

A Sensible Approach to
BuildingSolutions

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February 14, 2025

Casa Del Sol Condominium Alhambra Owners Association
3055 Casa Del Sol Circle
Clearwater, Florida 33761

Attention: **Lili Menendez**

Regarding: **2025 Structural Integrity Reserve Study
(Alhambra)**

Dear Lili:

Thank you for the opportunity to provide Casa Del Sol Condominium with the following Structural Integrity Reserve Study. As you are aware, and in accordance with statutory requirements, Florida Senate Bill SB4D and SB154 requires condominium buildings three (3) or more stories in height to have a Structural Integrity Reserve Study performed. Additionally, condominium buildings must have a Structural Integrity Reserve Study conducted to maintain, repair, replace, and restore the condominium property identified in s. 718.112 (g) at least every ten (10) years.

Per Amendment F.S. 718.112, the Structural Integrity Reserve Study must include roof, load-bearing walls or other primary structural members, fireproofing and fire protection systems, plumbing, electrical systems, waterproofing and exterior painting, windows, and "other". "Other" includes any other component 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 other items listed, as determined by the engineer or architect performing the visual inspection portion of the structural integrity reserve study.

In addition to these components, an estimate of the structural component's useful life, remaining useful life and replacement costs, will be provided. Also, any structural component for which a reserve account is not established, or reserves are not funded, will be identified. The association may not determine to provide no reserves or less reserves than required by the Structural Integrity Reserve Study.

The Structural Integrity Reserve Study will identify deferred maintenance costs and future estimated replacement costs for structural building components stated in F.S. 718.112. The Association is required to set aside funding in a separate reserve account or accounts for these structural building components. It is important to understand that the useful service life of each component will vary with time, use, and exposure to environmental conditions. For these reasons, along with many other contributing factors that may occur over the life of the plan, like inflation or natural disasters, a Structural Integrity Reserve Study should be continually monitored and adjusted accordingly due to these conditions.

We appreciate the opportunity to provide our services and trust that this Structural Integrity Reserve Study will not only be informative but also assist you in your efforts to reserve for the future. Should you find any of the information to be misrepresented, please contact us, and we will be pleased to make any corrections or adjustment.

Respectfully Submitted,

BE-CI - DESTIN



Brent Monroe, RS
Senior Project Manager



Zach Newman, PE
Vice President of Design



Attachments:
Appendix A – Financial Data and Photos (21 Page)

1. Purpose of Study

The purpose of this Structural Integrity Reserve Study/Evaluation is to provide a fully funded reserve study for structural components of the items included in our survey, determine values for the estimated service life of each component, and provide the projected replacement costs and make scheduling recommendations as to when these components should be replaced or retrofitted in accordance with 718.112 (g). A reserve study is fully funded when all future expenditures can be paid in full with no special assessments at the time of the components replacement/repair date.

2. Scope of Study

BE-CI has considered the current conditions of multiple building components at Casa Del Sol Condominium, which are included within this report. No field testing or destructive evaluations were performed. Field measurements and BE-CI files were used to quantify the components of the building for cost estimating of each component. BE-CI performed visual evaluations and used the existing condition to establish the estimated remaining service life and replacement value for each of the following reserve components. BE-CI was informed by the association that the unit doors and windows are the responsibility of the individual owners and are not included in the SIRS report.

- Roofing System
- Exterior Walls, Coatings and Sealant
- Common Area and Private Balcony Deck Waterproofing
- Fire Control System
- Load Bearing Walls
- Primary Structural Members
- Windows and Doors
- General Plumbing Systems
- General Electrical Systems

3. Limitations of Study

Please note that this report documents results from our study of exterior and selected interior components located within the Condominium Association's property. It does not include inaccessible areas. This structural reserve study is not intended to report every occurrence of the conditions we have reported, however; this report does represent our perception of the general condition of the property and components. Estimates for the following maintenance and/or replacement costs can vary greatly depending on factors beyond reasonable expectations. Management and operational personnel should carefully review the schedule and estimates within this structural integrity reserve study.

4. Estimate of Cost

All estimates of cost within this report represent our opinion of the expected cost, which is associated with the various items listed. Estimates are based on historical data from BE-CI's files, The National Renovation & Insurance Repair Estimator compiled by the Rutledge Institute, and/or price requests from local & regional contractors. All estimates and projections are based on 2024 costs.

To keep our estimates of both cost and useful service life as accurate as possible, we have utilized a 20-year moving projection, so that each year will always be projecting activities 20 years ahead.

These projections may vary substantially based on availability of materials, the level of construction activity in the area, and other contributing factors at the time they are needed. It is for this reason we recommend annual updates based on current observations of a third-party inspector. We do not guarantee that the actual cost will be within the amounts budgeted or estimated; therefore, we recommend developing detailed specifications and obtaining competitive bids. We also have not considered any cost related to insurance expenses, permits, taxes, project management expenses or other local fees that may occur. In final budgeting, allowances should be added to address all contingencies listed along with inflation.

5. Explanation of Tables

BE-CI uses pooling method when calculating reserves. The pooling method combines the SIRS components of the SIRS account into a single fund. By looking at the projected expenditures incurred for each year of the twenty year look ahead, the minimum annual contribution to maintain a positive reserve balance can be determined.

Required Funding Plan – This funding plan is based on the Association's current projected cash balance of \$33,758.81 in their structural integrity reserve account on January 1, 2026 (Year 1), with an investment/interest rate of return of 2.5% and an inflation factor of 3%. This funding plan requires an initial contribution of \$25,300.00, then an increase of 3% each year for the remainder of the study. This amount is required to ensure a positive cash flow and 100% funding over the useful life of this study. A summary of this funding plan is provided in the table and charts within this report. **Since increasing the annual contributions each year could be considered a form of "balloon payments", we recommend getting approval annually from the unit owners to adopt this funding plan.**

6. Descriptions and Observations

In an effort to help you understand the major components and maintenance needs of your building we offer the following description and location of each line-item component that has been included within the structural reserve accounts.

This section summarizes our field observations during our recent limited visual on-site survey. The descriptions and observations listed below provide the general construction makeup for each of the line items within the structural integrity reserve study as well as identify the current condition of these components.

Our general assessment of the conditions for each component within our report is rated based on "good", "fair", or "poor". An evaluation of "good" would indicate an almost new condition with no immediate attention required. A "fair" evaluation normally refers to an acceptable rate of use with few or no immediate needs. The "poor" evaluation indicates that the component is near, or has exceeded, the threshold of its remaining useful life. It is important to note that all evaluations are based on conditions that are present at the time this study was performed

- **Roofing** – Funding for this category is for the replacement and repairs of the roofing systems. BE-CI observed the roofing systems were considered to be in “good-to-fair” condition at the time of our site visit.
- **Exterior Walls** – This category contains exterior wall paint, repairs to the wall system, and partial sealant removal and replacement at the perimeters of window openings, door openings, expansion joints, and wall penetrations. The wall cladding on the building was observed to be in “good-to-fair” condition.
- **Deck Waterproofing** – The deck waterproofing portion of the structural integrity reserve study includes the deck coating on the common walkways and private balconies. The deck waterproofing on the building was observed to be in “good-to-fair” condition at the time of our site visit.
- **Fire Control System and Modernization** – The Fire Control Systems portion of the structural integrity reserve study includes the fire alarm system, fire detection devices and fire panels. The fire control system was observed to be in “good” condition at the time of our site visit.
- **Structural** – The structural portion of the structural integrity reserve study includes the load-bearing walls, and other primary structural members. The structural components of the building were observed to be in “good” condition at the time of our site visit.
- **Plumbing** – The plumbing portion of the structural integrity reserve study includes general plumbing within the building. The plumbing components of the building were observed to be in “good-to-fair” condition at the time of our site visit.
- **Electrical** – The electrical portion of the structural integrity reserve study includes the main distribution panels, conduit, and electrical meters. The electrical components of the building were observed to be in “good-to-fair” condition at the time of our site visit.

7. Recommendations and Conclusions

It is our opinion that service life projections lose accuracy directly proportionate with the length of time set for the projections. Projections greater than twenty years or more, are in our opinion, unreliable due to the unstable conditions of our coastal environment. In our opinion, many of the critical components or systems are as likely to be damaged by the harsh environment or destroyed by storm events as they are to wear out.

The overall general condition of this property is good-to-fair. However, it is important to point out the need to continually monitor the reserve components as they age by means of annual inspections to avoid extensive repairs in the future.

It is important to understand that a well-developed reserve plan can only be effective if it assumes that all critical components and systems are at a maintainable level. Once the property is at this maintainable level, the management and maintenance staff must have an effective plan in place for monitoring building and other common area components to ensure the components remain serviceable. The very best tool for obtaining and managing your plan is an annual inspection by a third-party professional such as BE-CI.

As time passes and the components begin to show their age, a renovation or modernization become necessary. When that time arrives, BE-CI recommends a set of competitive bid documents be developed that provides separate pricing for each condition. This effort is relatively inexpensive but will allow the board to explore funding possibilities as well as set priorities once reliable cost estimates are provided.

Financial Summary

Projection Period:	January 1, 2026 - December 31, 2046	Report Type:	Level I
Year Built:	1984	Association:	Condominium
Inflation:	3.00%	Buildings:	1
		Contribution Shares:	24

Inflation Compounded:	Yearly	Rounding Method:	Bankers
Contributions Method:	Future Cost	Percent Funded Method:	Inflation-Adjusted

Total Current Cost of Components:	Total Future Cost of All Expenditures:
\$418,458.10	\$871,534.68

First Five Years - Required

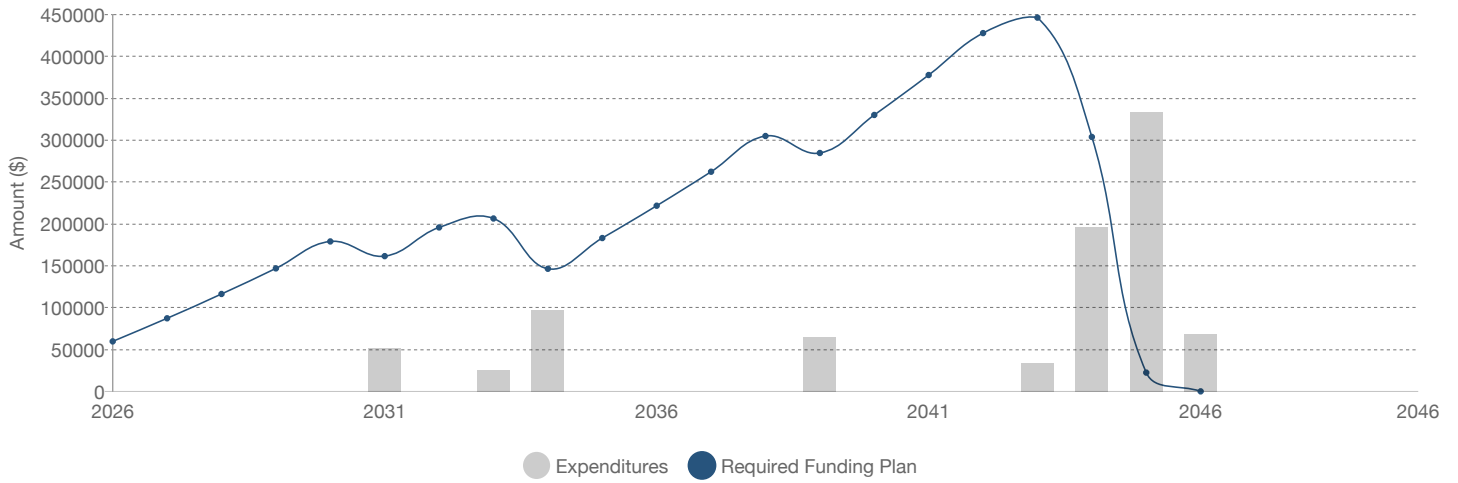
PROPERTY								PER CONTRIBUTION SHARE	
YEAR	STARTING BALANCE	CONTRIBUTIONS	INTEREST	SPECIAL ASSESSMENT	ADDITIONAL CAPITAL	EXPENDITURES	ENDING BALANCE	MONTHLY CONTRIB	SPECIAL ASSMNT
2026	\$33,758.81	\$25,300.00	\$843.97	\$0.00	\$0.00	\$0.00	\$59,902.78	\$87.85	\$0.00
2027	\$59,902.78	\$26,059.00	\$1,497.57	\$0.00	\$0.00	\$0.00	\$87,459.35	\$90.48	\$0.00
2028	\$87,459.35	\$26,840.77	\$2,186.48	\$0.00	\$0.00	\$0.00	\$116,486.60	\$93.20	\$0.00
2029	\$116,486.60	\$27,645.99	\$2,912.16	\$0.00	\$0.00	\$0.00	\$147,044.75	\$95.99	\$0.00
2030	\$147,044.75	\$28,475.37	\$3,676.12	\$0.00	\$0.00	\$0.00	\$179,196.24	\$98.87	\$0.00

Aggregated Financial Overview

ASSOCIATION	FIRST YEAR (2026)	5 YEARS (2030)	10 YEARS (2035)	21 YEARS (2046)
Starting Balance	\$33,758.81	\$33,758.81	\$33,758.81	\$33,758.81
Contributions	\$25,300.00	\$134,321.13	\$290,036.13	\$725,515.00
Special Assessments	\$0.00	\$0.00	\$0.00	\$0.00
Additional Capital	\$0.00	\$0.00	\$0.00	\$0.00
Interest / Inv Returns	\$843.97	\$11,116.30	\$33,364.48	\$112,514.20
Reserve Expenses	\$0.00	\$0.00	(\$173,912.48)	(\$871,534.68)
Reserves Balance	\$59,902.78	\$179,196.24	\$183,246.94	\$253.33
# of Special Assessments	0	0	0	0
Owner				
Avg Contributions (/unit/month)	\$87.85	\$93.28	\$100.71	\$119.96
Special Assessments				
Avg Total Amount (/unit)	\$0.00	\$0.00	\$0.00	\$0.00
Avg Assessment Amount (/unit)	\$0.00	\$0.00	\$0.00	\$0.00

Cash Flow

Cash Flow Comparison



Required Funding Plan

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2026	\$33,758.81	\$25,300.00	N/A	\$843.97	\$0.00	\$0.00	\$0.00	\$59,902.78
2027	\$59,902.78	\$26,059.00	3.00%	\$1,497.57	\$0.00	\$0.00	\$0.00	\$87,459.35
2028	\$87,459.35	\$26,840.77	3.00%	\$2,186.48	\$0.00	\$0.00	\$0.00	\$116,486.60
2029	\$116,486.60	\$27,645.99	3.00%	\$2,912.16	\$0.00	\$0.00	\$0.00	\$147,044.75
2030	\$147,044.75	\$28,475.37	3.00%	\$3,676.12	\$0.00	\$0.00	\$0.00	\$179,196.24
2031	\$179,196.24	\$29,329.63	3.00%	\$4,479.91	\$0.00	\$0.00	\$51,346.30	\$161,659.48
2032	\$161,659.48	\$30,209.52	3.00%	\$4,041.49	\$0.00	\$0.00	\$0.00	\$195,910.49
2033	\$195,910.49	\$31,115.81	3.00%	\$4,897.76	\$0.00	\$0.00	\$25,335.40	\$206,588.66
2034	\$206,588.66	\$32,049.28	3.00%	\$5,164.72	\$0.00	\$0.00	\$97,230.78	\$146,571.88
2035	\$146,571.88	\$33,010.76	3.00%	\$3,664.30	\$0.00	\$0.00	\$0.00	\$183,246.94
2036	\$183,246.94	\$34,001.08	3.00%	\$4,581.17	\$0.00	\$0.00	\$0.00	\$221,829.19
2037	\$221,829.19	\$35,021.11	3.00%	\$5,545.73	\$0.00	\$0.00	\$0.00	\$262,396.03
2038	\$262,396.03	\$36,071.74	3.00%	\$6,559.90	\$0.00	\$0.00	\$0.00	\$305,027.67
2039	\$305,027.67	\$37,153.89	3.00%	\$7,625.69	\$0.00	\$0.00	\$65,041.80	\$284,765.45
2040	\$284,765.45	\$38,268.51	3.00%	\$7,119.14	\$0.00	\$0.00	\$0.00	\$330,153.10
2041	\$330,153.10	\$39,416.57	3.00%	\$8,253.83	\$0.00	\$0.00	\$0.00	\$377,823.50
2042	\$377,823.50	\$40,599.07	3.00%	\$9,445.59	\$0.00	\$0.00	\$0.00	\$427,868.16
2043	\$427,868.16	\$41,817.04	3.00%	\$10,696.70	\$0.00	\$0.00	\$34,048.66	\$446,333.24
2044	\$446,333.24	\$43,071.55	3.00%	\$11,158.33	\$0.00	\$0.00	\$196,655.27	\$303,907.85
2045	\$303,907.85	\$44,363.70	3.00%	\$7,597.70	\$0.00	\$0.00	\$333,231.60	\$22,637.65
2046	\$22,637.65	\$45,694.61	3.00%	\$565.94	\$0.00	\$0.00	\$68,644.87	\$253.33

Expenditures

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2026 (Year 1)						
2026 (Year 1) Total				\$0.00		
2027 (Year 2)						
2027 (Year 2) Total				\$0.00		
2028 (Year 3)						
2028 (Year 3) Total				\$0.00		
2029 (Year 4)						
2029 (Year 4) Total				\$0.00		
2030 (Year 5)						
2030 (Year 5) Total				\$0.00		
2031 (Year 6)						
3	Common Walkway Deck - (Alhambra)	\$11.941	2,400 SF	\$28,658.40	8y	2039
4	Private Balcony Deck Coating - (Alhambra)	\$11.941	1,900 SF	\$22,687.90	8y	2039
2031 (Year 6) Total				\$51,346.30		
2032 (Year 7)						
2032 (Year 7) Total				\$0.00		
2033 (Year 8)						
10	Building Electrical System - (Alhambra)	\$12,667.70	1 Allow	\$12,667.70	10y	2043
9	Building Plumbing System - (Alhambra)	\$12,667.70	1 Allow	\$12,667.70	10y	2043
2033 (Year 8) Total				\$25,335.40		
2034 (Year 9)						
1	Exterior Walls Paint - (Alhambra)	\$5.219	16,200 SF	\$84,547.80	10y	2044
2	Sealants - (Alhambra)	\$7.829	1,620 LF	\$12,682.98	20y	N/A
2034 (Year 9) Total				\$97,230.78		
2035 (Year 10)						
2035 (Year 10) Total				\$0.00		

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2036 (Year 11)						
2036 (Year 11) Total				\$0.00		
2037 (Year 12)						
2037 (Year 12) Total				\$0.00		
2038 (Year 13)						
2038 (Year 13) Total				\$0.00		
2039 (Year 14)						
3	Common Walkway Deck - (Alhambra)	\$15.126	2,400 SF	\$36,302.40	8y	N/A
4	Private Balcony Deck Coating - (Alhambra)	\$15.126	1,900 SF	\$28,739.40	8y	N/A
2039 (Year 14) Total				\$65,041.80		
2040 (Year 15)						
2040 (Year 15) Total				\$0.00		
2041 (Year 16)						
2041 (Year 16) Total				\$0.00		
2042 (Year 17)						
2042 (Year 17) Total				\$0.00		
2043 (Year 18)						
10	Building Electrical System - (Alhambra)	\$17,024.33	1 Allow	\$17,024.33	10y	N/A
9	Building Plumbing System - (Alhambra)	\$17,024.33	1 Allow	\$17,024.33	10y	N/A
2043 (Year 18) Total				\$34,048.66		
2044 (Year 19)						
1	Exterior Walls Paint - (Alhambra)	\$7.014	16,200 SF	\$113,626.80	10y	N/A
5	Load Bearing Walls/Primary Structural Members - (Alhambra)	\$306.864	162 Allow	\$49,711.97	20y	N/A
6	Tile Roof - (Alhambra)	\$35.07	950 SF	\$33,316.50	20y	N/A
2044 (Year 19) Total				\$196,655.27		
2045 (Year 20)						
7	Mod-bit Roof - (Alhambra)	\$27.092	12,300 SF	\$333,231.60	20y	N/A
2045 (Year 20) Total				\$333,231.60		

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2046 (Year 21)						
8	Fire Controls Modernization - (Alhambra)	\$68,644.87	1 LS	\$68,644.87	25y	N/A
2046 (Year 21) Total				\$68,644.87		

Component Detail

ASSET N°	NAME	NEXT ACTIVITY	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	YEAR 1 REPLACEMENT COST
1	Exterior Walls Paint - (Alhambra)	01/01/2034	10y	10y	8y	\$4.12	16,200 SF	\$66,744.00
2	Sealants - (Alhambra)	01/01/2034	20y	20y	8y	\$6.18	1,620 LF	\$10,011.60
3	Common Walkway Deck - (Alhambra)	01/01/2031	8y	8y	5y	\$10.30	2,400 SF	\$24,720.00
4	Private Balcony Deck Coating - (Alhambra)	01/01/2031	8y	8y	5y	\$10.30	1,900 SF	\$19,570.00
5	Load Bearing Walls/Primary Structural Members - (Alhambra)	01/01/2044	20y	20y	18y	\$180.25	162 Allow	\$29,200.50
6	Tile Roof - (Alhambra)	01/01/2044	20y	20y	18y	\$20.60	950 SF	\$19,570.00
7	Mod-bit Roof - (Alhambra)	01/01/2045	20y	20y	19y	\$15.45	12,300 SF	\$190,035.00
8	Fire Controls Modernization - (Alhambra)	01/01/2046	25y	25y	20y	\$38,007.00	1 LS	\$38,007.00
9	Building Plumbing System - (Alhambra)	01/01/2033	10y	10y	7y	\$10,300.00	1 Allow	\$10,300.00
10	Building Electrical System - (Alhambra)	01/01/2033	10y	10y	7y	\$10,300.00	1 Allow	\$10,300.00
								\$418,458.10

1 - Exterior Walls Paint - (Alhambra)

Basic Info

Type of Cost:	Replacement
Location:	Waterproofing
Category:	
Condition:	Good

Useful Life

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

Financial Data

Estimate Date:	02/10/2025
Cost Per SF:	\$4.00
Total Quantity:	16,200 SF
Total Current Cost:	\$66,744.00
Inflation Rate:	3.00%
Total Expenditures:	\$198,174.60



2 - Sealants - (Alhambra)

Basic Info

Type of Cost:	Replacement
Location:	Waterproofing
Category:	
Condition:	Fair

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	8y
Next Activity Date:	01/01/2034

Financial Data

Estimate Date:	02/10/2025
Cost Per LF:	\$6.00
Total Quantity:	1,620 LF
Total Current Cost:	\$10,011.60
Inflation Rate:	3.00%
Total Expenditures:	\$12,682.98



3 - Common Walkway Deck - (Alhambra)

Basic Info

Type of Cost:	Replacement
Location:	Waterproofing
Category:	
Condition:	Good to Fair

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	8y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2031

Financial Data

Estimate Date:	02/10/2025
Cost Per SF:	\$10.00
Total Quantity:	2,400 SF
Total Current Cost:	\$24,720.00
Inflation Rate:	3.00%
Total Expenditures:	\$64,960.80



4 - Private Balcony Deck Coating - (Alhambra)

Basic Info

Type of Cost:	Replacement
Location:	Waterproofing
Category:	
Condition:	Fair

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	8y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2031

Financial Data

Estimate Date:	02/10/2025
Cost Per SF:	\$10.00
Total Quantity:	1,900 SF
Total Current Cost:	\$19,570.00
Inflation Rate:	3.00%
Total Expenditures:	\$51,427.30



5 - Load Bearing Walls/Primary Structural Members - (Alhambra)

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Structural
Category:	
Condition:	Good

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2044

Financial Data

Estimate Date:	02/10/2025
Cost Per Allow:	\$175.00
Total Quantity:	162 Allow
Total Current Cost:	\$29,200.50
Inflation Rate:	3.00%
Total Expenditures:	\$49,711.97



6 - Tile Roof - (Alhambra)

Basic Info

Type of Cost:	Replacement
Location:	Roofing
Category:	
Condition:	Good

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	18y
Next Activity Date:	01/01/2044

Financial Data

Estimate Date:	02/10/2025
Cost Per SF:	\$20.00
Total Quantity:	950 SF
Total Current Cost:	\$19,570.00
Inflation Rate:	3.00%
Total Expenditures:	\$33,316.50



7 - Mod-bit Roof - (Alhambra)

Basic Info

Type of Cost:	Replacement
Location:	Roofing
Category:	
Condition:	Good to Fair

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	19y
Next Activity Date:	01/01/2045

Financial Data

Estimate Date:	02/10/2025
Cost Per SF:	\$15.00
Total Quantity:	12,300 SF
Total Current Cost:	\$190,035.00
Inflation Rate:	3.00%
Total Expenditures:	\$333,231.60



8 - Fire Controls Modernization - (Alhambra)

Basic Info

Type of Cost:	Replacement
Location:	Fire Protection
Category:	
Condition:	Good

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	20y
Next Activity Date:	01/01/2046

Financial Data

Estimate Date:	02/10/2025
Cost Per LS:	\$36,900.00
Total Quantity:	1 LS
Total Current Cost:	\$38,007.00
Inflation Rate:	3.00%
Total Expenditures:	\$68,644.87



9 - Building Plumbing System - (Alhambra)

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Plumbing
Category:	
Condition:	Good to Fair

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	7y
Next Activity Date:	01/01/2033

Financial Data

Estimate Date:	02/10/2025
Cost Per Allow:	\$10,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$10,300.00
Inflation Rate:	3.00%
Total Expenditures:	\$29,692.03



10 - Building Electrical System - (Alhambra)

Basic Info

Type of Cost:	Repairs & Maintenance
Location:	Electrical
Category:	
Condition:	Good to Fair

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	10y
Remaining Useful Life:	7y
Next Activity Date:	01/01/2033

Financial Data

Estimate Date:	02/10/2025
Cost Per Allow:	\$10,000.00
Total Quantity:	1 Allow
Total Current Cost:	\$10,300.00
Inflation Rate:	3.00%
Total Expenditures:	\$29,692.03



Report Glossary

Term	Definition	Example / Calculation (if applicable)
Component	Any major component on the property that needs major maintenance or replacement at a frequency exceeding 2 years that takes place within the start and finish of the Projection / Analysis Period.	An interior painting area of 300 sq ft in Quantity might have a Cost Per Measure (or Sq Ft in this case) of \$2.25.
Cost Per Measure	The cost of an individual quantity or unit of a component.	An interior painting area of 300 sq ft in Quantity might have a Cost Per Measure (or Sq Ft in this case) of \$2.25.
Current Cost	The current total cost of a component based on the Cost Per Measure and the Quantity.	Calc: Quantity X Cost Per Measure Ex: Cost Per Measure (\$2.25) X Quantity (300 sq ft) = Current Cost (\$675).
Useful Life (UL)	The estimated length of time (in years) that a component will last until it needs to be replaced.	An interior painting job isn't exposed to the weather and therefore would only need to be done every 12 years.
Next Replacement (Next Repl)	The next year that the current component expense will be replaced within the study.	An interior painting job is completed in 2023 and therefore the next replacement will be in 2035.
Inflation Rate	The rate over a time period (annually in HomeRun IQ) that the value of a component will increase.	The forecasted inflation rate for construction materials is 3.8% over the next 3 years.
Future Cost	The cost of a component at a future point in time based on the Inflation Rate over that period.	Calc: Current Cost X (1 + Inflation) ^{Useful Life} Ex: \$675 X (1 + 3.8%) ¹² = Future Cost
Projection Start Date	The start date of the Reserve Study	Typically a Reserve Study at the beginning of the year on Jan 1 of the upcoming year or in some cases, a Reserve Study will start on July 1 aligning the middle of each year.
Projection Period	The length of time in years of the Reserve Study projected out from the Projection / Analysis Start Date	The standard Projection / Analysis Period for a Reserve Study is 30 years.
Current Replacement Cost (All)	The total cost of all component expenses over the Projection / Analysis Period.	Calc: Current Cost (Component 1) + Current Cost (Component 2) + Current Cost (Component 3) + ...
Future Replacement Costs (All)	The total cost of all component expenses over the length of the study based on the Future Cost of each component.	Calc: Future Cost in Next Repl 1(Component 1) + Future Cost in Next Repl 2(Component 1) + Future Cost in Next Repl 1(Component 2) + Future Cost in Next Repl 1(Component 3) + ...

Term	Definition	Example / Calculation (if applicable)
Cash Flow Method	A reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund.	
Starting Balance	The amount of funds in the Reserves Account at the beginning of each year using the Cash Flow Method.	The first Starting Balance of the study is provided by the Association and then any subsequent Starting Balance is the Ending Balance from the previous year.
Ending Balance	The amount of funds in the Reserves Account at the end of each year using the Cash Flow Method.	
Fully Funded Balance (FFB)	The total accrued depreciation for all components. In other words, the amount needed in the bank to meet all component expenses for the current and future years based on a savings plan over time. There are 3 different ways to calculate FFB, 1) Inflation-Adjusted, 2) Current Cost or Straight Line Allocation and 3) Future Cost.	Inflation Adjusted FFB: Year X (Total Future Replacement Cost of all Components) Current Cost FFB: Year X (Total Current Replacement Cost of All) Future Cost FFB: Total Future Replacement Cost of All in each Component's Next Repl
Percent Funded	The ratio at a particular point in time of the actual (or projected) Reserve balance to the FFB expressed as a percent.	Calc: Year X (Starting Balance + Interest + Contributions + Special Assessments + Additional Capital) / FFB
Inflation-Adjusted Percent Funded	The actual balance divided by the Fully Funded Balance with the Fully Funded Balance adjusting costs over time with inflation applied in each year.	Calc: Year X (Starting Balance + Interest + Contributions + Special Assessments + Additional Capital) / Inflation Adjusted FFB
Current Cost Percent Funded	The actual balance divided by the Fully Funded Balance with the Fully Funded Balance adjusting costs over time according to the current cost of each component without any inflation applied.	Calc: Year X (Starting Balance + Interest + Contributions + Special Assessments + Additional Capital) / Current Cost FFB
Future Cost Percent Funded	The actual balance divided by the Fully Funded Balance with the Fully Funded Balance adjusting costs over time according to the future cost of each component at the time of its replacement.	Calc: Year X (Starting Balance + Interest + Contributions + Special Assessments + Additional Capital) / Future Cost FFB
Type of Measurement	The measure to describe the quantity for any given component.	Each (EA), Square Foot (SF), Lump Sum (LS), Job

Term	Definition	Example / Calculation (if applicable)
Potential Tax Benefits	The sum of component expenses marked as a replacement or an improvement to the property. These expenses on a per unit level are considered moneys invested in the property from a tax standpoint and lowers the amount taxed when an owner sells. It's the same concept that is applied when a single family home owner spends money to improve their home or property.	A boiler in a building is replaced. Once this money is spent, an owner earns the portion of the boiler's cost that directly ties to the percent of the total contributions paid to the association to put as money invested into their home.
Special Assessment	A one time contribution paid by owners to cover expenses today or in the future to ensure the association can afford all the capital maintenance required to upkeep the property. In some cases, these are planned and part of the association's strategy while in other cases, this is a result of poor financial planning.	In order to afford the roof replacement in a given year, an association will inform the owners that they will each owe \$3,000 per person since there is not enough money in their account to cover the cost.