UES MILESTONE INSPECTIONS, LLC.

9802 Palm River Road
Tampa, FL 33619
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Safe Harbour Village Condominiums

SIRS

For Period Beginning January 1, 2025

8253 Navarre Pkwy., Navarre, FL, 32566

UES Milestone Inspections, LLC.
condo@universalengineering.com
https://www.teamues.com/
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February 14, 2025

Mr. Stuart Feigley
Etheridge Property Management
908 Garden Gate Cir
Pensacola, FL 32504

Re: Safe Harbour Village Condominiums
Structural Integrity Reserve Study (SIRS)
8253 Navarre Pkwy., Navarre, Florida
UES Project No: 6011.2400258.0000

Dear 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 ***Safe Harbour Village Condominiums***. Pursuant to FS 553.899; UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

MIGUEL A. SANTIAGO LICENSE No. 74520 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410C000001 8D7FEE914600089FC9, cn=Miguel A Santiago
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1.0 INTRODUCTION

Per authorization of UES proposal 6011.1124.00019, sent November 18, 2024, and received on December 9, 2024, UES has conducted a Structural Integrity Reserve Study (SIRS) of the 26 condominium community located at 8253 Navarre Pkwy., Navarre, Florida, 32566.

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 Eduardo Clemente, performed this study and visited the site on June 27, 2024. This report is principally based on UES's visual inspection of ***Safe Harbour Village Condominiums***, 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:

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.

A Structural Integrity Reserve Study (SIRS) is a newly developed form of reserve study, required by Florida Statute, that are designed to ensure that condo and homeowners associations are reserving funds for crucial structural elements in their buildings for repairs.

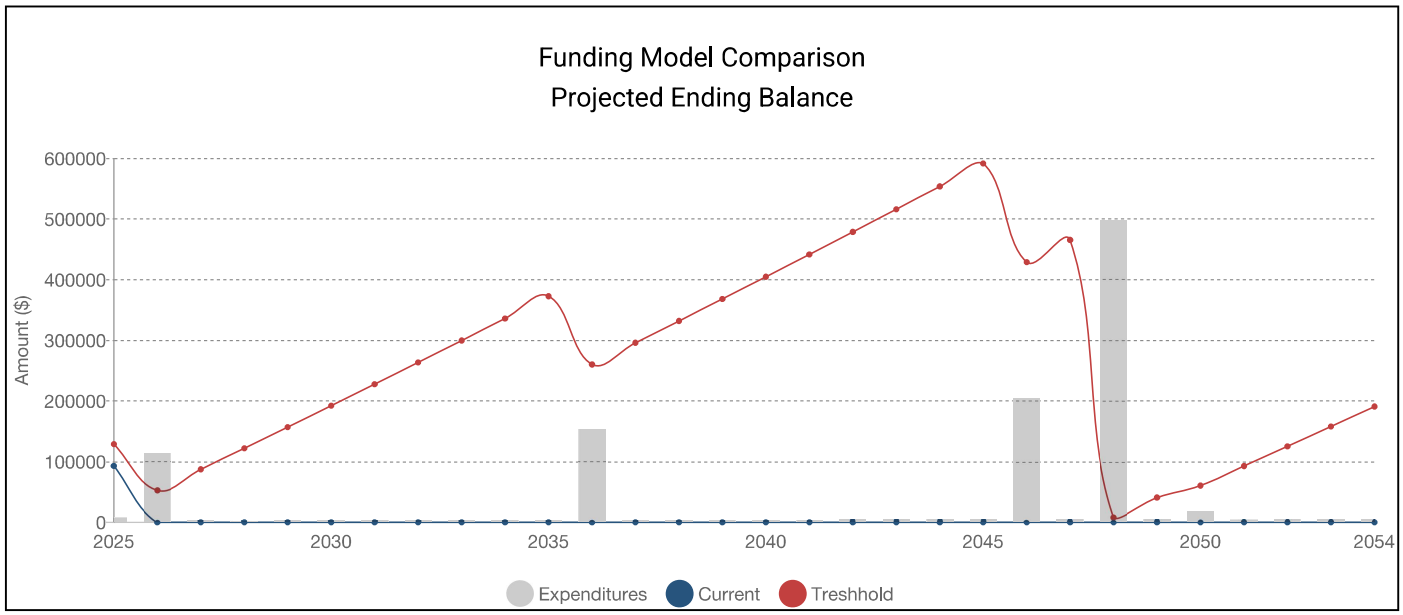
The Association is a 26-unit residential community in Navarre, FL. The property was developed in 1983.

UES Milestone Inspections, LLC. has developed alternative funding plans that would result in prudent positive year-end balances throughout the planning period for consideration, and shows what the board has ultimately budgeted.

30-Year Cash-Flow Projections - Table

ASSOCIATION	CURRENT	TRESHHOLD
Starting Balance	$100,000.00	$100,000.00
Contributions	$0.00	$1,080,000.00
Special Assessments	$966,829.21	$0.00
Additional Capital	$0.00	$0.00
Interest / Inv Returns	$1,930.00	$79,668.67
Reserve Expenses	($1,068,759.21)	($1,068,759.21)
Reserves Balance	**$0.00**	**$190,909.46**
# of Special Assessments	29	0
Owner		
Avg Contributions (/unit/month)	$0.00	$115.38
Special Assessments		
Avg Total Amount (/unit)	$37,185.74	$0.00
Avg Assessment Amount (/unit)	$1,282.27	$0.00

30-Year Cash-Flow Projections - Summary Graph



The chart above compares the projected annual reserve fund ending balances for various funding plans. Pending the completion of key projects, the future opportunity exists to reduce the rate of contribution to reserves. Please consider during a reserve study Update.

Key Areas to Address First 5 Years 2025 to 2029

LOCATION	2025	2026	2027	2028	2029
Building Component	$2,000.00	$2,060.00	$2,121.80	$2,185.46	$2,251.02
Waterproofing & Exterior Paint		$111,240.00			
Windows & Exterior Doors	$6,000.00				
	$8,000.00	**$113,300.00**	**$2,121.80**	**$2,185.46**	**$2,251.02**

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. Raymond Chapman, Association Board Member.

The following unit balconies were inspected and/or their Owners were interviewed:

- Units B-204, D-205 .

The following documents were provided:

- UES SIRS Pre-Site Visit Questionnaire, completed by The Condominium Association.

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

Safe Harbour Village Condominiums is a two (2) three (3)-story residential apartment complex, that contains 26 dwellings with associated parking and drives. No building plans were provided at the time of inspection. Therefore, no foundations evaluation was possible. The structural walls of the building are made of masonry concrete units (CMU), and the exterior cladding is painted stucco. The building's superstructure is cast-in-place reinforced concrete on columns, beams, with cast in place floor slab at ground level. The building's elevated slabs appear to be cast in place concrete with a paint finishing. All floor slabs rest on cast-in-place reinforced concrete beams which are supported by cast-in-place reinforced concrete columns.

Unit balconies are extended elements of the reinforced concrete slab/floor system. The building walkways at elevated floors are part of the reinforced concrete slab/floor system and covered with a non-slip paint. No evidence of a waterproofing membrane was found or reported.

The building has a hipped pre-engineered wood trusses system with plywood sheathing with metal roof covering system.

The buildings has four exterior staircases on each building. All staircases and stairs are composed of timber frames.

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.
- Common Halways/balconies.
- Unit Patios/balconies.
- Common Stairwells.
- Building Perimeter.
- Common Area Doors/windows.

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 hipped roof consisting of a pre-engineered wood trusses system covered with metal panels. At the time of inspection the roof was observed to be in good to fair condition.

Common Components and Required Reserve Expenditures

The metal panel roofing with proper installation, care, and maintenance has an average expected useful life (EUL) of 40 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 ply and/or coating is intact 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.

The buildings are composed of concrete load bearing walls, concrete shear walls, concrete beams and columns, and reinforced concrete slabs resting on assumed reinforced concrete shallow foundation spread and strip footings; no structural drawings were provided to confirm the foundation system. The exterior finishes is painted stucco which at the time of inspection was in good to fair condition.

Common Components and Required Reserve Expenditures

A concrete structure 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 concrete members and annual visual inspection of all surfaces for signs of deflectipon or concrete deterioration. See Appendix A for estimated cost and estimated contributions required.

8.3 FIREPROOFING AND FIRE PROTECTION SYSTEMS

Description and Observations

No fire protection system observed.

Common Components and Required Reserve Expenditures

Fire protection systems (pipelines) have a life expectancy of 40 to 50 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

The visible building plumbing inspected included: cast iron pipes connecting to backflow preventer and water meter. The condition was good at the time of inspection.

Common Components and Required Reserve Expenditures

A plumbing systems have a life expectancy of 50 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 electrical disconnect, electrical conduits, groundlines and main electrical meters. 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 catwalks and balconies decks shows no coating or waterproof protection on its concrete floors. Based on the site interview no water intrusion issues were reported. The exterior finishing of the building consist of painted stucco. Overall, the general condition of the exterior finishes is in fair condition with an advanced stage of shaded paint observed within the building's elevations. The existing building envelope was refinished in 2017, as reported.

Sealant installed around windows and doors appears to have sufficient width. However, sealant was replaced needed during the previous building envelope in 2017, as reported.

Common Components and Required Reserve Expenditures

Waterproofing and 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 windows and doors are individual owners responsability. The association is only

responsible for the common area doors (utility rooms). All common area doors are original and were observed in an acceptable condition.

Common Components and Required Reserve Expenditures

Doors have a life expectancy of 25-35 years with proper maintenance. Proper maintenance includes but is not limited to routine cleaning of 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:

Deficiencies:

- Missing electrical outlet cover within building B.
- Paint shaded within the building's elevations. As notify by the Association, the buildings are on schedule to be paint on 2026.
- Guardrail's metal post showing corrosion within the walkways and staircases. As notify by the Association, the repairs of the guardrails are on progress and should be finished on 2025.
- Some stucco cracks within the building B ground floor balconies walls.
- Some floor cracks within the catwalks at Building D.
- No fire protection system observed.

Recommended Actions:

- Provide cover for exposed outlet within Building B, net to the electric meter bank.
- Repair the shaded paint within the buildings elevations. As notify by the Association, the buildings are on schedule to be paint on 2026.
- Repair the guardrail's metal post showing corrosion within the walkways and staircases. As notify by the Association, the repairs of the guardrails are on progress and should be finished on 2025.
- Repair some stucco cracks within the building B ground floor balconies walls.
- Repair some floor cracks within the catwalks at Building D.
- Provide fire extinguishers for both buildings (12 total, 2 on each floor)

The following non-structural repairs are also recommended:

1. Re-paint the building.

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:

Component's Frequency of Reserve Expenditure = 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:

RUL = EUL – 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 u nit 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 u nit 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-Li ne R S Means - Construction Cost Data
• Marshal l & Swift Valuation Service - Facility Cost Index

Annual aggregated reserve expenditure budgets have been calculated for all l 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 2034-year total of projected reserve expenditure budgets, at an inflation rate of 3.00% is $140,167.74.

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 1, 2025.
- For Designated Year: 2034.
- Starting Balance: $120,000.00
- Proposed Average Contribution Rate: $36,000.00 per year ($1,384.62 per unit Annually).
- Planned Increases: 0.00% per year.
- Projected Rate of Inflation: 3.00%
- Interest Rate on Reserve 1.00%.

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

A1 - THRESHOLD FUNDING MODEL PROJECTION

Safe Harbour Village Condominiums

SIRS - Treshhold Funding Model Projections

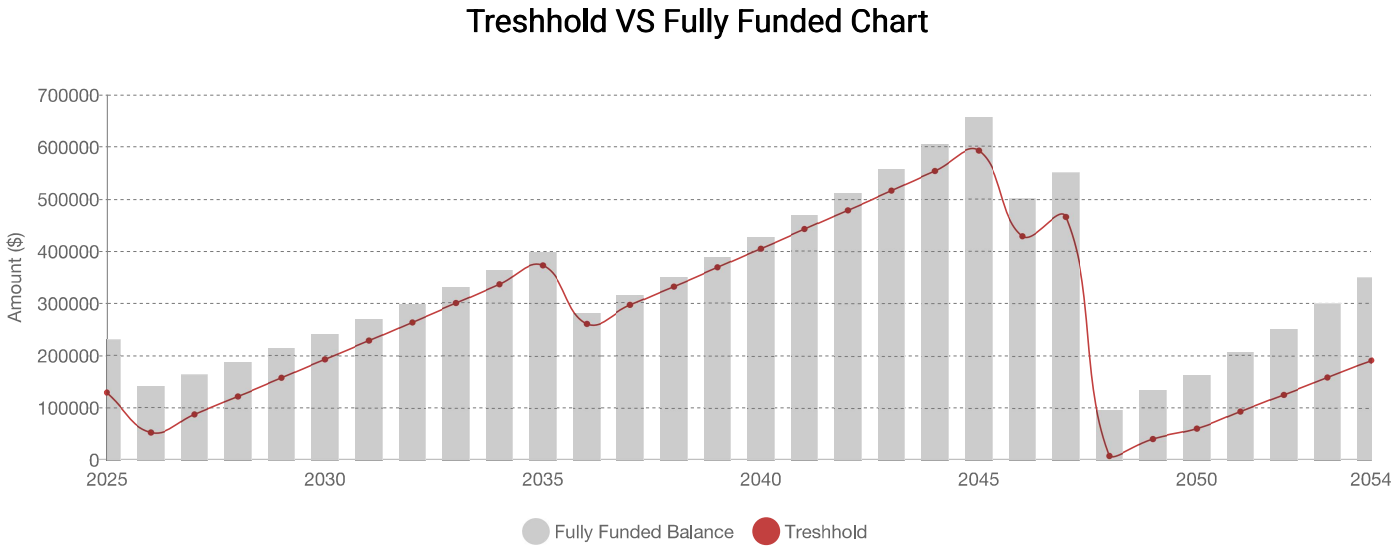
Beginning Balance: $100,000.00

Year	Beginning Balance	Annual Contributions	% Change	Annual Interest	Annual Expenditures	Projected Ending Balance	Fully Funded Reserves	Percent Funded
2025	$100,000.00	$36,000.00	N/A	$1,000.00	$8,000.00	$129,000.00	$229,422.20	56.23%
2026	$129,000.00	$36,000.00	0.00%	$1,290.00	$113,300.00	$52,990.00	$140,070.63	37.83%
2027	$52,990.00	$36,000.00	0.00%	$529.90	$2,121.80	$87,398.10	$163,166.00	53.56%
2028	$87,398.10	$36,000.00	0.00%	$873.98	$2,185.46	$122,086.62	$187,521.03	65.11%
2029	$122,086.62	$36,000.00	0.00%	$1,220.87	$2,251.02	$157,056.47	$213,190.50	73.67%
2030	$157,056.47	$36,000.00	0.00%	$1,570.56	$2,318.54	$192,308.49	$240,231.38	80.05%
2031	$192,308.49	$36,000.00	0.00%	$1,923.08	$2,388.10	$227,843.47	$268,702.82	84.79%
2032	$227,843.47	$36,000.00	0.00%	$2,278.43	$2,459.74	$263,662.16	$298,666.37	88.28%
2033	$263,662.16	$36,000.00	0.00%	$2,636.62	$2,533.54	$299,765.24	$330,185.89	90.79%
2034	$299,765.24	$36,000.00	0.00%	$2,997.65	$2,609.54	$336,153.35	$363,327.81	92.52%
2035	$336,153.35	$36,000.00	0.00%	$3,361.53	$2,687.84	$372,827.04	$398,161.02	93.64%
2036	$372,827.04	$36,000.00	0.00%	$3,728.27	$152,265.71	$260,289.60	$280,775.09	92.70%
2037	$260,289.60	$36,000.00	0.00%	$2,602.90	$2,851.52	$296,040.98	$314,589.27	94.10%
2038	$296,040.98	$36,000.00	0.00%	$2,960.41	$2,937.06	$332,064.33	$350,179.65	94.83%
2039	$332,064.33	$36,000.00	0.00%	$3,320.64	$3,025.18	$368,359.79	$387,622.30	95.03%
2040	$368,359.79	$36,000.00	0.00%	$3,683.60	$3,115.94	$404,927.45	$426,996.33	94.83%
2041	$404,927.45	$36,000.00	0.00%	$4,049.27	$3,209.42	$441,767.30	$468,383.97	94.32%
2042	$441,767.30	$36,000.00	0.00%	$4,417.67	$3,305.70	$478,879.27	$511,870.55	93.55%
2043	$478,879.27	$36,000.00	0.00%	$4,788.79	$3,404.86	$516,263.20	$557,544.80	92.60%
2044	$516,263.20	$36,000.00	0.00%	$5,162.63	$3,507.02	$553,918.81	$605,498.79	91.48%
2045	$553,918.81	$36,000.00	0.00%	$5,539.19	$3,612.22	$591,845.78	$655,828.25	90.24%
2046	$591,845.78	$36,000.00	0.00%	$5,918.46	$204,632.42	$429,131.82	$501,693.34	85.54%
2047	$429,131.82	$36,000.00	0.00%	$4,291.32	$3,832.20	$465,590.94	$550,867.48	84.52%
2048	$465,590.94	$36,000.00	0.00%	$4,655.91	$497,343.81	$8,903.04	$94,341.96	9.44%
2049	$8,903.04	$36,000.00	0.00%	$89.03	$4,065.58	$40,926.49	$133,373.66	30.69%
2050	$40,926.49	$36,000.00	0.00%	$409.26	$16,750.23	$60,585.52	$161,722.78	37.46%
2051	$60,585.52	$36,000.00	0.00%	$605.86	$4,313.18	$92,878.20	$204,980.55	45.31%
2052	$92,878.20	$36,000.00	0.00%	$928.78	$4,442.58	$125,364.40	$250,688.24	50.01%
2053	$125,364.40	$36,000.00	0.00%	$1,253.64	$4,575.86	$158,042.18	$298,953.91	52.87%
2054	$158,042.18	$36,000.00	0.00%	$1,580.42	$4,713.14	$190,909.46	$349,889.86	54.56%

A2 - THRESHOLD FUNDING MODEL VS FULLY FUNDED CHART

Safe Harbour Village Condominiums

SIRS - Treshhold Funding Model VS Fully Funded Chart



The **Threshold Funding Model** calculates the minimum reserve assessments, with the restriction that the reserve balance is not allowed to go below $0 or other predetermined threshold, during the period examined. All funds for the planned reserve expenditures will be available on the first day of each fiscal year. The **Threshold Funding Model** allows the client to choose the level of conservative funding they desire by choosing the threshold dollar amount.

A3 - DISTRIBUTION OF RESERVES

Safe Harbour Village Condominiums

SIRS - Distribution of Accumulated Reserves

Funding plan does not have component method calculations

Percent Fully Funded:	56.23%
Current Average Liability per Unit (Total Units: 26):	($3,862.39)

A4 - ANNUAL EXPENDITURE DETAIL

Safe Harbour Village Condominiums

SIRS - Annual Expenditure Detail

Description	Expenditures
Replacement Year: 2025	
Doors	$6,000.00
Electrical-Annual Routing Maintenance	$1,000.00
Plumbing-Annual Routine Maintenance	$1,000.00
Total for 2025	**$8,000.00**
Replacement Year: 2026	
Building Sealant	$6,180.00
Electrical-Annual Routing Maintenance	$1,030.00
Exterior Building paint	$96,820.00
Plumbing-Annual Routine Maintenance	$1,030.00
Stucco Repair	$8,240.00
Total for 2026	**$113,300.00**
Replacement Year: 2027	
Electrical-Annual Routing Maintenance	$1,060.90
Plumbing-Annual Routine Maintenance	$1,060.90
Total for 2027	**$2,121.80**
Replacement Year: 2028	
Electrical-Annual Routing Maintenance	$1,092.73
Plumbing-Annual Routine Maintenance	$1,092.73
Total for 2028	**$2,185.46**
Replacement Year: 2029	
Electrical-Annual Routing Maintenance	$1,125.51
Plumbing-Annual Routine Maintenance	$1,125.51
Total for 2029	**$2,251.02**
Replacement Year: 2030	
Electrical-Annual Routing Maintenance	$1,159.27
Plumbing-Annual Routine Maintenance	$1,159.27
Total for 2030	**$2,318.54**

Description	Expenditures
Replacement Year: 2031	
Electrical-Annual Routing Maintenance	$1,194.05
Plumbing-Annual Routine Maintenance	$1,194.05
Total for 2031	**$2,388.10**
Replacement Year: 2032	
Electrical-Annual Routing Maintenance	$1,229.87
Plumbing-Annual Routine Maintenance	$1,229.87
Total for 2032	**$2,459.74**
Replacement Year: 2033	
Electrical-Annual Routing Maintenance	$1,266.77
Plumbing-Annual Routine Maintenance	$1,266.77
Total for 2033	**$2,533.54**
Replacement Year: 2034	
Electrical-Annual Routing Maintenance	$1,304.77
Plumbing-Annual Routine Maintenance	$1,304.77
Total for 2034	**$2,609.54**
Replacement Year: 2035	
Electrical-Annual Routing Maintenance	$1,343.92
Plumbing-Annual Routine Maintenance	$1,343.92
Total for 2035	**$2,687.84**
Replacement Year: 2036	
Building Sealant	$8,305.40
Electrical-Annual Routing Maintenance	$1,384.23
Exterior Building paint	$130,117.98
Plumbing-Annual Routine Maintenance	$1,384.23
Stucco Repair	$11,073.87
Total for 2036	**$152,265.71**
Replacement Year: 2037	
Electrical-Annual Routing Maintenance	$1,425.76
Plumbing-Annual Routine Maintenance	$1,425.76
Total for 2037	**$2,851.52**
Replacement Year: 2038	
Electrical-Annual Routing Maintenance	$1,468.53
Plumbing-Annual Routine Maintenance	$1,468.53
Total for 2038	**$2,937.06**

Description	Expenditures
Replacement Year: 2039	
Electrical-Annual Routing Maintenance	$1,512.59
Plumbing-Annual Routine Maintenance	$1,512.59
Total for 2039	$3,025.18
Replacement Year: 2040	
Electrical-Annual Routing Maintenance	$1,557.97
Plumbing-Annual Routine Maintenance	$1,557.97
Total for 2040	$3,115.94
Replacement Year: 2041	
Electrical-Annual Routing Maintenance	$1,604.71
Plumbing-Annual Routine Maintenance	$1,604.71
Total for 2041	$3,209.42
Replacement Year: 2042	
Electrical-Annual Routing Maintenance	$1,652.85
Plumbing-Annual Routine Maintenance	$1,652.85
Total for 2042	$3,305.70
Replacement Year: 2043	
Electrical-Annual Routing Maintenance	$1,702.43
Plumbing-Annual Routine Maintenance	$1,702.43
Total for 2043	$3,404.86
Replacement Year: 2044	
Electrical-Annual Routing Maintenance	$1,753.51
Plumbing-Annual Routine Maintenance	$1,753.51
Total for 2044	$3,507.02
Replacement Year: 2045	
Electrical-Annual Routing Maintenance	$1,806.11
Plumbing-Annual Routine Maintenance	$1,806.11
Total for 2045	$3,612.22
Replacement Year: 2046	
Building Sealant	$11,161.77
Electrical-Annual Routing Maintenance	$1,860.30
Exterior Building paint	$174,867.69
Plumbing-Annual Routine Maintenance	$1,860.30
Stucco Repair	$14,882.36
Total for 2046	$204,632.42

Description	Expenditures
Replacement Year: 2047	
Electrical-Annual Routing Maintenance	$1,916.10
Plumbing-Annual Routine Maintenance	$1,916.10
Total for 2047	$3,832.20
Replacement Year: 2048	
Electrical-Annual Routing Maintenance	$1,973.59
Plumbing-Annual Routine Maintenance	$1,973.59
Roof	$493,396.63
Total for 2048	$497,343.81
Replacement Year: 2049	
Electrical-Annual Routing Maintenance	$2,032.79
Plumbing-Annual Routine Maintenance	$2,032.79
Total for 2049	$4,065.58
Replacement Year: 2050	
Doors	$12,562.67
Electrical-Annual Routing Maintenance	$2,093.78
Plumbing-Annual Routine Maintenance	$2,093.78
Total for 2050	$16,750.23
Replacement Year: 2051	
Electrical-Annual Routing Maintenance	$2,156.59
Plumbing-Annual Routine Maintenance	$2,156.59
Total for 2051	$4,313.18
Replacement Year: 2052	
Electrical-Annual Routing Maintenance	$2,221.29
Plumbing-Annual Routine Maintenance	$2,221.29
Total for 2052	$4,442.58
Replacement Year: 2053	
Electrical-Annual Routing Maintenance	$2,287.93
Plumbing-Annual Routine Maintenance	$2,287.93
Total for 2053	$4,575.86
Replacement Year: 2054	
Electrical-Annual Routing Maintenance	$2,356.57
Plumbing-Annual Routine Maintenance	$2,356.57
Total for 2054	$4,713.14

A5 - COMPONENT DETAIL

Safe Harbour Village Condominiums

SIRS - Component Detail

Exterior Building paint

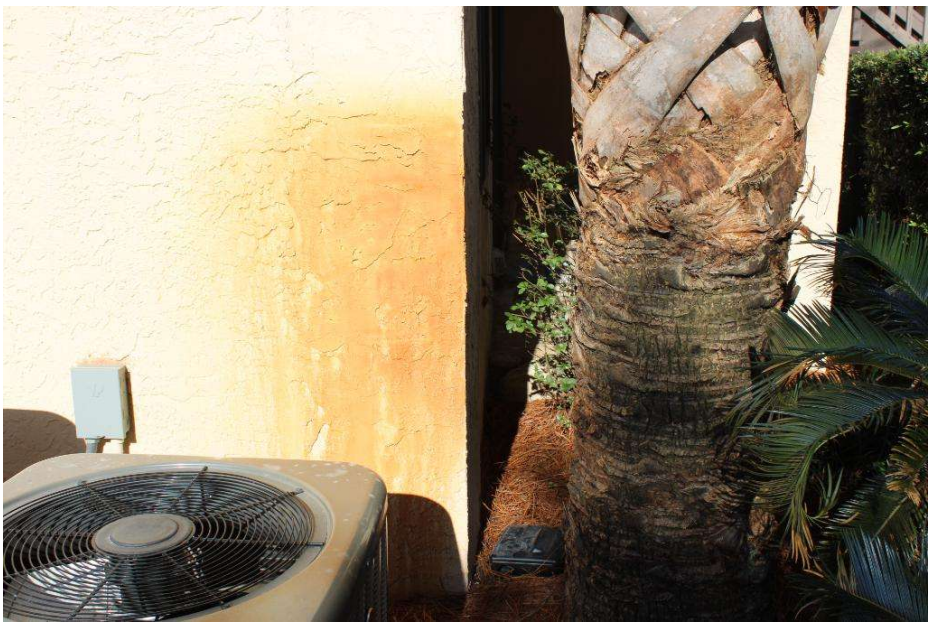
Basic Info		Cost Data	
Asset Number:	09	Unit Cost (01/01/2025):	$94,000.00
Type of Cost:	Replacement	Total Qty to Maintain (100% of Total):	1 LS
Location:	Waterproofing & Exterior Paint	Total Current Cost:	$94,000.00
Est. Useful Life:	10y		
Inflation Rate:	3.00%		

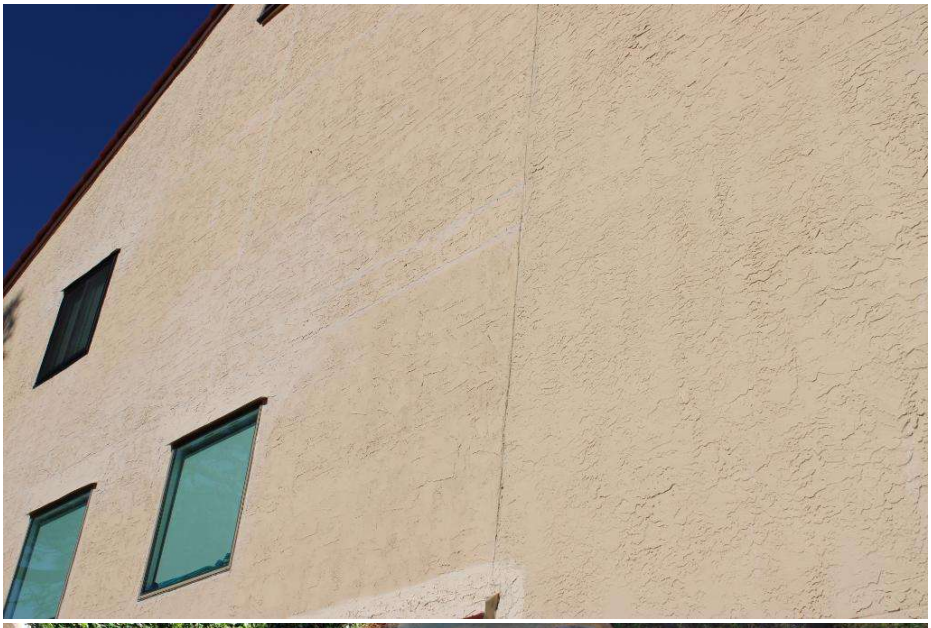
Comments

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Exterior Building paint	01/01/2016	01/01/2026	1 LS	$94,000.00
Total			1 LS	$94,000.00

Photos





Building Sealant

Basic Info

Asset Number:	15
Type of Cost:	Replacement
Location:	Waterproofing & Exterior Paint
Est. Useful Life:	10y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2025):	$6,000.00
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	$6,000.00

Comments

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Building Sealant	01/01/2016	01/01/2026	1 LS	$6,000.00
Total			1 LS	$6,000.00

Photos

Roof

Basic Info

Asset Number:	16
Type of Cost:	Replacement
Location:	Roof
Est. Useful Life:	40y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2025):	$250,000.00
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	$250,000.00

Comments

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Roof	01/01/2008	01/01/2048	1 LS	$250,000.00
Total			1 LS	$250,000.00

Photos

Stucco Repair

Basic Info

Asset Number:	29
Type of Cost:	Replacement
Location:	Waterproofing & Exterior Paint
Est. Useful Life:	10y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2025):	$8,000.00
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	$8,000.00

Comments

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Stucco Repair	01/01/2016	01/01/2026	1 LS	$8,000.00
Total			1 LS	$8,000.00

Photos

Plumbing-Annual Routine Maintenance

Basic Info

Asset Number:	30
Type of Cost:	Replacement
Location:	Building Component
Est. Useful Life:	1y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2025):	$1,000.00
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	$1,000.00

Comments

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Plumbing-Annual Routine Maintenance	01/01/2024	01/01/2025	1 LS	$1,000.00
Total			1 LS	$1,000.00

Photos

Electrical-Annual Routing Maintenance

Basic Info

Asset Number:	32
Type of Cost:	Replacement
Location:	Building Component
Est. Useful Life:	1y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2025):	$1,000.00
Total Qty to Maintain (100% of Total):	1 LS
Total Current Cost:	$1,000.00

Comments

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Electrical-Annual Routing Maintenance	01/01/2024	01/01/2025	1 LS	$1,000.00
Total			1 LS	$1,000.00

Photos

Doors

Basic Info

Asset Number:	33
Type of Cost:	Replacement
Location:	Windows & Exterior Doors
Est. Useful Life:	25y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2025):	$3,000.00
Total Qty to Maintain (100% of Total):	2 Ea
Total Current Cost:	$6,000.00

Comments

Items

Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Doors	01/01/1983	01/01/2025	2 Ea	$6,000.00
Total			2 Ea	$6,000.00

Photos

Guardrails Repairs (Front and Back of the Buildings)

Basic Info

Asset Number:	35
Type of Cost:	Repairs & Maintenance
Location:	Walkways/Stairs
Est. Useful Life:	15y
Inflation Rate:	3.00%

Cost Data

Unit Cost (01/01/2025):	$23,300.00
Total Qty to Maintain (100% of Total):	0 LS
Total Current Cost:	$0.00

Comments

Items

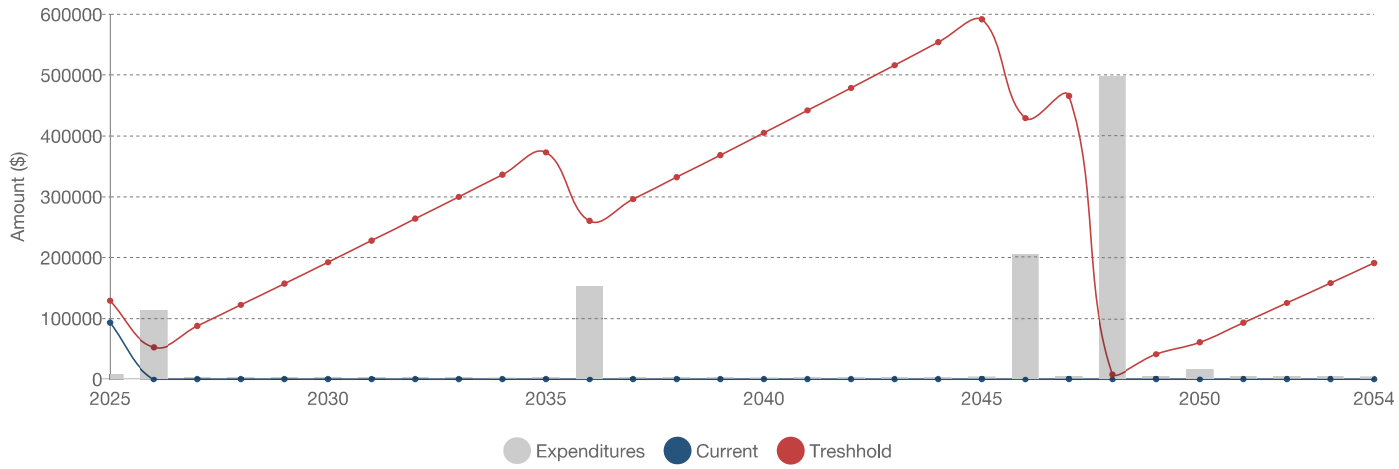
Item	In-Service Date	Next Replacement Date	Quantity	Total Current Cost
Guardrails Repairs (Front and Back of the Buildings): Walkways/Stairs	01/01/2025	01/01/2039	0 LS	$0.00
Total			0 LS	$0.00

Photos

A6 - CHARTS

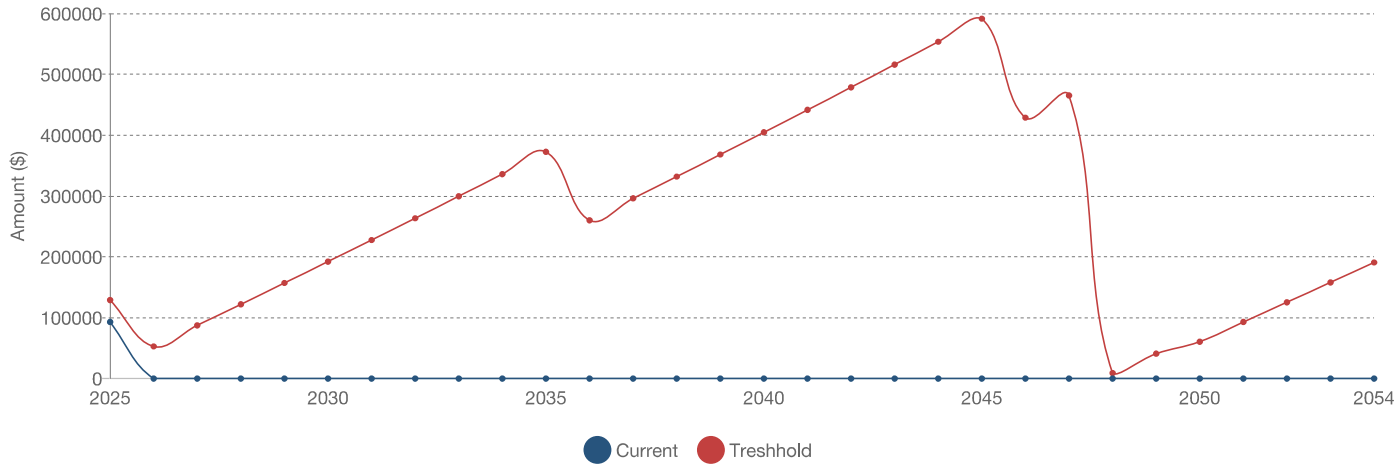
Safe Harbour Village Condominiums

SIRS - Annual Expenditure Chart



Safe Harbour Village Condominiums

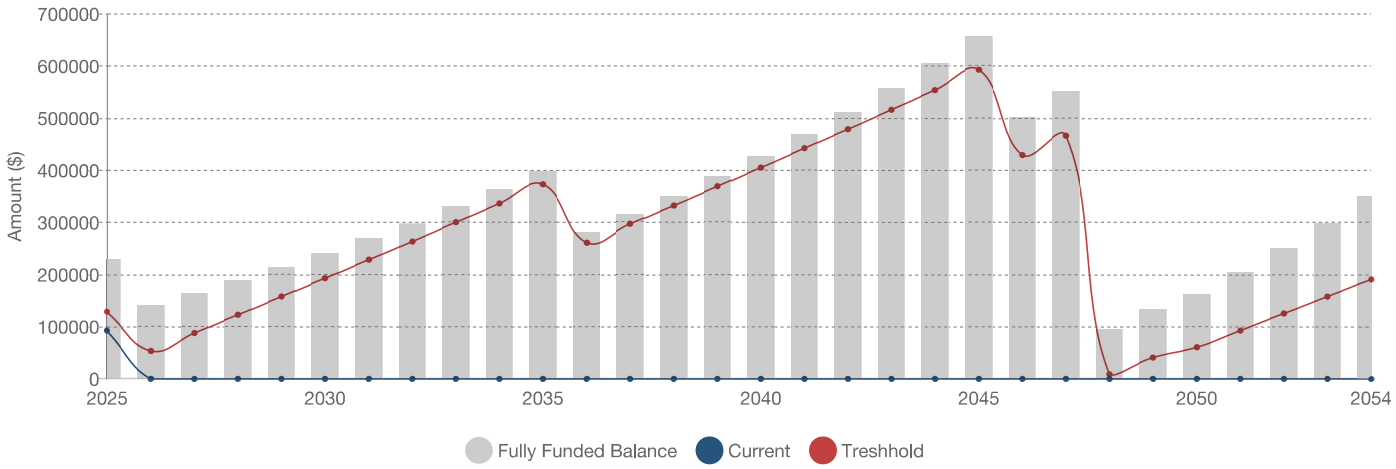
SIRS - Funding Model Reserve Ending Balance Comparison Chart



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

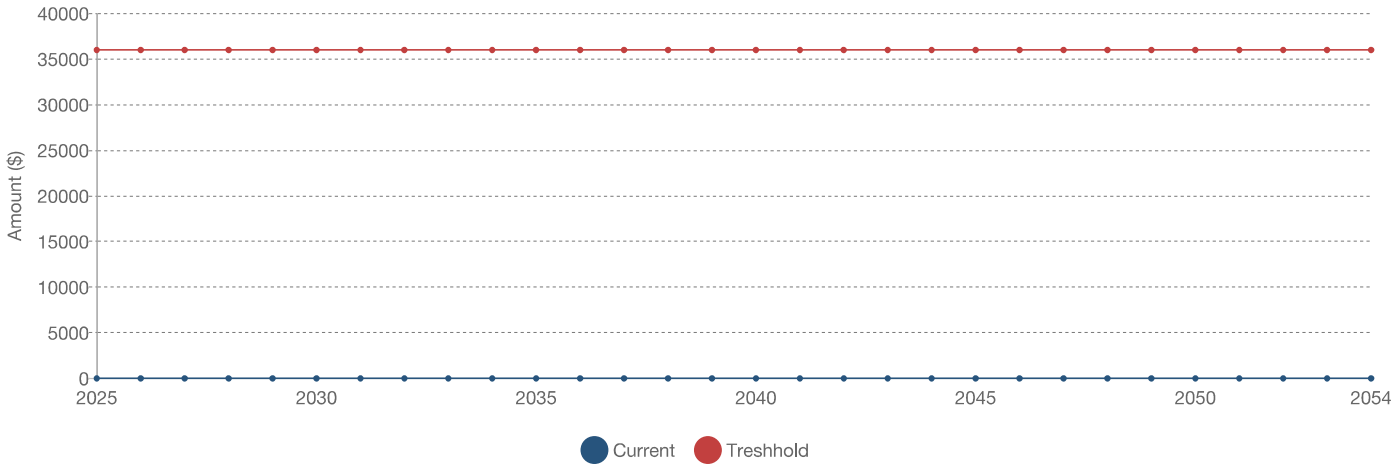
Safe Harbour Village Condominiums

SIRS - Funding Model Comparison by Fully Funded Balance



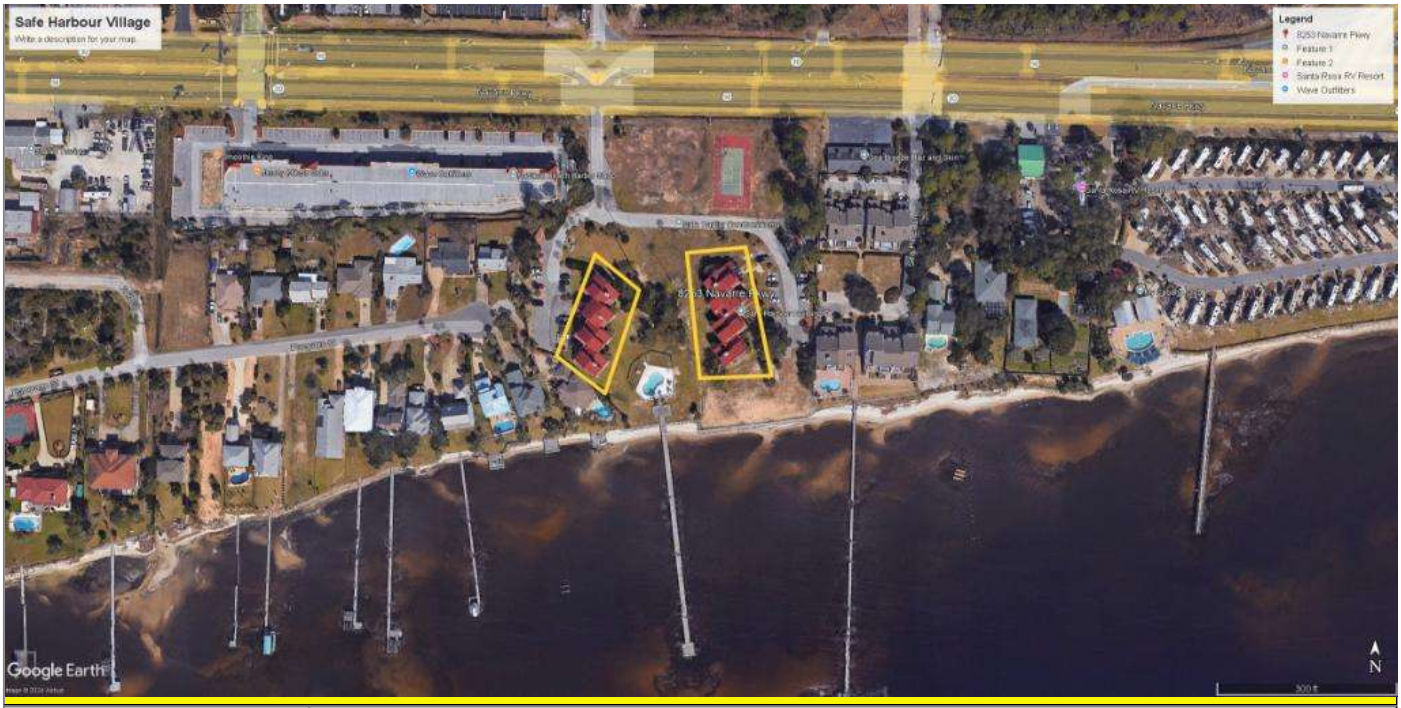
Safe Harbour Village Condominiums

SIRS - Funding Model Assessment Comparison Chart



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

APPENDIX B
SITE LOCATION MAP



UES MILESTONE INSPECTIONS, LLC.	Safe Harbour Village Condominiums 8253 Navarre Pkwy. Navarre, FL, 32566			
	SITE LOCATION MAP			
		6011.2400258.0000		December 17, 2024

APPENDIX C
PHOTOGRAPHS

Exterior Building paint

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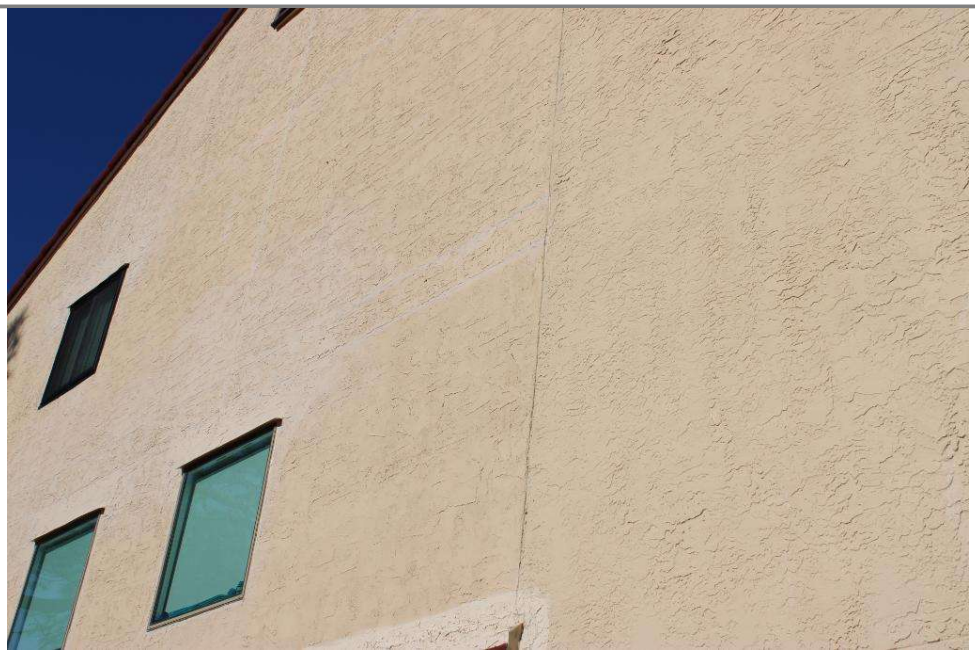

Exterior Building paint

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Exterior Building paint

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Exterior Building paint

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Exterior Building paint

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Building Sealant

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Roof

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Roof

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Roof

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Stucco Repair

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Stucco Repair

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Stucco Repair

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Stucco Repair

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Electrical-Annual Routing Maintenance

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Electrical-Annual Routing Maintenance

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Doors

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Guardrails Repairs (Front and Back of the Buildings)

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Guardrails Repairs (Front and Back of the Buildings)

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Guardrails Repairs (Front and Back of the Buildings)

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Guardrails Repairs (Front and Back of the Buildings)

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Guardrails Repairs (Front and Back of the Buildings)

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APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL

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

Professional Engineer / Special Inspector / Director Milestone Prog.

UES MILESTONE INSPECTIONS, LLC.

YEARS WITH THE FIRM:
• 3.5

YEARS WITH OTHER FIRMS:
• 25

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 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

SUMMARY OF QUALIFICATIONS

Mr. Santiago is the Director of UES Milestone Inspection Program and Vice President of UES Construction Services Division. He has experience in building inspections, structural evaluations, geotechnical investigations, and construction process evaluations. He has over 25 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.

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 confidential.

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. hospitals. 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.