PROPERTY CONDITION SUMMARY

Polikar Engineering Solutions (PES) performed a Structural Integrity Reserve Study (SIRS) at the Bonavida Condominium Association Inc. located at 20100 W Country Club Dr, Aventura, FL, 33180. This assessment was authorized and performed in general accordance with Senate Bill No. 154, the latest applicable Florida Building Code and select applicable guidelines of American Society for Testing and Materials (ASTM): Baseline Property Condition Assessment Process.

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

Based on our site visit observations, review of documentation listed within this report, and conversations with the facility representatives, we consider this property to be of good quality construction with average maintenance procedures in place. As a whole, the property appears to be in good physical condition. Both the exterior and interior appear to be generally adequately maintained, except for those items with remedial recommendations indicated in this report.

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

PROJECTED EXPENSES

INVENTORY OF SIRS EXPENSES

SIRS System Asset	Item Description	Effective Useful Life (EUL)	Remaining Useful Life (RUL)	Effective Age	Quantity	Unit	Current Cost Estimate
A. Roof							
A1	Flat Roof Replacement	15	0	15	1	LS	$350,000
A2							
A3							
B. Structure							
B1	Building Envelope Concrete Restoration Cycle	15	0	15		LS	$1,918,000
B2							
B3							
C. Fireproofing and Fire Protection Systems							
C1	Fire Protection System Modernization	15	0	15	1	LS	$121,677
C2							
C3							
D. Plumbing							
D1	Plumbing System Modernization - Cast Iron Existing	50	0	50	1	LS	$750,000
D2							
D3							
E. Electrical Systems							
E1	Electrical Panels, Circuit Breakers, Meter Centers	40	0	40	1	LS	$358,486
E2	Lighting	15	0	15	1	LS	$252,457
E3	Generator	25	0	25			$69,453
F. Waterproofing and Exterior Paint							
F1	Repaint building	8	0	8	1	LS	$182,000
F2	Rewaterproof building	8	0	8	1	LS	$100,000
F3							
G. Windows and Exterior Doors							
G1	Common Area Windows Replacement	40	0	40	1	LS	$10,500
G2	Common Area Doors Replacement	50	0	50	1	LS	$12,500
G3							
H. Additional SIRS Components							
H1	Elevator Modernization	25	4	21	1	LS	$430,875
H2	Elevator Cab Remodeling	15	0	15	1	LS	$50,000
H3							

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

DETERIORATION SIGNIFICANCE

SIRS System Asset	Item Description	Effective Useful Life (EUL)	Current Cost Estimate	Deterioration Cost per Year	Deterioration Significance vs All Items
A. Roof					
A1	Flat Roof Replacement	15	$350,000	$23,333	9.00%
A2					
A3					
B. Structure					
B1	Building Envelope Concrete Restoration Cycle	15	$1,918,000	$127,867	49.33%
B2					
B3					
C. Fireproofing and Fire Protection Systems					
C1	Fire Protection System Modernization	15	$121,677	$8,112	3.13%
C2					
C3					
D. Plumbing					
D1	Plumbing System Modernization - Cast Iron Existing	50	$750,000	$15,000	5.79%
D2					
D3					
E. Electrical Systems					
E1	Electrical Panels, Circuit Breakers, Meter Centers	40	$358,486	$8,962	3.46%
E2	Lighting	15	$252,457	$16,830	6.49%
E3	Generator	25	$69,453	$2,778	1.07%
F. Waterproofing and Exterior Paint					
F1	Repaint building	8	$182,000	$22,750	8.78%
F2	Rewaterproof building	8	$100,000	$12,500	4.82%
F3					
G. Windows and Exterior Doors					
G1	Common Area Windows Replacement	40	$10,500	$263	0.10%
G2	Common Area Doors Replacement	50	$12,500	$250	0.10%
G3					
H. Additional SIRS Components					
H1	Elevator Modernization	25	$430,875	$17,235	6.65%
H2	Elevator Cab Remodeling	15	$50,000	$3,333	1.29%
H3					
			Total Deterioration Cost Per Year:		$259,213

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

RESERVE EXPENDATURE PROJECTIONS SUMMARY

Item Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
A. Roof										
Flat Roof Replacement	$350,000									
B. Structure										
Building Envelope Concrete Restoration Cycle	$1,918,000									
C. Fireproofing and Fire Protection Systems										
Fire Protection System Modernization	$121,677									
D. Plumbing										
Plumbing System Modernization - Cast Iron Existing	$750,000									
E. Electrical Systems										
Electrical Panels, Circuit Breakers, Meter Centers	$358,486									
Lighting	$252,457									
Generator	$69,453									
F. Waterproofing and Exterior Paint										
Repaint building	$182,000								$230,552	
Rewaterproof building	$100,000								$126,677	
G. Windows and Exterior Doors										
Common Area Windows Replacement	$10,500									
Common Area Doors Replacement	$12,500									
H. Additional SIRS Components										
Elevator Modernization					$484,954					
Elevator Cab Remodeling	$50,000									
Expendature Costs:	$4,175,073				$484,954				$357,229	

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

RESERVE EXPENDATURE PROJECTIONS SUMMARY CONTINUED

Item Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
A. Roof										
Flat Roof Replacement						$545,289				
B. Structure										
Building Envelope Concrete Restoration Cycle						$2,988,182				
C. Fireproofing and Fire Protection Systems										
Fire Protection System Modernization						$189,569				
D. Plumbing										
Plumbing System Modernization - Cast Iron Existing										
E. Electrical Systems										
Electrical Panels, Circuit Breakers, Meter Centers										
Lighting						$393,320				
Generator										
F. Waterproofing and Exterior Paint										
Repaint building							$292,057			
Rewaterproof building							$160,471			
G. Windows and Exterior Doors										
Common Area Windows Replacement										
Common Area Doors Replacement										
H. Additional SIRS Components										
Elevator Modernization										
Elevator Cab Remodeling						$77,898				
Expendature Costs:						$4,194,257	$452,527			

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

RESERVE EXPENDATURE PROJECTIONS SUMMARY CONTINUED

Item Description	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
A. Roof										
Flat Roof Replacement										
B. Structure										
Building Envelope Concrete Restoration Cycle										
C. Fireproofing and Fire Protection Systems										
Fire Protection System Modernization										
D. Plumbing										
Plumbing System Modernization - Cast Iron Existing										
E. Electrical Systems										
Electrical Panels, Circuit Breakers, Meter Centers										
Lighting										
Generator						$145,419				
F. Waterproofing and Exterior Paint										
Repaint building					$369,969					
Rewaterproof building					$203,279					
G. Windows and Exterior Doors										
Common Area Windows Replacement										
Common Area Doors Replacement										
H. Additional SIRS Components										
Elevator Modernization										$1,015,385
Elevator Cab Remodeling										
Expendature Costs:					$573,248	$145,419				$1,015,385

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

RESERVE FUND STATUS AND RECOMMENDATIONS

CURRENT YEAR FULLY FUNDED BALANCE

SIRS System Asset	Item Description	Effective Useful Life (EUL)	Effective Age	Effective Age ÷ EUL	Current Cost Estimate	Fully Funded Balance
A. Roof						
A1	Flat Roof Replacement	15	15	1.00	$350,000	$350,000
A2						
A3						
B. Structure						
B1	Building Envelope Concrete Restoration Cycle	15	15	1.00	$1,918,000	$1,918,000
B2						
B3						
C. Fireproofing and Fire Protection Systems						
C1	Fire Protection System Modernization	15	15	1.00	$121,677	$121,677
C2						
C3						
D. Plumbing						
D1	Plumbing System Modernization - Cast Iron Existing	50	50	1.00	$750,000	$750,000
D2						
D3						
E. Electrical Systems						
E1	Electrical Panels, Circuit Breakers, Meter Centers	40	40	1.00	$358,486	$358,486
E2	Lighting	15	15	1.00	$252,457	$252,457
E3	Generator	25	25	1.00	$69,453	$69,453
F. Waterproofing and Exterior Paint						
F1	Repaint building	8	8	1.00	$182,000	$182,000
F2	Rewaterproof building	8	8	1.00	$100,000	$100,000
F3						
G. Windows and Exterior Doors						
G1	Common Area Windows Replacement	40	40	1.00	$10,500	$10,500
G2	Common Area Doors Replacement	50	50	1.00	$12,500	$12,500
G3						
H. Additional SIRS Components						
H1	Elevator Modernization	25	21	0.84	$430,875	$361,935
H2	Elevator Cab Remodeling	15	15	1.00	$50,000	$50,000
H3						
					Total Fully Funded Balance:	$4,537,008

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

CURRENT 30 YEAR RESERVE PLAN SUMMARY

Year	Starting Reserve Balance	Fully Funded Balance	% Funded	Special Assessment Risk	% Change In Reserve Funding	Reserve Funding	Special Assessment	Interest Earned	Expenditure Costs	Ending Balance
2025	$120,084	$428,361	28.0%	High	0%	$165,400	$3,900,000	$2,113	$4,175,073	$12,524
2026	$12,524	$639,783	2.0%	High	5%	$300,000	$0	$220	$0	$312,745
2027	$312,745	$933,976	33.5%	Medium	5%	$315,000	$0	$5,504	$0	$633,249
2028	$633,249	$1,245,245	50.9%	Medium	5%	$330,750	$0	$11,145	$0	$975,144
2029	$975,144	$1,574,349	61.9%	Medium	5%	$347,288	$0	$17,163	$484,954	$854,641
2030	$854,641	$1,422,576	60.1%	Medium	5%	$364,652	$0	$15,042	$0	$1,234,334
2031	$1,234,334	$1,774,768	69.5%	Medium	5%	$382,884	$0	$21,724	$0	$1,638,943
2032	$1,638,943	$2,146,811	76.3%	Low	5%	$402,029	$0	$28,845	$0	$2,069,817
2033	$2,069,817	$2,539,579	81.5%	Low	5%	$422,130	$0	$36,429	$357,229	$2,171,147
2034	$2,171,147	$2,586,035	84.0%	Low	5%	$443,237	$0	$38,212	$0	$2,652,596
2035	$2,652,596	$3,011,977	88.1%	Low	5%	$465,398	$0	$46,686	$0	$3,164,680
2036	$3,164,680	$3,461,148	91.4%	Low	5%	$488,668	$0	$55,698	$0	$3,709,046
2037	$3,709,046	$3,934,559	94.3%	Low	5%	$513,102	$0	$65,279	$0	$4,287,427
2038	$4,287,427	$4,433,259	96.7%	Low	5%	$538,757	$0	$75,459	$0	$4,901,643
2039	$4,901,643	$4,958,341	98.9%	Low	5%	$565,695	$0	$86,269	$0	$5,553,607
2040	$5,553,607	$5,510,937	100.8%	Low	5%	$593,979	$0	$97,743	$4,194,257	$2,051,072
2041	$2,051,072	$1,772,141	115.7%	Low	5%	$623,678	$0	$36,099	$452,527	$2,258,322
2042	$2,258,322	$1,787,643	126.3%	Low	5%	$654,862	$0	$39,746	$0	$2,952,931
2043	$2,952,931	$2,282,566	129.4%	Low	5%	$687,605	$0	$51,972	$0	$3,692,508
2044	$3,692,508	$2,805,575	131.6%	Low	5%	$721,986	$0	$64,988	$0	$4,479,482
2045	$4,479,482	$3,357,910	133.4%	Low	5%	$758,085	$0	$78,839	$0	$5,316,406
2046	$5,316,406	$3,940,861	134.9%	Low	5%	$795,989	$0	$93,569	$0	$6,205,964
2047	$6,205,964	$4,555,766	136.2%	Low	5%	$835,789	$0	$109,225	$0	$7,150,978
2048	$7,150,978	$5,204,019	137.4%	Low	5%	$877,578	$0	$125,857	$0	$8,154,413
2049	$8,154,413	$5,887,067	138.5%	Low	5%	$921,457	$0	$143,518	$573,248	$8,646,140
2050	$8,646,140	$6,015,969	143.7%	Low	5%	$967,530	$0	$152,172	$145,419	$9,620,423
2051	$9,620,423	$6,605,684	145.6%	Low	5%	$1,015,906	$0	$169,319	$0	$10,805,649
2052	$10,805,649	$7,379,642	146.4%	Low	5%	$1,066,702	$0	$190,179	$0	$12,062,530
2053	$12,062,530	$8,194,093	147.2%	Low	5%	$1,120,037	$0	$212,301	$0	$13,394,868
2054	$13,394,868	$9,050,769	148.0%	Low	5%	$1,176,039	$0	$235,750	$1,015,385	$13,791,271

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

ALTERNATIVE 30 YEAR RESERVE PLAN SUMMARY

NA

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

COMPONENT SUMMARY

A. ROOF COMPONENT SUMMARY

System Type: Built Up Roof w/ gravel finish
Condition Analysis: Poor

Last Date of Replacement (As provided by client): N/A
Previous Permitting and/or Additional Documents (As provided by client): N/A
Additional Repairs, Replacements, and Remarks (As Provided by client): N/A

Additional Comments:
The existing system was compromised of a built up system. Although the system is considered a low slope system, it should still properly allow the drainage of rain water within 24-48 hours. The current system exhibited concentrated areas of weathering and deterioration which over time can result in the reduction of the remaining useful life (RUL). As routine maintenance, manufactures recommend biannual inspections and additional inspections after major storms.

Photograph A1:
Overview

Photograph A2:
Overview

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

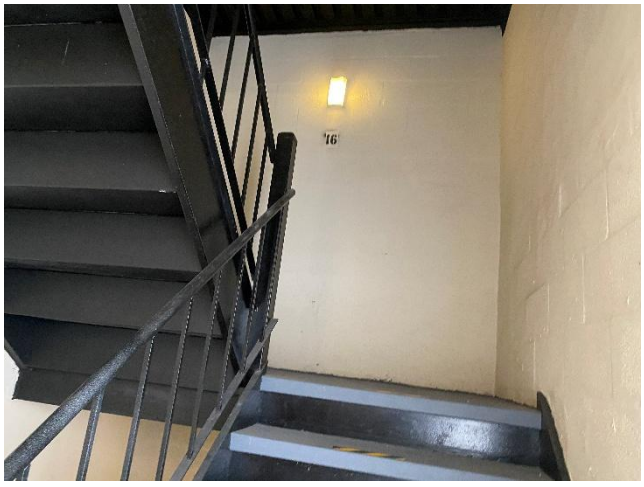
B. STRUCTURE COMPONENT SUMMARY

System Type: Reinforced Concrete
Condition Analysis: Poor

Last Date of major restoration project (As provided by client): Upcoming 2025
Type of restoration project (As provided by client): Concrete Restoration
Location of work performed (As provided by client): Building Envelope
Permitting and/or Additional Documents (As provided by client): N/A
Additional Repairs, Replacements, and Remarks (As Provided by client): N/A

Additional Comments:
The existing structures were built from a combination of reinforced concrete members and masonry walls. Buildings of this age will typically undergo a concrete restoration project to tend to any deterioration of concrete inclusive of cracks, spalls, and moisture infiltration. During the inspection process the building was acoustically sounded to evaluate the extent of deterioration. Overall, the condition of the concrete was poor with many areas experiencing cracks or delamination of concrete.

Photograph B1:
Overview



Photograph B2:
Overview

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

C. FIREPROOFING AND FIRE PROTECTION SYSTEMS COMPONENT SUMMARY

System Type: Fire Alarm System
Condition Analysis: Fair

Last Date of fire proofing / fire protection system project: N/A
Type of project (As provided by client): New Fire Alarm Panel
Location of work performed (As provided by client): Main Tower
Permitting and/or Additional Documents (As provided by client): N/A
Additional Repairs, Replacements, and Remarks (As Provided by client): N/A

Additional Comments:
Fire alarm equipment is assumed to have been designed and installed properly and is assumed to comply with all relevant building codes. Regular testing and inspections should be conducted. Cost estimates are based on quantity and type of existing equipment, not including any expansion or upgrades, which may be required and assume that existing wiring can be re-used with only panel and devices replaced.

Photograph C1:
Overview

Photograph C2:
Overview

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

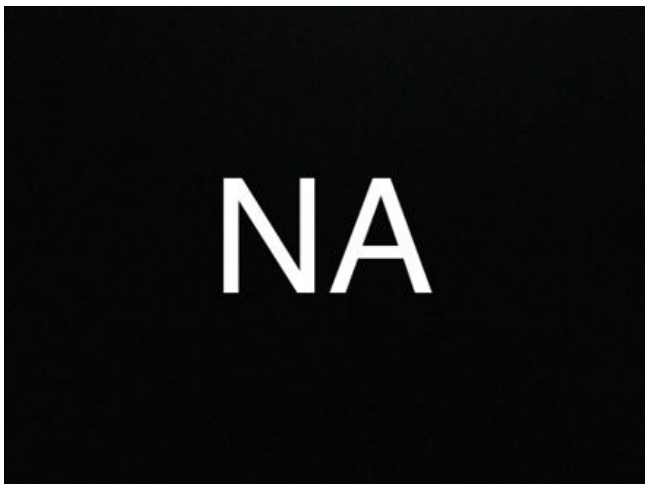
POLIKAR ENGINEERING SOLUTIONS

D. PLUMBING COMPONENT SUMMARY

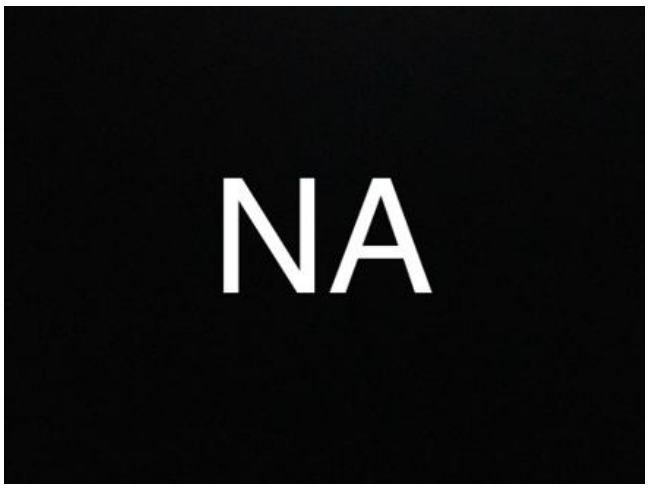
System Type: Cast Iron Plumbing
Condition Analysis: Unknown

Main plumbing system original (As provided by client): N/A
Last date of plumbing system replacement (As provided by client): N/A
Location of work performed (As provided by client): N/A
Previous Permitting and/or Additional Documents (As provided by client): N/A
Additional Repairs, Replacements, and Remarks (As Provided by client): N/A

Additional Comments:
In accordance with Florida Statutes, a Structural Integrity Reserve Study is based only on a visual inspection. Further analysis of plumbing systems requires inspection and testing beyond visual inspection. We recommend that the client consult with a qualified plumber to more thoroughly evaluate the existing system and to more accurately determine replacement timelines and cost estimates.



Photograph D1:
Overview



Photograph D2:
Overview

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

E. ELECTRICAL SYSTEMS COMPONENT SUMMARY

System Type: Electrical Panels, Meter Centers, Lighting, Disconnect Switches, etc.
Condition Analysis: Fair

Main electrical system original (As provided by client): N/A
Last date of electrical system replacement (As provided by client): 1973
Location of work performed (As provided by client): N/A
Previous Permitting and/or Additional Documents (As provided by client): N/A
Additional Repairs, Replacements, and Remarks (As Provided by client): N/A

Additional Comments:
No major concerns or project history reported by the client during the current engagement. In accordance with Florida Statutes, a Structural Integrity Reserve Study is based only on a visual inspection. Further analysis of electrical components requires testing beyond visual inspection diagnose and detect problems which may require immediate repair or replacement. It is recommended that the client hire a qualified electrical contractor to accurately determine replacement timelines and costs.

Photograph E1:
Overview

Photograph E2:
Overview

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

F. WATERPROOFING AND EXTERIOR PAINT COMPONENT SUMMARY

System Type: Limited information provided on current paint and waterproofing systems
Condition Analysis: Fair

Last date of building paint project (As provided by client): N/A
Location of work performed (As provided by client): N/A
Last date of building waterproofing project (As provided by client): N/A
Location of work performed (As provided by client): N/A
Previous Permitting and/or Additional Documents (As provided by client): N/A
Additional Repairs, Replacements, and Remarks (As Provided by client): N/A

Additional Comments:
The current paint and waterproofing systems of the buildings were in fair condition, however are at the end of their EUL. While the overall performance remains adequate in terms of protecting the structure from the elements, there are areas where waterproofing has been compromised and can result in concrete deterioration.

Photograph F1:
Overview

Photograph F2:
Overview

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

G. WINDOWS AND EXTERIOR DOORS COMPONENT SUMMARY

System Type: Hollow metal doors, various windows
Condition Analysis: Fair

Unit owners independently responsible for windows and exterior door systems: N/A
% of common areas / service rooms windows original (As provided by client): N/A
% of common areas / service rooms doors original (As provided by client): N/A
Previous Permitting and/or Additional Documents (As provided by client): N/A
Additional Repairs, Replacements, and Remarks (As Provided by client): N/A

Additional Comments:
The windows and utility doors should be inspected periodically and repair as needed. Windows should be resealed as part of an active maintenance cycle while utility doors should be painted along with building exteriors to preserve appearance and extended useful life.

Photograph G1:
Overview

Photograph G2:
Overview

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

POLIKAR ENGINEERING SOLUTIONS

H. ADDITIONAL SIRS COMPONENT SUMMARY

System Type: Elevator Modernization
Condition Analysis: Fair

Last date of additional SIRS component project (As provided by client): N/A
Type of project (As provided by client): N/A
Location of work performed (As provided by client): N/A
Previous Permitting and/or Additional Documents (As provided by client): N/A
Additional Repairs, Replacements, and Remarks (As Provided by client): N/A

Additional Comments:
Elevator modernization was completed on the all building in 2004, however the full extent of the modernization was limited based on information received. A modernization project typically includes replacement/upgrade of controller, mechanical door equipment, push-button fixtures, and minor electrical work or fire alarm work. Elevators should be periodically inspected and tested. Hydraulic systems may need replacement based on age, functionality, and frequency of use.

Photograph H1:
Overview

Photograph H2:
Overview

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020

954.994.2660 www.pesfl.com info@pesfl.com 2870 Stirling Road, # 215 Hollywood, FL 33020