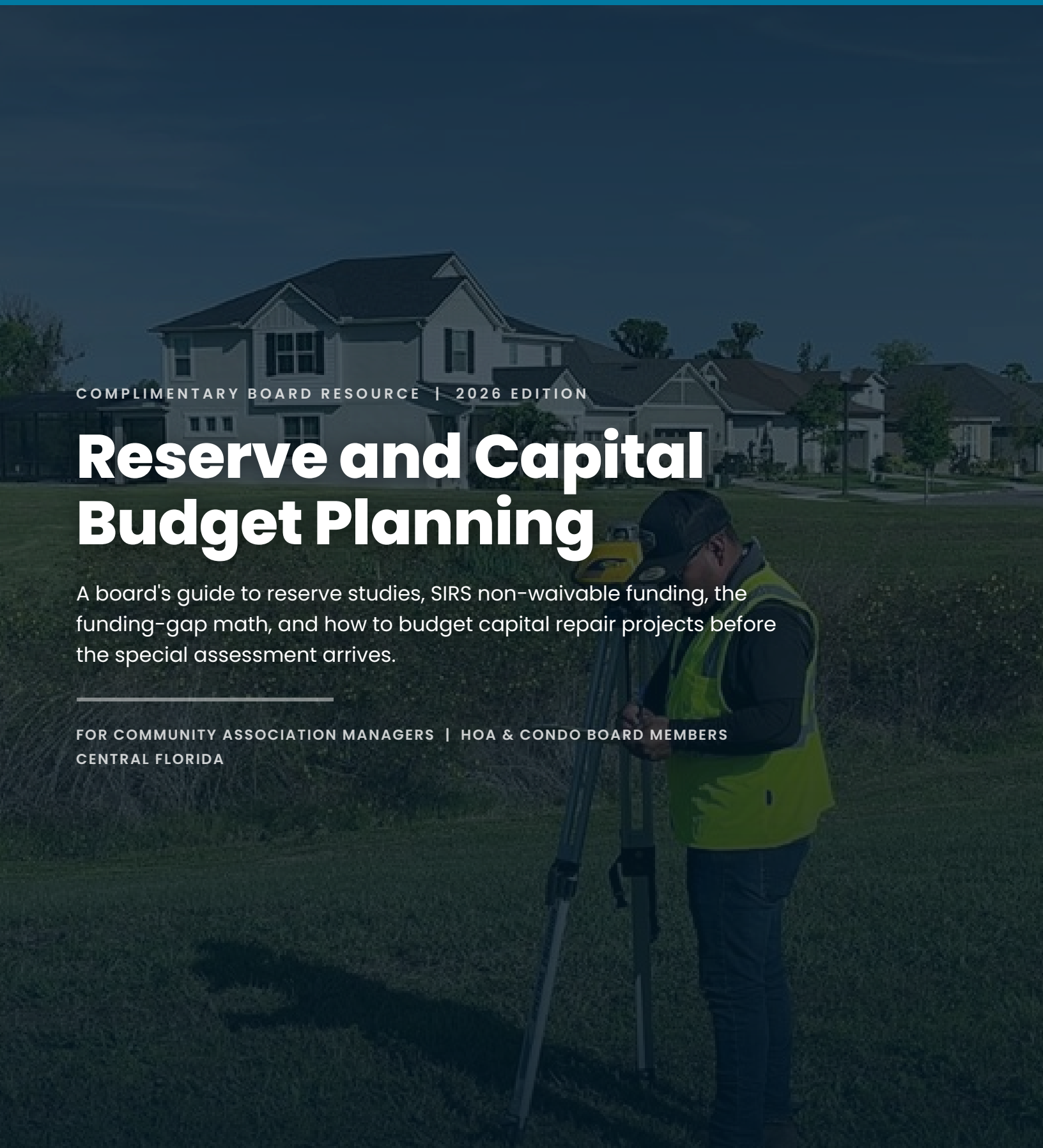

COMPLIMENTARY BOARD RESOURCE | 2026 EDITION

Reserve and Capital Budget Planning

A board's guide to reserve studies, SIRS non-waivable funding, the funding-gap math, and how to budget capital repair projects before the special assessment arrives.

FOR COMMUNITY ASSOCIATION MANAGERS | HOA & CONDO BOARD MEMBERS
CENTRAL FLORIDA

This guide is a general educational resource for Florida condominium and cooperative association boards and community association managers. It does not constitute legal, engineering, financial, or reserve-specialist advice. Reserve study requirements, funding mandates, and special assessment procedures are subject to statutory change. Always consult a licensed Florida reserve specialist, qualified attorney, and your association's accountant for your specific obligations.

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COMPLIMENTARY BOARD RESOURCE

What's Inside This Guide

Nine plain-English sections plus seven ready-to-use board tools and a component useful-life reference: worksheets, comparison tables, matrices, checklists, and letter templates designed for real budget decisions.

1 **Why Reserves Matter Now**
SB 4-D, SIRS non-waivable rules, and the post-Surfside funding mandate

2 **Reserve Study Basics**
Component inventory, useful life, replacement cost, and the funding plan

3 **Funding Methods Explained**
Baseline vs. pooling, percent funded, what "fully funded" actually means

4 **The Funding-Gap Math**
Worked calculation, and the three ways to close a gap

5 **Budgeting Capital Repair Projects**
Milestone, concrete, and envelope work alongside reserves

6 **Reading Your Reserve Study**
What the document contains and the questions to ask your specialist

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What happens when reserves run dry: Regency Gardens, Orlando

8 **Communicating Cost to Owners**
How to present funding increases honestly and earn buy-in

9 **How ESS Fits Into Your Plan**
Scoping, phasing, and complimentary on-site inspection

A **Appendix: Seven Board Tools + Reference**
Worksheet, comparison table, matrix, checklist, letter template, calendar, RFP/bid sheet, and useful-life table

Three Actions to Take This Month

- Confirm whether your SIRS has been completed and a funding plan formally adopted. The December 31, 2025 initial deadline has passed. If yours is not complete, your association is non-compliant now, and your attorney should be engaged immediately.
- Pull your current reserve fund balance from your most recent financial statement and compare it to the total replacement cost figure in your SIRS. That gap is the number your board needs to budget around.
- If your board has previously voted to waive or reduce reserve contributions for structural components, confirm in writing with your attorney whether those prior waivers remain valid under current Florida law. For SIRS components adopted on or after December 31, 2024, the answer is no.

DISCLAIMER

This guide is a general educational resource. It does not constitute legal, reserve-specialist, financial, or professional advice. Florida statutes, reserve funding requirements, and special assessment procedures are subject to legislative change. Worked examples use illustrative figures clearly labeled as such. Verify current requirements with a qualified Florida community association attorney and a licensed reserve specialist before adopting any funding plan or levying any assessment.

SECTION ONE

Why Reserves Matter Now

01

SB 4-D closed the waiver loophole permanently. The SIRS funding mandate is not optional, and Florida boards that ignored reserves for decades are now writing the largest checks their owners have ever seen.

For decades, Florida condo law allowed a majority of unit owners to vote away reserve contributions entirely. Many did. Buildings aged, components deteriorated, and reserve accounts sat near zero. SB 4-D changed that permanently.

The Waiver Loophole Is Closed

Under the pre-2022 Florida Statutes, boards could propose a budget with full reserve contributions, and owners could vote to waive them. That vote was common, and the consequences were predictable: deferred maintenance compounded, repair costs escalated, and the bill arrived all at once as a special assessment.

Florida SB 4-D (signed May 2022) closed that loophole for SIRS components. Under current law, for condominium buildings with three or more stories:

- Reserves for SIRS-designated components **cannot be waived** by unit owner vote.
- Contributions **cannot be reduced below the funding plan amount** by vote or board resolution.
- SIRS reserve funds must be **held in a separate account** and used **exclusively** for designated components.
- The initial SIRS deadline was December 31, 2025 (extended from 2024 by HB 913). **That deadline has passed.** If your association has not completed and adopted a SIRS, you are non-compliant now, not facing an upcoming deadline. The study recurs every 10 years thereafter.
- **January 1, 2026 is the first full SIRS-funding year.** Budgets adopted for 2026 and forward must include the full non-waivable reserve contribution for every SIRS component, distinct from the completion deadline above.

NON-WAIVABLE MEANS NON-WAIVABLE, WITH ONE NARROW, OWNER-CONTROLLED EXCEPTION

HB 913 (2025) added a narrow bridge provision allowing SIRS contributions to be paused or reduced for budgets adopted through December 31, 2028. This is **not a board decision.** It requires a majority vote of the total voting interests (the unit owners), not board discretion, and a fresh SIRS must be completed before contributions can resume. A board that pauses or reduces SIRS funding on its own authority, without that owner vote, may be acting unlawfully. Confirm the vote requirement and the 2028 sunset with your attorney before relying on this provision.

The Financial Reality Across Florida

The HOA fee increases appearing in Central Florida headlines are deferred contributions arriving all at once. ResiClub Analytics reports year-over-year increases of **16.7% in Orlando** and **17.2% in Tampa** as of 2024. These are reserve catch-up payments, not market conditions.

16.7%
HOA fee increase, Orlando 2024 (ResiClub Analytics)

70%+
HOA/condo associations nationally underfunded below benchmarks (CAI)

$22K
Per-unit special assessment, Regency Gardens Orlando 2024, $17M gap

1. The SIRS-completion deadline was **Dec 31, 2025**, and it has passed.
2. **Jan 1, 2026** is the first full year of non-waivable SIRS funding.
3. Pausing SIRS funding now needs an **owner vote**, not a board vote.

Year-Over-Year HOA Fee Increases, 2024

The two Florida metros leading the nation for HOA fee growth.



Source: ResiClub Analytics, 2024 year-over-year HOA fee data.

WHAT THIS CHART SHOWS

Year-over-year HOA fee increases in leading Florida markets as of 2024, per ResiClub Analytics. Orlando (16.7%) and Tampa (17.2%) lead the nation for HOA fee growth. These increases are concentrated in markets with large aging condo inventory now subject to SIRS funding mandates.

Takeaway: if your association has not yet adopted a SIRS-compliant funding plan, these increases are likely still ahead of you. Associations that funded reserves incrementally are absorbing smaller budget adjustments; those that waived contributions for years face the steepest catch-up.

What Happens Without Adequate Reserves

The three outcomes that follow chronically underfunded reserves, in order of frequency:

Outcome 1 · Special Assessment

A lump-sum levy on all unit owners, often with little notice, to cover a repair shortfall. Amounts of $10,000 to $100,000 per unit are now common in Florida's older condo stock. Owners who cannot pay face liens; owners who planned to sell face buyers demanding price reductions equal to or exceeding the outstanding assessment.

Outcome 2 · Association Loan

Borrowing against future assessments adds interest cost and requires lender qualification. For severely underfunded associations, loan proceeds and assessment payments can run simultaneously for years, creating dual-track financial pressure on owners.

Outcome 3 · Deferred Repair and Structural Risk

The worst path: no assessment, no loan, and no repair. Documented structural findings go unaddressed. Components deteriorate further. Repair costs compound. Insurance carriers decline to renew. This is where Champlain Towers South sat for three years before June 24, 2021.

What This Means for Your Board

The question is not whether your reserve contributions will increase. For any Florida condo building under SIRS, they will. The question is whether the increase is managed, incremental, and planned, or sudden, disruptive, and forced. Everything in this guide is designed to help your board control which of those two paths you are on.

SECTION TWO

Reserve Study Basics

02

What the SIRS contains, how it is built, and the four data inputs that drive every number in the funding plan.

A Structural Integrity Reserve Study is not a simple checklist. It is a 30-year financial projection built on physical data about your building. Understanding how it is constructed helps boards evaluate whether the numbers they are presented with are credible.

The Four Building Blocks of a Reserve Study

1 · Component Inventory

The reserve specialist identifies every major component the SIRS must cover: roof; load-bearing/primary structural members; fireproofing and fire protection systems; plumbing; electrical systems; waterproofing and exterior painting; windows and exterior doors; and any other item whose deferred maintenance or replacement cost is **$25,000 or more** (the threshold HB 913 raised from $10,000 in 2025). Each component is documented with its materials, installed date, and current condition rating.

A thorough component inventory for a mid-size condo building may identify 30 to 60 individual line items. A study with fewer than 15 components almost certainly excludes mandatory SIRS items.

2 · Remaining Useful Life (RUL)

For each component, the specialist estimates how many years of service life remain before replacement or major restoration will be required. A roof installed in 2010 with a 25-year expected life has a RUL of approximately 9 years as of 2026. RUL drives when money will be needed. If a specialist assigns every component the same round number, ask how they arrived at it.

3 · Replacement Cost (in Today's Dollars)

The projected cost to repair or replace each component at the end of its useful life, stated in present-day dollars. The funding plan then applies an inflation assumption (commonly 3 to 4% annually) to project costs forward. Your reserve study should state what inflation rate was assumed. A study using 0% inflation will significantly understate future costs.

4 · The 30-Year Funding Plan

Using the three inputs above, the specialist calculates a schedule of annual reserve contributions sufficient to fund each component as it reaches end of life, without the fund balance dropping below zero at any point in the 30-year horizon. This schedule is the output the board adopts as its budget. Under Florida law, it cannot be reduced by owner vote for SIRS components.

What This Means for Your Board

When you receive a SIRS, verify: (1) Does the component inventory include all mandatory categories, including waterproofing, concrete structure, and windows? (2) What inflation rate was assumed? (3) Is the RUL for each major component tied to an on-site condition assessment or derived generically? (4) Does the study include multiple funding scenarios so the board can understand the sensitivity to assumptions? If the answer to any of these is unclear, ask your reserve specialist directly before adopting the plan.



Reserve study replacement costs become real numbers when a contractor scopes the actual work. ESS forms and pours structural concrete in house, the same trade behind most SIRS structural line items.

SECTION THREE

Funding Methods Explained

03

Baseline (straight-line) vs. pooling, what percent funded means, and how Florida law now defines the minimum acceptable funding level.

The Two Primary Funding Approaches

BASELINE FUNDING (STRAIGHT-LINE)

How it works: Funds each component separately to full replacement cost over its remaining useful life; no component balance drops below zero.

Required under: Florida Statutes §718.112(2)(g); the statutory minimum method for SIRS components.

Strength: Transparent. Each component tracked individually. Easiest to audit and explain.

Limitation: Higher early contributions when multiple components share the same end-of-life year and reserves start low.

POOLING (THRESHOLD FUNDING)

How it works: All components share one account. Aggregate balance stays above a minimum threshold; underspent components offset those due sooner.

Permitted under: HB 913 (2025) expressly permits pooling without a unit owner vote. The board may adopt by board resolution.

Strength: More flexible. Prevents over-funding rarely-replaced components while protecting those due sooner.

Limitation: Requires disciplined tracking to ensure the pool is sufficient when each component comes due.

Both methods are legal. Your reserve specialist should model both before the budget is adopted. Consult your attorney about any formal resolution required to adopt pooling.

What "Percent Funded" Means

Percent funded is the ratio of your current reserve balance to the fully funded balance: what you would hold if every component had been funded perfectly from day one in proportion to its age. A building where components have consumed 40% of their useful life should hold 40% of replacement cost in reserves.

Funding Level	Percent Funded	What It Means in Practice
Strong	70% and above	Low risk. Special assessments are rare; the association can absorb most capital needs from reserves.
Fair	30% to 70%	Moderate risk. Special assessments become infrequent but not eliminated; a large unexpected repair can still force one.
Weak	Below 30%	High special-assessment risk. Catch-up funding, a special assessment, or an association loan is typically required.

Funding levels per Association Reserves / CAI National Reserve Study Standards. Industry guidance suggests 70% funded provides meaningful protection against unplanned special assessments.

SECTION FOUR

The Funding-Gap Math

04

How to calculate your association's funding gap, and the three paths to closing it: phased reserve catch-up, special assessment, or a combination loan.

Calculating the Gap: A Worked Example

The funding gap is the difference between what your reserves hold today and what the SIRS says you need to cover projected replacements without dropping below zero. The math below is an illustrative example using rounded figures; your actual numbers will come from your SIRS.

Illustrative Example: 80-Unit Building

Total replacement cost, all SIRS components (per SIRS report)	**$3,200,000**	
Current reserve fund balance (from financial statement)	**$480,000**	
Fully funded target balance (at current component ages)	**$1,600,000**	*= ~50% consumed, 50% of replacement cost*
Funding gap	**$1,120,000**	*= Fully funded target minus current balance*
Weighted average remaining useful life, major components	**14 years**	
Annual catch-up contribution needed (association-wide)	**$80,000**	*= Funding gap / Remaining useful life*
Plus: ongoing annual reserve requirement from SIRS plan	**$112,000**	
Total annual reserve contribution needed	**$192,000**	*= Catch-up plus ongoing*
Number of units	**80**	
Per-unit annual reserve contribution	**$2,400**	*= Total annual / Number of units*
Per-unit monthly contribution	**$200/mo**	*= Per-unit annual / 12 months*

Illustrative figures only. All of these inputs come from your SIRS and financial statements. Your actual numbers may differ substantially. Use Tool 1 in the Appendix to work through your building's figures.

THE INFLATION EFFECT

The worked example above assumes costs in today's dollars. Your SIRS will project forward at an assumed inflation rate, typically 3 to 4% annually in current Florida practice. If a concrete restoration costing $800,000 today is 8 years away, the projected cost at 3.5% inflation is approximately $1,053,000 ($800,000 x 1.035 raised to the 8th power). Funding plans that ignore inflation will be short when the bill arrives.

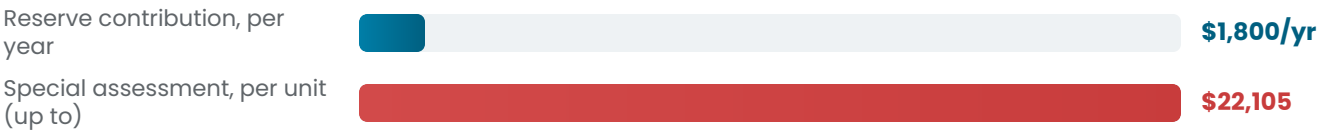
Three Paths to Closing a Funding Gap

Path	How It Works	Best When	Key Risk
Phased Reserve Catch-Up	Spread the gap over the remaining useful life via higher annual contributions. No lump-sum demand on owners; cost is absorbed through incrementally higher monthly dues.	There is sufficient runway before major replacements, and the monthly increase is within what owners can budget.	Requires owner acceptance of higher ongoing dues. Inflation erodes the plan if contributions are not adjusted annually.
Special Assessment	Levy a one-time (or installment) charge on unit owners to recapitalize the reserve fund quickly. Proceeds are earmarked for specific SIRS components.	A repair is imminent, the reserve fund is critically low, and there is insufficient time to build reserves through contributions.	Owner hardship, unit sales impact, collection delinquencies, and reputational damage to the community.
Association Loan	Borrow funds, use the proceeds to fund repairs or the reserve account, and repay through future assessments spread over the loan term.	The board needs to spread financial shock over time, can meet lender creditworthiness requirements, and has a clear repayment plan.	Interest cost increases total outlay. Lenders scrutinize reserve fund health and delinquency rates. Debt service adds to each owner's obligation.

Most associations facing a significant gap use a combination of all three. Consult your reserve specialist and attorney to model the scenarios for your specific building before any board vote.

Per-Unit Cost: Planned Reserve vs. Special Assessment

Regency Gardens, Orlando, 2024: the cost of catching up incrementally vs. all at once.



Source: WFTV 9, Fox 35 Orlando, 2024. Assessment shown as a one-time per-unit charge; reserve contribution as an annual per-unit figure.

WHAT THIS CHART SHOWS

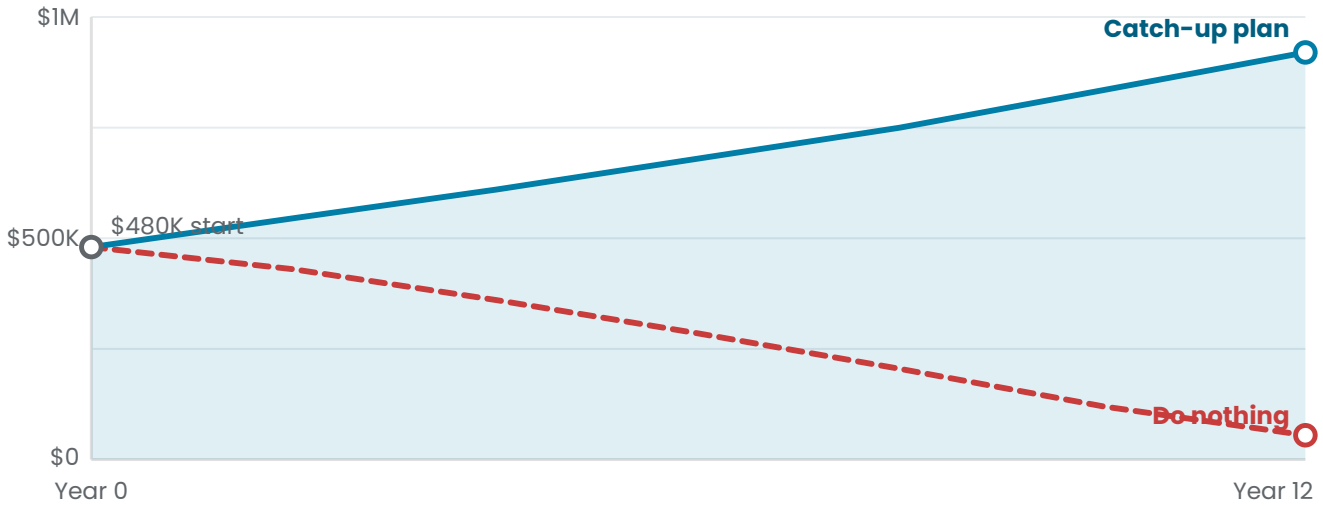
At Regency Gardens Condominiums in Orlando, the association's 2024 reserve study revealed a more than $17 million funding gap. Rather than decades of incremental contributions, owners faced a single special assessment of up to $22,105 per unit, due in two installments within 60 days, plus monthly HOA dues that nearly tripled. (Source: WFTV 9, Fox 35 Orlando, 2024.)

Takeaway: the math of reserve funding is unforgiving. A contribution of roughly $1,800 per unit per year over 15 years compounds to the same $27,000 an owner might pay in a sudden special assessment, but at a fraction of the per-year shock.

1. A steady catch-up plan grows the reserve balance every year, even while it funds scheduled replacements.
2. Doing nothing lets the balance erode as components fail faster than an underfunded account can cover them.
3. Both paths end at the same building; only one ends with a special assessment instead of a plan.

Two Paths for the Same Starting Reserve

Illustrative reserve balance over 12 years, both starting from an identical $480,000.



Illustrative, rounded figures showing the shape of each path, not a projection for any specific building.

ILLUSTRATIVE: TWO PATHS FOR THE SAME STARTING BALANCE

Both lines start from the same $480,000 reserve balance used in this section's worked example. The teal line shows the balance under a steady catch-up contribution plan: it climbs every year because contributions consistently exceed withdrawals. The dashed red line shows what happens with no additional funding: routine draws and deferred-item costs erode the balance until the association is forced into a special assessment or loan when a major component fails with insufficient reserves. **This chart uses illustrative, rounded figures to show the shape of the two paths, not a projection for any specific building.**

Takeaway: the "do nothing" path does not stay flat. It declines, because deferred components still need repair, just without a funding source lined up. By the time the board acts, the options have narrowed to a special assessment or a loan, both more expensive per dollar than a contribution made years earlier.

SECTION FIVE

Budgeting Capital Repair Projects

05

How to budget milestone inspections, concrete restoration, and building envelope work alongside your reserve plan, and why sequencing matters as much as funding.

Reserve contributions are not the same as capital project budgets. A reserve is money set aside for a future expenditure. A capital project budget is the spending plan for work that is about to happen. For buildings facing milestone-inspection findings, both exist simultaneously and interact with each other.

Milestone and Structural Findings Drive Immediate Capital Budgets

When a Phase 2 milestone inspection identifies structural deficiencies, the repair clock starts: 365 days to commence repairs after the Phase 2 report is received. That repair is not a future reserve item; it is an immediate capital obligation. If reserves are insufficient to fund it, a special assessment or loan is required immediately, separate from the ongoing SIRS funding plan.

The board must budget for three layers simultaneously:

1. **Immediate capital repairs** from Phase 2 findings (funded now, from reserves or special assessment)
2. **Ongoing annual reserve contributions** to the SIRS funding plan (per budget, non-waivable)
3. **Reserve catch-up contributions** to close the funding gap over the remaining useful life

Concrete Restoration: Cost and Sequencing

Concrete spalling is the most common capital finding in Central Florida milestone reports. Repair sequences typically proceed in order of structural priority, not aesthetic severity, and ESS self-performs all phases in house.

Severity Level	Typical Cost per Square Foot	Budget Implication
Minor surface patches, early detection	**$20 to $50 per SF**	Can often be absorbed within existing reserves if funded at Strong level
Moderate repair, rebar treatment required	**$50 to $150 per SF**	Likely requires supplemental appropriation or phased special assessment
Extensive structural repair, section replacement	**$150 to $400+ per SF**	Typically requires loan or large special assessment; may exceed reserve balance for even well-funded associations

Envelope Work: Waterproofing, Stucco, and Windows

Exterior envelope projects (stucco restoration, deck waterproofing, window/door replacement) are among the highest-value reserve investments because they protect the structural system. Waterproofing that fails at year 15 accelerates concrete spalling and adds 30 to 80% to the future structural repair cost. Sequencing envelope work before structural work is usually correct; sequencing it after is almost always more expensive.

Typical envelope cost ranges (2025 Central Florida market):

- Stucco repair and recoat: $12 to $60 per square foot depending on substrate condition
- Horizontal deck waterproofing replacement: $25 to $55 per square foot
- Window and door replacement (impact rated): $800 to $3,500 per unit opening

Integrating Capital Projects Into the Reserve Plan

When a capital project is funded from reserves, two things happen to your SIRS: (1) the reserve account balance decreases, and (2) if the project replaces a component, its useful life and replacement cost projections are reset. A board that draws from reserves for a concrete restoration project must update the SIRS to reflect the new baseline, or the next funding plan will be built on stale assumptions.

THE UPDATE RULE

Any capital expenditure from reserves for a SIRS component should trigger a reserve study update for that component. Florida law requires a full SIRS update every 10 years, but best practice calls for a component-level update whenever a major replacement or restoration is completed. If your reserve specialist is not providing this, ask for it before the next budget cycle.

Phasing Capital Work to Match the Funding Plan

Large-scope capital work can almost always be phased across multiple budget years without compromising structural integrity, if the phasing plan is based on engineering priority rather than convenience. A Phase 2 report that identifies 15,000 square feet of spalling does not necessarily mean all 15,000 square feet must be replaced in year one. Working with the engineer of record to define a phased sequence tied to structural risk allows the board to spread capital spending over two to four budget years, easing the assessment impact on owners.



ESS self-performs structural concrete, stucco, waterproofing, and balcony restoration on Central Florida condo communities. All trades in house, no layered subcontractor markup.

Five Questions Before Any Capital Budget Vote

- Has the engineer of record prioritized the scope by structural urgency, or by convenience?
- Does the specific proposal allow the board to phase work across budget years without creating additional structural risk?
- Will reserve funds used for this project be replenished per the SIRS plan in subsequent years?
- Has the SIRS been updated to reflect the new component useful life after this project?
- Is the scope written to allow the contractor to report discovery of additional deterioration before committing additional contract funds?

What This Means for Your Board

Reserves and capital projects are two lines in the same budget. The board must plan both simultaneously: a capital project that draws down reserves without a catch-up plan will leave the association underfunded for the next component that reaches end of life. Tie every capital appropriation from reserves to a corresponding adjustment in the SIRS funding schedule.

SECTION SIX

Reading Your Reserve Study

06

What a compliant SIRS document must contain, and six questions every board should be able to answer after reading it.

What a Compliant SIRS Must Contain

Under Florida Statutes Section 718.112(2)(g), a Structural Integrity Reserve Study must include all of the following. If your document is missing any of these elements, it does not satisfy the statutory requirement:

1. A description of each SIRS component (type, materials, year installed, estimated total useful life)
2. The estimated remaining useful life for each component as of the date of the study
3. The estimated replacement or deferred maintenance cost for each component in current-year dollars
4. A recommended annual reserve contribution sufficient to fund each component by the end of its useful life without the balance dropping below zero (baseline method) or the pool dropping below a defined threshold (pooling method)
5. The current balance of reserve accounts allocated to SIRS components
6. The percent funded figure, showing how current reserves compare to the fully funded ideal

Six Questions Your Board Should Answer After Reading the Study

Q1 · What is our percent funded, and what risk category does that put us in?

Below 50% is Weak to Critical. If you are in that range, the study's contribution schedule will show a steep ramp-up. Understand what that means for your owners' monthly dues before the budget meeting, not at it.

Q2 · Which components are scheduled for replacement within the next 5 years?

These are the items that will draw from reserves soonest. Confirm the reserve balance will be sufficient at the time of projected replacement, accounting for inflation. If any 5-year item shows a projected negative balance, that gap needs a plan now.

Q3 · What inflation rate was assumed, and is it realistic?

A study using 2% inflation for Florida construction in 2025 and 2026 will understate future costs. Ask your reserve specialist to model a scenario at the current producer price index for construction materials if the assumed rate seems low.

Q4 · Does the funding plan cover ALL mandatory SIRS components?

The seven named categories (roof, structure, fireproofing/fire protection, plumbing, electrical, waterproofing/exterior painting, windows/exterior doors) plus the $25,000 catch-all for any other qualifying item. If your study predates SB 4-D, it almost certainly excludes some mandatory items. A pre-2022 reserve study does not satisfy the SIRS requirement.

Q5 · Does the study reflect the current condition of each component?

A SIRS based on generic useful life tables rather than an on-site physical inspection of each component will assign the same remaining life to a roof installed in 2005 and a roof installed in 2015. Only on-site observation can produce an accurate RUL.

Q6 · When is our next required update?

The SIRS must be updated at least every 10 years. If any major capital project draws from reserves before the next scheduled update, the study should be updated to reflect the new component baseline. Calendar the update date now.

SECTION SEVEN

A Real Florida Case Story

07

What a $17 million reserve gap looked like for 200 homeowners in Central Florida, and what it teaches every board about deferral.

CASE STORY | SOURCED

Regency Gardens Condominiums, Orlando, Florida · 2024

In May 2024, owners at Regency Gardens Condominiums, an Orlando community, received notice that their board proposed a special assessment of up to $22,104.69 per unit, payable in two installments: half by June 30, 2024, and the balance by July 31, 2024. Simultaneously, monthly HOA dues were projected to nearly triple.

The trigger was a reserve study. When the association completed its SIRS as required under post-Surfside Florida law, the study revealed that the reserve fund held only approximately $1.6 million, against a funding gap the association's attorney described as exceeding $17 million. For years, prior boards had voted to waive or reduce reserve contributions; Florida law permitted that before SB 4-D. It does not any longer.

Owners were shocked. "It's shameful," one resident told WFTV Channel 9. Many were retirees on fixed incomes who had purchased their units expecting stability, not a sudden five-figure bill. Faced with the assessment, some owners began organizing to oust the board. Others faced the prospect of selling their units at a loss, since buyers were now being notified of the pending assessments and demanding price reductions to compensate.

The amounts were not the result of mismanagement in the traditional sense. They were the predictable mathematical result of legal reserve waivers that had been authorized annually for years and a funding gap that grew, without interest, to $17 million while the building aged.

Sources: WFTV 9 (Orlando), Fox 35 Orlando, The Sun, ResiClub Analytics, coverage from May 2024. Association attorney statements quoted in local news reporting.

What This Means for Your Board

The Regency Gardens gap was not created by a single decision. It was created by the cumulative weight of many legally authorized decisions made over many years, each of which deferred a small portion of the cost that eventually arrived as one large bill. Every year your board waived contributions reduced the per-year cost and added a year's worth of compound problem to the final number. If your current percent funded is below 50%, the math in your SIRS funding schedule is telling the same story. The only question is how many years of runway you have to manage it differently than Regency Gardens did.

SECTION EIGHT

Communicating Cost to Owners

08

How to present reserve funding increases and capital project budgets in a way that builds trust rather than hostility, and what to avoid.

The board's ability to execute a sound reserve funding plan depends almost entirely on owner understanding and acceptance. Boards that treat reserve increases as a number to spring on owners at the annual meeting will face hostility. Boards that explain the math early and plainly will find owners who make informed decisions.

Four Principles for Communicating Reserve Increases

1 · Lead With the Building, Not the Number

Owners accept increases more readily when they understand the physical condition driving them. Share what the reserve study found about component ages and conditions before presenting the funding gap. A $200/month increase means something different when an owner understands that the concrete structural system has 8 years of remaining useful life and costs $2.4 million to restore.

2 · Show the Alternative Math

Present the two-column comparison: what owners will pay in incremental monthly contributions over 12 years versus what they will pay in a special assessment if the reserve is not funded. The math almost always favors monthly contributions. Owners who can see this comparison are far more likely to accept the budget increase.



Showing owners the actual site work, not just the invoice, builds the trust that makes a funding increase easier to accept.

RELATED GUIDES IN THIS SERIES

For the statutory deadlines and milestone-inspection framework driving many reserve increases, see **Milestone Inspection & SIRS**. For structural repair cost ranges referenced throughout this guide, see **Concrete Spalling & Restoration**.

3 · Be Honest About Uncertainty

Reserve studies are projections, not guarantees. Inflation may be higher or lower than assumed. A component may fail earlier or later than the RUL estimate. Boards that present a reserve plan as a certainty undermine their own credibility when conditions change. Acknowledge the assumptions and explain what variables could affect them.

4 · Communicate Before the Budget Vote, Not After

Owners who are surprised by a large increase at the annual meeting will vote against it even if it is financially correct. A board that sends a letter in advance explaining the reserve study findings, the funding gap, and the proposed contribution schedule creates informed voters. Tool 5 in the Appendix provides a letter template designed for exactly this purpose.

"The board's job is not to make the reserve contribution number go away. It is to explain why it exists and what happens to their home if it does not."

What This Means for Your Board

Schedule a reserve information session before the budget meeting, not after it. Present the SIRS summary, the funding gap calculation, and the monthly contribution comparison in plain English. Invite questions. Owners who feel heard are far more likely to accept the board's financial decisions, even when those decisions are expensive.

SECTION NINE

How Element Service Solutions Fits Into Your Plan

09

ESS helps boards translate reserve study findings into scoped, sequenced, phased capital projects with specific proposals that feed directly into budget planning.

Reserve studies tell you what needs to be replaced and when. ESS bridges that to contractor-verified costs: specific proposals built from the reserve study's component list, giving the board a real capital budget, not a planner's projection.

What ESS Provides

- Complimentary on-site inspection of structural concrete, balconies, stucco, waterproofing, and envelope systems
- Specific proposals organized by reserve study component, each line maps directly to your SIRS
- Phasing recommendations by structural priority, spreading capital spending across budget years without increasing risk
- Written scope tied to engineer-approved specifications, not general descriptions
- Self-performance of structural trades in house: concrete repair, balcony restoration, stucco, waterproofing, and site work

How ESS Fits Your Budget Process

- Before the reserve study: ESS inspection identifies scope and provides rough-order cost data to inform replacement cost projections
- After the reserve study: ESS provides specific proposals against engineer-approved specs, replacing planner estimates with biddable numbers
- During execution: ESS is the self-performing GC with hold-point inspections, daily area restoration, and written change-order procedures
- After completion: ESS documents completed scope so the reserve specialist can update RUL and replacement cost for restored components

Complimentary On-Site Inspection and Specific Proposal

ESS offers a complimentary on-site inspection and a specific cost proposal for your structural concrete, balcony, waterproofing, stucco, and envelope components. Use it to validate your reserve study's replacement cost figures, establish a capital project budget for your next board meeting, or understand what the inspection reports on your property actually mean in construction dollars.



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APPENDIX

Board Tools and Templates

A

Six practical tools: a reserve funding worksheet, a funding-method comparison table, a capital prioritization matrix, a special assessment readiness checklist, an owner communication letter, and a 5-year capital and reserve calendar.

Tool 1 | Reserve Funding Worksheet

How to use this: Work through the Worked Example (120-unit building) to follow the math, then fill in the blank column with your building's figures from your SIRS and financial statements. This is a planning model only; a licensed reserve specialist must prepare the formal SIRS study.

Worked Example: 120-Unit Building (Illustrative Figures)

Total replacement cost, all SIRS components	**$4,800,000**	
Current reserve fund balance	**$960,000**	
Fully funded target (avg. components 50% life consumed)	**$2,400,000**	*= ~50% of replacement cost*
Funding gap	**$1,440,000**	*= Fully funded target minus current balance*
Weighted average remaining useful life, major components	**12 years**	
Annual gap catch-up contribution (association-wide)	**$120,000**	*= Funding gap / Remaining useful life*
Plus: ongoing annual SIRS contribution from funding plan	**$160,000**	
Total annual reserve contribution	**$280,000**	*= Catch-up plus ongoing*
Number of units	**120**	
Per-unit annual reserve contribution	**$2,333**	*= Total annual / 120 units*
Per-unit monthly contribution	**$194/mo**	*= Per-unit annual / 12*

Your Building: Fill In Your Figures

Total replacement cost, all SIRS components	_____	*(from your SIRS report)*
Current reserve fund balance	_____	*(from financial statement)*
Fully funded target (components percent life consumed)	_____	*(from reserve specialist)*
Funding gap	_____	*= Fully funded target minus balance*
Weighted average remaining useful life	_____	*(from reserve specialist)*
Annual gap catch-up contribution	_____	*= Funding gap / Remaining useful life*
Plus: ongoing annual SIRS contribution	_____	*(from SIRS funding plan)*
Total annual reserve contribution	_____	*= Catch-up plus ongoing*
Number of units	_____	
Per-unit annual contribution	_____	*= Total annual / Number of units*
Per-unit monthly contribution	_____	*= Per-unit annual / 12*

> Illustrative figures only. Actual reserve calculations must account for inflation on future replacement costs, interest earnings on the reserve balance, and component-specific remaining useful lives. A licensed reserve specialist must prepare the formal SIRS required under FS 718.112(2)(g).

Tool 2 | Funding Method Comparison Table

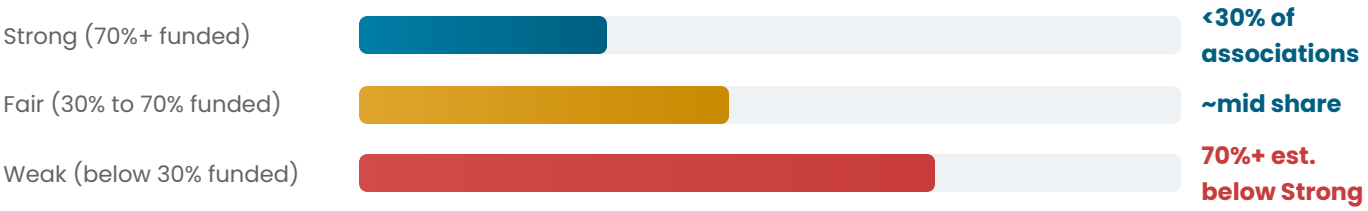
How to use this: Compare the four approaches across the criteria most relevant to your association's financial situation. No single approach is universally best; the right answer depends on your percent funded, your timeline to major replacements, and owner capacity.

Method	How It Works	Best For	Owner Impact	Risk
Baseline (Straight-Line)	Funds each component separately to full replacement cost by end of RUL. No per-component balance drops below zero.	Associations wanting component-level transparency. Required minimum under Florida law for SIRS.	Predictable annual contribution. Higher early contributions when starting from a low balance.	**Low. Statutory minimum; straightforward to audit.**
Pooling	All SIRS components share one account. Aggregate balance stays above a minimum threshold; underspent components offset those due sooner.	Associations with many components at varied lifecycle stages. HB 913 permits by board resolution.	Can reduce total contributions by offsetting surpluses. Requires disciplined internal tracking.	**Moderate. Pool must be managed so adequate funds exist when each component comes due.**
Special Assessment	Lump-sum or installment levy on unit owners to recapitalize reserves or fund immediate repairs.	Repair deadline is imminent and reserves are critically low. An indicator of prior underfunding, not a preferred strategy.	High immediate shock. Fixed-income owners may struggle. Unit sales affected while assessment is outstanding.	**High. Legal requirements must be followed precisely; collection risk is real.**
Association Loan	Borrow against future assessments; use proceeds to fund reserves or capital repairs; repay over multi-year term.	Large gap, compressed timeline, association meets lender requirements. Spreads financial shock over time.	Adds interest cost. Dual-track payments (loan repayment plus ongoing contributions) for the loan term.	**Moderate to High. Lenders scrutinize reserve health, delinquency rates, and occupancy. Not all associations qualify.**

Most associations facing a material funding gap use a combination of methods. Consult your reserve specialist to model each scenario and your attorney to confirm Chapter 718 compliance before any board vote.

Illustrative: Where Associations Likely Fall

Directional estimate only, not a formally surveyed CAI distribution.



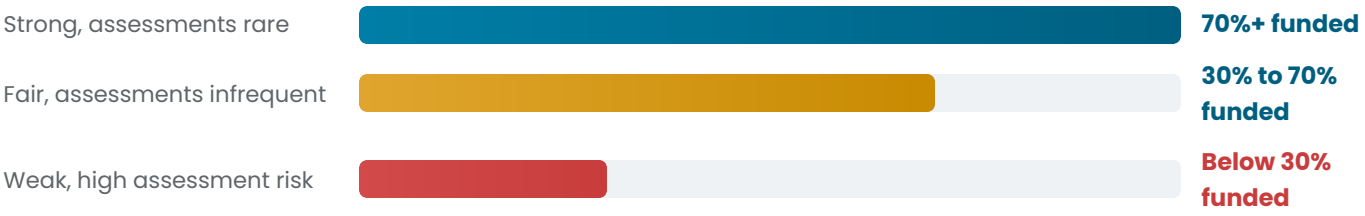
Illustrative, not a formally surveyed distribution. Bar widths are directional, not exact percentages. Source: CAI Reserve Requirements and Funding, caionline.org.

ILLUSTRATIVE ESTIMATE: WHERE ASSOCIATIONS LIKELY FALL (NOT A CAI-PUBLISHED SURVEY)

This chart is illustrative, not a formally surveyed distribution. Industry practitioners commonly estimate that more than 70% of associations nationally fall below the "Strong" funding level defined by the Community Associations Institute (CAI) National Reserve Study Standards, with a meaningful share below 50% funded. No single, uniformly-surveyed national dataset publishes exact percentages by risk band, so treat the proportions shown here as directional only. See the sourced CAI risk-band definitions on the next page for the actual thresholds. Source: CAI Reserve Requirements and Funding, caionline.org.

CAI Percent-Funded Risk Bands

Where your association's reserve percent-funded figure falls determines special-assessment exposure.



Source: Association Reserves / CAI National Reserve Study Standards, caionline.org.

SOURCED: CAI NATIONAL RESERVE STUDY STANDARDS RISK BANDS

The Community Associations Institute (CAI) National Reserve Study Standards define three percent-funded risk bands: **below 30% is Weak** (high special-assessment risk), **30% to 70% is Fair** (assessments become infrequent but are not eliminated), and **70% and above is Strong** (assessments are rare). These are the actual published thresholds, unlike the illustrative distribution on the previous page. Source: Association Reserves / CAI National Reserve Study Standards, caionline.org.

Takeaway: ask your reserve specialist for your association's current percent-funded figure and plot it against these three bands. That single number is the fastest way to gauge your special-assessment exposure.

Tool 3 | Capital Project Prioritization Matrix

How to use this: List each capital project your board is considering. Score it on the four criteria (1 = low, 5 = high), multiply by the weight shown, and total. Higher scores represent projects that should be funded first. Have your engineer of record confirm structural urgency scores before finalizing the ranking.

Worked Example: How a Board Actually Scored Its List

Project / Component	Structural Urgency (x3)	Owner Safety Risk (x3)	Cost Multiplier if Deferred (x2)	SIRS Required? (x2)	Weighted Score (max 40)
Concrete spalling repair, pool deck soffit	5	5	5	5	50
Balcony waterproofing membrane replacement	4	3	4	5	39
Exterior stucco and sealant restoration	2	1	3	1	17
Roof system replacement	3	2	2	5	31
Elevator modernization	1	2	1	1	13

Scoring: (Structural Urgency x3) + (Owner Safety Risk x3) + (Cost Multiplier if Deferred x2) + (SIRS Required? x2). Example: pool deck soffit spalling scored 5 on every criterion because the engineer flagged an immediate life-safety condition, giving (5x3)+(5x3)+(5x2)+(5x2) = 50, the maximum possible score. This board funded the pool deck soffit repair first, then the balcony membrane (score 39), then the roof (score 31), and pushed stucco and the elevator to a later budget year.

Reading the Scores

A score above 35 signals fund this project in the current budget year. A score of 20 to 35 signals plan for the next 1 to 2 budget years. A score below 20 signals monitor and revisit at the next reserve study update, unless the engineer of record changes the urgency rating.

Your Building: Score Your Project List

Project / Component	Structural Urgency (x3)	Owner Safety Risk (x3)	Cost Multiplier if Deferred (x2)	SIRS Required? (x2)	Weighted Score (max 40)
Concrete spalling repair, pool deck soffit					
Balcony waterproofing membrane replacement					
Exterior stucco and sealant restoration					
Roof system replacement					
Window and door replacement (impact rated)					
Elevator modernization					
Parking structure drainage and sealant					
[Add your project here]					
[Add your project here]					

Scoring Guide

Structural Urgency (x3):

- 5: Engineer identifies immediate life-safety risk
- 4: Phase 2 finding requiring repair within 365 days
- 3: Deterioration confirmed, repair within 2 to 3 years
- 2: Monitoring recommended, 4 to 6 year horizon
- 1: Elective or cosmetic, no structural urgency

Cost Multiplier if Deferred (x2):

- 5: Estimated 4x or more cost increase per year of deferral (active spalling)
- 4: Estimated 2x to 4x cost increase (membrane failure)
- 3: Moderate escalation, 1.5x to 2x (stucco)
- 2: Modest escalation, inflation-level increases only
- 1: Cost does not materially increase with deferral

> Structural urgency scoring must be confirmed with your licensed engineer of record. Do not defer any item the engineer classifies as an immediate life-safety risk regardless of its matrix score. This tool is for planning sequence discussions only.

Tool 4 | Special Assessment Readiness Checklist

How to use this: Before the board votes to levy any special assessment for reserve fund recapitalization or capital project funding, work through this checklist with your Florida community association attorney. Each item should be satisfied before the vote is called or any notice is issued.

Governance and Authority

- ☐ Confirm your Declaration, Bylaws, or Articles of Incorporation authorize the board to levy special assessments, and identify any limitations on purpose or amount.
- ☐ Confirm whether this assessment requires board approval only or a unit owner membership vote under your governing documents and Chapter 718.
- ☐ Verify that the purpose is permissible under your governing documents (reserve recapitalization, capital repair, or both) and that the purpose is specifically stated in the board's resolution.
- ☐ Confirm the assessment amount per unit, the payment schedule, and whether installment payments will be offered. Document the basis for the per-unit calculation.

Notice and Meeting Requirements

- ☐ Provide advance written notice of the special assessment meeting to all owners within the period required by your governing documents. Florida law requires at least 14 days notice for most board meetings; your documents may require more for assessments.
- ☐ Post the meeting notice in a conspicuous location on the property per your governing documents.
- ☐ If a membership vote is required, confirm the required approval threshold (majority? two-thirds?) under your governing documents before scheduling the membership meeting.

Financial and Account Setup

- ☐ Establish a dedicated collection account for special assessment proceeds, separate from operating funds and separate from the SIRS reserve account.
- ☐ Confirm that assessment proceeds will be used exclusively for the stated purpose and document controls over disbursement.
- ☐ If proceeds will fund the SIRS reserve account, confirm with your attorney and accountant that this satisfies the SIRS separate account requirement under FS 718.112(2)(g).

Owner Communication and Collection

- ☐ Issue written notice of the approved assessment to all unit owners with the payment schedule and the purpose, before the first payment is due.
- ☐ Define the delinquency process: when an assessment is overdue, what late fees apply, and when the lien or collection process begins. Have your attorney prepare the lien form in advance.
- ☐ Confirm your management company or legal counsel is prepared to track payments and pursue collection for delinquent owners. Collection delay undermines the assessment's purpose.

> **Important:** Notice requirements, vote thresholds, purpose limitations, and collection procedures vary significantly by governing documents and may be affected by 2024 and 2025 amendments to Chapter 718. This is a general framework only. Confirm every step with your Florida community association attorney before issuing any assessment notice.

Tool 5 | Owner Communication Letter Template

How to use this: Send this letter before the annual budget meeting, not after it. Fill in all bracketed items with your association's specific figures. Have your attorney review before distribution, particularly if any findings involve life-safety concerns or access restrictions.

To: All Unit Owners, [*Community Name*] | **From:** The Board of Directors | **Re:** Reserve Study Results and [*Budget Year*] Reserve Contribution Plan

Dear Fellow Owners,

Your board recently received the results of our Structural Integrity Reserve Study, completed by [*Reserve Specialist Firm*] on [*date*]. Florida law requires that we complete this study every 10 years and that we fund the reserves it identifies at amounts we cannot reduce by owner vote. We want to explain what the study found and what it means for your monthly dues before we present the [*year*] budget.

What the study found: Our community has [*X*] structural components covered by the SIRS. The total estimated replacement cost for all covered components is [*$X*]. Our current reserve balance is [*$X*], which places us at approximately [*X%*] funded. [*Optional: The study identified [X] components scheduled for replacement or major restoration within the next 5 years.*]

What this means for dues: The study recommends an annual reserve contribution of [*$X*] association-wide, or [*$X*] per unit per year, to fund our components without a special assessment. That translates to [*$X*] per month per unit in reserve contribution, compared to our current [*$X*]. Our total monthly dues for [*year*] are projected to be [*$X*], including reserves and operating costs.

Why this is the right path: The alternative to funding reserves incrementally is a special assessment when a component reaches end of life with insufficient funds. Based on our current gap, a deferred approach could result in a one-time assessment of [*$X to $X*] per unit within [*X*] years. The board believes managed, predictable monthly contributions are a better outcome for owners than large unexpected assessments.

Your questions are welcome: We will hold an informational session on [*date, time, location*] before the budget vote at [*date of budget meeting*]. Please bring your questions. Full SIRS documentation is available for review by appointment through the management office.

Sincerely, The Board of Directors of [*Community Name*]

Fill in all bracketed items before sending. Have your attorney review any communication that references life-safety findings, access restrictions, or proposed special assessments. Accuracy of the financial figures is essential; inaccurate communications about assessments can create legal exposure for the board.

Tool 6 | 5-Year Capital and Reserve Planning Calendar

How to use this: Fill in your community's scheduled events and projected capital expenditures from your SIRS for the next five budget years. Use it at the annual budget meeting to show owners the multi-year financial picture and confirm that each year's contributions are sufficient to cover scheduled replacements.

Worked Example: 80-Unit Building on a Catch-Up Plan

Budget Item / Event	Year 1 2026	Year 2 2027	Year 3 2028	Year 4 2029	Year 5 2030
Annual reserve contribution (total)	$192,000	$192,000	$198,700	$198,700	$205,600
Per-unit monthly reserve contribution	$200	$200	$207	$207	$214
Projected reserve fund balance (year-end)	$672,000	$864,000	$682,700	$881,400	$1,087,000
Scheduled capital replacements					
Roof system	-	-	-	-	-
Concrete restoration scope	**$380,000**	-	-	-	-
Balcony waterproofing	-	-	**$210,000**	-	-
Exterior paint and stucco	-	-	-	-	**$95,000**
Window and door replacement	-	-	-	-	-
Plumbing and electrical	-	-	-	-	-
Compliance calendar					
SIRS update due?	No	No	No	No	No
Milestone inspection due?	No	No	Yes	No	No
Director education (annual update)	Yes	Yes	Yes	Yes	Yes
Reserve fund balance after scheduled withdrawals	$292,000	$864,000	$472,700	$881,400	$992,000
Balance above zero? (flag if projected negative)	**Yes**	**Yes**	**Yes**	**Yes**	**Yes**

Illustrative figures only. The board in this example pre-funded the Year 1 concrete restoration draw so the balance stayed positive through the withdrawal, and flagged the Year 3 milestone inspection early enough to budget the balcony waterproofing scope around it rather than reacting to it.

Your Building: Fill In the Next Five Budget Years

Budget Item / Event	Year 1 [*fill year*]	Year 2 [*fill year*]	Year 3 [*fill year*]	Year 4 [*fill year*]	Year 5 [*fill year*]
Annual reserve contribution (total)					
Per-unit monthly reserve contribution					
Projected reserve fund balance (year-end)					
Scheduled capital replacements					
Roof system					
Concrete restoration scope					
Balcony waterproofing					
Exterior paint and stucco					
Window and door replacement					
Elevator modernization					
Plumbing and electrical					
Compliance calendar					
SIRS update due?					
Milestone inspection due?					
Director education (annual update)					
Reserve fund balance after scheduled withdrawals					
Balance above zero? (flag if projected negative)					

Complete this calendar with figures from your SIRS. Any year where the projected reserve balance is negative after scheduled withdrawals identifies a funding gap that must be resolved before that year arrives. Share this calendar at the annual budget meeting to demonstrate that the board is managing the 5-year capital picture proactively.

Tool 7 | RFP and Bid Comparison Sheet

How to use this: When your board solicits contractor bids for a reserve-funded capital project, request every bidder respond to the same scope document. Score each bid on this sheet before the board discusses price. A low bid missing scope items, licensing, or insurance is not actually the low bid once those gaps are priced in.

Bid Comparison

Criteria	Bidder A	Bidder B	Bidder C
Base bid price			
Scope matches RFP exactly? (Y/N, list gaps)			
Alternates / allowances priced separately?			
FL license verified (myfloridalicense.com)?			
Certificate of insurance received, limits adequate?			
Self-performs scope, or subcontracts?			
References from similar Florida condo/HOA projects?			
Proposed schedule / start-to-completion			
Warranty terms (years, what's covered)			
Payment / draw schedule proposed			
Change-order procedure documented?			
Adjusted price (base bid + priced gaps)			

Why "adjusted price" matters: a bid that omits a scope item your other two bidders included is not actually the cheapest bid; it is an incomplete one. Price the missing scope at a comparable rate before comparing totals, or your board risks approving a project that runs a change order for work that should have been priced up front. See the Contractor Vetting guide in this series for a full license, insurance, and lien-risk walkthrough.

Reference | Component Useful-Life Ranges

How to use this: These are directional, industry-typical ranges for Florida condo/HOA reserve components, useful for sanity-checking the remaining useful life figures in a SIRS or budgeting a rough capital calendar before a formal study is complete. Your reserve specialist's on-site assessment of your building's actual condition always governs over this table.

Component	Typical Useful Life	Notes
3-tab asphalt shingle roof	15 to 20 years	20 to 25 years with disciplined maintenance
Architectural (dimensional) shingle roof	25 to 30 years	Longer service life than 3-tab; higher install cost
Tile roof	50+ years (tile)	Tile itself often outlasts the building; underlayment beneath it typically needs replacement at 20 to 25 years
Single-ply membrane (TPO / EPDM), flat/low-slope	20 to 30 years	Common on Florida condo flat roofs and mechanical decks
Metal roofing	~30 years	Varies with coating system and coastal exposure
Asphalt paving (parking, drives)	~20 years	Sealcoating and crack sealing extend service life
Exterior paint and coatings	5 to 8 years	Coastal UV and salt exposure shortens the range; verify with your paint/coating manufacturer's spec before hard-charting a SIRS line

Directional ranges only; cite Association Reserves. Reserve planning horizons typically run 20 to 30 years. These ranges do not substitute for the component-specific, on-site remaining useful life assessment your licensed reserve specialist performs for your SIRS.

1. A roof at **15 to 20 years** old (3-tab) may already be near end of life; check your SIRS RUL against actual install date.

2. Exterior paint/coatings need reserve funding roughly **every 5 to 8 years**, the shortest cycle on this table.

3. Tile roofing itself can outlast the building, but the underlayment beneath it typically does not.

RELATED GUIDES IN THIS SERIES

For the SIRS statutory framework and the milestone-inspection deadlines driving many of these components, see **Milestone Inspection & SIRS**. For roof-relevant waterproofing and envelope failure modes, see **Waterproofing & Building Envelope**. For vetting the contractor you select from Tool 7, see **Contractor Vetting**.

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Full Disclaimer and Key Sources

This guide is provided as a general educational resource for Florida condominium and cooperative association boards and community association managers. It does not constitute legal, reserve-specialist, financial, engineering, or professional advice. Reserve study requirements, SIRS funding mandates, special assessment procedures, and related statutes are subject to change through legislation, regulatory interpretation, or agency rule-making.

Worked examples and planning worksheets use clearly labeled illustrative figures. Cost ranges cited are approximate, based on available Central Florida market data, and may vary substantially based on building-specific conditions, scope, labor market, and access. Always consult a licensed Florida reserve specialist for a formal SIRS study, a Florida community association attorney for legal interpretation of your specific obligations, and licensed contractors submitting detailed proposals against engineer-approved specifications for construction cost verification.

Element Service Solutions makes no warranty, expressed or implied, regarding the accuracy, completeness, or applicability of information provided herein to any specific building or situation.

Key Sources: Florida Statutes Section 718.112(2)(g) (Structural Integrity Reserve Study requirements and SIRS funding mandates), flsenate.gov. Florida SB 4-D (2022) and HB 913 (2025). ResiClub Analytics, "Spiking HOA fees and special assessments shake Florida's housing market," 2024, resiclubanalytics.com. Community Associations Institute (CAI), National Reserve Study Standards and Reserve Requirements and Funding advocacy page, caionline.org. WFTV 9 (Orlando), "Condo board asks residents to pay more than $20,000 in special assessment fees," May 2024; Fox 35 Orlando, "Orlando condo association proposes special assessment of up to $22,105 per owner," May 2024 (Regency Gardens case story). Florida DBPR Division of Condominiums, SIRS information and compliance resources, condos.myfloridalicense.com. Reserve Advisors, "Florida Structural Integrity Reserve Study and Funding Requirements FAQ," reserveadvisors.com. Criterium-Cromer Engineers, "Straight Line Funding Reserve Study Guide for Florida Condos and HOAs," 2025. Association Reserves, component useful-life ranges and CAI National Reserve Study Standards percent-funded risk bands.

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