

# TOOLS FOR NAVIGATING CONDO SALES ON FLORIDA'S EAST COAST





# WESLEY ULLOA

- Broker Owner of LUXE Properties with 690 Agents and 10 Offices
- Licensed Mortgage Lender
- MSIRE Graduate
- Florida [Condominium Law and Policy Life Safety Advisory Task Force](#) Member
- Florida Realtors 2020 Chair of Condo Think Tank
- 2019 YPN President
- Mom, Historic Home Lover, Dog Mom and Loves to Cook

ALL ABOUT CONDOS



# BY THE NUMBERS

ALL ABOUT CONDOS

- Over 27,000 Condo Associations Statewide and 1,500,000 Condo Units
- As of January 2025 - 3,000 Condo Associations Registered in Palm Beach County
- 59.6% of All Listings in Palm Beach County Are Condos/Townhouses
- It Is Estimated that 60% of Our Condos are over 30 Years Old

Insurance Coverage

Freddie Mac

Limited Review

Management  
Company

Reserve Study

Special Assessments

Deferred Maintenance

High Delinquency Rates

MEETING MINUTES

Litigation

Fannie Mae

Budget

10% Reserves

Condo Hotels



25%

vs

5%

Down if Building Does  
Not Have 10% Reserves

Down with Fannie Mae  
Full Review

# DID YOU KNOW?

**Florida is the only state in the nation that requires 25%  
Down For Limited Review Loan Programs**

# KEY POINTS FOR FINANCING

- **10% or Adequate Reserves for Full Review Loans (Less than 25% Down)**
- **Adequate Insurance Coverage including Flood and Fidelity Bond**
- **More Than 50% Owner Occupied, No Entity More Than 10%**
- **Delinquency Rates Less Than 15%**
- **No Major Construction or Structural Issues, Passed Milestones Inspections**
- **No Major Litigation, No Major Special Assessments Delinquency**



DADE COUNTY CONDOS

# 2022 STATE CONDO LAW CHANGES



## Senate Bill 4D

- 25-30 Year Recertifications
- Structural Integrity Reserves Study (“SIRS”)
- Reserves on Budget to cover the amounts needed on SIRS items by December 2024
- No waiving of Reserves for SIRS items







# BREADCRUMB #1 - LOOK UP PAST MLS SALES















Criteria Map Results

Checked 0 All · None · Page Display Agent Single Line at 100 per page

St↓	Address	Subdivision/Complex	LP\$↑	SP\$	FT	#Bed	#FB	#HE	SqFt LA	Type
A	<a href="#">1748 Jupiter Cove Drive Unit#618a</a>	JUPITER COVE CONDO	\$1,150,000			2	2	0	1,300	Condo
A	<a href="#">1748 Jupiter Cove Drive Unit#418</a>	JUPITER COVE CONDO	\$1,050,000			2	2	0	1,300	Condo
A	<a href="#">1542 Jupiter Cove Drive Unit#207</a>	JUPITER COVE CONDO	\$699,000			2	2	0	1,520	Condo
CS	<a href="#">1748 Jupiter Cove Drive Unit#322</a>	JUPITER COVE CONDO	\$1,050,000	\$1,050,000	Cash	2	2	0	1,300	Condo
CS	<a href="#">1748 Jupiter Cove Drive Unit#517A</a>	Jupiter Cove Jupiter Cov	\$900,000	\$890,000	Conventional	2	2	0	×1,520	Condo
CS	<a href="#">1748 Jupiter Cove Drive Unit#517</a>	Jupiter Cove	\$900,000	\$890,000	Conventional	2	2	0	1,520	Condo
CS	<a href="#">1648 Jupiter Cove Dr Unit#511B</a>	JUPITER COVE CONDO	\$859,900	\$780,000	Conventional	2	2	0	×1,300	Condo
CS	<a href="#">1542 Jupiter Cove Drive Unit#207</a>	JUPITER COVE CONDO	\$849,000	\$825,000	Cash	2	2	0	1,520	Condo
CS	<a href="#">1748 Jupiter Cove Drive Unit#220</a>	JUPITER COVE CONDO	\$825,000	\$775,000	Cash	2	2	0	1,300	Condo
CS	<a href="#">1748 Jupiter Cove Drive Unit#417</a>	JUPITER COVE CONDO	\$799,900	\$755,000	Cash	2	2	0	1,520	Condo
CS	<a href="#">1748 Jupiter Cove Dr Unit#417</a>	JUPITER COVE CONDO	\$799,900	\$755,000	Cash	2	2	0	×1,520	Condo
CS	<a href="#">1542 Jupiter Cove Drive Unit#606c</a>	JUPITER COVE	\$750,000	\$670,000	Cash	2	2	0	1,300	Condo



# BREADCRUMB #1 - CALCULATE LTV ON IMAPP

SALES INFORMATION										  	
Deed Type:	WARRANTY DEED			Price:	\$890,000	Qualifiers:	Q <sup>1</sup> 				
Sale Date:	05/16/2025	Recorded Date:	06/04/2025	Document #	Bk 35784/Pg 947 						
Grantor:	SCHULTE HEIDI A			Grantee:	Not Available						
Mortgage Amount:	\$800,000	Instrument Date:	05/16/2025	Document #	20250198614 						
Terms:	6.81%/360 M	Attributes:	Traditional Loan, Original, New Conventional, Warranty Deed								
Lender:	FIRST BANK				Borrower:	WILSON ROBERT ASHER					
Deed Type:	WARRANTY DEED			Price:	\$930,000	Qualifiers:	Q <sup>1</sup> 				
Sale Date:	07/31/2023	Recorded Date:	08/04/2023	Document #	Bk 34474/Pg 1802 						
Grantor:	GARRISON STEVEN A			Grantee:	Not Available						
Deed Type:	WARRANTY DEED			Price:	\$405,000	Qualifiers:	Q <sup>1</sup> 				
Sale Date:	01/09/2018	Recorded Date:	01/17/2018	Document #	20180019567 						
Grantor:	RECH DAWN M			Grantee:	Not Available						
Deed Type:	WARRANTY DEED			Price:	\$405,000	Qualifiers:	Q <sup>1</sup>				
Sale Date:	01/09/2018	Recorded Date:		Document #	Bk 29590/Pg 898 						
Grantor:	RECH DAWN M			Grantee:	Not Available						
Deed Type:	SUMMARY ORDER			Price:	\$0	Qualifiers:					
Sale Date:	01/04/2018	Recorded Date:		Document #	Bk 29590/Pg 895 						
Grantor:	Not Available			Grantee:	Not Available						
Deed Type:	WARRANTY DEED			Price:	\$164,000	Qualifiers:	Q <sup>2</sup>				
Sale Date:	02/01/1985	Recorded Date:		Document #	Bk 4481/Pg 448 						
Grantor:	Not Available			Grantee:	Not Available						
Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved										County Clerk Of Court Website 	
<sup>1</sup> QUALIFIED, <sup>2</sup> OO-QUALIFIED											



# BREADCRUMB #1 - SEARCH BY LTV ON MLS

**Selling Office:** [HAUT01 /Haute Real Estate, Inc.](#)  
**Selling Agent:** [3491791 /Sorymar Castillo PA](#)  
**Selling Agt Lic:** 3491791  
**Sell \$ Per SqFt:** \$582.66  
**Sold Finance:** Conventional  
**Amt Financed/%:** \$515,000/80%  
**Seller Contrb:** No

## Sold Information

**Selling Office Phone:** 786-363-2917  
**Selling Agent Phone:** 786-818-2081  
**Sale Price:** \$645,000  
**Sell \$ Per Acre:**

Prepared By: Wesley Ulloa

Date Printed: 02/14/2025

# BREADCRUMB #2 - IMAPP FOR OWNERS

**IMAPP - Miami REALTORS®** quick search

Search Tax Records or MLS Listings

**Tax Search** **MLS Search** Foreclosure Search

Search Field	Search Type	Search Value
Property Location	Is Within	Palm Beach County, FL
Owner Name	Starts With	
Property Address	Contains	
Parcel ID	Starts With	
Subdivision Name	Equal To	
Legal Description	Contains	Jupiter Cove
Sale Date	Greater Than or Equal To	
Sale Price	Greater Than or Equal To	
Building Area	Greater Than or Equal To	
Year Built	Greater Than	
Property Use Code (state)	Is One Of	Select options



# BREADCRUMB #2 - IMAPP FOR OWNERS

IMAPP - Miami REALTORS®

quick search

Browsing Search Results 1 - 25 of 143 results

Results 1-25 of 143 results

Results Not Sorted

1. 17825 THELMA AVE #A	PID 30-42-41-03-18-001-0000	Bedrooms:	Living Area:	37,536 sf	Stories:	1	
<input type="checkbox"/> JUPITER, FL 33458-7912	Market Value: \$7,462,720	Bathrooms:	Total Area:	37,536 sf	Waterfront:	Yes	
Owner(s): JUPITER COVE GARDENS LP	Assessed Value: \$5,409,455	Year Built: 1987	Land Area:	196,576 sf	Pool:	No	
	Last Sale: \$22,893,506 on 04/27/2021		Covered Parking:	No			
2. 17881 THELMA AVE #A	PID 30-42-41-03-18-002-0000	Bedrooms:	Living Area:	35,856 sf	Stories:	1	
<input type="checkbox"/> JUPITER, FL 33458-7958	Market Value: \$7,224,822	Bathrooms:	Total Area:	35,856 sf	Waterfront:	No	
Owner(s): JUPITER COVE GARDENS LP	Assessed Value: \$5,208,240	Year Built: 1987	Land Area:	205,509 sf	Pool:	No	
	Last Sale: \$22,893,506 on 04/27/2021		Covered Parking:	No			



# BREADCRUMB #2 - IMAPP FOR OWNERS

Tax Search

MLS Search

Foreclosure Search

Search Field	Search Type	Search Value
Property Location	Is Within	Palm Beach County, FL
Owner Name	Contains	
Property Address	Contains	
Parcel ID	Starts With	
Subdivision Name	Equal To	
Bedrooms	Greater Than or Equal To	
Legal Description	Starts With	jupiter cove
Sale Price	Greater Than or Equal To	
Owner Occupied	Equal To	No
Year Built	Greater Than	
Property Use Code (state)	Is One Of	Select options

My Saved Searches

Prospecting for Subdividing Lots

Nirvana

Nirvana

Search Area Reference Map




# BREADCRUMB #2 - IMAPP FOR OWNERS

IMAPP - Miami REALTORS®



quick search

Browsing Search Results 1 - 25 of 78 results



Results 1-25 of 78 results

Results Not Sorted

1. 1748 JUPITER COVE DR #117	PID	30-43-40-31-15-001-1170	Bedrooms:	2	Living Area:	1,520 sf	Stories:		
<input type="checkbox"/> JUPITER, FL 33469-3212	Market Value:	\$695,154	Bathrooms:	2	Total Area:	1,520 sf	Waterfront:	Yes	
Owner(s): HOLROYD PROPERTIES LLC SERIES 13	Assessed Value:	\$665,669	Year Built:	1985	Land Area:	0 sf	Pool:	No	
	Last Sale:	\$0 on 04/20/2022	Covered Parking:	No					
2. 1748 JUPITER COVE DR #118	PID	30-43-40-31-15-001-1180	Bedrooms:	2	Living Area:	1,300 sf	Stories:		
<input type="checkbox"/> JUPITER, FL 33469-3212	Market Value:	\$603,146	Bathrooms:	2	Total Area:	1,300 sf	Waterfront:	Yes	
 Owner(s): LEE ANTHONY KEHOE LEE KATHLEEN	Assessed Value:	\$470,097	Year Built:	1985	Land Area:	0 sf	Pool:	No	
	Last Sale:	\$390,000 on 12/06/2004	Covered Parking:	No					
3. 1748 JUPITER COVE DR #119	PID	30-43-40-31-15-001-1190	Bedrooms:	2	Living Area:	1,300 sf	Stories:		
<input type="checkbox"/> JUPITER, FL 33469-3212	Market Value:	\$603,146	Bathrooms:	2	Total Area:	1,300 sf	Waterfront:	Yes	
 Owner(s): SCHUEMANN THEODORE	Assessed Value:	\$470,097	Year Built:	1985	Land Area:	0 sf	Pool:	No	



# BREADCRUMB #3 - SIRS DATABASE



## Disclosure For Structural Integrity Reserve Study (SIRS) Reporting

Information in the SIRS Reporting Database is displayed exactly as submitted. Only complete submissions of the SIRS Reporting Form are displayed in the database. SIRS reported using the online form will be reflected in the database within one business day. SIRS reported by email or mail may take approximately two weeks to be reflected in the database, if submission is complete. The Department will make every effort to contact the association using the information provided on the SIRS Reporting Form to obtain the information needed to complete the submission if an incomplete SIRS Reporting Form is submitted. Associations who are required to submit the completion of a SIRS to the Department can do so using the [SIRS Reporting Form](#). If you have questions or need assistance completing the form, please contact us by email at [cfmiregulation@myfloridareg.com](mailto:cfmiregulation@myfloridareg.com) or by phone at 954.202.6831. Staff are available to assist Monday through Friday, from 8 a.m. to 5 p.m. ET.

### Structural Integrity Reserve Study (SIRS) Reporting

Project Type	Project Name	Association Name	City	Zip	County
CONDOMIN...	SEA DUNES CONDOMINIUM	SEA DUNES VILLAS	AMELIA ISLAND	32034-5423	NASSAU
CONDOMIN...	TROPIC SHORES RESORT	TROPIC SHORES CONDOMINIUM ASSOCIATION	DAYTONA BEACH SHORES	32118-6223	VOLUSIA
CONDOMIN...	ADMIRLITY CLUB CONDOMINIM	1	PORT ORANGE	32127-4699	VOLUSIA
CONDOMIN...	CORONADO DEL MAR CONDO	CORONADO DEL MAR OWNERS ASSOCIATION	NEW SMYRNA BEACH	32169-2808	VOLUSIA
CONDOMIN...	ISLANDER BEACH CLUB CONDO ASSOC	ISLANDER BEACH CLUB CONDOMINIUM ASSOCIATION OF VOLUSIA COUNTY, INC.	NEW SMYRNA BEACH	32169-3117	VOLUSIA
CONDOMIN...	CASA DEL MAR	CASA DEL MAR RESORT, A CONDMINIUM	ORMOND BEACH	32176-7715	VOLUSIA
CONDOMIN...	HIDDEN DUNES GULFSIDE I	HIDDEN DUNES COMMUNITY ASSOCIATION	MIRAMAR BEACH	32550-4969	WALTON
CONDOMIN...	MIRIADA CONDOMINIUM ASSOCIATION	MIRIADA CONDOMINIUM ASSOCIATION	ORLANDO	32812-5373	ORANGE
CONDOMIN...	PARC CORNICHE CONDO STE HTL IN	PARC CORNICHE CONDO ASSOC., INC	ORLANDO	32821-7306	ORANGE
CONDOMIN...	GULLHOUSE SIRS	GULLHOUSE HOA	MELBOURNE BEACH	32951-3790	-
CONDOMIN...	FIRST OCEANSIDE CONDO	FIRST OCEANSIDE CONDOMINIUM ASSOCIATION INC.	VERO BEACH	32963-2334	INDIAN RIVER
CONDOMIN...	SUMMIT TOWERS CONDO ASSN INC	SUMMIT TOWERS CONDO ASSN INC	HOLLYWOOD	33019-2121	BROWARD
CONDOMIN...	BEVERLY HILLS #2	BEVERLY HILLS CONDOMINIUM NUMBER TWO, INC.	HOLLYWOOD	33021-7752	BROWARD
CONDOMIN...	BEVERLY HILLS #10	BEVERLY HILLS #10	HOLLYWOOD	33021-7752	BROWARD
CONDOMIN...	OCEAN HARBOUR, A CONDO	OCEAN HARBOUR OF ISLAMORADA CONDOMINIUM	ISLAMORADA	33036-3089	MONROE
CONDOMIN...	STRUCTURAL INTEGRITY RESERVE STUDY	MONTE CRISTO CONDOMINIUM ASSOCIATION, INC.	KEY COLONY BEACH	33051-0160	MONROE
CONDOMIN...	STRUCTURAL INTEGRITY RESERVE STUDY	MONTE CRISTO CONDOMINIUM	KEY COLONY BEACH	33051-0160	MONROE

### Tutorial: How to Use the S... Database

#### Search by Project:

- 1) Click the search icon above the project name field
- 2) Type in the name of Project/Association.
- 3) Click "enter"

#### Search by County, City or Zip Code:

- 1) Click the search icon above the city, county or zip code field
- 2) Enter the corresponding information
- 3) Click "enter"


#### Export a Spreadsheet

- 1) Hover your cursor over the report title "Structural Integrity Reserve Study (SIRS) Reporting" and right click
- 2) Select "Export Data"
- 3) For a full export of the data, select the .csv format. **Note:** The image and .pdf options will only provide a snapshot of the current view.





# BREADCRUMB #4 - LEGAL SEARCH



**JOSEPH ABRUZZO**  
CLERK OF THE CIRCUIT COURT & COMPTROLLER  
PALM BEACH COUNTY

**eCaseView**

GuestUser (Public Internet)

LOG OUTNEW SEARCH

Search Criteria

Case Number

Case Number

(Example: 2015TR900123)

Name Search Type

Starts With Name Search

Last Name / Company Name

Jupiter Cove

First Name

First Name

Middle Name

Middle Name

Court Type

All - Court Types

Case Type

All - Case Types

Citation Number

Citation Number

Offense Begin Date

Offense Begin Date

# BREADCRUMB #4 - LEGAL SEARCH

Court Type:

All - Court Types

Case Type:

All - Case Types

One Row Per Case:

True

If you see a case that is highlighted in yellow, there may be an open warrant.

Search Results

107 records returned. Click on a column name to sort the results by that column's data.

[Download Page Results](#)

Page Size: 25

123456

Case Number	Court Type	Case Type	Arrest Date	File Date	Case Style	Status
50-2025-CC-008968-XXXXA-NB	County Civil	EVICTON RESIDENTIAL NON-MONETARY		06/11/2025	JUPITER COVE GARDENS MANAGING CO GP LLC AS GENERAL PARTNER OF JUPITER COVE GARDENS LP V BRAVO, MARTA CHUN	Open
50-2025-CC-004683-XXXXA-NB	County Civil	EVICTON RESIDENTIAL NON-MONETARY		03/27/2025	JUPITER COVE GARDENS MANAGING CO GP LLC, AS GENERAL PARTNER COVE GARDENS LP, DBA JUPITER COVE APARTMENTS V JIMENEZ ESCOBAR, RAUL	Closed
50-2025-CC-000926-XXXXA-NB	County Civil	EVICTON RESIDENTIAL NON-MONETARY		01/17/2025	JUPITER COVE GARDENS MANAGING CO GP LLC, AS GENERAL PARTNER OF JUPITER COVE GARDENS LP, DBA JUPITER COVE APERTMENTS V GREGORY MCCLUNG	Closed
50-2025-CC-000924-XXXXA-NB	County Civil	EVICTON RESIDENTIAL NON-MONETARY		01/17/2025	JUPITER COVE GARDENS MANAGING CO GP LLC AS GENERAL PARTNER OF JUPITER COVE GARDENS LP, DBA JUPITER COVE APARTMENTS V SILVESTRE, MATEO	Closed
50-2024-SC-001052-XXXXA-	Small Claims	SMALL CLAIMS \$5001 TO \$8000		01/26/2024	KOELLHOFFER, HUGH V JUPITER COVE CONDOMINIUM ASSOC INC	Closed





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Downloaded from <http://ajph.org/> on November 10, 2015

● ● ●



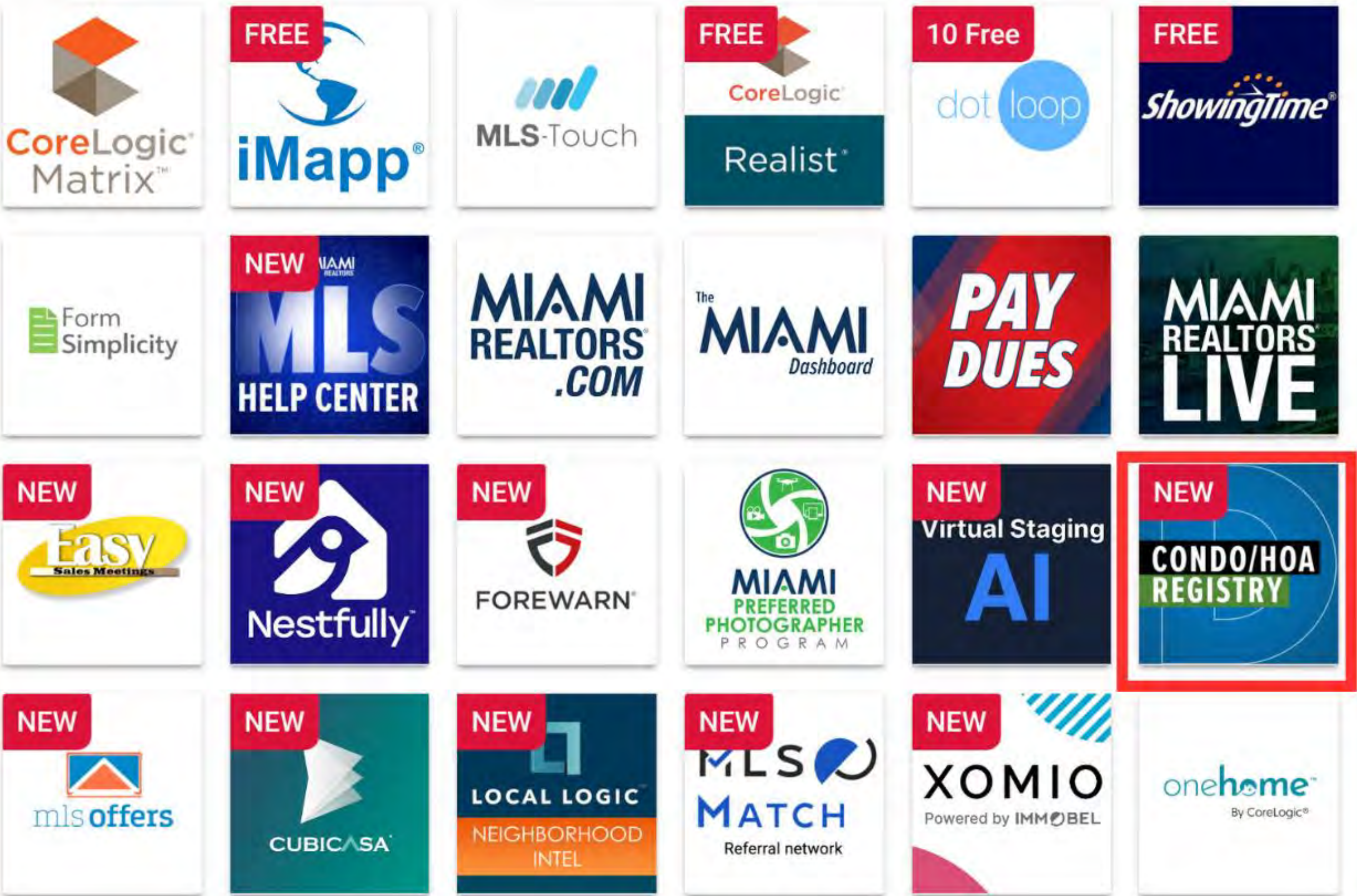
# BREADCRUMB #6 - CHECK MLS ATTACHMENTS

JUPITER COVE CONDOMINIUM ASSOCIATION, INC.  
ANNUAL BUDGET  
JANUARY 1, 2025 THROUGH DECEMBER 31, 2025  
(138 UNITS PLUS 58 MARINA SLIPS)

ACCT #	DESCRIPTION	2024 BUDGET	2025 BUDGET	% CHANGE
REVENUE				
05000	MAINTENANCE ASSESSMENTS	1,824,574	1,829,038	0.24%
05001	SIRS & NON-SIRS RESERVE ASSESSMENT	562,000	578,860	3.00%
05100	KAYAK INCOME	4,500	13,440	
05150	STORAGE INCOME	14,800	20,900	
05500	TRANSFER/APPLICATION FEES	2,000	-	
05501	CLICKERS/DECALS INCOME	1,600	2,000	
05540	MISCELLANEOUS INCOME	-	8,365	
	TOTAL REVENUE	2,409,474	2,452,603	1.79%
EXPENSES				
UTILITIES				
07110	ELECTRICITY	41,326	42,316	
07112	WATER	97,000	101,841	
07113	SEWER	41,200	42,895	
07116	TRASH REMOVAL	19,500	21,400	
07121	TELEPHONE	9,000	2,000	
07125	CABLE TV/INTERNET	152,188	157,413	
07126	CABLE CONSULTING FEE	290	-	
	TOTAL UTILITIES	360,504	367,865	2.04%
GROUNDS MAINTENANCE				
07214	LANDSCAPING CONTRACT	94,020	94,020	
07216	LANDSCAPING BEAUTIFICATION	-	8,000	
07222	IRRIGATION REPAIRS & MAINT.	7,000	7,000	
07226	ANNUAL TREE TRIMMING	11,000	14,000	
07228	MANGROVE TRIMMING	250	800	
07236	PEST CONTROL	4,003	5,314	
	TERMITE TREATMENT	-	-	
	TOTAL GROUNDS MAINT.	116,273	129,134	11.06%

# BREADCRUMB #5 - CONDO REGISTRY

## Miami Services - Single Sign On





# OTHER RESOURCES



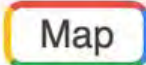


# MYCONDOPLANS - ACCESS FLOORPLANS

Browsing in [Florida](#) » [Palm Beach](#) » [Jupiter](#) » Beachcomber

## Beachcomber

4161 S US Hwy 1, Jupiter, FL 33477






Built in 1984/1988 - 56 units - 3 floors

### Building Association

The Beachcomber  
Condominium Association Inc.  
c/o Sea Breeze Community  
Management Services, Inc.  
4227 Northlake Boulevard  
Palm Beach Gardens,  
FL. 33410 Phone:  
Tel: (561) 626-0917  
Fax: (561) 626-7143

<http://www.seabreezecms.com>

### Building Documents

-  [condominium documents](#)
-  [declaration condominium Beachco...](#)
-  [declaration condominium Beachco...](#)

### Floor Plans

<div>#A-101</div> <div>1450 ft²</div> 	<div>#A-102</div> <div>1450 ft²</div> 	<div>#A-201</div> <div>1450 ft²</div> 	<div>#A-202</div> <div>1450 ft²</div> 
<div>#B-101</div> <div>1450 ft²</div> 	<div>#B-102</div> <div>1450 ft²</div> 	<div>#B-201</div> <div>1450 ft²</div> 	<div>#B-202</div> <div>1450 ft²</div> 



# THE GROUND UP - NEW CONSTRUCTION INFO

🔍 What are you looking for?

Neighborhood ▾	Status ▾	Waterfront ▾	Bedrooms ▾	Sales Status ▾	↕ Default order ▾
Est. Completion ▾	EB-5 ▾	Furnished ▾	Short Term ▾		

☰ List view

📍 Map view



## La Mare Regency

9927 E Bay Harbor Dr Bay  
Harbor Islands FL 33154

Planning

2027



## Onda Residences

1135 103rd Street Bay  
Harbor Islands, FL 33154

Completed

2024



## The Well Bay Harbor Islands

1177 Kane Concourse Bay  
Harbor Islands FL 33154

Under Construction

2025



## Bay Harbor Towers

10141 E Bay Harbor Dr, Bay  
Harbor Islands, FL 33154

Under Construction

2026





# CONDO RESOURCE PAGE

Feedback

Welcome to our Condo resource page where you can access the latest information on the new state condo regulations, important forms, information on milestone inspections, the county's special assessment loan program, Miami-Dade HOA database and more.

## MILESTONE INSPECTION (MI)

**Definition:** "Milestone inspection" means a structural inspection of a building, including an inspection of load-bearing elements and the primary structural members and primary structural systems as those terms are defined in s. 627.706, by an architect licensed under chapter 481 or engineer licensed under chapter 471 authorized to practice in this state for the purposes of attesting to the life safety and adequacy of the structural components of the building and, to the extent reasonably possible, determining the general structural condition of the building as it affects the safety of such building, including a determination of any necessary maintenance, repair, or replacement of any structural component of the building. The purpose of



Condo Summit

Help



# CONDO RESOURCE PAGE FINDS

- Fannie Mae Condo Questionnaire Form
- Request for Condo Docs Form
- [Notice of Condo Associations Non-Compliance With FLA. Stat SEC. 718.111](#)
- Stats on Condo Sales
- Tutorial on Calculating Budget Reserves
- Milestone Inspection Forms
- Access to SIRS Database

## Required Condo Documents

This is mentioned on condo rider

- ☐ Declaration of Condominium (and all amendments)
- ☐ Articles of Incorporation of the Association
- ☐ Bylaws and rules of the association
- ☐ Financial information required by [s. 718.111](#) (Special Assessments)
- ☐ Milestone Inspection Report (only required for buildings 3 stories or more)
- ☐ Most recent structural integrity reserve study or a statement that the association has not completed a structural integrity reserve study.
- ☐ Frequently Asked Questions and Answers documents (DBPR FAQ)

## Condo Checklist

- ☐ Seller's Property Disclosure (attached in separate document - please complete accordingly)
- ☐ Condo Rider
- ☐ Parking Spaces
  - ☐ Space Numbers  
\_\_\_\_\_
  - ☐ Are spaces Deeded or Assigned?  
\_\_\_\_\_
- ☐ Are there any boat docks, storage spaces or other features? If so, are they deeded or assigned? Please describe. \_\_\_\_\_
- ☐ Does the unit include any storage space? If yes, include storage unit number. \_\_\_\_\_
- ☐ Current Monthly Maintenance Amount: \_\_\_\_\_
- ☐ Does the condo have any outstanding special assessments? If yes, specify amount owed and reason for assessment \_\_\_\_\_
- ☐ Best contact for HOA:  
\_\_\_\_\_
- ☐ Last 12 months of meeting minutes
- ☐ Condo Application
- ☐ Any additional associations i.e., Master or community associations? If so, Include monthly amount  
\_\_\_\_\_



A decorative vertical bar on the left side of the slide, consisting of a thick blue line at the top and a thin white line extending downwards.

# THANK YOU!

For questions or concerns

Phone Number

305-423-9294

Email Address

wesley@luxeknows.com

Website

[www.luxeknows.com](http://www.luxeknows.com)

