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STRUCTURAL INTEGRITY RESERVE STUDY

Harborside Terrace

4200 Belair Lane

Naples, Florida 34103

Project Number 2324043

Prepared for

Harborside Terrace Owners Association, Inc.

4200 Belair Lane

Naples, Florida 34103

A handwritten signature in black ink, appearing to read 'Anthony Zogheib', enclosed in a rectangular box.

Anthony Zogheib, Assoc. AIA
Project Evaluator

March 29, 2024

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1.0 EXECUTIVE SUMMARY

Florida Engineering (FE) Consultants performed a Structural Integrity Reserve Study (SIRS) at Harborside Terrace, located at 4200 Belair Lane, Naples, Florida.

This assessment was authorized and performed in general accordance with the latest applicable Florida Building Code and select applicable guidelines of *American Society for Testing and Materials (ASTM) E 2018: Baseline Property Condition Assessment Process*.

1.1 Project Identification

Property Name	Harborside Terrace
Property Address	4200 Belair Lane, Naples, Florida
Type of Facility	Multifamily residential condominium complex
Construction Date(s)	Circa 1975
Number of Buildings	One residential building
Number of Stories	Three
Number of Units	54 residential condominium units
Building(s) Area	Not provided
Superstructure	Concrete
Roofing System	Low slope; mansard
Exterior Façade	Stucco
HVAC	Forced-air furnaces with split-system condensing units
Electrical Wiring	Copper
Fire Suppression	Portable fire extinguishers
Date of Site Visit	February 2, 2024

1.2 Property Description/Background

The Property consists of one 3-story building accommodating 54 residential condominium units. The subject improvements were reportedly developed circa 1975. The subject building consists of a concrete superstructure with painted stucco exterior walls, and a low slope roofing system with steep-sloped mansard. Heating, Ventilation, and Air-Conditioning (HVAC) systems are typically provided via individual forced-air furnaces with split-system air-conditioning condensing units. Domestic hot water is provided by individual water heaters. The building is equipped with a central fire alarm panel and portable fire extinguishers.

1.3 Property Condition Summary

Based on our site visit observations, review of documentation listed within this report, and conversations with the facility representatives, we consider this Property to be of good quality construction with average maintenance procedures in place. Generally, the Property appears to be in good physical condition. Both the exterior and interior appear to be generally adequately maintained, except for those items with remedial recommendations indicated in this report.

1.4 Opinion of Remaining Useful Life

Based on the scope of work and findings of this assessment, it is our opinion that the remaining useful life of the Property is at least 35 years, if the recommended repairs/replacement in this report are made, the physical improvements receive continuing maintenance, the various components are repaired or replaced on a timely basis, and no natural disaster occurs.

1.5 Reserve Study Funding Analysis

Risk of Special Assessment

A Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. The Physical Analysis contains the information about the current condition and repair or replacement cost of the major common area components the association is obligated to maintain. The Financial Analysis contains an evaluation of the association's Reserve balance and a recommended Funding Plan to offset the anticipated Reserve expenses.

The primary responsibility of the Board of Directors is to maintain, protect, and enhance the assets of the association. As the physical assets age and deteriorate, it is important to accumulate financial assets, keeping the two "in balance". The Structural Integrity Reserve Study (SIRS) is a document that helps keep the physical and financial assets of the association in balance. This SIRS is a broad and generalized budget-planning document.

The primary information you will get from this document is a list of your Reserve components, a finding of the strength of your Reserve Fund, and a recommended Funding Plan. The basic objective of the SIRS is to provide a plan to collect funds at a stable rate to offset the predicted irregular Reserve expenses. Setting a stable Reserve contribution rate will ensure that each owner pays their own “fair share” of the ongoing, gradual deterioration of the common areas. Reserve expenses are the larger, infrequent expenses that require significant advance planning. Operating expenses, on the other hand, are those ongoing daily, weekly, or monthly expenses that occur and recur throughout the year. Small surprises are typically managed as maintenance contingencies, while the larger ones may be covered by insurance or require special assessments.

There is a national-standard four-part test to determine which expense items should be funded through Reserves. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the limited life must be predictable (not a “surprise” which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost. This limits Reserve Components to major, predictable expenses. Most Reserve Studies do not typically Reserve for building foundations and major infrastructure elements since they do not have limited life expectancies. Light bulbs or other small items are usually not listed as Reserve Components since their individual costs are insignificant.

Finally, it is usually inappropriate to include unpredictable expenses such as damage due to fire, flood, or earthquake since these typically cannot be considered “reasonably predictable”.

There are two generally accepted means of estimating reserves, the Component Funding Analysis, and the Cash Flow Analysis methodologies:

- The Component Funding Analysis, also known as Straight-Line Method, calculates the annual contribution amount for each individual line-item component, by dividing the component’s unfunded balance by its remaining useful life. A component’s unfunded balance is its replacement cost minus the reserve balance in the component at the beginning of the analysis period. The annual contribution rate for each individual line-item component is then added-up to calculate the total annual contribution rate for this analysis.
- The Cash Flow Analysis, also known as Pooling Method, is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. This analysis recognizes interest income attributable to reserve accounts over the period of the analysis. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow and reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

1.6 Capital Reserve Replacement Analysis Overview

The function of a Capital Reserve Replacement Analysis is to inform and advise as to the likely capital expenditures for replacement of common elements over the time frame considered by the analysis and the annual contribution levels to the Capital Reserve Replacement Fund calculated as being sufficient to avoid having to levy special assessments or take out a loan to support the predicted capital expenditures.

All Capital Reserve Replacement Analyses therefore assume that capital expenditures are funded using regular (e.g., annual, quarterly, or monthly), budgeted contributions to an account set aside for the sole purpose of funding the replacement of a designated set of common elements (often called the “Capital Reserve Fund”). Common element replacement projects can be deferred. However, such deferrals tend to result in gradual decrease in property values as the infrastructure and appearance of the community facilities degrade over time. In addition, such deferrals often result in the final replacement costs increasing significantly due to more extensive deterioration and additional damage to other common elements resulting from the failure of the common element to be replaced.

There are several choices and options to consider during the Capital Reserve Replacement Analysis process. In addition to Component Funding Analysis and Cash Flow Analysis methodologies, one important decision to consider is the Funding Goal, although there are several other considerations, including preventative and deferred maintenance and operating budgets, budget thresholds, time window, and statutory requirements.

Funding Goals

The funding goal helps to determine the methodology used in the Capital Reserve Replacement Analysis and is the principal reflection of the Association’s fiscal policy. Funding goals can be categorized by their fiscal aggressiveness (willingness to risk the need to levy a special assessment or take out a loan) – more aggressive funding goals tend to result in lower annual levels of contribution to the capital reserve fund, with associated higher risks of shortfalls requiring special assessments or loans. There are four basic funding goals used by communities when determining Capital Reserve Fund requirements:

- Baseline Funding is the most aggressive funding goal commonly used by associations. Baseline funding is essentially a special case of threshold funding, where the goal is to never have a negative capital reserve fund balance (in other words the threshold is zero). As this funding goal provides no margin for errors, unexpected or unforeseeable expenses, or market forces that are not in the Association’s favor.
- Statutory Funding is a funding goal (and/or methodology) that the community is legally obligated to meet or exceed. Such funding goals are typically the result of state or local statutes or the result of one or more provisions in the governing documents of the Community Association. The relative aggressiveness of such funding goals will vary depending upon the statute or provision involved.

- Full Funding is the most conservative funding goal commonly used by associations. Full funding is best understood as an attempt to maintain the capital reserve fund at or near 100% of the accumulated common element depreciation. Full funding tends to result in over-funding if the community is starting with a capital reserve fund balance less than the current depreciation of its common elements, or to result in under-funding if the community is starting with a capital reserve fund balance greater than the current depreciation of its common elements, unless applied carefully and with the understanding that annual contributions will change over the course of time as overages and shortages are corrected, resulting in an annual contribution recommendation that decreases or increases with the passage of time in all except the simplest cases.
- Threshold Funding is normally a moderate funding goal. The essential goal of threshold funding is to avoid having a capital reserve fund balance below some predetermined level (the “threshold” or “threshold balance”), which can be determined as a percentage of the total cost to replace the considered common elements, by decree as some absolute value or as some multiple of the annual contribution. The Baseline Funding is essentially a threshold funding goal where the threshold balance equals zero.

Florida Statute Section 627.706 requires that condominium associations fund a reserve account for certain capital and deferred maintenance expenditures. This statute requires all condominium associations to maintain funds for: Structure including load bearing walls and structural members/primary structural systems; Exterior Painting/waterproofing/repairs; roof replacement/soffits and repair; windows & exterior doors, unless they are part of individual owners responsibility; plumbing – main system/common area; electrical main system/common area; fireproofing and fire protection systems/extinguishers; and any other expenditure which is expected to exceed \$10,000.

Florida Statute 718.112(f)[2] requires that the reserve contribution be computed using a formula which is based upon the estimated remaining useful life and the estimated replacement cost or deferred maintenance expenditure for the component but does not require that a reserve study be conducted to determine the level of funding required. The State of Florida is more lenient regarding reserve funding for homeowner’s associations. Florida statutes do not require reserve funds for homeowners’ associations (unless the association’s governing documents call for a reserve fund and/or reserve study) but does not prohibit including reserve in the proposed budget for the homeowners’ association. Similarly, the proposed operating budget for a homeowners’ association does not require to follow any specific statutory formula but should include the anticipated expenditures for the year.

Florida Statute 718.112(f)[3] regulates the use of money collected for reserves, limiting the use of such funds to authorized reserve fund expenditures. A vote is required if reserve funds are used for operating expenses.

1.7 Follow-up Recommendations

No additional evaluation is considered necessary at the present time.

1.8 Capital Expenditure Summary

According to the Florida Legislature, a SIRS Update is required every 10 years after completion of the initial SIRS. As such, while this SIRS forecasts and calculates expenditures looking forward to at least 30 years, the reported / displayed capital expenditure reserves evaluation period covers the next 12 years, providing a two-year buffer beyond the legislation mandated time frame. However, we have no expectation that all these expenses will all take place as anticipated. Therefore, we recommend that this SIRS be reviewed and updated annually, as necessary, because we expect the timing of these expenses to shift and their size to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we can project more accurately than the more distant projections.

The figure below summarizes the projected future SIRS-related expenses at your association. A breakdown summary of immediate repairs or replacement reserves is presented in Tables 1 and 2 at the end of this report.

SIRS REPLACEMENT RESERVE COST ESTIMATES							
Item Description	EUL	Eff. Age	RUL	Quantity	Unit	Unit Cost	Total Cost Per Component
Superstructure (walls, beams, slabs & decks)	50	49	1	1	Annual	\$5,000	\$250,000
Exterior elements painting / waterproofing / restoring	10	7	3	54	Unit	\$3,500	\$189,000
Roof covering - low-slope North section	20	4	16	13,200	SF	\$20	\$264,000
Roof covering - low-slope South section	20	2	18	14,400	SF	\$20	\$288,000
Mansard roof	40	3	37	8,399	SF	\$30	\$251,970
Doors and windows - common area	40	2	38	1	LS	\$9,500	\$9,500
Elevator controls upgrade / modernization	25	1	24	1	LS	\$12,000	\$12,000
HVAC - common area	15	7	8	2	Each	\$6,000	\$12,000
Plumbing systems upgrade	50	49	1	1	Annual	\$2,000	\$100,000
Electrical system / lighting	50	49	1	1	Annual	\$3,000	\$150,000
Fire & life safety	25	24	1	1	Annual	\$1,000	\$25,000
Central fire alarm system upgrade	25	1	24	1	LS	\$60,000	\$60,000
Immediate Repairs Total						\$10,000	\$1,611,470

2.0 PURPOSE, SCOPE, AND LIMITATIONS

A Structural Integrity Reserve Study (SIRS) has been conducted at Harborside Terrace, located at 4200 Belair Lane, Naples, Florida, hereafter referred to as the "Property".

This assessment was performed using methods and procedures consistent with good commercial or customary practice design to conform to acceptable industry standards. The independent conclusions represent our best professional judgment based on information and data available to us during this assessment. Information regarding operations, conditions, and test data provided by the client or their representatives have been assumed to be correct and complete. Our evaluations, analyses and opinions are not representations regarding, design integrity, structural soundness, or actual value of the Property; nor is it the intention of this report to imply by exclusion from this report that additional work may or may not be required. The conclusions presented are based on the data provided, and observations and conditions that existed on the date of the assessment.

The purpose of this survey and related report is to assist the client in the evaluation of the physical aspects of the Property and how its condition may affect the soundness of their financial decisions over time. For this assessment, representative samples of the major independent building components were observed, and the physical condition evaluated. The expected useful life was assessed and the cost for repairs and replacements of significant items was estimated. The exterior of the complex, interior common areas. Property management and maintenance staff, when possible, were interviewed for specific information relating to the physical Property, available, maintenance procedures, available drawings, and other documentation. All findings were noted and have been included in the narrative sections of this report. This Report is not intended to address the status of Americans with Disability Act Title III compliance, the presence or absence of hazardous materials or petroleum substances, asbestos, lead, PCBs or toxic soil on this Property.

3.0 DEFINITIONS

3.1 Immediate and Replacement Reserve Work

Immediate Repair Work – Work that requires immediate action, typically within 90 days, based on its being (i) an existing or potentially significant unsafe condition, (ii) material physical deficiency (iii) poor or deteriorated condition of a critical element or system, (iv) significant building code violation, or (v) a condition that if left “as is,” with an extensive delay in remedying it, has the potential to result in or contribute to a critical element or system failure and will probably result in a significant escalation of its remedial costs. Opinions of probable costs for Immediate Repairs are provided in Table 1.

Replacement Reserve (Years 1 Through Assessed Term Period) – Major recurring probable expenditures, which are neither commonly classified as an operation, nor maintenance expense. Replacement reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life, but nonetheless have a potential liability for failure within an estimated time period. Opinions of probable costs for Capital Reserves are provided in Table 2.

3.2 Condition Evaluation Definitions

- Good:** Average to above-average condition for the building system or materials assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.
- Fair:** Average condition for the building system evaluated. Some work is required or recommended, primarily due to normal aging and wear of the building system, to return the system to a good condition.
- Poor:** Below average condition for the building system evaluated. Significant work should be anticipated to restore the building system or material to an acceptable condition.

3.3 Opinion of Costs

The opinion of costs presented is for the repair/replacement of readily visible materials and building system defects that might significantly affect the value of the Property during the loan period. These opinions are based on approximate quantities and values. They do not constitute a warranty that all items, which may require repair or replacement, are included.

Estimated cost opinions presented in this report are from a combination of sources. The primary sources are from Means Repair and Remodeling Cost Data and Means Facilities Maintenance and Repair Cost Data; past invoices or bid documents provided by site management; as well as our experience with costs for similar projects and city cost indexes.

Replacement and Repair Cost estimates are based on approximate quantities. Information furnished by site personnel or the Property management, if presented, is assumed to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

Actual costs may vary depending on such matters as type and design of remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented herein should be considered “order of magnitude” and used for budgeting purposes only. Detailed design and contractor bidding are recommended to determine actual cost.

These opinions should not be interpreted as a bid or offer to perform the work. All costs are stated in present value. The recommendations and opinions of cost provided herein are based on the understanding that the facility will continue operating in its present occupancy classification and general quality level unless otherwise stated.

4.0 ARCHITECTURAL AND STRUCTURAL SYSTEMS

Item	Description/Observations/Comments
Foundation	<p>We were not able to observe the foundation structures.</p> <p>The foundations system could not be directly observed while on-site. However, no apparent signs of significant structural distress were noted within the exposed areas observed.</p>
Superstructure	<p>The building consists of a concrete superstructure with concrete columns and beams supporting concrete upper floor decking.</p> <p>While observation of the ground floor slab, superstructure and roof framing were limited to exposed elements; no signs of excessive deflection or movement were noted.</p>
Exterior Walls	<p>The exterior walls typically consist of concrete masonry unit (CMU) construction finished with painted stucco.</p> <p>The exterior walls were noted to be in generally good condition, reportedly last repainted / waterproofed in 2017. However, localized areas of cracking, minor concrete spalling, and deteriorated /dry expansion joints were noted at scattered locations, requiring repair. Funds have been allocated in the Immediate Repairs Cost Estimate Table.</p> <p>Based on the EUL of 10 years and conditions observed, repainting, waterproofing and periodic stucco restoration of the exterior surfaces, and refinishing walkways and associated railings should be anticipated during the evaluation period. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element’s EUL, beyond the evaluation period of this assessment.</p> <p>Please note that the extent of the exterior walls’ evaluation did not include sampling or testing, therefore comments made regarding the condition of the façade components are limited to visual observation. Should a more comprehensive investigation be required, further assessment that includes destructive to determine the extent of the deficiencies is recommended.</p>
Roof	<p>The main roof consists of a low-slope system (flat) covered with a thermoplastic polyolefin (TPO) single-ply membrane.</p> <p>Mansard roofs are wood framed, covered with standing-seam metal panels.</p> <p>The North-side low-slope roof section was replaced in 2020 and the South-side section in 2022. The mansard roofs were reportedly replaced in 2021. TPO roofs have an EUL of 20 years and pitched metal roofs have an EUL of 40 years. Replacement funds have been allocated throughout the reserve period, adopting the straight-line accounting method to ensure the availability of funds at the end of the element’s EUL, beyond the evaluation period of this assessment.</p>

Architectural and Structural Systems

Item	Description/Observations/Comments
	<p>Please note that the extent of the roof evaluation did not include any sampling and/or testing involved therefore comments made regarding the condition of the roof are limited to visual observation as well as historical information provided by site contact and/or Property respondent. Should a more comprehensive investigation be required, the services of a certified roofing consultant should be considered.</p>
Patios / Balconies	<p>Ground-level patios are concrete. The balconies are part of the upper floor decking, supported by the building structural system. Fall protection is provided by aluminum railing.</p> <p>The patios and balconies appeared to be in generally good condition. These components are generally addressed in conjunction with the exterior façade painting and waterproofing applications.</p>
Elevated Walkways	<p>The elevated walkways are supported by the building structural system. They include concrete decking with aluminum railing.</p> <p>The elevated walkways appeared to be in generally good condition. These components are generally addressed in conjunction with the exterior façade painting and waterproofing applications.</p>
Windows	<p>The windows at the subject building consist of punch-through, aluminum-framed double-glazed, impact units, most of which were replaced in 2023.</p> <p>The windows appeared to be in generally good condition with no significant deficiencies noted. Funds for replacement are recommended in conjunction with the common area doors, discussed below, during the evaluation period.</p> <p>Windows at the condominiums are the responsibility of the respective unit owners to maintain and replace.</p>
Doors	<p>Entrance doors to the individual dwelling consist of insulated metal doors set in wood framing. Balcony doors are aluminum sliding units.</p> <p>Doors at the dwelling units are the responsibility of the condominium owners to maintain and replace.</p> <p>The common area doors appeared to be in generally good condition. However, based on the EUL of 40 years, funds have been allocated throughout the reserve period, adopting the straight-line accounting method to ensure the availability of funds at the end of the element's EUL, beyond the evaluation period of this assessment.</p>

7.0 BUILDING INTERIORS

Item	Description/Observations/Comments
Tenant Spaces	Areas within the interior of the resident units are the responsibility of the individual condominium unit owner.
Common Areas	The common area finishes consist of concrete and tile flooring, and painted gypsum-board walls and ceiling. The interior common areas appeared to be in good condition, requiring routine maintenance over the evaluation period.

8.0 CONVEYANCE SYSTEMS

Item	Description/Observations/Comments
Elevators	<p>The Property is equipped with one hydraulic elevator rated at 2,500 pounds of load capacity.</p> <p>The elevator was noted to be in generally good operating condition and reportedly serviced regularly by an elevator service contractor.</p> <p>The elevator was reportedly modernized in 2023. Elevator controls typically have an EUL of 25 years. Funds for component and control upgrades have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL beyond the evaluation period of this assessment.</p>
Escalators	<p>There are no escalators at the Property.</p>
Stairs	<p>The stairs consist of poured concrete with closed risers and aluminum railing.</p> <p>The stairs appeared to be in generally good condition, with no significant deficiencies noted. These components are generally addressed in conjunction with the exterior façade painting and waterproofing applications.</p>

9.0 MECHANICAL AND ELECTRICAL SYSTEMS

Item	Description/Observations/Comments
HVAC	<p>Cooling and heating are supplied by individual electric forced-air furnaces with split-system air-conditioning condensing units.</p> <p>HVAC equipment at the tenant spaces is the responsibility of the respective condominium unit owner to maintain and replace.</p> <p>Replacement of the common area units is anticipated during the evaluation period. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p>
Plumbing Systems	<p>According to available information and observations, supply piping is noted to be copper, and waste and vent piping is Polyvinyl Chloride (PVC).</p> <p>The plumbing systems appeared to be in good condition. The water pressure, quantity of hot and cold water, and drainage were reported to be adequate.</p> <p>Plumbing components and piping have EULs between 15 and 50 years. As such, an annual budget for component upgrades and replacements is recommended during the evaluation period. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p>
Plumbing Fixtures	<p>The plumbing fixtures appear to be residential grade and typical for this type of occupancy.</p> <p>The plumbing fixtures appeared to be generally in good condition requiring only routine maintenance over the evaluation period.</p>
Water Heaters	<p>Domestic hot water is provided by individual residential-grade heaters located within each unit.</p> <p>Water heaters at the units are the responsibility of the respective condominium unit owner to maintain and replace.</p>
Electrical Service	<p>Electrical service enters the buildings from utility-company transformers, providing typically 150-Ampere, 120/240-Volt, single-phase, three-wire service to the individual units. The distribution wiring was noted to be copper. The Property is not equipped with an emergency generator.</p> <p>Electrical systems and installations within the dwelling units are reported to be the responsibility of the respective condominium unit owner to maintain and replace.</p> <p>Based on the age of the Property, primary common area electrical systems are anticipated during the evaluation period. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p>

10.0 LIFE SAFETY AND SECURITY SYSTEMS

Item	Description/Observations/Comments
Fire Protection	<p data-bbox="597 312 1455 407">The Property is equipped with a central fire alarm system. The alarm panel also sounds the alarm and automatically notifies the monitoring service or the fire department in the event of trouble.</p> <p data-bbox="597 428 1455 489">The common areas are equipped with battery-powered emergency lighting, illuminated exit signs and dry chemical fire extinguishers.</p> <p data-bbox="597 510 1455 699">The central alarm panel was reportedly replaced in 2023. Central fire alarm panels typically have an EUL of 25 years. Funds have been spread throughout the Replacement Reserves Cost Estimate Table, adopting the straight-line accounting method to ensure the availability of funds at the end of the replaced element's EUL, beyond the evaluation period of this assessment.</p> <p data-bbox="597 720 1455 781">The emergency lighting, exit signs and fire extinguishers were noted to be in good operating condition.</p> <p data-bbox="597 802 1455 898">Fire protection and life safety systems within the dwelling units are reported to be the responsibility of the respective unit owner to maintain and replace.</p>

11.0 ESTIMATED CAPITAL REPAIR COST TABLES

Based on our walk-through observations, we make the following comments on Property conditions and deficiencies, including estimates of repair cost.

11.1 Immediate Repairs/Deferred Maintenance Costs

The attached Table 1 - Immediate Repairs Cost Estimate, is an analysis of the estimated cost for immediate repair work defined as Capital expenditure items requiring repair or replacement based on their being (i) an existing or potentially significant unsafe condition, (ii) material physical deficiency (iii) poor or deteriorated condition of a critical element or system, (iv) significant building code violation, or (v) a condition that if left “as is,” with an extensive delay in remedying it, has the potential to result in or contribute to a critical element or system failure and will probably result in a significant escalation of its remedial cost.

11.2 Replacement Reserve Analysis

The attached Table 2 - Replacement Reserves Cost Estimate is an analysis of the estimated cost for normally anticipated replacement for the major components of the improvements during the next twelve (12) years. The remaining life values are based on published historical performance data for comparable items with consideration for the present condition and reported service history. The costs are provided with a 3% inflation factor for future expenditures.

The projected expenses are based on statistical assumptions. In fact, actual schedules may vary from those projected by the Table, but such variances should not significantly alter the totals shown. The reserve cost estimate assumes that the Immediate Repairs items listed in this Report will be completed within the next 12 months depending on specific priority. Estimated costs assume that the repair or replacement work is contracted out by the Property management and, in most cases, do not include a general contractor’s fee. It is assumed that, given the current level of on-site staffing and in-house expertise, most of the work included in the Table would not be completed by on-site maintenance personnel.

11.3 Reliance

All reports, both verbal and written, are for the benefit of Harborside Terrace Owners Association, Inc. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of Florida Engineering.

TABLES

3/29/2024

SIRS IMMEDIATE REPAIRS COST ESTIMATE

Harborside Terrace
4200 Belair Lane
Naples, Florida 34103

Property Type: **Multifamily**
Number of Stories: **3**
Units: **54**
Number of Buildings: **1**
Reserve Term: **12**
Actual Property Age: **49**

Item No.	Item Description	Quantity	Unit	Cost	Totals	Comments
2	Exterior façade	1	Budget	\$10,000	\$10,000	Exterior stucco & concrete cracks, and expansion joints repair
					Subtotal	
				Total Immediate Repairs	\$10,000	
				Cost Per Unit	\$185.19	

3/29/2024

SIRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

Harborside Terrace
 4200 Belair Lane
 Naples, Florida 34103

Property Type: **Multifamily**
 Number of Stories: **3**
 Units: **54**
 Number of Buildings: **1**
 Reserve Term: **12**
 Actual Property Age: **49**

No.	Item Description	EUL	Eff. Age	RUL	Quantity	Unit	Unit Cost	Total Cost Per Line Item	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Cumulative		
1	Superstructure (walls, beams, slabs & decks)	50	49	1	1	Annual	\$5,000	\$250,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$60,000	
2	Exterior elements painting / waterproofing / restoring	10	7	3	54	Unit	\$3,500	\$189,000	\$63,000	\$63,000	\$63,000	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$18,900	\$359,100
3	Roof covering - low-slope North section	20	4	16	13,200	SF	\$20	\$264,000	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500	\$198,000
4	Roof covering - low-slope South section	20	2	18	14,400	SF	\$20	\$288,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000	\$192,000
5	Mansard roof	40	3	37	8,399	SF	\$30	\$251,970	\$6,810	\$6,810	\$6,810	\$6,810	\$6,810	\$6,810	\$6,810	\$6,810	\$6,810	\$6,810	\$6,810	\$6,810	\$6,810	\$6,810	\$81,720
6	Doors and windows - common area	40	2	38	1	LS	\$9,500	\$9,500	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
7	Elevator controls upgrade / modernization	25	1	24	1	LS	\$12,000	\$12,000	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$500	\$6,000
8	HVAC - common area	15	7	8	2	Each	\$6,000	\$12,000	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$800	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$15,800
9	Plumbing systems upgrade	50	49	1	1	Annual	\$2,000	\$100,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
10	Electrical system / lighting	50	49	1	1	Annual	\$3,000	\$150,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$36,000
10	Fire & life safety	25	24	1	1	Annual	\$1,000	\$25,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$12,000
11	Central fire alarm system upgrade	25	1	24	1	LS	\$60,000	\$60,000	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$30,000
Immediate Repairs Total								\$10,000	\$1,611,470														
Component Costs per Year									\$118,060	\$118,060	\$118,109	\$73,960	\$73,960	\$73,960	\$73,960	\$73,960	\$73,260	\$73,460	\$73,460	\$73,460	\$73,460	\$1,017,620	
Escalation Factor per year (Inflation)									3.00%														
Total Component Funding With Escalation (100% Funding)									\$118,060	\$121,602	\$125,302	\$80,818	\$83,243	\$85,740	\$88,312	\$90,961	\$92,804	\$95,849	\$98,724	\$98,724	\$1,180,138		
Minimum Annual Funding (70%)									\$82,642	\$85,121	\$87,711	\$56,573	\$58,270	\$60,018	\$61,818	\$63,673	\$64,963	\$67,094	\$69,107	\$69,107	\$69,107		
Cost Per Unit (escalated)									\$2,186	\$2,252	\$2,320	\$1,497	\$1,542	\$1,588	\$1,635	\$1,684	\$1,719	\$1,775	\$1,828	\$1,828			
Unescalated cost/unit/month									\$182.19	\$187.66	\$193.37	\$124.72	\$128.46	\$132.31	\$136.28	\$140.37	\$143.22	\$147.91	\$152.35	\$152.35			
Escalated cost/unit/month									\$182.19	\$193.29	\$199.17	\$128.46	\$132.31	\$136.28	\$140.37	\$144.58	\$147.51	\$152.35	\$156.92	\$156.92			

PHOTOGRAPHIC DOCUMENTATION

PHOTO 1

PROPERTY IDENTIFICATION



PHOTO 2

GENERAL VIEW OF PROPERTY



PHOTO 3

GENERAL VIEW OF PROPERTY



PHOTO 4

GENERAL VIEW OF BUILDING EXTERIOR FINISHES



PHOTO 5

GENERAL VIEW OF BUILDING EXTERIOR FINISHES



PHOTO 6

VIEW OF BUILDING EXTERIOR FINISHES



PHOTO 7

GENERAL VIEW OF ROOF COVERING



PHOTO 8

GENERAL VIEW OF ROOF COVERING



PHOTO 9

VIEW OF MANSARD ROOF



PHOTO 10

GENERAL VIEW OF ROOF DRAIN



PHOTO 11

GENERAL VIEW OF HVAC EQUIPMENT



PHOTO 12

VIEW OF ELECTRICAL EQUIPMENT

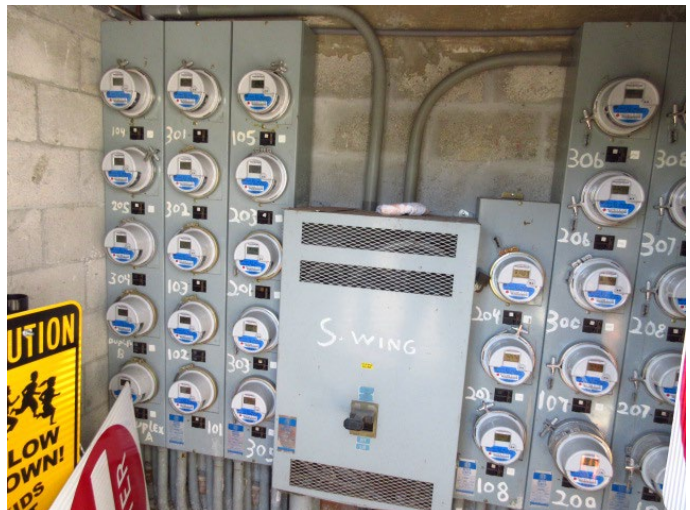


PHOTO 13

VIEW OF EXTERIOR LIGHTING



PHOTO 14

VIEW OF COMMON AREA LOBBY



PHOTO 15

VIEW OF STAIRS



PHOTO 16

VIEW OF ELEVATED WALKWAY



PHOTO 17

VIEW OF ELEVATOR EQUIPMENT



PHOTO 18

VIEW OF ELEVATOR LOBBY



PHOTO 19

VIEW OF FIRE EXTINGUISHER



PHOTO 20

VIEW OF CENTRAL ALARM PANEL



PHOTO 21

VIEW OF LIFE SAFETY EQUIPMENT



PHOTO 22

VIEW OF CMU STEP-CRACKING



PHOTO 23

VIEW OF FAILING EXPANSION JOINT



PHOTO 24

VIEW OF CRACK AT ELEVATED WALKWAY



SUPPORTING DOCUMENTATION

QUESTIONNAIRE FOR MILESTONE/RECERTIFICATION AND RESERVE STUDY

Job Number: _____

Property Address: 4200 Belair Ln, Naples, 34103 Inspection Date: _____Name on Title: Harborside Terrace Owners Association, Inc Inc or LLC _____Registered Agent Name: First Service Residential, Luci Guillen, CAM Phone Number 239-206-41661: What is the name of the property Harborside Terrace Owners Association, Inc2: Is there a City/County letter received by client? Y _____ N If yes, please provide a copy.3: Are there any deadlines we need to be aware of? 8 weeks for receipt of report4: Is there a legal description of the property? Y N _____ If yes, please provide a copy attached5: What is the Folio / Tax ID Number: 59-15628556: What year was the building built 19757: How many buildings are on the property 1 How many stories 38: How many condo units total 549: What type of roof covering on the Buildings membrane flat roof and metal mansard10: What is the Total Square Footage of the Building's roof area Unknown11: What year was the Roof repaired/replaced 10/2020 north end, 6/2022 south end12: What year was the last Sealing / Painting of the exterior walls 201713: What year was the last major structural repair Carports all replaced - 2021 and 51 Units had all windows replaced 7/2023**IF AN SIRS IS REQUIRED:**1: What year was the last Plumbing (sewer & water) upgrade 2023 any issues? _____Explain Storm drain clean out and de-silting 10/2023. Also, carport gutters routed directly into sewer line - 20212: When was the last Fire Alarm upgrade / replacement 5/18/2023 Panel upgraded for Elevator upgrade3: What year was the last Electrical upgrade 11/2022 and 3/2023 any issues? _____Explain 2022: replaced GFCI in south carports, and installed new breakers. In 2023, replaced pool & vac breakers and replaced all wires to breakers.4: Who's responsible for the unit's windows and doors (association or owner) Owners per Declaration/By-laws
BC of Irma, Assoc replaced windows and will soon replace 25 sliders.5: How many HVAC units for the common areas 2 - one in community room and one in the pool house

IF A TRADITIONAL RESERVE STUDY IS REQUIRED:1: What year was the last major Elevator electronic upgrade 5/2023 - Oracle Elevator completed upgrade per code requirements2: What year was the last Gate upgrade, if applicable NA3: What year was the last Dock/Seawall upgrade, if applicable NA4: What year was the last upgrade for the various Amenities Carports replaced in 2021

List:

Condесcent line re-pipe for all units completed 9/20238: When was the last sealcoat of the ^{Rear} Parking Lot 2022 received Certificate of Completion from City of Naples9: How many Swimming Pools 1 Last Resurface 10-11/202110: Age of the Pool Pump Inteliflo replaced 4/2021 Filter 12/15/2022 Heater Geothermal complete replacement 11/2022
SuperFlo replaced 8/202211: Is there a Dock or Marina No12: How many elevators 1 Age of the elevator controls Less than one year13: Is there a generator for the building / buildings No

Other Property Items / Notes:

Completed by: Karen Rowan, President Signature: Karen Rowan, HTOA PresidentOrganization: Harborside Terrace Owners Association Date: _____

