

May 15, 2024

Mr. Vito Binetti, Board Secretary
7317 & 7327 Estero Blvd,
Ft. Myers Beach, FL 33931
(647) 237-6909
binetti00@gmail.com

Re: Santa Maria II Condominium Association, Inc.
Structural Integrity Reserve Study (SIRS)
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931
UES Project No: 6011.2400060.0000

Dear Mr. Binetti and Board of Directors:

UES Milestone Inspections, LLC (UES) has completed the mandatory Structural Integrity Reserve Study ("SIRS") as required for condominiums and cooperative buildings for the above referenced property. UES's assessment was performed in general accordance with Florida Statute (FS) 718.112(2)(g) (or 719.106(3)(k) for Cooperatives) (effective June 09, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

Please contact the undersigned if you have any questions concerning UES's Structural Integrity Reserve Study. UES appreciates this opportunity to provide professional services to **Santa Maria II Condominium Association, Inc.** Pursuant to FS 553.899; UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640



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This item has been digitally signed and sealed by Ali T Mustafa, P.E. and Miguel A. Santiago, P.E., S.I. on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

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1.0 INTRODUCTION

Per authorization of UES proposal 6011.0723.00052, sent January 17, 2024, and received on March 19, 2024, UES has conducted a Structural Integrity Reserve Study (SIRS) of the 62-unit condominium community located at 7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931.

This report must be reviewed in its entirety to understand UES findings and their limitations. The Appendices are an integral part of this report and must be included during review. Please refer to the Appendices for definitions of common terms of reference used within.

UES has conducted the reserve study in general accordance with the National Reserve Study Standards published by the Association of Professional Reserve Analysts (APRA) and in general accordance with Florida Statute 718.112(2)(g)(or 719.106(3)(k) for Cooperatives) (effective June 09, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

This study was conducted under the direction of Miguel A Santiago, P.E., S.I. Please refer to **Appendix D** for the qualifications of the project team.

UES's professional Ali T. Mustafa, P.E., performed this study and visited the site on April 12, 2024. This report is principally based on UES's visual inspection of **Santa Maria II Condominium Association, Inc.**, and a review of relevant association documents.

In reviewing the engineering assumptions, cost estimates and projected fund values herein, UES understands their accuracy will likely vary beyond Year 5. Long-term physical plant maintenance projections are intended only to indicate the pattern of reserve expenditures and to guide financial planning. UES agrees with the Association of Professional Reserve Analyst recommendations that reserve studies should be updated regularly to allow periodic adjustment of facility plans and funding strategies.

PLEASE NOTE THAT PURSUANT TO FS 718.112(2)(G) (OR 719.106(3)(K) FOR COOPERATIVES) AN ASSOCIATION MUST HAVE A STRUCTURAL INTEGRITY RESERVE STUDY COMPLETED AT LEAST EVERY 10 YEARS AFTER THE CONDOMINIUM'S CREATION FOR EACH BUILDING ON THE CONDOMINIUM PROPERTY THAT IS THREE STORIES OR HIGHER IN HEIGHT. AS A RESULT, THE NEXT SIRS WILL NEED TO BE COMPLETED BY:

MAY 2034 **10YRS AFTER REPORT DATE**

2.0 EXECUTIVE SUMMARY

In summary, as a result of UES's site inspection, we find the common area components to be in acceptable general condition. UES observed some deficiencies which are noted in subsequent sections herein. UES has included an inventory of "common area" components the Association has responsibility over which will require periodic repair or replacement over the term of this evaluation. UES has developed the opinions of the remaining useful life of each component and has estimated their current cost of required reserve expenditures for their repair or replacement. UES's projections have been included as annual reserves over its estimated remaining useful life.

3.0 PURPOSE AND SCOPE OF SERVICES

An association must have a **Structural Integrity Reserve Study (SIRS)** completed at least every 10 years after the condominium's creation for each building on the condominium property that is three stories or higher in height which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:

- Roof.
- Structure, including load-bearing walls and primary structural members and primary structural systems as those terms are defined in s. 627.706.
- Fireproofing and fire protection systems.
- Plumbing.
- Electrical systems.
- Waterproofing and exterior painting.
- Windows and exterior doors, if any.
- Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed above as determined by the UES professional(s) performing the visual inspection portion of the structural reserve study.

Integration into any existing association reserve fund summaries is NOT included in this scope.

The assessment was based on non-intrusive, non-destructive observations of the readily accessible areas of the property and the information available at the time of UES's site visit. Therefore, UES's descriptions, conclusions and recommendations were based solely on the observations of the various components and experience with similar projects. UES makes no representations that this report is a building code, safety, regulatory, environmental, or all-encompassing compliance inspection report.

The intent of this reserve study is to determine a structural integrity reserve needs plan for the Association, evaluate the current rate of contribution to the reserve fund, and, if required, to suggest alternate funding strategies. This study is in addition to the full reserve study required by (FS)718.301(4)(p).

This report is intended to be used as a tool by the Association's Board for considering and managing its future financial obligations, for determining appropriate reserve fund allocations, and for informing the individual Owners of the Association's required reserve expenditures and the resulting financial opinion.

For purposes of financial planning, Association-responsible expenses are typically divided into two categories:

- Operation and maintenance (O&M) of commonly held elements of real property and other assets. These O&M expenses usually include taxes, insurance, property management costs and other service fees.
- Reserve expenditures for major periodic repairs or replacement of commonly- held elements.

Normal, recurring O&M costs are typically paid by the individual Owners through periodic assessments or service fees equal to their share of the annual budget, which is estimated based on cost projections of either actual or average levels of expense. Some additional contingency amounts may be included in annual O&M budgets to result in a year-end surplus which is carried forward year-to-year to cover variations in annual costs or any uninsured losses. This carry-over is often referred to as an operating reserve.

These O&M costs, the funding and operating reserves are not typically considered by a Reserve Study. Long-term reserve expenditures, the funding plan and ensuring adequate Reserve Fund balances are the focus of this Reserve Study. Studies of this nature are important to ensure that a community will have sufficient funds for long-term, periodic reserve expenditure requirements to help preserve the value of the community and the units within it.

4.0 LEVEL OF SERVICE

Per the Association of Professional Reserve Analysts (APRA) there are three levels of Service

- I. Full Study
- II. Update with Site Visit Study
- III. Update without Site Visit Study

For the purpose of this evaluation, UES has conducted a full study which has included the evaluation of common area elements as dictated by Florida Statute (FS) 718.112(2)(g) (or 719.106(3)(k) for Cooperatives) (effective June 09, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

5.0 SOURCES OF INFORMATION

The following people were interviewed during UES's study: Mr. Vito Binetti, Board Secretary.

The interiors of the units were not inspected at the time of inspection.

The following documents were provided:

- Building Architectural plans by *FORUM ARCHITECT AND PLANNING, INC.* Consists of 98 sheets, dated April 1991, not signed or sealed.
- Roofing Warranty by EXTREME FLORID ROOFING, LLC, Dated December 2023.
- Building Envelope Contract by FLORIDA PAINTERS, Dated January 2022.
- Reserve Study by SEDGWICK VALUATION SERVICES, dated October 2019
- Uniform Mitigation Report by PREMIER APPRAISALS AND INSPECTIONS, LLC., dated September 2021.

UES engineers determined expected and replacement useful lives (EUL & RUL) of the common area components required as part of the SIRS and cost estimates for reserve expenditure budgets based on UES's evaluation of actual conditions and experience with similar building systems. In addition, UES also utilizes the following industry publications for data:

- On-Line RS Means – Construction Cost Data
- Fannie Mae – Expected Useful Life Tables
- National Association of Home Builders – Life Expectancy of Components

6.0 PROPERTY DESCRIPTION

Santa Maria II Condominium Association consists of (2) semi-insulated buildings connected together. Each building consists of four elevated residential stories over a ground level parking garage with a total of (62) living units. According to public information, the building(s) was constructed in 1992.

Based on the provided building plans, the building's structural system is comprised of cast in place reinforced concrete columns, beams, shear walls and concrete masonry units (CMU) as bearing walls. The exterior cladding is painted stucco.

The building's floor system comprised of cast in place an 8-inch thick voided reinforced concrete slab system.

Unit balconies/patios are extended elements of the reinforced concrete slab/floor system. All unit patios are enclosed with a screen-guardrail integrated system. Unit patios are located on the building's southeast and northwest elevations. The majority of patio decks are covered with tiles. However, no evidence of waterproofing was installed below the tile. During our inspection, we noticed that the screen's bottom frames are not equipped with weep holes. This may cause water to entrap on the exterior edge. We also detected that stain marks are visible on the majority of the exterior patio edges. This is likely due to the lack of deck membrane and weep holes at the screen's bottom frame. In addition, specific patios exhibit hollow sound tiles.

The building walkways are extended elements of the reinforced concrete slab/floor system. All walkways appear coated with acrylic coating per the provided contract. However, no information was provided regarding any waterproofing membrane was installed below. The current walkway coating was installed in 2022 as reported. The walkways are equipped with core mounted, mechanically attached members guards. The majority of guard posts are not equipped with weep holes that were detected at the bottom of the posts.

The building has multiple separate flat roofs and mansard roofs as well. The flat roof is cast in place an 8-inch thick voided reinforced concrete system, similar to the floors system per the provided building plans. The flat roof is covered with thermoplastic polyolefin roofing system (TPO). The flat roof also existed over the circular staircase towers and over the storage area (3rd level) at the building's center. These areas are also covered with TPO system. The current roof was installed in November 2023 as reported.

The mansard roofs are located on the exterior northwest and southeast ends. The mansard roof is comprised of metal beams and joists. The mansard roof is covered with metal roofing. The metal roofing appears to be original. The mansard roof was coated/painted during the previous roofing project.

The building has two stairwell towers located at both northeast and southwest ends. In addition to a central stairwell near the elevator. All staircases are cast in place reinforced concrete members.

7.0 COMMON COMPONENTS

Please refer to **Appendix A** for UES's Common Area Component Inventory. Condominium Association common components include:

- Building Structure
- Electrical/Utility Room(s).
- Roof.
- Unit Patios/balconies.
- Common Exterior Stairs.
- Building Perimeter.
- Common Areas Doors and Windows.
- Site landscaping includes trees, shrubs, garage level, landscaping planters, and a pool.

Individual Unit Owners are responsible for maintenance & repairs of their units including the mechanical, plumbing, and electrical components within their respective units.

8.0 STRUCTURAL INTEGRITY RESERVE STUDY ITEMS

8.1 ROOF

Description and Observations

The building has a combination of flat and mansard roofs. The flat roofs are covered with a thermoplastic polyolefin membrane (TPO) roofing system, while the mansard roofs are covered with metal roofing. The association reported that the TPO roofing was installed in November 2023. At the time of the inspection, no damage was observed in the TPO roofing system. The existing system carries a 2-year warranty on the workmanship, but no information regarding the material warranty was provided.

The existing metal mansard roofings were installed in 2007, as reported. However, no information was provided regarding its warranty. The metal mansard roofs received a fresh coating during the previous building envelope project, as reported.

Common Components and Required Reserve Expenditures

TPO roofing, with proper installation, care, and maintenance, has an average expected useful life (EUL) of 15 - 20 years, depending on the manufacturer and the membrane's toughness. Proper maintenance includes but is not limited to visually inspecting the roof at least after a major hurricane or once a year to ensure the membrane is intact and free of a puncher.

A metal roof with proper installation, care, and maintenance has an average expected useful life (EUL) of + 0 years. However, its underlayment may be worn earlier, requiring the roof to be replaced. Most underlayment has a life expectancy of 20- 0 years. Proper maintenance includes but is not limited to visually inspecting the roof at least after a major hurricane or once a year to ensure the metal is intact with no missing fasteners or damaged areas. See **Appendix A** for the estimated cost and estimated contributions required.

8.2 STRUCTURE, INCLUDING LOAD-BEARING WALLS AND OTHER PRIMARY STRUCTURAL MEMBERS AND PRIMARY STRUCTURAL SYSTEMS

Description and Observations

Pursuant to FS 627.706, “Primary structural member” means a structural element designed to provide support and stability for the vertical or lateral loads of the overall structure and “Primary structural system” means an assemblage of primary structural members.

It appears that the building is composed of concrete masonry units (CMU) load bearing walls. At the time of our inspection, no damage (spalling, cracking, etc.) was observed in the building walls. The exterior cladding is painted stucco. In general, all exterior walls exhibit good condition.

Common Components and Required Reserve Expenditures

Masonry walls with proper maintenance have a life span expectancy of 50 to 100 years. Proper maintenance includes but not limited to pressure washing exterior surfaces, repainting the building, providing proper sealant at cracks, stucco repairs, and annual visual inspection of all surfaces for signs of spalls, and cracks. See **Appendix A** for estimated cost and estimated contributions required.

8.3 FIREPROOFING AND FIRE PROTECTION SYSTEMS

Description and Observations

The fire protection system of the building consists of a wet pipe fire sprinkler system, fire pump, and fire alarm inside each unit and the walkways. The building also has emergency/exit lighting and fire extinguishers. The majority of the fire pipes at the walkways exhibits rust. Recommend review by the fire company. Suggest cleaning, coating and/or replacing.

Common Components and Required Reserve Expenditures

Fire protection systems (pipelines) have a life expectancy of 40 to 50 years with proper maintenance. However, corrosion issues can cause wet water systems (sprinkler systems) to start failing in 15 to 25 years.

The fire pump has a life expectancy of 10 to 20 years with proper maintenance,

The fire alarm system has a life expectancy of 10 to 15 years with proper maintenance. Proper maintenance includes but not limited to routine inspections by a certified technician that looks for signs of wear and tear, corrosion, and damaged parts. See **Appendix A** for estimated cost and estimated contributions required.

8.4 PLUMBING

Description and Observations

UES was only able to review the exposed plumbing pipes at the ground level during our visit. The Association reported the existing vertical stacks consist of PVC pipes. No issues or remediation were reported.

Common Components and Required Reserve Expenditures

PVC plumbing systems have a life expectancy of +75 years with proper maintenance. Proper maintenance includes but is not limited to routine inspections by certified personnel that look for signs of damage or cracks, and assuring all plumbing fixtures work properly. See **Appendix A** for estimated cost and estimated contributions required.

8.5 ELECTRICAL SYSTEMS

Description and Observations

The visible electrical systems inspected at the time of inspection included (2) 1000 Amp main disconnects and related panels. At the time of inspection, no damage or deficiencies were observed to the electrical systems.

Common Components and Required Reserve Expenditures

Electrical systems have a life expectancy of 20 to 30 years with proper maintenance. Proper maintenance includes not limited to routine inspections by certified personnel who examine the condition of circuit breakers, ensure all connections are proper, and spot checks electrical components to ensure they are working properly. See **Appendix A** for estimated cost and estimated contributions required.

8.6 WATERPROOFING AND EXTERIOR PAINTING

Description and Observations

The exterior painted stucco, which at the time of our inspection appears in good condition despite the stain marks observed on specific locations like the patio eyebrows. Also, cracked exterior patio edge was detected on one location only. Refer to **Appendix C** for location. The existing paint was installed in 2022, as reported.

Sealant installed around windows and doors appears to have sufficient width. The current sealant was replaced (as needed) during the previous building envelope project, as reported.

UES was granted access to (15) fifteen unit patios. All unit patios are enclosed with screens and guards integrated system. The majority of the patio decks are covered with tiles. However, no evidence of waterproofing membrane was installed below the tile. During our inspection, we noticed that the screen's bottom frames are not equipped with weep holes. This may cause water to entrap on the exterior edge.

The walkway decks were coated during the previous building envelope in 2022, as reported. Walkway coating is Perma-Crete full acrylic coating by PPG per the provided documents. However, no evidence of waterproofing membrane was installed below the coating.

Common Components and Required Reserve Expenditures

Exterior paint has a life expectancy of approximately 7 to 10 years with proper maintenance. Proper maintenance includes but not limited to pressure washing exterior surfaces, routine inspections of exterior finishes to ensure paint peeling, blisters and other imperfections are not present, and to seal all cracks and gaps with proper sealant. See **Appendix A** for estimated cost and estimated contributions required.

Sealant is recommended to be replaced during every other paint cycle, every 14 years or so.

Waterproofing has a life expectancy of approximately 5 to 10 years with proper maintenance. Proper maintenance includes but not limited to pressure washing exterior surfaces, routine inspections of exterior finishes, and repeating the waterproofing topcoat layer or apply sealer (based on the applied product) to extend the membrane's life. See **Appendix A** for estimated cost and estimated contributions required.

8.7 WINDOWS AND EXTERIOR DOORS

Description and Observations

The Association reported that the window and doors are owned by the unit owners. No inspection was applicable at this time. However, the building has common area doors and windows, which at the time of inspection appear to be in acceptable condition. The existing common area doors are original, as reported.

Common Components and Required Reserve Expenditures

Windows & doors have a life expectancy of 25-35 years with proper maintenance. Proper maintenance includes but is not limited to routine cleaning of windows and routine inspection to ensure cracks and gaps are not present. See **Appendix A** for estimated cost and estimated contributions required.

8.8 DEFERRED MAINTENANCE ITEMS AS DICTATED BY FLORIDA STATUTE (FS)553.899.

Description and Observations

There are no additional deferred maintenance items in which failure to replace or maintain would negatively affect the items listed above.

9.0 RECOMMENDATIONS

Based on UES's observations, UES identified the following, which may require corrective action:

- Install a proper waterproofing membrane at all walkway decks.
- Install a proper waterproofing membrane at all patio decks.
- Where missed, install weep holes at the screen's bottom frame to permit draining of water sufficiently.
- Where missed, install weep holes and self-leveling sealant at the bottom of guardrail posts.
- Seal all wall penetration with fire-rated inside all the common area rooms.
- Clean and paint and/or replace the rusted fire pipes at the walkways.
- Remediate the cracked patios' exterior edge for North Bldg. – northeast patio at 5th level.

10.0 EXPECTED LIFE AND VALUATION

10.1 OPINIONS OF USEFUL LIFE

For components which require periodic reserve expenditures for their repairs or replacement, the frequency of work equals the typical, industry accepted expected useful life (EUL) for the type of feature:

$$\text{Component's Frequency of Reserve Expenditure} = \text{Component's EUL}$$

The remaining useful life (RUL) of a component before the next reserve expenditure for its repair or replacement is equal to the difference between its EUL and its age:

$$\text{RUL} = \text{EUL} - \text{AGE}$$

The condition and rate of deterioration of actual site improvements and building elements rarely conform to such simple analysis. And, often, a property's history and available documentation does not provide any record of a particular component's actual age.

In UES's experience, the effective age and actual RUL of an installed item vary greatly from its actual age and calculated RUL. These variances depend on the quality of its original materials and workmanship, level of service, climatic exposure, and ongoing maintenance. UES's opinion of the effective age, EUL and RUL of each common component included in the SIRS is based on UES's evaluation of its existing condition and consideration of the aforementioned factors.

As a result, in preparing the Reserve Expenditure schedule for the SIRS, UES factored in the following considerations:

- Accelerate the schedule of work for components found to be in poorer condition than expected for their age.
- Defer work for components observed to be in unusually good condition.

In reality, reserve repair and replacement work for some components is often spread over a number of years. This may be done because not all on-site installations of a particular type of component age or deteriorate at the same rate; Or work may be scheduled in phases to limit disruption or ease cash flow.

For these reasons, when it seems appropriate, UES will spread some budgets over multiple years. However, it is beyond the scope of this reserve study to prioritize the need for work between a number of buildings or installed locations or to closely specify or breakdown phased work packages.

In summary, UES has based these opinions of the remaining service life and expected frequency and schedule of repair for each common component on some or all of the following:

- Actual or assumed age and observed existing condition.
- Association's or Property Manager's maintenance history and plan
- UES experience with actual performance of such components under similar service and exposure

- UES experience managing the repairs and replacements of such components. The following documentation was used as a guide for UES's considerations:
 - Fannie Mae - Expected Useful Life Tables
 - National Association of Home Builders - Life Expectancy of Components

10.2 ESTIMATES OF COST

In developing UES's estimate of reserve expenditure for most common components included in the SIRS, UES has estimated a quantity of each item and a unit cost for its repair or replacement. In some cases, it is more appropriate to estimate a lump sum cost for a required work package or 'lot'. Unless directed to take a different approach, UES assumes that contract labor will perform the work and apply appropriate installers mark-ups on supplied material and equipment. When required, UES's estimated costs include demolition and disposal of existing materials, and protection of other portions of the property. When appropriate for large reserve projects, UES has included soft costs for design and project management, and typical general contractor's cost for general conditions, supervision, overhead and profit. UES's opinions of unit and lump sum costs are based on some or all the following:

- Records of previous maintenance expenses
- Previously solicited Vendor quotations or Contractor proposals
- Provided reserve budgets developed by others.
- UES project files on repairs and replacements at other properties

In addition, UES uses the following publications to guide the considerations:

- On-Line R S Means - Construction Cost Data
- Marshall & Swift Valuation Service - Facility Cost Index

Annual aggregated reserve expenditure budgets have been calculated for all years during the study period by inflating the annual amounts of current dollar cost estimates and compounding for inflation at 3.0% per year.

11.0 FINANCIAL ANALYSIS

Please refer to **Appendix A** which contains UES's outline illustrating the findings.

11.1 RESERVE EXPENDITURE PROJECTIONS

Based on UES's explorations and estimates described in Section 8 of this report, UES has identified likely reserve expenditures throughout the term.

In summary, the 10-year total of projected reserve expenditure budgets, at an inflation rate of 3% is \$1,038,384.00

11.2 CURRENT FUNDING

UES's analysis is based on initial information provided by the Association's Board. The parameters of the analysis are listed below:

- Fiscal year Starting Date: January 1st, 2025.
- For Designated Year: 2034.
- Starting Balance: \$ 100,000.
- Proposed Contribution Rate: \$ 198,392.²⁸ per year (\$3,199.⁸⁸ per unit annually).
- Planned Increases: 1% per year.
- Planned Special Assessments: NA
- Projected Rate of Inflation: 3%

12.0 STANDARD OF CARE AND WARRANTIES

UES performed the **Structural Integrity Reserve Study (SIRS)** as defined in (FS) 719.103(24), using methods and procedures and practices conforming to Florida Statute (FS) 718.112(2)(g) (or 719.106(3)(k) for Cooperatives) (effective June 09, 2023) and local requirements of the AHJ.

UES warrants that the findings contained in this report have been formulated within a reasonable degree of engineering certainty. These opinions were based on a review of the available information, associated research, onsite observations, as well as UES's education, knowledge, training, and experience. UES reserves the right to revise or update any of the assessments and/or opinions within this report as conditions change or additional information becomes available. UES's design professionals performed these professional services in accordance with the standard of care used by similar professionals in the community under similar circumstances.

The methodologies include reviewing information provided by other sources. UES treats information obtained from the document reviews and interviews concerning the property as reliable, note UES is not required to independently verify the information as provided. Therefore, UES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

No other warranties are expressed or implied.

**APPENDIX A
COMMON AREA BUILDING COMPONENT INVENTORY
FINANCIAL EXHIBITS
RESERVE REPORT**

Santa Maria II Condominium Association, Inc.
 Ft. Myers Beach, Florida
RA SIRS Full Funding Model Summary 2024

Report Date	May 15, 2024
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	62

Report Parameters	
Inflation	3.00%
Annual Assessment Increase	1.00%
Interest Rate on Reserve Deposit	0.00%
2025 Beginning Balance	\$100,000

Threshold Funding Model Summary

- For budgeting purposes, unless otherwise indicated, we have used January 2025 to begin aging the original components in this reserve study.
- This a 62 unit condominium is located at 7317 & 7327 Estero Blvd. Ft. Myers Beach, FL 33931
- The last Reserve Analyst field inspection was completed on April 12, 2024.

Threshold Funding Model Summary of Calculations	
Required Annual Contribution	\$198,392.28
<i>\$3,199.88 per unit annually</i>	
Average Net Annual Interest Earned	<u>\$0.00</u>
Total Annual Allocation to Reserves	\$198,392.28
<i>\$3,199.88 per unit annually</i>	



Santa Maria II Condominium Association, Inc.
RA SIRS Fully Funded Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Roofing							
Building Flat Roof - TPO Roofing, Replace	2043	20	0	18	196,440	0	19,644
Building Mansard Roof - Metal Replace	2037	30	0	12	<u>224,388</u>	0	<u>134,633</u>
Roofing - Total					<u>\$420,828</u>		<u>\$154,277</u>
Painting							
Building Sealants, Replace	2036	14	0	11	0	0	0
Exterior Surface Painting (Bulk)	2029	7	0	4	274,410	93,000	117,604
Stucco Repair (1% Ext. Paint Surface)	2032	10	0	7	37,680	0	11,304
Walkways Waterproofing, Replace	2032	10	0	7	<u>369,000</u>	<u>0</u>	<u>110,700</u>
Painting - Total					<u>\$681,090</u>	<u>\$93,000</u>	<u>\$239,608</u>
Equipment							
Fire Alarm Panel Replacement	2038	15	0	13	<u>3,750</u>	0	<u>500</u>
Equipment - Total					<u>\$3,750</u>		<u>\$500</u>
Building Components							
Electrical - Annual Routine Maintenance	2025	1	0	0	2,000	2,000	2,000
Fireproofing - (Fire Pump)Annual Routine M..	2025	1	0	0	1,000	1,000	1,000
Fireproofing - (Sprinklers)Annual Routine M..	2025	1	0	0	2,000	2,000	2,000
Plumbing - Annual Routine Maintenance (PV..	2025	1	0	0	2,000	2,000	2,000
Routine Concrete Patching, Floors, Small Are..	2032	10	0	7	<u>11,250</u>	<u>0</u>	<u>3,375</u>
Building Components - Total					<u>\$18,250</u>	<u>\$7,000</u>	<u>\$10,375</u>
Doors							
Common Area Doors (Glazed), Replace	2032	35	5	7	7,500	0	6,187
Common Area Doors (Metal, Double), Repla..	2032	35	5	7	5,250	0	4,331
Common Area Doors (Metal, Single), Replace	2032	35	5	7	91,250	0	75,281
Common Area Windows, Replace	2032	35	5	7	<u>6,000</u>	0	<u>4,950</u>
Doors - Total					<u>\$110,000</u>		<u>\$90,750</u>
Total Asset Summary					<u>\$1,233,918</u>	<u>\$100,000</u>	<u>\$495,510</u>

Percent Fully Funded	20%
Current Average Liability per Unit (Total Units: 62)	-\$6,379



Santa Maria II Condominium Association, Inc.
RA SIRS Fully Funded Calculation

Asset ID	Description	Current Cost	x	Age	/	Useful Life	=	Fully Funded
1001	Building Flat Roof - TPO Roof...	\$196,440	x	2	/	20	=	\$19,644
1017	Building Mansard Roof - Met...	\$224,388	x	18	/	30	=	\$134,633
1002	Building Sealants, Replace	\$0	x	3	/	14	=	\$0
1020	Common Area Doors (Glazed...	\$7,500	x	33	/	40	=	\$6,188
1019	Common Area Doors (Metal,...	\$5,250	x	33	/	40	=	\$4,331
1015	Common Area Doors (Metal,...	\$91,250	x	33	/	40	=	\$75,281
1016	Common Area Windows, Re...	\$6,000	x	33	/	40	=	\$4,950
1003	Electrical - Annual Routine M...	\$2,000	x	1	/	1	=	\$2,000
1004	Exterior Surface Painting (Bul...	\$274,411	x	3	/	7	=	\$117,605
1005	Fire Alarm Panel Replacement	\$3,750	x	2	/	15	=	\$500
1021	Fireproofing - (Fire Pump)An...	\$1,000	x	1	/	1	=	\$1,000
1006	Fireproofing - (Sprinklers)An...	\$2,000	x	1	/	1	=	\$2,000
1007	Plumbing - Annual Routine ...	\$2,000	x	1	/	1	=	\$2,000
1008	Routine Concrete Patching, F...	\$11,250	x	3	/	10	=	\$3,375
1009	Stucco Repair (1% Ext. Paint ...	\$37,680	x	3	/	10	=	\$11,304
1012	Walkways Waterproofing, Re...	\$369,000	x	3	/	10	=	\$110,700
Total Asset Summary:								<u><u>\$495,510</u></u>



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail**

Description	Quantity	Expenditures
Replacement Year 2025		
Electrical - Annual Routine Maintenance	1 L.S.	2,000
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,000
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	2,000
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	2,000
Total for 2025		\$7,000
Replacement Year 2026		
Electrical - Annual Routine Maintenance	1 L.S.	2,060
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,030
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	2,060
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	2,060
Total for 2026		\$7,210
Replacement Year 2027		
Electrical - Annual Routine Maintenance	1 L.S.	2,122
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,061
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	2,122
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	2,122
Total for 2027		\$7,426
Replacement Year 2028		
Electrical - Annual Routine Maintenance	1 L.S.	2,185
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,093
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	2,185
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	2,185
Total for 2028		\$7,649
Replacement Year 2029		
Electrical - Annual Routine Maintenance	1 L.S.	2,251
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,126
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	2,251



Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
<i>Replacement Year 2029 continued...</i>		
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	2,251
Exterior Surface Painting (Bulk)	156806 S.F.	308,851
Total for 2029		<u>\$316,730</u>
Replacement Year 2030		
Electrical - Annual Routine Maintenance	1 L.S.	2,319
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,159
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	2,319
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	2,319
Total for 2030		<u>\$8,115</u>
Replacement Year 2031		
Electrical - Annual Routine Maintenance	1 L.S.	2,388
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,194
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	2,388
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	2,388
Total for 2031		<u>\$8,358</u>
Replacement Year 2032		
Electrical - Annual Routine Maintenance	1 L.S.	2,460
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,230
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	2,460
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	2,460
Routine Concrete Patching, Floors, Small Areas	25 C.Ft.	13,836
Stucco Repair (1% Ext. Paint Surface)	1570 S.F.	46,342
Walkways Waterproofing, Replace	20500 S.F	453,823
Common Area Doors (Glazed), Replace	3 E.A	9,224
Common Area Doors (Metal, Double), Replace	3 E.A	6,457
Common Area Doors (Metal, Single), Replace	73 E.A	112,226
Common Area Windows, Replace	2 E.A	7,379
Total for 2032		<u>\$657,896</u>



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail**

Description	Quantity	Expenditures
Replacement Year 2033		
Electrical - Annual Routine Maintenance	1 L.S.	2,534
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,267
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	2,534
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	2,534
Total for 2033		<u>\$8,867</u>
Replacement Year 2034		
Electrical - Annual Routine Maintenance	1 L.S.	2,610
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,305
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	2,610
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	2,610
Total for 2034		<u>\$9,133</u>
Replacement Year 2035		
Electrical - Annual Routine Maintenance	1 L.S.	2,688
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,344
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	2,688
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	2,688
Total for 2035		<u>\$9,407</u>
Replacement Year 2036		
Electrical - Annual Routine Maintenance	1 L.S.	2,768
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,384
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	2,768
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	2,768
Exterior Surface Painting (Bulk)	156806 S.F.	379,848
Building Sealants, Replace	0 L.F.	
Total for 2036		<u>\$389,538</u>
Replacement Year 2037		
Electrical - Annual Routine Maintenance	1 L.S.	2,852



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail**

Description	Quantity	Expenditures
<i>Replacement Year 2037 continued...</i>		
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,426
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	2,852
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	2,852
Building Mansard Roof - Metal Replace	12466 S.F.	319,924
Total for 2037		\$329,904
Replacement Year 2038		
Electrical - Annual Routine Maintenance	1 L.S.	2,937
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,469
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	2,937
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	2,937
Fire Alarm Panel Replacement	1 L.S.	5,507
Total for 2038		\$15,787
Replacement Year 2039		
Electrical - Annual Routine Maintenance	1 L.S.	3,025
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,513
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	3,025
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	3,025
Total for 2039		\$10,588
Replacement Year 2040		
Electrical - Annual Routine Maintenance	1 L.S.	3,116
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,558
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	3,116
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	3,116
Total for 2040		\$10,906
Replacement Year 2041		
Electrical - Annual Routine Maintenance	1 L.S.	3,209
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,605



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail**

Description	Quantity	Expenditures
<i>Replacement Year 2041 continued...</i>		
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	3,209
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	3,209
Total for 2041		\$11,233
Replacement Year 2042		
Electrical - Annual Routine Maintenance	1 L.S.	3,306
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,653
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	3,306
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	3,306
Routine Concrete Patching, Floors, Small Areas	25 C.Ft.	18,595
Stucco Repair (1% Ext. Paint Surface)	1570 S.F.	62,279
Walkways Waterproofing, Replace	20500 S.F.	609,901
Total for 2042		\$702,345
Replacement Year 2043		
Electrical - Annual Routine Maintenance	1 L.S.	3,405
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,702
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	3,405
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	3,405
Exterior Surface Painting (Bulk)	156806 S.F.	467,166
Building Flat Roof - TPO Roofing, Replace	16370 S.F.	334,426
Total for 2043		\$813,508
Replacement Year 2044		
Electrical - Annual Routine Maintenance	1 L.S.	3,507
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,754
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	3,507
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	3,507
Total for 2044		\$12,275
Replacement Year 2045		
Electrical - Annual Routine Maintenance	1 L.S.	3,612



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail**

Description	Quantity	Expenditures
<i>Replacement Year 2045 continued...</i>		
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,806
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	3,612
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	3,612
Total for 2045		<u>\$12,643</u>
Replacement Year 2046		
Electrical - Annual Routine Maintenance	1 L.S.	3,721
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,860
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	3,721
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	3,721
Total for 2046		<u>\$13,022</u>
Replacement Year 2047		
Electrical - Annual Routine Maintenance	1 L.S.	3,832
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,916
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	3,832
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	3,832
Total for 2047		<u>\$13,413</u>
Replacement Year 2048		
Electrical - Annual Routine Maintenance	1 L.S.	3,947
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	1,974
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	3,947
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	3,947
Total for 2048		<u>\$13,815</u>
Replacement Year 2049		
Electrical - Annual Routine Maintenance	1 L.S.	4,066
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	2,033
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	4,066
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	4,066
Total for 2049		<u>\$14,230</u>



Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
Replacement Year 2050		
Electrical - Annual Routine Maintenance	1 L.S.	4,188
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	2,094
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	4,188
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	4,188
Exterior Surface Painting (Bulk)	156806 S.F.	574,555
Building Sealants, Replace	0 L.F.	
Total for 2050		\$589,211
Replacement Year 2051		
Electrical - Annual Routine Maintenance	1 L.S.	4,313
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	2,157
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	4,313
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	4,313
Total for 2051		\$15,096
Replacement Year 2052		
Electrical - Annual Routine Maintenance	1 L.S.	4,443
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	2,221
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	4,443
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	4,443
Routine Concrete Patching, Floors, Small Areas	25 C.Ft.	24,989
Stucco Repair (1% Ext. Paint Surface)	1570 S.F.	83,698
Walkways Waterproofing, Replace	20500 S.F.	819,656
Total for 2052		\$943,892
Replacement Year 2053		
Electrical - Annual Routine Maintenance	1 L.S.	4,576
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	2,288
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	4,576
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	4,576
Fire Alarm Panel Replacement	1 L.S.	8,580
Total for 2053		\$24,595



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail**

Description	Quantity	Expenditures
Replacement Year 2054		
Electrical - Annual Routine Maintenance	1 L.S.	4,713
Fireproofing - (Fire Pump)Annual Routine Maintenance	1 L.S.	2,357
Fireproofing - (Sprinklers)Annual Routine Maintenance	1 L.S.	4,713
Plumbing - Annual Routine Maintenance (PVC)	1 L.S.	4,713
Total for 2054		\$16,496



Santa Maria II Condominium Association, Inc.
RA SIRS Asset Summary Report 2024

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Roofing									
Building Flat Roof - TPO Roofing, Repl..	2023	2043	196,440	20	0	18	334,426	16370 @	12.00
Building Mansard Roof - Metal Replace	2007	2037	224,388	30	0	12	319,924	12466 @	18.00
Painting									
Building Sealants, Replace	2022	2036		14	0	11		0 @	
Exterior Surface Painting (Bulk)	2022	2029	274,410	7	0	4	308,851	156806 @	1.75
Stucco Repair (1% Ext. Paint Surface)	2022	2032	37,680	10	0	7	46,342	1570 @	24.00
Walkways Waterproofing, Replace	2022	2032	369,000	10	0	7	453,823	20500 @	18.00
Equipment									
Fire Alarm Panel Replacement	2023	2038	3,750	15	0	13	5,507	1 @	7,500.00
Building Components									
Electrical - Annual Routine Maintenanc..	2023	2025	2,000	1	0	0	2,000	1 @	2,000.00
Fireproofing - (Fire Pump)Annual Rout..	2023	2025	1,000	1	0	0	1,000	1 @	1,000.00
Fireproofing - (Sprinklers)Annual Rout..	2023	2025	2,000	1	0	0	2,000	1 @	2,000.00
Plumbing - Annual Routine Maintenanc..	2023	2025	2,000	1	0	0	2,000	1 @	2,000.00
Routine Concrete Patching, Floors, Sm..	2022	2032	11,250	10	0	7	13,836	25 @	450.00
Doors									
Common Area Doors (Glazed), Replace	1992	2032	7,500	35	5	7	9,224	3 @	2,500.00
Common Area Doors (Metal, Double), ..	1992	2032	5,250	35	5	7	6,457	3 @	1,750.00
Common Area Doors (Metal, Single), R..	1992	2032	91,250	35	5	7	112,226	73 @	1,250.00
Common Area Windows, Replace	1992	2032	6,000	35	5	7	7,379	2 @	3,000.00



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024**

Description	Expenditures
Replacement Year 2025	
Building Components	
Electrical - Annual Routine Maintenance	2,000
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,000
Fireproofing - (Sprinklers)Annual Routine Maintenance	2,000
Plumbing - Annual Routine Maintenance (PVC)	<u>2,000</u>
Total for 2025	\$7,000
Replacement Year 2026	
Building Components	
Electrical - Annual Routine Maintenance	2,060
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,030
Fireproofing - (Sprinklers)Annual Routine Maintenance	2,060
Plumbing - Annual Routine Maintenance (PVC)	<u>2,060</u>
Total for 2026	\$7,210
Replacement Year 2027	
Building Components	
Electrical - Annual Routine Maintenance	2,122
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,061
Fireproofing - (Sprinklers)Annual Routine Maintenance	2,122
Plumbing - Annual Routine Maintenance (PVC)	<u>2,122</u>
Total for 2027	\$7,426
Replacement Year 2028	
Building Components	
Electrical - Annual Routine Maintenance	2,185
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,093
Fireproofing - (Sprinklers)Annual Routine Maintenance	2,185
Plumbing - Annual Routine Maintenance (PVC)	<u>2,185</u>
Building Components - Total:	<u>7,649</u>
Total for 2028	\$7,649



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024**

Description	Expenditures
Replacement Year 2029	
Painting	
Exterior Surface Painting (Bulk)	308,851
Building Components	
Electrical - Annual Routine Maintenance	2,251
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,126
Fireproofing - (Sprinklers)Annual Routine Maintenance	2,251
Plumbing - Annual Routine Maintenance (PVC)	2,251
Total for 2029	<u>\$316,730</u>
 Replacement Year 2030	
Building Components	
Electrical - Annual Routine Maintenance	2,319
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,159
Fireproofing - (Sprinklers)Annual Routine Maintenance	2,319
Plumbing - Annual Routine Maintenance (PVC)	2,319
Total for 2030	<u>\$8,115</u>
 Replacement Year 2031	
Building Components	
Electrical - Annual Routine Maintenance	2,388
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,194
Fireproofing - (Sprinklers)Annual Routine Maintenance	2,388
Plumbing - Annual Routine Maintenance (PVC)	2,388
Building Components - Total:	8,358
Total for 2031	<u>\$8,358</u>
 Replacement Year 2032	
Painting	
Stucco Repair (1% Ext. Paint Surface)	46,342
Walkways Waterproofing, Replace	453,823
Painting - Total:	500,165



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024**

Description	Expenditures
<i>Replacement Year 2032 continued...</i>	
Building Components	
Electrical - Annual Routine Maintenance	2,460
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,230
Fireproofing - (Sprinklers)Annual Routine Maintenance	2,460
Plumbing - Annual Routine Maintenance (PVC)	2,460
Routine Concrete Patching, Floors, Small Areas	<u>13,836</u>
Building Components - Total:	22,445
Doors	
Common Area Doors (Glazed), Replace	9,224
Common Area Doors (Metal, Double), Replace	6,457
Common Area Doors (Metal, Single), Replace	112,226
Common Area Windows, Replace	<u>7,379</u>
Doors - Total:	135,286
Total for 2032	<u>\$657,896</u>
Replacement Year 2033	
Building Components	
Electrical - Annual Routine Maintenance	2,534
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,267
Fireproofing - (Sprinklers)Annual Routine Maintenance	2,534
Plumbing - Annual Routine Maintenance (PVC)	<u>2,534</u>
Total for 2033	<u>\$8,867</u>
Replacement Year 2034	
Building Components	
Electrical - Annual Routine Maintenance	2,610
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,305
Fireproofing - (Sprinklers)Annual Routine Maintenance	2,610
Plumbing - Annual Routine Maintenance (PVC)	<u>2,610</u>
Total for 2034	<u>\$9,133</u>



Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024

Description	Expenditures
Replacement Year 2035	
Building Components	
Electrical - Annual Routine Maintenance	2,688
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,344
Fireproofing - (Sprinklers)Annual Routine Maintenance	2,688
Plumbing - Annual Routine Maintenance (PVC)	<u>2,688</u>
Building Components - Total:	9,407
Total for 2035	<u>\$9,407</u>
Replacement Year 2036	
Painting	
Building Sealants, Replace	
Exterior Surface Painting (Bulk)	379,848
Painting - Total:	379,848
Building Components	
Electrical - Annual Routine Maintenance	2,768
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,384
Fireproofing - (Sprinklers)Annual Routine Maintenance	2,768
Plumbing - Annual Routine Maintenance (PVC)	<u>2,768</u>
Building Components - Total:	9,690
Total for 2036	<u>\$389,538</u>
Replacement Year 2037	
Roofing	
Building Mansard Roof - Metal Replace	319,924
Building Components	
Electrical - Annual Routine Maintenance	2,852
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,426
Fireproofing - (Sprinklers)Annual Routine Maintenance	2,852
Plumbing - Annual Routine Maintenance (PVC)	<u>2,852</u>
Building Components - Total:	9,980
Total for 2037	<u>\$329,904</u>



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024**

Description	Expenditures
Replacement Year 2038	
Equipment	
Fire Alarm Panel Replacement	5,507
Building Components	
Electrical - Annual Routine Maintenance	2,937
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,469
Fireproofing - (Sprinklers)Annual Routine Maintenance	2,937
Plumbing - Annual Routine Maintenance (PVC)	2,937
Total for 2038	<u>\$15,787</u>
 Replacement Year 2039	
Building Components	
Electrical - Annual Routine Maintenance	3,025
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,513
Fireproofing - (Sprinklers)Annual Routine Maintenance	3,025
Plumbing - Annual Routine Maintenance (PVC)	3,025
Total for 2039	<u>\$10,588</u>
 Replacement Year 2040	
Building Components	
Electrical - Annual Routine Maintenance	3,116
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,558
Fireproofing - (Sprinklers)Annual Routine Maintenance	3,116
Plumbing - Annual Routine Maintenance (PVC)	3,116
Total for 2040	<u>\$10,906</u>
 Replacement Year 2041	
Building Components	
Electrical - Annual Routine Maintenance	3,209
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,605
Fireproofing - (Sprinklers)Annual Routine Maintenance	3,209



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024**

Description	Expenditures
<i>Replacement Year 2041 continued...</i>	
Plumbing - Annual Routine Maintenance (PVC)	<u>3,209</u>
Building Components - Total:	<u>11,233</u>
Total for 2041	<u>\$11,233</u>
 Replacement Year 2042	
Painting	
Stucco Repair (1% Ext. Paint Surface)	62,279
Walkways Waterproofing, Replace	<u>609,901</u>
Painting - Total:	<u>672,180</u>
Building Components	
Electrical - Annual Routine Maintenance	3,306
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,653
Fireproofing - (Sprinklers)Annual Routine Maintenance	3,306
Plumbing - Annual Routine Maintenance (PVC)	3,306
Routine Concrete Patching, Floors, Small Areas	<u>18,595</u>
Building Components - Total:	<u>30,164</u>
Total for 2042	<u>\$702,345</u>
 Replacement Year 2043	
Roofing	
Building Flat Roof - TPO Roofing, Replace	334,426
Painting	
Exterior Surface Painting (Bulk)	467,166
Building Components	
Electrical - Annual Routine Maintenance	3,405
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,702
Fireproofing - (Sprinklers)Annual Routine Maintenance	3,405
Plumbing - Annual Routine Maintenance (PVC)	3,405
Total for 2043	<u>\$813,508</u>



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024**

Description	Expenditures
Replacement Year 2044	
Building Components	
Electrical - Annual Routine Maintenance	3,507
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,754
Fireproofing - (Sprinklers)Annual Routine Maintenance	3,507
Plumbing - Annual Routine Maintenance (PVC)	3,507
Total for 2044	<u>\$12,275</u>
Replacement Year 2045	
Building Components	
Electrical - Annual Routine Maintenance	3,612
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,806
Fireproofing - (Sprinklers)Annual Routine Maintenance	3,612
Plumbing - Annual Routine Maintenance (PVC)	3,612
Total for 2045	<u>\$12,643</u>
Replacement Year 2046	
Building Components	
Electrical - Annual Routine Maintenance	3,721
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,860
Fireproofing - (Sprinklers)Annual Routine Maintenance	3,721
Plumbing - Annual Routine Maintenance (PVC)	3,721
Total for 2046	<u>\$13,022</u>
Replacement Year 2047	
Building Components	
Electrical - Annual Routine Maintenance	3,832
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,916
Fireproofing - (Sprinklers)Annual Routine Maintenance	3,832
Plumbing - Annual Routine Maintenance (PVC)	3,832
Total for 2047	<u>\$13,413</u>



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024**

Description	Expenditures
Replacement Year 2048	
Building Components	
Electrical - Annual Routine Maintenance	3,947
Fireproofing - (Fire Pump)Annual Routine Maintenance	1,974
Fireproofing - (Sprinklers)Annual Routine Maintenance	3,947
Plumbing - Annual Routine Maintenance (PVC)	3,947
Total for 2048	<u>\$13,815</u>
 Replacement Year 2049	
Building Components	
Electrical - Annual Routine Maintenance	4,066
Fireproofing - (Fire Pump)Annual Routine Maintenance	2,033
Fireproofing - (Sprinklers)Annual Routine Maintenance	4,066
Plumbing - Annual Routine Maintenance (PVC)	4,066
Building Components - Total:	14,230
Total for 2049	<u>\$14,230</u>
 Replacement Year 2050	
Painting	
Building Sealants, Replace	
Exterior Surface Painting (Bulk)	574,555
Painting - Total:	574,555
 Building Components	
Electrical - Annual Routine Maintenance	4,188
Fireproofing - (Fire Pump)Annual Routine Maintenance	2,094
Fireproofing - (Sprinklers)Annual Routine Maintenance	4,188
Plumbing - Annual Routine Maintenance (PVC)	4,188
Total for 2050	<u>\$589,211</u>
 Replacement Year 2051	
Building Components	
Electrical - Annual Routine Maintenance	4,313



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024**

Description	Expenditures
<i>Replacement Year 2051 continued...</i>	
Fireproofing - (Fire Pump)Annual Routine Maintenance	2,157
Fireproofing - (Sprinklers)Annual Routine Maintenance	4,313
Plumbing - Annual Routine Maintenance (PVC)	<u>4,313</u>
Building Components - Total:	15,096
Total for 2051	<u>\$15,096</u>
 Replacement Year 2052	
Painting	
Stucco Repair (1% Ext. Paint Surface)	83,698
Walkways Waterproofing, Replace	<u>819,656</u>
Painting - Total:	903,354
 Building Components	
Electrical - Annual Routine Maintenance	4,443
Fireproofing - (Fire Pump)Annual Routine Maintenance	2,221
Fireproofing - (Sprinklers)Annual Routine Maintenance	4,443
Plumbing - Annual Routine Maintenance (PVC)	4,443
Routine Concrete Patching, Floors, Small Areas	<u>24,989</u>
Building Components - Total:	40,539
Total for 2052	<u>\$943,892</u>
 Replacement Year 2053	
Equipment	
Fire Alarm Panel Replacement	8,580
 Building Components	
Electrical - Annual Routine Maintenance	4,576
Fireproofing - (Fire Pump)Annual Routine Maintenance	2,288
Fireproofing - (Sprinklers)Annual Routine Maintenance	4,576
Plumbing - Annual Routine Maintenance (PVC)	<u>4,576</u>
Total for 2053	<u>\$24,595</u>



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024**

Description	Expenditures
Replacement Year 2054	
Building Components	
Electrical - Annual Routine Maintenance	4,713
Fireproofing - (Fire Pump)Annual Routine Maintenance	2,357
Fireproofing - (Sprinklers)Annual Routine Maintenance	4,713
Plumbing - Annual Routine Maintenance (PVC)	4,713
Total for 2054	<u>\$16,496</u>



Santa Maria II Condominium Association, Inc.
RA SIRS Florida Funding Summary

Description	Future Cost	Useful Life	Remaining Life	Distribution	Required Contribution	Future Liability	Fully Funded
Building Flat Roof - TPO Roofing, Replace	334,426	20	18		18,468	334,426	19,644
Building Mansard Roof - Metal Replace	319,924	30	12		26,500	319,924	134,633
Building Sealants, Replace	0	14	11		0	0	0
Common Area Doors (Glazed), Replace	9,224	35	7		1,310	9,224	6,187
Common Area Doors (Metal, Double), Repl..	6,457	35	7		917	6,457	4,331
Common Area Doors (Metal, Single), Repla.	112,226	35	7		15,936	112,226	75,281
Common Area Windows, Replace	7,379	35	7		1,048	7,379	4,950
Electrical - Annual Routine Maintenance	2,000	1	0	2,000	2,048	0	2,000
Exterior Surface Painting (Bulk)	308,851	7	4	93,000	53,639	215,851	117,604
Fire Alarm Panel Replacement	5,507	15	13		421	5,507	500
Fireproofing - (Fire Pump)Annual Routine ..	1,000	1	0	1,000	1,024	0	1,000
Fireproofing - (Sprinklers)Annual Routine ..	2,000	1	0	2,000	2,048	0	2,000
Plumbing - Annual Routine Maintenance (..	2,000	1	0	2,000	2,048	0	2,000
Routine Concrete Patching, Floors, Small A..	13,836	10	7		1,965	13,836	3,375
Stucco Repair (1% Ext. Paint Surface)	46,342	10	7		6,580	46,342	11,304
Walkways Waterproofing, Replace	453,823	10	7		64,442	453,823	110,700
Grand Total:	<u>\$1,624,995</u>			<u>\$100,000</u>	<u>\$198,392</u>	<u>\$1,524,995</u>	<u>\$495,510</u>

Percent Fully Funded	20%
Current Average Liability per Unit (Total Units: 62)	-\$6,379



Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	100,000	291,392	484,558	649,115	815,168	673,878	842,957	1,013,564	536,423	710,119
Annual Assessment	198,392	200,376	171,983	173,702	175,439	177,194	178,966	180,755	182,563	184,389
Interest Earned										
Expenditures	7,000	7,210	7,426	7,649	316,730	8,115	8,358	657,896	8,867	9,133
Fully Funded Reserves	614,711	740,617	873,524	1,013,740	843,465	989,722	1,143,995	638,365	790,197	950,565
Percent Fully Funded	47%	65%	74%	80%	80%	85%	89%	84%	90%	93%
Ending Balance	291,392	484,558	649,115	815,168	673,878	842,957	1,013,564	536,423	710,119	885,374

Description

Roofing

Building Flat Roof - TPO Roofing, Replace

Building Mansard Roof - Metal Replace

Roofing Total:

Painting

Building Sealants, Replace

Exterior Surface Painting (Bulk)

Stucco Repair (1% Ext. Paint Surface)

Walkways Waterproofing, Replace

Painting Total:

Equipment

Fire Alarm Panel Replacement

Equipment Total:

Building Components

Electrical - Annual Routine Maintenance

Fireproofing - (Fire Pump)Annual Routine Maintena..

Fireproofing - (Sprinklers)Annual Routine Maintena..

Plumbing - Annual Routine Maintenance (PVC)

Routine Concrete Patching, Floors, Small Areas

Building Components Total:

Electrical - Annual Routine Maintenance	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
Fireproofing - (Fire Pump)Annual Routine Maintena..	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
Fireproofing - (Sprinklers)Annual Routine Maintena..	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
Plumbing - Annual Routine Maintenance (PVC)	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
Routine Concrete Patching, Floors, Small Areas								13,836		
Building Components Total:	7,000	7,210	7,426	7,649	7,879	8,115	8,358	22,445	8,867	9,133



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail**

Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Doors										
Common Area Doors (Glazed), Replace								9,224		
Common Area Doors (Metal, Double), Replace								6,457		
Common Area Doors (Metal, Single), Replace								112,226		
Common Area Windows, Replace								7,379		
Doors Total:								135,286		
Year Total:	7,000	7,210	7,426	7,649	316,730	8,115	8,358	657,896	8,867	9,133



Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	885,374	1,062,199	860,756	720,828	896,917	1,080,123	1,264,950	1,451,406	948,728	336,883
Annual Assessment	186,233	188,095	189,976	191,876	193,794	195,732	197,690	199,667	201,663	203,680
Interest Earned										
Expenditures	9,407	389,538	329,904	15,787	10,588	10,906	11,233	702,345	813,508	12,275
Fully Funded Reserves	1,119,843	907,179	754,206	924,974	1,111,151	1,307,667	1,514,973	1,022,043	405,377	601,200
Percent Fully Funded	95%	95%	96%	97%	97%	97%	96%	93%	83%	88%
Ending Balance	1,062,199	860,756	720,828	896,917	1,080,123	1,264,950	1,451,406	948,728	336,883	528,288

Description

Roofing

Building Flat Roof - TPO Roofing, Replace									334,426	
Building Mansard Roof - Metal Replace			319,924							
Roofing Total:			319,924						334,426	

Painting

Building Sealants, Replace										
Exterior Surface Painting (Bulk)		379,848							467,166	
Stucco Repair (1% Ext. Paint Surface)							62,279			
Walkways Waterproofing, Replace							609,901			
Painting Total:		379,848					672,180		467,166	

Equipment

Fire Alarm Panel Replacement				5,507						
Equipment Total:				5,507						

Building Components

Electrical - Annual Routine Maintenance	2,688	2,768	2,852	2,937	3,025	3,116	3,209	3,306	3,405	3,507
Fireproofing - (Fire Pump)Annual Routine Maintena..	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754
Fireproofing - (Sprinklers)Annual Routine Maintena..	2,688	2,768	2,852	2,937	3,025	3,116	3,209	3,306	3,405	3,507
Plumbing - Annual Routine Maintenance (PVC)	2,688	2,768	2,852	2,937	3,025	3,116	3,209	3,306	3,405	3,507
Routine Concrete Patching, Floors, Small Areas								18,595		
Building Components Total:	9,407	9,690	9,980	10,280	10,588	10,906	11,233	30,164	11,917	12,275



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail**

Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Doors										
Common Area Doors (Glazed), Replace										
Common Area Doors (Metal, Double), Replace										
Common Area Doors (Metal, Single), Replace										
Common Area Windows, Replace										
Doors Total:										
Year Total:	9,407	389,538	329,904	15,787	10,588	10,906	11,233	702,345	813,508	12,275



Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Beginning Balance	528,288	721,362	916,114	1,112,553	1,310,688	1,510,528	1,137,527	1,340,803	617,467	815,633
Annual Assessment	205,717	207,774	209,852	211,950	214,070	216,210	218,372	220,556	222,762	224,989
Interest Earned										
Expenditures	12,643	13,022	13,413	13,815	14,230	589,211	15,096	943,892	24,595	16,496
Fully Funded Reserves	808,408	1,027,506	1,259,023	1,503,507	1,761,526	1,441,882	1,711,019	1,038,813	1,300,777	1,586,626
Percent Fully Funded	89%	89%	88%	87%	86%	79%	78%	59%	63%	65%
Ending Balance	721,362	916,114	1,112,553	1,310,688	1,510,528	1,137,527	1,340,803	617,467	815,633	1,024,126

Description

Roofing

Building Flat Roof - TPO Roofing, Replace

Building Mansard Roof - Metal Replace

Roofing Total:

Painting

Building Sealants, Replace

Exterior Surface Painting (Bulk)

Stucco Repair (1% Ext. Paint Surface)

Walkways Waterproofing, Replace

Painting Total:

Equipment

Fire Alarm Panel Replacement

Equipment Total:

Building Components

Electrical - Annual Routine Maintenance

Fireproofing - (Fire Pump)Annual Routine Maintena..

Fireproofing - (Sprinklers)Annual Routine Maintena..

Plumbing - Annual Routine Maintenance (PVC)

Routine Concrete Patching, Floors, Small Areas

Building Components Total:

Electrical - Annual Routine Maintenance	3,612	3,721	3,832	3,947	4,066	4,188	4,313	4,443	4,576	4,713
Fireproofing - (Fire Pump)Annual Routine Maintena..	1,806	1,860	1,916	1,974	2,033	2,094	2,157	2,221	2,288	2,357
Fireproofing - (Sprinklers)Annual Routine Maintena..	3,612	3,721	3,832	3,947	4,066	4,188	4,313	4,443	4,576	4,713
Plumbing - Annual Routine Maintenance (PVC)	3,612	3,721	3,832	3,947	4,066	4,188	4,313	4,443	4,576	4,713
Routine Concrete Patching, Floors, Small Areas								24,989		
Building Components Total:	12,643	13,022	13,413	13,815	14,230	14,656	15,096	40,539	16,015	16,496



**Santa Maria II Condominium Association, Inc.
RA SIRS Annual Expenditure Detail**

Description	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Doors										
Common Area Doors (Glazed), Replace										
Common Area Doors (Metal, Double), Replace										
Common Area Doors (Metal, Single), Replace										
Common Area Windows, Replace										
Doors Total:										
Year Total:	12,643	13,022	13,413	13,815	14,230	589,211	15,096	943,892	24,595	16,496



Santa Maria II Condominium Association, Inc.
RA SIRS Detail Report by Category

Building Flat Roof - TPO Roofing, Replace - 2043

Asset ID	1001	16,370 S.F.	@ \$12.00
		Asset Actual Cost	\$196,440.00
Category	Roofing	Percent Replacement	100%
Placed in Service	November 2023	Future Cost	\$334,425.95
Useful Life	20	Assigned Reserves	<i>none</i>
Replacement Year	2043	Annual Assessment	<u>\$18,467.60</u>
Remaining Life	18	Reserve Allocation	<u>\$18,467.60</u>



Building Mansard Roof - Metal Replace - 2037

Asset ID	1017	12,466 S.F.	@ \$18.00
		Asset Actual Cost	\$224,388.00
Category	Roofing	Percent Replacement	100%
Placed in Service	January 2007	Future Cost	\$319,923.63
Useful Life	30	Assigned Reserves	<i>none</i>
Replacement Year	2037	Annual Assessment	<u>\$26,500.14</u>
Remaining Life	12	Reserve Allocation	<u>\$26,500.14</u>



**Santa Maria II Condominium Association, Inc.
RA SIRS Detail Report by Category**

Building Mansard Roof - Metal Replace continued...



Building Sealants, Replace - 2036

Asset ID	1002	0 L.F.	@ \$0.00
Category	Painting	Asset Actual Cost	
Placed in Service	January 2022	Future Cost	<i>none</i>
Useful Life	14	Assigned Reserves	
Replacement Year	2036	<i>No Future Assessments</i>	
Remaining Life	11		



Santa Maria II Condominium Association, Inc.
RA SIRS Detail Report by Category

Common Area Doors (Glazed), Replace - 2032

Asset ID	1020	3 E.A	@ \$2,500.00
		Asset Actual Cost	\$7,500.00
		Percent Replacement	100%
Category	Doors	Future Cost	\$9,224.05
Placed in Service	January 1992	Assigned Reserves	<i>none</i>
Useful Life	35		
Adjustment	5	Annual Assessment	<u>\$1,309.81</u>
Replacement Year	2032	Reserve Allocation	<u>\$1,309.81</u>
Remaining Life	7		



Common Area Doors (Metal, Double), Replace - 2032

Asset ID	1019	3 E.A	@ \$1,750.00
		Asset Actual Cost	\$5,250.00
		Percent Replacement	100%
Category	Doors	Future Cost	\$6,456.84
Placed in Service	January 1992	Assigned Reserves	<i>none</i>
Useful Life	35		
Adjustment	5	Annual Assessment	<u>\$916.86</u>
Replacement Year	2032	Reserve Allocation	<u>\$916.86</u>
Remaining Life	7		



**Santa Maria II Condominium Association, Inc.
RA SIRS Detail Report by Category**

Common Area Doors (Metal, Double), Replace continued...



Common Area Doors (Metal, Single), Replace - 2032

Asset ID	1015	73 E.A	@ \$1,250.00
Category	Doors	Asset Actual Cost	\$91,250.00
Placed in Service	January 1992	Percent Replacement	100%
Useful Life	35	Future Cost	\$112,225.99
Adjustment	5	Assigned Reserves	<i>none</i>
Replacement Year	2032	Annual Assessment	<u>\$15,935.97</u>
Remaining Life	7	Reserve Allocation	<u>\$15,935.97</u>



Santa Maria II Condominium Association, Inc.
RA SIRS Detail Report by Category

Common Area Windows, Replace - 2032

Asset ID	1016	2 E.A	@ \$3,000.00
		Asset Actual Cost	\$6,000.00
		Percent Replacement	100%
Category	Doors	Future Cost	\$7,379.24
Placed in Service	January 1992	Assigned Reserves	<i>none</i>
Useful Life	35		
Adjustment	5	Annual Assessment	<u>\$1,047.84</u>
Replacement Year	2032	Reserve Allocation	\$1,047.84
Remaining Life	7		



Electrical - Annual Routine Maintenance - 2025

Asset ID	1003	1 L.S.	@ \$2,000.00
		Asset Actual Cost	\$2,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$2,000.00
Placed in Service	January 2023	Assigned Reserves	\$2,000.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	<u>\$2,047.62</u>
Remaining Life	0	Reserve Allocation	\$2,047.62



**Santa Maria II Condominium Association, Inc.
RA SIRS Detail Report by Category**

Electrical - Annual Routine Maintenance continued...



Exterior Surface Painting (Bulk) - 2029

Asset ID	1004	156,806 S.F.	@ \$1.75
Category	Painting	Asset Actual Cost	\$274,410.50
Placed in Service	January 2022	Percent Replacement	100%
Useful Life	7	Future Cost	\$308,851.44
Replacement Year	2029	Assigned Reserves	\$93,000.00
Remaining Life	4	Annual Assessment	\$53,638.68
		Reserve Allocation	\$53,638.68



Santa Maria II Condominium Association, Inc.
RA SIRS Detail Report by Category

Fire Alarm Panel Replacement - 2038

Asset ID	1005	1 L.S.	@ \$7,500.00
		Asset Actual Cost	\$3,750.00
		Percent Replacement	50%
Category	Equipment	Future Cost	\$5,507.00
Placed in Service	January 2023	Assigned Reserves	<i>none</i>
Useful Life	15		
Replacement Year	2038	Annual Assessment	<u>\$421.07</u>
Remaining Life	13	Reserve Allocation	<u>\$421.07</u>



Fireproofing - (Fire Pump)Annual Routine Maintenance - 2025

Asset ID	1021	1 L.S.	@ \$1,000.00
		Asset Actual Cost	\$1,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$1,000.00
Placed in Service	January 2023	Assigned Reserves	\$1,000.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	<u>\$1,023.81</u>
Remaining Life	0	Reserve Allocation	<u>\$1,023.81</u>



**Santa Maria II Condominium Association, Inc.
RA SIRS Detail Report by Category**

Fireproofing - (Fire Pump)Annual Routine Maintenance continued...



Fireproofing - (Sprinklers)Annual Routine Maintenance - 2025

Asset ID	1006	1 L.S.	@ \$2,000.00
Category	Building Components	Asset Actual Cost	\$2,000.00
Placed in Service	January 2023	Percent Replacement	100%
Useful Life	1	Future Cost	\$2,000.00
Replacement Year	2025	Assigned Reserves	\$2,000.00
Remaining Life	0	Annual Assessment	<u>\$2,047.62</u>
		Reserve Allocation	<u>\$2,047.62</u>



Santa Maria II Condominium Association, Inc.
RA SIRS Detail Report by Category

Plumbing - Annual Routine Maintenance (PVC) - 2025

		1 L.S.	@ \$2,000.00
Asset ID	1007	Asset Actual Cost	\$2,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$2,000.00
Placed in Service	January 2023	Assigned Reserves	\$2,000.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	<u>\$2,047.62</u>
Remaining Life	0	Reserve Allocation	\$2,047.62



Routine Concrete Patching, Floors, Small Areas - 2032

		25 C.Ft.	@ \$450.00
Asset ID	1008	Asset Actual Cost	\$11,250.00
		Percent Replacement	100%
Category	Building Components	Future Cost	\$13,836.08
Placed in Service	January 2022	Assigned Reserves	<i>none</i>
Useful Life	10		
Replacement Year	2032	Annual Assessment	<u>\$1,964.71</u>
Remaining Life	7	Reserve Allocation	\$1,964.71



**Santa Maria II Condominium Association, Inc.
RA SIRS Detail Report by Category**

Stucco Repair (1% Ext. Paint Surface) - 2032

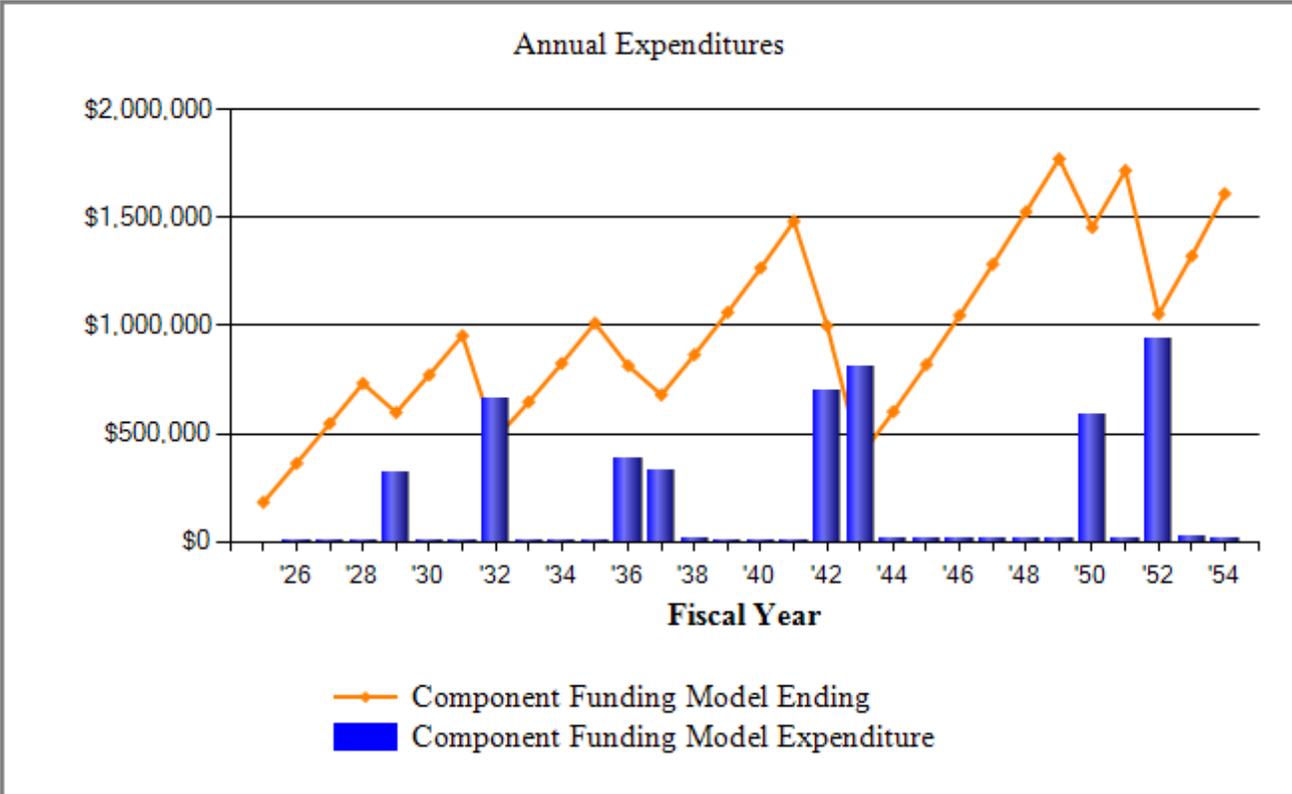
Asset ID	1009	1,570 S.F.	@ \$24.00
		Asset Actual Cost	\$37,680.00
		Percent Replacement	100%
Category	Painting	Future Cost	\$46,341.65
Placed in Service	January 2022	Assigned Reserves	<i>none</i>
Useful Life	10		
Replacement Year	2032	Annual Assessment	<u>\$6,580.46</u>
Remaining Life	7	Reserve Allocation	<u>\$6,580.46</u>

Walkways Waterproofing, Replace - 2032

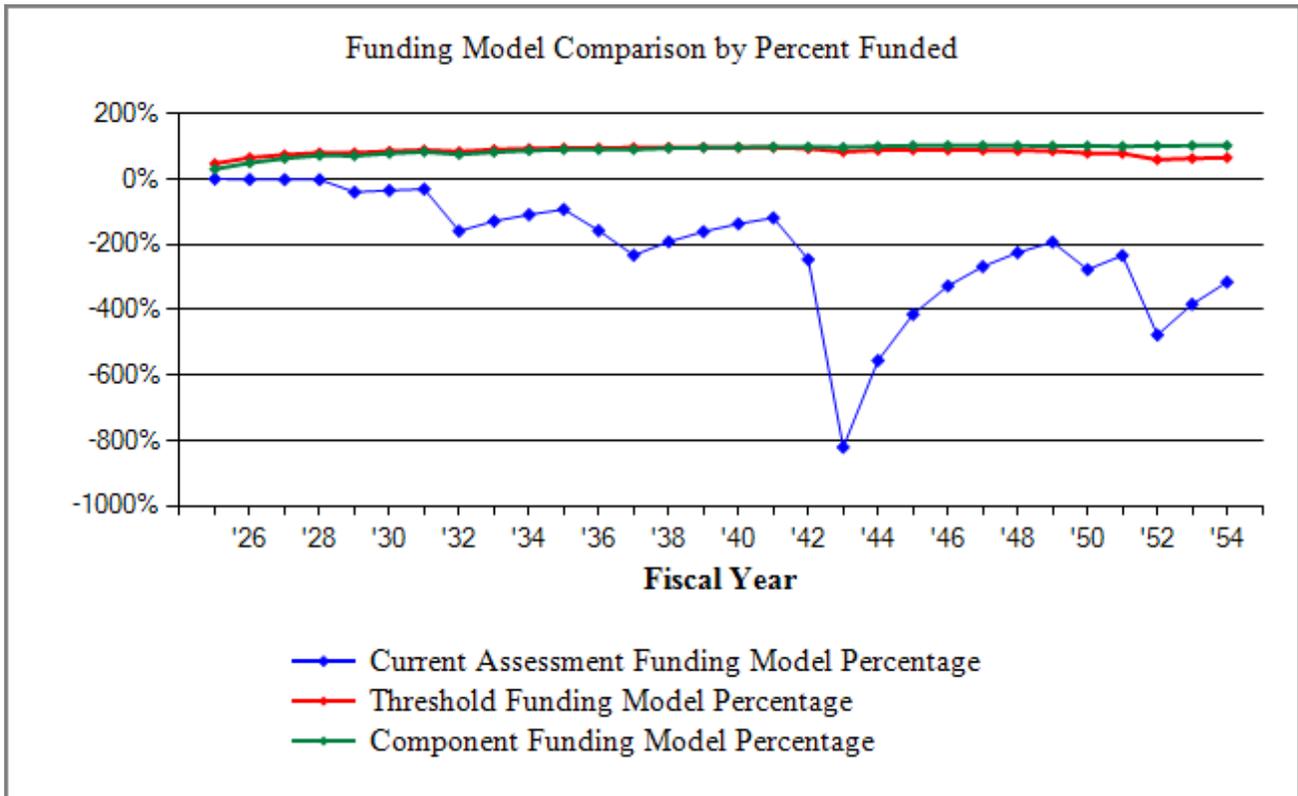
Asset ID	1012	20,500 S.F.	@ \$18.00
		Asset Actual Cost	\$369,000.00
		Percent Replacement	100%
Category	Painting	Future Cost	\$453,823.46
Placed in Service	January 2022	Assigned Reserves	<i>none</i>
Useful Life	10		
Replacement Year	2032	Annual Assessment	<u>\$64,442.45</u>
Remaining Life	7	Reserve Allocation	<u>\$64,442.45</u>



**Santa Maria II Condominium Association, Inc.
RA Annual Expenditure Chart**



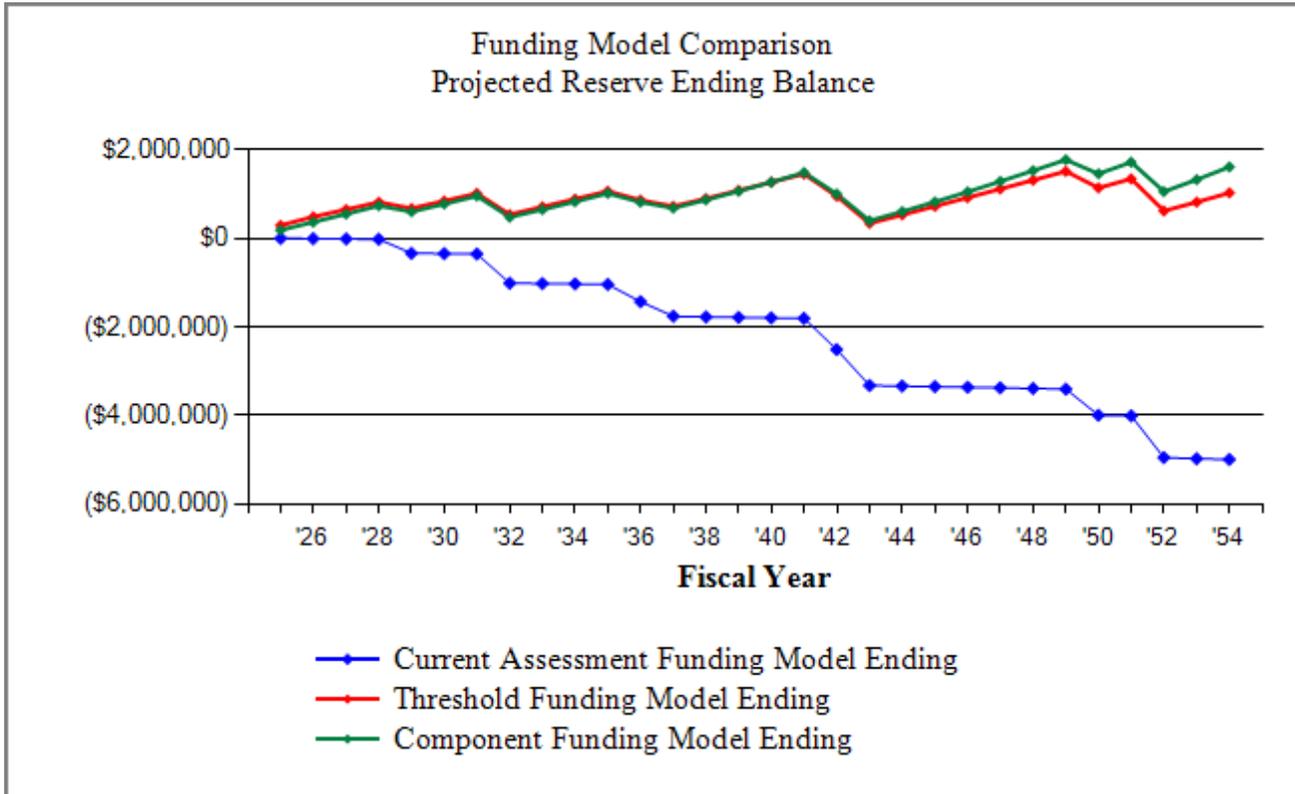
**Santa Maria II Condominium Association, Inc.
RA Funding Model Comparison by Percent Funded**



The chart above compares the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community’s needs.



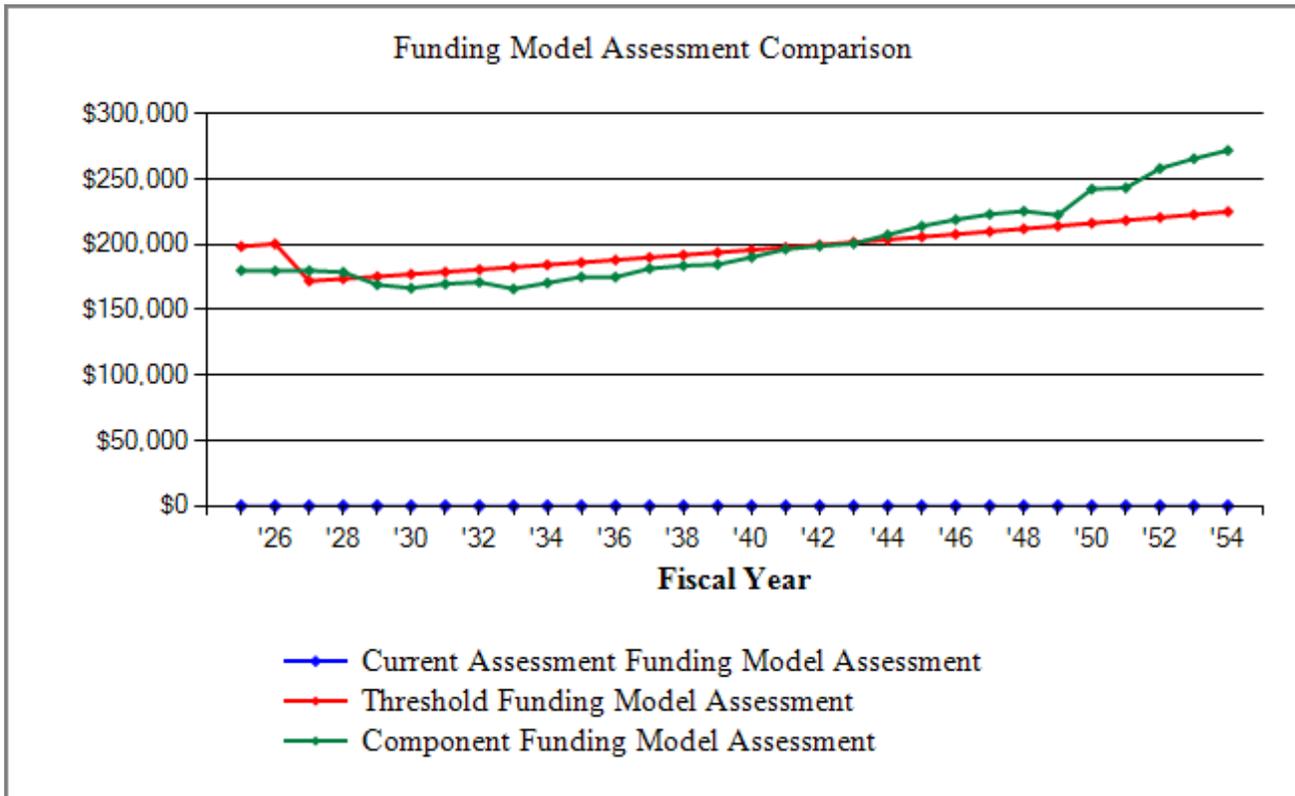
Santa Maria II Condominium Association, Inc.
RA Funding Model Reserve Ending Balance Comparison Chart



The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.



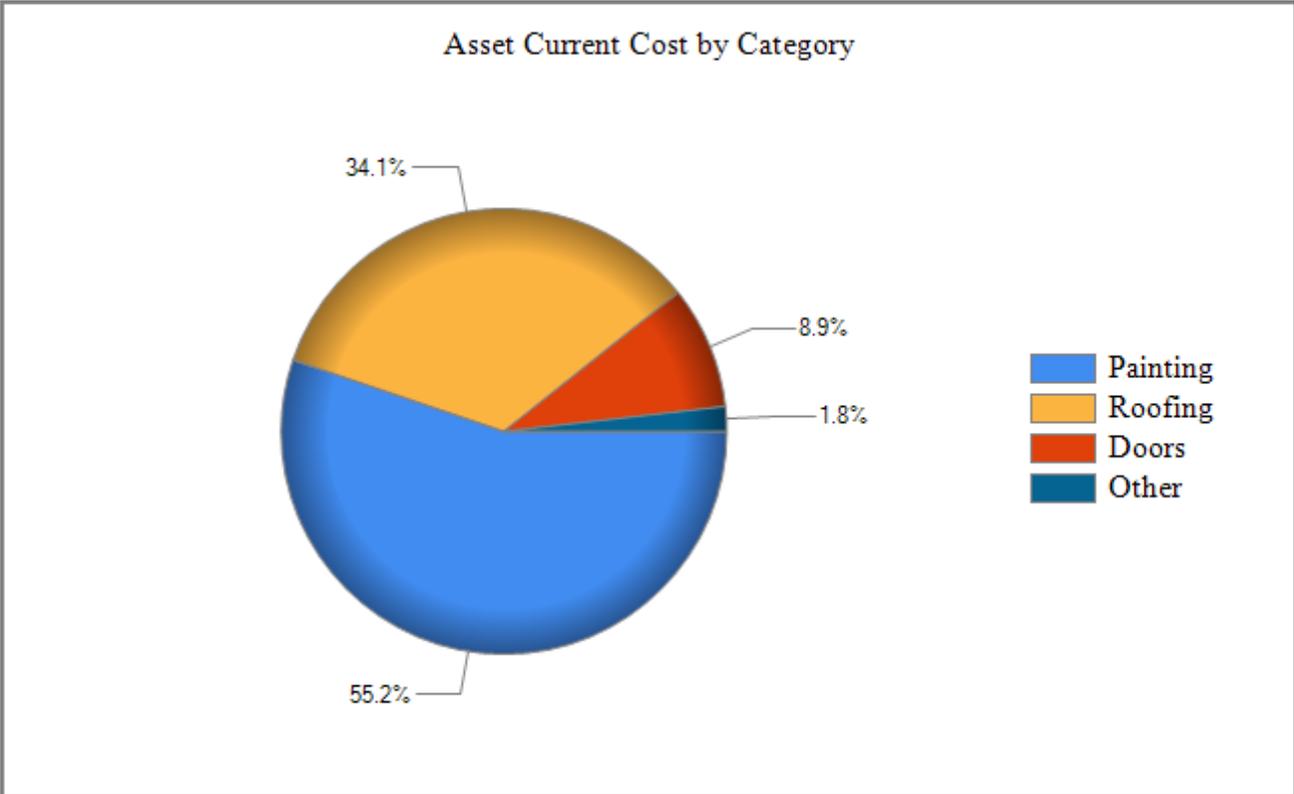
**Santa Maria II Condominium Association, Inc.
RA Funding Model Assessment Comparison Chart**



The chart above compares the annual assessment of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.



Santa Maria II Condominium Association, Inc.
RA Asset Current Cost by Category

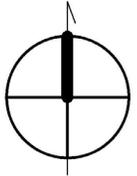


**APPENDIX B
SITE LOCATION MAP**

APPENDIX B

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931

Lee County, Florida



Project Mgr:	AM
Drawn By:	AM
Checked By:	MS
Approved By:	BP

Project No.:	6011.2400060
Scale:	NONE
File No:	NA
Date:	15 May 2024

 **UES MILESTONE INSPECTIONS, LLC.**

Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Integrity Reserve Studies

Florida's Milestone Inspection Experts

9802 Palm River Road
Tampa, FL 33619

LOCATION DIAGRAM

FT. MYERS BEACH, FLORIDA

EXHIBIT

B-1

**APPENDIX C
PHOTOGRAPHS**

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 1: View of the Front Elevation (Southeast).



Photograph 2: View of the Rear (Back) Elevation (Northwest).

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 3: View of the Southwest Elevation of the Building.



Photograph 4: View of the Northeast Elevation of the Building.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 5: Building Roof, Current Condition is Good.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 6: Stairwell Roof, Current Condition is Good.



Photograph 7: Metal Mansard Roof, Current Condition is Good.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 8: Retailed Area / Central Flat Roof, Current Condition is Good.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



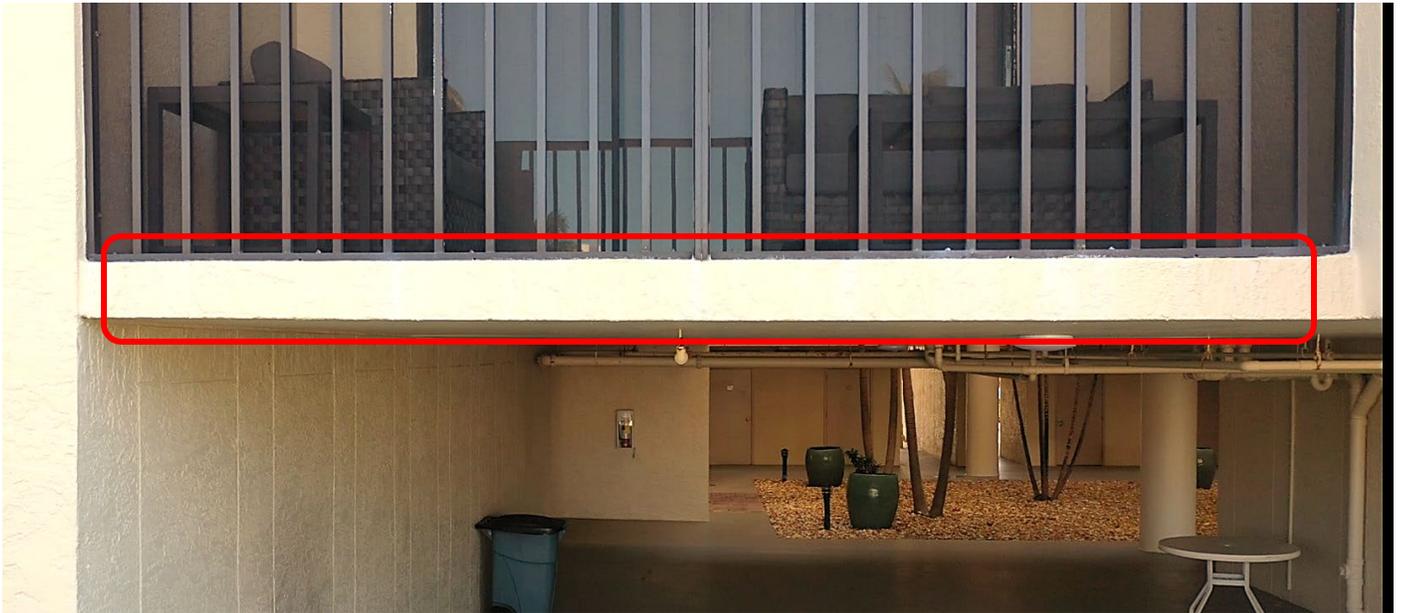
Photograph 9: North Stairwell at 5th Level – Example of Stain Mark on Exterior Edge.



Photograph 10: North Bldg., Northeast Patio at 5th Level – Example of efflorescence on Exterior Edge.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 11: North Bldg., 2nd Patio Stack from Northwest at 2nd Level – Example of efflorescence on Exterior Edge.

APPENDIX B - SITE PHOTOGRAPHS

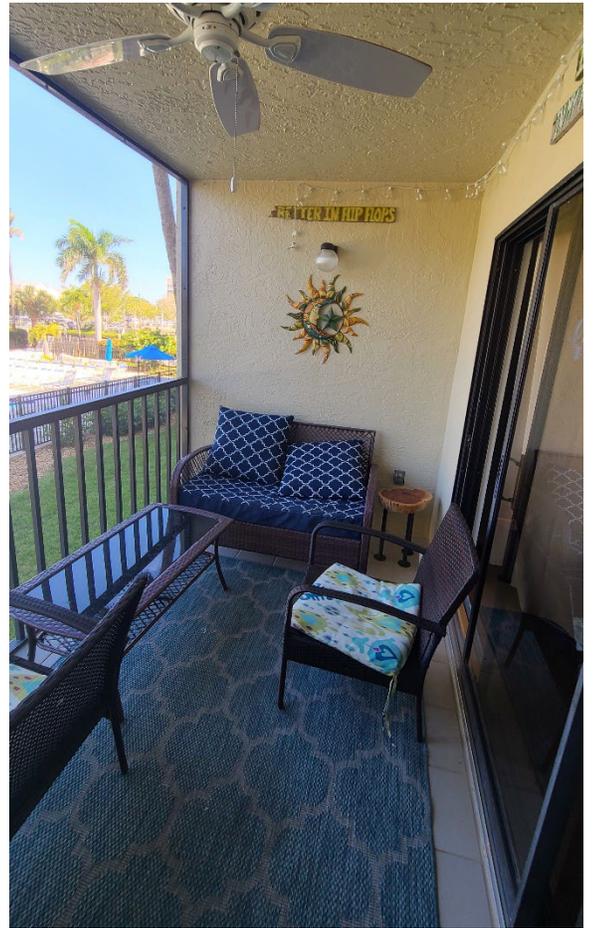
Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 12: Unit #107 Patio, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 13: Unit #106 Patio, Current Condition

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



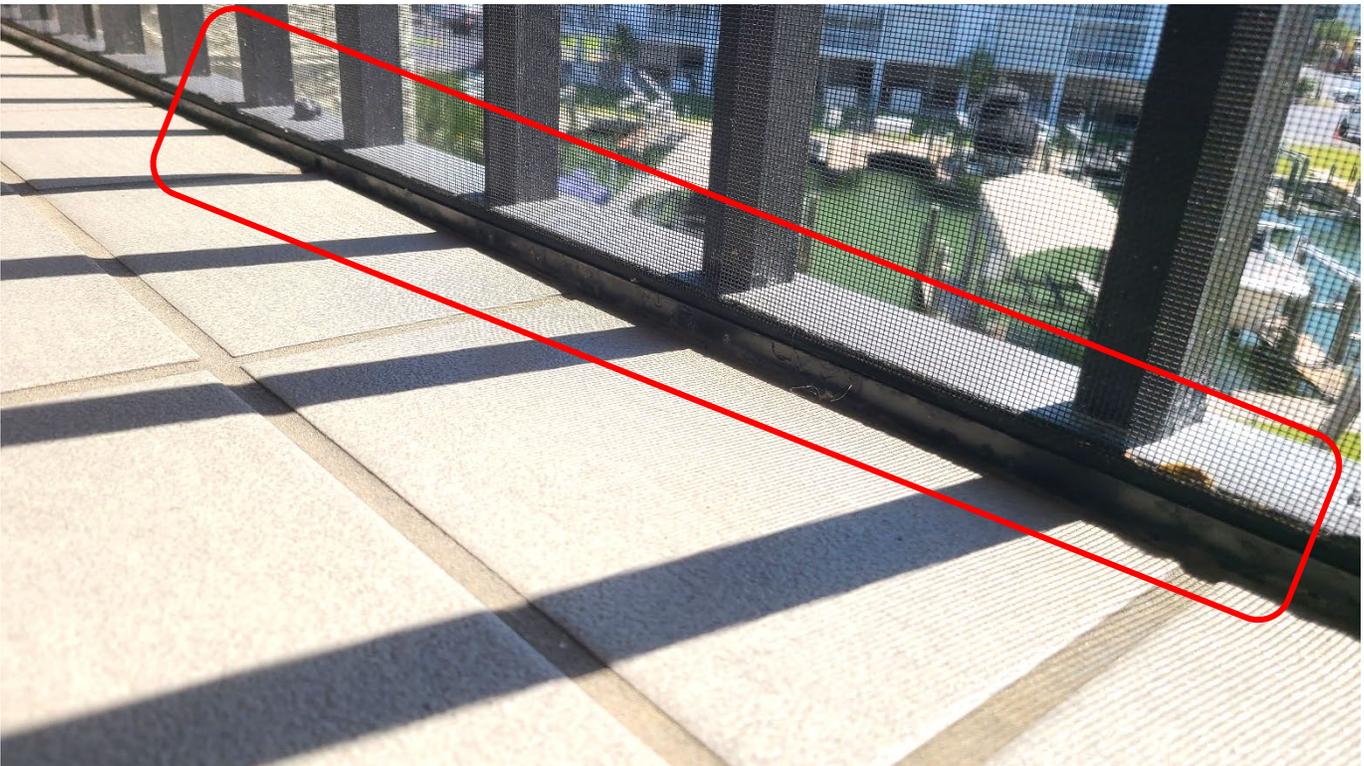
Photograph 14: Unit #206 Patio, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 15: North Bldg., Northeast Patio at 5th Level – Cracked Exterior Edge.



Photograph 16: Patio's Screen – Lack of Weep Holes at Bottom Frame

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 17: Building Walkways, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 18: Building Central Walkways

APPENDIX B - SITE PHOTOGRAPHS

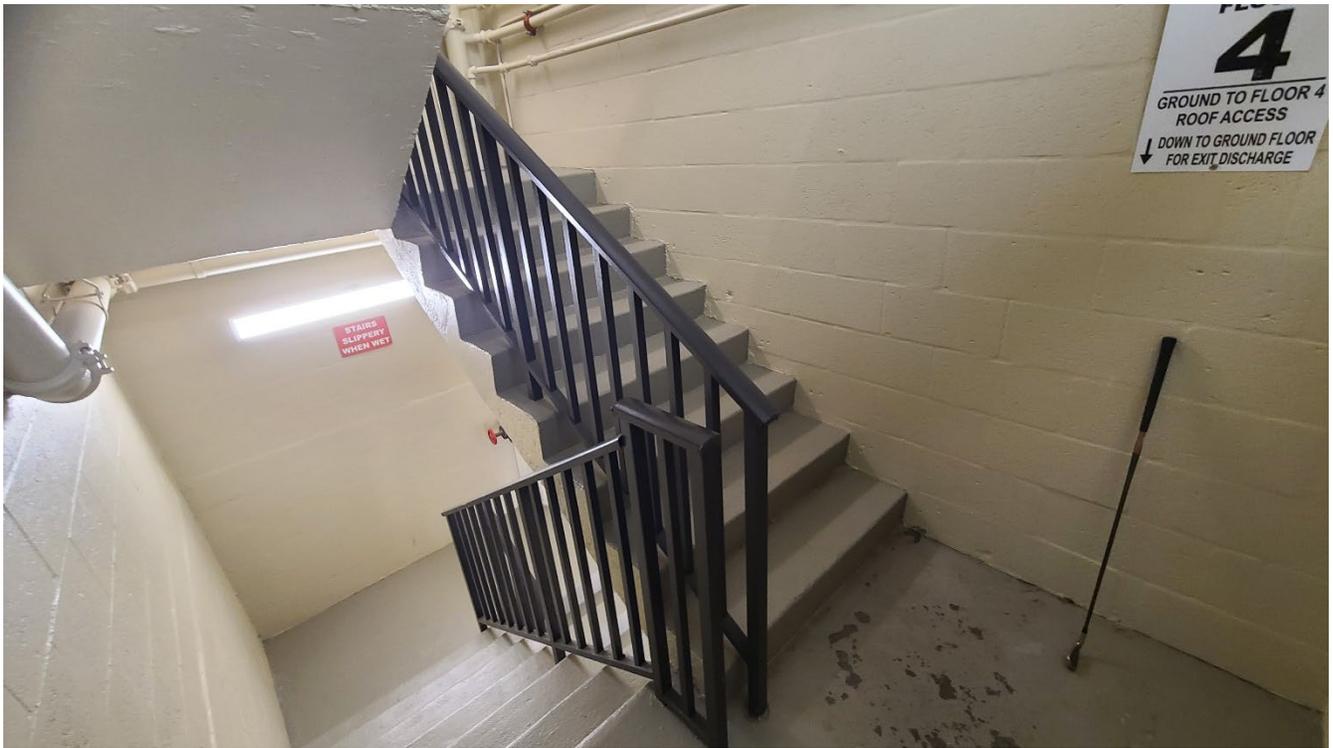
Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 19: Walkway Guards, Lack of Weep Holes at Bottom of Posts

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 20: Central Staircase, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 21: South Stairwell, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
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Photograph 22: North Stairwell, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 23: Building Common Areas, Ground Level Storage Rooms, Current Condition.



Photograph 24: Building Common Areas, Men Restroom, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 25: Building Common Area, Power Room,
Current Condition.



APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 26: Building Common Area, Elevator Equipment Room, Current Condition.



APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 27: Building Common Area, Booster Pumps Room, Current Condition.



APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 28: Building Common Area, Inside Storage Room #13, Current Condition

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 29: Building Common Area, Inside Maintenance/Office Room at Ground Level, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 30: Building Common Area, Inside Maintenance at North Stairwell Ground Level, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 31: Building Common Area, Dumpster Room at North Stairwell Ground Level, Current Condition.



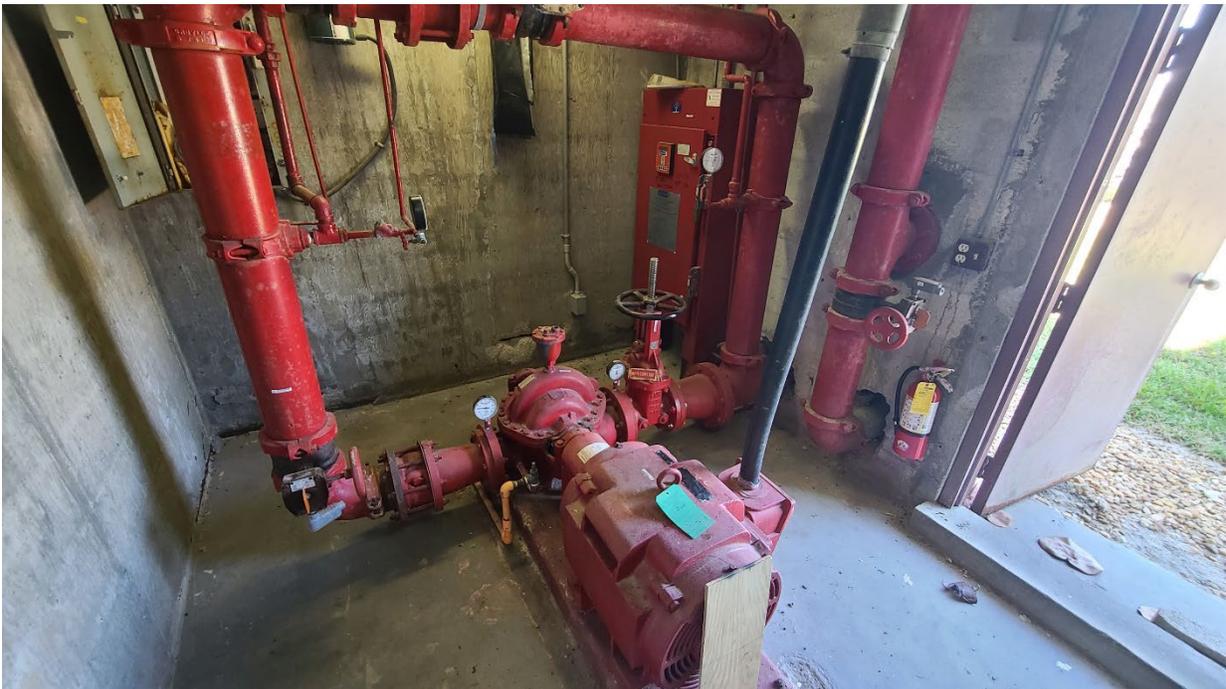
Photograph 32: Building Common Area, Dumpster Room at South Stairwell Ground Level, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 33: Building Common Area, Trash Chute at Walkways, Current Condition.



Photograph 34: Building Common Area, Fire Pump Ground Level, Current Condition.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 35: Building Common Area, Fire Alarm Equipment Inside the Power Room, Current Condition.



Photograph 36: Fire Sprinkler inside the Unit.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 37: Building Common Area – Example of Lack or Fire Rated Sealant at Wall Penetrations.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 38: Building Common Area, Example of Rusted Fire Pipes at the Walkways.

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 39: Building Common Area, Plumbing Stack Pipes (PVC), Current Condition.



Photograph 40: Building Common Area, Main Lobby/Entrance at Ground Level, Current Condition

APPENDIX B - SITE PHOTOGRAPHS

Santa Maria II Condominium Association, Inc.
7317 & 7327 Estero Blvd, Ft. Myers Beach, FL 33931



Photograph 41: Building Common Area, Main Lobby/Entrance at Ground Level, Current Condition



APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL

MIGUEL SANTIAGO, P.E., S.I.

Professional Engineer / Special Inspector / CSD Vice President



SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Vice President of UES Construction Services Division. He has experience in visual soil classification, boring log and settlement analysis, geotechnical investigations, and laboratory testing programs, and is very familiar with Florida, North Carolina, and Puerto Rico geology. He has over 24 years of construction, design and inspection experience dealing with all phases of project development including permitting, geotechnical, environmental, civil, and architectural design. He also has experience in pavement, foundation design, forensic analysis of construction defects, roofing consultation, construction project management and quality control/quality assurance. Mr. Santiago is a licensed Threshold Inspector in the State of Florida where he performs structural inspections for various types of projects including shoring/reshoring and design/plan compliance.

YEARS WITH THE FIRM 3.0

YEARS WITH OTHER FIRMS 23

EDUCATION

B.S., CIVIL ENGINEERING, UNIVERSITY OF CENTRAL FLORIDA, 1998

LICENSES &

CERTIFICATIONS

- FLORIDA PROFESSIONAL ENGINEER, SPECIAL INSPECTOR #74520
- ACI AGGREGATE & FIELD-TESTING TECHNICIAN
- ACI CONCRETE
- ACI CONCRETE FIELD INSPECTOR
- FDOT LBR TECHNICIAN
- FDOT SOILS TECHNICIAN
- MASONRY SPECIAL INSPECTOR
- POST TENSION LEVEL I & II INSPECTOR
- RADIATION SAFETY OFFICER
- STRUCTURAL STEEL LEVEL I INSPECTOR

REPRESENTATIVE PROJECT EXPERIENCE

Commercial

Citadel I and Citadel II, Tampa, FL: Facility Evaluator. Performed a property condition and roofing assessment for two eight-story office buildings with a shared six-story parking garage. Cost projections were completed over a year term. Project was completed within 10 days of authorization.

San Juan Integra Building, PR: Commercial 7 story retrofit, interior rebuild and structural modifications to the structure and parking / garage area. Provided geotechnical assistance during design and construction as well as quality control during construction operations.

Trinity Corporate Park, Tampa, FL: 3 story settling structure, prepared evaluation report and recommended adequate foundation system.

Government

Fort Bragg Landfill Density Testing, Fort Bragg, NC, 2009: Mr. Santiago was project principal for subsurface exploration of the SCS Energy Facility Expansion.

Fort Bragg TEMF, Fort Bragg, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking area design and construction considerations. This project was design and build of tactical vehicle maintenance facilities and retaining wall design.

NCDOT, DMV Facility Fayetteville, NC: Assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Sypris Electronics, Tampa, FL, 2015: Facility Evaluator. Performed a property condition and roofing assessment for a 300,000 sq. ft. facility. Cost projections were completed over a 10 year term. This project was an existing electronics manufacturing facility for the Department of Defense, due to homeland security; this report was

completed with no photo documentation under strict guidelines of disclosure. Project was completed within 10 days of authorization.

Healthcare

Hima San Pablo Hospitals, Caguas and Bayamon, PR, 2015: Facility Evaluator. Performed a property condition and roofing assessment for 2 1.3M sq. ft. facilities. Completed both assessments and submitted final reports within 30 days of authorization.

Sinai Assisted Living Facility, Boca Raton, FL: Mr. Santiago was the project principal for Private Provider Inspections for the construction of the four-story independent living building and the three-story skilled nursing and assisted living facility building.

Baptist South Tower, Jacksonville, FL: Mr. Santiago was the project principal and Threshold Inspector during the construction of an 8-story medical tower. He provided construction quality control and quality assurance.

Institutional

Nocatee K-8 School KK, St. Johns County, FL: Threshold Engineer. Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included unsuitable soil removal and roofing testing and inspection.

Aberdeen K-8 School LL, St. Johns County, FL: Threshold Engineer Provided Geotechnical Engineering, Construction Materials Testing, Threshold Inspection, and Settlement Monitoring services. The construction included a new 1 to 3-story school building of concrete and steel construction as well as associated paved parking and drive areas, a new stormwater management pond, and athletic fields. Site-elevating fills on the order of four to five feet were required to achieve final grade. Also included roofing testing and inspection.

North Star Villages Student Complex, Tampa, FL: Performed subsurface exploration and conducted geotechnical engineering analyses for the proposed student housing project – North Star Villages at 1400 North 46th Street in Tampa, FL. ECS will perform construction materials testing and threshold observation services during construction, 2nd quarter of 2015.

Multifamily Residential

Bayshore Multifamily Complex, Tampa, FL, 2013: The Bayshore multifamily complex consisted of a 3 building, 8-story, 220-unit apartment complex with associated parking, amenity and drive areas. Provided geotechnical consultation and exploration services as well as construction materials testing and threshold observation services during construction.

Encore, REED Multifamily Complex, Tampa, FL, 2014: Prepared the proposal and performed construction quality control services for the REED at Encore which consisted of a senior living multifamily complex for the Tampa Housing Authority. Provided construction materials testing and threshold observation services during construction.

Yabucoa Real, Yabucoa, PR: Residential development, Owner's representative/Inspector during design, permitting and construction of an 86-unit residential development. Provided geotechnical design and value engineering during construction.

Industrial

Renewable Resources Plant, West Palm Beach, Florida: Mr. Santiago was one of the project principals involved during the construction of the deep foundation system implemented during the construction process of this 80-acre renewable resources power facility.

Niagara Bottling Plant: Mr. Santiago was the project principal and Threshold Inspector during the construction of a 350,000 square foot, bottling plant. He provided construction quality control and quality assurance.

Pipeline Supply Company Facility, Fayetteville, NC: Prepared proposal, assisted in planning and coordinating field exploration, and analyzed subsurface conditions. Provided a geotechnical report of findings, evaluations and recommendations for foundation, parking design and construction considerations.

Transportation

Orlando International Airport (OIA), FL: Provided geotechnical engineering and construction materials testing for several runway and apron rehabilitation projects within the airport. Projects consisted of new runway construction and existing apron and runway rehabilitations.



Education

BS, Civil Engineering

Years of Experience

18

Licenses

- Professional Engineer - FL #93315
- Iraqi Engineering Union - #98836

Ali Talib Mustafa, PE

Restoration Consultant

Ali has over 18 years of experience managing and performing consulting services (and in construction and project management). He is skilled in design-build service in new construction, including efforts performed for commercial and governmental clients overseas. His portfolio includes the construction of stadiums, hospitals, public clinics, schools, and oil field facilities. Following relocation to the United States in 2015, Ali gained skills in assessing existing structures, restoration, and building envelope consulting, as well as design and project specification. He offers valuable experience in construction and is an effective, efficient, and creative problem-solver for his clients. Ali is also well-versed in restoration knowledge and techniques. He is committed to improving these elements to better assist his clients through structural consulting, project management, construction administration, and inspection services.

EMPLOYMENT HISTORY/PROJECT EXPERIENCE

Senior Project Manager - TRC Worldwide Engineering (April 2020-October 2022)

Sarasota, FL

As Senior Project Manager, Mr. Mustafa was responsible for preparing comprehensive Capital Reserve and Turnover Studies for condominium association efforts, including recommendations for maintaining the Association's common elements and providing estimation for the remaining useful life of the common elements. He routinely prepared project manuals, contract documents, permit drawings, and CAD drawings. Mr. Mustafa also Initiated and managed bidding services, including performing bidding analysis. Additionally, he performed onsite observation, supervised contracted work, and conducted limited structural design for building elements (such as staircases and balconies). He also performed forensic engineering, analyzed structural deficiencies, and conducted both threshold and construction inspections.

Project Engineer - Karins Engineering Group (February 2016-April 2020)

St. Petersburg, FL

As Senior Project Manager, Mr. Mustafa was responsible for preparing comprehensive Capital Reserve and

Turnover Studies for condominium association efforts, including recommendations for maintaining the Association's common elements and providing estimation for the remaining useful life of the common elements. He routinely prepared project manuals, contract documents, permit drawings, and CAD drawings. Mr. Mustafa also Initiated and managed bidding services, including performing bidding analysis. Additionally, he performed onsite observation, supervised contracted work, and conducted limited structural design for building elements (such as staircases and balconies). He also performed forensic engineering, analyzed structural deficiencies, and conducted both threshold and construction inspections.

Onsite Construction Manager - Triarena Company for General Construction (September 2013-August 2014)

Baghdad, Iraq

As Onsite Construction Manager, Mr. Mustafa was responsible for leading and supervising onsite engineers to perform new construction and achieve desired quality. He performed quality control and quality assurance (QA/QC) to ensure compliance of subcontractors' work.

Additionally, he reviewed project drawings and coordinated with design teams for any revisions or updates (if required). He was responsible for developing project schedules, analyzing and managing RFIs and change orders. Mr. Mustafa also was tasked with controlling use of resources, including and monitoring purchases and rentals of materials and equipment.

Onsite Construction Engineer - Al Madaniya Company (November 2010-March 2013)

Baghdad, Iraq

As Onsite Construction Engineer, Mr. Mustafa was responsible for supervising, monitoring, and implementing onsite subcontractor activity. He also managed, monitored, and performed Quality Assurance/Quality Control for subcontracted work. Additionally, he reviewed project drawings and coordinated with design teams for any revisions or updates (if required). He was responsible for developing project schedules, analyzing and managing RFIs and change orders.

Onsite Construction Engineer - VINS Company (March 2006-August 2008)

Aqreh, Kurdistan

As Onsite Construction Engineer, Mr. Mustafa was responsible for coordinating and implementing onsite work to achieve desired project scopes. He routinely assisted Project Managers in coordinating work activity, and performed quality assurance for sub-contracted elements. Additionally, he monitored purchases for warehouse resources and materials, prepared Requests for Information, project schedules, and daily reports.

1010 Condominium Association - Multi-Story Pre-cast Parking Garage

Pinellas County, FL

From April to August 2021, Mr. Mustafa was involved in this \$200,000 effort for the 1010 Condominium Association. The project involved concrete repair and deck waterproofing for a multi-story precast parking structure. He served as Project Manager and Engineer, and was responsible for performing onsite surveys to evaluate and determine existing conditions and gather all required information to prepare a project manual and establish bidding services. He also performed onsite observations to ensure quality of work, record progress, and assist in solving concerns and challenges. He also reviewed the contractor's monthly payments and prepared the estimated project budget.

Innovare Affordable Apartments

Hillsborough County, FL

From November 2021 through December 2022, Mr. Mustafa was involved in this new construction effort for Hillsborough County. The project involved new construction, including exterior CMU walls and interior steel columns as well as decks. He served as Threshold Inspector, and performed threshold inspections onsite.

Water's Edge Condominium Association - Waterproofing and Remediation

Clearwater Beach/Pinellas County, FL

From April to August 2020, Mr. Mustafa was involved in this \$350,000 effort for the Water's Edge Condominium Association. The project involved two phases, the first of which was performed from April to June 2020. The scope involved waterproofing for the 23rd floor patio. The second phase, performed during August 2020, involved waterproofing plaza deck planters. He served as Project Manager and Engineer, and was responsible for performing onsite surveya to evaluate and determine existing conditions and gather all required information to prepare a project manual and establish bidding services. He also performed onsite observations to ensure quality of work, record progress, and assist in solving concerns and challenges. He also reviewed the contractor's monthly payments and prepared the estimated project budget.

Envoy Point Condominium Association - Waterproofing and Remediation

St. Petersburg Beach, FL

Mr. Mustafa was involved in various efforts for the Envoy Point Condominiums, including parking lot asphalt efforts, plumbing CIPP, and structural analysis of community buildings, as well as an association reserve study.

New Construction - 30,000-Seat Spectator Sport Hall Complex

Baghdad, Iraq

Construction of a \$90 million, 30,000-seat sport hall complex, including an arena with two practice fields, and a four-star hotel onsite. The project occurred from September 2013-August 2014.

New Construction - 8,000-Seat Spectator Sport Hall Complex

Baghdad, Iraq

Construction of a \$25 million, 8,000-seat sport hall complex, from 2011-2014.

New Construction - Hospital and Staff Housing

Aqreh, Kurdistan

Construction of a \$25 million, 100-bed hospital, with associated staff housing, in the city of Aqreh to the north of Iraq. Work occurred from 2005-2008.

Holiday Villas III Condominium Association - Balcony Structural Survey

Indian Rocks Beach, FL

Water's Edge Condominium Association - Waterproofing Efforts and Association Reserve Study

Clearwater Beach, FL

Mirror Lake Condominium Association - Roofing/Coating Project

St. Petersburg Beach, FL

Association Turnover Study (The Sanctuary at Alexandra Place Condominium Association)

Tampa, FL

Association Turnover Study (Mystique at Water Park Condominium Association)

Naples, FL

Sarasota South Court - Threshold Inspections

Venice, FL

Bayshore Yacht and Tennis Club Condominium Association - Roofing Replacement and Sundeck Waterproofing

Indian Rocks Beach, FL