

**EXPERT**   
**Reserve Services, Inc.**

**Reserve Studies - Replacement Cost Valuations**

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## **STRUCTURAL INTEGRITY RESERVE STUDY**



**Parlaiment Towers COA, Inc.**

405 Ocean Blvd  
Pompano Beach, FL 33062

**January 2, 2024**

**Fiscal Year January 1, 2024**

## **Parlaiment Towers COA, Inc.**

**405 Ocean Blvd, Pompano Beach, FL 33062**

### **Reserve Study Year 2024**

As authorized, a structural integrity reserve study report has been prepared for Parlaiment Towers COA, Inc. located at 405 Ocean Blvd, Pompano Beach, FL 33062 . Built in 1969 containing 432 units with components dictated by Florida State Statute 718. These items are: roof, load bearing walls and other primary structure members, fireproofing and fire protection systems, plumbing, electrical systems, waterproofing & exterior painting, and windows. Each building has been identified within this report for accuracy.

Your report has been divided into sections for easier referencing. The first section contains all general information including definitions, accounting formulas, etc. An index of sections and components can be found at the end of Detail Report by Category pages.

In this report, we have taken the approved accounting formula as outlined by The State of Florida. This schedule will give you the recommended contribution per unit for the report year 2024 to remain compliant and show a fully funded reserve schedule.

This report contains information to act as a guideline to assist in budget preparation and in no way constitutes a complete budget or any opinion regarding the implication of such and consists of suggested contributions for reserves only and in no way affects the operating budget.

It is the opinion of Expert Reserve Services, Inc. that Parlaiment Towers COA, Inc.'s fully funded reserve contribution shown in this report is adequate for risk management, State requirements and budget planning provided the suggested contribution in this report is adopted and the engineering report attached is followed.

This report identifies the required assets maintained by the Association and provides estimates on useful life, remaining life, and scheduled replacement date, and future replacement cost. This information was derived from the engineering report for a structural integrity reserve study as outlined by Florida State Statute 718 and following National Reserve Study Standards.

# FINANCIAL SUMMARY

Fiscal Year 2024

## STRUCTURAL (SIRS)

Structural Beginning Balance 1/1/2024	\$2,470,884.00
2024 Projected Expenditures	\$17,500.00
Structural Full Funding Amount 12/2024	\$2,663,209.00
Structural Threshold Requirement	\$209,825.00
Annual Contribution Per Unit (2024)	\$485.71

As with many associations of this age, environmental elements and construction techniques play a large part in useful life and remaining life of components. Fluctuations in construction costs, disasters, and insurance policy limitations cannot be foretold in specific form to regulate guaranteed results and therefore, we reserve the right to amend this statement upon future events and information provided. Future updates can be obtained on an annual basis and is highly recommended in this uncertain economy.

This report is prepared as a budget tool to assist the association in its long range financial planning. Its use for any other purpose is not appropriate. The visual observations made do NOT constitute an "Engineering Inspection" and are not detailed enough to be relied upon, nor should they be relied upon, to determine violations of jurisdictional requirements (building ordinances, codes, etc.) relating to the safety, soundness, structural integrity, or habitability of the projects buildings or of any individual component. The Engineering Study is used as a guideline to produce this report for compliance and funding purposes.

This report is prepared for the sole benefit of the client. Any unauthorized use without our permission shall result in no liability or legal exposure to Expert Reserve Services, Inc.

Thank you for allowing Expert Reserve Services, Inc. the opportunity to serve your Association. Upon your review of this report, please do not hesitate to contact us with any questions that may arise.

*Anastasia Kolodzik*

Expert Reserve Services, Inc.

RS, PRA # 2340, CAM 52338



*Please note: Once a report is finalized, any adjustments will incur a separate charge*

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**Parlaiment Towers COA, Inc.**  
**Pompano Beach, FL**  
**Structural Integrity Full Funding Model Summary 2024**

Report Date	January 2, 2024
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	432

<i>Report Parameters</i>	
Inflation	3.00%
Annual Assessment Increase	10.00%
Interest Rate on Reserve Deposit	0.00%
2024 Beginning Balance	\$2,470,884

### **Threshold Funding Model**

<i>Threshold Funding Model Summary of Calculations</i>	
Required Monthly Contribution	\$17,485.38
<i>\$40.48 per unit monthly</i>	
Average Net Monthly Interest Earned	<u>\$0.00</u>
Total Monthly Allocation to Reserves	\$17,485.38
<i>\$40.48 per unit monthly</i>	

**Parlaiment Towers COA, Inc.**  
**Structural Integrity Full Funding Model Projection 2024**

Beginning Balance: \$2,470,884

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	3,481,580	209,825		17,500	2,663,209	2,483,679	107%
2025	3,586,027	230,807		2,314,616	579,400	466,953	124%
2026	3,693,608	253,888		58,349	774,938	722,464	107%
2027	3,804,416	279,276		19,123	1,035,092	1,035,092	100%
2028	3,918,549	350,432		19,696	1,365,827	1,365,827	100%
2029	4,036,105	369,935		20,287	1,715,475	1,715,475	100%
2030	4,157,189	390,294		20,896	2,084,873	2,084,873	100%
2031	4,281,904	411,540		21,523	2,474,890	2,474,890	100%
2032	4,410,361	390,245		1,471,037	1,394,098	1,394,098	100%
2033	4,542,672	412,071		22,834	1,783,336	1,783,336	100%
2034	4,678,952	434,855		23,519	2,194,672	2,194,672	100%
2035	4,819,321	458,636		24,224	2,629,085	2,629,085	100%
2036	4,963,901	483,452		24,951	3,087,586	3,087,586	100%
2037	5,112,818	509,345		25,699	3,571,232	3,571,232	100%
2038	5,266,202	536,356		26,470	4,081,117	4,081,117	100%
2039	5,424,188	511,071		1,809,190	2,782,999	2,782,999	100%
2040	5,586,914	512,371		910,671	2,384,698	2,384,698	100%
2041	5,754,521	540,560		28,925	2,896,334	2,896,334	100%
2042	5,927,157	569,980		29,793	3,436,521	3,436,521	100%
2043	6,104,972	600,678		30,686	4,006,512	4,006,512	100%
2044	6,288,121	632,705		31,607	4,607,610	4,607,610	100%
2045	6,476,764	636,203		1,029,580	4,214,233	4,214,233	100%
2046	6,671,067	604,402		2,225,075	2,593,560	2,593,560	100%
2047	6,871,199	637,840		34,538	3,196,862	3,196,862	100%
2048	7,077,335	672,740		35,574	3,834,029	3,834,029	100%
2049	7,289,655	709,160		36,641	4,506,548	4,506,548	100%
2050	7,508,345	747,160		37,740	5,215,967	5,215,967	100%
2051	7,733,595	786,801		38,873	5,963,896	5,963,896	100%
2052	7,965,603	865,482		40,039	6,789,339	6,752,006	101%
2053	8,204,571	952,030		2,736,562	5,004,807	4,805,854	104%

**Parliament Towers COA, Inc.**  
**Structural Integrity Full Funding Model Assessment & Category Summary 2024**

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
<b>Roof</b>							
TPO Roofing	2025	20	0	1	<u>535,950</u>	<u>535,950</u>	<u>509,152</u>
Roof - Total					<u>\$535,950</u>	<u>\$535,950</u>	<u>\$509,152</u>
<b>Paint</b>							
Unit Building Exterior Paint	2025	7	0	1	<u>1,143,750</u>	<u>1,143,750</u>	<u>980,357</u>
Paint - Total					<u>\$1,143,750</u>	<u>\$1,143,750</u>	<u>\$980,357</u>
<b>Building</b>							
Building Restoration Allowance	2025	15	0	1	<u>550,000</u>	<u>550,000</u>	<u>513,333</u>
Building - Total					<u>\$550,000</u>	<u>\$550,000</u>	<u>\$513,333</u>
<b>Fire Prevention</b>							
Fire Prevention Allowance	2024	1	0	0	2,500	2,500	2,500
Fire Pump	2055	35	0	31	<u>76,500</u>	<u>76,500</u>	<u>8,743</u>
Fire Prevention - Total					<u>\$79,000</u>	<u>\$79,000</u>	<u>\$11,243</u>
<b>Building Allowances</b>							
Electrical Allowance	2024	1	0	0	8,500	8,500	8,500
Plumbing Allowance	2024	1	0	0	<u>6,500</u>	<u>6,500</u>	<u>6,500</u>
Building Allowances - Total					<u>\$15,000</u>	<u>\$15,000</u>	<u>\$15,000</u>
<b>Doors</b>							
Common Area Glass and Steel Doors	2054	35	0	30	4,200	4,200	600
Common Area Steel Doors	2026	35	0	2	37,500	37,500	35,357
Unit Doors	2055	35	0	31	103,680	29,546	11,849
Unit Windows	2061	40	0	37	<u>1,012,500</u>	<u>75,937</u>	<u>75,937</u>
Doors - Total					<u>\$1,157,880</u>	<u>\$147,184</u>	<u>\$123,744</u>
Total Asset Summary					<u>\$3,481,580</u>	<u>\$2,470,884</u>	<u>\$2,152,830</u>

Excess Funds:

Percent Fully Funded	115%
Current Average Equity per Unit (Total Units: 432)	\$736

**Parlaiment Towers COA, Inc.**  
**Structural Integrity Fully Funded Calculation 2024**

Asset ID	Description	Current Cost	x	Age	/	Useful Life	=	Fully Funded
<b>Roof</b>								
	TPO Roofing	\$535,950	x	19	/	20	=	<u>\$509,153</u>
	Roof - Total:							<u>\$509,153</u>
<b>Paint</b>								
	Unit Building Exterior Paint	\$1,143,750	x	6	/	7	=	<u>\$980,357</u>
	Paint - Total:							<u>\$980,357</u>
<b>Building</b>								
	Building Restoration Allowa...	\$550,000	x	14	/	15	=	<u>\$513,333</u>
	Building - Total:							<u>\$513,333</u>
<b>Fire Prevention</b>								
	Fire Prevention Allowance	\$2,500	x	1	/	1	=	\$2,500
	Fire Pump	\$76,500	x	4	/	35	=	<u>\$8,743</u>
	Fire Prevention - Total:							<u>\$11,243</u>
<b>Building Allowances</b>								
	Electrical Allowance	\$8,500	x	1	/	1	=	\$8,500
	Plumbing Allowance	\$6,500	x	1	/	1	=	<u>\$6,500</u>
	Building Allowances - Total:							<u>\$15,000</u>
<b>Doors</b>								
	Common Area Glass and Ste...	\$4,200	x	5	/	35	=	\$600
	Common Area Steel Doors	\$37,500	x	33	/	35	=	\$35,357
	Unit Doors	\$103,680	x	4	/	35	=	\$11,849
	Unit Windows	\$1,012,500	x	3	/	40	=	<u>\$75,938</u>
	Doors - Total:							<u>\$123,744</u>
	Total Asset Summary:							<u>\$2,152,830</u>

**Parliament Towers COA, Inc.**  
**Structural Integrity Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2024</b>	
Electrical Allowance	8,500
Fire Prevention Allowance	2,500
Plumbing Allowance	6,500
<b>Total for 2024</b>	<b>\$17,500</b>
<b>Replacement Year 2025</b>	
Building Restoration Allowance	566,500
Electrical Allowance	8,755
Fire Prevention Allowance	2,575
Plumbing Allowance	6,695
TPO Roofing	552,028
Unit Building Exterior Paint	1,178,062
<b>Total for 2025</b>	<b>\$2,314,616</b>
<b>Replacement Year 2026</b>	
Common Area Steel Doors	39,784
Electrical Allowance	9,018
Fire Prevention Allowance	2,652
Plumbing Allowance	6,896
<b>Total for 2026</b>	<b>\$58,349</b>
<b>Replacement Year 2027</b>	
Electrical Allowance	9,288
Fire Prevention Allowance	2,732
Plumbing Allowance	7,103
<b>Total for 2027</b>	<b>\$19,123</b>
<b>Replacement Year 2028</b>	
Electrical Allowance	9,567
Fire Prevention Allowance	2,814
Plumbing Allowance	7,316
<b>Total for 2028</b>	<b>\$19,696</b>
<b>Replacement Year 2029</b>	
Electrical Allowance	9,854
Fire Prevention Allowance	2,898
Plumbing Allowance	7,535
<b>Total for 2029</b>	<b>\$20,287</b>
<b>Replacement Year 2030</b>	
Electrical Allowance	10,149

**Parliament Towers COA, Inc.  
Structural Integrity Annual Expenditure Detail**

Description	Expenditures
<b><i>Replacement Year 2030 continued...</i></b>	
Fire Prevention Allowance	2,985
Plumbing Allowance	7,761
<b>Total for 2030</b>	<b>\$20,896</b>
<b>Replacement Year 2031</b>	
Electrical Allowance	10,454
Fire Prevention Allowance	3,075
Plumbing Allowance	7,994
<b>Total for 2031</b>	<b>\$21,523</b>
<b>Replacement Year 2032</b>	
Electrical Allowance	10,768
Fire Prevention Allowance	3,167
Plumbing Allowance	8,234
Unit Building Exterior Paint	1,448,868
<b>Total for 2032</b>	<b>\$1,471,037</b>
<b>Replacement Year 2033</b>	
Electrical Allowance	11,091
Fire Prevention Allowance	3,262
Plumbing Allowance	8,481
<b>Total for 2033</b>	<b>\$22,834</b>
<b>Replacement Year 2034</b>	
Electrical Allowance	11,423
Fire Prevention Allowance	3,360
Plumbing Allowance	8,735
<b>Total for 2034</b>	<b>\$23,519</b>
<b>Replacement Year 2035</b>	
Electrical Allowance	11,766
Fire Prevention Allowance	3,461
Plumbing Allowance	8,998
<b>Total for 2035</b>	<b>\$24,224</b>
<b>Replacement Year 2036</b>	
Electrical Allowance	12,119
Fire Prevention Allowance	3,564
Plumbing Allowance	9,267
<b>Total for 2036</b>	<b>\$24,951</b>

**Parliament Towers COA, Inc.**  
**Structural Integrity Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2037</b>	
Electrical Allowance	12,483
Fire Prevention Allowance	3,671
Plumbing Allowance	9,545
<b>Total for 2037</b>	<b>\$25,699</b>
<b>Replacement Year 2038</b>	
Electrical Allowance	12,857
Fire Prevention Allowance	3,781
Plumbing Allowance	9,832
<b>Total for 2038</b>	<b>\$26,470</b>
<b>Replacement Year 2039</b>	
Electrical Allowance	13,243
Fire Prevention Allowance	3,895
Plumbing Allowance	10,127
Unit Building Exterior Paint	1,781,925
<b>Total for 2039</b>	<b>\$1,809,190</b>
<b>Replacement Year 2040</b>	
Building Restoration Allowance	882,589
Electrical Allowance	13,640
Fire Prevention Allowance	4,012
Plumbing Allowance	10,431
<b>Total for 2040</b>	<b>\$910,671</b>
<b>Replacement Year 2041</b>	
Electrical Allowance	14,049
Fire Prevention Allowance	4,132
Plumbing Allowance	10,744
<b>Total for 2041</b>	<b>\$28,925</b>
<b>Replacement Year 2042</b>	
Electrical Allowance	14,471
Fire Prevention Allowance	4,256
Plumbing Allowance	11,066
<b>Total for 2042</b>	<b>\$29,793</b>
<b>Replacement Year 2043</b>	
Electrical Allowance	14,905
Fire Prevention Allowance	4,384
Plumbing Allowance	11,398
<b>Total for 2043</b>	<b>\$30,686</b>

**Parliament Towers COA, Inc.**  
**Structural Integrity Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2044</b>	
Electrical Allowance	15,352
Fire Prevention Allowance	4,515
Plumbing Allowance	11,740
<b>Total for 2044</b>	<b>\$31,607</b>
<b>Replacement Year 2045</b>	
Electrical Allowance	15,813
Fire Prevention Allowance	4,651
Plumbing Allowance	12,092
TPO Roofing	997,025
<b>Total for 2045</b>	<b>\$1,029,580</b>
<b>Replacement Year 2046</b>	
Electrical Allowance	16,287
Fire Prevention Allowance	4,790
Plumbing Allowance	12,455
Unit Building Exterior Paint	2,191,543
<b>Total for 2046</b>	<b>\$2,225,075</b>
<b>Replacement Year 2047</b>	
Electrical Allowance	16,775
Fire Prevention Allowance	4,934
Plumbing Allowance	12,828
<b>Total for 2047</b>	<b>\$34,538</b>
<b>Replacement Year 2048</b>	
Electrical Allowance	17,279
Fire Prevention Allowance	5,082
Plumbing Allowance	13,213
<b>Total for 2048</b>	<b>\$35,574</b>
<b>Replacement Year 2049</b>	
Electrical Allowance	17,797
Fire Prevention Allowance	5,234
Plumbing Allowance	13,610
<b>Total for 2049</b>	<b>\$36,641</b>
<b>Replacement Year 2050</b>	
Electrical Allowance	18,331
Fire Prevention Allowance	5,391
Plumbing Allowance	14,018
<b>Total for 2050</b>	<b>\$37,740</b>

**Parlaiment Towers COA, Inc.**  
**Structural Integrity Annual Expenditure Detail**

Description	Expenditures
<b>Replacement Year 2051</b>	
Electrical Allowance	18,881
Fire Prevention Allowance	5,553
Plumbing Allowance	14,438
<b>Total for 2051</b>	<b>\$38,873</b>
<b>Replacement Year 2052</b>	
Electrical Allowance	19,447
Fire Prevention Allowance	5,720
Plumbing Allowance	14,872
<b>Total for 2052</b>	<b>\$40,039</b>
<b>Replacement Year 2053</b>	
Electrical Allowance	20,031
Fire Prevention Allowance	5,891
Plumbing Allowance	15,318
Unit Building Exterior Paint	2,695,322
<b>Total for 2053</b>	<b>\$2,736,562</b>

**Parlaiment Towers COA, Inc.**  
**Structural Integrity Asset Summary Report 2024**

Description	Asset ID	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
<b>Building Restoration Allowance</b>		2025	550,000	15	0	1	566,500	1 @	550,000.00
<b>Common Area Glass and Steel Doors</b>		2054	4,200	35	0	30	10,195	6 @	3,500.00
<b>Common Area Steel Doors</b>		2026	37,500	35	0	2	39,784	75 @	2,500.00
<b>Electrical Allowance</b>		2024	8,500	1	0	0	8,500	1 @	8,500.00
<b>Fire Prevention Allowance</b>		2024	2,500	1	0	0	2,500	1 @	2,500.00
<b>Fire Pump</b>		2055	76,500	35	0	31	191,256	1 @	76,500.00
<b>Plumbing Allowance</b>		2024	6,500	1	0	0	6,500	1 @	6,500.00
<b>TPO Roofing</b>		2025	535,950	20	0	1	552,028	397 @	1,350.00
<b>Unit Building Exterior Paint</b>		2025	1,143,750	7	0	1	1,178,062	305000 @	3.75
<b>Unit Doors</b>		2055	103,680	35	0	31	259,208	1296 @	400.00
<b>Unit Windows</b>		2061	1,012,500	40	0	37	3,022,542	6480 @	625.00

**Parlaiment Towers COA, Inc.  
Structural Integrity Spread Sheet**

	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
<b>Beginning Balance</b>	2,470,884	2,663,209	579,400	774,938	1,035,092	1,365,827	1,715,475	2,084,873	2,474,890	1,394,098
<b>Annual Assessment</b>	209,825	230,807	253,888	279,276	350,432	369,935	390,294	411,540	390,245	412,071
<b>Interest Earned</b>										
<b>Expenditures</b>	17,500	2,314,616	58,349	19,123	19,696	20,287	20,896	21,523	1,471,037	22,834
<b>Fully Funded Reserves</b>	2,483,679	466,953	722,464	1,035,092	1,365,827	1,715,475	2,084,873	2,474,890	1,394,098	1,783,336
<b>Percent Fully Funded</b>	107%	124%	107%	100%	100%	100%	100%	100%	100%	100%
<b>Ending Balance</b>	2,663,209	579,400	774,938	1,035,092	1,365,827	1,715,475	2,084,873	2,474,890	1,394,098	1,783,336
<b>Description</b>										
Roof										
TPO Roofing		552,028								
<b>Roof Total:</b>		<b>552,028</b>								
Paint										
Unit Building Exterior Paint		1,178,062							1,448,868	
<b>Paint Total:</b>		<b>1,178,062</b>							<b>1,448,868</b>	
Building										
Building Restoration Allowance		566,500								
<b>Building Total:</b>		<b>566,500</b>								
Fire Prevention										
Fire Prevention Allowance	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
Fire Pump										
<b>Fire Prevention Total:</b>	<b>2,500</b>	<b>2,575</b>	<b>2,652</b>	<b>2,732</b>	<b>2,814</b>	<b>2,898</b>	<b>2,985</b>	<b>3,075</b>	<b>3,167</b>	<b>3,262</b>
Building Allowances										
Electrical Allowance	8,500	8,755	9,018	9,288	9,567	9,854	10,149	10,454	10,768	11,091
Plumbing Allowance	6,500	6,695	6,896	7,103	7,316	7,535	7,761	7,994	8,234	8,481
<b>Building Allowances Total:</b>	<b>15,000</b>	<b>15,450</b>	<b>15,913</b>	<b>16,391</b>	<b>16,883</b>	<b>17,389</b>	<b>17,911</b>	<b>18,448</b>	<b>19,002</b>	<b>19,572</b>
Doors										
Common Area Glass and Steel Doors										
Common Area Steel Doors			39,784							
Unit Doors										
Unit Windows										
<b>Doors Total:</b>			<b>39,784</b>							
<b>Year Total:</b>	<b>17,500</b>	<b>2,314,616</b>	<b>58,349</b>	<b>19,123</b>	<b>19,696</b>	<b>20,287</b>	<b>20,896</b>	<b>21,523</b>	<b>1,471,037</b>	<b>22,834</b>

**Parlaiment Towers COA, Inc.  
Structural Integrity Spread Sheet**

	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>
<b>Beginning Balance</b>	1,783,336	2,194,672	2,629,085	3,087,586	3,571,232	4,081,117	2,782,999	2,384,698	2,896,334	3,436,521
<b>Annual Assessment</b>	434,855	458,636	483,452	509,345	536,356	511,071	512,371	540,560	569,980	600,678
<b>Interest Earned</b>										
<b>Expenditures</b>	23,519	24,224	24,951	25,699	26,470	1,809,190	910,671	28,925	29,793	30,686
<b>Fully Funded Reserves</b>	2,194,672	2,629,085	3,087,586	3,571,232	4,081,117	2,782,999	2,384,698	2,896,334	3,436,521	4,006,512
<b>Percent Fully Funded</b>	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
<b>Ending Balance</b>	2,194,672	2,629,085	3,087,586	3,571,232	4,081,117	2,782,999	2,384,698	2,896,334	3,436,521	4,006,512
<b>Description</b>										
Roof										
TPO Roofing										
<b>Roof Total:</b>										
Paint										
Unit Building Exterior Paint										
<b>Paint Total:</b>										
Building										
Building Restoration Allowance										
<b>Building Total:</b>										
Fire Prevention										
Fire Prevention Allowance										
Fire Pump										
<b>Fire Prevention Total:</b>										
Building Allowances										
Electrical Allowance										
Plumbing Allowance										
<b>Building Allowances Total:</b>										
Doors										
Common Area Glass and Steel Doors										
Common Area Steel Doors										
Unit Doors										
Unit Windows										
<b>Doors Total:</b>										
<b>Year Total:</b>										
	<b>23,519</b>	<b>24,224</b>	<b>24,951</b>	<b>25,699</b>	<b>26,470</b>	<b>1,809,190</b>	<b>910,671</b>	<b>28,925</b>	<b>29,793</b>	<b>30,686</b>

**Parlaiment Towers COA, Inc.  
Structural Integrity Spread Sheet**

	<b>2044</b>	<b>2045</b>	<b>2046</b>	<b>2047</b>	<b>2048</b>	<b>2049</b>	<b>2050</b>	<b>2051</b>	<b>2052</b>	<b>2053</b>
<b>Beginning Balance</b>	4,006,512	4,607,610	4,214,233	2,593,560	3,196,862	3,834,029	4,506,548	5,215,967	5,963,896	6,789,339
<b>Annual Assessment</b>	632,705	636,203	604,402	637,840	672,740	709,160	747,160	786,801	865,482	952,030
<b>Interest Earned</b>										
<b>Expenditures</b>	31,607	1,029,580	2,225,075	34,538	35,574	36,641	37,740	38,873	40,039	2,736,562
<b>Fully Funded Reserves</b>	4,607,610	4,214,233	2,593,560	3,196,862	3,834,029	4,506,548	5,215,967	5,963,896	6,752,006	4,805,854
<b>Percent Fully Funded</b>	100%	100%	100%	100%	100%	100%	100%	100%	101%	104%
<b>Ending Balance</b>	4,607,610	4,214,233	2,593,560	3,196,862	3,834,029	4,506,548	5,215,967	5,963,896	6,789,339	5,004,807

<b>Description</b>										
<b>Roof</b>										
TPO Roofing		997,025								
<b>Roof Total:</b>		<b>997,025</b>								

<b>Paint</b>										
Unit Building Exterior Paint			2,191,543							2,695,322
<b>Paint Total:</b>			<b>2,191,543</b>							<b>2,695,322</b>

<b>Building</b>										
Building Restoration Allowance										
<b>Building Total:</b>										

<b>Fire Prevention</b>										
Fire Prevention Allowance	4,515	4,651	4,790	4,934	5,082	5,234	5,391	5,553	5,720	5,891
Fire Pump										
<b>Fire Prevention Total:</b>	<b>4,515</b>	<b>4,651</b>	<b>4,790</b>	<b>4,934</b>	<b>5,082</b>	<b>5,234</b>	<b>5,391</b>	<b>5,553</b>	<b>5,720</b>	<b>5,891</b>

<b>Building Allowances</b>										
Electrical Allowance	15,352	15,813	16,287	16,775	17,279	17,797	18,331	18,881	19,447	20,031
Plumbing Allowance	11,740	12,092	12,455	12,828	13,213	13,610	14,018	14,438	14,872	15,318
<b>Building Allowances Total:</b>	<b>27,092</b>	<b>27,904</b>	<b>28,742</b>	<b>29,604</b>	<b>30,492</b>	<b>31,407</b>	<b>32,349</b>	<b>33,319</b>	<b>34,319</b>	<b>35,348</b>

<b>Doors</b>										
Common Area Glass and Steel Doors										
Common Area Steel Doors										
Unit Doors										
Unit Windows										
<b>Doors Total:</b>										

<b>Year Total:</b>	<b>31,607</b>	<b>1,029,580</b>	<b>2,225,075</b>	<b>34,538</b>	<b>35,574</b>	<b>36,641</b>	<b>37,740</b>	<b>38,873</b>	<b>40,039</b>	<b>2,736,562</b>
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**Parlaiment Towers COA, Inc.**  
**Florida Funding Summary Threshold 2024**

Description	Future Cost	Useful Life	Remaining Life	Distribution	Required Contribution	Future Liability	Fully Funded
<b>BUILDING 1 STRUCTURAL</b>							
Building Restoration Allowance	566,500	15	1	550,000	19,559	16,500	513,333
Common Area Glass and Steel Doors	10,195	35	30	4,200	237	5,995	600
Common Area Steel Doors	39,784	35	2	37,500	1,354	2,284	35,357
Electrical Allowance	8,500	1	0	8,500	10,378	0	8,500
Fire Prevention Allowance	2,500	1	0	2,500	3,052	0	2,500
Fire Pump	191,256	35	31	76,500	4,388	114,756	8,743
Plumbing Allowance	6,500	1	0	6,500	7,936	0	6,500
TPO Roofing	552,028	20	1	535,950	19,060	16,078	509,152
Unit Building Exterior Paint	1,178,062	7	1	1,143,750	40,674	34,312	980,357
Unit Doors	259,208	35	31	29,546	8,782	229,662	11,849
Unit Windows	3,022,542	40	37	75,937	94,404	2,946,605	75,937
BUILDING 1 STRUCTURAL - ..				<u>\$2,470,884</u>	<u>\$209,825</u>	<u>\$3,366,192</u>	<u>\$2,152,830</u>
Grand Total:	<u>\$5,837,076</u>			<u>\$2,470,884</u>	<u>\$209,825</u>	<u>\$3,366,192</u>	<u>\$2,152,830</u>

Excess Funds:

Percent Fully Funded	115%
Current Average Equity per Unit (Total Units: 432)	\$736

**Building Restoration Allowance - 2025**

Asset ID	BUILDING 1 STRUCTURAL	1 LUMP SUM	@ \$550,000.00
Category	Building	Asset Actual Cost	\$550,000.00
Placed in Service	January 2025	Percent Replacement	100%
Useful Life	15	Future Cost	\$566,500.00
Replacement Year	2025	Assigned Reserves	\$550,000.00
Remaining Life	1	Monthly Assessment	<u>\$1,629.94</u>
		Reserve Allocation	\$1,629.94



This component is expected to have a useful life cycle of 10 years based on location, products used, and application standards. The amount of this allowance and the useful life cycle may vary widely from actual expenses in the future and this report can be amended as more information becomes available. Allowances accrue funding for specific components? repair to extend remaining life until a complete replacement is required or if partial replacement is adequate for maintaining the area. This allowance includes building structure and all supporting components.

**Common Area Glass and Steel Doors - 2054**

Asset ID	BUILDING 1 STRUCTURAL	6 EA	@ \$3,500.00
Category	Doors	Asset Actual Cost	\$4,200.00
Placed in Service	January 2019	Percent Replacement	20%
Useful Life	35	Future Cost	\$10,194.50
Replacement Year	2054	Assigned Reserves	\$4,200.00
Remaining Life	30	Monthly Assessment	<u>\$19.74</u>
		Reserve Allocation	\$19.74

**Parliament Towers COA, Inc.  
Detail Report by Category**

*Common Area Glass and Steel Doors continued...*



This category refers to common area door replacement including facings and installation. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component. Doors, which are replaced on a historical 30-year schedule, are subject to conditions such as construction, quality, material, and elements.

**Common Area Steel Doors - 2026**

Asset ID	BUILDING 1 STRUCTURAL	75 EA	@ \$2,500.00
Category	Doors	Asset Actual Cost	\$37,500.00
Placed in Service	January 2026	Percent Replacement	20%
Useful Life	35	Future Cost	\$39,783.75
Replacement Year	2026	Assigned Reserves	\$37,500.00
Remaining Life	2	Monthly Assessment	<u>\$112.80</u>
		Reserve Allocation	\$112.80



This category refers to common area door replacement including facings and installation. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component. Doors, which are replaced on a historical 30-year schedule, are subject to conditions such as construction, quality, material, and elements.

**Electrical Allowance - 2024**

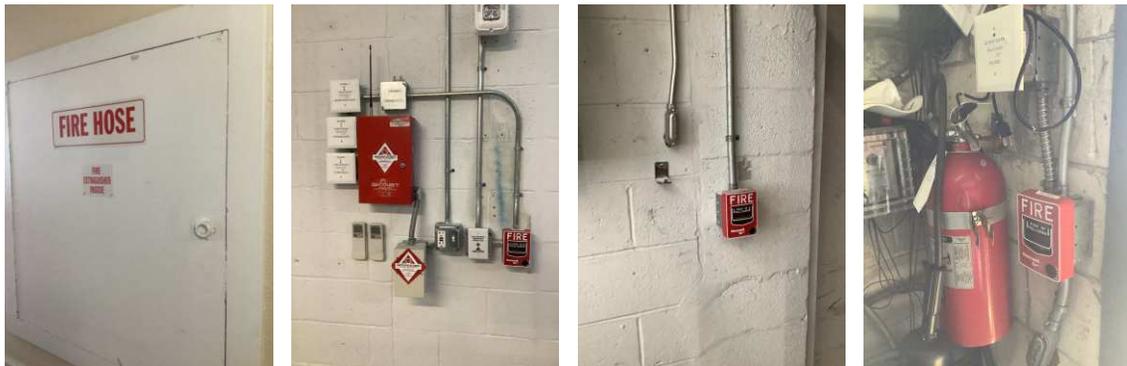
Asset ID	BUILDING 1 STRUCTURAL	1 EA	@ \$8,500.00
Category	Building Allowances	Asset Actual Cost	\$8,500.00
Placed in Service	December 2023	Percent Replacement	100%
Useful Life	1	Future Cost	\$8,500.00
Replacement Year	2024	Assigned Reserves	\$8,500.00
Remaining Life	0	Monthly Assessment	<u>\$864.86</u>
		Reserve Allocation	\$864.86



This entry was included for as-needed repair to electrical boxes, wiring, etc. An allowance approach is suggested as the entirety of the assemblies is not required to be replaced at one given time. This includes irrigation pipes, building plumbing, and electrical which is not part of the unit owner's responsibility.

**Fire Prevention Allowance - 2024**

Asset ID	BUILDING 1 STRUCTURAL	1 EA	@ \$2,500.00
Category	Fire Prevention	Asset Actual Cost	\$2,500.00
Placed in Service	December 2023	Percent Replacement	100%
Useful Life	1	Future Cost	\$2,500.00
Replacement Year	2024	Assigned Reserves	\$2,500.00
Remaining Life	0	Monthly Assessment	<u>\$254.37</u>
		Reserve Allocation	\$254.37



Due to improvements in technology and/or parts obsolescence, major modernization of fire

**Parlaiment Towers COA, Inc.  
Detail Report by Category**

*Fire Prevention Allowance continued...*

alarm system components (panels, pull stations, horns/strobes, detectors, hoses, extinguishers) is typically necessary on a 10-year schedule with panels on a 30-year schedule. Given ever-changing technologies and/or changing fire codes, we recommend that as these systems age, a qualified life safety engineer(s) assess the subject's fire alarm systems periodically to determine more specific remaining useful life and cost parameters

<b>Fire Pump - 2055</b>		1 LUMP SUM	@ \$76,500.00
Asset ID	BUILDING 1 STRUCTURAL	Asset Actual Cost	\$76,500.00
Category	Fire Prevention	Percent Replacement	100%
Placed in Service	January 2020	Future Cost	\$191,256.14
Useful Life	35	Assigned Reserves	\$76,500.00
Replacement Year	2055	Monthly Assessment	\$365.68
Remaining Life	31	Reserve Allocation	\$365.68



Due to improvements in technology and/or parts obsolescence, major modernization of fire alarm system components (panels, pull stations, horns/strobes, detectors, hoses, extinguishers) is typically necessary on a 10-year schedule with panels on a 30-year schedule. Given ever-changing technologies and/or changing fire codes, we recommend that as these systems age, a qualified life safety engineer(s) assess the subject's fire alarm systems periodically to determine more specific remaining useful life and cost parameters The fire pump typically has a useful life of 35-50+ years, assuming a proper routine maintenance program. The current cost estimate includes the pump, valves, fittings, etc. and is assumed repairs, replacements on an as needed basis.

**Plumbing Allowance - 2024**

Asset ID	BUILDING 1 STRUCTURAL	1 EA	@ \$6,500.00
Category	Building Allowances	Asset Actual Cost	\$6,500.00
Placed in Service	December 2023	Percent Replacement	100%
Useful Life	1	Future Cost	\$6,500.00
Replacement Year	2024	Assigned Reserves	\$6,500.00
Remaining Life	0	Monthly Assessment	<u>\$661.36</u>
		Reserve Allocation	\$661.36



This entry was included for as-needed repair to plumbing lines, etc. An allowance approach is suggested as the entirety of the assemblies is not required to be replaced at one given time. This includes irrigation pipes, building plumbing, and electrical which is not part of the unit owner's responsibility.

**TPO Roofing - 2025**

Asset ID	BUILDING 1 STRUCTURAL	397 SQ	@ \$1,350.00
Category	Roof	Asset Actual Cost	\$535,950.00
Placed in Service	January 2005	Percent Replacement	100%
Useful Life	20	Future Cost	\$552,028.50
Replacement Year	2025	Assigned Reserves	\$535,950.00
Remaining Life	1	Monthly Assessment	<u>\$1,588.30</u>
		Reserve Allocation	\$1,588.30



Data gathered from within the local market suggests a probable life cycle in the 18-20-year

**Parlaiment Towers COA, Inc.  
Detail Report by Category**

*TPO Roofing continued...*

range for a professionally designed, installed and maintained roof including gutters. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, etc., and installation of like roofing.

**Unit Building Exterior Paint - 2025**

Asset ID		305,000 SF	@ \$3.75
BUILDING 1 STRUCTURAL		Asset Actual Cost	\$1,143,750.00
Category	Paint	Percent Replacement	100%
Placed in Service	January 2018	Future Cost	\$1,178,062.50
Useful Life	7	Assigned Reserves	\$1,143,750.00
Replacement Year	2025	Monthly Assessment	<u>\$3,389.53</u>
Remaining Life	1	Reserve Allocation	\$3,389.53



To ensure proper protection of the underlying concrete, stucco, wood, and metal surfaces, the market reflects a maximum 7-year useful life for exterior painting & waterproofing (instead of an association-purchased 10-year warranty). The current average per dwelling cost in keeping with market standards for similar buildings includes typical minor concrete/stucco repairs, surface preparation, as-needed window/sliding glass door caulking, and painting/refinishing of all exterior concrete, stucco, wood, and metal surfaces (including railings and window/slider frames). This does not include windows and doors (see separate entry where applicable).

**Unit Doors - 2055**

Asset ID		1,296 EA	@ \$400.00
BUILDING 1 STRUCTURAL		Asset Actual Cost	\$103,680.00
Category	Doors	Percent Replacement	20%
Placed in Service	January 2020	Future Cost	\$259,208.33
Useful Life	35	Assigned Reserves	\$29,546.50
Replacement Year	2055	Monthly Assessment	<u>\$731.84</u>
Remaining Life	31	Reserve Allocation	\$731.84

**Parlaiment Towers COA, Inc.  
Detail Report by Category**

*Unit Doors continued...*



This category refers to unit doors replacement including facings and installation. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component.

**Unit Windows - 2061**

Asset ID	BUILDING 1 STRUCTURAL	6,480 EA	@ \$625.00
Category	Doors	Asset Actual Cost	\$1,012,500.00
Placed in Service	January 2021	Percent Replacement	25%
Useful Life	40	Future Cost	\$3,022,542.01
Replacement Year	2061	Assigned Reserves	\$75,937.50
Remaining Life	37	Monthly Assessment	<u>\$7,866.97</u>
		Reserve Allocation	<u>\$7,866.97</u>



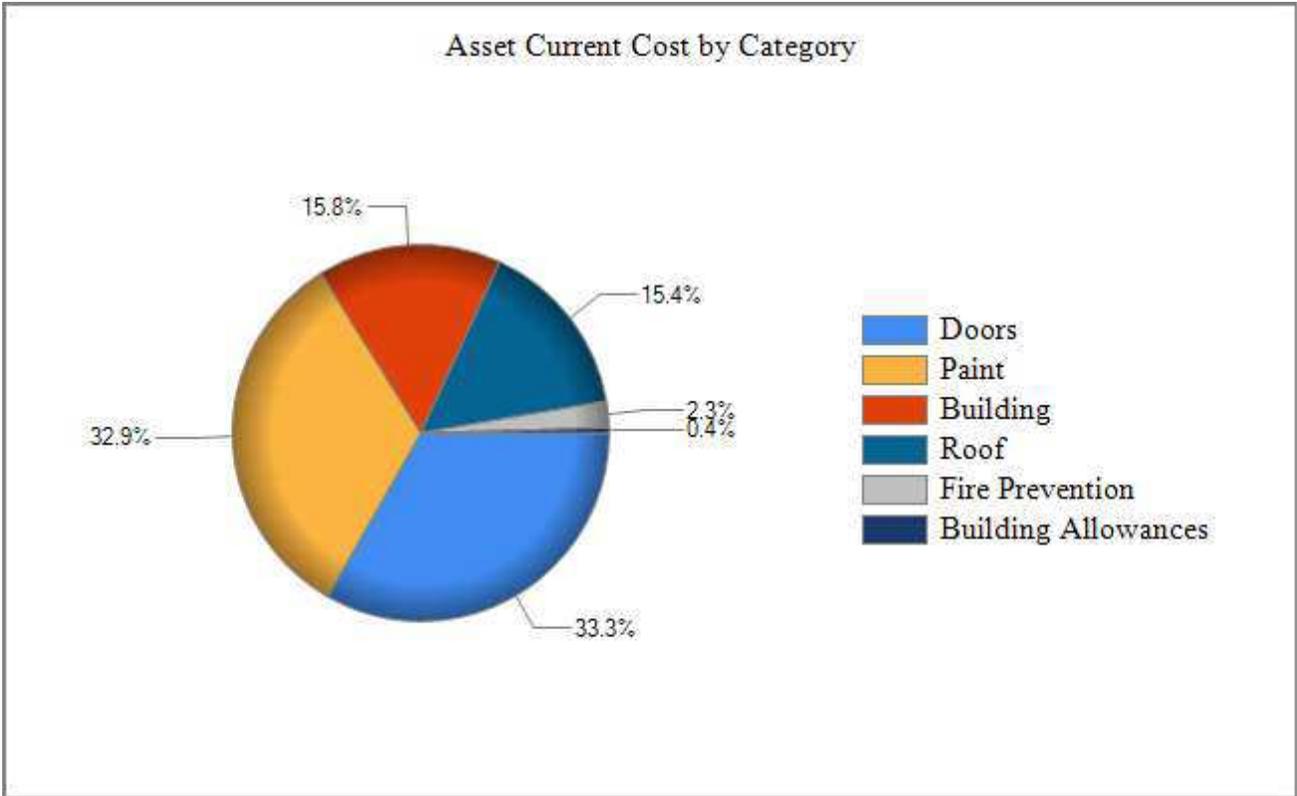
This category refers to unit windows replacement including facings and installation. The current replacement cost estimate is based on industry standards, national cost estimating indexes, and our experience with this type of component. Windows, which are replaced on a historical 35-year schedule, are subject to conditions such as construction, quality, material, building code changes, and elements.

<b>BUILDING 1 STRUCTURAL - Total Current Cost</b>	<b>\$3,481,580</b>
<b>Assigned Reserves</b>	<b>\$2,470,884</b>
<b>Fully Funded Reserves</b>	<b>\$2,152,830</b>

**Parlaiment Towers COA, Inc.**  
**Category Detail Index**

Asset ID	Description	Replacement	Page
<b>BUILDING 1 STRUCTURAL</b>			
	Building Restoration Allowance	2025	2-15
	Common Area Glass and Steel Doors	2054	2-15
	Common Area Steel Doors	2026	2-16
	Electrical Allowance	2024	2-17
	Fire Prevention Allowance	2024	2-17
	Fire Pump	2055	2-18
	Plumbing Allowance	2024	2-19
	TPO Roofing	2025	2-19
	Unit Building Exterior Paint	2025	2-20
	Unit Doors	2055	2-20
	Unit Windows	2061	2-21
	Total Funded Assets	11	
	Total Unfunded Assets	<u>0</u>	
	Total Assets	11	

**Parlaiment Towers COA, Inc.**  
**Asset Current Cost by Category**



**Parlaiment Towers COA, Inc.  
Annual Expenditure Chart**

