

**SOCOTEC**

Report of Structural Integrity Reserve Study

**GULFSTREAM TOWERS ASSOCIATION, INC.**

33 South Gulfstream Avenue  
Sarasota, Sarasota County, Florida 34236

SOCOTEC Project Number VS231486  
March 2025



March 20, 2025

**GULFSTREAM TOWERS ASSOCIATION, INC.**

Attn: Sal Picerno  
33 S. Gulfstream Avenue  
Sarasota, FL 34236  
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**Subject:** Report of Engineering Consulting Services  
**STRUCTURAL INTEGRITY RESERVE STUDY (SIRS)**  
Gulfstream Towers Condominium  
33 S. Gulfstream Avenue  
Sarasota, Sarasota County, FL 34236  
SOCOTEC Project Number VS231486

Socotec Consulting, Inc. (SOCOTEC) is pleased to present this Structural Integrity Reserve Study (SIRS) completed for the subject building located at 33 S. Gulfstream Avenue in Sarasota, Sarasota County, Florida. Our services were completed in general accordance with our proposal dated April 17, 2023 and authorized on October 31, 2023.

This study is presented to help you comply with the requirements of the recently amended Florida Statute 718. The amendment to Statute 718 requires all condominium buildings that are three-stories or greater in height to have a fully funded Structural Integrity Reserves by December 31, 2024, regardless of the age of the structure.

This SIRS identifies the common areas that were visually inspected by a licensed engineer and presents the typical useful life, estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of the common area components. It also provides a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense for each common area component by the end of the estimated remaining useful life of each component. The components mandated by the recent amendment that are to be visually inspected by a licensed engineer (or architect) are as follows:

- Roof(s)
- Primary structural members
- Fireproofing and fire protection systems
- Plumbing
- Electrical systems
- Waterproofing and exterior painting
- Windows and exterior doors
- Other building component elements >\$10,000 that negatively affect the above elements

SOCOTEC has endeavored to conduct the services identified herein in a manner consistent with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality and under similar conditions as this project. No other representation, express or implied, is included or intended in this document. We used routine and repeatable visual and engineering methodologies to evaluate the structural condition of the subject buildings to form our professional engineering opinions. This report identifies each component observed, the estimated useful life, remaining life, and opinion of the current cost to replace/refurbish these items.

Our opinions of the replacement or deferred maintenance costs for each line item are based on our experience with similar projects, known construction industry averages, historical cost data, or simple verbal estimates obtained from suppliers of different components. Opinions of cost information are inclusive of labor, material, appropriate overhead, general conditions, and profit. The costs presented are opinions, actual costs may vary significantly based on the cost of materials, the labor market, and geographical demands for construction services at the time of actual contracting of the work. This report is classified as a Structural Integrity Reserve Study as outlined in the State of Florida Statute 718.112.

This report contains our opinion of the conditions observed at the time of our site inspections. The actual useful life of the components may or may not be as long as estimated due to a variety of controllable and uncontrollable factors, such as weather, maintenance schedule, physical abuse, or abnormal wear. If such a case occurs, SOCOTEC should be contacted to provide additional review and revision of this study, if appropriate.

This SIRS is intended to provide guidance for the Association to plan their set aside reserves for the listed components. This report should not be used for performing an audit, forensic analyses, or background checks of historical records.

SOCOTEC personnel completed an on-site inspection of the subject property on December 27, 2023 to evaluate the in-place condition of common area components as identified herein. Information provided by the official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by SOCOTEC for this study and is assumed to be complete and correct.

Sincerely,

**SOCOTEC CONSULTING, INC.**

*Jett A. Midulla*

Jett A. Midulla  
Staff Engineer

*Casey M. Ward*

Casey M. Ward, P.E.  
Principal Engineer  
Florida Registration No. 69788

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## PROJECT INFORMATION

Gulfstream Towers is located at Gulfstream Avenue in Sarasota, Sarasota County, Florida. In general, the subject structures consist of one 10-story structure with 70 residential units, which include:

- Roofs
- Primary structural members
- Fireproofing and fire protection systems
- Plumbing systems
- Electrical systems
- Waterproofing and exterior painting
- Common area windows and exterior doors
- Other appurtenant components.

The subject building was originally developed circa 1964. The building is a cast-in-place concrete framed structure with reinforced structural decks supported by concrete shear walls and columns. The reinforced concrete decks (floor slabs) are 6-inches thick except for the second-floor slab which is 8-inches thick. The structural plans indicate the structure is supported on concrete piles. The exterior walls of the structure consist of stucco covered masonry concrete block in-fill. The roof of the building is covered with a flat coal tar pitch roof system.

A licensed professional engineer led a team that completed physical site observations of the subject property on December 27, 2023. Our services did not include uncovering building materials or performing invasive testing for the purposes of verifying in-place or constructed work.

Appendix A illustrates the subject site location with respect to the local vicinity, whereas Appendix B shows an aerial photograph of the subject site. Limited photographs collected during the time of our site visit are represented in Appendix C. Appendix D includes the 30-year Cash Flow (Pooled) Analysis reserve data sheets produced to determine the recommended annual reserve allocation and projected reserve budget for the subject property.

## FUNDING ANALYSIS

The Cash Flow Analysis method consists of calculating reserve contributions where the contributions are designed to offset the variable annual expenditures from the reserve fund. Interest income is considered attributable to reserve accounts over the period of the analysis. The beginning balances are pooled together, and a yearly contribution rate is calculated to arrive at a positive cash flow and reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

An interest rate of 0.5% and an annual 1.0% inflation rate have been used for the purpose of this study. The Reserve Data spreadsheets depicting the Reserve Study results using the Cash Flow Analysis method are attached to the end of this report.

## 30-YEAR CASH FLOW (POOLED) SIRS SUMMARY

### SITE DATA

Property Name: Gulfstream Towers  
Property Address: 33 S. Gulfstream Avenue  
Sarasota, FL 34236  
Total Structure(s)/Units: One 10-Story Residential Structures / 70 Units  
Year of Site Development: Circa 1964  
Budget Year Start: January 1, 2025  
Budget Year End: December 31, 2025

### ANALYSIS

- Total number of elements scheduled for SIRS funding: 14
- Our analysis is based on maintaining a minimum SIRS account balance of \$50,000.

Initial Funding Account Balance: \$300,000

**Recommended Annual Reserve Funding Contribution for 2025: \$300,000**

(Required for Structural Integrity Reserves to be 100% funded.)

Therefore, we recommend the Association utilize an annual Structural Integrity Reserve Assessment of \$300,000 in order to fully fund the required Structural Integrity Reserve Study components based on the Cash Flow Analysis method and an initial funding of \$300,000 to the SIRS from your current capital reserves.



## BUILDING COMPONENTS

The building component categories included in this study are summarized and described below. We have included only those common area components required under Florida Statute 718 guidelines for Structural Integrity Reserve Studies. The age of each of the statutorily required components, their remaining useful life, and other specifics are listed in Appendix D at the end of this report. The typical service life provided in Appendix D is based on routine maintenance being conducted to the component throughout its service life.

### Roofing

Coal Tar Pitch Roof – The low-sloped roof consists of a coal tar pitch built-up roof system with embedded gravel. Coal tar pitch roof systems have been known to have a useful life of 30 years or more with normal upkeep and maintenance. The coal tar pitch roof was observed to be in good to fair condition at the time of our site visit, with no reported active leaks. Furthermore, we understand the association is planning on replacing the roof in 2025.

### Primary Structural Members

Concrete Frame – The load bearing structural members include cast-in-place concrete elements with post-tension concrete structural decks supported by beams and columns. Exterior walls consist of stucco covered CMU block in-fill. These types of primary structural members typically have a useful life of 100 or more years when properly maintained/repared. However, during the life of this type of structure it is common for periodic maintenance to be required to correct localized deterioration. We have included a reserve item for completing required periodic maintenance to the concrete structural elements.

### Fireproofing and Fire Protection Systems

Fireproofing – Fireproofing in this building is accomplished by fire-rated assemblies constructed/installed during original construction of the structure as well as fire-sealing around penetrations through all fire-rated assemblies (i.e., walls, floors, and roof). During the life of a building, alterations typically require penetrations through or modifications to fire-rated assemblies. Penetrations or modifications to fire assemblies/sealants should be properly repaired/replaced during these types of projects. Most if not all local municipalities require multi-family residential structures to be inspected by the local fire department having jurisdiction over them periodically and specifically for all permitted modifications to the structure. It is not common for buildings to require top-to-bottom replacement of fire assemblies and sealants during their life cycle. All replacement, repairs, and deferred maintenance to the fireproofing, not associated with a permitted modification to the structure, should be completed on a yearly basis as required by the local Fire Marshal following their inspection of the building. Therefore, we have not included any reserves for fireproofing.

FACP and Audio-Visual Fire Alarm System and Sprinkler - The fire protection system includes a fire alarm control panel (FACP), fire pump, jockey pump, numerous audio-visual alarms, sprinkler system, fire alarm, and pull switches. The FACP is located on the ground floor near the elevator.

Numerous audio-visual alarms, fire extinguishers, and fire alarm pull switches are located throughout the building. Typically, these systems have a useful life of 30 years before requiring an updated system. We understand that the FACP and related components were replaced circa 2015.

## **Plumbing Systems**

Sanitary Lines - Our observations indicate that the original sanitary lines consist of cast iron. However, we understand the Association has periodically replaced the cast iron sanitary lines with new PVC lines. Lateral sanitary plumbing lines are normally unit owner responsibility components. They are typically replaced by the unit owner during a unit renovation under a permitted renovation. We have included a reserve to address periodic repairs to the plumbing components.

Potable Water Lines - Our experience indicates that main potable waterlines typically can last up to 70 to 100-plus years with routine maintenance. Normal replacement or repair of main potable water lines is accomplished on an as-needed basis. Lateral potable water plumbing lines are typically unit owner owned/responsibility components, and they are typically replaced by the unit owner during a unit renovation under a permitted renovation. We have not included reserves for replacement or repairing these lines.

Domestic Water Pumps and Controls - We understand that the Association is responsible for the maintenance and replacement of the domestic water pumps and controller. In general, these items were observed to be in good overall condition. Typically, the domestic water pumps and controllers have a useful life of approximately 20 to 30 years. Therefore, we recommend replacing the current system circa 2040.

## **Electrical Systems**

Electrical System - Currently there are no indications of any deterioration or issues with the electrical system for the building. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations as required to accommodate the renovation. A reserve has been included for periodic replacement/upgrades of major electrical system components such as main service panels and feeder lines.

## **Waterproofing and Exterior Painting**

Exterior Painting - We understand the buildings were last recoated in 2015, and the exterior paint appeared to be in fair overall condition at the time of our site visit. For buildings located near the Gulf of Mexico in the southwest Florida region, we recommend the exteriors be recoated on a 7 to 10-year basis depending on the quality of paint utilized. We have included a reserve for repainting the buildings on a 10-year basis.

Waterproofing – We understand that the Association is responsible for maintaining and recoating the breezeways and pool deck. Typical waterproofing systems have useful lives of 10 to 15 years dependent upon the system and exposure. Exterior horizontal concrete decks should be

waterproofed to protect the concrete structure from deterioration. A reserve has been included for replacement of the breezeway waterproofing and the pool deck waterproofing.

## **Windows and Exterior Doors**

Common Area Windows - We understand the Association is responsible for all windows in the structure. The common area windows were installed circa 2023 and the unit windows are replaced on an as needed basis, both consist of aluminum framed windows. Typical windows of this type can achieve a useful life of 40 years. A reserve has been included for periodic replacement of the windows.

Common Exterior Doors - We understand the Association is responsible for all exterior doors in the structures. Replacement of the doors should vary based on routine maintenance, exposure, and wear and tear. We have included a reserve allowance for replacing the doors on an as needed basis.

# **APPENDIX A**

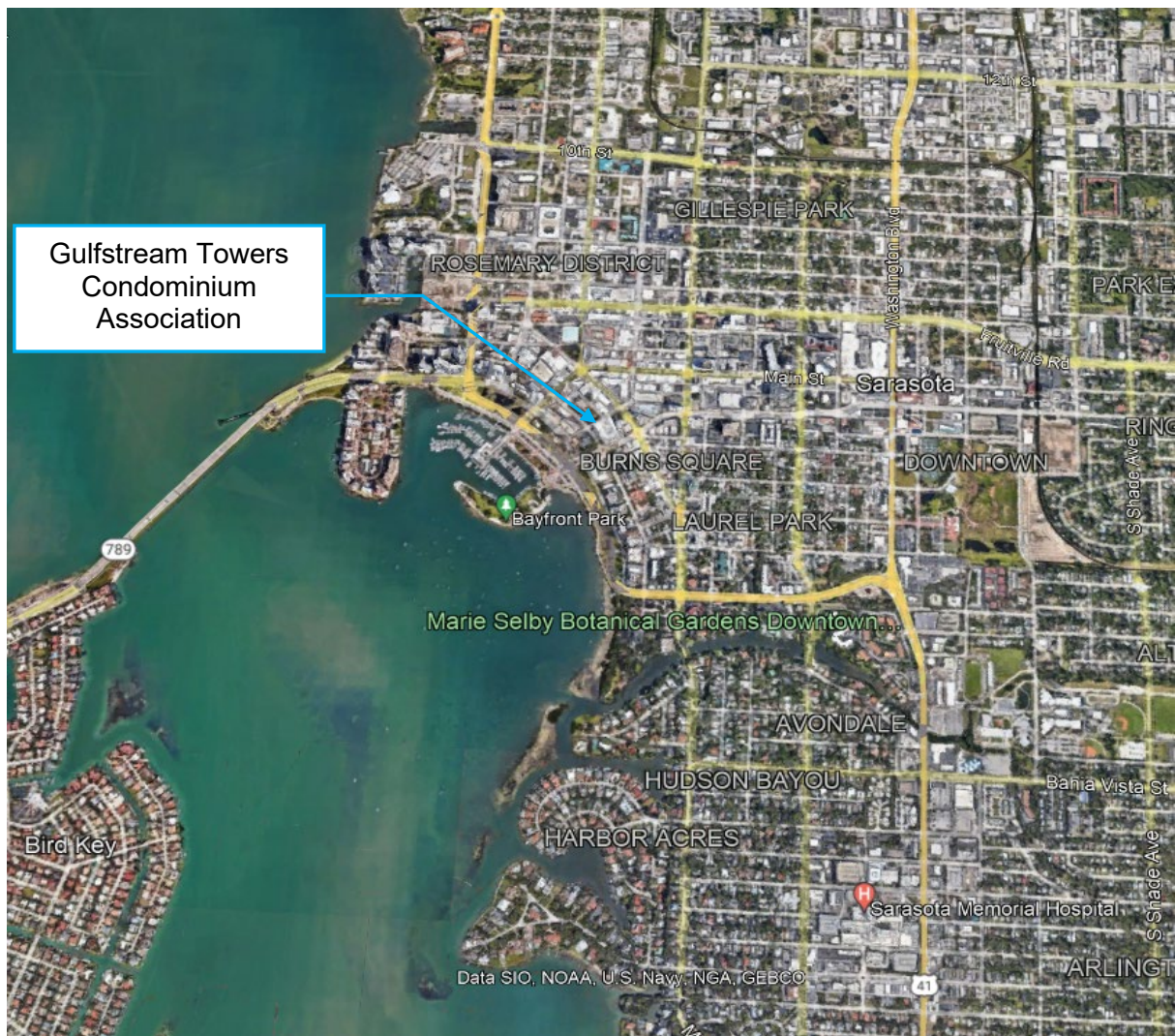


Image: Google Earth

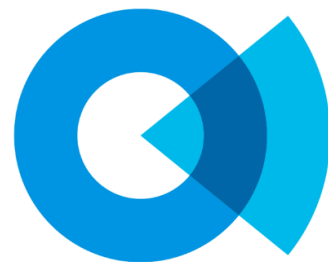


## Appendix A: Site Vicinity Map

**GULFSTREAM TOWERS ASSOCIATION, INC.**

**33 S. Gulfstream Avenue  
Sarasota, Sarasota County, FL 34236**

**SOCOTEC Project Number VS231486**



**SOCOTEC**

# APPENDIX B





Image: Google Earth



## Appendix B: Site Aerial

**GULFSTREAM TOWERS ASSOCIATION, INC.**

**33 S. Gulfstream Avenue  
Sarasota, Sarasota County, FL 34236**

**SOCOTEC Project Number VS231486**



# APPENDIX C



## **APPENDIX C - SITE PHOTOGRAPHS**



Partial view of the front of Gulfstream Towers.



Partial view of the back of Gulfstream Towers.





## **APPENDIX C - SITE PHOTOGRAPHS**



Partial view of the Coal Tar Pitch roof system.



Typical view of the pool deck.



## **APPENDIX C - SITE PHOTOGRAPHS**



Typical view of the exterior breezeway.



Partial view of garage.





## APPENDIX C - SITE PHOTOGRAPHS



View of fire pump system.



View of the jockey pump controller.



## APPENDIX C - SITE PHOTOGRAPHS



View of the fire alarm control panel.



Partial view of the domestic water pumps.





## **APPENDIX C - SITE PHOTOGRAPHS**



Typical view of the common area windows.



Typical view of the common area windows and doors.



# APPENDIX D

**GULFSTREAM TOWERS ASSOCIATION, INC.**  
**Structural Integrity Reserve Study**  
**30-Year Cash Flow (Pooled) Funding Analysis**  
**Appendix D**

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2025	2026	2027	2028	2029
									YEAR	YEAR	YEAR	YEAR	YEAR
<b>ROOFING</b>									<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
MAIN TOWER - FLAT ROOF	2000	25	2025	0	1	lump sum	\$550,000	\$550,000	\$550,000				
<b>ROOFING - TOTAL COST :</b>													
<b>PRIMARY STRUCTURAL MEMBERS</b>									<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
CONCRETE AND CMU REPAIRS	2023	10	2033	8	1	lump sum	\$20,000	\$25,000					
<b>PRIMARY STRUCTURAL MEMBERS - TOTAL COST :</b>													
<b>FIREPROOFING AND FIRE PROTECTION SYSTEMS</b>									<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
FACP AND AUDIO-VISUAL FIRE ALARM SYSTEM	2015	30	2045	20	1	lump sum	\$60,000	\$60,000					
FIRE SPRINKLERS	N/A	40	2030	5	1	lump sum	\$55,000	\$55,000					
FIRE PUMP AND CONTROLLER	2012	25	2037	12	1	lump sum	\$65,000	\$65,000					
JOCKEY PUMP	2012	20	2032	7	1	lump sum	\$10,000	\$10,000					
<b>FIREPROOFING AND FIRE PROTECTION SYSTEMS - TOTAL COST :</b>													
<b>PLUMBING SYSTEMS</b>									<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
PLUMBING REPAIRS	2021	10	2031	6	1	lump sum	\$80,000	\$80,000					
DOMESTIC WATER PUMPS & CONTROLS	2022	25	2047	22	1	lump sum	\$14,000	\$14,000					
<b>PLUMBING SYSTEMS - TOTAL COST :</b>													
<b>ELECTRICAL SYSTEMS</b>									<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
ELECTRICAL SYSTEM UPGRADE	Varies	Varies	2027	2	1	lump sum	\$150,000	\$150,000			\$150,000		
<b>ELECTRICAL SYSTEMS - TOTAL COST :</b>													
<b>WATERPROOFING AND EXTERIOR PAINTING</b>									<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
EXTERIOR PAINTING AND RESTORATION	2015	11	2026	1	1	lump sum	\$250,000	\$250,000		\$250,000			
POOL DECK WATERPROOFING	2008	20	2028	3	1	lump sum	\$600,000	\$600,000				\$600,000	
BREEZEWAY WATERPROOFING	N/A	10	2027	2	12,000	sq. ft.	\$12	\$144,000			\$144,000		
<b>WATERPROOFING AND EXTERIOR PAINTING - TOTAL COST :</b>													
<b>WINDOWS AND DOORS</b>									<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
COMMON AREA EXTERIOR WINDOWS	2024	40	2064	39	1	lump sum	\$75,000	\$75,000					
UNIT WINDOWS	Varies	20	2050	25	1	lump sum	\$700,000	\$700,000					
COMMON EXTERIOR DOORS	2018	30	2048	23	1	lump sum	\$80,000	\$80,000					
<b>WINDOWS AND DOORS - TOTAL COST :</b>													
<b>ALL CATEGORIES - TOTAL COST :</b>													
<b>YEAR:</b>									<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>
<b>YEARLY TOTAL:</b>									<b>\$550,000</b>	<b>\$250,000</b>	<b>\$294,000</b>	<b>\$600,000</b>	<b>\$0</b>
<b>YEARLY TOTAL WITH 1% INFLATION:</b>									<b>\$550,000</b>	<b>\$255,025</b>	<b>\$302,908</b>	<b>\$624,362</b>	<b>\$0</b>
<b>BEGINNING OF YEAR BALANCE:</b>									<b>\$300,000</b>	<b>\$121,500</b>	<b>\$237,083</b>	<b>\$305,359</b>	<b>\$52,524</b>
<b>INTEREST (0.5%):</b>									<b>\$1,500</b>	<b>\$608</b>	<b>\$1,185</b>	<b>\$1,527</b>	<b>\$263</b>
<b>YEARLY ASSESSMENT:</b>									<b>\$370,000</b>	<b>\$370,000</b>	<b>\$370,000</b>	<b>\$370,000</b>	<b>\$180,000</b>
<b>RESERVE CASH OUTFLOW:</b>									<b>\$550,000</b>	<b>\$255,025</b>	<b>\$302,908</b>	<b>\$624,362</b>	<b>\$0</b>
<b>END OF YEAR BALANCE:</b>									<b>\$121,500</b>	<b>\$237,083</b>	<b>\$305,359</b>	<b>\$52,524</b>	<b>\$232,786</b>



**GULFSTREAM TOWERS ASSOCIATION, INC.**  
**Structural Integrity Reserve Study**  
**30-Year Cash Flow (Pooled) Funding Analysis**  
**Appendix D**

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2030	2031	2032	2033	2034
									YEAR	YEAR	YEAR	YEAR	YEAR
<b>ROOFING</b>									<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
MAIN TOWER - FLAT ROOF	2000	25	2025	0	1	lump sum	\$550,000	\$550,000					
<b>ROOFING - TOTAL COST :</b>													
<b>PRIMARY STRUCTURAL MEMBERS</b>									<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
CONCRETE AND CMU REPAIRS	2023	10	2033	8	1	lump sum	\$20,000	\$25,000				\$25,000	
<b>PRIMARY STRUCTURAL MEMBERS - TOTAL COST :</b>													
<b>FIREPROOFING AND FIRE PROTECTION SYSTEMS</b>									<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
FACP AND AUDIO-VISUAL FIRE ALARM SYSTEM	2015	30	2045	20	1	lump sum	\$60,000	\$60,000					
FIRE SPRINKLERS	N/A	40	2030	5	1	lump sum	\$55,000	\$55,000	\$55,000				
FIRE PUMP AND CONTROLLER	2012	25	2037	12	1	lump sum	\$65,000	\$65,000					
JOCKEY PUMP	2012	20	2032	7	1	lump sum	\$10,000	\$10,000			\$10,000		
<b>FIREPROOFING AND FIRE PROTECTION SYSTEMS - TOTAL COST :</b>													
<b>PLUMBING SYSTEMS</b>									<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
PLUMBING REPAIRS	2021	10	2031	6	1	lump sum	\$80,000	\$80,000		\$80,000			
DOMESTIC WATER PUMPS & CONTROLS	2022	25	2047	22	1	lump sum	\$14,000	\$14,000					
<b>PLUMBING SYSTEMS - TOTAL COST :</b>													
<b>ELECTRICAL SYSTEMS</b>									<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
ELECTRICAL SYSTEM UPGRADE	Varies	Varies	2027	2	1	lump sum	\$150,000	\$150,000					
<b>ELECTRICAL SYSTEMS - TOTAL COST :</b>													
<b>WATERPROOFING AND EXTERIOR PAINTING</b>									<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
EXTERIOR PAINTING AND RESTORATION	2015	11	2026	1	1	lump sum	\$250,000	\$250,000					
POOL DECK WATERPROOFING	2008	20	2028	3	1	lump sum	\$600,000	\$600,000					
BREEZEWAY WATERPROOFING	N/A	10	2027	2	12,000	sq. ft.	\$12	\$144,000					
<b>WATERPROOFING AND EXTERIOR PAINTING - TOTAL COST :</b>													
<b>WINDOWS AND DOORS</b>									<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
COMMON AREA EXTERIOR WINDOWS	2024	40	2064	39	1	lump sum	\$75,000	\$75,000					
UNIT WINDOWS	Varies	20	2050	25	1	lump sum	\$700,000	\$700,000					
COMMON EXTERIOR DOORS	2018	30	2048	23	1	lump sum	\$80,000	\$80,000					
<b>WINDOWS AND DOORS - TOTAL COST :</b>													
<b>ALL CATEGORIES - TOTAL COST :</b>													
<b>YEAR:</b>									<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>
<b>YEARLY TOTAL:</b>									<b>\$55,000</b>	<b>\$80,000</b>	<b>\$10,000</b>	<b>\$25,000</b>	<b>\$0</b>
<b>YEARLY TOTAL WITH 1% INFLATION:</b>									<b>\$58,384</b>	<b>\$85,771</b>	<b>\$10,829</b>	<b>\$27,342</b>	<b>\$0</b>
<b>BEGINNING OF YEAR BALANCE:</b>									<b>\$232,786</b>	<b>\$355,567</b>	<b>\$451,574</b>	<b>\$623,003</b>	<b>\$778,776</b>
<b>INTEREST (0.5%):</b>									<b>\$1,164</b>	<b>\$1,778</b>	<b>\$2,258</b>	<b>\$3,115</b>	<b>\$3,894</b>
<b>YEARLY ASSESSMENT:</b>									<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>
<b>RESERVE CASH OUTFLOW:</b>									<b>\$58,384</b>	<b>\$85,771</b>	<b>\$10,829</b>	<b>\$27,342</b>	<b>\$0</b>
<b>END OF YEAR BALANCE:</b>									<b>\$355,567</b>	<b>\$451,574</b>	<b>\$623,003</b>	<b>\$778,776</b>	<b>\$962,670</b>

**GULFSTREAM TOWERS ASSOCIATION, INC.**  
**Structural Integrity Reserve Study**  
**30-Year Cash Flow (Pooled) Funding Analysis**  
**Appendix D**

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2035	2036	2037	2038	2039
									YEAR	YEAR	YEAR	YEAR	YEAR
<b>ROOFING</b>									<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
MAIN TOWER - FLAT ROOF	2000	25	2025	0	1	lump sum	\$550,000	\$550,000					
<b>ROOFING - TOTAL COST :</b>													
<b>PRIMARY STRUCTURAL MEMBERS</b>									<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
CONCRETE AND CMU REPAIRS	2023	10	2033	8	1	lump sum	\$20,000	\$25,000					
<b>PRIMARY STRUCTURAL MEMBERS - TOTAL COST :</b>													
<b>FIREPROOFING AND FIRE PROTECTION SYSTEMS</b>									<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
FACP AND AUDIO-VISUAL FIRE ALARM SYSTEM	2015	30	2045	20	1	lump sum	\$60,000	\$60,000					
FIRE SPRINKLERS	N/A	40	2030	5	1	lump sum	\$55,000	\$55,000					
FIRE PUMP AND CONTROLLER	2012	25	2037	12	1	lump sum	\$65,000	\$65,000			\$65,000		
JOCKEY PUMP	2012	20	2032	7	1	lump sum	\$10,000	\$10,000					
<b>FIREPROOFING AND FIRE PROTECTION SYSTEMS - TOTAL COST :</b>													
<b>PLUMBING SYSTEMS</b>									<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
PLUMBING REPAIRS	2021	10	2031	6	1	lump sum	\$80,000	\$80,000					
DOMESTIC WATER PUMPS & CONTROLS	2022	25	2047	22	1	lump sum	\$14,000	\$14,000					
<b>PLUMBING SYSTEMS - TOTAL COST :</b>													
<b>ELECTRICAL SYSTEMS</b>									<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
ELECTRICAL SYSTEM UPGRADE	Varies	Varies	2027	2	1	lump sum	\$150,000	\$150,000					
<b>ELECTRICAL SYSTEMS - TOTAL COST :</b>													
<b>WATERPROOFING AND EXTERIOR PAINTING</b>									<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
EXTERIOR PAINTING AND RESTORATION	2015	11	2026	1	1	lump sum	\$250,000	\$250,000			\$250,000		
POOL DECK WATERPROOFING	2008	20	2028	3	1	lump sum	\$600,000	\$600,000					
BREEZEWAY WATERPROOFING	N/A	10	2027	2	12,000	sq. ft.	\$12	\$144,000			\$144,000		
<b>WATERPROOFING AND EXTERIOR PAINTING - TOTAL COST :</b>													
<b>WINDOWS AND DOORS</b>									<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>
COMMON AREA EXTERIOR WINDOWS	2024	40	2064	39	1	lump sum	\$75,000	\$75,000					
UNIT WINDOWS	Varies	20	2050	25	1	lump sum	\$700,000	\$700,000					
COMMON EXTERIOR DOORS	2018	30	2048	23	1	lump sum	\$80,000	\$80,000					
<b>WINDOWS AND DOORS - TOTAL COST :</b>													
<b>ALL CATEGORIES - TOTAL COST :</b>													
<b>YEAR:</b>									<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>
<b>YEARLY TOTAL:</b>									<b>\$0</b>	<b>\$0</b>	<b>\$459,000</b>	<b>\$0</b>	<b>\$0</b>
<b>YEARLY TOTAL WITH 1% INFLATION:</b>									<b>\$0</b>	<b>\$0</b>	<b>\$522,385</b>	<b>\$0</b>	<b>\$0</b>
<b>BEGINNING OF YEAR BALANCE:</b>									<b>\$962,670</b>	<b>\$1,147,483</b>	<b>\$1,333,221</b>	<b>\$997,502</b>	<b>\$1,182,489</b>
<b>INTEREST (0.5%):</b>									<b>\$4,813</b>	<b>\$5,737</b>	<b>\$6,666</b>	<b>\$4,988</b>	<b>\$5,912</b>
<b>YEARLY ASSESSMENT:</b>									<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>
<b>RESERVE CASH OUTFLOW:</b>									<b>\$0</b>	<b>\$0</b>	<b>\$522,385</b>	<b>\$0</b>	<b>\$0</b>
<b>END OF YEAR BALANCE:</b>									<b>\$1,147,483</b>	<b>\$1,333,221</b>	<b>\$997,502</b>	<b>\$1,182,489</b>	<b>\$1,368,402</b>

**GULFSTREAM TOWERS ASSOCIATION, INC.**  
**Structural Integrity Reserve Study**  
**30-Year Cash Flow (Pooled) Funding Analysis**  
**Appendix D**

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2040	2041	2042	2043	2044
									YEAR	YEAR	YEAR	YEAR	YEAR
<b>ROOFING</b>									<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>
MAIN TOWER - FLAT ROOF	2000	25	2025	0	1	lump sum	\$550,000	\$550,000					
<b>ROOFING - TOTAL COST :</b>								<b>\$550,000</b>					
<b>PRIMARY STRUCTURAL MEMBERS</b>									<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>
CONCRETE AND CMU REPAIRS	2023	10	2033	8	1	lump sum	\$20,000	\$25,000				\$25,000	
<b>PRIMARY STRUCTURAL MEMBERS - TOTAL COST :</b>								<b>\$25,000</b>					
<b>FIREPROOFING AND FIRE PROTECTION SYSTEMS</b>									<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>
FACP AND AUDIO-VISUAL FIRE ALARM SYSTEM	2015	30	2045	20	1	lump sum	\$60,000	\$60,000					
FIRE SPRINKLERS	N/A	40	2030	5	1	lump sum	\$55,000	\$55,000					
FIRE PUMP AND CONTROLLER	2012	25	2037	12	1	lump sum	\$65,000	\$65,000					
JOCKEY PUMP	2012	20	2032	7	1	lump sum	\$10,000	\$10,000					
<b>FIREPROOFING AND FIRE PROTECTION SYSTEMS - TOTAL COST :</b>								<b>\$190,000</b>					
<b>PLUMBING SYSTEMS</b>									<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>
PLUMBING REPAIRS	2021	10	2031	6	1	lump sum	\$80,000	\$80,000		\$80,000			
DOMESTIC WATER PUMPS & CONTROLS	2022	25	2047	22	1	lump sum	\$14,000	\$14,000					
<b>PLUMBING SYSTEMS - TOTAL COST :</b>								<b>\$94,000</b>					
<b>ELECTRICAL SYSTEMS</b>									<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>
ELECTRICAL SYSTEM UPGRADE	Varies	Varies	2027	2	1	lump sum	\$150,000	\$150,000					
<b>ELECTRICAL SYSTEMS - TOTAL COST :</b>								<b>\$150,000</b>					
<b>WATERPROOFING AND EXTERIOR PAINTING</b>									<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>
EXTERIOR PAINTING AND RESTORATION	2015	11	2026	1	1	lump sum	\$250,000	\$250,000					
POOL DECK WATERPROOFING	2008	20	2028	3	1	lump sum	\$600,000	\$600,000					
BREEZEWAY WATERPROOFING	N/A	10	2027	2	12,000	sq. ft.	\$12	\$144,000					
<b>WATERPROOFING AND EXTERIOR PAINTING - TOTAL COST :</b>								<b>\$994,000</b>					
<b>WINDOWS AND DOORS</b>									<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>	<b>20</b>
COMMON AREA EXTERIOR WINDOWS	2024	40	2064	39	1	lump sum	\$75,000	\$75,000					
UNIT WINDOWS	Varies	20	2050	25	1	lump sum	\$700,000	\$700,000					
COMMON EXTERIOR DOORS	2018	30	2048	23	1	lump sum	\$80,000	\$80,000					
<b>WINDOWS AND DOORS - TOTAL COST :</b>								<b>\$855,000</b>					
<b>ALL CATEGORIES - TOTAL COST :</b>								<b>\$2,858,000</b>					
<b>YEAR:</b>									<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	<b>2044</b>
<b>YEARLY TOTAL:</b>									<b>\$0</b>	<b>\$80,000</b>	<b>\$0</b>	<b>\$25,000</b>	<b>\$0</b>
<b>YEARLY TOTAL WITH 1% INFLATION:</b>									<b>\$0</b>	<b>\$94,744</b>	<b>\$0</b>	<b>\$30,203</b>	<b>\$0</b>
<b>BEGINNING OF YEAR BALANCE:</b>									<b>\$1,368,402</b>	<b>\$1,555,244</b>	<b>\$1,648,276</b>	<b>\$1,836,517</b>	<b>\$1,995,497</b>
<b>INTEREST (0.5%):</b>									<b>\$6,842</b>	<b>\$7,776</b>	<b>\$8,241</b>	<b>\$9,183</b>	<b>\$9,977</b>
<b>YEARLY ASSESSMENT:</b>									<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>
<b>RESERVE CASH OUTFLOW:</b>									<b>\$0</b>	<b>\$94,744</b>	<b>\$0</b>	<b>\$30,203</b>	<b>\$0</b>
<b>END OF YEAR BALANCE:</b>									<b>\$1,555,244</b>	<b>\$1,648,276</b>	<b>\$1,836,517</b>	<b>\$1,995,497</b>	<b>\$2,185,474</b>

**GULFSTREAM TOWERS ASSOCIATION, INC.**  
**Structural Integrity Reserve Study**  
**30-Year Cash Flow (Pooled) Funding Analysis**  
**Appendix D**

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2045	2046	2047	2048	2049
									YEAR	YEAR	YEAR	YEAR	YEAR
<b>ROOFING</b>									<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>
MAIN TOWER - FLAT ROOF	2000	25	2025	0	1	lump sum	\$550,000	\$550,000					
<b>ROOFING - TOTAL COST :</b>													
<b>PRIMARY STRUCTURAL MEMBERS</b>									<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>
CONCRETE AND CMU REPAIRS	2023	10	2033	8	1	lump sum	\$20,000	\$25,000					
<b>PRIMARY STRUCTURAL MEMBERS - TOTAL COST :</b>													
<b>FIREPROOFING AND FIRE PROTECTION SYSTEMS</b>									<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>
FACP AND AUDIO-VISUAL FIRE ALARM SYSTEM	2015	30	2045	20	1	lump sum	\$60,000	\$60,000	\$60,000				
FIRE SPRINKLERS	N/A	40	2030	5	1	lump sum	\$55,000	\$55,000					
FIRE PUMP AND CONTROLLER	2012	25	2037	12	1	lump sum	\$65,000	\$65,000					
JOCKEY PUMP	2012	20	2032	7	1	lump sum	\$10,000	\$10,000					
<b>FIREPROOFING AND FIRE PROTECTION SYSTEMS - TOTAL COST :</b>													
<b>PLUMBING SYSTEMS</b>									<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>
PLUMBING REPAIRS	2021	10	2031	6	1	lump sum	\$80,000	\$80,000					
DOMESTIC WATER PUMPS & CONTROLS	2022	25	2047	22	1	lump sum	\$14,000	\$14,000			\$14,000		
<b>PLUMBING SYSTEMS - TOTAL COST :</b>													
<b>ELECTRICAL SYSTEMS</b>									<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>
ELECTRICAL SYSTEM UPGRADE	Varies	Varies	2027	2	1	lump sum	\$150,000	\$150,000					
<b>ELECTRICAL SYSTEMS - TOTAL COST :</b>													
<b>WATERPROOFING AND EXTERIOR PAINTING</b>									<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>
EXTERIOR PAINTING AND RESTORATION	2015	11	2026	1	1	lump sum	\$250,000	\$250,000				\$250,000	
POOL DECK WATERPROOFING	2008	20	2028	3	1	lump sum	\$600,000	\$600,000				\$600,000	
BREEZEWAY WATERPROOFING	N/A	10	2027	2	12,000	sq. ft.	\$12	\$144,000			\$144,000		
<b>WATERPROOFING AND EXTERIOR PAINTING - TOTAL COST :</b>													
<b>WINDOWS AND DOORS</b>									<b>21</b>	<b>22</b>	<b>23</b>	<b>24</b>	<b>25</b>
COMMON AREA EXTERIOR WINDOWS	2024	40	2064	39	1	lump sum	\$75,000	\$75,000					
UNIT WINDOWS	Varies	20	2050	25	1	lump sum	\$700,000	\$700,000					
COMMON EXTERIOR DOORS	2018	30	2048	23	1	lump sum	\$80,000	\$80,000				\$80,000	
<b>WINDOWS AND DOORS - TOTAL COST :</b>													
<b>ALL CATEGORIES - TOTAL COST :</b>													
<b>YEAR:</b>									<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>
<b>YEARLY TOTAL:</b>									<b>\$60,000</b>	<b>\$0</b>	<b>\$158,000</b>	<b>\$930,000</b>	<b>\$0</b>
<b>YEARLY TOTAL WITH 1% INFLATION:</b>									<b>\$73,944</b>	<b>\$0</b>	<b>\$198,632</b>	<b>\$1,180,853</b>	<b>\$0</b>
<b>BEGINNING OF YEAR BALANCE:</b>									<b>\$2,185,474</b>	<b>\$2,302,458</b>	<b>\$2,493,971</b>	<b>\$2,487,809</b>	<b>\$1,499,394</b>
<b>INTEREST (0.5%):</b>									<b>\$10,927</b>	<b>\$11,512</b>	<b>\$12,470</b>	<b>\$12,439</b>	<b>\$7,497</b>
<b>YEARLY ASSESSMENT:</b>									<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>
<b>RESERVE CASH OUTFLOW:</b>									<b>\$73,944</b>	<b>\$0</b>	<b>\$198,632</b>	<b>\$1,180,853</b>	<b>\$0</b>
<b>END OF YEAR BALANCE:</b>									<b>\$2,302,458</b>	<b>\$2,493,971</b>	<b>\$2,487,809</b>	<b>\$1,499,394</b>	<b>\$1,686,891</b>

**GULFSTREAM TOWERS ASSOCIATION, INC.**  
**Structural Integrity Reserve Study**  
**30-Year Cash Flow (Pooled) Funding Analysis**  
**Appendix D**

BUILDING COMPONENT/ELEMENT	ORIG SVC DATE	SVC LIFE (YRS)	REPLACEMENT DATE	REMAINING LIFE (YRS)	QUANTITY	UNITS	UNIT COSTS (\$)	REPLACEMENT COST	RESERVE YEARS				
									2050	2051	2052	2053	2054
									YEAR	YEAR	YEAR	YEAR	YEAR
<b>ROOFING</b>									<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
MAIN TOWER - FLAT ROOF	2000	25	2025	0	1	lump sum	\$550,000	\$550,000	\$550,000				
<b>ROOFING - TOTAL COST :</b>													
<b>PRIMARY STRUCTURAL MEMBERS</b>									<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
CONCRETE AND CMU REPAIRS	2023	10	2033	8	1	lump sum	\$20,000	\$25,000				\$25,000	
<b>PRIMARY STRUCTURAL MEMBERS - TOTAL COST :</b>													
<b>FIREPROOFING AND FIRE PROTECTION SYSTEMS</b>									<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
FACP AND AUDIO-VISUAL FIRE ALARM SYSTEM	2015	30	2045	20	1	lump sum	\$60,000	\$60,000					
FIRE SPRINKLERS	N/A	40	2030	5	1	lump sum	\$55,000	\$55,000					
FIRE PUMP AND CONTROLLER	2012	25	2037	12	1	lump sum	\$65,000	\$65,000					
JOCKEY PUMP	2012	20	2032	7	1	lump sum	\$10,000	\$10,000			\$10,000		
<b>FIREPROOFING AND FIRE PROTECTION SYSTEMS - TOTAL COST :</b>													
<b>PLUMBING SYSTEMS</b>									<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
PLUMBING REPAIRS	2021	10	2031	6	1	lump sum	\$80,000	\$80,000		\$80,000			
DOMESTIC WATER PUMPS & CONTROLS	2022	25	2047	22	1	lump sum	\$14,000	\$14,000					
<b>PLUMBING SYSTEMS - TOTAL COST :</b>													
<b>ELECTRICAL SYSTEMS</b>									<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
ELECTRICAL SYSTEM UPGRADE	Varies	Varies	2027	2	1	lump sum	\$150,000	\$150,000					
<b>ELECTRICAL SYSTEMS - TOTAL COST:</b>													
<b>WATERPROOFING AND EXTERIOR PAINTING</b>									<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
EXTERIOR PAINTING AND RESTORATION	2015	11	2026	1	1	lump sum	\$250,000	\$250,000					
POOL DECK WATERPROOFING	2008	20	2028	3	1	lump sum	\$600,000	\$600,000					
BREEZEWAY WATERPROOFING	N/A	10	2027	2	12,000	sq. ft.	\$12	\$144,000					
<b>WATERPROOFING AND EXTERIOR PAINTING - TOTAL COST :</b>													
<b>WINDOWS AND DOORS</b>									<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>
COMMON AREA EXTERIOR WINDOWS	2024	40	2064	39	1	lump sum	\$75,000	\$75,000					
UNIT WINDOWS	Varies	20	2050	25	1	lump sum	\$700,000	\$700,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
COMMON EXTERIOR DOORS	2018	30	2048	23	1	lump sum	\$80,000	\$80,000					
<b>WINDOWS AND DOORS - TOTAL COST :</b>													
<b>ALL CATEGORIES - TOTAL COST :</b>													
<b>YEAR:</b>									<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>	<b>2054</b>
<b>YEARLY TOTAL:</b>									<b>\$650,000</b>	<b>\$180,000</b>	<b>\$110,000</b>	<b>\$125,000</b>	<b>\$100,000</b>
<b>YEARLY TOTAL WITH 1% INFLATION:</b>									<b>\$841,917</b>	<b>\$235,478</b>	<b>\$145,342</b>	<b>\$166,813</b>	<b>\$134,785</b>
<b>BEGINNING OF YEAR BALANCE:</b>									<b>\$1,686,891</b>	<b>\$1,033,409</b>	<b>\$983,099</b>	<b>\$1,022,672</b>	<b>\$1,040,973</b>
<b>INTEREST (0.5%):</b>									<b>\$8,434</b>	<b>\$5,167</b>	<b>\$4,915</b>	<b>\$5,113</b>	<b>\$5,205</b>
<b>YEARLY ASSESSMENT:</b>									<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>	<b>\$180,000</b>
<b>RESERVE CASH OUTFLOW:</b>									<b>\$841,917</b>	<b>\$235,478</b>	<b>\$145,342</b>	<b>\$166,813</b>	<b>\$134,785</b>
<b>END OF YEAR BALANCE:</b>									<b>\$1,033,409</b>	<b>\$983,099</b>	<b>\$1,022,672</b>	<b>\$1,040,973</b>	<b>\$1,091,393</b>