2025

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

Paramount Bay Condominium Owners Association, Inc.

2020 North Bayshore Drive, Miami, Florida 33137

Report No: 9443

January 1, 2025 - December 31, 2025

DREUX ISAAC & ASSOCIATES, INC.

10151 University Boulevard, Suite 323
Orlando, Florida 32817

800.866.9876
www.dia-corp.com

Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

Table of Contents

Section 4 Residential Structural Integrity Reserve Study (SIRS)

Section 5 Residential Traditional Reserve Study (Non-SIRS)

Section 6 Photographs

DREUX ISAAC & ASSOCIATES, INC.

10151 University Boulevard, Suite 323
Orlando, Florida 32817

800.866.9876
www.dia-corp.com

Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

October 23, 2024

Board of Directors
Paramount Bay Condominium Owners Association, Inc.
2020 North Bayshore Drive
Miami, Florida 33137

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

As authorized, this Structural Integrity Reserve Study (SIRS) and traditional reserve study (Non-SIRS) has been prepared on the subject property Paramount Bay Condominium Owners Association, Inc. property, located at 2020 North Bayshore Drive in Miami, Florida.

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

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

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

Inspected by

Mike McCartney, RS, PRA
Reserve Analyst/Insurance Appraiser

Prepared and Reviewed by

Dreux Isaac, RS, PRA
President

General Executive Summary

General Information

Property Name:	**Paramount Bay Condominium Owners Association, Inc.**		
Property Location:	**Miami, Florida**		
Property Number:	**4099**	Report Run Date:	**10/22/2024**
Property Type:	**Condominium**	Report No:	**9443**
Total Units:	**351**	Budget Year Begins:	**01/01/2025**
Inspection Date(s):	**05/12/2022**	Budget Year Ends:	**12/31/2025**

Consolidated Findings

Reserve categories:	19
Reserve components:	74
Current cost of reserve components:	$22,814,986
Current reserve funding contribution:	$1,049,215
Estimated beginning year reserve balance:	$4,272,785
Fully funded (ideal) reserve balance:	$10,118,683
Fully funded percentage:	42%
Number of components scheduled for replacement in year 1:	4
Cost of components scheduled for replacement in year 1:	$151,177

Consolidated Funding Plans

Projected Beginning Year Reserve Balance

Allocated to SIRS:	90.00%	$3,845,507
Allocated to traditional reserve study (non-SIRS):	10.00%	$427,278
Total	**100.00%**	**$4,272,785**

Pooled Funding Plan

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

Recommended Funding Contributions	Straight Line	Pooled
SIRS:	$1,111,099	$855,291
Non-SIRS (waivable with majority vote of membership):	$930,428	$416,677
Total	**$2,041,527**	**$1,271,968**
Increase (decrease) $ between current and recommended funding:	$992,312	$222,753
Additional contributions (special assessments, loans, settlement):	0.00%	$0

Residential Executive Summary

General Information

Property Name:	**Paramount Bay Condominium Owners Association, Inc.**		
Property Location:	**Miami, Florida**		
Property Number:	**4099**	Report Run Date:	**10/22/2024**
Property Type:	**Condominium**	Report No:	**9443**
Total Units:	**346**	Budget Year Begins:	**01/01/2025**
Inspection Date(s):	**05/12/2022**	Budget Year Ends:	**12/31/2025**

Consolidated Findings

Reserve categories:	14
Reserve components:	132
Current cost of reserve components:	$9,582,425
Current reserve funding contribution:	$475,791
Estimated beginning year reserve balance:	$2,669,418
Fully funded (ideal) reserve balance:	$6,431,923
Fully funded percentage:	42%
Number of components scheduled for replacement in year 1:	37
Cost of components scheduled for replacement in year 1:	$1,168,918

Consolidated Funding Plans

Projected Beginning Year Reserve Balance

Allocated to SIRS:	5.00%	$133,471
Allocated to traditional reserve study (non-SIRS):	95.00%	$2,535,947
Total	**100.00%**	**$2,669,418**

Pooled Funding Plan

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

Recommended Funding Contributions	Straight Line	Pooled
SIRS:	$51,342	$57,407
Non-SIRS (waivable with majority vote of membership):	$1,158,086	$733,443
Total	**$1,209,428**	**$790,850**
Increase (decrease) $ between current and recommended funding:	$733,637	$315,059
Additional contributions (special assessments, loans, settlement):	$0	$0

Report Process

The purpose of this report is to provide Paramount Bay Condominium Owners Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2025 and ending December 31, 2025.

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

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

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

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

SIRS History and Explanation

What is a structural integrity reserve study (SIRS)?

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

Why was the SIRS created?

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

Who is required to do a SIRS?

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

What is required to be included in a SIRS?

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

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

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

What is the deadline for completing the SIRS?

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

SIRS Components

Roofs

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

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

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

Structure

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

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

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

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

Fireproofing and Fire Protection

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

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

SIRS Components

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

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

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

Plumbing

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

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

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

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

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

SIRS Components

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

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

Electrical

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

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

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

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

Waterproofing and Exterior Painting

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

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

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

SIRS Components

Windows and Exterior Doors

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

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

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

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

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

Other SIRS Components

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

Florida Statute Chapter 718 Reserve Excerpts

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

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

718.112(2)(e) Budget meeting
2.b. Any determination of whether assessments exceed 115 percent of assessments for the prior fiscal year shall exclude any authorized provision for reasonable reserves for repair or replacement of the condominium property…

718.112(2)(f) Annual budget
2.a. In addition to annual operating expenses, the budget must include reserve accounts for capital expenditures and deferred maintenance. These accounts must include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and any other item that has a deferred maintenance expense or replacement cost that exceeds $10,000. The amount to be reserved must be computed using a formula based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of the reserve item. In a budget adopted by an association that is required to obtain a structural integrity reserve study, reserves must be maintained for the items identified in paragraph (g) for which the association is responsible pursuant to the declaration of condominium, and the reserve amount for such items must be based on the findings and recommendations of the association’s most recent structural integrity reserve study. With respect to items for which an estimate of useful life is not readily ascertainable or with an estimated remaining useful life of greater than 25 years, an association is not required to reserve replacement costs for such items, but an association must reserve the amount of deferred maintenance expense, if any, which is recommended by the structural integrity reserve study for such items. The association may adjust replacement reserve assessments annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance. The members of a unit-owner-controlled association may determine, by a majority vote of the total voting interests of the association, to provide no reserves or less reserves than required by this subsection. For a budget adopted on or after December 31, 2024, the members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not determine to provide no reserves or less reserves than required by this subsection for items listed in paragraph (g), except that members of an association operating a multicondominium may determine to provide no reserves or less reserves than required by this subsection if an alternative funding method has been approved by the division.

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

Florida Statute Chapter 718 Reserve Excerpts

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

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

718.112(2)(g) Structural integrity reserve study

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

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

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

Florida Statute Chapter 718 Reserve Excerpts

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

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

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

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

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

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

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

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

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

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

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

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

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

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

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

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

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

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

Florida Administrative Code Reserve Excerpts

61B-22.006 Financial Reporting Requirements.

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

1. The beginning balance in each reserve account as of the beginning of the fiscal period covered by the financial statements;
2. The amount of assessments and other additions to each reserve account including authorized transfers from other reserve accounts;
3. The amount expended or removed from each reserve account, including authorized transfers to other reserve accounts;
4. The ending balance in each reserve account as of the end of the fiscal period covered by the financial statements;
5. The amount of annual funding required to fully fund each reserve account, or pool of accounts, over the remaining useful life of the applicable asset or group of assets;
6. The manner by which reserve items were estimated, the date the estimates were last made, the association's policies for allocating reserve fund interest, and whether reserves have been waived during the period covered by the financial statements; and
7. If the developer has established converter reserves pursuant to Section 718.618(1), F.S., each converter reserve account shall be identified and include the disclosures required by this rule.

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

Funding Plans

Pooled Cash Flow Funding Plan

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

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

Straight-Line (Component) Funding Plan

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

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

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

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

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

FFB = Current Cost X Effective Age/Useful Life

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

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

Definitions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Units: The unit of measurement for each quantity.

Unit Abbreviations

Allow - Allowance

Court - Court

Cu Ft - Cubic Feet

Cu Yds - Cubic Yards

Dbl Ct - Double Tennis Court

Each - Each

Hp - Horsepower

Kw - Kilowatts

Ln Ft - Linear Feet

Lp Sm - Lump Sum

Pair - Pair

Sq Ft - Square Feet

Sq Yds - Square Yards

Squares - Squares (roofing)

Total - Total

Units - Units

Company Information

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

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

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

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced

Terms and Conditions

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

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

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

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

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

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

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

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

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

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

Report Notes

1. In the straight line plan the existing restricted reserve balance has been allocated in a restricted manner and only to those components which have the shortest remaining life within each category for which these funds are restricted to. A lower annual contribution amount could be obtained by a re-allocation of funds, however, per Florida Statute 718.112(2)(f)(3) condominium associations in Florida can only re-allocate (use) reserve funds for purposes other than which they were authorized for by getting approval in advance by a vote of the majority of the voting interests.

2. On the straight line plan summary page the range of useful life and remaining life numbers shown on this "Reserve Schedule Summary" page reflect the minimum and maximum life expectancies of the individual items within each category.

3. Based on information from the State of Florida's Compliance Office for the Division of Florida Condominiums, Timeshares, and Mobile Homes, the maximum annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate. Otherwise it may be considered a balloon payment, which is prohibited under Florida Administrative Codes 61B-22.005(3)(b).

4. To comply with Florida Administrative Code 61B-22.005(3)(b) for pooled cash flow plan funding calculations, any components whose remaining lives are currently greater than 30 years have been shortened to 30 years and their cost proportionally reduced. This provides for full funding of these components, over their remaining lives, within a 30 year pooled plan.

5. It should be notes that the architectural drawings which represent the common areas are not as-built's which may impact the interior quantity takeoffs for floor, wall, and ceiling finishes.

6. The current reserve schedule has included the terrace decks which act as roof cover over an air conditioned space below which is believed to be the responsibility of the condominium association.

Recommendations and Findings

1. General Information

Property Name:	**Paramount Bay Condominium Owners Association, Inc.**		
Property Location:	**Miami, Florida**		
Property Number:	**4099**	Report Run Date:	**10/22/2024**
Property Type:	**Condominium**	Report No:	**9443**
Total Units:	**351**	Budget Year Begins:	**01/01/2025**
Phase:	**General SIRS (1 of 4)**	Budget Year Ends:	**12/31/2025**

2. Report Findings

Total number of categories set up in reserve schedule:	**7**
Total number of components scheduled for reserve funding:	**34**
Total current cost of all scheduled reserve components:	**$12,783,768**
Estimated Beginning Year Reserve Balance:	**$3,845,507**
Total number of components scheduled for replacement in the 2025 Budget Year:	**1**
Total cost of components scheduled for replacement in the 2025 Budget Year:	**$26,840**

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$705,003**
Recommended Annual Reserve Funding Contribution Amount:	**$1,111,099**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$406,096**
Increase (decrease) between Current & Recommended Contribution Amounts:	**57.60%**

4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$705,003**
Recommended 2025 Reserve Funding Contribution Amount:	**$855,291**
Recommended 2025 Planned Special Assessment Amount:	**$0**
Total 2025 Reserve Funding and Planned Special Assessment Amount:	**$855,291**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$150,288**
Increase (decrease) between Current & Recommended Contribution Amounts:	**21.32%**

Chart A

2025 Current Reserve Component Costs

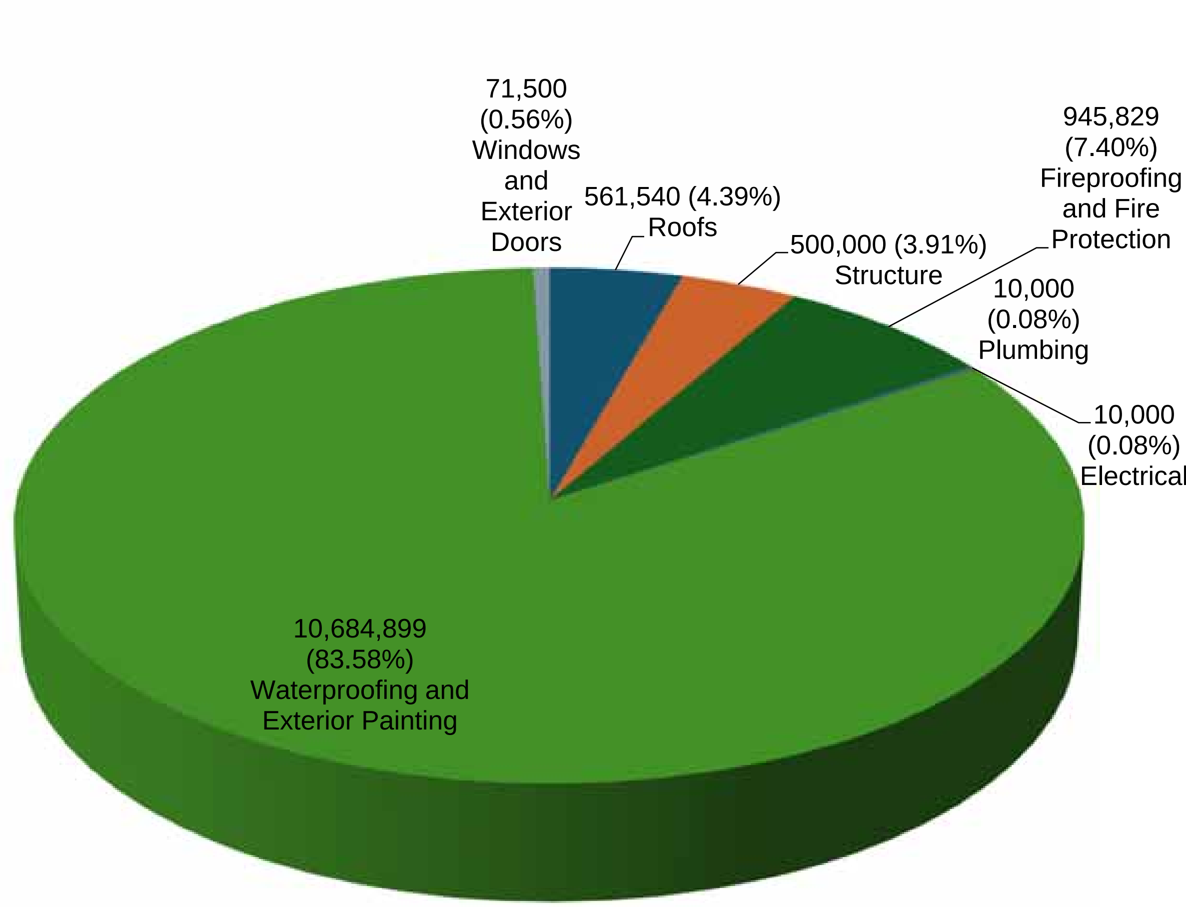


Chart B

2025 Actual vs. 100% Funded Straight Line Reserve Balances

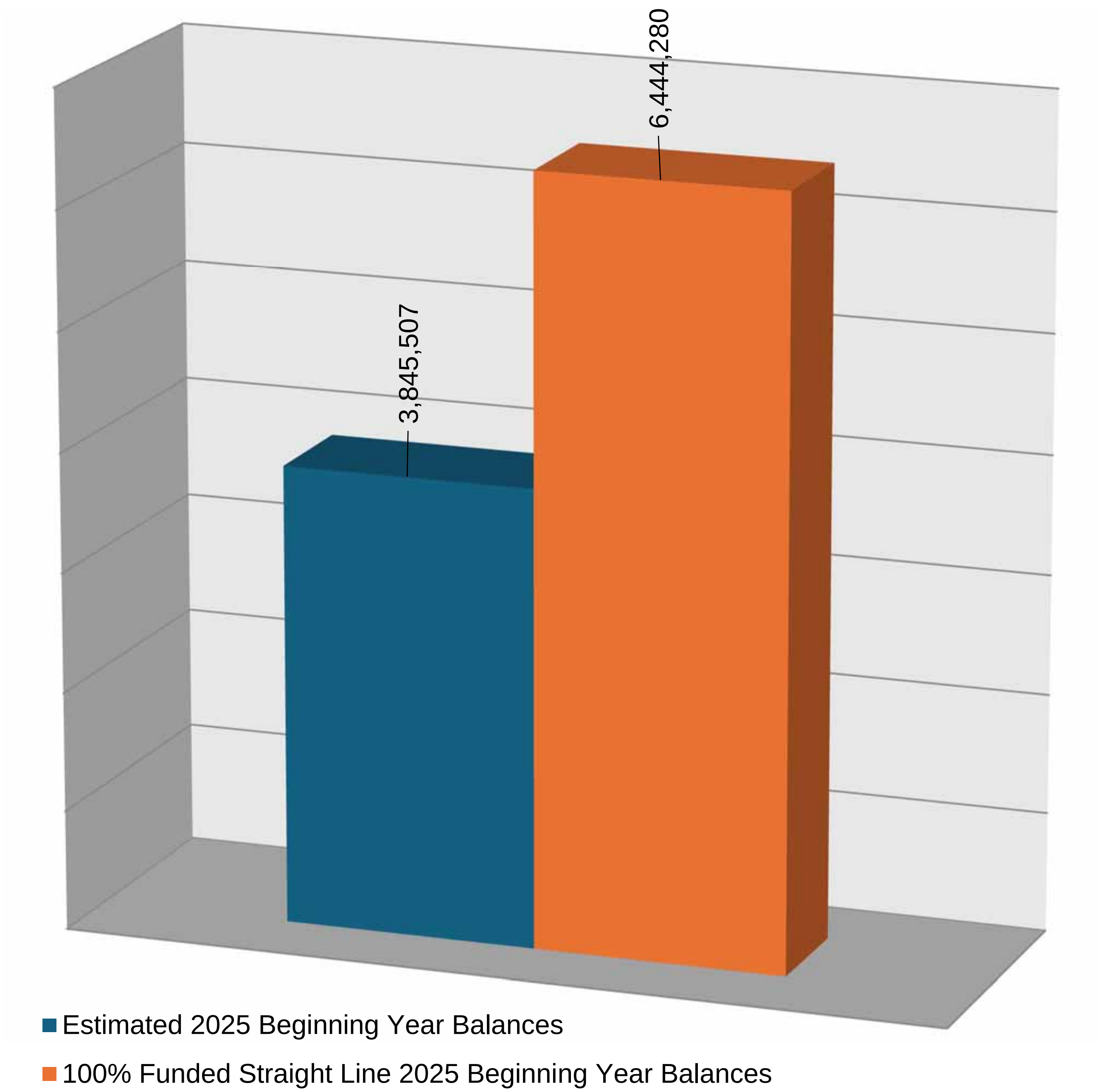


Chart C

2025 Funding Contribution Comparisons

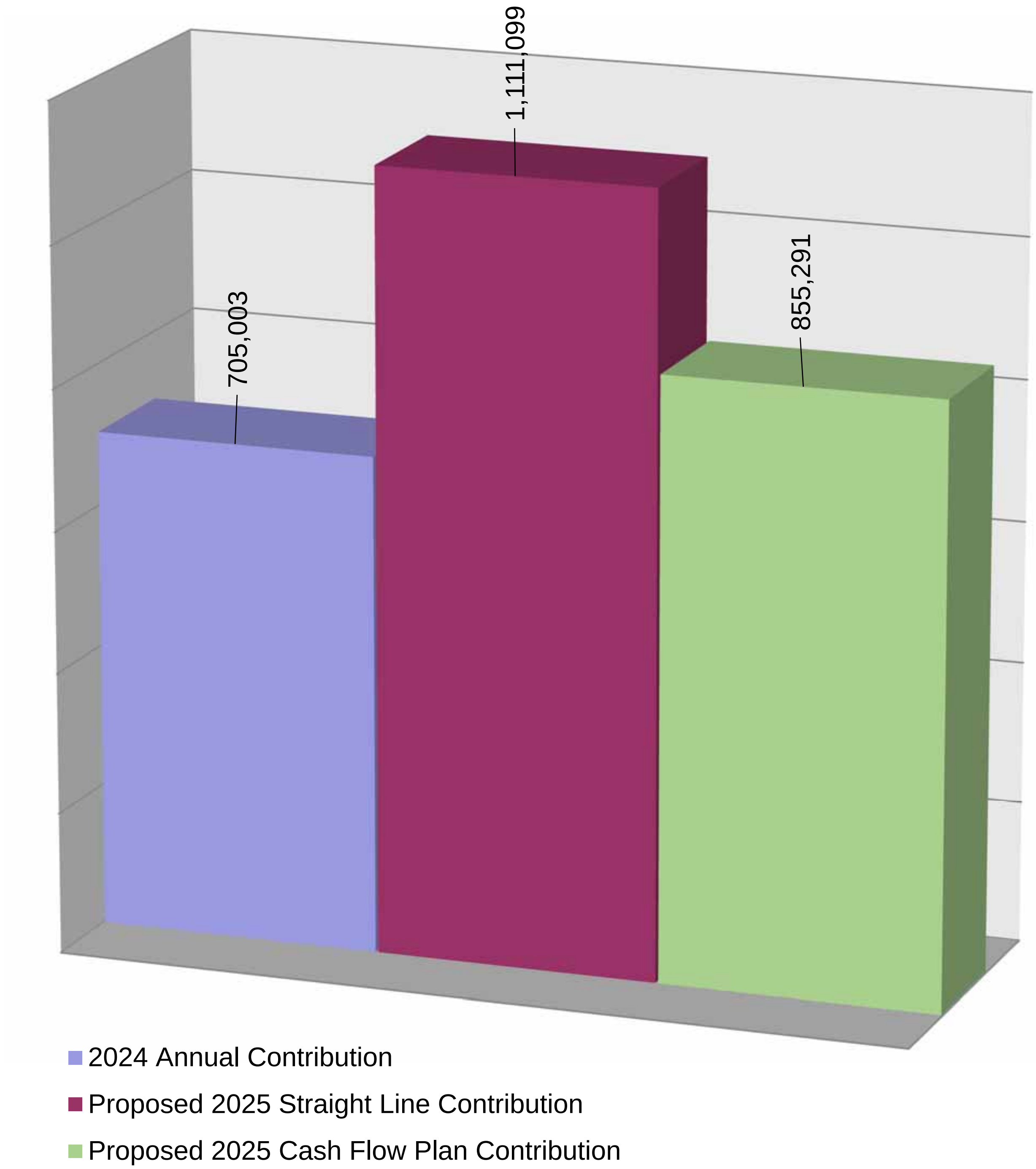
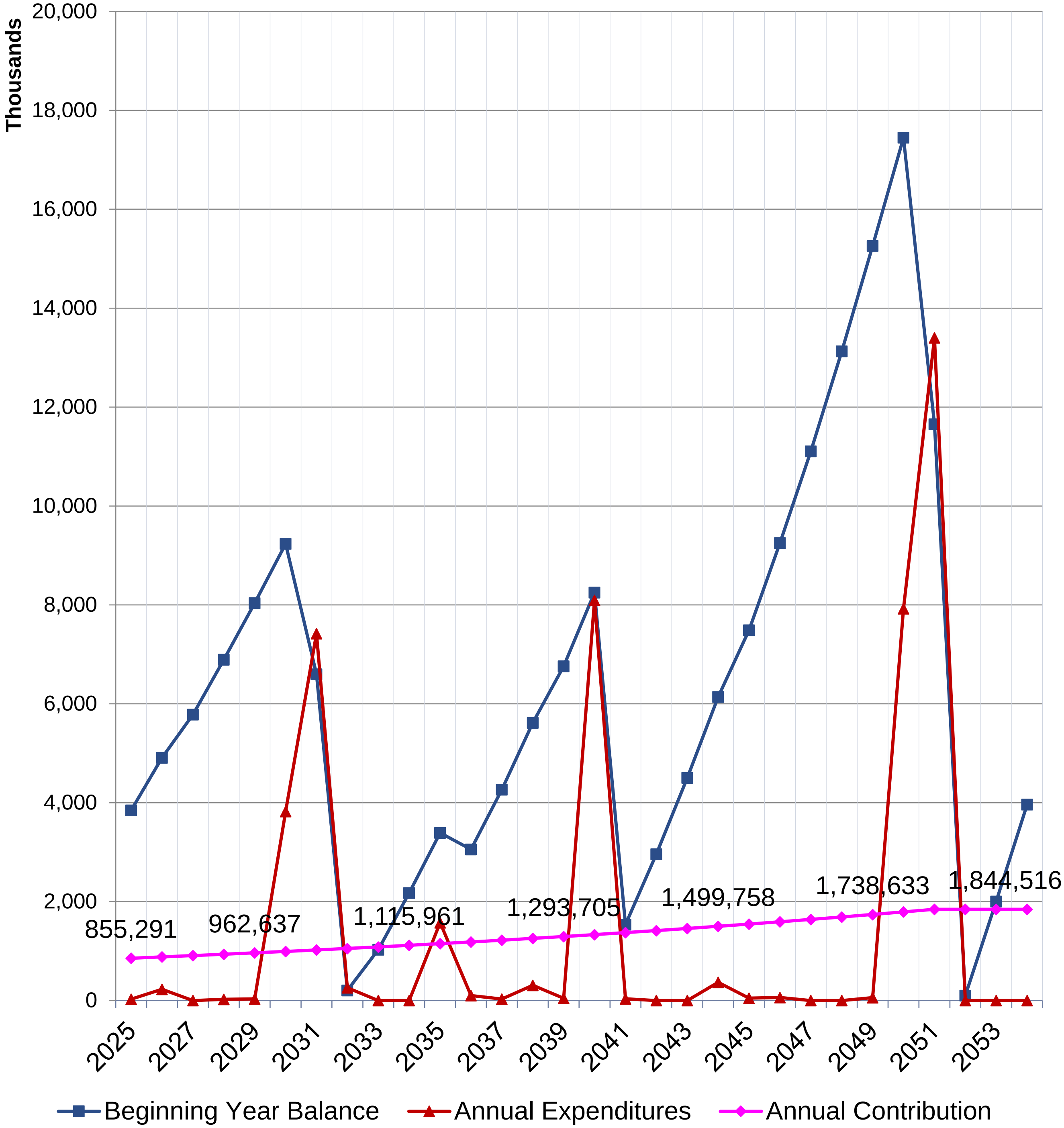


Chart D

30 Year Pooled Cash Flow Plan



Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	12/31/2024 Balance	Unfunded Balance	2025 Contribution
Roofs	561,540	20	2-7	11,120	550,420	78,631
Structure	500,000	10	6	495,533	4,467	744
Fireproofing and Fire Protection	945,829	5-40	1-27	76,673	869,156	78,629
Plumbing	10,000	10-50	7-37	0	10,000	1,429
Electrical	10,000	20-40	7-27	0	10,000	1,429
Waterproofing and Exterior Painting	10,684,899	6-20	2-16	2,921,752	7,763,147	944,279
Windows and Exterior Doors	71,500	25	12	0	71,500	5,958
Unallocated Interest	-	-	-	340,429	-	-
Grand Total	**12,783,768**			**3,845,507**	**9,278,690**	**1,111,099**

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Roofs									
Roof, Single Ply - Covered Entry	8	Squares	1,390.00	11,120	20	2	11,120	0	0
Roof, Single Ply - East Pool Deck	9	Squares	1,390.00	12,510	20	7	0	12,510	1,787
Roof, Single Ply - Tower Mechanical Rooms	108	Squares	4,350.00	469,800	20	7	0	469,800	67,114
Roof, Single Ply - West Pool Deck	49	Squares	1,390.00	68,110	20	7	0	68,110	9,730
Roofs Total	4	Components		561,540	20	2-7	11,120	550,420	78,631
Structure									
Building Engineering/Restoration/Structural Allowance	1	Total	500,000.00	500,000	10	6	495,533	4,467	744
Structure Total	1	Components		500,000	10	6	495,533	4,467	744
Fireproofing and Fire Protection									
Fire Alarm System Allowance	351	Units	2,442.00	857,142	24	11	0	857,142	77,922
Fire Backflow Preventer	1	Each	12,014.00	12,014	30	17	0	12,014	707
Fire Jockey Pump/Motor - Back Up	1	Each	7,011.00	7,011	9	4	7,011	0	0
Fire Jockey Pump/Motor - High Zone	1	Each	7,011.00	7,011	9	4	7,011	0	0
Fire Jockey Pump/Motor - Low Zone	1	Each	7,011.00	7,011	9	4	7,011	0	0
Fire Pump Deferred Maintenance Allowance - Back Up	1	Each	9,600.00	9,600	10	5	9,600	0	0
Fire Pump Deferred Maintenance Allowance - High Zone	1	Each	9,600.00	9,600	10	5	9,600	0	0
Fire Pump Deferred Maintenance Allowance - Low Zone	1	Each	9,600.00	9,600	10	5	9,600	0	0
Fire Pump/Motor/Controller, 100 Hp - Back Up (life exceeds 25yrs. Add to SIRS by 2027)	0	Each	134,200.00	0	40	27	0	0	0
Fire Pump/Motor/Controller, 100 Hp - High Zone	0	Each	134,200.00	0	40	27	0	0	0
Fire Pump/Motor/Controller, 150 Hp - Low Zone (life exceeds 25yrs. Add to SIRS by 2027)	0	Each	167,750.00	0	40	27	0	0	0
Fire Sprinkler Allowance	1	Each	26,840.00	26,840	5	1	26,840	0	0
Fireproofing and Fire Protection Total	12	Components		945,829	5-40	1-27	76,673	869,156	78,629
Plumbing									
Plumbing Deferred Maintenance Allowance	1	Total	10,000.00	10,000	10	7	0	10,000	1,429
Plumbing Repiping Allow - Life exceeds 25yrs. Add to SIRS by 2037	0	Units	10,000.00	0	50	37	0	0	0
Plumbing Total	2	Components		10,000	10-50	7-37	0	10,000	1,429
Electrical									
Electrical Deferred Maintenance Allowance	1	Units	10,000.00	10,000	20	7	0	10,000	1,429
Electrical Equip Allowance - Life exceeds 25yrs. Add to SIRS by 2027	0	Units	3,000.00	0	40	27	0	0	0
Electrical Total	2	Components		10,000	20-40	7-27	0	10,000	1,429

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Waterproofing and Exterior Painting									
Expansion Joint Allowance	350	Ln Ft	86.00	30,100	10	6	29,831	269	45
Paint Exterior and Waterproof	351	Units	4,100.00	1,439,100	10	6	1,426,243	12,857	2,143
Paint Exterior Railing	351	Units	2,200.00	772,200	10	6	765,301	6,899	1,150
Sealants and Caulking	1	Total	496,939.00	496,939	10	6	492,499	4,440	740
Waterproof Coating, Base - Back of House/Service	47,031	Sq Ft	5.86	275,602	15	11	0	275,602	25,055
Waterproof Coating, Top - Back of House/Service	47,031	Sq Ft	4.42	207,878	6	2	207,878	0	0
Waterproof Membrane excl Finish - Pthse Terrace Decks	23,723	Sq Ft	65.00	1,541,995	20	7	0	1,541,995	220,285
Waterproof Membrane w/Pavers - East Pool Deck	3,663	Sq Ft	65.00	238,095	20	16	0	238,095	14,881
Waterproof Membrane w/Pavers - West Pool Deck	24,522	Sq Ft	65.00	1,593,930	20	16	0	1,593,930	99,621
Waterproof Membrane w/Tile - Club Rm Balc & W/W's	1,653	Sq Ft	65.00	107,445	20	7	0	107,445	15,349
Waterproof Planters - East Pool Deck	286	Sq Ft	165.00	47,190	20	16	0	47,190	2,949
Waterproof Planters - West Pool Deck	23,845	Sq Ft	165.00	3,934,425	20	7	0	3,934,425	562,061
Waterproofing and Exterior Painting Total	12	Components		10,684,899	6-20	2-16	2,921,752	7,763,147	944,279
Windows and Exterior Doors									
Common Exterior Doors - Service Areas	22	Each	3,250.00	71,500	25	12	0	71,500	5,958
Windows and Exterior Doors Total	1	Components		71,500	25	12	0	71,500	5,958
Unallocated Interest									
Unallocated Interest	-	-	-	-	-	-	340,429	-	-
Unallocated Interest Total							340,429	-	-
Grand Total	34	Components		12,783,768			3,845,507	9,278,690	1,111,099

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2025	3,845,507	855,291	21.32%	0	26,840	4.00%	233,698	5.00%	4,907,656
2	2026	4,907,656	880,950	3.00%	0	227,758	3.00%	222,434	4.00%	5,783,282
3	2027	5,783,282	907,378	3.00%	0	0	3.00%	200,720	3.00%	6,891,380
4	2028	6,891,380	934,599	3.00%	0	23,205	3.00%	234,083	3.00%	8,036,857
5	2029	8,036,857	962,637	3.00%	0	32,730	3.00%	269,003	3.00%	9,235,767
6	2030	9,235,767	991,516	3.00%	0	3,821,986	3.00%	192,159	3.00%	6,597,456
7	2031	6,597,456	1,021,262	3.00%	0	7,419,881	3.00%	5,965	3.00%	204,802
8	2032	204,802	1,051,900	3.00%	0	258,146	3.00%	29,957	3.00%	1,028,513
9	2033	1,028,513	1,083,457	3.00%	0	0	3.00%	63,359	3.00%	2,175,329
10	2034	2,175,329	1,115,961	3.00%	0	0	3.00%	98,739	3.00%	3,390,029
11	2035	3,390,029	1,149,440	3.00%	0	1,573,514	3.00%	88,979	3.00%	3,054,934
12	2036	3,054,934	1,183,923	3.00%	0	99,934	3.00%	124,168	3.00%	4,263,091
13	2037	4,263,091	1,219,441	3.00%	0	30,279	3.00%	163,568	3.00%	5,615,821
14	2038	5,615,821	1,256,024	3.00%	0	308,240	3.00%	196,908	3.00%	6,760,513
15	2039	6,760,513	1,293,705	3.00%	0	43,986	3.00%	240,307	3.00%	8,250,539
16	2040	8,250,539	1,332,516	3.00%	0	8,092,608	3.00%	44,713	3.00%	1,535,160
17	2041	1,535,160	1,372,491	3.00%	0	35,669	3.00%	86,159	3.00%	2,958,141
18	2042	2,958,141	1,413,666	3.00%	0	0	3.00%	131,154	3.00%	4,502,961
19	2043	4,502,961	1,456,076	3.00%	0	0	3.00%	178,771	3.00%	6,137,808
20	2044	6,137,808	1,499,758	3.00%	0	368,054	3.00%	218,085	3.00%	7,487,597
21	2045	7,487,597	1,544,751	3.00%	0	48,947	3.00%	269,502	3.00%	9,252,903
22	2046	9,252,903	1,591,094	3.00%	0	60,394	3.00%	323,508	3.00%	11,107,111
23	2047	11,107,111	1,638,828	3.00%	0	0	3.00%	382,378	3.00%	13,128,317
24	2048	13,128,317	1,687,993	3.00%	0	0	3.00%	444,489	3.00%	15,260,799
25	2049	15,260,799	1,738,633	3.00%	0	59,112	3.00%	508,210	3.00%	17,448,530
26	2050	17,448,530	1,790,792	3.00%	0	7,925,057	3.00%	339,428	3.00%	11,653,693
27	2051	11,653,693	1,844,516	3.00%	0	13,401,122	3.00%	2,913	3.00%	100,000
28	2052	100,000	1,844,516	0.00%	0	0	3.00%	58,335	3.00%	2,002,851
29	2053	2,002,851	1,844,516	0.00%	0	0	3.00%	115,421	3.00%	3,962,788
30	2054	3,962,788	1,844,516	0.00%	0	0	3.00%	174,219	3.00%	5,981,523
Grand Total			**40,352,146**		**0**	**43,857,462**		**5,641,332**		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2025		
Fireproofing and Fire Protection	Fire Sprinkler Allowance	26,840
Year 1 Total		**26,840**
Year 2: 2026		
Roofs	Roof, Single Ply - Covered Entry	11,565
Waterproofing and Exterior Painting	Waterproof Coating, Top - Back of House/Service	216,193
Year 2 Total		**227,758**
Year 3: 2027	No Expenses	
Year 4: 2028		
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Back Up	7,735
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - High Zone	7,735
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Low Zone	7,735
Year 4 Total		**23,205**
Year 5: 2029		
Fireproofing and Fire Protection	Fire Pump Deferred Maintenance Allowance - Back Up	10,910
Fireproofing and Fire Protection	Fire Pump Deferred Maintenance Allowance - High Zone	10,910
Fireproofing and Fire Protection	Fire Pump Deferred Maintenance Allowance - Low Zone	10,910
Year 5 Total		**32,730**
Year 6: 2030		
Structure	Building Engineering/Restoration/Structural Allowance	585,264
Fireproofing and Fire Protection	Fire Sprinkler Allowance	31,417
Waterproofing and Exterior Painting	Expansion Joint Allowance	35,233
Waterproofing and Exterior Painting	Paint Exterior and Waterproof	1,684,508
Waterproofing and Exterior Painting	Paint Exterior Railing	903,882
Waterproofing and Exterior Painting	Sealants and Caulking	581,682
Year 6 Total		**3,821,986**
Year 7: 2031		
Roofs	Roof, Single Ply - East Pool Deck	15,083
Roofs	Roof, Single Ply - Tower Mechanical Rooms	566,412
Roofs	Roof, Single Ply - West Pool Deck	82,116
Plumbing	Plumbing Deferred Maintenance Allowance	12,056
Electrical	Electrical Deferred Maintenance Allowance	12,056
Waterproofing and Exterior Painting	Waterproof Membrane excl Finish - Pthse Terrace Decks	1,859,098

Category	Description	Cost
Waterproofing and Exterior Painting	Waterproof Membrane w/Tile - Club Rm Balc & W/W's	129,541
Waterproofing and Exterior Painting	Waterproof Planters - West Pool Deck	4,743,519
Year 7 Total		**7,419,881**
Year 8: 2032		
Waterproofing and Exterior Painting	Waterproof Coating, Top - Back of House/Service	258,146
Year 8 Total		**258,146**
Year 9: 2033	No Expenses	
Year 10: 2034	No Expenses	
Year 11: 2035		
Fireproofing and Fire Protection	Fire Alarm System Allowance	1,163,111
Fireproofing and Fire Protection	Fire Sprinkler Allowance	36,421
Waterproofing and Exterior Painting	Waterproof Coating, Base - Back of House/Service	373,982
Year 11 Total		**1,573,514**
Year 12: 2036		
Windows and Exterior Doors	Common Exterior Doors - Service Areas	99,934
Year 12 Total		**99,934**
Year 13: 2037		
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Back Up	10,093
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - High Zone	10,093
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Low Zone	10,093
Year 13 Total		**30,279**
Year 14: 2038		
Waterproofing and Exterior Painting	Waterproof Coating, Top - Back of House/Service	308,240
Year 14 Total		**308,240**
Year 15: 2039		
Fireproofing and Fire Protection	Fire Pump Deferred Maintenance Allowance - Back Up	14,662
Fireproofing and Fire Protection	Fire Pump Deferred Maintenance Allowance - High Zone	14,662
Fireproofing and Fire Protection	Fire Pump Deferred Maintenance Allowance - Low Zone	14,662
Year 15 Total		**43,986**
Year 16: 2040		
Structure	Building Engineering/Restoration/Structural Allowance	786,546

Category	Description	Cost
Fireproofing and Fire Protection	Fire Sprinkler Allowance	42,222
Waterproofing and Exterior Painting	Expansion Joint Allowance	47,350
Waterproofing and Exterior Painting	Paint Exterior and Waterproof	2,263,838
Waterproofing and Exterior Painting	Paint Exterior Railing	1,214,742
Waterproofing and Exterior Painting	Sealants and Caulking	781,731
Waterproofing and Exterior Painting	Waterproof Membrane w/Pavers - East Pool Deck	374,545
Waterproofing and Exterior Painting	Waterproof Membrane w/Pavers - West Pool Deck	2,507,400
Waterproofing and Exterior Painting	Waterproof Planters - East Pool Deck	74,234
Year 16 Total		**8,092,608**
Year 17: 2041		
Fireproofing and Fire Protection	Fire Backflow Preventer	19,466
Plumbing	Plumbing Deferred Maintenance Allowance	16,203
Year 17 Total		**35,669**
Year 18: 2042	No Expenses	
Year 19: 2043	No Expenses	
Year 20: 2044		
Waterproofing and Exterior Painting	Waterproof Coating, Top - Back of House/Service	368,054
Year 20 Total		**368,054**
Year 21: 2045		
Fireproofing and Fire Protection	Fire Sprinkler Allowance	48,947
Year 21 Total		**48,947**
Year 22: 2046		
Roofs	Roof, Single Ply - Covered Entry	20,887
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Back Up	13,169
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - High Zone	13,169
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - Low Zone	13,169
Year 22 Total		**60,394**
Year 23: 2047	No Expenses	
Year 24: 2048	No Expenses	
Year 25: 2049		
Fireproofing and Fire Protection	Fire Pump Deferred Maintenance Allowance - Back Up	19,704

Category	Description	Cost
Fireproofing and Fire Protection	Fire Pump Deferred Maintenance Allowance - High Zone	19,704
Fireproofing and Fire Protection	Fire Pump Deferred Maintenance Allowance - Low Zone	19,704
Year 25 Total		**59,112**

Year 26: 2050		
Structure	Building Engineering/Restoration/Structural Allowance	1,057,052
Fireproofing and Fire Protection	Fire Sprinkler Allowance	56,743
Waterproofing and Exterior Painting	Expansion Joint Allowance	63,635
Waterproofing and Exterior Painting	Paint Exterior and Waterproof	3,042,408
Waterproofing and Exterior Painting	Paint Exterior Railing	1,632,511
Waterproofing and Exterior Painting	Sealants and Caulking	1,050,581
Waterproofing and Exterior Painting	Waterproof Coating, Base - Back of House/Service	582,651
Waterproofing and Exterior Painting	Waterproof Coating, Top - Back of House/Service	439,476
Year 26 Total		**7,925,057**

Year 27: 2051		
Roofs	Roof, Single Ply - East Pool Deck	27,241
Roofs	Roof, Single Ply - Tower Mechanical Rooms	1,023,002
Roofs	Roof, Single Ply - West Pool Deck	148,311
Fireproofing and Fire Protection	Fire Pump/Motor/Controller, 100 Hp - Back Up (life exceeds 25yrs. Add to SIRS by 2027)	0
Fireproofing and Fire Protection	Fire Pump/Motor/Controller, 100 Hp - High Zone	0
Fireproofing and Fire Protection	Fire Pump/Motor/Controller, 150 Hp - Low Zone (life exceeds 25yrs. Add to SIRS by 2027)	0
Plumbing	Plumbing Deferred Maintenance Allowance	21,775
Electrical	Electrical Deferred Maintenance Allowance	21,775
Electrical	Electrical Equip Allowance - Life exceeds 25yrs. Add to SIRS by 2027	0
Waterproofing and Exterior Painting	Waterproof Membrane excl Finish - Pthse Terrace Decks	3,357,736
Waterproofing and Exterior Painting	Waterproof Membrane w/Tile - Club Rm Balc & W/W's	233,964
Waterproofing and Exterior Painting	Waterproof Planters - West Pool Deck	8,567,318
Year 27 Total		**13,401,122**

Year 28: 2052	No Expenses	
Year 29: 2053	No Expenses	
Year 30: 2054	No Expenses	

Recommendations and Findings

1. General Information

Property Name:	**Paramount Bay Condominium Owners Association, Inc.**		
Property Location:	**Miami, Florida**		
Property Number:	**4099**	Report Run Date:	**10/22/2024**
Property Type:	**Condominium**	Report No:	**9443**
Total Units:	**351**	Budget Year Begins:	**01/01/2025**
Phase:	**General Non-SIRS (2 of 4)**	Budget Year Ends:	**12/31/2025**

2. Report Findings

Total number of categories set up in reserve schedule:	**12**
Total number of components scheduled for reserve funding:	**40**
Total current cost of all scheduled reserve components:	**$10,031,218**
Estimated Beginning Year Reserve Balance:	**$427,278**
Total number of components scheduled for replacement in the 2025 Budget Year:	**3**
Total cost of components scheduled for replacement in the 2025 Budget Year:	**$124,337**

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$344,212**
Recommended Annual Reserve Funding Contribution Amount:	**$930,428**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$586,216**
Increase (decrease) between Current & Recommended Contribution Amounts:	**170.31%**

4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$344,212**
Recommended 2025 Reserve Funding Contribution Amount:	**$416,677**
Recommended 2025 Planned Special Assessment Amount:	**$0**
Total 2025 Reserve Funding and Planned Special Assessment Amount:	**$416,677**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$72,465**
Increase (decrease) between Current & Recommended Contribution Amounts:	**21.05%**

Chart A

2025 Current Reserve Component Costs

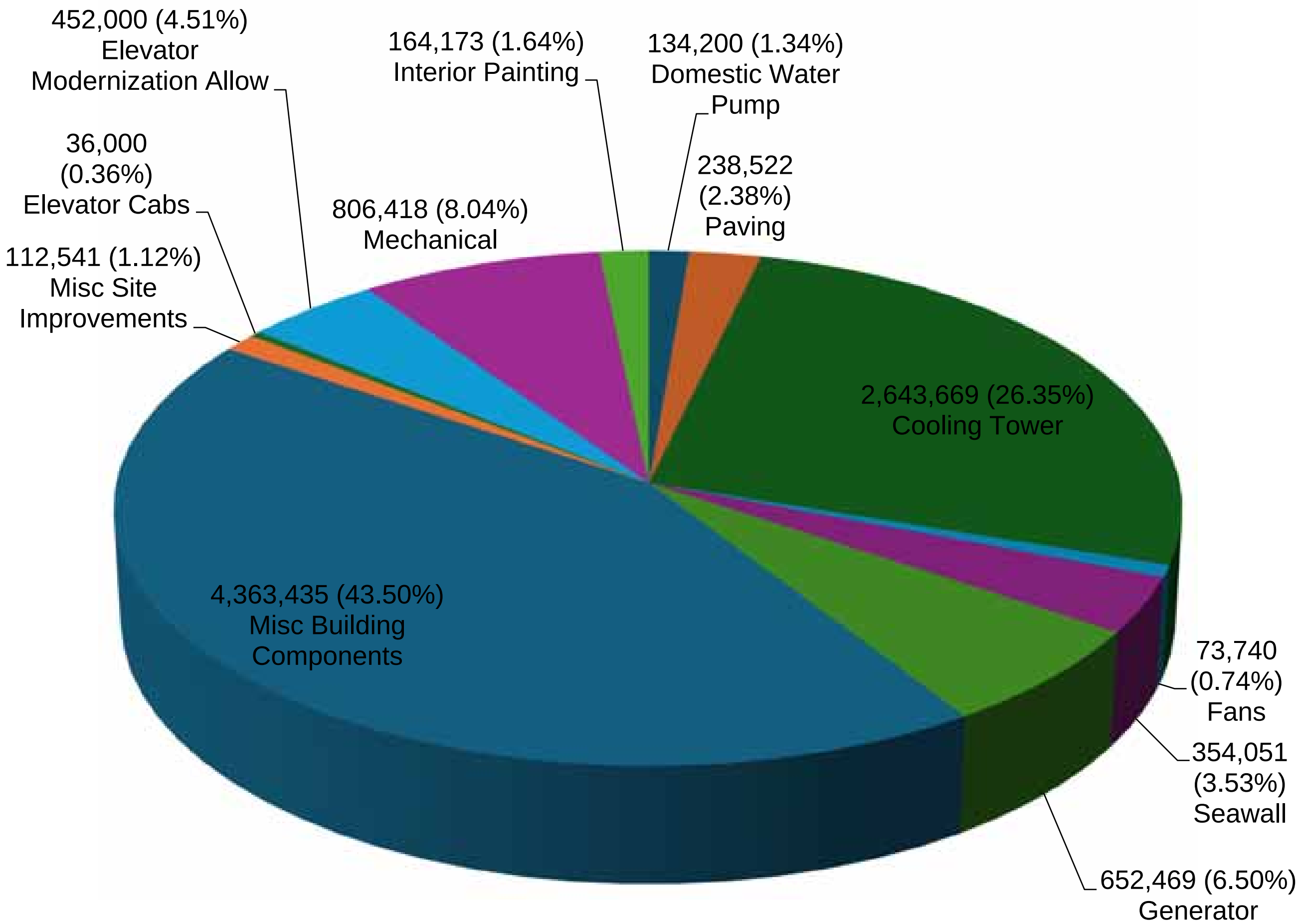


Chart B

2025 Actual vs. 100% Funded Straight Line Reserve Balances

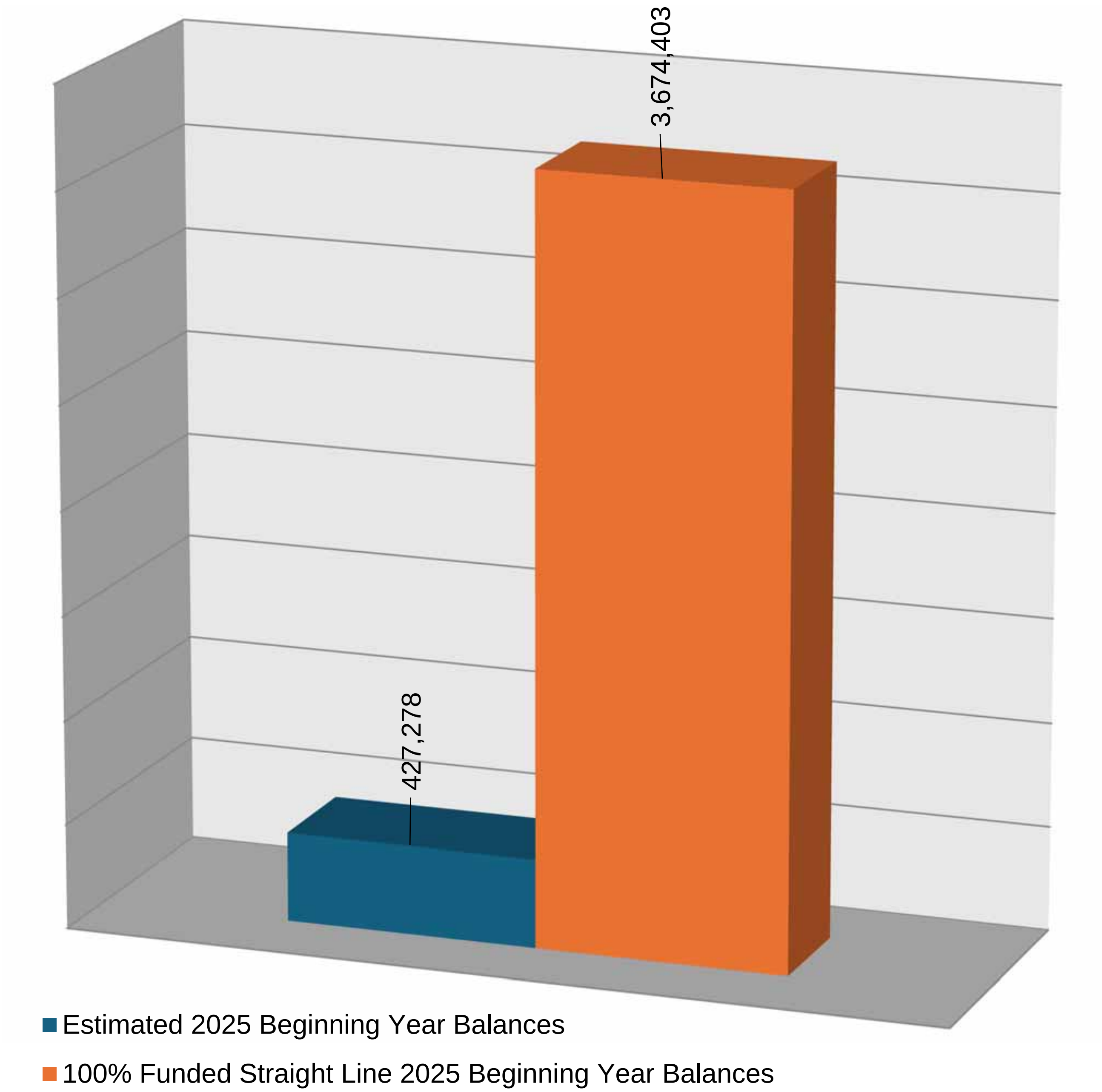


Chart C

2025 Funding Contribution Comparisons

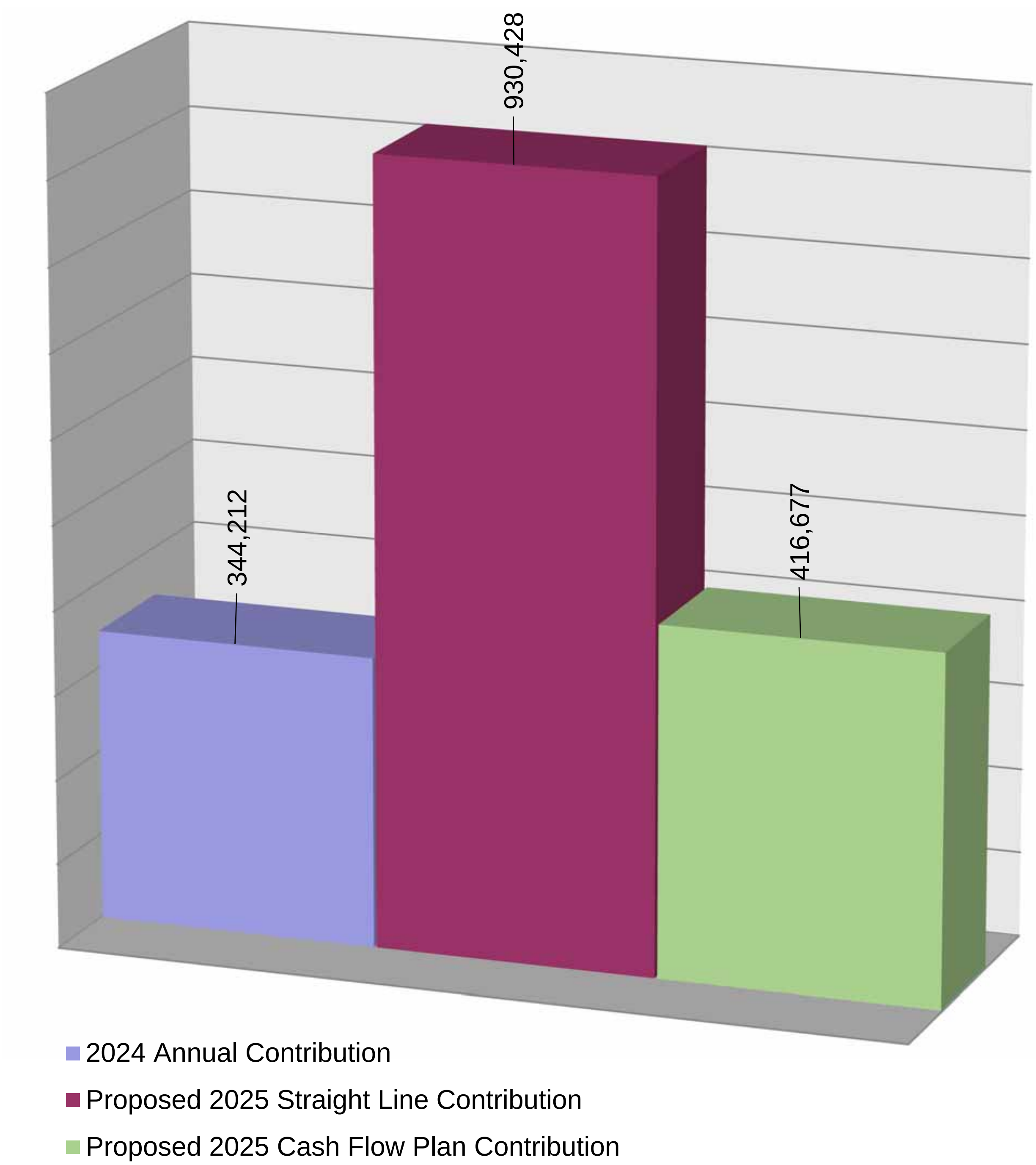
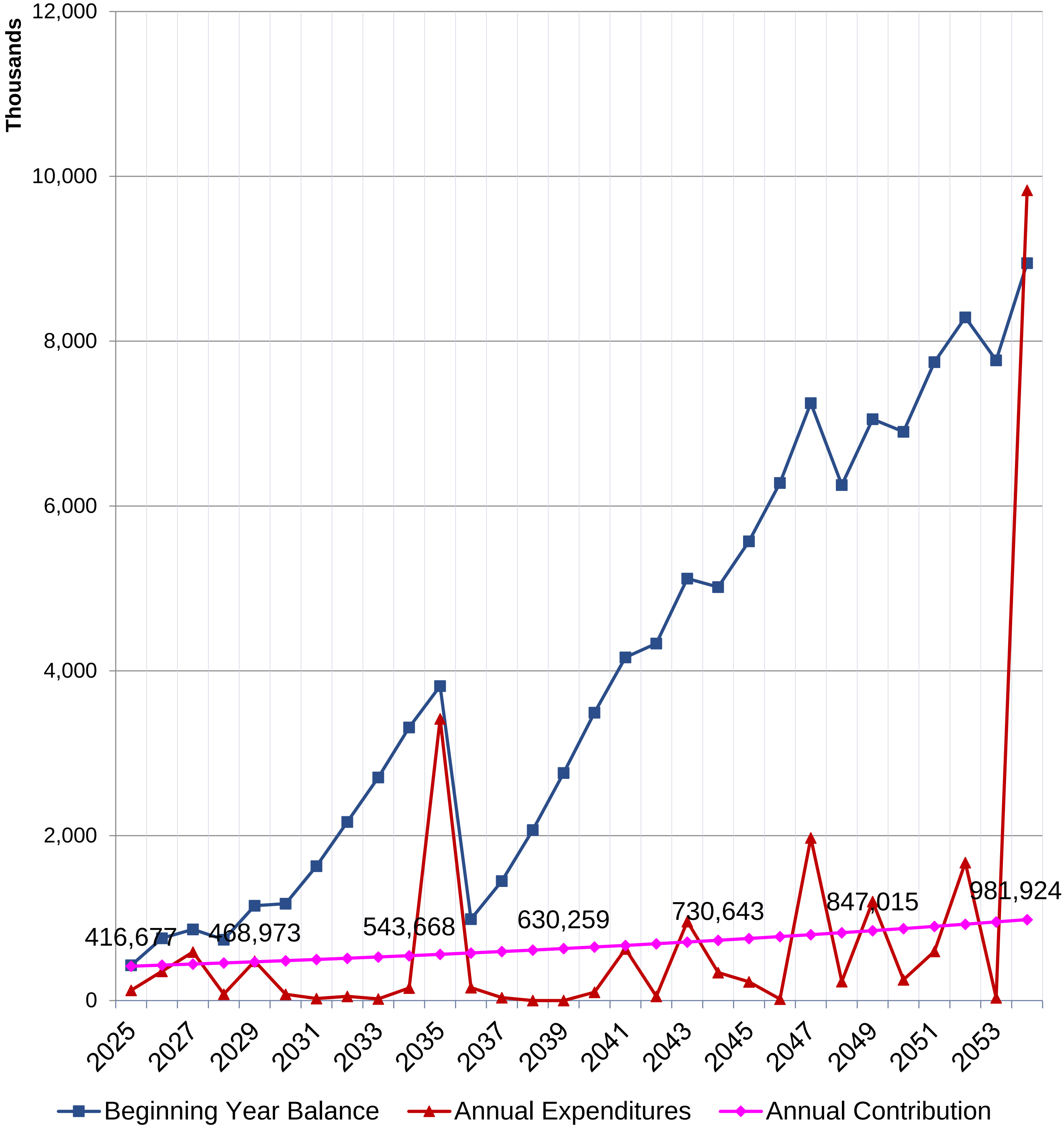


Chart D

30 Year Pooled Cash Flow Plan



Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	12/31/2024 Balance	Unfunded Balance	2025 Contribution
Domestic Water Pump	134,200	8-24	3-11	1,530	132,670	26,178
Paving	238,522	30	25	31,810	206,712	8,268
Cooling Tower	2,643,669	8-24	1-11	48,550	2,595,119	411,094
Fans	73,740	18	5	0	73,740	14,748
Seawall	354,051	25-50	12-30	11,111	342,940	13,473
Generator	652,469	9-36	4-23	5,831	646,638	28,913
Misc Building Components	4,363,435	8-36	3-30	0	4,363,435	217,399
Misc Site Improvements	112,541	10-20	6-11	0	112,541	12,787
Elevator Cabs	36,000	15	2	0	36,000	18,000
Elevator Modernization Allow	452,000	18-20	2-5	15,861	436,139	118,470
Mechanical	806,418	30-32	17-28	1,861	804,557	32,174
Interior Painting	164,173	5-14	1-10	31,680	132,493	28,924
Deductibles	-	-	-	279,044	-	-
Grand Total	**10,031,218**			**427,278**	**9,882,984**	**930,428**

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Domestic Water Pump									
Domestic Water Pump System Control Panel	1	Each	53,680.00	53,680	24	11	0	53,680	4,880
Domestic Water Pump/Motor, 30 Hp	3	Each	20,130.00	60,390	8	4	0	60,390	15,098
Domestic Water Pump/Motor, 30 Hp	1	Each	20,130.00	20,130	8	3	1,530	18,600	6,200
Domestic Water Pump Total	3	Components		134,200	8-24	3-11	1,530	132,670	26,178
Paving									
Pavers - Entry Plaza Areas	26,125	Sq Ft	9.13	238,522	30	25	31,810	206,712	8,268
Paving Total	1	Components		238,522	30	25	31,810	206,712	8,268
Cooling Tower									
A/C Condensing Wtr Pump/Motor, 40 Hp - P3	1	Each	23,955.00	23,955	15	2	0	23,955	11,978
A/C Condensing Wtr Pump/Motor, 40 Hp - P4	1	Each	23,955.00	23,955	15	2	0	23,955	11,978
A/C Condensing Wtr Pump/Motor, 125 Hp - P1	1	Each	68,375.00	68,375	15	2	0	68,375	34,188
A/C Condensing Wtr Pump/Motor, 125 Hp - P2	1	Each	68,375.00	68,375	15	2	0	68,375	34,188
A/C Cooling Tower Refurbishment Allowance	1	Total	300,000.00	300,000	16	3	0	300,000	100,000
A/C Cooling Tower Water Pump System Control Panel	1	Each	25,783.00	25,783	24	11	0	25,783	2,344
A/C Cooling Tower Water Pump/Motor, 15 Hp	1	Each	14,727.00	14,727	8	5	0	14,727	2,945
A/C Cooling Tower Water Pump/Motor, 15 Hp	1	Each	14,727.00	14,727	8	1	9,503	5,224	5,224
A/C Cooling Tower, Stainless Steel, 2 Cell 1448 Tons	1	Each	2,013,000.00	2,013,000	24	11	0	2,013,000	183,000
A/C Variable Frequency Drive - Cooling Tower	2	Each	30,257.00	60,514	10	1	39,047	21,467	21,467
A/C Variable Frequency Drive - P1 & P2	2	Each	15,129.00	30,258	10	8	0	30,258	3,782
Cooling Tower Total	11	Components		2,643,669	8-24	1-11	48,550	2,595,119	411,094
Fans									
Exhaust Fan - Parking Garage	10	Each	3,450.00	34,500	18	5	0	34,500	6,900
Supply Fan - Stairwell Pressurization	8	Each	4,905.00	39,240	18	5	0	39,240	7,848
Fans Total	2	Components		73,740	18	5	0	73,740	14,748
Seawall									
Seawall, Concrete Cap Replacement	292	Ln Ft	177.91	51,950	25	12	11,111	40,839	3,403
Seawall, Wall Panel Replacement - (Prorate $/37yr RL)	292	Ln Ft	1,034.59	302,101	50	30	0	302,101	10,070
Seawall Total	2	Components		354,051	25-50	12-30	11,111	342,940	13,473

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Generator									
Generator, Deferred Maintenance Allowance	1	Each	9,700.00	9,700	9	4	5,831	3,869	967
Generator, Diesel, 1250 kW w/ATS	1	Each	642,769.00	642,769	36	23	0	642,769	27,946
Generator Total	2	Components		652,469	9-36	4-23	5,831	646,638	28,913
Misc Building Components									
Access Control, Camera Surveillance System Allowance	1	Total	229,560.00	229,560	8	3	0	229,560	76,520
Railing, Alum Frm/Glass Pnl - Prorate $/32yr RL	17,175	Ln Ft	223.00	3,830,025	36	30	0	3,830,025	127,668
Railing, Alum Picket, 42"	2,575	Ln Ft	118.00	303,850	36	23	0	303,850	13,211
Misc Building Components Total	3	Components		4,363,435	8-36	3-30	0	4,363,435	217,399
Misc Site Improvements									
Access Control, Gate Operator, Rolling - Receiving	1	Each	7,416.00	7,416	12	7	0	7,416	1,059
Fountain Finish, Tile - Entry Plaza (2 Total)	2	Sq Ft	7,490.00	14,980	10	6	0	14,980	2,497
Gate, Alum Steel Picket - Receiving	1	Each	11,440.00	11,440	16	11	0	11,440	1,040
Light Fixture, Landscape Uplight - Entry Plaza	50	Each	766.00	38,300	15	11	0	38,300	3,482
Light Fixture, Landscape Well - Entry Plaza	15	Each	1,119.00	16,785	15	11	0	16,785	1,526
Shed, Pre-Fab Metal - Receiving	1	Total	12,884.00	12,884	20	7	0	12,884	1,841
Signage Refurbishment Allowance	1	Total	10,736.00	10,736	12	8	0	10,736	1,342
Misc Site Improvements Total	7	Components		112,541	10-20	6-11	0	112,541	12,787
Elevator Cabs									
Elevator Cab Refurbishment Allowance	2	Each	18,000.00	36,000	15	2	0	36,000	18,000
Elevator Cabs Total	1	Components		36,000	15	2	0	36,000	18,000
Elevator Modernization Allow									
Elevator Door Operators - P8, P9	2	Each	60,000.00	120,000	18	2	15,861	104,139	52,070
Elevator Modernization Allowance, 3 Stop - P8	1	Each	126,000.00	126,000	20	5	0	126,000	25,200
Elevator Modernization Allowance, 5 Stop - P9	1	Each	206,000.00	206,000	20	5	0	206,000	41,200
Elevator Modernization Allow Total	3	Components		452,000	18-20	2-5	15,861	436,139	118,470
Mechanical									
A/C Heat Exchanger, Plate, HX 1	1	Each	327,854.00	327,854	32	28	0	327,854	11,709
A/C Heat Exchanger, Plate, HX 2	1	Each	327,854.00	327,854	32	28	0	327,854	11,709
Boiler, 2610 MBH Nat Gas	2	Each	75,355.00	150,710	30	17	1,861	148,849	8,756
Mechanical Total	3	Components		806,418	30-32	17-28	1,861	804,557	32,174

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Interior Painting									
Paint Interior & Restripe - Parking Garage	1	Total	49,096.00	49,096	5	1	31,680	17,416	17,416
Paint Interior Stairwells	267	Floors	431.00	115,077	14	10	0	115,077	11,508
Interior Painting Total	2	Components		164,173	5-14	1-10	31,680	132,493	28,924
Deductibles									
Deductibles	-	-	-	-	-	-	279,044	-	-
Deductibles Total							279,044	-	-
Grand Total	40	Components		10,031,218			427,278	9,882,984	930,428

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2025	427,278	416,677	21.05%	0	124,337	4.00%	35,981	5.00%	755,599
2	2026	755,599	429,177	3.00%	0	354,286	3.00%	33,220	4.00%	863,710
3	2027	863,710	442,052	3.00%	0	588,828	3.00%	21,508	3.00%	738,442
4	2028	738,442	455,314	3.00%	0	77,332	3.00%	33,493	3.00%	1,149,917
5	2029	1,149,917	468,973	3.00%	0	477,834	3.00%	34,232	3.00%	1,175,288
6	2030	1,175,288	483,042	3.00%	0	75,003	3.00%	47,500	3.00%	1,630,827
7	2031	1,630,827	497,533	3.00%	0	24,475	3.00%	63,117	3.00%	2,167,002
8	2032	2,167,002	512,459	3.00%	0	50,907	3.00%	78,857	3.00%	2,707,411
9	2033	2,707,411	527,833	3.00%	0	18,837	3.00%	96,492	3.00%	3,312,899
10	2034	3,312,899	543,668	3.00%	0	151,607	3.00%	111,149	3.00%	3,816,109
11	2035	3,816,109	559,978	3.00%	0	3,417,227	3.00%	28,766	3.00%	987,626
12	2036	987,626	576,777	3.00%	0	157,014	3.00%	42,222	3.00%	1,449,611
13	2037	1,449,611	594,080	3.00%	0	35,165	3.00%	60,256	3.00%	2,068,782
14	2038	2,068,782	611,902	3.00%	0	0	3.00%	80,421	3.00%	2,761,105
15	2039	2,761,105	630,259	3.00%	0	0	3.00%	101,741	3.00%	3,493,105
16	2040	3,493,105	649,167	3.00%	0	100,798	3.00%	121,244	3.00%	4,162,718
17	2041	4,162,718	668,642	3.00%	0	625,587	3.00%	126,173	3.00%	4,331,946
18	2042	4,331,946	688,701	3.00%	0	50,497	3.00%	149,104	3.00%	5,119,254
19	2043	5,119,254	709,362	3.00%	0	957,644	3.00%	146,129	3.00%	5,017,101
20	2044	5,017,101	730,643	3.00%	0	338,394	3.00%	162,280	3.00%	5,571,630
21	2045	5,571,630	752,562	3.00%	0	226,747	3.00%	182,923	3.00%	6,280,368
22	2046	6,280,368	775,139	3.00%	0	18,220	3.00%	211,119	3.00%	7,248,406
23	2047	7,248,406	798,393	3.00%	0	1,974,093	3.00%	182,181	3.00%	6,254,887
24	2048	6,254,887	822,345	3.00%	0	229,319	3.00%	205,437	3.00%	7,053,350
25	2049	7,053,350	847,015	3.00%	0	1,201,241	3.00%	200,974	3.00%	6,900,098
26	2050	6,900,098	872,425	3.00%	0	251,918	3.00%	225,618	3.00%	7,746,223
27	2051	7,746,223	898,598	3.00%	0	596,673	3.00%	241,444	3.00%	8,289,592
28	2052	8,289,592	925,556	3.00%	0	1,673,966	3.00%	226,235	3.00%	7,767,417
29	2053	7,767,417	953,323	3.00%	0	34,021	3.00%	260,602	3.00%	8,947,321
30	2054	8,947,321	981,924	3.00%	0	9,832,158	3.00%	2,913	3.00%	100,000
Grand Total			**19,823,519**		**0**	**23,664,128**		**3,513,331**		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2025		
Cooling Tower	A/C Cooling Tower Water Pump/Motor, 15 Hp	14,727
Cooling Tower	A/C Variable Frequency Drive - Cooling Tower	60,514
Interior Painting	Paint Interior & Restripe - Parking Garage	49,096
Year 1 Total		**124,337**
Year 2: 2026		
Cooling Tower	A/C Condensing Wtr Pump/Motor, 40 Hp - P3	24,913
Cooling Tower	A/C Condensing Wtr Pump/Motor, 40 Hp - P4	24,913
Cooling Tower	A/C Condensing Wtr Pump/Motor, 125 Hp - P1	71,110
Cooling Tower	A/C Condensing Wtr Pump/Motor, 125 Hp - P2	71,110
Elevator Cabs	Elevator Cab Refurbishment Allowance	37,440
Elevator Modernization Allow	Elevator Door Operators - P8, P9	124,800
Year 2 Total		**354,286**
Year 3: 2027		
Domestic Water Pump	Domestic Water Pump/Motor, 30 Hp	21,563
Cooling Tower	A/C Cooling Tower Refurbishment Allowance	321,360
Misc Building Components	Access Control, Camera Surveillance System Allowance	245,905
Year 3 Total		**588,828**
Year 4: 2028		
Domestic Water Pump	Domestic Water Pump/Motor, 30 Hp	66,630
Generator	Generator, Deferred Maintenance Allowance	10,702
Year 4 Total		**77,332**
Year 5: 2029		
Cooling Tower	A/C Cooling Tower Water Pump/Motor, 15 Hp	16,736
Fans	Exhaust Fan - Parking Garage	39,207
Fans	Supply Fan - Stairwell Pressurization	44,594
Elevator Modernization Allow	Elevator Modernization Allowance, 3 Stop - P8	143,191
Elevator Modernization Allow	Elevator Modernization Allowance, 5 Stop - P9	234,106
Year 5 Total		**477,834**
Year 6: 2030		
Misc Site Improvements	Fountain Finish, Tile - Entry Plaza (2 Total)	17,535
Interior Painting	Paint Interior & Restripe - Parking Garage	57,468
Year 6 Total		**75,003**

Category	Description	Cost
Year 7: 2031		
Misc Site Improvements	Access Control, Gate Operator, Rolling - Receiving	8,941
Misc Site Improvements	Shed, Pre-Fab Metal - Receiving	15,534
Year 7 Total		**24,475**
Year 8: 2032		
Cooling Tower	A/C Variable Frequency Drive - P1 & P2	37,575
Misc Site Improvements	Signage Refurbishment Allowance	13,332
Year 8 Total		**50,907**
Year 9: 2033		
Cooling Tower	A/C Cooling Tower Water Pump/Motor, 15 Hp	18,837
Year 9 Total		**18,837**
Year 10: 2034		
Interior Painting	Paint Interior Stairwells	151,607
Year 10 Total		**151,607**
Year 11: 2035		
Domestic Water Pump	Domestic Water Pump System Control Panel	72,842
Domestic Water Pump	Domestic Water Pump/Motor, 30 Hp	27,316
Cooling Tower	A/C Cooling Tower Water Pump System Control Panel	34,987
Cooling Tower	A/C Cooling Tower, Stainless Steel, 2 Cell 1448 Tons	2,731,568
Cooling Tower	A/C Variable Frequency Drive - Cooling Tower	82,115
Misc Building Components	Access Control, Camera Surveillance System Allowance	311,505
Misc Site Improvements	Gate, Alum Steel Picket - Receiving	15,524
Misc Site Improvements	Light Fixture, Landscape Uplight - Entry Plaza	51,972
Misc Site Improvements	Light Fixture, Landscape Well - Entry Plaza	22,777
Interior Painting	Paint Interior & Restripe - Parking Garage	66,621
Year 11 Total		**3,417,227**
Year 12: 2036		
Domestic Water Pump	Domestic Water Pump/Motor, 30 Hp	84,405
Seawall	Seawall, Concrete Cap Replacement	72,609
Year 12 Total		**157,014**
Year 13: 2037		
Cooling Tower	A/C Cooling Tower Water Pump/Motor, 15 Hp	21,201
Generator	Generator, Deferred Maintenance Allowance	13,964
Year 13 Total		**35,165**

Category	Description	Cost
Year 14: 2038	No Expenses	
Year 15: 2039	No Expenses	
Year 16: 2040		
Misc Site Improvements	Fountain Finish, Tile - Entry Plaza (2 Total)	23,565
Interior Painting	Paint Interior & Restripe - Parking Garage	77,233
Year 16 Total		**100,798**
Year 17: 2041		
Cooling Tower	A/C Condensing Wtr Pump/Motor, 40 Hp - P3	38,814
Cooling Tower	A/C Condensing Wtr Pump/Motor, 40 Hp - P4	38,814
Cooling Tower	A/C Condensing Wtr Pump/Motor, 125 Hp - P1	110,787
Cooling Tower	A/C Condensing Wtr Pump/Motor, 125 Hp - P2	110,787
Cooling Tower	A/C Cooling Tower Water Pump/Motor, 15 Hp	23,862
Elevator Cabs	Elevator Cab Refurbishment Allowance	58,330
Mechanical	Boiler, 2610 MBH Nat Gas	244,193
Year 17 Total		**625,587**
Year 18: 2042		
Cooling Tower	A/C Variable Frequency Drive - P1 & P2	50,497
Year 18 Total		**50,497**
Year 19: 2043		
Domestic Water Pump	Domestic Water Pump/Motor, 30 Hp	34,603
Cooling Tower	A/C Cooling Tower Refurbishment Allowance	515,688
Misc Building Components	Access Control, Camera Surveillance System Allowance	394,605
Misc Site Improvements	Access Control, Gate Operator, Rolling - Receiving	12,748
Year 19 Total		**957,644**
Year 20: 2044		
Domestic Water Pump	Domestic Water Pump/Motor, 30 Hp	106,922
Misc Site Improvements	Signage Refurbishment Allowance	19,008
Elevator Modernization Allow	Elevator Door Operators - P8, P9	212,464
Year 20 Total		**338,394**
Year 21: 2045		
Cooling Tower	A/C Cooling Tower Water Pump/Motor, 15 Hp	26,857
Cooling Tower	A/C Variable Frequency Drive - Cooling Tower	110,356

Category	Description	Cost
Interior Painting	Paint Interior & Restripe - Parking Garage	89,534
Year 21 Total		**226,747**
Year 22: 2046		
Generator	Generator, Deferred Maintenance Allowance	18,220
Year 22 Total		**18,220**
Year 23: 2047		
Fans	Exhaust Fan - Parking Garage	66,747
Fans	Supply Fan - Stairwell Pressurization	75,918
Generator	Generator, Diesel, 1250 kW w/ATS	1,243,568
Misc Building Components	Railing, Alum Picket, 42"	587,860
Year 23 Total		**1,974,093**
Year 24: 2048		
Interior Painting	Paint Interior Stairwells	229,319
Year 24 Total		**229,319**
Year 25: 2049		
Paving	Pavers - Entry Plaza Areas	489,573
Cooling Tower	A/C Cooling Tower Water Pump/Motor, 15 Hp	30,228
Elevator Modernization Allow	Elevator Modernization Allowance, 3 Stop - P8	258,619
Elevator Modernization Allow	Elevator Modernization Allowance, 5 Stop - P9	422,821
Year 25 Total		**1,201,241**
Year 26: 2050		
Misc Site Improvements	Fountain Finish, Tile - Entry Plaza (2 Total)	31,669
Misc Site Improvements	Light Fixture, Landscape Uplight - Entry Plaza	80,970
Misc Site Improvements	Light Fixture, Landscape Well - Entry Plaza	35,485
Interior Painting	Paint Interior & Restripe - Parking Garage	103,794
Year 26 Total		**251,918**
Year 27: 2051		
Domestic Water Pump	Domestic Water Pump/Motor, 30 Hp	43,834
Misc Building Components	Access Control, Camera Surveillance System Allowance	499,873
Misc Site Improvements	Gate, Alum Steel Picket - Receiving	24,911
Misc Site Improvements	Shed, Pre-Fab Metal - Receiving	28,055
Year 27 Total		**596,673**

Category	Description	Cost
Year 28: 2052		
Domestic Water Pump	Domestic Water Pump/Motor, 30 Hp	135,446
Cooling Tower	A/C Variable Frequency Drive - P1 & P2	67,864
Mechanical	A/C Heat Exchanger, Plate, HX 1	735,328
Mechanical	A/C Heat Exchanger, Plate, HX 2	735,328
Year 28 Total		**1,673,966**
Year 29: 2053		
Cooling Tower	A/C Cooling Tower Water Pump/Motor, 15 Hp	34,021
Year 29 Total		**34,021**
Year 30: 2054		
Seawall	Seawall, Wall Panel Replacement - (Prorate $/37yr RL)	718,832
Misc Building Components	Railing, Alum Frm/Glass Pnl - Prorate $/32yr RL	9,113,326
Year 30 Total		**9,832,158**

Recommendations and Findings

1. General Information

Property Name:	**Paramount Bay Condominium Owners Association, Inc.**		
Property Location:	**Miami, Florida**		
Property Number:	**4099**	Report Run Date:	**10/22/2024**
Property Type:	**Condominium**	Report No:	**9443**
Total Units:	**346**	Budget Year Begins:	**01/01/2025**
Phase:	**Residential SIRS (3 of 4)**	Budget Year Ends:	**12/31/2025**

2. Report Findings

Total number of categories set up in reserve schedule:	**3**
Total number of components scheduled for reserve funding:	**12**
Total current cost of all scheduled reserve components:	**$740,821**
Estimated Beginning Year Reserve Balance:	**$133,471**
Total number of components scheduled for replacement in the 2025 Budget Year:	**0**
Total cost of components scheduled for replacement in the 2025 Budget Year:	**$0**

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$34,537**
Recommended Annual Reserve Funding Contribution Amount:	**$51,342**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$16,805**
Increase (decrease) between Current & Recommended Contribution Amounts:	**48.66%**

4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$34,537**
Recommended 2025 Reserve Funding Contribution Amount:	**$57,407**
Recommended 2025 Planned Special Assessment Amount:	**$0**
Total 2025 Reserve Funding and Planned Special Assessment Amount:	**$57,407**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$22,870**
Increase (decrease) between Current & Recommended Contribution Amounts:	**66.22%**

Chart A

2025 Current Reserve Component Costs

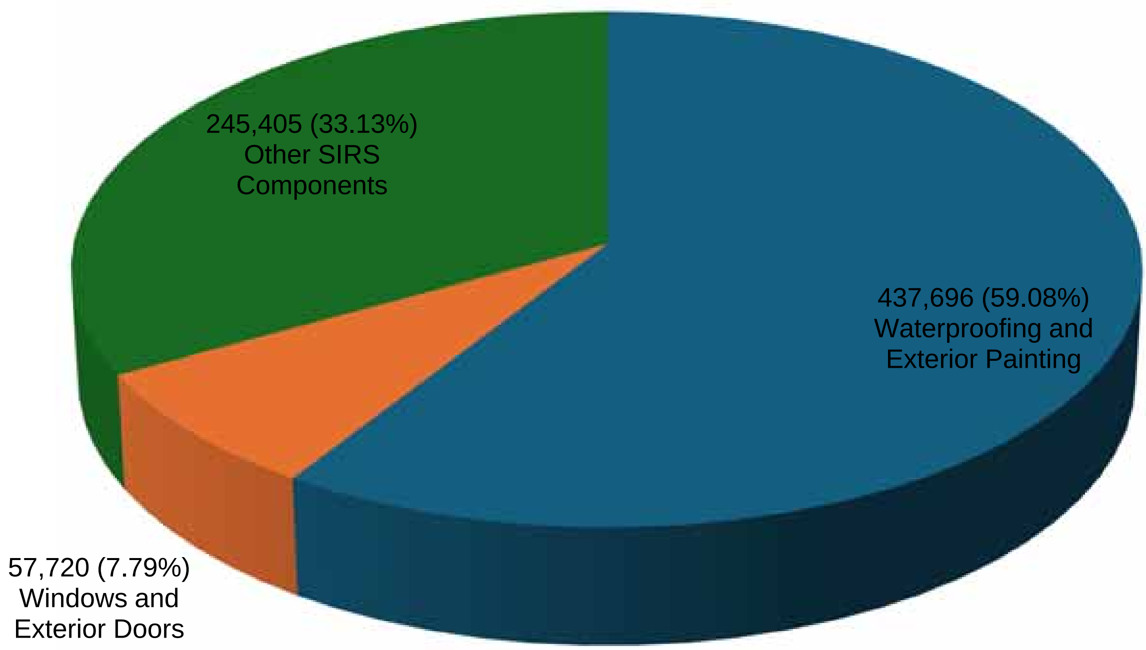


Chart B

2025 Actual vs. 100% Funded Straight Line Reserve Balances

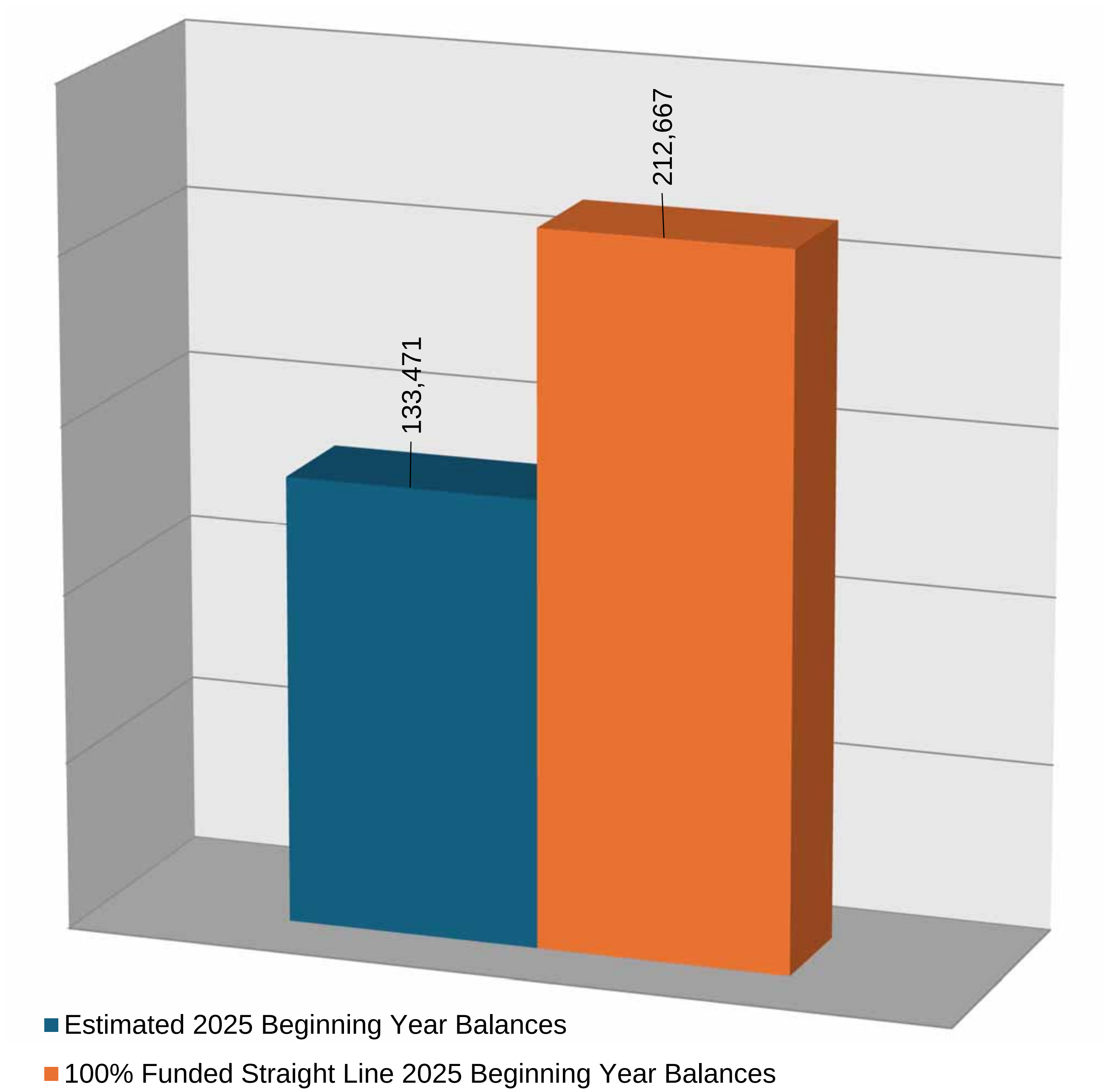


Chart C

2025 Funding Contribution Comparisons

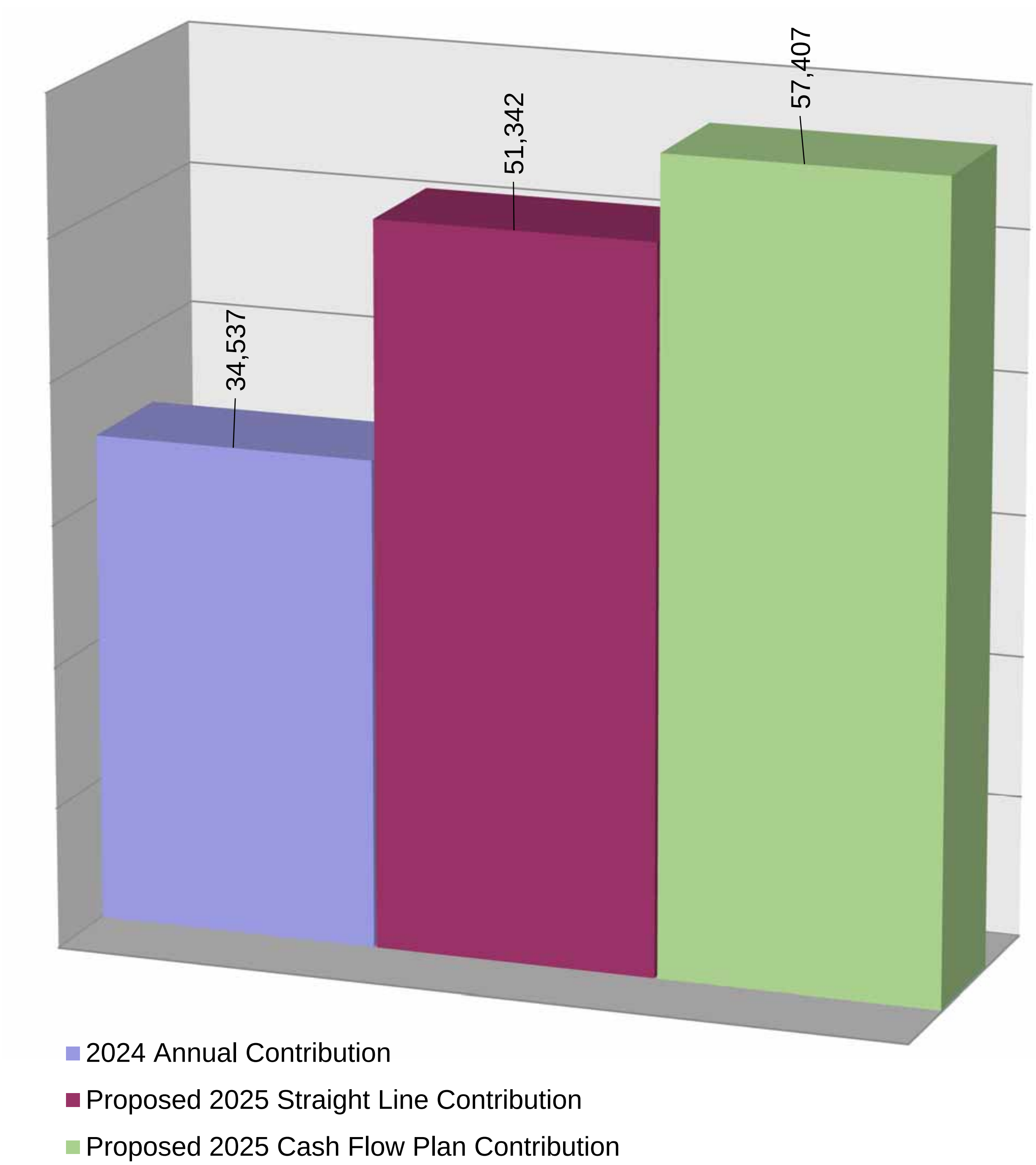
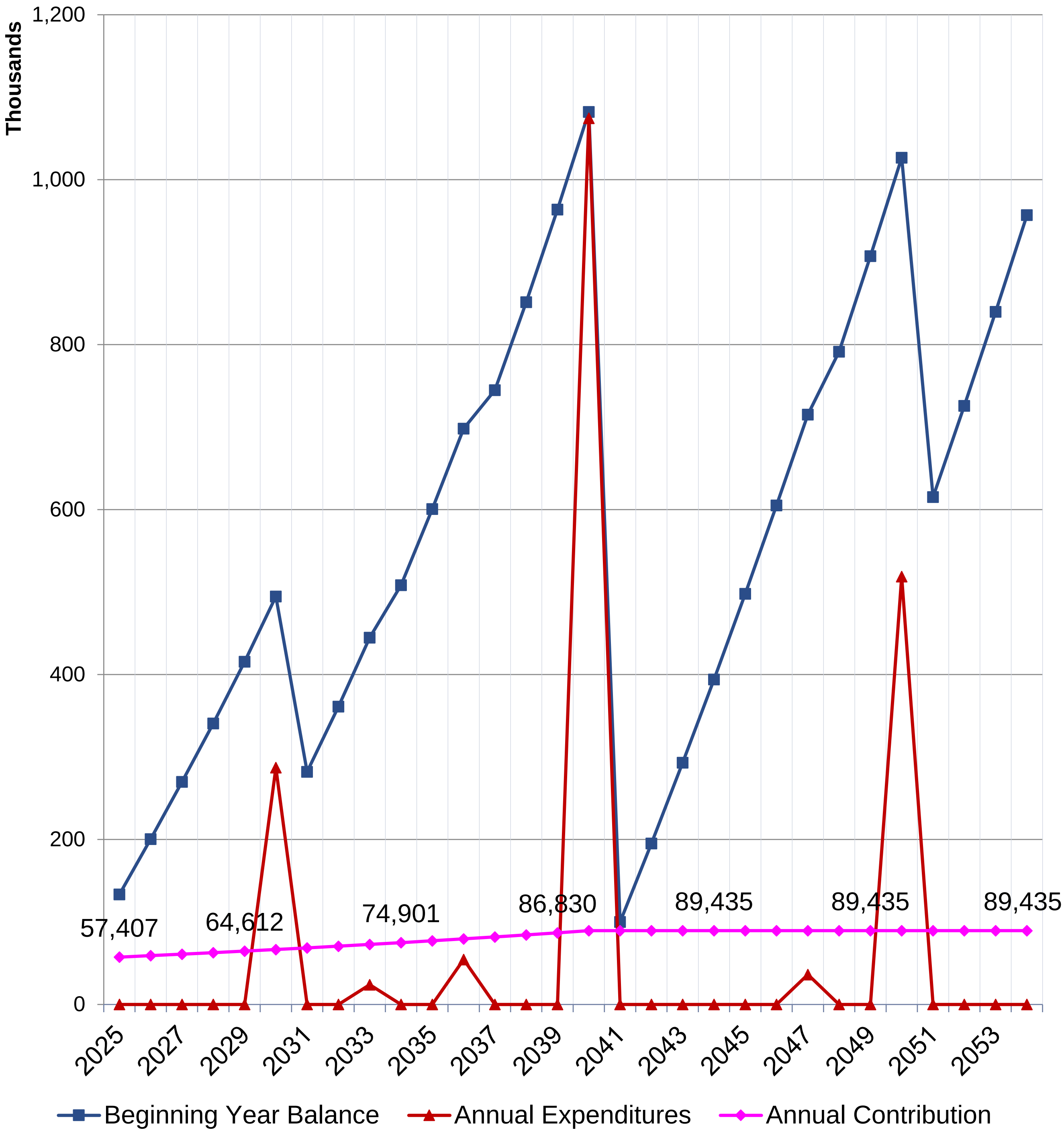


Chart D

30 Year Pooled Cash Flow Plan



Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	12/31/2024 Balance	Unfunded Balance	2025 Contribution
Waterproofing and Exterior Painting	437,696	20	16	0	437,696	27,357
Windows and Exterior Doors	57,720	14-45	9-32	0	57,720	5,330
Other SIRS Components	245,405	10	6	133,471	111,934	18,655
Grand Total	**740,821**			**133,471**	**607,350**	**51,342**

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Waterproofing and Exterior Painting									
Waterproofing - East Pool	2,313	Sq Ft	56.00	129,528	20	16	0	129,528	8,096
Waterproofing - Fountain Basin at East Pool	1,781	Sq Ft	56.00	99,736	20	16	0	99,736	6,234
Waterproofing - West Pool, Spa, Grotto	3,722	Sq Ft	56.00	208,432	20	16	0	208,432	13,027
Waterproofing and Exterior Painting Total	3	Components		437,696	20	16	0	437,696	27,357
Windows and Exterior Doors									
Common Exterior Door Allowance - Amenities Level	12	Each	3,250.00	39,000	25	12	0	39,000	3,250
Common Windows - Life exceeds 25yrs. Add to SIRS by 2032	0	Sq Ft	174.00	0	45	32	0	0	0
Door Auto Opening, Sgl Swing - Main Lobby	2	Each	9,360.00	18,720	14	9	0	18,720	2,080
Windows and Exterior Doors Total	3	Components		57,720	14-45	9-32	0	57,720	5,330
Other SIRS Components									
Fountain Finish, Exposed Aggregate/Tile - East Pool Area	1	Total	41,854.00	41,854	10	6	22,764	19,090	3,182
Pool Finish, Exposed Aggregate & Tile Trim - East	1	Total	111,876.00	111,876	10	6	60,846	51,030	8,505
Pool Finish, Exposed Aggregate & Tile Trim - Grotto	1	Total	13,420.00	13,420	10	6	7,299	6,121	1,020
Pool Finish, Exposed Aggregate & Tile Trim - West	1	Total	70,000.00	70,000	10	6	38,072	31,928	5,321
Spa Finish, Exposed Aggregate	1	Total	4,900.00	4,900	10	6	2,665	2,235	372
Spa Finish, Tile Trim	1	Total	3,355.00	3,355	10	6	1,825	1,530	255
Other SIRS Components Total	6	Components		245,405	10	6	133,471	111,934	18,655
Grand Total	12	Components		740,821			133,471	607,350	51,342

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2025	133,471	57,407	66.22%	0	0	4.00%	9,544	5.00%	200,422
2	2026	200,422	59,129	3.00%	0	0	3.00%	10,382	4.00%	269,933
3	2027	269,933	60,903	3.00%	0	0	3.00%	9,925	3.00%	340,761
4	2028	340,761	62,730	3.00%	0	0	3.00%	12,105	3.00%	415,596
5	2029	415,596	64,612	3.00%	0	0	3.00%	14,406	3.00%	494,614
6	2030	494,614	66,550	3.00%	0	287,253	3.00%	8,217	3.00%	282,128
7	2031	282,128	68,546	3.00%	0	0	3.00%	10,520	3.00%	361,194
8	2032	361,194	70,601	3.00%	0	0	3.00%	12,954	3.00%	444,749
9	2033	444,749	72,719	3.00%	0	23,944	3.00%	14,806	3.00%	508,330
10	2034	508,330	74,901	3.00%	0	0	3.00%	17,497	3.00%	600,728
11	2035	600,728	77,148	3.00%	0	0	3.00%	20,336	3.00%	698,212
12	2036	698,212	79,462	3.00%	0	54,509	3.00%	21,695	3.00%	744,860
13	2037	744,860	81,846	3.00%	0	0	3.00%	24,801	3.00%	851,507
14	2038	851,507	84,301	3.00%	0	0	3.00%	28,074	3.00%	963,882
15	2039	963,882	86,830	3.00%	0	0	3.00%	31,521	3.00%	1,082,233
16	2040	1,082,233	89,435	3.00%	0	1,074,581	3.00%	2,913	3.00%	100,000
17	2041	100,000	89,435	0.00%	0	0	3.00%	5,683	3.00%	195,118
18	2042	195,118	89,435	0.00%	0	0	3.00%	8,537	3.00%	293,090
19	2043	293,090	89,435	0.00%	0	0	3.00%	11,476	3.00%	394,001
20	2044	394,001	89,435	0.00%	0	0	3.00%	14,503	3.00%	497,939
21	2045	497,939	89,435	0.00%	0	0	3.00%	17,621	3.00%	604,995
22	2046	604,995	89,435	0.00%	0	0	3.00%	20,833	3.00%	715,263
23	2047	715,263	89,435	0.00%	0	36,218	3.00%	23,054	3.00%	791,534
24	2048	791,534	89,435	0.00%	0	0	3.00%	26,429	3.00%	907,398
25	2049	907,398	89,435	0.00%	0	0	3.00%	29,905	3.00%	1,026,738
26	2050	1,026,738	89,435	0.00%	0	518,812	3.00%	17,921	3.00%	615,282
27	2051	615,282	89,435	0.00%	0	0	3.00%	21,142	3.00%	725,859
28	2052	725,859	89,435	0.00%	0	0	3.00%	24,459	3.00%	839,753
29	2053	839,753	89,435	0.00%	0	0	3.00%	27,876	3.00%	957,064
30	2054	957,064	89,435	0.00%	0	0	3.00%	31,395	3.00%	1,077,894
Grand Total			**2,409,210**		**0**	**1,995,317**		**530,530**		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2025	No Expenses	
Year 2: 2026	No Expenses	
Year 3: 2027	No Expenses	
Year 4: 2028	No Expenses	
Year 5: 2029	No Expenses	
Year 6: 2030		
Other SIRS Components	Fountain Finish, Exposed Aggregate/Tile - East Pool Area	48,991
Other SIRS Components	Pool Finish, Exposed Aggregate & Tile Trim - East	130,954
Other SIRS Components	Pool Finish, Exposed Aggregate & Tile Trim - Grotto	15,708
Other SIRS Components	Pool Finish, Exposed Aggregate & Tile Trim - West	81,937
Other SIRS Components	Spa Finish, Exposed Aggregate	5,736
Other SIRS Components	Spa Finish, Tile Trim	3,927
Year 6 Total		**287,253**
Year 7: 2031	No Expenses	
Year 8: 2032	No Expenses	
Year 9: 2033		
Windows and Exterior Doors	Door Auto Opening, Sgl Swing - Main Lobby	23,944
Year 9 Total		**23,944**
Year 10: 2034	No Expenses	
Year 11: 2035	No Expenses	
Year 12: 2036		
Windows and Exterior Doors	Common Exterior Door Allowance - Amenities Level	54,509
Year 12 Total		**54,509**
Year 13: 2037	No Expenses	
Year 14: 2038	No Expenses	

Category	Description	Cost
Year 15: 2039	No Expenses	
Year 16: 2040		
Waterproofing and Exterior Painting	Waterproofing - East Pool	203,760
Waterproofing and Exterior Painting	Waterproofing - Fountain Basin at East Pool	156,894
Waterproofing and Exterior Painting	Waterproofing - West Pool, Spa, Grotto	327,883
Other SIRS Components	Fountain Finish, Exposed Aggregate/Tile - East Pool Area	65,840
Other SIRS Components	Pool Finish, Exposed Aggregate & Tile Trim - East	175,991
Other SIRS Components	Pool Finish, Exposed Aggregate & Tile Trim - Grotto	21,111
Other SIRS Components	Pool Finish, Exposed Aggregate & Tile Trim - West	110,116
Other SIRS Components	Spa Finish, Exposed Aggregate	7,708
Other SIRS Components	Spa Finish, Tile Trim	5,278
Year 16 Total		**1,074,581**
Year 17: 2041	No Expenses	
Year 18: 2042	No Expenses	
Year 19: 2043	No Expenses	
Year 20: 2044	No Expenses	
Year 21: 2045	No Expenses	
Year 22: 2046	No Expenses	
Year 23: 2047		
Windows and Exterior Doors	Door Auto Opening, Sgl Swing - Main Lobby	36,218
Year 23 Total		**36,218**
Year 24: 2048	No Expenses	
Year 25: 2049	No Expenses	
Year 26: 2050		
Other SIRS Components	Fountain Finish, Exposed Aggregate/Tile - East Pool Area	88,484
Other SIRS Components	Pool Finish, Exposed Aggregate & Tile Trim - East	236,518
Other SIRS Components	Pool Finish, Exposed Aggregate & Tile Trim - Grotto	28,371
Other SIRS Components	Pool Finish, Exposed Aggregate & Tile Trim - West	147,987

Category	Description	Cost
Other SIRS Components	Spa Finish, Exposed Aggregate	10,359
Other SIRS Components	Spa Finish, Tile Trim	7,093
Year 26 Total		**518,812**

Year 27: 2051 No Expenses

Year 28: 2052 No Expenses

Year 29: 2053 No Expenses

Year 30: 2054 No Expenses

Recommendations and Findings

1. General Information

Property Name:	**Paramount Bay Condominium Owners Association, Inc.**		
Property Location:	**Miami, Florida**		
Property Number:	**4099**	Report Run Date:	**10/22/2024**
Property Type:	**Condominium**	Report No:	**9443**
Total Units:	**346**	Budget Year Begins:	**01/01/2025**
Phase:	**Residential Non-SIRS (4 of 4)**	Budget Year Ends:	**12/31/2025**

2. Report Findings

Total number of categories set up in reserve schedule:	**11**
Total number of components scheduled for reserve funding:	**120**
Total current cost of all scheduled reserve components:	**$8,841,604**
Estimated Beginning Year Reserve Balance:	**$2,535,947**
Total number of components scheduled for replacement in the 2025 Budget Year:	**37**
Total cost of components scheduled for replacement in the 2025 Budget Year:	**$1,168,918**

3. Straight Line Reserve Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$441,254**
Recommended Annual Reserve Funding Contribution Amount:	**$1,158,086**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$716,832**
Increase (decrease) between Current & Recommended Contribution Amounts:	**162.45%**

4. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$441,254**
Recommended 2025 Reserve Funding Contribution Amount:	**$733,443**
Recommended 2025 Planned Special Assessment Amount:	**$0**
Total 2025 Reserve Funding and Planned Special Assessment Amount:	**$733,443**
Increase (decrease) between Current & Recommended Contribution Amounts:	**$292,189**
Increase (decrease) between Current & Recommended Contribution Amounts:	**66.22%**

Chart A

2025 Current Reserve Component Costs

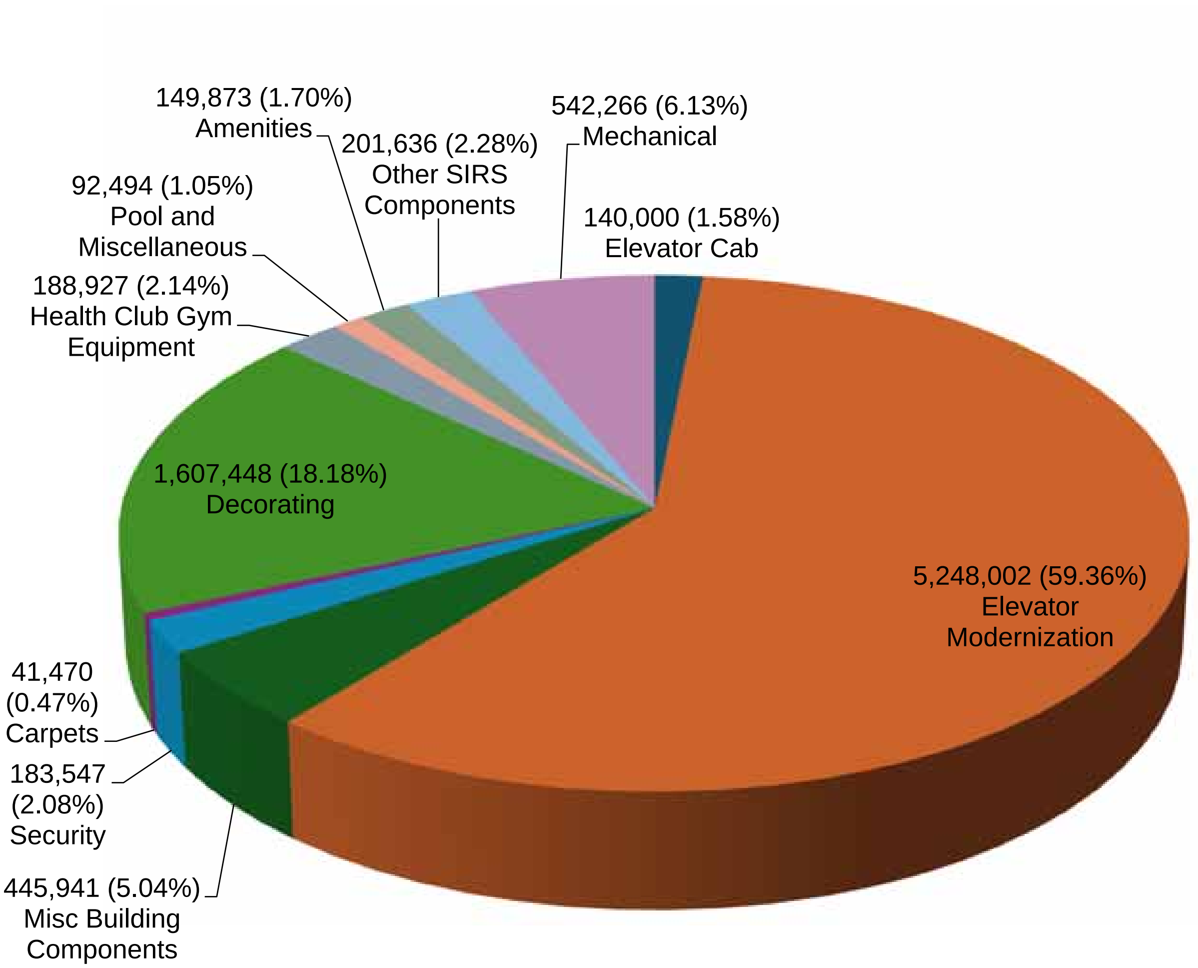


Chart B

2025 Actual vs. 100% Funded Straight Line Reserve Balances

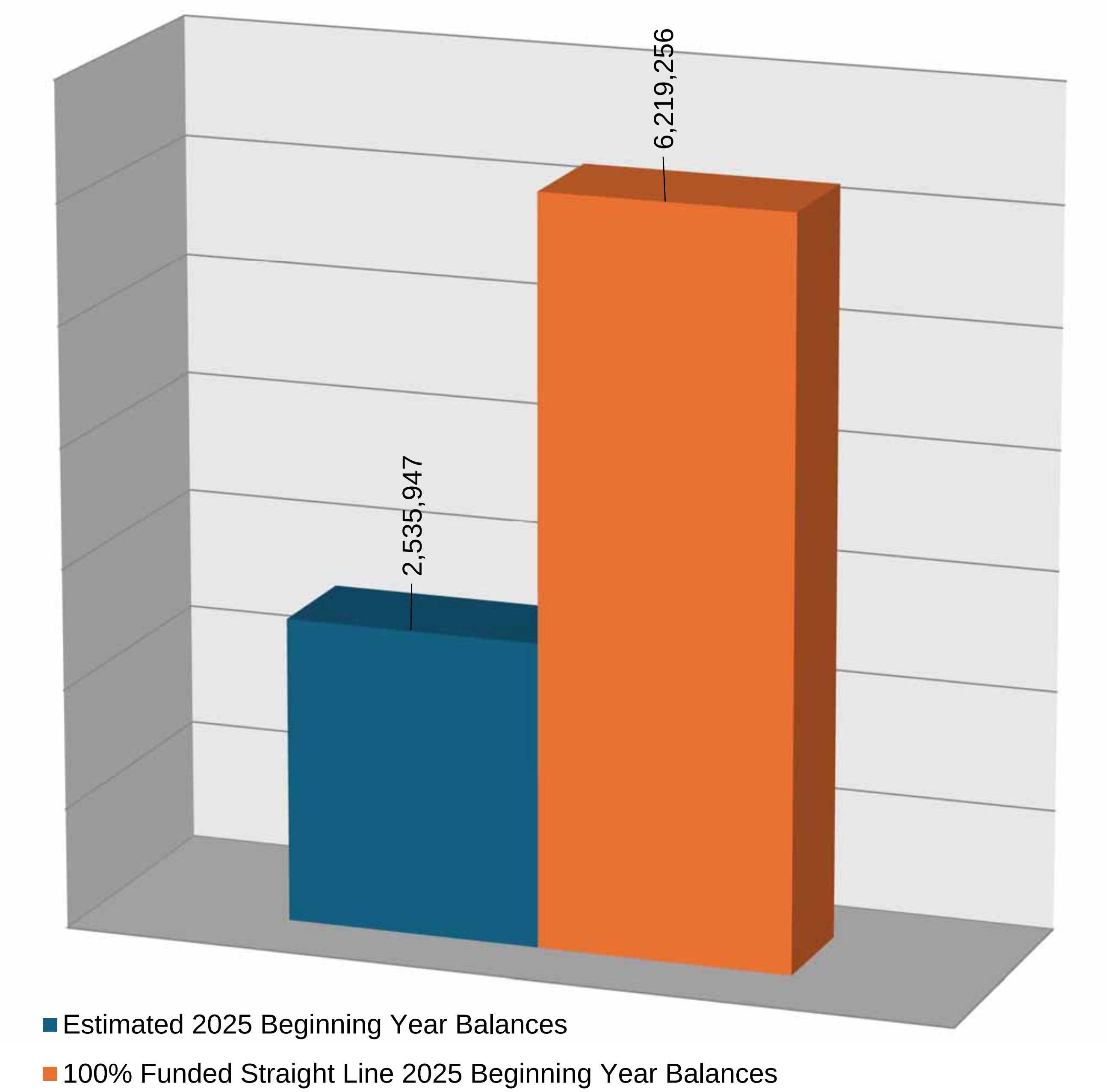


Chart C

2025 Funding Contribution Comparisons

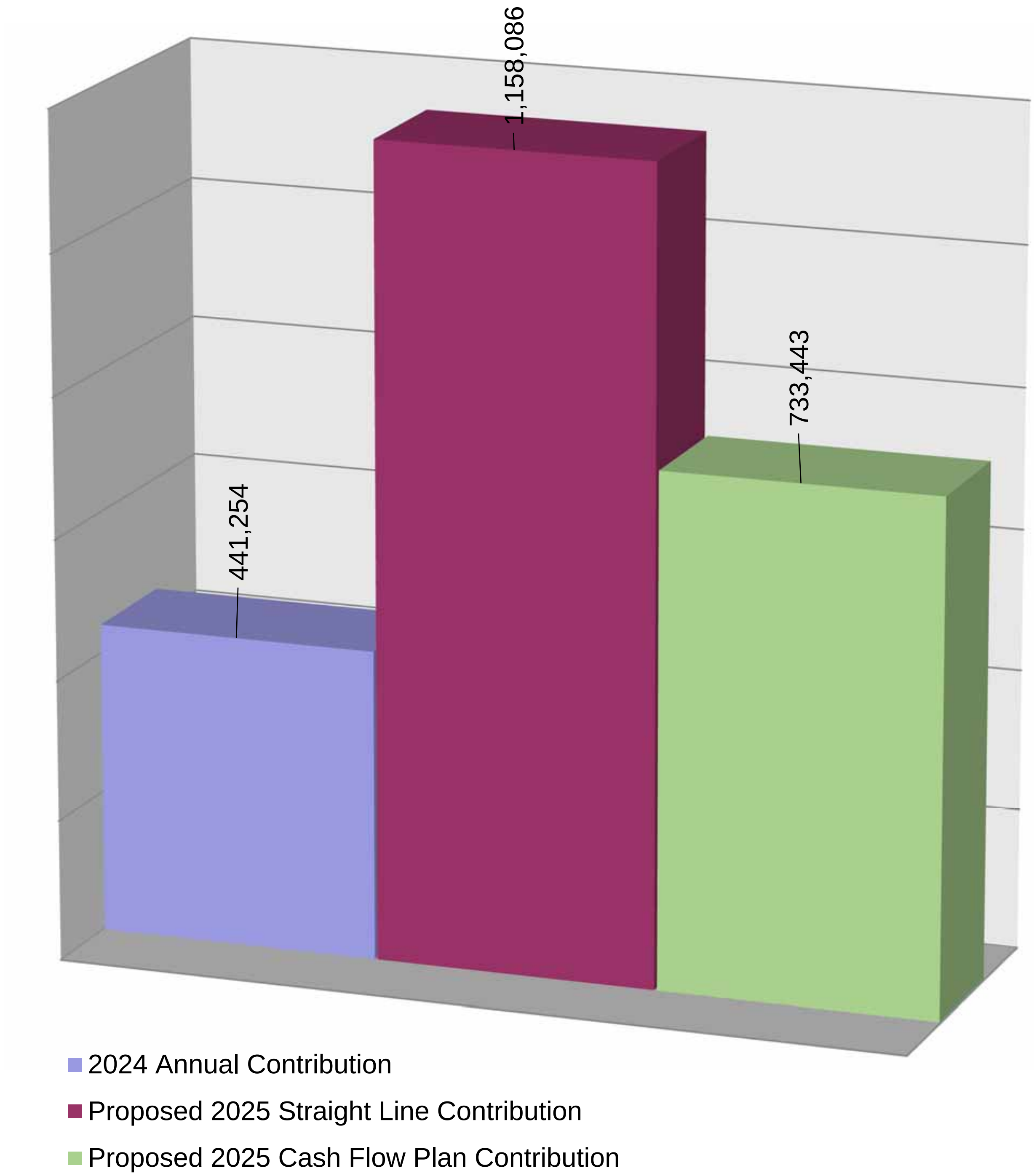
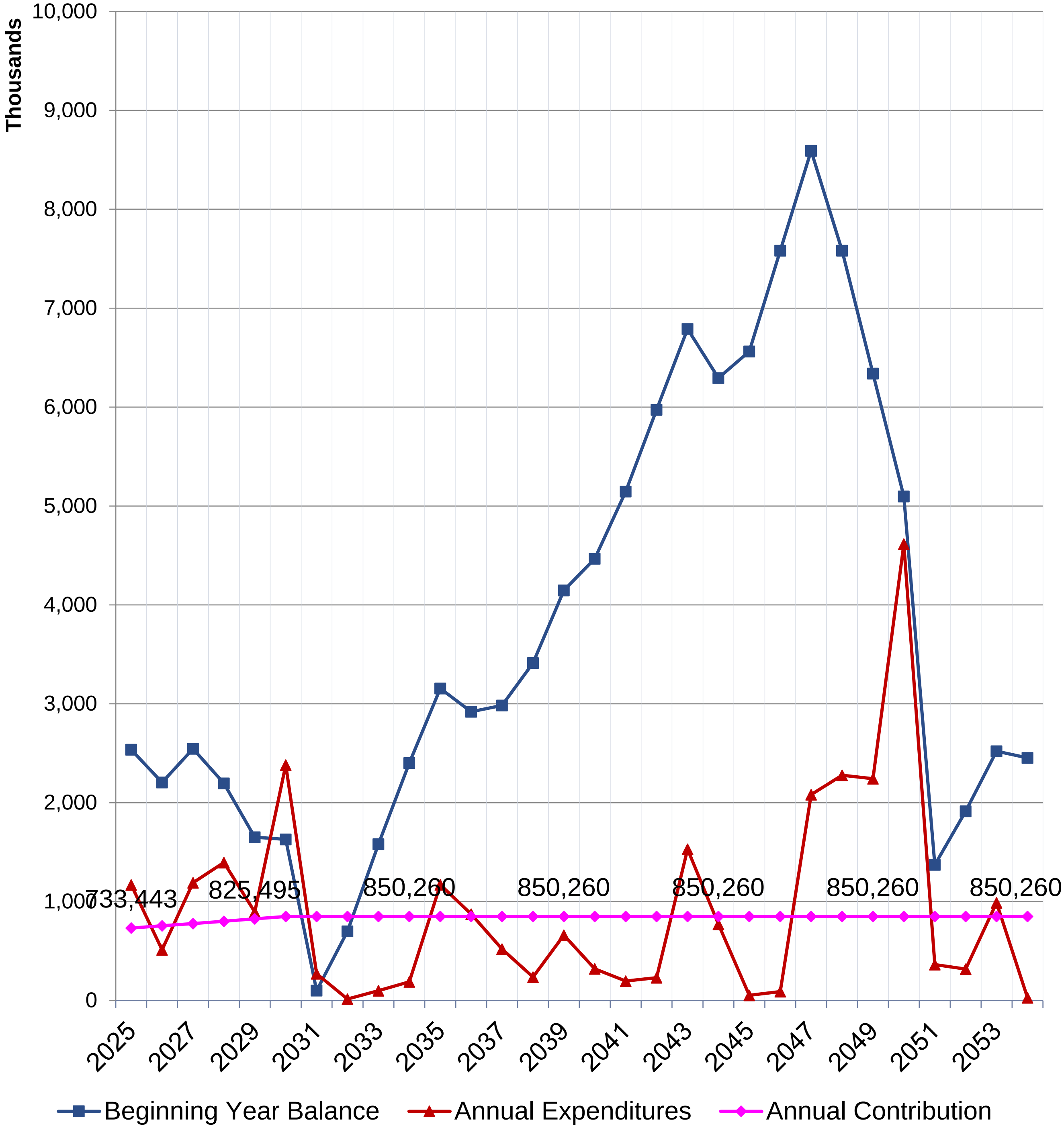


Chart D

30 Year Pooled Cash Flow Plan



Straight Line Plan Summary

Description	Current Cost	Useful Life	Remg Life	12/31/2024 Balance	Unfunded Balance	2025 Contribution
Elevator Cab	140,000	20	5	12,683	127,317	25,463
Elevator Modernization	5,248,002	18-20	1-6	1,203,650	4,044,352	855,717
Misc Building Components	445,941	20-25	12-15	0	445,941	37,018
Security	183,547	8-16	1-11	149,939	33,608	6,993
Carpets	41,470	8	3-5	14,085	27,385	5,505
Decorating	1,607,448	8-24	1-19	339,113	1,268,335	141,580
Health Club Gym Equipment	188,927	10-18	1-8	8,832	180,095	42,049
Pool and Miscellaneous	92,494	8-22	1-17	27,794	64,700	4,751
Amenities	149,873	10-12	1-7	64,540	85,333	12,191
Other SIRS Components	201,636	10-20	6-16	0	201,636	14,814
Mechanical	542,266	12-14	1-11	443,463	98,803	12,005
Deductibles	-	-	-	246,868	-	-
Unallocated Interest	-	-	-	24,980	-	-
Grand Total	**8,841,604**			**2,535,947**	**6,577,505**	**1,158,086**

Straight Line Plan Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Elevator Cab									
Elevator Cab Refurbishment Allowance	7	Each	20,000.00	140,000	20	5	12,683	127,317	25,463
Elevator Cab Total	1	Components		140,000	20	5	12,683	127,317	25,463
Elevator Modernization									
Elevator Door Operators - P7	1	Each	60,000.00	60,000	18	2	60,000	0	0
Elevator Door Operators, Roller Guides - P1, P2, S1	3	Each	75,000.00	225,000	18	2	225,000	0	0
Elevator Door Operators, Roller Guides - P3, P4, S2	3	Each	75,000.00	225,000	18	1	225,000	0	0
Elevator Door Operators, Roller Guides - P5, P6	2	Each	85,000.00	170,000	18	1	170,000	0	0
Elevator Modernization Allowance - P1, P2 (36 Stop)	2	Each	500,000.00	1,000,000	20	3	523,650	476,350	158,783
Elevator Modernization Allowance - P3, P4 (40 Stop)	2	Each	500,000.00	1,000,000	20	6	0	1,000,000	166,667
Elevator Modernization Allowance - P5, P6 (43 Stop)	2	Each	500,000.00	1,000,000	20	4	0	1,000,000	250,000
Elevator Modernization Allowance - P7 (4 Stop)	1	Each	168,000.00	168,000	20	5	0	168,000	33,600
Elevator Modernization Allowance - S1, S2 (36, 40 Stop)	2	Each	500,000.00	1,000,000	20	6	0	1,000,000	166,667
Elevator Touchscreen Panels - P1 thru P6	6	Each	66,667.00	400,002	20	5	0	400,002	80,000
Elevator Modernization Total	10	Components		5,248,002	18-20	1-6	1,203,650	4,044,352	855,717
Misc Building Components									
Trash Chute Guillotine	3	Each	2,872.00	8,616	20	15	0	8,616	574
Trash Chute Intake Door/Throat Plate	119	Each	3,675.00	437,325	25	12	0	437,325	36,444
Misc Building Components Total	2	Components		445,941	20-25	12-15	0	445,941	37,018
Security									
Access Control, FOB Reader System	48	Each	2,601.00	124,848	8	2	124,848	0	0
Access Control, Gate Operator, Barrier - Parking Garage	4	Each	7,677.00	30,708	8	3	16,080	14,628	4,876
Access Control, Gate Transponder Reader - Parking Garage	1	Each	9,011.00	9,011	8	1	9,011	0	0
Gate, Alum Steel Picket, 14' x 8' - Parking Garage	2	Each	5,720.00	11,440	16	11	0	11,440	1,040
Gate, Overhead Operator - Parking Garage	2	Each	3,770.00	7,540	12	7	0	7,540	1,077
Security Total	5	Components		183,547	8-16	1-11	149,939	33,608	6,993
Carpets									
Finish, Carpet - Children's Room	1	Total	6,442.00	6,442	8	3	6,348	94	31
Finish, Carpet - Garage Lobbies	117	Sq Yds	67.10	7,851	8	3	7,737	114	38
Finish, Carpet - Garage Lobbies & Mezzanine	261	Sq Yds	67.10	17,514	8	5	0	17,514	3,503
Finish, Carpet - Mezzanine	144	Sq Yds	67.10	9,663	8	5	0	9,663	1,933
Carpets Total	4	Components		41,470	8	3-5	14,085	27,385	5,505

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Decorating									
Built-In Cabinets & Counters - Club Rm Bar & Kitchen	1	Total	44,800.00	44,800	24	19	0	44,800	2,358
Finish, Rubber Tile Floor - Gym	2,712	Sq Ft	13.05	35,392	12	2	35,392	0	0
Finish, Tile Floor - Club Room	2,949	Sq Ft	23.78	70,128	24	19	0	70,128	3,691
Finish, Tile Floor - Garage Lobbies	1,538	Sq Ft	23.78	36,574	24	11	0	36,574	3,325
Finish, Tile Floor - Lobby & Mezzanine Commons	16,086	Sq Ft	23.78	382,526	24	11	0	382,526	34,775
Finish, Tile Floor - Spa incl Locker Rooms	4,177	Sq Ft	23.78	99,330	24	11	0	99,330	9,030
Finish, Vinyl Tile - Service Lobbies	4,203	Sq Ft	6.93	29,127	20	7	0	29,127	4,161
Finish, Wood Floor - Aerobics Rm	741	Sq Ft	18.52	13,724	20	7	0	13,724	1,961
Finish, Wood Floor - Club Room	1,264	Sq Ft	18.52	23,410	20	15	0	23,410	1,561
Finish, Wood Floor - Lobby Library	1,866	Sq Ft	20.57	38,384	20	17	0	38,384	2,258
Furnishings/Decorating Allowance - Club Room	1	Total	67,100.00	67,100	12	7	0	67,100	9,586
Furnishings/Decorating Allowance - Lobby & Mezz Com	1	Total	268,400.00	268,400	12	1	268,400	0	0
Furniture, Outdoor - East & West Pool Decks	1	Total	140,000.00	140,000	8	4	0	140,000	35,000
Paint Interior - Club Room	1	Total	7,141.00	7,141	8	3	3,739	3,402	1,134
Paint Interior - Garage Lobbies	1	Total	5,894.00	5,894	8	3	3,086	2,808	936
Paint Interior - Gym & Spa	1	Total	16,618.00	16,618	8	3	8,702	7,916	2,639
Paint Interior - Lobby & Mezzanine Commons	1	Total	37,800.00	37,800	8	3	19,794	18,006	6,002
Restroom Renovation Allowance - Club Room	1	Total	43,700.00	43,700	24	11	0	43,700	3,973
Restroom Renovation Allowance - East Pool	1	Total	21,300.00	21,300	24	11	0	21,300	1,936
Restroom Renovation Allowance - Gym/Pilates	1	Total	30,900.00	30,900	24	11	0	30,900	2,809
Restroom Renovation Allowance - Main Lobby	1	Total	21,300.00	21,300	24	11	0	21,300	1,936
Restroom Renovation Allowance - Mezzanine	1	Total	21,300.00	21,300	24	11	0	21,300	1,936
Restroom Renovation Allowance - Spa	1	Total	66,400.00	66,400	24	11	0	66,400	6,036
Restroom Renovation Allowance - West Pool	1	Total	86,200.00	86,200	24	19	0	86,200	4,537
Decorating Total	24	Components		1,607,448	8-24	1-19	339,113	1,268,335	141,580
Health Club Gym Equipment									
Fitness, Cardio, Elliptical Cross-Trainer	3	Each	13,289.00	39,867	10	4	0	39,867	9,967
Fitness, Cardio, Recumbent Bike	1	Each	9,615.00	9,615	10	4	0	9,615	2,404
Fitness, Cardio, Rower	1	Each	1,794.00	1,794	10	1	1,794	0	0
Fitness, Cardio, Spinning Bike	1	Each	1,681.00	1,681	10	6	0	1,681	280
Fitness, Cardio, Spinning Bike	1	Each	1,681.00	1,681	10	8	0	1,681	210
Fitness, Cardio, Stair Stepper	1	Each	9,423.00	9,423	10	4	0	9,423	2,356
Fitness, Cardio, Stationary Bike	1	Each	4,408.00	4,408	10	4	0	4,408	1,102
Fitness, Cardio, Treadmill	4	Each	15,227.00	60,908	10	4	0	60,908	15,227
Fitness, Incline Bench	3	Each	1,280.00	3,840	10	2	3,840	0	0
Fitness, Weight Bench	3	Each	1,066.00	3,198	10	2	3,198	0	0
Fitness, Weight Machine, Arm Curl	1	Each	3,976.00	3,976	18	5	0	3,976	795
Fitness, Weight Machine, Arm Extension	1	Each	3,976.00	3,976	18	5	0	3,976	795

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Fitness, Weight Machine, Chest Press	1	Each	4,984.00	4,984	18	5	0	4,984	997
Fitness, Weight Machine, Lat Pulldown	1	Each	3,976.00	3,976	18	5	0	3,976	795
Fitness, Weight Machine, Leg Curl	1	Each	5,094.00	5,094	18	5	0	5,094	1,019
Fitness, Weight Machine, Leg Extension	1	Each	5,094.00	5,094	18	5	0	5,094	1,019
Fitness, Weight Machine, Leg Press	1	Each	6,698.00	6,698	18	5	0	6,698	1,340
Fitness, Weight Machine, Overhead Press	1	Each	4,419.00	4,419	18	5	0	4,419	884
Fitness, Weight Machine, Seated Row	1	Each	3,976.00	3,976	18	5	0	3,976	795
Fitness, Weight Machine, Smith Press Station	1	Each	5,395.00	5,395	18	5	0	5,395	1,079
Fitness, Weight Set, Dumbbells	2	Each	2,462.00	4,924	18	5	0	4,924	985
Health Club Gym Equipment Total	21	Components		188,927	10-18	1-8	8,832	180,095	42,049

Pool and Miscellaneous

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Pool Equipment, Filtration System - East Pool	1	Total	18,100.00	18,100	22	9	0	18,100	2,011
Pool Equipment, Filtration System - Splash Pad	1	Total	11,500.00	11,500	22	17	0	11,500	676
Pool Equipment, Filtration System - West Pool	1	Total	23,600.00	23,600	22	17	0	23,600	1,388
Pool Equipment, Heater, Gas - East Pool	2	Each	5,745.00	11,490	8	1	11,490	0	0
Pool Equipment, Heater, Gas - West Pool	2	Each	5,745.00	11,490	8	1	11,490	0	0
Spa Equipment, Filtration System	1	Total	11,500.00	11,500	22	17	0	11,500	676
Spa Equipment, Heater, Gas	1	Each	4,814.00	4,814	8	1	4,814	0	0
Pool and Miscellaneous Total	7	Components		92,494	8-22	1-17	27,794	64,700	4,751

Amenities

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Appliance Allowance - Club Rm Bar & Kitchen	1	Each	61,877.00	61,877	12	7	0	61,877	8,840
Electronics, Sound System - Club Room	1	Total	23,456.00	23,456	12	7	0	23,456	3,351
Electronics, Sound System - Gym	1	Total	23,456.00	23,456	12	1	23,456	0	0
Laundry, Commercial Dryer	2	Each	7,746.00	15,492	10	2	15,492	0	0
Laundry, Commercial Washer	2	Each	12,796.00	25,592	10	2	25,592	0	0
Amenities Total	5	Components		149,873	10-12	1-7	64,540	85,333	12,191

Other SIRS Components

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Light Bollard - West Pool Deck	13	Each	1,599.00	20,787	20	16	0	20,787	1,299
Lighting, Landscape - West Pool Deck	100	Each	766.00	76,600	20	16	0	76,600	4,788
Lighting, Landscape Well - West Pool Deck	10	Each	1,119.00	11,190	20	16	0	11,190	699
Trellis, Alum - West Pool	1,105	Sq Ft	65.00	71,825	20	16	0	71,825	4,489
Trellis, Wood - East Pool	417	Sq Ft	50.92	21,234	10	6	0	21,234	3,539
Other SIRS Components Total	5	Components		201,636	10-20	6-16	0	201,636	14,814

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Mechanical									
A/C Split System, 1.5 Ton - West Pool Restrooms	2	Each	5,941.00	11,882	12	6	0	11,882	1,980
A/C Split System, 5 Ton - Elev Eq Rm P1	1	Each	10,658.00	10,658	12	1	10,658	0	0
A/C Split System, 5 Ton - Elev Eq Rm P3	1	Each	10,658.00	10,658	12	8	0	10,658	1,332
A/C Split System, 5 Ton - Elev Eq Rm P5&P6	1	Each	10,658.00	10,658	12	1	10,658	0	0
A/C Split System, 5 Ton - Elev Eq Rm S1&P2	1	Each	10,658.00	10,658	12	1	10,658	0	0
A/C Split System, 5 Ton - Elev Eq Rm S2&P4	1	Each	10,658.00	10,658	12	1	10,658	0	0
A/C WS Heat Pump, 1 Ton - HP 14	1	Each	5,088.00	5,088	14	1	5,088	0	0
A/C WS Heat Pump, 1 Ton - HP 29	1	Each	5,088.00	5,088	14	1	5,088	0	0
A/C WS Heat Pump, 1 Ton - HP 30	1	Each	5,088.00	5,088	14	1	5,088	0	0
A/C WS Heat Pump, 1 Ton - HP 31	1	Each	5,088.00	5,088	14	1	5,088	0	0
A/C WS Heat Pump, 1.5 Ton - HP 22	1	Each	5,623.00	5,623	14	1	5,623	0	0
A/C WS Heat Pump, 1.5 Ton - HP 23	1	Each	5,623.00	5,623	14	1	5,623	0	0
A/C WS Heat Pump, 1.5 Ton - HP 24	1	Each	5,623.00	5,623	14	10	0	5,623	562
A/C WS Heat Pump, 1.5 Ton - HP 25	1	Each	5,623.00	5,623	14	1	5,623	0	0
A/C WS Heat Pump, 1.5 Ton - HP 5	1	Each	5,623.00	5,623	14	1	5,623	0	0
A/C WS Heat Pump, 1.5 Ton - HP 6	1	Each	5,623.00	5,623	14	1	5,623	0	0
A/C WS Heat Pump, 1.5 Ton - HP 7	1	Each	5,623.00	5,623	14	1	5,623	0	0
A/C WS Heat Pump, 2 Ton - HP 15	1	Each	7,297.00	7,297	14	1	7,297	0	0
A/C WS Heat Pump, 2 Ton - HP 20	1	Each	7,297.00	7,297	14	1	7,297	0	0
A/C WS Heat Pump, 3 Ton - HP 21	1	Each	10,026.00	10,026	14	1	10,026	0	0
A/C WS Heat Pump, 3 Ton - HP 28	1	Each	10,026.00	10,026	14	9	0	10,026	1,114
A/C WS Heat Pump, 3.5 Ton - HP 8	1	Each	11,645.00	11,645	14	1	11,645	0	0
A/C WS Heat Pump, 4 Ton - HP 11	1	Each	12,986.00	12,986	14	11	0	12,986	1,181
A/C WS Heat Pump, 4 Ton - HP 9	1	Each	12,986.00	12,986	14	9	0	12,986	1,443
A/C WS Heat Pump, 5 Ton - HP 13	1	Each	12,986.00	12,986	14	10	0	12,986	1,299
A/C WS Heat Pump, 6 Ton - HP 16	1	Each	15,795.00	15,795	14	1	15,795	0	0
A/C WS Heat Pump, 7.5 Ton - HP 12	1	Each	21,414.00	21,414	14	1	21,414	0	0
A/C WS Heat Pump, 7.5 Ton - HP 18	1	Each	21,414.00	21,414	14	1	21,414	0	0
A/C WS Heat Pump, 7.5 Ton - HP 19	1	Each	21,414.00	21,414	14	1	21,414	0	0
A/C WS Heat Pump, 7.5 Ton - HP 3	1	Each	21,414.00	21,414	14	1	21,414	0	0
A/C WS Heat Pump, 7.5 Ton - HP 4	1	Each	21,414.00	21,414	14	1	21,414	0	0
A/C WS Heat Pump, 10 Ton - HP 1	1	Each	26,504.00	26,504	14	1	26,504	0	0
A/C WS Heat Pump, 10 Ton - HP 10	1	Each	26,504.00	26,504	14	1	26,504	0	0
A/C WS Heat Pump, 20 Ton - HP 17	1	Each	64,252.00	64,252	14	1	64,252	0	0
A/C WS Heat Pump, 25 Ton - HP 2	1	Each	70,351.00	70,351	14	1	70,351	0	0
Steam Bath Generator	2	Each	10,828.00	21,656	12	7	0	21,656	3,094
Mechanical Total	36	Components		542,266	12-14	1-11	443,463	98,803	12,005

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/24 Balance	Unfunded Balance	2025 Contribution
Deductibles									
Deductibles	-	-	-	-	-	-	246,868	-	-
Deductibles Total							246,868	-	-
Unallocated Interest									
Unallocated Interest	-	-	-	-	-	-	24,980	-	-
Unallocated Interest Total							24,980	-	-
Grand Total	120	Components		8,841,604			2,535,947	6,577,505	1,158,086

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2025	2,535,947	733,443	66.22%	0	1,168,918	4.00%	105,024	5.00%	2,205,496
2	2026	2,205,496	755,446	3.00%	0	513,098	3.00%	97,914	4.00%	2,545,758
3	2027	2,545,758	778,109	3.00%	0	1,191,660	3.00%	63,966	3.00%	2,196,173
4	2028	2,196,173	801,451	3.00%	0	1,394,862	3.00%	48,083	3.00%	1,650,845
5	2029	1,650,845	825,495	3.00%	0	895,159	3.00%	47,435	3.00%	1,628,616
6	2030	1,628,616	850,260	3.00%	0	2,381,789	3.00%	2,913	3.00%	100,000
7	2031	100,000	850,260	0.00%	0	270,644	3.00%	20,388	3.00%	700,004
8	2032	700,004	850,260	0.00%	0	15,322	3.00%	46,048	3.00%	1,580,990
9	2033	1,580,990	850,260	0.00%	0	99,660	3.00%	69,948	3.00%	2,401,538
10	2034	2,401,538	850,260	0.00%	0	188,996	3.00%	91,884	3.00%	3,154,686
11	2035	3,154,686	850,260	0.00%	0	1,169,708	3.00%	85,057	3.00%	2,920,295
12	2036	2,920,295	850,260	0.00%	0	874,170	3.00%	86,892	3.00%	2,983,277
13	2037	2,983,277	850,260	0.00%	0	520,652	3.00%	99,387	3.00%	3,412,272
14	2038	3,412,272	850,260	0.00%	0	236,672	3.00%	120,776	3.00%	4,146,636
15	2039	4,146,636	850,260	0.00%	0	661,092	3.00%	130,074	3.00%	4,465,878
16	2040	4,465,878	850,260	0.00%	0	319,836	3.00%	149,889	3.00%	5,146,191
17	2041	5,146,191	850,260	0.00%	0	197,332	3.00%	173,974	3.00%	5,973,093
18	2042	5,973,093	850,260	0.00%	0	230,993	3.00%	197,771	3.00%	6,790,131
19	2043	6,790,131	850,260	0.00%	0	1,530,238	3.00%	183,305	3.00%	6,293,458
20	2044	6,293,458	850,260	0.00%	0	771,345	3.00%	191,171	3.00%	6,563,544
21	2045	6,563,544	850,260	0.00%	0	52,833	3.00%	220,829	3.00%	7,581,800
22	2046	7,581,800	850,260	0.00%	0	90,390	3.00%	250,250	3.00%	8,591,920
23	2047	8,591,920	850,260	0.00%	0	2,080,819	3.00%	220,841	3.00%	7,582,202
24	2048	7,582,202	850,260	0.00%	0	2,277,370	3.00%	184,653	3.00%	6,339,745
25	2049	6,339,745	850,260	0.00%	0	2,241,940	3.00%	148,442	3.00%	5,096,507
26	2050	5,096,507	850,260	0.00%	0	4,615,417	3.00%	39,940	3.00%	1,371,290
27	2051	1,371,290	850,260	0.00%	0	363,093	3.00%	55,754	3.00%	1,914,211
28	2052	1,914,211	850,260	0.00%	0	317,769	3.00%	73,401	3.00%	2,520,103
29	2053	2,520,103	850,260	0.00%	0	988,758	3.00%	71,448	3.00%	2,453,053
30	2054	2,453,053	850,260	0.00%	0	28,273	3.00%	98,251	3.00%	3,373,291
Grand Total			**25,150,444**		**0**	**27,688,808**		**3,375,708**		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2025		
Elevator Modernization	Elevator Door Operators, Roller Guides - P3, P4, S2	225,000
Elevator Modernization	Elevator Door Operators, Roller Guides - P5, P6	170,000
Security	Access Control, Gate Transponder Reader - Parking Garage	9,011
Decorating	Furnishings/Decorating Allowance - Lobby & Mezz Com	268,400
Health Club Gym Equipment	Fitness, Cardio, Rower	1,794
Pool and Miscellaneous	Pool Equipment, Heater, Gas - East Pool	11,490
Pool and Miscellaneous	Pool Equipment, Heater, Gas - West Pool	11,490
Pool and Miscellaneous	Spa Equipment, Heater, Gas	4,814
Amenities	Electronics, Sound System - Gym	23,456
Mechanical	A/C Split System, 5 Ton - Elev Eq Rm P1	10,658
Mechanical	A/C Split System, 5 Ton - Elev Eq Rm P5&P6	10,658
Mechanical	A/C Split System, 5 Ton - Elev Eq Rm S1&P2	10,658
Mechanical	A/C Split System, 5 Ton - Elev Eq Rm S2&P4	10,658
Mechanical	A/C WS Heat Pump, 1 Ton - HP 14	5,088
Mechanical	A/C WS Heat Pump, 1 Ton - HP 29	5,088
Mechanical	A/C WS Heat Pump, 1 Ton - HP 30	5,088
Mechanical	A/C WS Heat Pump, 1 Ton - HP 31	5,088
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 22	5,623
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 23	5,623
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 25	5,623
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 5	5,623
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 6	5,623
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 7	5,623
Mechanical	A/C WS Heat Pump, 2 Ton - HP 15	7,297
Mechanical	A/C WS Heat Pump, 2 Ton - HP 20	7,297
Mechanical	A/C WS Heat Pump, 3 Ton - HP 21	10,026
Mechanical	A/C WS Heat Pump, 3.5 Ton - HP 8	11,645
Mechanical	A/C WS Heat Pump, 6 Ton - HP 16	15,795
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 12	21,414
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 18	21,414
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 19	21,414
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 3	21,414
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 4	21,414
Mechanical	A/C WS Heat Pump, 10 Ton - HP 1	26,504
Mechanical	A/C WS Heat Pump, 10 Ton - HP 10	26,504
Mechanical	A/C WS Heat Pump, 20 Ton - HP 17	64,252
Mechanical	A/C WS Heat Pump, 25 Ton - HP 2	70,351
Year 1 Total		**1,168,918**

Category	Description	Cost
Year 2: 2026		
Elevator Modernization	Elevator Door Operators - P7	62,400
Elevator Modernization	Elevator Door Operators, Roller Guides - P1, P2, S1	234,000
Security	Access Control, FOB Reader System	129,842
Decorating	Finish, Rubber Tile Floor - Gym	36,808
Health Club Gym Equipment	Fitness, Incline Bench	3,994
Health Club Gym Equipment	Fitness, Weight Bench	3,326
Amenities	Laundry, Commercial Dryer	16,112
Amenities	Laundry, Commercial Washer	26,616
Year 2 Total		**513,098**
Year 3: 2027		
Elevator Modernization	Elevator Modernization Allowance - P1, P2 (36 Stop)	1,071,200
Security	Access Control, Gate Operator, Barrier - Parking Garage	32,894
Carpets	Finish, Carpet - Children's Room	6,901
Carpets	Finish, Carpet - Garage Lobbies	8,410
Decorating	Paint Interior - Club Room	7,649
Decorating	Paint Interior - Garage Lobbies	6,314
Decorating	Paint Interior - Gym & Spa	17,801
Decorating	Paint Interior - Lobby & Mezzanine Commons	40,491
Year 3 Total		**1,191,660**
Year 4: 2028		
Elevator Modernization	Elevator Modernization Allowance - P5, P6 (43 Stop)	1,103,336
Decorating	Furniture, Outdoor - East & West Pool Decks	154,467
Health Club Gym Equipment	Fitness, Cardio, Elliptical Cross-Trainer	43,987
Health Club Gym Equipment	Fitness, Cardio, Recumbent Bike	10,609
Health Club Gym Equipment	Fitness, Cardio, Stair Stepper	10,397
Health Club Gym Equipment	Fitness, Cardio, Stationary Bike	4,864
Health Club Gym Equipment	Fitness, Cardio, Treadmill	67,202
Year 4 Total		**1,394,862**
Year 5: 2029		
Elevator Cab	Elevator Cab Refurbishment Allowance	159,101
Elevator Modernization	Elevator Modernization Allowance - P7 (4 Stop)	190,921
Elevator Modernization	Elevator Touchscreen Panels - P1 thru P6	454,577
Carpets	Finish, Carpet - Garage Lobbies & Mezzanine	19,904
Carpets	Finish, Carpet - Mezzanine	10,981
Health Club Gym Equipment	Fitness, Weight Machine, Arm Curl	4,518
Health Club Gym Equipment	Fitness, Weight Machine, Arm Extension	4,518
Health Club Gym Equipment	Fitness, Weight Machine, Chest Press	5,664

Category	Description	Cost
Health Club Gym Equipment	Fitness, Weight Machine, Lat Pulldown	4,518
Health Club Gym Equipment	Fitness, Weight Machine, Leg Curl	5,789
Health Club Gym Equipment	Fitness, Weight Machine, Leg Extension	5,789
Health Club Gym Equipment	Fitness, Weight Machine, Leg Press	7,612
Health Club Gym Equipment	Fitness, Weight Machine, Overhead Press	5,022
Health Club Gym Equipment	Fitness, Weight Machine, Seated Row	4,518
Health Club Gym Equipment	Fitness, Weight Machine, Smith Press Station	6,131
Health Club Gym Equipment	Fitness, Weight Set, Dumbbells	5,596
Year 5 Total		**895,159**
Year 6: 2030		
Elevator Modernization	Elevator Modernization Allowance - P3, P4 (40 Stop)	1,170,529
Elevator Modernization	Elevator Modernization Allowance - S1, S2 (36, 40 Stop)	1,170,529
Health Club Gym Equipment	Fitness, Cardio, Spinning Bike	1,968
Other SIRS Components	Trellis, Wood - East Pool	24,855
Mechanical	A/C Split System, 1.5 Ton - West Pool Restrooms	13,908
Year 6 Total		**2,381,789**
Year 7: 2031		
Security	Gate, Overhead Operator - Parking Garage	9,091
Decorating	Finish, Vinyl Tile - Service Lobbies	35,117
Decorating	Finish, Wood Floor - Aerobics Rm	16,546
Decorating	Furnishings/Decorating Allowance - Club Room	80,899
Amenities	Appliance Allowance - Club Rm Bar & Kitchen	74,602
Amenities	Electronics, Sound System - Club Room	28,280
Mechanical	Steam Bath Generator	26,109
Year 7 Total		**270,644**
Year 8: 2032		
Health Club Gym Equipment	Fitness, Cardio, Spinning Bike	2,087
Mechanical	A/C Split System, 5 Ton - Elev Eq Rm P3	13,235
Year 8 Total		**15,322**
Year 9: 2033		
Security	Access Control, Gate Transponder Reader - Parking Garage	11,526
Pool and Miscellaneous	Pool Equipment, Filtration System - East Pool	23,151
Pool and Miscellaneous	Pool Equipment, Heater, Gas - East Pool	14,696
Pool and Miscellaneous	Pool Equipment, Heater, Gas - West Pool	14,696
Pool and Miscellaneous	Spa Equipment, Heater, Gas	6,157
Mechanical	A/C WS Heat Pump, 3 Ton - HP 28	12,824
Mechanical	A/C WS Heat Pump, 4 Ton - HP 9	16,610
Year 9 Total		**99,660**

Category	Description	Cost
Year 10: 2034		
Security	Access Control, FOB Reader System	164,480
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 24	7,408
Mechanical	A/C WS Heat Pump, 5 Ton - HP 13	17,108
Year 10 Total		**188,996**
Year 11: 2035		
Security	Access Control, Gate Operator, Barrier - Parking Garage	41,670
Security	Gate, Alum Steel Picket, 14' x 8' - Parking Garage	15,524
Carpets	Finish, Carpet - Children's Room	8,742
Carpets	Finish, Carpet - Garage Lobbies	10,654
Decorating	Finish, Tile Floor - Garage Lobbies	49,630
Decorating	Finish, Tile Floor - Lobby & Mezzanine Commons	519,074
Decorating	Finish, Tile Floor - Spa incl Locker Rooms	134,787
Decorating	Paint Interior - Club Room	9,690
Decorating	Paint Interior - Garage Lobbies	7,998
Decorating	Paint Interior - Gym & Spa	22,550
Decorating	Paint Interior - Lobby & Mezzanine Commons	51,293
Decorating	Restroom Renovation Allowance - Club Room	59,299
Decorating	Restroom Renovation Allowance - East Pool	28,903
Decorating	Restroom Renovation Allowance - Gym/Pilates	41,930
Decorating	Restroom Renovation Allowance - Main Lobby	28,903
Decorating	Restroom Renovation Allowance - Mezzanine	28,903
Decorating	Restroom Renovation Allowance - Spa	90,102
Health Club Gym Equipment	Fitness, Cardio, Rower	2,434
Mechanical	A/C WS Heat Pump, 4 Ton - HP 11	17,622
Year 11 Total		**1,169,708**
Year 12: 2036		
Misc Building Components	Trash Chute Intake Door/Throat Plate	611,237
Decorating	Furniture, Outdoor - East & West Pool Decks	195,674
Health Club Gym Equipment	Fitness, Incline Bench	5,367
Health Club Gym Equipment	Fitness, Weight Bench	4,470
Amenities	Laundry, Commercial Dryer	21,653
Amenities	Laundry, Commercial Washer	35,769
Year 12 Total		**874,170**
Year 13: 2037		
Carpets	Finish, Carpet - Garage Lobbies & Mezzanine	25,213
Carpets	Finish, Carpet - Mezzanine	13,911
Decorating	Furnishings/Decorating Allowance - Lobby & Mezz Com	386,389
Amenities	Electronics, Sound System - Gym	33,767

Category	Description	Cost
Mechanical	A/C Split System, 5 Ton - Elev Eq Rm P1	15,343
Mechanical	A/C Split System, 5 Ton - Elev Eq Rm P5&P6	15,343
Mechanical	A/C Split System, 5 Ton - Elev Eq Rm S1&P2	15,343
Mechanical	A/C Split System, 5 Ton - Elev Eq Rm S2&P4	15,343
Year 13 Total		**520,652**

Year 14: 2038

Category	Description	Cost
Decorating	Finish, Rubber Tile Floor - Gym	52,479
Health Club Gym Equipment	Fitness, Cardio, Elliptical Cross-Trainer	59,114
Health Club Gym Equipment	Fitness, Cardio, Recumbent Bike	14,257
Health Club Gym Equipment	Fitness, Cardio, Stair Stepper	13,972
Health Club Gym Equipment	Fitness, Cardio, Stationary Bike	6,536
Health Club Gym Equipment	Fitness, Cardio, Treadmill	90,314
Year 14 Total		**236,672**

Year 15: 2039

Category	Description	Cost
Misc Building Components	Trash Chute Guillotine	13,159
Decorating	Finish, Wood Floor - Club Room	35,753
Mechanical	A/C WS Heat Pump, 1 Ton - HP 14	7,771
Mechanical	A/C WS Heat Pump, 1 Ton - HP 29	7,771
Mechanical	A/C WS Heat Pump, 1 Ton - HP 30	7,771
Mechanical	A/C WS Heat Pump, 1 Ton - HP 31	7,771
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 22	8,588
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 23	8,588
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 25	8,588
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 5	8,588
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 6	8,588
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 7	8,588
Mechanical	A/C WS Heat Pump, 2 Ton - HP 15	11,145
Mechanical	A/C WS Heat Pump, 2 Ton - HP 20	11,145
Mechanical	A/C WS Heat Pump, 3 Ton - HP 21	15,312
Mechanical	A/C WS Heat Pump, 3.5 Ton - HP 8	17,785
Mechanical	A/C WS Heat Pump, 6 Ton - HP 16	24,123
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 12	32,705
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 18	32,705
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 19	32,705
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 3	32,705
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 4	32,705
Mechanical	A/C WS Heat Pump, 10 Ton - HP 1	40,479
Mechanical	A/C WS Heat Pump, 10 Ton - HP 10	40,479
Mechanical	A/C WS Heat Pump, 20 Ton - HP 17	98,130
Mechanical	A/C WS Heat Pump, 25 Ton - HP 2	107,445
Year 15 Total		**661,092**

Category	Description	Cost
Year 16: 2040		
Health Club Gym Equipment	Fitness, Cardio, Spinning Bike	2,644
Other SIRS Components	Light Bollard - West Pool Deck	32,700
Other SIRS Components	Lighting, Landscape - West Pool Deck	120,499
Other SIRS Components	Lighting, Landscape Well - West Pool Deck	17,603
Other SIRS Components	Trellis, Alum - West Pool	112,987
Other SIRS Components	Trellis, Wood - East Pool	33,403
Year 16 Total		**319,836**
Year 17: 2041		
Security	Access Control, Gate Transponder Reader - Parking Garage	14,600
Decorating	Finish, Wood Floor - Lobby Library	62,193
Pool and Miscellaneous	Pool Equipment, Filtration System - Splash Pad	18,633
Pool and Miscellaneous	Pool Equipment, Filtration System - West Pool	38,239
Pool and Miscellaneous	Pool Equipment, Heater, Gas - East Pool	18,617
Pool and Miscellaneous	Pool Equipment, Heater, Gas - West Pool	18,617
Pool and Miscellaneous	Spa Equipment, Filtration System	18,633
Pool and Miscellaneous	Spa Equipment, Heater, Gas	7,800
Year 17 Total		**197,332**
Year 18: 2042		
Security	Access Control, FOB Reader System	208,358
Health Club Gym Equipment	Fitness, Cardio, Spinning Bike	2,805
Mechanical	A/C Split System, 1.5 Ton - West Pool Restrooms	19,830
Year 18 Total		**230,993**
Year 19: 2043		
Elevator Modernization	Elevator Door Operators, Roller Guides - P3, P4, S2	386,766
Elevator Modernization	Elevator Door Operators, Roller Guides - P5, P6	292,223
Security	Access Control, Gate Operator, Barrier - Parking Garage	52,786
Security	Gate, Overhead Operator - Parking Garage	12,961
Carpets	Finish, Carpet - Children's Room	11,074
Carpets	Finish, Carpet - Garage Lobbies	13,496
Decorating	Built-In Cabinets & Counters - Club Rm Bar & Kitchen	77,009
Decorating	Finish, Tile Floor - Club Room	120,547
Decorating	Furnishings/Decorating Allowance - Club Room	115,342
Decorating	Paint Interior - Club Room	12,275
Decorating	Paint Interior - Garage Lobbies	10,132
Decorating	Paint Interior - Gym & Spa	28,566
Decorating	Paint Interior - Lobby & Mezzanine Commons	64,977
Decorating	Restroom Renovation Allowance - West Pool	148,174

Category	Description	Cost
Amenities	Appliance Allowance - Club Rm Bar & Kitchen	106,364
Amenities	Electronics, Sound System - Club Room	40,320
Mechanical	Steam Bath Generator	37,226
Year 19 Total		**1,530,238**

Year 20: 2044		
Elevator Modernization	Elevator Door Operators - P7	106,232
Elevator Modernization	Elevator Door Operators, Roller Guides - P1, P2, S1	398,369
Decorating	Furniture, Outdoor - East & West Pool Decks	247,874
Mechanical	A/C Split System, 5 Ton - Elev Eq Rm P3	18,870
Year 20 Total		**771,345**

Year 21: 2045		
Carpets	Finish, Carpet - Garage Lobbies & Mezzanine	31,939
Carpets	Finish, Carpet - Mezzanine	17,622
Health Club Gym Equipment	Fitness, Cardio, Rower	3,272
Year 21 Total		**52,833**

Year 22: 2046		
Health Club Gym Equipment	Fitness, Incline Bench	7,213
Health Club Gym Equipment	Fitness, Weight Bench	6,007
Amenities	Laundry, Commercial Dryer	29,099
Amenities	Laundry, Commercial Washer	48,071
Year 22 Total		**90,390**

Year 23: 2047		
Elevator Modernization	Elevator Modernization Allowance - P1, P2 (36 Stop)	1,934,705
Health Club Gym Equipment	Fitness, Weight Machine, Arm Curl	7,692
Health Club Gym Equipment	Fitness, Weight Machine, Arm Extension	7,692
Health Club Gym Equipment	Fitness, Weight Machine, Chest Press	9,643
Health Club Gym Equipment	Fitness, Weight Machine, Lat Pulldown	7,692
Health Club Gym Equipment	Fitness, Weight Machine, Leg Curl	9,855
Health Club Gym Equipment	Fitness, Weight Machine, Leg Extension	9,855
Health Club Gym Equipment	Fitness, Weight Machine, Leg Press	12,959
Health Club Gym Equipment	Fitness, Weight Machine, Overhead Press	8,549
Health Club Gym Equipment	Fitness, Weight Machine, Seated Row	7,692
Health Club Gym Equipment	Fitness, Weight Machine, Smith Press Station	10,438
Health Club Gym Equipment	Fitness, Weight Set, Dumbbells	9,526
Mechanical	A/C WS Heat Pump, 3 Ton - HP 28	19,397
Mechanical	A/C WS Heat Pump, 4 Ton - HP 9	25,124
Year 23 Total		**2,080,819**

Category	Description	Cost
Year 24: 2048		
Elevator Modernization	Elevator Modernization Allowance - P5, P6 (43 Stop)	1,992,746
Health Club Gym Equipment	Fitness, Cardio, Elliptical Cross-Trainer	79,445
Health Club Gym Equipment	Fitness, Cardio, Recumbent Bike	19,160
Health Club Gym Equipment	Fitness, Cardio, Stair Stepper	18,778
Health Club Gym Equipment	Fitness, Cardio, Stationary Bike	8,784
Health Club Gym Equipment	Fitness, Cardio, Treadmill	121,374
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 24	11,205
Mechanical	A/C WS Heat Pump, 5 Ton - HP 13	25,878
Year 24 Total		**2,277,370**
Year 25: 2049		
Elevator Cab	Elevator Cab Refurbishment Allowance	287,354
Elevator Modernization	Elevator Modernization Allowance - P7 (4 Stop)	344,825
Elevator Modernization	Elevator Touchscreen Panels - P1 thru P6	821,016
Security	Access Control, Gate Transponder Reader - Parking Garage	18,495
Decorating	Furnishings/Decorating Allowance - Lobby & Mezz Com	550,899
Pool and Miscellaneous	Pool Equipment, Heater, Gas - East Pool	23,584
Pool and Miscellaneous	Pool Equipment, Heater, Gas - West Pool	23,584
Pool and Miscellaneous	Spa Equipment, Heater, Gas	9,881
Amenities	Electronics, Sound System - Gym	48,144
Mechanical	A/C Split System, 5 Ton - Elev Eq Rm P1	21,876
Mechanical	A/C Split System, 5 Ton - Elev Eq Rm P5&P6	21,876
Mechanical	A/C Split System, 5 Ton - Elev Eq Rm S1&P2	21,876
Mechanical	A/C Split System, 5 Ton - Elev Eq Rm S2&P4	21,876
Mechanical	A/C WS Heat Pump, 4 Ton - HP 11	26,654
Year 25 Total		**2,241,940**
Year 26: 2050		
Elevator Modernization	Elevator Modernization Allowance - P3, P4 (40 Stop)	2,114,104
Elevator Modernization	Elevator Modernization Allowance - S1, S2 (36, 40 Stop)	2,114,104
Security	Access Control, FOB Reader System	263,942
Decorating	Finish, Rubber Tile Floor - Gym	74,822
Health Club Gym Equipment	Fitness, Cardio, Spinning Bike	3,554
Other SIRS Components	Trellis, Wood - East Pool	44,891
Year 26 Total		**4,615,417**
Year 27: 2051		
Security	Access Control, Gate Operator, Barrier - Parking Garage	66,868
Security	Gate, Alum Steel Picket, 14' x 8' - Parking Garage	24,911
Carpets	Finish, Carpet - Children's Room	14,028

Category	Description	Cost
Carpets	Finish, Carpet - Garage Lobbies	17,096
Decorating	Finish, Vinyl Tile - Service Lobbies	63,425
Decorating	Finish, Wood Floor - Aerobics Rm	29,884
Decorating	Paint Interior - Club Room	15,550
Decorating	Paint Interior - Garage Lobbies	12,834
Decorating	Paint Interior - Gym & Spa	36,186
Decorating	Paint Interior - Lobby & Mezzanine Commons	82,311
Year 27 Total		**363,093**

Year 28: 2052

Category	Description	Cost
Decorating	Furniture, Outdoor - East & West Pool Decks	313,999
Health Club Gym Equipment	Fitness, Cardio, Spinning Bike	3,770
Year 28 Total		**317,769**

Year 29: 2053

Category	Description	Cost
Carpets	Finish, Carpet - Garage Lobbies & Mezzanine	40,460
Carpets	Finish, Carpet - Mezzanine	22,323
Mechanical	A/C WS Heat Pump, 1 Ton - HP 14	11,754
Mechanical	A/C WS Heat Pump, 1 Ton - HP 29	11,754
Mechanical	A/C WS Heat Pump, 1 Ton - HP 30	11,754
Mechanical	A/C WS Heat Pump, 1 Ton - HP 31	11,754
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 22	12,990
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 23	12,990
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 25	12,990
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 5	12,990
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 6	12,990
Mechanical	A/C WS Heat Pump, 1.5 Ton - HP 7	12,990
Mechanical	A/C WS Heat Pump, 2 Ton - HP 15	16,857
Mechanical	A/C WS Heat Pump, 2 Ton - HP 20	16,857
Mechanical	A/C WS Heat Pump, 3 Ton - HP 21	23,161
Mechanical	A/C WS Heat Pump, 3.5 Ton - HP 8	26,902
Mechanical	A/C WS Heat Pump, 6 Ton - HP 16	36,489
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 12	49,469
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 18	49,469
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 19	49,469
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 3	49,469
Mechanical	A/C WS Heat Pump, 7.5 Ton - HP 4	49,469
Mechanical	A/C WS Heat Pump, 10 Ton - HP 1	61,228
Mechanical	A/C WS Heat Pump, 10 Ton - HP 10	61,228
Mechanical	A/C WS Heat Pump, 20 Ton - HP 17	148,431
Mechanical	A/C WS Heat Pump, 25 Ton - HP 2	162,521
Year 29 Total		**988,758**

Category	Description	Cost
Year 30: 2054		
Mechanical	A/C Split System, 1.5 Ton - West Pool Restrooms	28,273
Year 30 Total		**28,273**

Condo Bldg

Condo Bldg

Condo Bldg

Condo Bldg

Main Lobby

Main Lobby Lounge

Library

Mezzanine Lobby

Mezzanine Lounge

Mail Room

Kid's Room

Teen Room

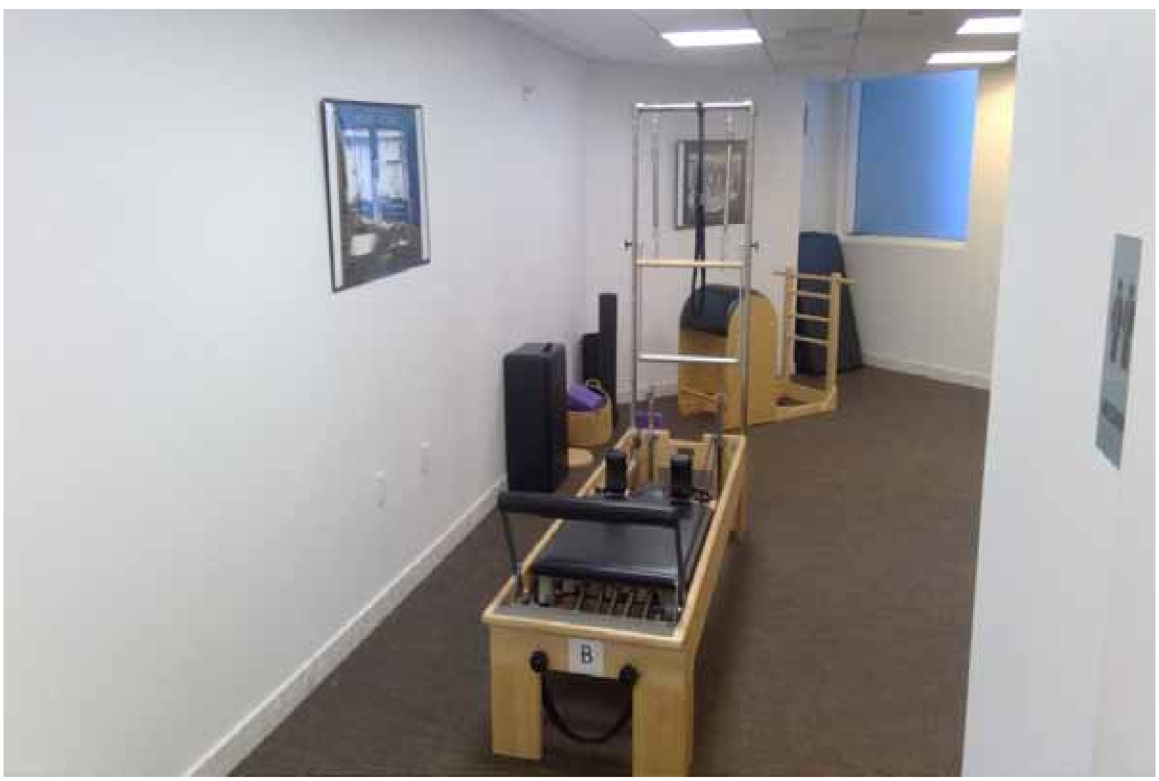
Club Room

Club Room Kitchen

Gym

Gym


Spa Lobby


Pilates Room


Aerobics Room


Conference Room (1 of 2)

Porte Cochere

Bridge

Walkway - Service, Upper Floor

Walkway - Service, Upper Floor

Parking Garage

Parking Garage

Garage Elevator Lobby


Receiving Area

Roof - North

Roof - Center & South

Rooftop Terraces

Rooftop Terraces

East Pool

East Pool Deck

East Pool Equipment

East Pool Equipment, Heaters

East Pool Restroom Bldg

East Pool Bar

East Pool Furniture

Railing - East Pool

West Pool

West Pool Deck

West Pool Equipment

West Pool Equipment, Heaters

West Pool Restroom Bldg

West Pool Bar


West Pool Cabanas

West Pool Furniture

West Pool Trellis

West Pool Deck Planters

Spa

Spa Equipment

Spa Equipment, Heater

Splash Pad

Splash Pad Equipment

Fountain - East Pool

Fountain Equipment - East Pool


Fountain - Grotto

Fountains - Entry Plaza

Fire Pit

BBQ Area (1 of 2)

Elevator Equipment P5 & P6

Elevator Equipment P5 & P6

Elevator Equipment P7

Elevator Equipment P8

A/C Cooling Towers

Variable Frequency Drives - A/C Cooling Tower

A/C Condensing Pumps - Open Loop

A/C Condensing Pumps - Closed Loop

Variable Frequency Drives - Closed Loop Pumps

A/C Cooling Tower Makeup Pump System

Var. Freq. Dr. - A/C CT Makeup Pumps

A/C Heat Exchangers

Heat Exchanger - Hot Water

Heat Exchanger - Condensing Water

Boilers

Fire Alarm Panel

Back Flow Preventer - Fire

Fire Pump - Low Zone

Fire Pump Controller - Low Zone

Fire Pump - High Zone

Fire Pump Controller - High Zone

Fire Pump - Back Up

Fire Pump Controller - Back Up

Domestic Water Booster Pump System


Domestic Water Booster Pump System

Generator

Generator Automatic Transfer Switch

Garage Exhaust Fan

Surge Protective Device - Elevator System

Steam Generator, Women's

Laundry Equipment

Gates - Garage Vehicular Access

Gate - Receiving Area

Access Control - FOB Reader

Access Control - FOB Reader & Intercom


Lighting - Landscape


Lighting - Landscape


Light Bollard - West Pool Deck


Lighting - Landscape, Indoor

Expansion Joint - Garage

Expansion Joint - Mezzanine

Expansion Joint Gutter System

Sign Monument

Pavers - Entry Plaza

Pavers - Lobby Exterior

Pavers - Commercial Space B

Seawall