

September 11, 2024

Baker Towers Condominium
320 S Surf Road
Hollywood, FL 33019

ATTN: Diana Pittarelli
dianapittt@yahoo.com
Property Manager

**RE: Baker Towers Condominium
Structural Integrity Reserve Study**

Dear Ms. Pittarelli,

O&S Associates, Inc. (“O&S”) has completed the Structural Integrity Reserve Study of the Baker Towers Condominium property located in Hollywood, FL. The attached financial analysis was performed in accordance with the requirements Florida Statute F.S. 718.112 (g) *Structural integrity reserve study* as amended by State Bills SB-4D and SB-154.

O&S performed a visual inspection of the common elements of the building which are noted in the Florida Statute and must be included in the integrity reserve study. The financial analysis provides an inventory list of the common elements inspected and includes the estimated remaining useful life and the probable repair, replacement, or maintenance cost of each common element. The analysis also includes a recommended annual reserve contribution amount that satisfies the statute’s funding requirements for the common elements.

The Association at Baker Towers Condominium has been funding reserves and anticipates having reserve funds available to allocate to the integrity reserve fund. Per information provided by the association, the attached financial analysis indicates an anticipated reserve balance of \$0 for the Structural Integrity Reserve Fund at the Start of the Financial Year, 2025. This represents 0% of the anticipated total reserve fund of the community. The costs to replace, repair, or maintain the common elements are derived from O&S experience and history, published industry data, or price quotes provided to the Association by contractors.

We are recommending an initial annual contribution of \$165k. This is to account for several anticipated reserve expenditures to occur in the near term. The second-year contribution the fund analysis recommends dropping the contributions to \$85k and build the reserve by a 3% yearly increase up to year 10. Finally, the reserve contribution can be reduced in year 11 (2035) to \$60k, increasing by 3% per year up to year 30.

This budget anticipates that the association will undertake a number of repair or retrofit projects over the next five years to address expired or deteriorated elements. The following projects are included in the short- and near-term budget:

Water Main Pumps Replacement

Multiple Electrical Upgrades

Exterior Door Replacements

Fire Pump and Controller Replacement

As a routine matter, in order to avoid possible misunderstanding, nothing in this report should be construed directly or indirectly as a guarantee for any portion of the structure system. To the best of my knowledge and ability, this report represents an accurate appraisal of the present condition of the building based upon careful evaluation of observed conditions, to the extent reasonably possible. There was no destructive testing done at the building and none of the covered structural members could be visually inspected.

Please contact me with any concerns at (954) 829-4664.



Respectfully,

Jason Borden, P.E.

Regional Director

O&S Associates, Inc. – Engineers & Architects

jborden@OandSassociates.com

FINANCIAL ANALYSIS																
Year	1	2	3	4	5	6	7	8	9	10	6	7	8	9	10	
BASELINE FUNDING																
FISCAL YEAR	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
FULLY FUNDED BALANCE (FFB)	\$ 432K	\$ 334K	\$ 404K	\$ 478K	\$ 518K	\$ 561K	\$ 538K	\$ 337K	\$ 306K	\$ 358K	\$ 443K	\$ 534K	\$ 631K	\$ 734K	\$ 828K	
PERCENT FUNDED	0%	0%	21%	36%	45%	52%	54%	34%	36%	52%	66%	67%	68%	68%	68%	
STARTING RESERVE BALANCE	\$ 0	\$ 0	\$ 85K	\$ 174K	\$ 231K	\$ 292K	\$ 290K	\$ 115K	\$ 109K	\$ 186K	\$ 294K	\$ 360K	\$ 429K	\$ 501K	\$ 564K	
INTEREST EARNINGS	\$ 0	\$ 0	\$ 2K	\$ 3K	\$ 5K	\$ 6K	\$ 6K	\$ 2K	\$ 2K	\$ 4K	\$ 6K	\$ 7K	\$ 9K	\$ 10K	\$ 11K	
RESERVE CONTRIBUTION*	\$ 165K	\$ 85K	\$ 88K	\$ 90K	\$ 93K	\$ 96K	\$ 99K	\$ 101K	\$ 105K	\$ 108K	\$ 60K	\$ 62K	\$ 64K	\$ 66K	\$ 68K	
PLANNED SPECIAL ASSESSMENTS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
BALANCE + CONTRIBUTIONS	\$ 165K	\$ 85K	\$ 174K	\$ 268K	\$ 328K	\$ 394K	\$ 394K	\$ 219K	\$ 216K	\$ 297K	\$ 360K	\$ 429K	\$ 501K	\$ 577K	\$ 643K	
RESERVE EXPENDITURES*	(\$ 165K)	\$ 0	\$ 0	(\$ 37K)	(\$ 36K)	(\$ 104K)	(\$ 279K)	(\$ 110K)	(\$ 30K)	(\$ 3K)	\$ 0	\$ 0	\$ 0	(\$ 13K)	\$ 0	
ENDING RESERVE BALANCE	\$ 0	\$ 85K	\$ 174K	\$ 231K	\$ 292K	\$ 290K	\$ 115K	\$ 109K	\$ 186K	\$ 294K	\$ 360K	\$ 429K	\$ 501K	\$ 564K	\$ 643K	

Year	11	12	13	14	15	16	17	18	19	20	16	17	18	19	20	
BASELINE FUNDING																
FISCAL YEAR	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
FULLY FUNDED BALANCE (FFB)	\$ 941K	\$ 1,060K	\$ 800K	\$ 768K	\$ 850K	\$ 960K	\$ 768K	\$ 900K	\$ 1,039K	\$ 1,186K	\$ 1,256K	\$ 1,410K	\$ 932K	\$ 831K	\$ 919K	
PERCENT FUNDED	68%	68%	55%	48%	49%	50%	34%	39%	43%	46%	45%	47%	17%	1%	5%	
STARTING RESERVE BALANCE	\$ 643K	\$ 725K	\$ 436K	\$ 371K	\$ 414K	\$ 483K	\$ 259K	\$ 350K	\$ 445K	\$ 545K	\$ 567K	\$ 670K	\$ 155K	\$ 8K	\$ 46K	
INTEREST EARNINGS	\$ 13K	\$ 15K	\$ 9K	\$ 7K	\$ 8K	\$ 10K	\$ 5K	\$ 7K	\$ 9K	\$ 11K	\$ 11K	\$ 13K	\$ 3K	\$ 166	\$ 912	
RESERVE CONTRIBUTION*	\$ 70K	\$ 72K	\$ 74K	\$ 76K	\$ 78K	\$ 83K	\$ 85K	\$ 88K	\$ 91K	\$ 93K	\$ 96K	\$ 99K	\$ 102K	\$ 105K	\$ 108K	
PLANNED SPECIAL ASSESSMENTS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
BALANCE + CONTRIBUTIONS	\$ 725K	\$ 811K	\$ 519K	\$ 454K	\$ 501K	\$ 575K	\$ 350K	\$ 445K	\$ 545K	\$ 649K	\$ 675K	\$ 782K	\$ 260K	\$ 114K	\$ 155K	
RESERVE EXPENDITURES*	\$ 0	(\$ 375K)	(\$ 148K)	(\$ 40K)	(\$ 18K)	(\$ 316K)	\$ 0	\$ 0	\$ 0	(\$ 82K)	(\$ 5K)	(\$ 627K)	(\$ 252K)	(\$ 68K)	\$ 0	
ENDING RESERVE BALANCE	\$ 725K	\$ 436K	\$ 371K	\$ 414K	\$ 483K	\$ 259K	\$ 350K	\$ 445K	\$ 545K	\$ 567K	\$ 670K	\$ 155K	\$ 8K	\$ 46K	\$ 155K	

*Contributions and Expenditures Annually Adjusted for Inflation



FUNDING SUMMARY	
RESERVE STUDY BASIS YEAR:	2024
2024 Ending Reserve Balance (12/31/2024):	\$0
Current Annual Contributions:	\$0
2024 Ideal Fully Funded Balance:	\$376,000
2024 Percent Funded:	0%
# UNITS:	36
INFLATION:	3.00%
INTEREST:	2.00%
BASELINE FUNDING	
ANNUAL CONTRIBUTIONS:	\$165,000
PLANNED SPECIAL ASSESSMENTS:	\$0

Notes:
1. The ending reserve balance is \$0k as of December 31st, 2024 with annual contributions of \$0k. These figures were provided by Management.
2. O&S has increased the unit costs for select items to better match the current market conditions for construction. we've also increased the interest and inflation to 2% and 3% respectively.
3. The Structural Integrity Reserve Study ("S.I.R.S.") was completed in accordance with the requirements of Florida Statute SB 4-D & SB-154. The analysis below excludes some of the building's common element components that are not considered part of the S.I.R.S. requirements. Additional funds should be reserved by the Association to account for these components.



COMPONENT INVENTORY AND REPLACEMENT COSTS								
WORK ID	RECOMMENDED WORK	YEAR PLACED IN SERVICE	EXPECTED USEFUL LIFE (YRS)	REMAINING USEFUL LIFE (YRS)	QUANTITY	UNIT COST	TOTAL PROJECT COST	2024 FULLY FUNDED BALANCE (FFB)
	ROOFING							
R-1	Single Ply TPO Roof - Main Roofing System	2021	30	27	44 SQ	\$ 1,300	\$ 57,200	\$ 5,720
	LOAD BEARING WALLS OR OTHER PRIMARY STRUCTURAL MEMBERS							
S-1	Structural Integrity Reserve Study	2024	10	9	1 LS	\$ 8,500.00	\$ 8,500	\$ 850.00
S-2	Broward County Building Safety Recertification	2023	10	9	1 LS	\$ 15,000.00	\$ 15,000	\$ 1,500.00
S-3	Periodic Structural Repair Program Allowance (Including Balcony Restoration, Concrete Restoration, Stair, Etc)	2021	10	7	1 LS	\$ 60,000.00	\$ 60,000	\$ 18,000.00
S-4	Concrete Restoration at Pool Deck	2021	10	7	1 LS	\$ 25,000.00	\$ 25,000	\$ 7,500.00
S-5	Concrete Repairs at Catwalks Walls	2021	10	7	500 LF	\$ 25.00	\$ 12,500	\$ 3,750.00
S-6	Concrete Repairs and Waterproofing Membrane Installation on Roof Eyebrows	2021	10	7	500 LF	\$ 25.00	\$ 12,500	\$ 3,750.00
S-7	Parking Garage Concrete Restoration (Floor, Overhead, Vertical Concrete and Painting)	2021	10	7	1 LS	\$ 60,000	\$ 60,000	\$ 18,000.00
S-8	Masonry Wall Repair Allowance at Roof Terrace	2021	10	7	300 SF	\$ 25.00	\$ 7,500	\$ 2,250
S-9	Replacement of Aluminum Guardrails (Exterior)	2022	30	28	150 LF	\$ 160.00	\$ 24,000	\$ 1,600



COMPONENT INVENTORY AND REPLACEMENT COSTS								
WORK ID	RECOMMENDED WORK	YEAR PLACED IN SERVICE	EXPECTED USEFUL LIFE (YRS)	REMAINING USEFUL LIFE (YRS)	QUANTITY	UNIT COST	TOTAL PROJECT COST	2024 FULLY FUNDED BALANCE (FFB)
	WATERPROOFING AND EXTERIOR PAINTING							
W-1	Periodic Stucco Repair and Maintenance Program Allowance	2021	10	7	2,000 SF	\$ 28.00	\$ 56,000	\$ 16,800.00
W-2	Exterior Wall Cleaning and Coating	2022	10	8	1 LS	\$ 30,000.00	\$ 30,000	\$ 6,000.00
W-3	Interior Resurfacing of Pool	2024	25	25	2,600 SF	\$ 16	\$ 40,300	\$ -
W-4	Waterproofing Maintenance at Balconies	2022	10	8	2,600 SF	\$ 9.00	\$ 23,400	\$ 4,680.00
W-5	Waterproofing Maintenance at Common Areas (Catwalks, Pool Deck)	2022	10	8	4,000 SF	\$ 9.00	\$ 36,000	\$ 7,200.00
W-6	Replacement of Drains (Pool)	1998	40	14	4 EA	\$ 2,200	\$ 8,800	\$ 5,720



COMPONENT INVENTORY AND REPLACEMENT COSTS								
WORK ID	RECOMMENDED WORK	YEAR PLACED IN SERVICE	EXPECTED USEFUL LIFE (YRS)	REMAINING USEFUL LIFE (YRS)	QUANTITY	UNIT COST	TOTAL PROJECT COST	2024 FULLY FUNDED BALANCE (FFB)
	WINDOWS/DOORS							
D-1	Single Hollow Metal Doors	1968	35	4	16 EA	\$ 1,300.00	\$ 20,800.00	\$ 18,422.86
D-2	Double Hollow Metal Doors	1968	35	4	1 EA	\$ 1,400.00	\$ 1,400.00	\$ 1,240.00
D-3	Single Hollow Metal Doors with Louvers	1968	35	4	8 EA	\$ 1,500.00	\$ 12,000.00	\$ 10,628.57
D-4	Single Impact Glass Panel Doors	2022	35	33	2 EA	\$ 1,700.00	\$ 3,400.00	\$ 194.29
D-5	Single Hollow Metal Doors With Window	1968	35	5	16 EA	\$ 1,400.00	\$ 22,400.00	\$ 19,200.00
D-6	Double Sliding Impact Glass Doors	2022	35	33	2 EA	\$ 1,900.00	\$ 3,800.00	\$ 217.14
D-7	Coiling Overhead Doors	2022	35	33	2 EA	\$ 1,300.00	\$ 2,600.00	\$ 148.57
D-8	Replacement of Aluminum Gate	2020	30	26	2 EA	\$ 1,300.00	\$ 2,600	\$ 347
WI-1	Replacement of Impact Glass Panels - Lobby	2022	35	33	2 EA	\$ 1,700.00	\$ 3,400.00	\$ 194.29
WI-2	Replacement of Impact Windows- Lobby	2022	35	33	5 EA	\$ 900.00	\$ 4,500.00	\$ 257.14
WI-3	Replacement of Impact Windows - Laundry	2022	35	33	10 EA	\$ 700.00	\$ 7,000.00	\$ 400.00



COMPONENT INVENTORY AND REPLACEMENT COSTS								
WORK ID	RECOMMENDED WORK	YEAR PLACED IN SERVICE	EXPECTED USEFUL LIFE (YRS)	REMAINING USEFUL LIFE (YRS)	QUANTITY	UNIT COST	TOTAL PROJECT COST	2024 FULLY FUNDED BALANCE (FFB)
ELECTRICAL								
E-1	Distribution House Panel 200A	2023	40	39	1 EA	\$ 3,000.00	\$ 3,000.00	\$ 75.00
E-2	Safety Disconnect 100A w/fuses (HVAC Equip. for Clubhouse)	1968	30	1	1 EA	\$ 1,000.00	\$ 1,000.00	\$ 966.67
E-3	Distribution House Panel 200A	2023	40	39	1 EA	\$ 3,000.00	\$ 3,000.00	\$ 75.00
E-4	Distribution House Panel 200A	2023	40	39	1 EA	\$ 3,000.00	\$ 3,000.00	\$ 75.00
E-5	Molded Case Breaker 225A	1968	40	1	1 EA	\$ 1,800.00	\$ 1,800.00	\$ 1,755.00
E-6	Safety Disconnect 60A w/fuses	1968	30	1	3 EA	\$ 800.00	\$ 2,400.00	\$ 2,320.00
E-7	Distribution House Panel 100A	2023	40	39	1 EA	\$ 1,500.00	\$ 1,500.00	\$ 37.50
E-8	Meter Stack 6 Sockets w/ Breakers	2024	40	40	5 EA	\$ 3,500.00	\$ 17,500.00	\$ -
E-9	Meter Stack 5 Sockets w/ Breakers	2024	40	40	1 EA	\$ 3,000.00	\$ 3,000.00	\$ -
E-10	Meter Stack 2 Sockets w/ Breakers	2024	40	40	1 EA	\$ 2,500.00	\$ 2,500.00	\$ -
E-11	Main Distribution Panel 800A	2024	40	40	2 EA	\$ 7,500.00	\$ 15,000.00	\$ -
E-12	Distribution House Panel 250A	2023	40	39	1 EA	\$ 3,500.00	\$ 3,500.00	\$ 87.50
E-13	Safety Disconnect 100A w/fuses	2023	30	29	1 EA	\$ 1,000.00	\$ 1,000.00	\$ 33.33
E-14	Safety Disconnect 200A w/fuses	2023	30	29	2 EA	\$ 1,500.00	\$ 3,000.00	\$ 100.00
E-15	Safety Disconnect 400A w/fuses	2023	30	29	1 EA	\$ 2,250.00	\$ 2,250.00	\$ 75.00
E-16	Time Clocks for Lighting & Lighting Contactor	1973	40	10	1 LS	\$ 2,000.00	\$ 2,000.00	\$ 1,500.00
E-17	Exit Signs & Emergency Lights & Light Fixtures	1973	15	5	1 LS	\$ 10,000.00	\$ 10,000.00	\$ 6,666.67
BUILDING FIRE PROTECTION/ALARMS								
FP-1	Fire Pump	1968	20	1	1 EA	\$ 85,000.00	\$ 85,000.00	\$ 80,750.00
FP-2	Fire Pump Controller	1968	30	1	1 EA	\$ 50,000.00	\$ 50,000.00	\$ 48,333.33
FP-3	Fire Alarm System	2015	15	6	1 LS	\$ 90,000.00	\$ 90,000.00	\$ 54,000.00
PLUMBING								
P-1	Water Main Pumps Replacement Allowance	1968	30	1	1 LS	\$ 25,000.00	\$ 25,000.00	\$ 24,166.67
TOTAL							\$ 886,000	\$ 376,000