January 6, 2025

Mr. James J. Mateka, LCAM
Ameri-Tech Community Management, Inc.
24701 US Highway 19 North – Suite 102
Clearwater, FL. 33763

Phone: 727-726-8000 Ext: 269
Email: jmateka@ameritechmail.com

Re: Heather Ridge West III Condominium Association, Inc.
Structural Integrity Reserve Study (SIRS)
1375 Doolittle Lane, Dunedin, Florida 34698
UES Project No: 6011.2400193.0000

Dear Mr. Mateka and Board of Directors:

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

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

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

Digitally signed by Ali T Mustafa
Date: 2025.01.06 13:50:14 -05'00'

Ali T Mustafa, P.E.
Restoration Consultant
Florida Professional Engineer No. 93315
AMustafa@teamues.com

Digitally signed by Miguel A Santiago
DN: c=US, o=Florida, dnQualifier=A01410C0000018D7FEE914600089FC9, cn=Miguel A Santiago
Date: 2025.01.06 14:50:02 -05'00'

Miguel A. Santiago, P.E., S.I.
Director Milestone Program
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MSantiago1@teamues.com

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

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APPENDICES

1.0 INTRODUCTION

Per authorization of UES proposal 6011.0923.00063, sent September 22, 2023, and received on September 03, 2024, UES has conducted a Structural Integrity Reserve Study (SIRS) of the 24-unit condominium community located at 1375 Doolittle Ln., Dunedin, FL 34698.

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

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

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

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

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

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

10YRS AFTER REPORT DATE

2.0 EXECUTIVE SUMMARY

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

3.0 PURPOSE AND SCOPE OF SERVICES

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

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

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

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

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

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

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

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

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

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

4.0 LEVEL OF SERVICE

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

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

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

5.0 SOURCES OF INFORMATION

The following people were interviewed during UES's study: Mr. James Mateka, Property Manager.

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

The following documents were provided:

- Roofing warranty by CARLISLE, with Warranty # CST-10254, no date shown.
- Submittals for walkway and limited lanai deck coating, dated August 2010.

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

The ***Heather Ridge Community*** comprises (6) 3-story condominium buildings. the community was constructed in multiple phases in the 1980x. based on the public information, the ***Heather Ridge West III Association*** was built in 1980. The building consists of 24 living units. The building appears constructed of concrete masonry unit (CMU) bearing walls with cast in place reinforced concrete columns and slabs.

No building plans were provided to us. Therefore, no review to building foundations is applicable.

The buildings appear constructed of cast-in-place reinforced concrete columns, and 4-inch reinforced concrete slab decks. Building walls are infilled cell concrete masonry units (CMU) as bearing walls. The exterior cladding is painted stucco.

Unit lanai/patios are extension elements of the reinforced concrete slab/floor system. All lanais are enclosed with screens. Unit lanais are located on the building's east (rear) elevation. The lanais are finished with either deck coating or tiles. Specific lanais were received deck waterproofing membrane in 2010. Lanai guards are core mounted mechanically attached aluminum members installed on the lanai's exterior edge. The guards are installed on the exterior side of the screens and are not connected.

The walkways/breezeways are extension elements of the reinforced concrete slab/floor system. All walkways are finished with BASF SANOGAURD deck membrane in 2010, per the provided documents. The walkways are equipped with core-mounted, mechanically attached aluminum guardrails. All guard posts are equipped with weep holes at their bases.

The building has a flat roof. It appears that the flat roof structure is constructed of cast in place reinforced concrete slab. The flat roof is covered with thermoplastic polyolefin membrane (TPO) which, was replaced August 2024, as reported. The building has no parapet however, there are two small parapet/knee wall located over both staircases. The inside face of these parapets are covered with TPO roofing while the exterior face is covered with shingles.

The building has two staircases located on north and south ends of the front elevation, reaching all walkways. Both north and south staircases are cast-in-place reinforced concrete members and are finished with deck coating similar to the walkways.

7.0 COMMON COMPONENTS

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

- Building Structure
- Electrical/Utility Room(s).
- Roof.
- Unit Patios/balconies.
- Common Exterior Stairs.

- Building Perimeter.
- Common area windows and doors.
- Site landscaping includes trees, shrubs, and carport.

8.0 STRUCTURAL INTEGRITY RESERVE STUDY ITEMS

8.1 ROOF

Description and Observations

the building has flat roof covered with TPO roofing. The flat roof appears constructed of cast in please reinforced concrete deck. The existing TPO roof was replaced in August 2024, as reported. At the time of our inspection, no damage was observed to the building roofs.

Common Components and Required Reserve Expenditures

A TPO roofing with proper installation, care, and maintenance has an average expected useful life (EUL) of 15 - 20 years. the existing TPO roofing is warrantied for 20-years per the provided documents. 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 sheets are intact with no damaged or missing 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 masonry units (CMU) exterior walls, cast in place reinforced concrete columns and beams and cast in place reinforced concrete decks system. At the time of our inspection, no damage (spalling, cracking, etc.) was observed in the building walls. In general, the structural members exhibit acceptable condition.

Common Components and Required Reserve Expenditures

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

8.3 FIREPROOFING AND FIRE PROTECTION SYSTEMS

Description and Observations

The fire protection system in all buildings consists of smoke detectors, and fire alarms inside each unit and the walkways. The buildings also have emergency/exit lighting and fire extinguishers. The existing fire alarm system was upgraded based on as-needed, as reported.

Common Components and Required Reserve Expenditures

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

No exposed plumbing pipes were observed. Given the building's age, in 1980, the plumbing vertical stacks appeared cast-iron. No issues were reported.

Common Components and Required Reserve Expenditures

Cast-Iron 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 (2) 600 Amp main disconnect and related panels. At the time of inspection, no damage or deficiencies were observed to the electrical systems.

Common Components and Required Reserve Expenditures

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

8.6 WATERPROOFING AND EXTERIOR PAINTING

Description and Observations

The building exterior cladding is painted stucco, which at the time of our inspection appears in fair – poor condition despite the stain marks in specific locations. The existing building envelope was installed in early 2017, as reported.

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

UES was granted access to (2) unit lanais. Lanais are either finished with tiles or deck coating. specific unit lanais were reserved deck waterproofing membrane in 2010 per the provided documentation.

Common Components and Required Reserve Expenditures

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

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

Waterproofing has a life expectancy of approximately 5 to 10 years with proper maintenance. However, the waterproofing membrane may last beyond this time if installed below tiles. 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 all windows and doors are owned by the unit owner. However, the association is responsible about common area windows and doors. Common area windows and doors are original and were observed to be in fair condition.

Common Components and Required Reserve Expenditures

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

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

Description and Observations

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

9.0 RECOMMENDATIONS

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

- Conduct building envelope (painting).
- Repeat the waterproofing membrane at walkway decks, unit lanais, and staircases.

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

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

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

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

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

11.0 FINANCIAL ANALYSIS

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

11.1 RESERVE EXPENDITURE PROJECTIONS

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

In summary, the 10-year total of projected reserve expenditure budgets, at an inflation rate of 3% is $340,905.

11.2 CURRENT FUNDING

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

- Fiscal year Starting Date: January 1st, 2025.
- For Designated Year: 2034.
- Starting Balance: $ 139,992.
- Proposed Contribution Rate: $ 42,386.72 per year ($1,814.70 per unit Annually).
- Planned Increases: 1% per year.
- Planned Special Assessments: NA
- Projected Rate of Inflation: 3%
- Interest Rate on Reserve 0%

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

Heather Ridge West III Condominium Association, Inc.
Dunedin, Florida
RA SIRS Full Funding Model Summary 2024

Report Date	October 14, 2024
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	24

Report Parameters

Inflation	3.00%
Annual Assessment Increase	1.00%
Interest Rate on Reserve Deposit	1.50%
2025 Beginning Balance	$139,992

Threshold Funding Model Summary

- For budgeting purposes, unless otherwise indicated, we have used January 2025 to begin aging the original components in this reserve study.
- This a 24 unit condominium is located at 1375 Doolittle Ln., Dunedin, FL 34698.
- The last Reserve Analyst field inspection was completed on September 12, 2024.

Threshold Funding Model Summary of Calculations

Required Annual Contribution	$42,166.13
$1,756.92 per unit annually	
Average Net Annual Interest Earned	$1,386.72
Total Annual Allocation to Reserves	$43,552.85
$1,814.70 per unit annually	

Heather Ridge West III Condominium Association, Inc.
RA SIRS Fully Funded Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Roofing							
Building Flat Roof - (TPO) Replace	2044	20	0	19	159,810	0	7,990
Roofing - Total					$159,810		$7,990
Painting							
Building Sealants, Replace	2029	14	1	4	0	0	0
Exterior Surface Painting (Bulk)	2025	8	0	0	66,150	66,150	66,150
Lanais Waterproofing, Replace	2026	10	6	1	58,800	0	55,125
Stucco Repair (2% Ext. Paint Surface)	2025	10	-2	0	4,560	4,560	4,560
Walkways Waterproofing, Replace	2026	10	6	1	57,680	50,282	54,075
Painting - Total					$187,190	$120,992	$179,910
Equipment							
Fire Alarm Panel Replacement	2025	15	0	0	3,750	3,750	3,750
Equipment - Total					$3,750	$3,750	$3,750
Building Components							
Electrical - Annual Routine Maintenance	2025	1	0	0	1,000	1,000	1,000
Fireproofing - Annual Routine Maintenance	2025	1	0	0	1,000	1,000	1,000
Plumbing - Annual Routine Maintenance (Ca..	2025	1	0	0	2,000	2,000	2,000
Routine Concrete Patching, Floors, Small Are..	2025	10	-2	0	11,250	11,250	11,250
Building Components - Total					$15,250	$15,250	$15,250
Doors							
Common Area Doors/Original (Metal), Repla..	2027	35	12	2	2,500	0	2,394
Common Area Windows, Replace	2027	35	12	2	2,750	0	2,633
Doors - Total					$5,250		$5,027
Total Asset Summary					$371,250	$139,992	$211,927

Percent Fully Funded	66%
Current Average Liability per Unit (Total Units: 24)	-$2,997

Heather Ridge West III Condominium Association, Inc.
RA SIRS Fully Funded Calculation

Asset ID	Description	Current Cost	x	Age	/	Useful Life	=	Fully Funded
1001	Building Flat Roof - (TPO) Re...	$159,810	x	1	/	20	=	$7,991
1002	Building Sealants, Replace	$0	x	11	/	15	=	$0
1015	Common Area Doors/Origina...	$2,500	x	45	/	47	=	$2,394
1016	Common Area Windows, Re...	$2,750	x	45	/	47	=	$2,633
1003	Electrical - Annual Routine M...	$1,000	x	1	/	1	=	$1,000
1004	Exterior Surface Painting (Bul...	$66,150	x	8	/	8	=	$66,150
1005	Fire Alarm Panel Replacement	$3,750	x	15	/	15	=	$3,750
1006	Fireproofing - Annual Routin...	$1,000	x	1	/	1	=	$1,000
1020	Lanais Waterproofing, Replace	$58,800	x	15	/	16	=	$55,125
1007	Plumbing - Annual Routine ...	$2,000	x	1	/	1	=	$2,000
1008	Routine Concrete Patching, F...	$11,250	x	8	/	8	=	$11,250
1009	Stucco Repair (2% Ext. Paint ...	$4,560	x	8	/	8	=	$4,560
1012	Walkways Waterproofing, Re...	$57,680	x	15	/	16	=	$54,075
Total Asset Summary:								$211,927

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
Replacement Year 2025		
Electrical - Annual Routine Maintenance	1 L.S.	1,000
Fireproofing - Annual Routine Maintenance	1 L.S.	1,000
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	2,000
Exterior Surface Painting (Bulk)	18900 S.F.	66,150
Routine Concrete Patching, Floors, Small Areas	25 C.Ft.	11,250
Stucco Repair (2% Ext. Paint Surface)	190 S.F.	4,560
Fire Alarm Panel Replacement	1 L.S.	3,750
Total for 2025		**$89,710**
Replacement Year 2026		
Electrical - Annual Routine Maintenance	1 L.S.	1,030
Fireproofing - Annual Routine Maintenance	1 L.S.	1,030
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	2,060
Lanais Waterproofing, Replace	2100 S.F	60,564
Walkways Waterproofing, Replace	2060 S.F	59,410
Total for 2026		**$124,094**
Replacement Year 2027		
Electrical - Annual Routine Maintenance	1 L.S.	1,061
Fireproofing - Annual Routine Maintenance	1 L.S.	1,061
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	2,122
Common Area Doors/Original (Metal), Replace	2 E.A	2,652
Common Area Windows, Replace	1 E.A	2,917
Total for 2027		**$9,813**
Replacement Year 2028		
Electrical - Annual Routine Maintenance	1 L.S.	1,093
Fireproofing - Annual Routine Maintenance	1 L.S.	1,093
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	2,185
Total for 2028		**$4,371**

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
Replacement Year 2029		
Electrical - Annual Routine Maintenance	1 L.S.	1,126
Fireproofing - Annual Routine Maintenance	1 L.S.	1,126
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	2,251
Building Sealants, Replace	0 L.F.	
Total for 2029		**$4,502**
Replacement Year 2030		
Electrical - Annual Routine Maintenance	1 L.S.	1,159
Fireproofing - Annual Routine Maintenance	1 L.S.	1,159
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	2,319
Total for 2030		**$4,637**
Replacement Year 2031		
Electrical - Annual Routine Maintenance	1 L.S.	1,194
Fireproofing - Annual Routine Maintenance	1 L.S.	1,194
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	2,388
Total for 2031		**$4,776**
Replacement Year 2032		
Electrical - Annual Routine Maintenance	1 L.S.	1,230
Fireproofing - Annual Routine Maintenance	1 L.S.	1,230
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	2,460
Total for 2032		**$4,919**
Replacement Year 2033		
Electrical - Annual Routine Maintenance	1 L.S.	1,267
Fireproofing - Annual Routine Maintenance	1 L.S.	1,267
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	2,534
Exterior Surface Painting (Bulk)	18900 S.F.	83,797
Total for 2033		**$88,864**

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
Replacement Year 2034		
Electrical - Annual Routine Maintenance	1 L.S.	1,305
Fireproofing - Annual Routine Maintenance	1 L.S.	1,305
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	2,610
Total for 2034		**$5,219**
Replacement Year 2035		
Electrical - Annual Routine Maintenance	1 L.S.	1,344
Fireproofing - Annual Routine Maintenance	1 L.S.	1,344
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	2,688
Routine Concrete Patching, Floors, Small Areas	25 C.Ft.	15,119
Stucco Repair (2% Ext. Paint Surface)	190 S.F.	6,128
Total for 2035		**$26,623**
Replacement Year 2036		
Electrical - Annual Routine Maintenance	1 L.S.	1,384
Fireproofing - Annual Routine Maintenance	1 L.S.	1,384
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	2,768
Lanais Waterproofing, Replace	2100 S.F	81,393
Walkways Waterproofing, Replace	2060 S.F	79,843
Total for 2036		**$166,772**
Replacement Year 2037		
Electrical - Annual Routine Maintenance	1 L.S.	1,426
Fireproofing - Annual Routine Maintenance	1 L.S.	1,426
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	2,852
Total for 2037		**$5,703**
Replacement Year 2038		
Electrical - Annual Routine Maintenance	1 L.S.	1,469
Fireproofing - Annual Routine Maintenance	1 L.S.	1,469
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	2,937
Total for 2038		**$5,874**

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
Replacement Year 2039		
Electrical - Annual Routine Maintenance	1 L.S.	1,513
Fireproofing - Annual Routine Maintenance	1 L.S.	1,513
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	3,025
Total for 2039		**$6,050**
Replacement Year 2040		
Electrical - Annual Routine Maintenance	1 L.S.	1,558
Fireproofing - Annual Routine Maintenance	1 L.S.	1,558
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	3,116
Fire Alarm Panel Replacement	1 L.S.	5,842
Total for 2040		**$12,074**
Replacement Year 2041		
Electrical - Annual Routine Maintenance	1 L.S.	1,605
Fireproofing - Annual Routine Maintenance	1 L.S.	1,605
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	3,209
Exterior Surface Painting (Bulk)	18900 S.F.	106,151
Total for 2041		**$112,570**
Replacement Year 2042		
Electrical - Annual Routine Maintenance	1 L.S.	1,653
Fireproofing - Annual Routine Maintenance	1 L.S.	1,653
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	3,306
Total for 2042		**$6,611**
Replacement Year 2043		
Electrical - Annual Routine Maintenance	1 L.S.	1,702
Fireproofing - Annual Routine Maintenance	1 L.S.	1,702
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	3,405
Building Sealants, Replace	0 L.F.	
Total for 2043		**$6,810**

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
Replacement Year 2044		
Electrical - Annual Routine Maintenance	1 L.S.	1,754
Fireproofing - Annual Routine Maintenance	1 L.S.	1,754
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	3,507
Building Flat Roof - (TPO) Replace	11415 S.F.	280,228
Total for 2044		**$287,242**
Replacement Year 2045		
Electrical - Annual Routine Maintenance	1 L.S.	1,806
Fireproofing - Annual Routine Maintenance	1 L.S.	1,806
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	3,612
Routine Concrete Patching, Floors, Small Areas	25 C.Ft.	20,319
Stucco Repair (2% Ext. Paint Surface)	190 S.F.	8,236
Total for 2045		**$35,779**
Replacement Year 2046		
Electrical - Annual Routine Maintenance	1 L.S.	1,860
Fireproofing - Annual Routine Maintenance	1 L.S.	1,860
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	3,721
Lanais Waterproofing, Replace	2100 S.F	109,385
Walkways Waterproofing, Replace	2060 S.F	107,302
Total for 2046		**$224,128**
Replacement Year 2047		
Electrical - Annual Routine Maintenance	1 L.S.	1,916
Fireproofing - Annual Routine Maintenance	1 L.S.	1,916
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	3,832
Total for 2047		**$7,664**
Replacement Year 2048		
Electrical - Annual Routine Maintenance	1 L.S.	1,974
Fireproofing - Annual Routine Maintenance	1 L.S.	1,974

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
Replacement Year 2048 continued...		
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	3,947
Total for 2048		**$7,894**
Replacement Year 2049		
Electrical - Annual Routine Maintenance	1 L.S.	2,033
Fireproofing - Annual Routine Maintenance	1 L.S.	2,033
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	4,066
Exterior Surface Painting (Bulk)	18900 S.F.	134,469
Total for 2049		**$142,601**
Replacement Year 2050		
Electrical - Annual Routine Maintenance	1 L.S.	2,094
Fireproofing - Annual Routine Maintenance	1 L.S.	2,094
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	4,188
Total for 2050		**$8,375**
Replacement Year 2051		
Electrical - Annual Routine Maintenance	1 L.S.	2,157
Fireproofing - Annual Routine Maintenance	1 L.S.	2,157
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	4,313
Total for 2051		**$8,626**
Replacement Year 2052		
Electrical - Annual Routine Maintenance	1 L.S.	2,221
Fireproofing - Annual Routine Maintenance	1 L.S.	2,221
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	4,443
Total for 2052		**$8,885**
Replacement Year 2053		
Electrical - Annual Routine Maintenance	1 L.S.	2,288

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
Replacement Year 2053 continued...		
Fireproofing - Annual Routine Maintenance	1 L.S.	2,288
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	4,576
Total for 2053		**$9,152**
Replacement Year 2054		
Electrical - Annual Routine Maintenance	1 L.S.	2,357
Fireproofing - Annual Routine Maintenance	1 L.S.	2,357
Plumbing - Annual Routine Maintenance (Cast Iron)	1 L.S.	4,713
Total for 2054		**$9,426**

Heather Ridge West III Condominium Association, Inc.
RA SIRS Asset Summary Report 2024

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Roofing									
Building Flat Roof - (TPO) Replace	2024	2044	159,810	20	0	19	280,228	11415 @	14.00
Painting									
Building Sealants, Replace	2014	2029		14	1	4		0 @	
Exterior Surface Painting (Bulk)	2017	2025	66,150	8	0	0	66,150	18900 @	3.50
Lanais Waterproofing, Replace	2010	2026	58,800	10	6	1	60,564	2100 @	28.00
Stucco Repair (2% Ext. Paint Surface)	2017	2025	4,560	10	-2	0	4,560	190 @	24.00
Walkways Waterproofing, Replace	2010	2026	57,680	10	6	1	59,410	2060 @	28.00
Equipment									
Fire Alarm Panel Replacement	2010	2025	3,750	15	0	0	3,750	1 @	7,500.00
Building Components									
Electrical - Annual Routine Maintenan..	2024	2025	1,000	1	0	0	1,000	1 @	1,000.00
Fireproofing - Annual Routine Mainte..	2024	2025	1,000	1	0	0	1,000	1 @	1,000.00
Plumbing - Annual Routine Maintenan..	2024	2025	2,000	1	0	0	2,000	1 @	2,000.00
Routine Concrete Patching, Floors, Sm..	2017	2025	11,250	10	-2	0	11,250	25 @	450.00
Doors									
Common Area Doors/Original (Metal),..	1980	2027	2,500	35	12	2	2,652	2 @	1,250.00
Common Area Windows, Replace	1980	2027	2,750	35	12	2	2,917	1 @	2,750.00

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024

Description	Expenditures
Replacement Year 2025	
Painting	
Exterior Surface Painting (Bulk)	66,150
Stucco Repair (2% Ext. Paint Surface)	4,560
Painting - Total:	70,710
Equipment	
Fire Alarm Panel Replacement	3,750
Building Components	
Electrical - Annual Routine Maintenance	1,000
Fireproofing - Annual Routine Maintenance	1,000
Plumbing - Annual Routine Maintenance (Cast Iron)	2,000
Routine Concrete Patching, Floors, Small Areas	11,250
Building Components - Total:	15,250
Total for 2025	**$89,710**
Replacement Year 2026	
Painting	
Lanais Waterproofing, Replace	60,564
Walkways Waterproofing, Replace	59,410
Painting - Total:	119,974
Building Components	
Electrical - Annual Routine Maintenance	1,030
Fireproofing - Annual Routine Maintenance	1,030
Plumbing - Annual Routine Maintenance (Cast Iron)	2,060
Total for 2026	**$124,094**
Replacement Year 2027	
Building Components	
Electrical - Annual Routine Maintenance	1,061
Fireproofing - Annual Routine Maintenance	1,061

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024

Description	Expenditures
Replacement Year 2027 continued...	
Plumbing - Annual Routine Maintenance (Cast Iron)	2,122
Building Components - Total:	4,244
Doors	
Common Area Doors/Original (Metal), Replace	2,652
Common Area Windows, Replace	2,917
Doors - Total:	5,570
Total for 2027	**$9,813**
Replacement Year 2028	
Building Components	
Electrical - Annual Routine Maintenance	1,093
Fireproofing - Annual Routine Maintenance	1,093
Plumbing - Annual Routine Maintenance (Cast Iron)	2,185
Building Components - Total:	4,371
Total for 2028	**$4,371**
Replacement Year 2029	
Painting	
Building Sealants, Replace	
Building Components	
Electrical - Annual Routine Maintenance	1,126
Fireproofing - Annual Routine Maintenance	1,126
Plumbing - Annual Routine Maintenance (Cast Iron)	2,251
Total for 2029	**$4,502**
Replacement Year 2030	
Building Components	
Electrical - Annual Routine Maintenance	1,159
Fireproofing - Annual Routine Maintenance	1,159

Description	Expenditures
Replacement Year 2030 continued...	
Plumbing - Annual Routine Maintenance (Cast Iron)	2,319
Total for 2030	**$4,637**
Replacement Year 2031	
Building Components	
Electrical - Annual Routine Maintenance	1,194
Fireproofing - Annual Routine Maintenance	1,194
Plumbing - Annual Routine Maintenance (Cast Iron)	2,388
Total for 2031	**$4,776**
Replacement Year 2032	
Building Components	
Electrical - Annual Routine Maintenance	1,230
Fireproofing - Annual Routine Maintenance	1,230
Plumbing - Annual Routine Maintenance (Cast Iron)	2,460
Building Components - Total:	4,919
Total for 2032	**$4,919**
Replacement Year 2033	
Painting	
Exterior Surface Painting (Bulk)	83,797
Building Components	
Electrical - Annual Routine Maintenance	1,267
Fireproofing - Annual Routine Maintenance	1,267
Plumbing - Annual Routine Maintenance (Cast Iron)	2,534
Total for 2033	**$88,864**
Replacement Year 2034	
Building Components	
Electrical - Annual Routine Maintenance	1,305

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024

Description	Expenditures
Replacement Year 2034 continued...	
Fireproofing - Annual Routine Maintenance	1,305
Plumbing - Annual Routine Maintenance (Cast Iron)	2,610
Building Components - Total:	5,219
Total for 2034	**$5,219**
Replacement Year 2035	
Painting	
Stucco Repair (2% Ext. Paint Surface)	6,128
Building Components	
Electrical - Annual Routine Maintenance	1,344
Fireproofing - Annual Routine Maintenance	1,344
Plumbing - Annual Routine Maintenance (Cast Iron)	2,688
Routine Concrete Patching, Floors, Small Areas	15,119
Building Components - Total:	20,495
Total for 2035	**$26,623**
Replacement Year 2036	
Painting	
Lanais Waterproofing, Replace	81,393
Walkways Waterproofing, Replace	79,843
Painting - Total:	161,236
Building Components	
Electrical - Annual Routine Maintenance	1,384
Fireproofing - Annual Routine Maintenance	1,384
Plumbing - Annual Routine Maintenance (Cast Iron)	2,768
Total for 2036	**$166,772**
Replacement Year 2037	
Building Components	
Electrical - Annual Routine Maintenance	1,426

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024

Description	Expenditures
Replacement Year 2037 continued...	
Fireproofing - Annual Routine Maintenance	1,426
Plumbing - Annual Routine Maintenance (Cast Iron)	2,852
Total for 2037	**$5,703**
Replacement Year 2038	
Building Components	
Electrical - Annual Routine Maintenance	1,469
Fireproofing - Annual Routine Maintenance	1,469
Plumbing - Annual Routine Maintenance (Cast Iron)	2,937
Total for 2038	**$5,874**
Replacement Year 2039	
Building Components	
Electrical - Annual Routine Maintenance	1,513
Fireproofing - Annual Routine Maintenance	1,513
Plumbing - Annual Routine Maintenance (Cast Iron)	3,025
Building Components - Total:	6,050
Total for 2039	**$6,050**
Replacement Year 2040	
Equipment	
Fire Alarm Panel Replacement	5,842
Building Components	
Electrical - Annual Routine Maintenance	1,558
Fireproofing - Annual Routine Maintenance	1,558
Plumbing - Annual Routine Maintenance (Cast Iron)	3,116
Building Components - Total:	6,232
Total for 2040	**$12,074**

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024

Description	Expenditures
Replacement Year 2041	
Painting	
Exterior Surface Painting (Bulk)	106,151
Building Components	
Electrical - Annual Routine Maintenance	1,605
Fireproofing - Annual Routine Maintenance	1,605
Plumbing - Annual Routine Maintenance (Cast Iron)	3,209
Total for 2041	**$112,570**
Replacement Year 2042	
Building Components	
Electrical - Annual Routine Maintenance	1,653
Fireproofing - Annual Routine Maintenance	1,653
Plumbing - Annual Routine Maintenance (Cast Iron)	3,306
Building Components - Total:	6,611
Total for 2042	**$6,611**
Replacement Year 2043	
Painting	
Building Sealants, Replace	
Building Components	
Electrical - Annual Routine Maintenance	1,702
Fireproofing - Annual Routine Maintenance	1,702
Plumbing - Annual Routine Maintenance (Cast Iron)	3,405
Building Components - Total:	6,810
Total for 2043	**$6,810**
Replacement Year 2044	
Roofing	
Building Flat Roof - (TPO) Replace	280,228

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024

Description	Expenditures
Replacement Year 2044 continued...	
Building Components	
Electrical - Annual Routine Maintenance	1,754
Fireproofing - Annual Routine Maintenance	1,754
Plumbing - Annual Routine Maintenance (Cast Iron)	3,507
Building Components - Total:	7,014
Total for 2044	**$287,242**
Replacement Year 2045	
Painting	
Stucco Repair (2% Ext. Paint Surface)	8,236
Building Components	
Electrical - Annual Routine Maintenance	1,806
Fireproofing - Annual Routine Maintenance	1,806
Plumbing - Annual Routine Maintenance (Cast Iron)	3,612
Routine Concrete Patching, Floors, Small Areas	20,319
Building Components - Total:	27,543
Total for 2045	**$35,779**
Replacement Year 2046	
Painting	
Lanais Waterproofing, Replace	109,385
Walkways Waterproofing, Replace	107,302
Painting - Total:	216,687
Building Components	
Electrical - Annual Routine Maintenance	1,860
Fireproofing - Annual Routine Maintenance	1,860
Plumbing - Annual Routine Maintenance (Cast Iron)	3,721
Total for 2046	**$224,128**

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024

Description	Expenditures
Replacement Year 2047	
Building Components	
Electrical - Annual Routine Maintenance	1,916
Fireproofing - Annual Routine Maintenance	1,916
Plumbing - Annual Routine Maintenance (Cast Iron)	3,832
Total for 2047	**$7,664**
Replacement Year 2048	
Building Components	
Electrical - Annual Routine Maintenance	1,974
Fireproofing - Annual Routine Maintenance	1,974
Plumbing - Annual Routine Maintenance (Cast Iron)	3,947
Building Components - Total:	7,894
Total for 2048	**$7,894**
Replacement Year 2049	
Painting	
Exterior Surface Painting (Bulk)	134,469
Building Components	
Electrical - Annual Routine Maintenance	2,033
Fireproofing - Annual Routine Maintenance	2,033
Plumbing - Annual Routine Maintenance (Cast Iron)	4,066
Total for 2049	**$142,601**
Replacement Year 2050	
Building Components	
Electrical - Annual Routine Maintenance	2,094
Fireproofing - Annual Routine Maintenance	2,094
Plumbing - Annual Routine Maintenance (Cast Iron)	4,188
Total for 2050	**$8,375**

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail 2024

Description	Expenditures
Replacement Year 2051	
Building Components	
Electrical - Annual Routine Maintenance	2,157
Fireproofing - Annual Routine Maintenance	2,157
Plumbing - Annual Routine Maintenance (Cast Iron)	4,313
Total for 2051	**$8,626**
Replacement Year 2052	
Building Components	
Electrical - Annual Routine Maintenance	2,221
Fireproofing - Annual Routine Maintenance	2,221
Plumbing - Annual Routine Maintenance (Cast Iron)	4,443
Total for 2052	**$8,885**
Replacement Year 2053	
Building Components	
Electrical - Annual Routine Maintenance	2,288
Fireproofing - Annual Routine Maintenance	2,288
Plumbing - Annual Routine Maintenance (Cast Iron)	4,576
Total for 2053	**$9,152**
Replacement Year 2054	
Building Components	
Electrical - Annual Routine Maintenance	2,357
Fireproofing - Annual Routine Maintenance	2,357
Plumbing - Annual Routine Maintenance (Cast Iron)	4,713
Total for 2054	**$9,426**

Heather Ridge West III Condominium Association, Inc.
RA SIRS Florida Funding Summary

Description	Future Cost	tUseful Life	Remaining Life	Distribution	Required Contribution	Future Liability	Fully Funded
Building Flat Roof - (TPO) Replace	280,228	20	19		5,370	280,228	7,990
Building Sealants, Replace	0	14	4		0	0	0
Common Area Doors/Original (Metal), Rep..	2,652	35	2		550	2,652	2,394
Common Area Windows, Replace	2,917	35	2		605	2,917	2,633
Electrical - Annual Routine Maintenance	1,000	1	0	1,000	430	0	1,000
Exterior Surface Painting (Bulk)	66,150	8	0	66,150	4,151	0	66,150
Fire Alarm Panel Replacement	3,750	15	0	3,750	146	0	3,750
Fireproofing - Annual Routine Maintenance	1,000	1	0	1,000	430	0	1,000
Lanais Waterproofing, Replace	60,564	10	1		25,297	60,564	55,125
Plumbing - Annual Routine Maintenance (..	2,000	1	0	2,000	860	0	2,000
Routine Concrete Patching, Floors, Small A..	11,250	10	0	11,250	590	0	11,250
Stucco Repair (2% Ext. Paint Surface)	4,560	10	0	4,560	239	0	4,560
Walkways Waterproofing, Replace	59,410	10	1	50,282	3,498	9,128	54,075
Grand Total:	$495,482			$139,992	$42,166	$355,490	$211,927

Percent Fully Funded	66%
Current Average Liability per Unit (Total Units: 24)	-$2,997

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	139,992	93,835	12,513	46,399	86,754	128,022	170,218	213,355	257,448	217,457
Annual Assessment	42,166	42,588	43,014	43,444	43,878	44,317	44,760	45,208	45,660	46,116
Interest Earned	1,387	185	686	1,282	1,892	2,516	3,153	3,805	3,214	3,875
Expenditures	89,710	124,094	9,813	4,371	4,502	4,637	4,776	4,919	88,864	5,219
Fully Funded Reserves	156,250	69,032	98,026	134,606	173,293	214,180	257,364	302,946	264,721	312,830
Percent Fully Funded	60%	18%	47%	64%	74%	79%	83%	85%	82%	84%
Ending Balance	93,835	12,513	46,399	86,754	128,022	170,218	213,355	257,448	217,457	262,230
Description										
Roofing										
Building Flat Roof - (TPO) Replace										
Roofing Total:										
Painting										
Building Sealants, Replace										
Exterior Surface Painting (Bulk)	66,150								83,797	
Lanais Waterproofing, Replace		60,564								
Stucco Repair (2% Ext. Paint Surface)	4,560									
Walkways Waterproofing, Replace		59,410								
Painting Total:	**70,710**	**119,974**							**83,797**	
Equipment										
Fire Alarm Panel Replacement	3,750									
Equipment Total:	**3,750**									
Building Components										
Electrical - Annual Routine Maintenance	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
Fireproofing - Annual Routine Maintenance	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
Plumbing - Annual Routine Maintenance (Cast Iron)	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
Routine Concrete Patching, Floors, Small Areas	11,250									
Building Components Total:	**15,250**	**4,120**	**4,244**	**4,371**	**4,502**	**4,637**	**4,776**	**4,919**	**5,067**	**5,219**

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Doors										
Common Area Doors/Original (Metal), Replace			2,652							
Common Area Windows, Replace			2,917							
Doors Total:			**5,570**							
Year Total:	**89,710**	**124,094**	**9,813**	**4,371**	**4,502**	**4,637**	**4,776**	**4,919**	**88,864**	**5,219**

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	262,230	286,417	169,189	214,165	260,124	307,080	349,119	290,282	338,612	387,973
Annual Assessment	46,578	47,043	47,514	47,989	48,469	48,954	49,443	49,938	50,437	79,632
Interest Earned	4,233	2,500	3,165	3,844	4,538	5,159	4,290	5,004	5,734	2,705
Expenditures	26,623	166,772	5,703	5,874	6,050	12,074	112,570	6,611	6,810	287,242
Fully Funded Reserves	341,703	228,495	279,241	332,827	389,377	443,002	396,357	459,131	525,314	306,420
Percent Fully Funded	84%	74%	77%	78%	79%	79%	73%	74%	74%	60%
Ending Balance	286,417	169,189	214,165	260,124	307,080	349,119	290,282	338,612	387,973	183,069
Description										
Roofing										
Building Flat Roof - (TPO) Replace										280,228
Roofing Total:										**280,228**
Painting										
Building Sealants, Replace										
Exterior Surface Painting (Bulk)							106,151			
Lanais Waterproofing, Replace		81,393								
Stucco Repair (2% Ext. Paint Surface)	6,128									
Walkways Waterproofing, Replace		79,843								
Painting Total:	**6,128**	**161,236**					**106,151**			
Equipment										
Fire Alarm Panel Replacement						5,842				
Equipment Total:						**5,842**				
Building Components										
Electrical - Annual Routine Maintenance	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754
Fireproofing - Annual Routine Maintenance	1,344	1,384	1,426	1,469	1,513	1,558	1,605	1,653	1,702	1,754
Plumbing - Annual Routine Maintenance (Cast Iron)	2,688	2,768	2,852	2,937	3,025	3,116	3,209	3,306	3,405	3,507
Routine Concrete Patching, Floors, Small Areas	15,119									
Building Components Total:	**20,495**	**5,537**	**5,703**	**5,874**	**6,050**	**6,232**	**6,419**	**6,611**	**6,810**	**7,014**

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

Description	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Doors										
Common Area Doors/Original (Metal), Replace										
Common Area Windows, Replace										
Doors Total:										
Year Total:	**26,623**	**166,772**	**5,703**	**5,874**	**6,050**	**12,074**	**112,570**	**6,611**	**6,810**	**287,242**

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

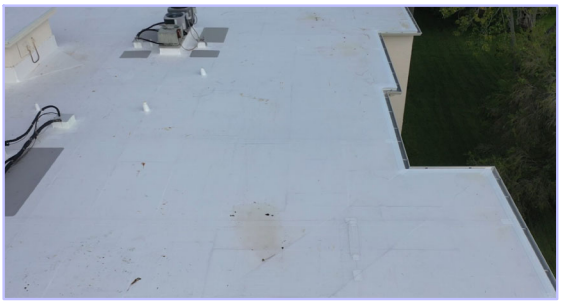
	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Beginning Balance	183,069	231,134	89,562	166,402	244,994	188,880	269,011	350,948	434,718	520,348
Annual Assessment	80,429	81,233	82,045	82,866	83,694	84,531	85,377	86,230	87,093	87,964
Interest Earned	3,416	1,324	2,459	3,621	2,791	3,976	5,186	6,424	7,690	8,983
Expenditures	35,779	224,128	7,664	7,894	142,601	8,375	8,626	8,885	9,152	9,426
Fully Funded Reserves	341,803	186,138	250,709	318,987	252,633	324,668	400,799	481,205	566,075	655,604
Percent Fully Funded	68%	48%	66%	77%	75%	83%	88%	90%	92%	93%
Ending Balance	231,134	89,562	166,402	244,994	188,880	269,011	350,948	434,718	520,348	607,869
Description										
Roofing										
Building Flat Roof - (TPO) Replace										
Roofing Total:										
Painting										
Building Sealants, Replace										
Exterior Surface Painting (Bulk)					134,469					
Lanais Waterproofing, Replace		109,385								
Stucco Repair (2% Ext. Paint Surface)	8,236									
Walkways Waterproofing, Replace		107,302								
Painting Total:	**8,236**	**216,687**			**134,469**					
Equipment										
Fire Alarm Panel Replacement										
Equipment Total:										
Building Components										
Electrical - Annual Routine Maintenance	1,806	1,860	1,916	1,974	2,033	2,094	2,157	2,221	2,288	2,357
Fireproofing - Annual Routine Maintenance	1,806	1,860	1,916	1,974	2,033	2,094	2,157	2,221	2,288	2,357
Plumbing - Annual Routine Maintenance (Cast Iron)	3,612	3,721	3,832	3,947	4,066	4,188	4,313	4,443	4,576	4,713
Routine Concrete Patching, Floors, Small Areas	20,319									
Building Components Total:	**27,543**	**7,441**	**7,664**	**7,894**	**8,131**	**8,375**	**8,626**	**8,885**	**9,152**	**9,426**

Heather Ridge West III Condominium Association, Inc.
RA SIRS Annual Expenditure Detail

Description	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Doors										
Common Area Doors/Original (Metal), Replace										
Common Area Windows, Replace										
Doors Total:										
Year Total:	**35,779**	**224,128**	**7,664**	**7,894**	**142,601**	**8,375**	**8,626**	**8,885**	**9,152**	**9,426**

Building Flat Roof - (TPO) Replace - 2044

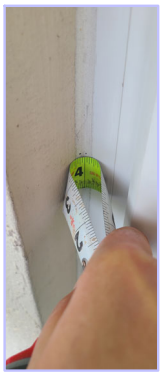
		11,415 S.F.	@ $14.00
Asset ID	1001	Asset Actual Cost	$159,810.00
		Percent Replacement	100%
Category	Roofing	Future Cost	$280,227.80
Placed in Service	August 2024	Assigned Reserves	*none*
Useful Life	20		
Replacement Year	2044	Annual Assessment	$5,369.98
Remaining Life	19	Interest Contribution	$190.00
		Reserve Allocation	$5,559.98



Building Sealants, Replace - 2029

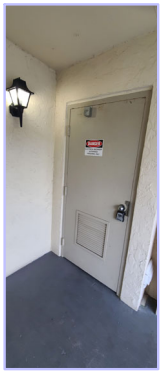
		0 L.F.	@ $0.00
Asset ID	1002	Asset Actual Cost	
		Percent Replacement	100%
Category	Painting	Future Cost	
Placed in Service	January 2014	Assigned Reserves	*none*
Useful Life	14		
Adjustment	1	*No Future Assessments*	
Replacement Year	2029		
Remaining Life	4		

Building Sealants, Replace continued...



Common Area Doors/Original (Metal), Replace - 2027

		2 E.A	@ $1,250.00
Asset ID	1015	Asset Actual Cost	$2,500.00
		Percent Replacement	100%
Category	Doors	Future Cost	$2,652.25
Placed in Service	January 1980	Assigned Reserves	*none*
Useful Life	35		
Adjustment	12	Annual Assessment	$549.78
Replacement Year	2027	Interest Contribution	$19.45
Remaining Life	2	Reserve Allocation	$569.24



Common Area Windows, Replace - 2027

		1 E.A	@ $2,750.00
Asset ID	1016	Asset Actual Cost	$2,750.00
		Percent Replacement	100%
Category	Doors	Future Cost	$2,917.47
Placed in Service	January 1980	Assigned Reserves	*none*
Useful Life	35		
Adjustment	12	Annual Assessment	$604.76
Replacement Year	2027	Interest Contribution	$21.40
Remaining Life	2	Reserve Allocation	$626.16

Electrical - Annual Routine Maintenance - 2025

		1 L.S.	@ $1,000.00
Asset ID	1003	Asset Actual Cost	$1,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$1,000.00
Placed in Service	January 2024	Assigned Reserves	$1,000.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	$430.22
Remaining Life	0	Interest Contribution	$15.22
		Reserve Allocation	$445.44

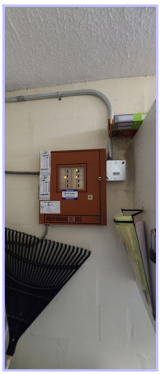
Electrical - Annual Routine Maintenance continued...

Exterior Surface Painting (Bulk) - 2025

		18,900 S.F.	@ $3.50
Asset ID	1004	Asset Actual Cost	$66,150.00
		Percent Replacement	100%
Category	Painting	Future Cost	$66,150.00
Placed in Service	January 2017	Assigned Reserves	$66,150.00
Useful Life	8		
Replacement Year	2025	Annual Assessment	$4,150.56
Remaining Life	0	Interest Contribution	$146.85
		Reserve Allocation	$4,297.41

Fire Alarm Panel Replacement - 2025

		1 L.S.	@ $7,500.00
Asset ID	1005	Asset Actual Cost	$3,750.00
		Percent Replacement	50%
Category	Equipment	Future Cost	$3,750.00
Placed in Service	January 2010	Assigned Reserves	$3,750.00
Useful Life	15		
Replacement Year	2025	Annual Assessment	$146.28
Remaining Life	0	Interest Contribution	$5.18
		Reserve Allocation	$151.46

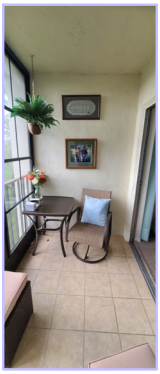


Fireproofing - Annual Routine Maintenance - 2025

		1 L.S.	@ $1,000.00
Asset ID	1006	Asset Actual Cost	$1,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$1,000.00
Placed in Service	January 2024	Assigned Reserves	$1,000.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	$430.22
Remaining Life	0	Interest Contribution	$15.22
		Reserve Allocation	$445.44

Lanais Waterproofing, Replace - 2026

		2,100 S.F	@ $28.00
Asset ID	1020	Asset Actual Cost	$58,800.00
		Percent Replacement	100%
Category	Painting	Future Cost	$60,564.00
Placed in Service	January 2010	Assigned Reserves	*none*
Useful Life	10		
Adjustment	6	Annual Assessment	$25,296.88
Replacement Year	2026	Interest Contribution	$895.03
Remaining Life	1	Reserve Allocation	$26,191.92




Plumbing - Annual Routine Maintenance (Cast Iron) - 2025

		1 L.S.	@ $2,000.00
Asset ID	1007	Asset Actual Cost	$2,000.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$2,000.00
Placed in Service	January 2024	Assigned Reserves	$2,000.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	$860.44
Remaining Life	0	Interest Contribution	$30.44
		Reserve Allocation	$890.88

Routine Concrete Patching, Floors, Small Areas - 2025

		25 C.Ft.	@ $450.00
Asset ID	1008	Asset Actual Cost	$11,250.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$11,250.00
Placed in Service	January 2017	Assigned Reserves	$11,250.00
Useful Life	10		
Adjustment	-2	Annual Assessment	$590.04
Replacement Year	2025	Interest Contribution	$20.88
Remaining Life	0	Reserve Allocation	$610.92

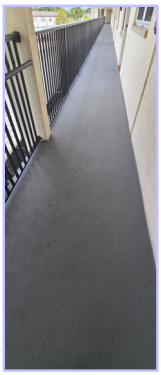
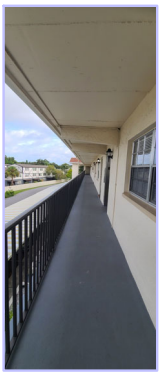
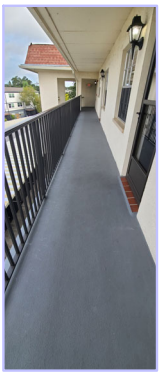
Stucco Repair (2% Ext. Paint Surface) - 2025

		190 S.F.	@ $24.00
Asset ID	1009	Asset Actual Cost	$4,560.00
		Percent Replacement	100%
Category	Painting	Future Cost	$4,560.00
Placed in Service	January 2017	Assigned Reserves	$4,560.00
Useful Life	10		
Adjustment	-2	Annual Assessment	$239.16
Replacement Year	2025	Interest Contribution	$8.46
Remaining Life	0	Reserve Allocation	$247.63

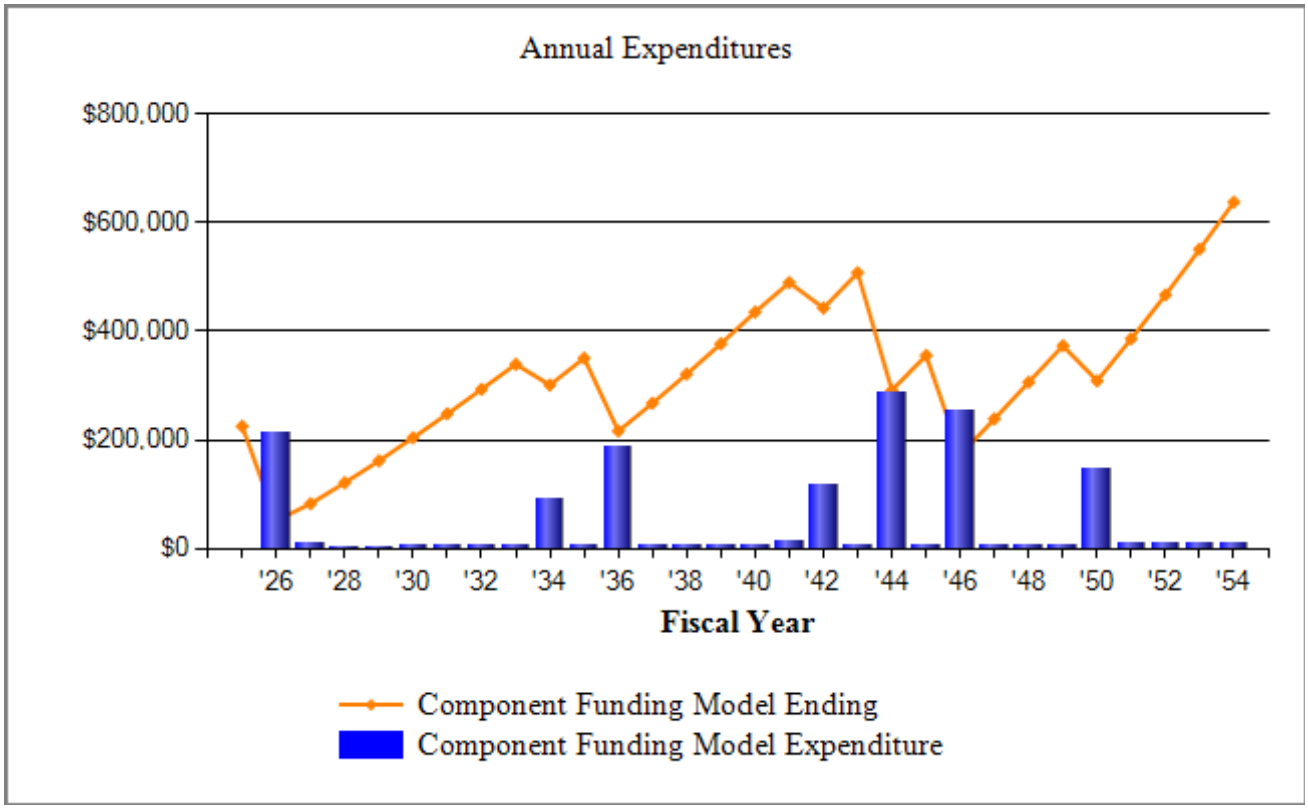
Walkways Waterproofing, Replace - 2026

		2,060 S.F	@ $28.00
Asset ID	1012	Asset Actual Cost	$57,680.00
		Percent Replacement	100%
Category	Painting	Future Cost	$59,410.40
Placed in Service	January 2010	Assigned Reserves	$50,282.00
Useful Life	10		
Adjustment	6	Annual Assessment	$3,497.79
Replacement Year	2026	Interest Contribution	$877.99
Remaining Life	1	Reserve Allocation	$4,375.78

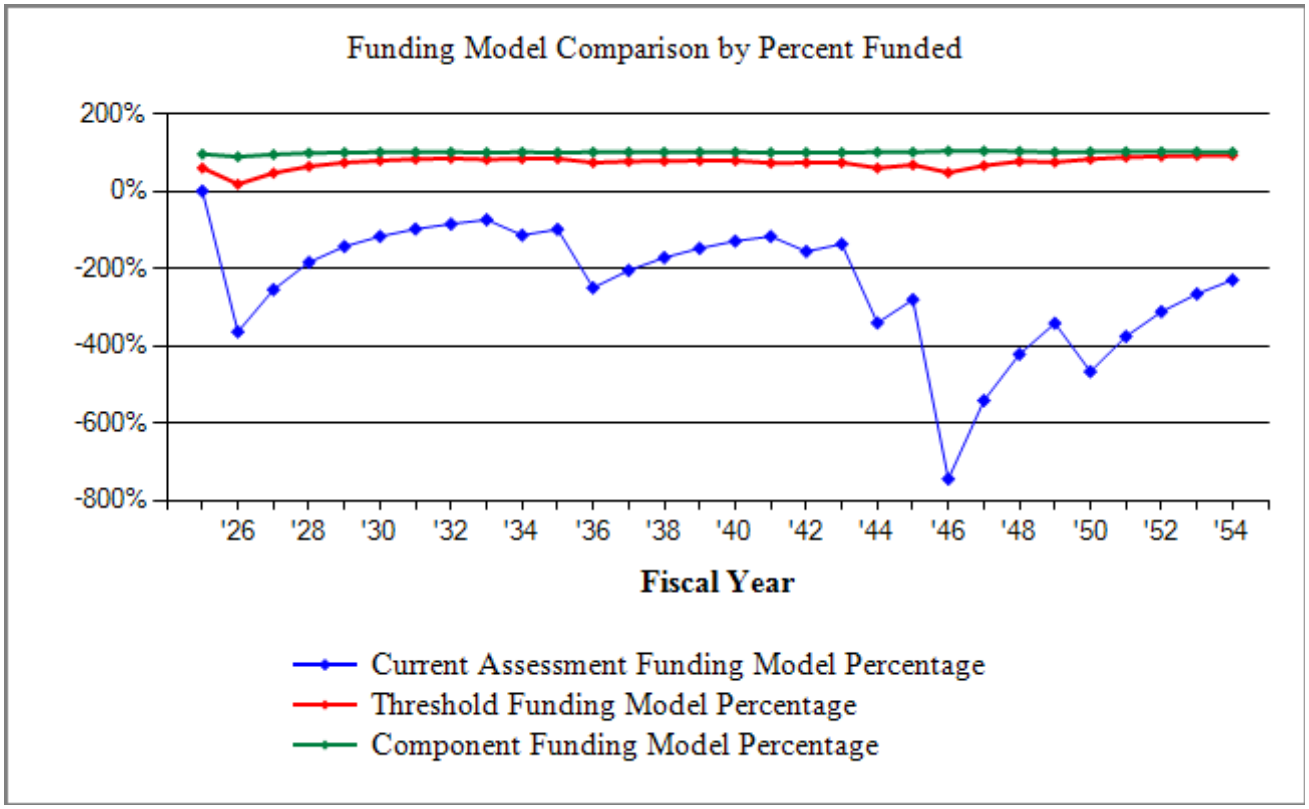
Walkways Waterproofing, Replace continued...

Heather Ridge West III Condominium Association, Inc.
RA Annual Expenditure Chart

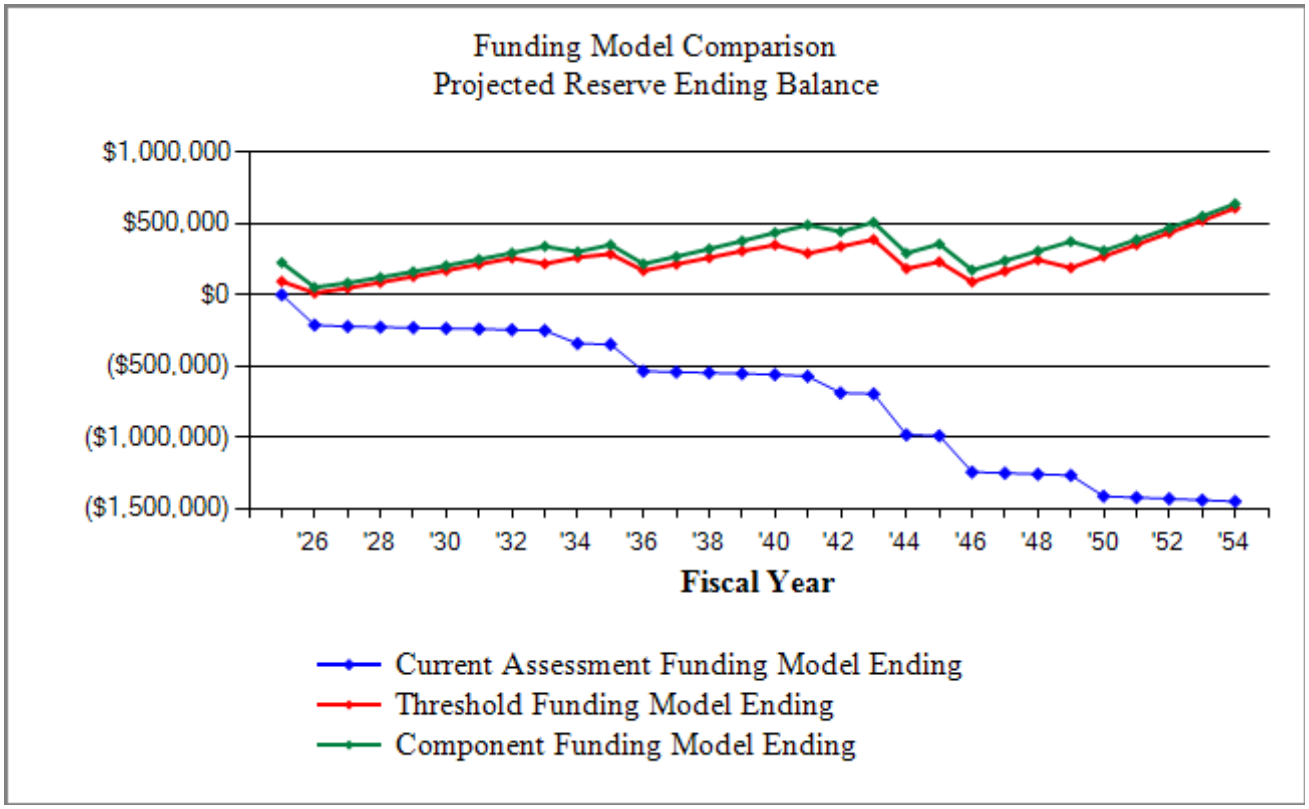


Heather Ridge West III Condominium Association, Inc.
RA Funding Model Comparison by Percent Funded

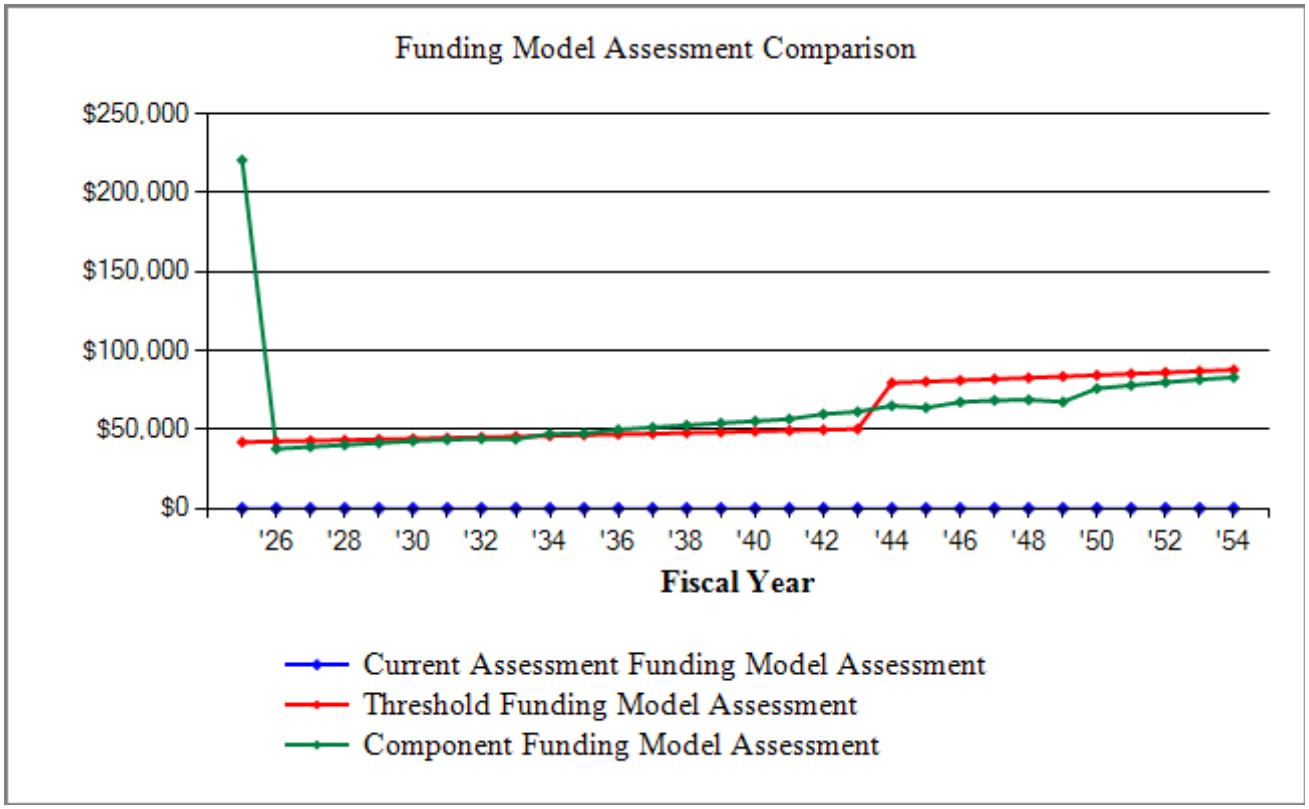


The chart above compares the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) by the percentage fully funded over 30 years. This allows your association to view and then choose the funding model that might best fit your community's needs.

Heather Ridge West III Condominium Association, Inc.
RA Funding Model Reserve Ending Balance Comparison Chart

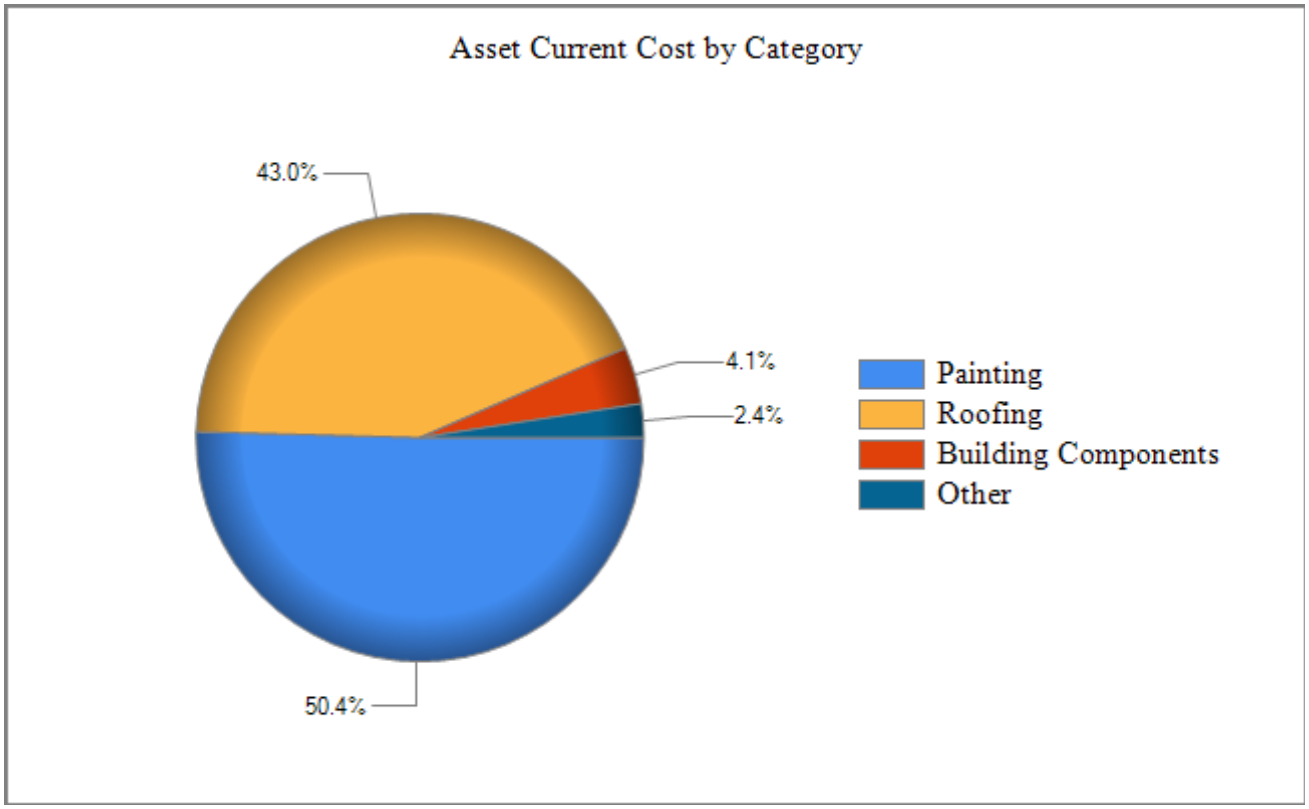


The chart above compares the projected reserve ending balances of the three funding models (Current Assessment Funding Model, Threshold Funding Model and Component Funding Model) over 30 years.



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

Heather Ridge West III Condominium Association, Inc.
RA Asset Current Cost by Category

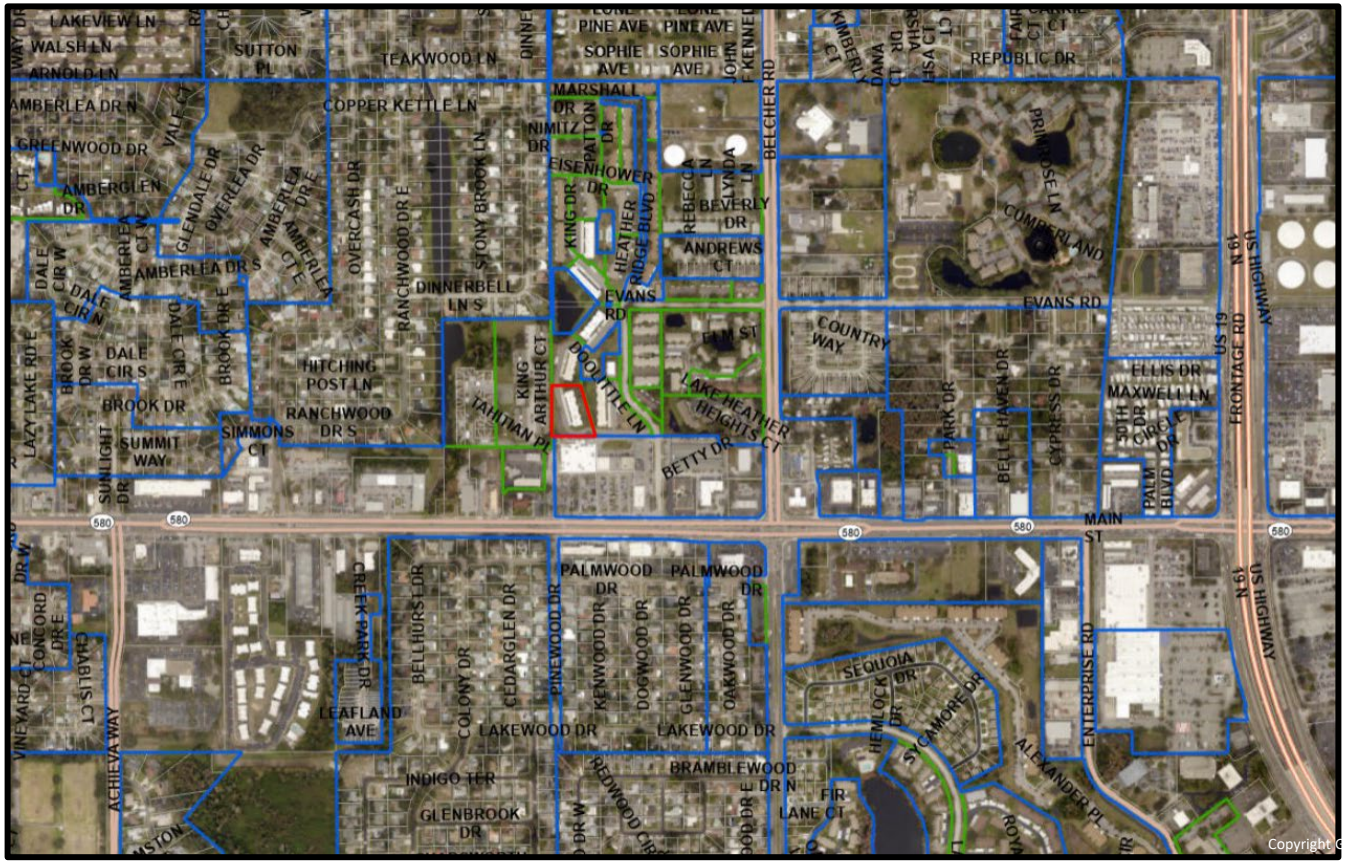


APPENDIX B
SITE LOCATION MAP

APPENDIX B

Heather Ridge West III Condominium Association, Inc.
1375 Doolittle Ln., Dunedin, FL 34698

Pinellas County, Florida



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

Project No::	6011.24000193
Scale:	NONE
File No:	NA
Date:	07 Oct 2024

UES MILESTONE INSPECTIONS, LLC.

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

Florida's Milestone Inspection Experts

9802 Palm River Road
Tampa, FL 33619

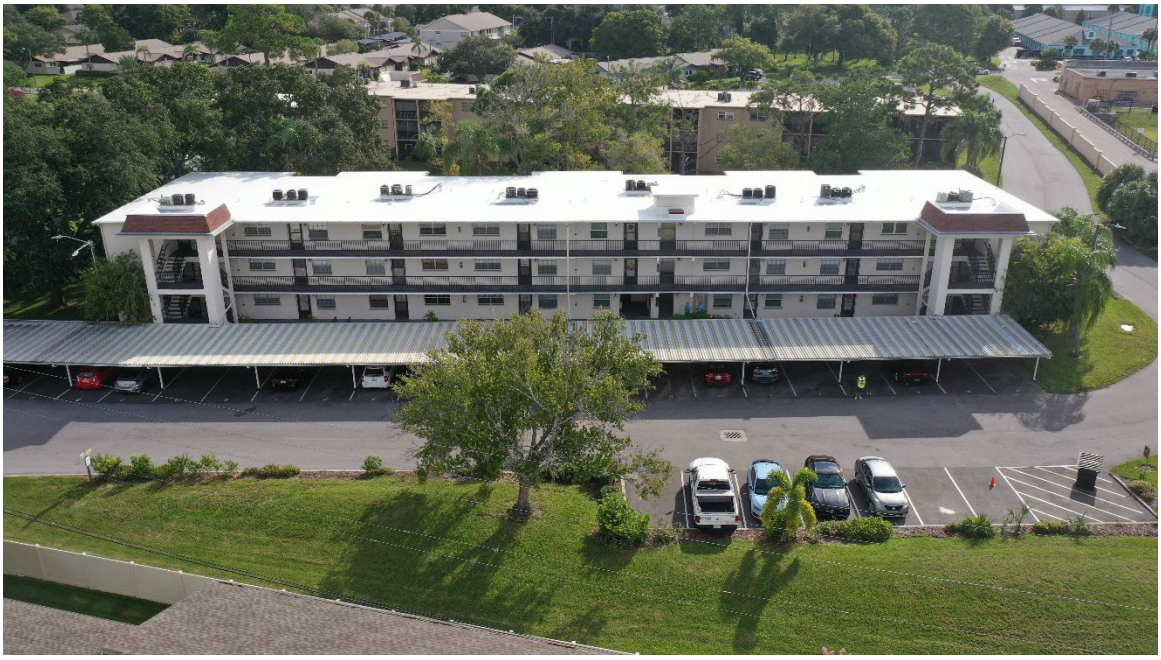
LOCATION DIAGRAM

DUNEDIN, FLORIDA

EXHIBIT

B- 1

APPENDIX C
PHOTOGRAPHS
(BLDG #A)



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

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

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

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

Photograph 5: TPO Roof, Current Condition is Good.

Photograph 6: Unit 303 Patio, Current Condition.

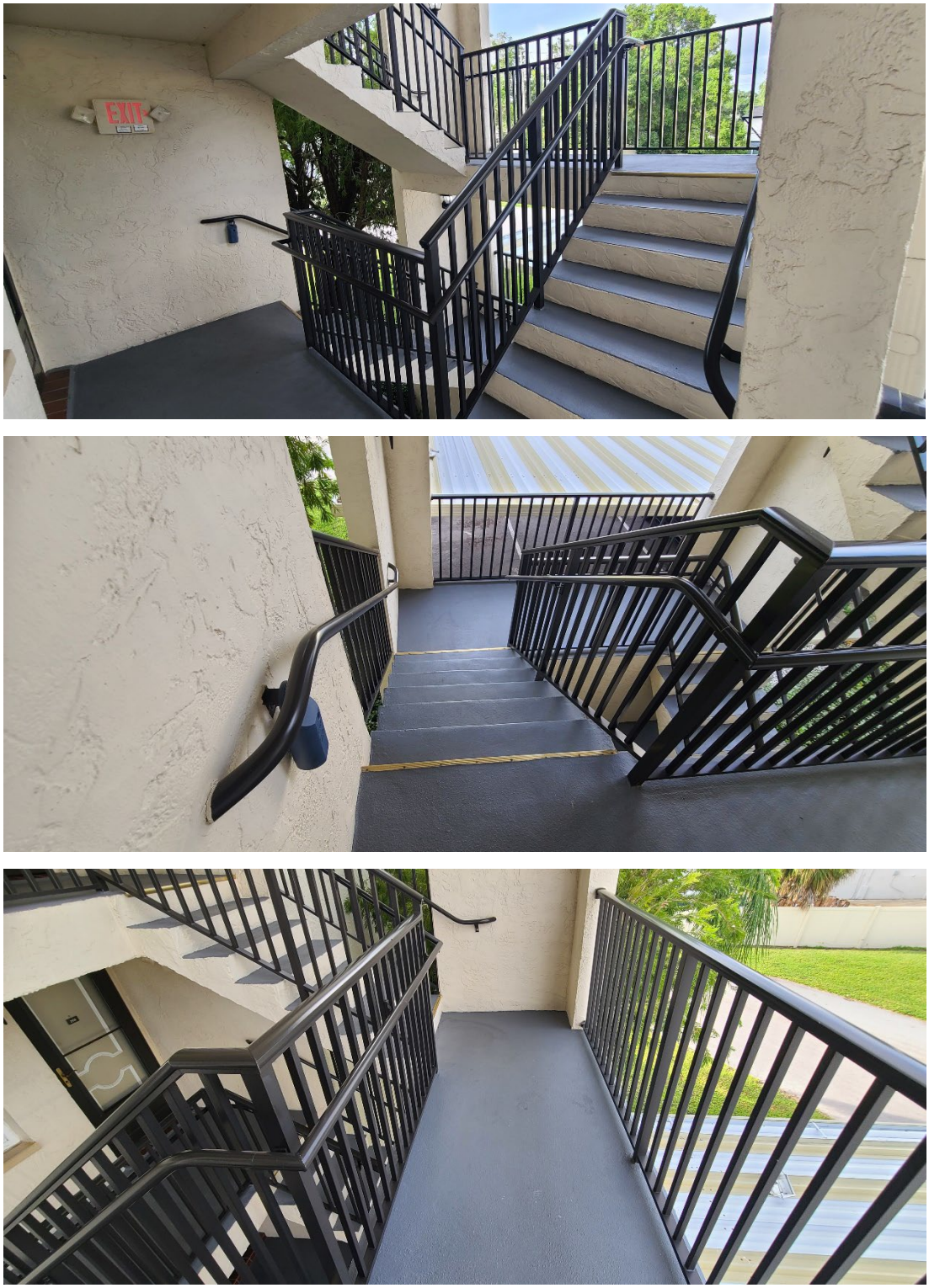
Photograph 7: Unit 306 Patio, Current Condition.

Photograph 8: Unit 306 Patio, Current Condition.

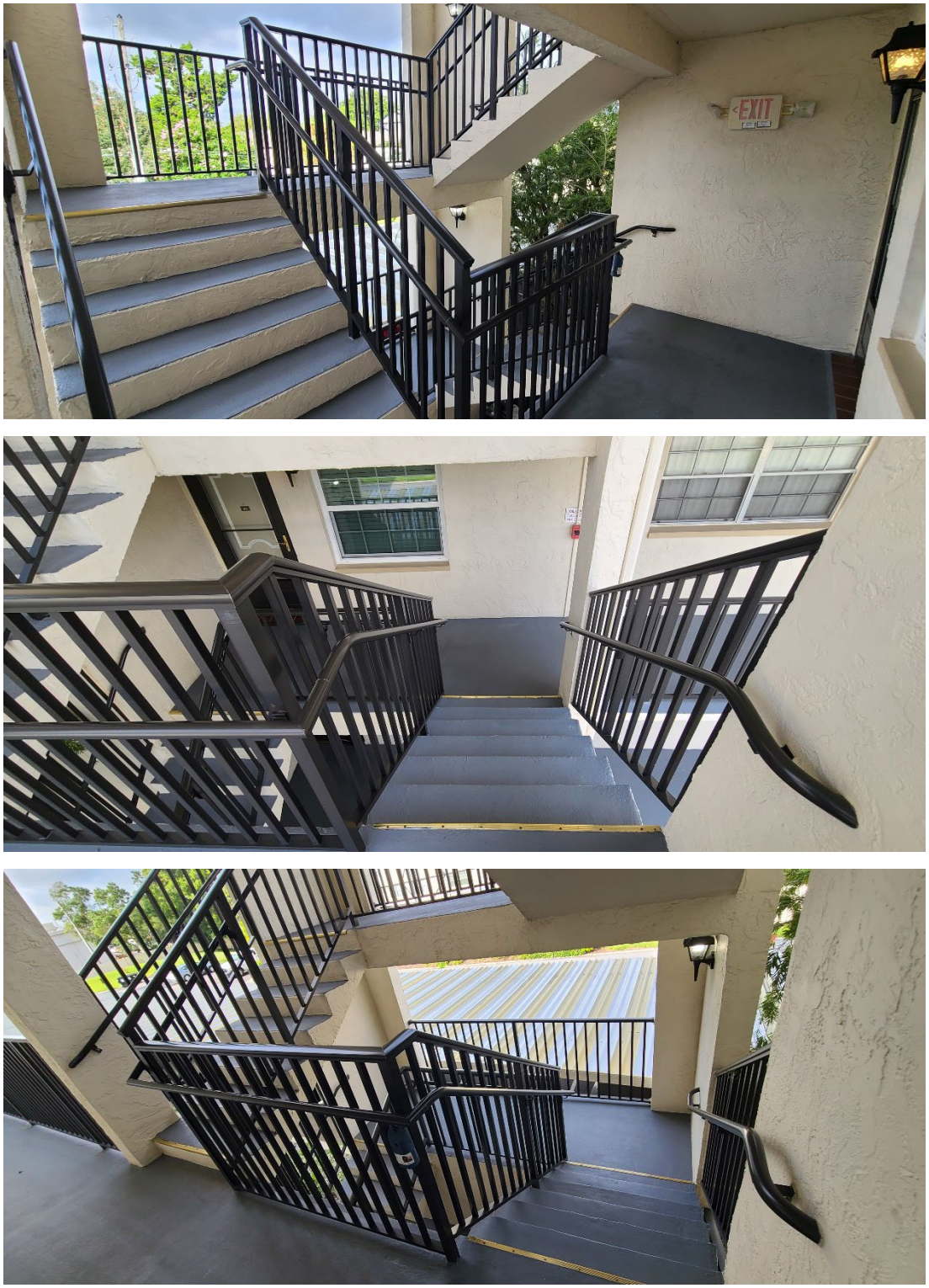
Photograph 9: Walkways, Current Condition.

Photograph 10:Walkways, Current Condition

Photograph 11: Walkways Guards, Current Condition.



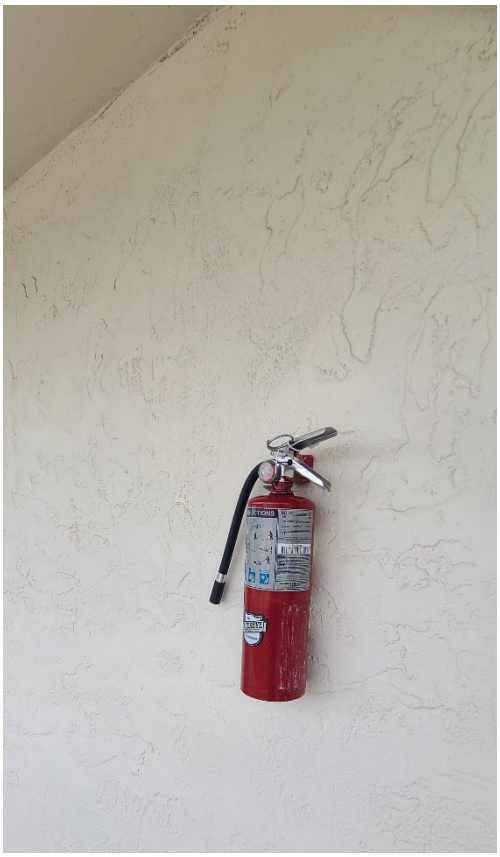
Photograph 12: South Staircase, Current Condition.



Photograph 13: North Staircase, Current Condition.

Photograph 14: Common Area, Laundry and Power Room on Ground Level, Current Condition.

Photograph 15: Fire Control Equipment Inside Laundry/Power Room



Photograph 16: Fire Extinguisher and Fire Alarm on Walkways

Photograph 17: Common Area, Elevator Room, Current Condition.

APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL

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

Professional Engineer / Special Inspector / CSD Vice President

SUMMARY OF QUALIFICATIONS

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

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

UNIVERSAL ENGINEERING SCIENCES

YEARS WITH THE FIRM 3.0

YEARS WITH OTHER FIRMS 23

EDUCATION

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

LICENSES & CERTIFICATIONS

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

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

Healthcare

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

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

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

Institutional

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

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

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

Multifamily Residential

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

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

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

Industrial

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

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

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

Transportation

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

Education

BS, Civil Engineering, Mustansiriyah University – College of Engineering, Baghdad, Iraq

Years of Experience

20

Licenses

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

Ali Talib Mustafa, PE

Restoration Consultant

Ali has over 20 years of experience managing and performing consulting services (and in construction and project management). He is skilled in design-build service in new construction, including efforts performed for commercial and governmental clients overseas. His portfolio includes the construction of stadiums, hospitals, public clinics, schools, and oil field facilities. Following relocation to the United States in 2015, Ali gained skills in assessing existing structures, restoration, and building envelope consulting, as well as design and project specification. He offers valuable experience in construction and is an effective, efficient, and creative problem-solver for his clients. Ali is also well-versed in restoration knowledge and techniques. He is committed to improving these elements to better assist his clients through structural consulting, project management, construction administration, and inspection services.

EMPLOYMENT HISTORY/PROJECT EXPERIENCE

Restoration Consultant/Building Envelope - UES (October 2022 - Present)

Sarasota, FL

Mr. Mustafa continues his journey in the restoration and forensic engineering field. However, he has expanded his responsibilities to include conducting Milestone and Structural Integrity Reserve Studies, as mandated by Florida Senate Bill 4D in recent years. Additionally, Mr. Mustafa has established a restoration division within the UES Sarasota branch and has begun expanding the business by hiring new employees.

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

Sarasota, FL

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

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

St. Petersburg, FL

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

structural deficiencies, and conducted both threshold and construction inspections.

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

Baghdad, Iraq

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

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

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

Baghdad, Iraq

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

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

Aqreh, Kurdistan

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

Holiday Villas III Condominium Association - Balcony Structural Survey

Indian Rocks Beach, FL

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

Clearwater Beach, FL

Mirror Lake Condominium Association - Roofing/ Coating Project

St. Petersburg Beach, FL

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

Tampa, FL

Association Turnover Study (Mystique at Water Park Condominium Association)

Naples, FL

Sarasota South Court - Threshold Inspections

Venice, FL

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

Indian Rocks Beach, FL

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

Pinellas County, FL

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

Innovare Affordable Apartments

Hillsborough County, FL

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

Water's Edge Condominium Association - Waterproofing and Remediation

Clearwater Beach/Pinellas County, FL

From April to August 2020, Mr. Mustafa was involved in this $350,000 effort for the Water's Edge Condominium Association. The project involved two phases, the first of which was performed from April to June 2020.

The scope involved waterproofing for the 23rd floor patio. The second phase, performed during August 2020, involved waterproofing plaza deck planters. He served as Project Manager and Engineer, and was responsible for performing onsite surveya to evaluate and determine existing conditions and gather all required information to prepare a project manual and establish bidding services. He also performed onsite observations to ensure quality of work, record progress, and assist in solving concerns and challenges. He also reviewed the contractor's monthly payments and prepared the estimated project budget.

Envoy Point Condominium Association - Waterproofing and Remediation

St. Petersburg Beach, FL

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

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

Baghdad, Iraq

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

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

Baghdad, Iraq

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

New Construction - Hospital and Staff Housing

Aqreh, Kurdistan

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