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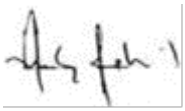
STRUCTURAL INTEGRITY RESERVE STUDY
PROPERTY CONDITION ASSESSMENT

Conquistador Condominium - Building 2
1800 St Lucie Boulevard
Stuart, Florida 34996

Project Number 23209116-2

Prepared for

Conquistador Condominium II Association, Inc.
1800 St Lucie Boulevard
Stuart, Florida 34996



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August 23, 2024

ANTOINE G. BOUMITRI State of Florida, Professional Engineer, License No. 40578. It is not valid unless it has been digitally sealed by Antoine G. Boumitri, P.E. on the date adjacent to the seal using a SHA-1 authentication code. Printed copies of this document are not considered signed and sealed and the signature must be verified on electronic copies.

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1.0 EXECUTIVE SUMMARY

Florida Engineering (FE) Consultants performed a Structural Integrity Reserve Study (SIRS) / Property Condition Assessment at the Conquistador Condominium - Building 2 facility, located at 1800 St Lucie Boulevard, in Stuart, Florida, on August 18, 2023.

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*.

1.0 Project Identification

Property Name	Conquistador Condominium - Building 2
Property Address	1800 St Lucie Boulevard, Stuart, Martin County, Florida
Type of Facility	Multifamily residential condominium complex
Construction Date(s)	Circa 1971
Number of Buildings	One residential building
Number of Stories	Three
Number of Units	24 individually owned condominium units
Building(s) Area	Not reported
Superstructure	Concrete framing
Roofing System	Low slope (flat)
Exterior Façade	Stucco, with metal-panel mansard at top floor
Heating	Forced-air furnaces
Cooling	Split system condensing units
Electrical Wiring	Copper
Fire Suppression	Portable extinguishers
Wood Destroying Organism	Very Heavy
FEMA Flood Zone	Zone X – Area of Minimal Flood Hazard
Seismic Zone	Zone 0
Tornado	1 - 4
Wind Zone	Zone III – Hurricane susceptible region
Date of Site Visit	August 18, 2023
Reserve Fund Strength	96.70% - Strong
FEMA Risk Index	Relatively High (Score 96.53)

1.1 Property Description/Background

The Property consists of one building that is part of a larger condominium complex consisting of 12 residential buildings operating as 12 separate associations, and a clubhouse / office building and common amenities.

The Property consists of a three-story structure accommodating 24 condominium units and associated surface parking and landscaped areas. The subject improvements were reportedly constructed circa 1971.

1.2 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.

1.3 Opinion of Remaining Useful Life

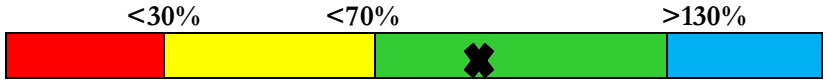
Based on the scope of work and findings of this assessment, it is our opinion that the remaining useful life of the Property is at least 35 years, if the recommended repairs/replacement in this report are made, the physical improvements receive continuing maintenance, the various components are repaired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

1.4 Reserve Study Funding Analysis

Economic Assumptions

Annual Inflation Rate ---------- 3.00%

Reserve Fund Strength (%-Funded)



Risk of Special Assessment: High | Medium | Low

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 Reserve Study is a document that helps keep the physical and financial assets of the association in balance. This Reserve Study is a broad and generalized budget-planning document.

The primary information you will get from this document is a list of your major Reserve components, a finding of the status (strength) of your Reserve Fund, and a recommended Funding Plan. The basic objective of the Reserve Study 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. This four-part test was provided to the client in the workbook used to help compile the Reserve Component List. 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.

1.5 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.

- 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.

- 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.

- 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 718.112(f)[2] 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 roof replacement, building painting, pavement resurfacing, 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.

1.6 Follow-up Recommendations

No additional evaluation is considered necessary at the present time.

1.7 Projected Component Categories and Parameters

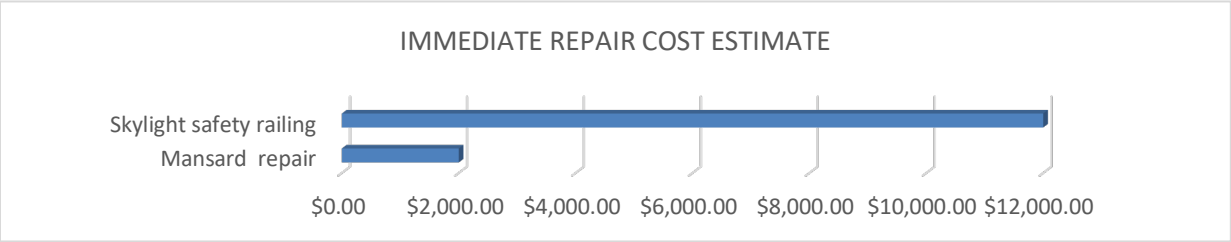
Component categories addressed in this study anticipated to require reserve fundings include the following:

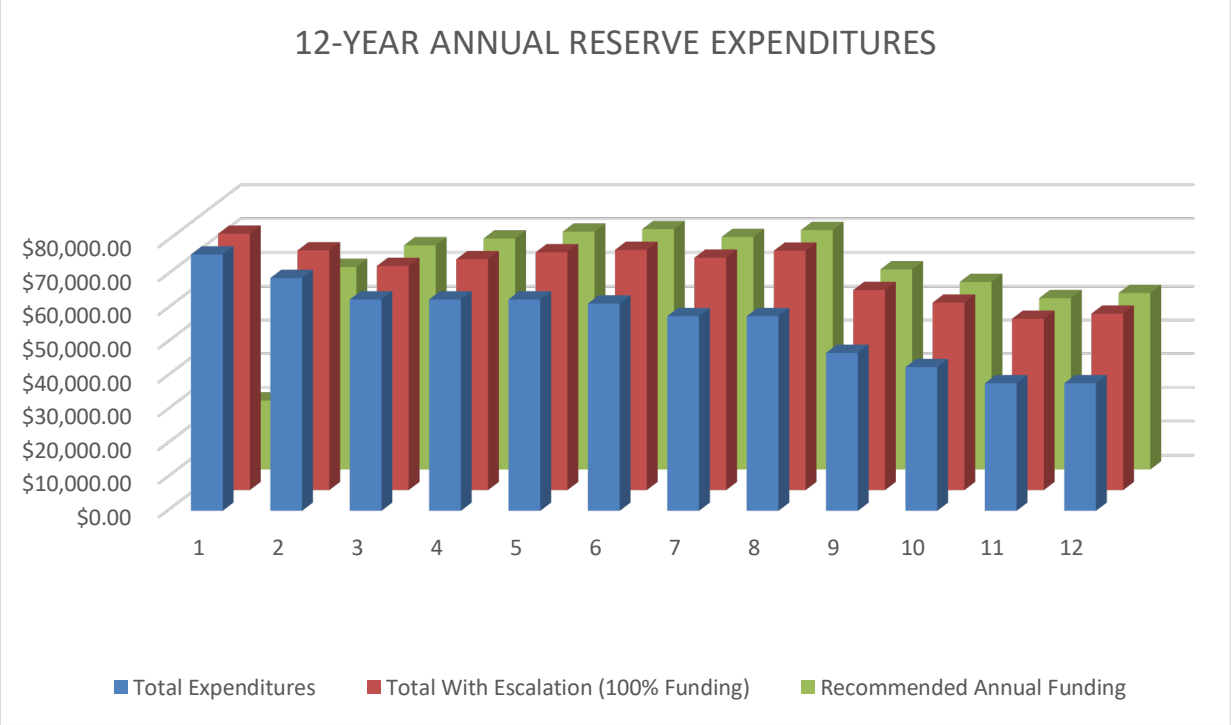
Item	Item Description	Expected Useful LIfe (EUL)	Effective Age	Remaining Useful LIfe (RUL)
1	Pavement sealcoat / stripe	5	3	2
2	Pavement resurface / overlay	25	16	9
3	Structural systems	50	49	1
4	Exterior walls painting/waterproofing	8	2	6
5	Windows / doors	50	49	1
6	Mansard	30	22	8
7	Roof covering - low-slope (flat)	20	0	20
8	Elevator upgrade / modernization	25	15	10
9	Plumbing systems	50	49	1
10	Water heaters	15	10	5
11	Electrical systems	50	49	1
12	Fire / life safety - central alarm panel	25	15	10
13	Common area interior - flooring	15	9	6
14	Common area interior - painting / wallpaper	15	9	6
LRA-1	Irrigation / wells (20% of total)	10	5	5
LRA-1	Bathhouse (20% of total)	20	0	20
LRA-1	Bathhouse roof (20% of total)	20	3	17
LRA-1	Swimming pool resurface (20% of total)	10	8	2
LRA-1	Pool equipment (20% of total)	10	4	6
LRA-1	Fence (20% of total)	20	19	1
LRA-1	Pool area deck (20% of total)	25	11	14
LRA-1	Pedestrian walkway (20% of total)	30	22	8

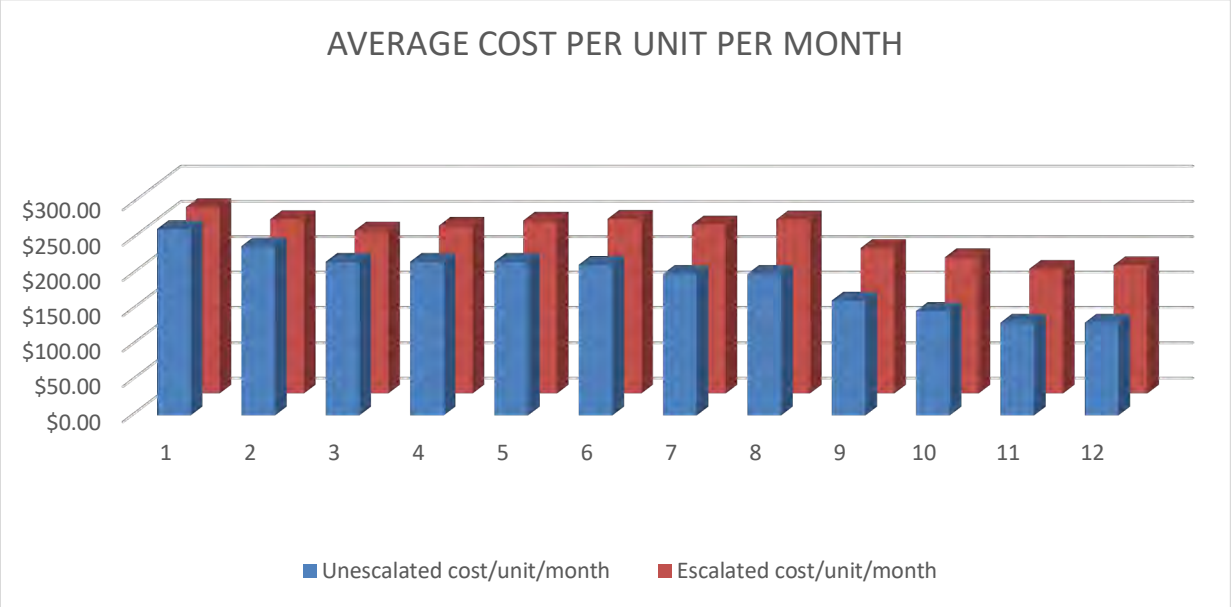
1.8 Capital Expenditure Summary

While this Reserve Study looks forward 12 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be reviewed and updated annually, as necessary, because we expect the timing of these expenses to shift and the size of these expenses 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 expenses at your association as defined by your Reserve Component List. A breakdown summary of immediate repairs or replacement reserves is presented in the tables at the end of this report.


IMMEDIATE REPAIR COST ESTIMATE
Skylight safety railing
Mansard repair
$0.00
$2,000.00
$4,000.00
$6,000.00
$8,000.00
$10,000.00
$12,000.00


12-YEAR ANNUAL RESERVE EXPENDITURES
$80,000.00
$70,000.00
$60,000.00
$50,000.00
$40,000.00
$30,000.00
$20,000.00
$10,000.00
$0.00
1
2
3
4
5
6
7
8
9
10
11
12
Total Expenditures
Total With Escalation (100% Funding)
Recommended Annual Funding


AVERAGE COST PER UNIT PER MONTH
$300.00
$250.00
$200.00
$150.00
$100.00
$50.00
$0.00
1
2
3
4
5
6
7
8
9
10
11
12
Unescalated cost/unit/month
Escalated cost/unit/month

2.0 PURPOSE, SCOPE, AND LIMITATIONS

A Reserve Study / Property Condition Assessment has been conducted on August 18, 2023, at Conquistador Condominium - Building 2 facility, located at 1800 St Lucie Boulevard, in Stuart, 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 tous 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 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, and a representative sample of tenant spaces were visited. 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 based on its being (i) an existing or potentially significant unsafe condition, (ii) material physical deficiency (iii) poor or deteriorated condition ofa 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.

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.

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 is 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.

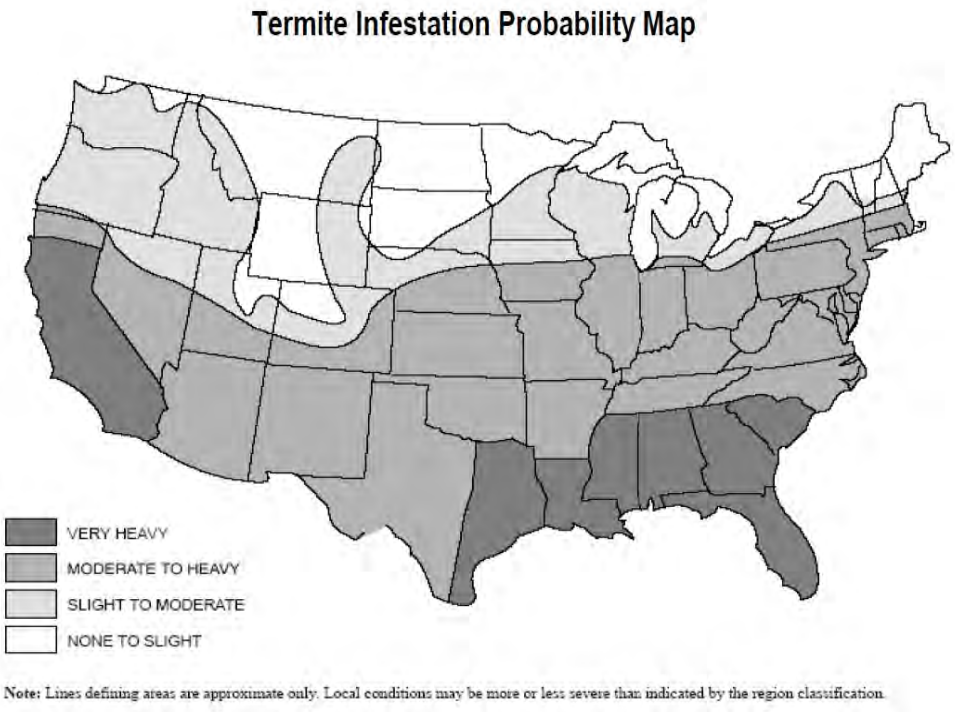
4.0 SPECIAL HAZARDS

4.1 Wood Destroying Organism

General likelihood of termite activity is depicted on the Termite Infestation Probability Map of the Continental United States, which has been adapted from the International Residential Code, 2000 Edition.

Termite Infestation Probability for this Property is Very Heavy.

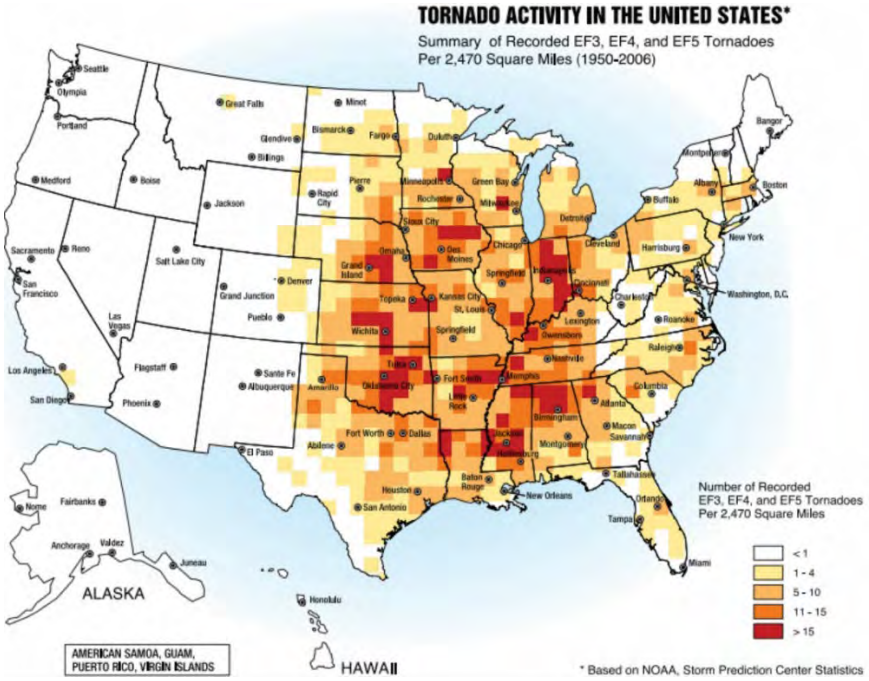
As part of the on-site assessment, non-invasive and non-exhaustive observations were made for the presence or absence of wood destroying organisms. No evidence of wood destroying organisms was observed. No further action is required at the present time.



4.2 Tornado

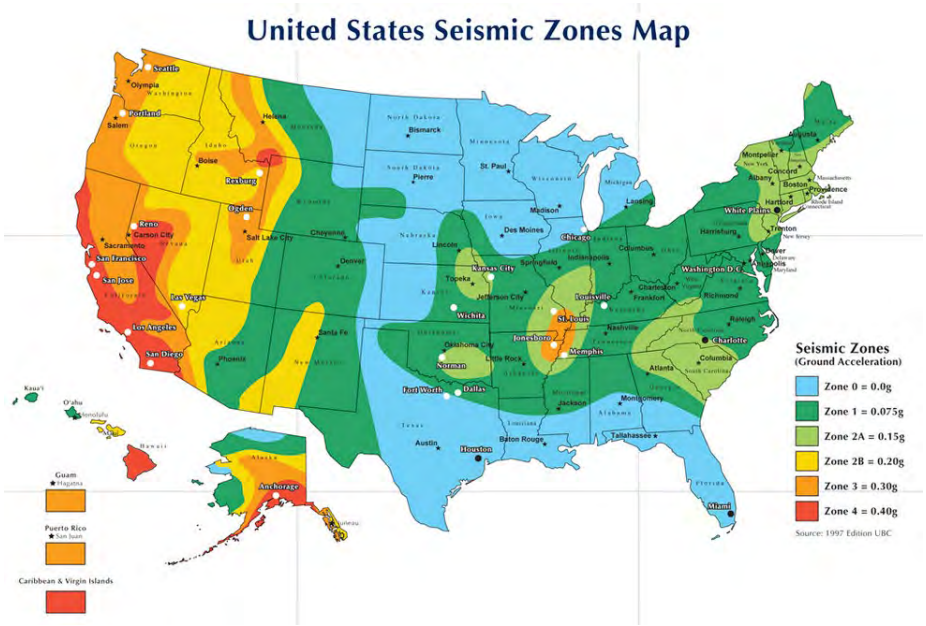
According to the map "Tornado Activity in the United States: A summary of Recorded EF3, EF4 and EF5 Tornadoes per 2,470 Square Miles (1950-2006)", the property is in a Zone that is rated as 1 - 4, based on NOAA Storm Prediction Statistics and provided by FEMA.

"Because of extremely high pressures and missile loads that tornadoes can induce, constructing tornado resistant buildings is extremely expensive. Therefore, when consideration is voluntarily given to tornado design, the emphasis typically is on occupant protection" (see "Wind Safety of the Building Envelope," by Tom Smith, AIA, dated June 18, 2010, published by the National Institute of Building Sciences).



4.3 Seismic Zone

According to the "Seismic Zoning Map of the United States" published by the Uniform Building Code, dated 1997, the Property is in Seismic Zone 0 – Area of very low probability for damaging ground motion. In this category, wind loads would govern for design of lateral resistance of structures rather than seismic considerations.

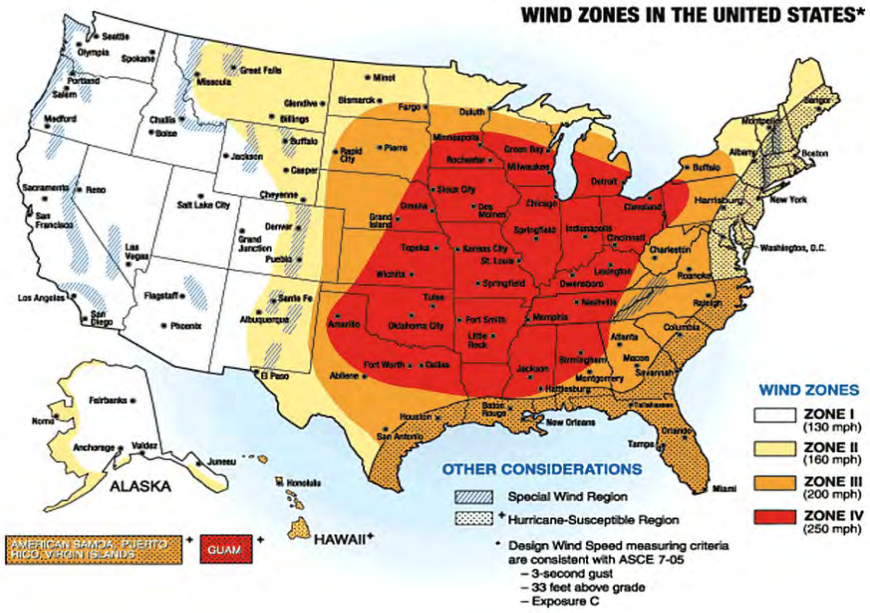


4.4 Flood Zone

According to the Flood Insurance Rate Map (FIRM) Community Panel Number 12085C0162H, effective on February 19, 2020, published by the Federal Emergency Management Agency (FEMA), the Property is in Zone X – Area of Minimal Flood Hazard.

4.5 Wind Zone

According to the "Wind Zones Map of the United States", as produced by the Federal Emergency Management Administration, the Property is in Wind Zone III – Area with design wind speed (3- second gust) of 200 mph, with is consistent with the ASCE 7-05. The Property is in a Hurricane Susceptible Region.



5.0 SITE IMPROVEMENTS

Item	Description/Observations/Comments
Landscaping	Landscaping at the Property includes various mature trees, bushes, and lawn. An automatic underground irrigation system is provided. **Landscaping appears to be in good condition. The cost for upkeep and maintenance is reportedly part of operating expenses and therefore not included in the expenditure tables.**
Sanitary Sewer	The sanitary sewer system discharges into the municipal sewer system. **The Property representative indicated that the system is in good condition, with no problems reported.**
Drainage Systems	The site is drained via sheeting action to storm drain inlets with underground piping connected to the municipal storm drain system. **The Property representative reported that the storm water drainage system is adequate.**
Domestic Water	A water main located in adjacent street supplies the Property water lines. **The Property representative indicated that the system is in good condition, with no problems reported.**
Parking/Paving	The interior drives and parking surfaces are paved with asphalt. Parking is typically provided for approximately 37 vehicles. **The parking and driveway areas were noted to be in generally good condition with no significant deficiencies noted. To maximize the pavement life, periodic crack-sealing, sealcoating and striping are recommended during the evaluation period.** **In addition, based on the Expected Useful Life (EUL) of 25 years for asphalt pavement, resurfacing should be anticipated during the evaluation period. Funds have been spread throughout 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.**
Sidewalks	Property sidewalks consist of cast-in-place concrete. **The sidewalks appeared to be in good condition with minor cracking noted. Funds for periodic repair / replacement 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.**
Site Amenities	There are common area amenities identified as LRA-1 with maintenance responsibilities funded by condo owners within Buildings 1 through 5. They include the swimming pool, equipment, decking and fence, and water well. **Funds for replacement of common amenities 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.**

6.0 ARCHITECTURAL AND STRUCTURAL SYSTEMS

Item	Description/Observations/Comments
Foundation	We were not able to observe the foundation structure. **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.**
Superstructure	The building consists of a concrete superstructure. **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.**
Exterior Walls	The exterior walls consist of concrete masonry unit (CMU) construction at the first and second floors finished with painted stucco. A mansard system with prefinished metal panels is located at the third floor. **The mansard panels were noted to exhibit evidence of corrosion at scattered locations, requiring repair to prevent further moisture infiltration. Funds for this work have been allocated in the Immediate Repairs Cost Estimate Table.** **Based on the EUL of eight years and conditions observed, repainting and waterproofing of the exterior surfaces are anticipated early in the evaluation period. In addition, the mansard panels were reportedly replaced in 2001, and based on the EUL of 30 years, replacement should be anticipated during the evaluation period. Funds for mansard panel replacement and repainting and waterproofing of the exterior surfaces 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.**
Roof	The roof is classified as a low-slope (flat) system. The roof covering is a multiply bituminous built-up membrane with aggregate topping, over rigid insulation. **The roof covering was replaced in 2023. Based on the EUL of 20 years, replacement is anticipated during the evaluation period. 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.** **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.**

Item	Description/Observations/Comments
Skylights	The common area atrium is provided by overhead skylight consisting of an opening on the roof finished with a mesh screen within lightweight aluminum framing.
	The mesh screen of the skylight was noted to be in good condition. However, the opening is flush with the roof membrane and is not equipped with any type of safety fall protection, creating a potential safety hazard. We recommend installing a safety railing barrier around the perimeter of the opening. Funds for this work have been allocated in the Immediate Repairs Cost Estimate Table.
Patios / Balconies	The patios generally include concrete slabs, with various finishes. The balconies are supported by the building structural system and include concrete decking, with aluminum railing. Patios and balconies are provided with mesh screens creating lanai features.
	The patio and balconies are the responsibility of the individual condominium unit owner.
Windows	The windows consist of punch-through, aluminum-framed, either single- or double-glazed units. Some of the units have been replaced with impact-resistant rated windows.
	Windows at the condominiums are the responsibility of the respective unit owners to maintain and replace.
Doors	The main exterior entry doors are constructed of solid wood set in wood framing. Patio and balcony doors are aluminum-framed impact-resistant rated units.
	The doors appeared to be in generally good condition with no significant deficiencies noted. Based on the age of the Property, funds for replacement of common area exterior doors 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.
	Doors at the condominiums are the responsibility of the respective unit owners to maintain and replace.

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 tile flooring, and painted gypsum-board walls and ceiling. **The interior common areas appeared to be in good condition. Funds for replacement of common area finishes 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.**

8.0 CONVEYANCE SYSTEMS

Item	Description/Observations/Comments
Elevators	The building is equipped with one hydraulic elevator, rated at 2,500 pounds of load capacity, providing access to all floors. **The elevator was noted to be in generally good operating condition and reportedly serviced regularly by an elevator service contractor.** **The elevator was reportedly modernized in 2008. Elevator controls typically have an EUL of 25 years and should be anticipated to require upgrade / modernization during the evaluation period. 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**.
Escalators	There are no escalators at the Property.
Stairs	The stairs are poured concrete with closed risers and aluminum railing. **The stairs appeared to be in generally good condition, with no significant deficiencies noted, requiring routine maintenance during the evaluation period.**

9.0 MECHANICAL AND ELECTRICAL SYSTEMS

Item	Description/Observations/Comments
HVAC	Cooling for each condominium unit is supplied by an individual electric forced-air furnace with split-system air-conditioning condensing unit. **HVAC equipment appeared to be in generally good condition. HVAC equipment at the dwelling units is the responsibility of the respective condominium unit owner to maintain and replace.**
Plumbing Systems	The building's plumbing systems include the incoming water service and the hot and cold-water piping system; the sanitary sewer including the soil, waste, and vent system, as well as the bathroom fixtures and water heaters. The domestic water piping within the building is reported to be copper. The soil, waste and vent system within the building is reported to be PVC. **The plumbing systems appeared to be in generally good condition. The water pressure, quantity of hot and cold water, and drainage were reported to be adequate. Based on the age of the Property, an annual budget for component upgrades and replacements 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.**
Plumbing Fixtures	The plumbing fixtures appear to be residential grade and typical for this type of occupancy. **The plumbing fixtures appeared to be generally in good condition requiring only routine maintenance over the evaluation period.**
Water Heaters	The Property has one 40-gallon, two 80-gallon, and two 84-gallon electric water heaters providing hot water to the subject building. **The 40-gallon and 80-gallon heaters were noted to be manufactured in 2010 and the 84-gallon units in 2016. Electric water heaters have a typical EUL of 12 to 15 years. Funds for water heater replacement 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**.
Electrical Service	Electrical service enters the building from utility-company owned transformers, providing 100-Ampere, 120/240-Volt, single-phase, three-wire service to the individual units. The distribution wiring was noted to be copper. GFCI outlets were noted in kitchens, bathrooms, and wet areas. **The electrical system components were observed to be in good condition. In general, the electrical systems for the Property, including main switchboards, transformers, distribution circuit breaker panels, contactors, lighting, and wiring system were noted to be adequately sized for the intended use of the facility**. **Electrical systems and installations within the dwelling units are reported to be the responsibility of the respective condominium unit owner to maintain and replace.**

10.0 LIFE SAFETY SYSTEMS

Item	Description/Observations/Comments
Fire Protection	ABC-type portable fire extinguishers are in the common areas. The building is equipped with a central fire alarm system that monitors the pull stations. The panel also sounds the alarm and automatically notifies the monitoring service or the fire department in the event of trouble. **The fire extinguishers were noted to be in general condition requiring routine maintenance over the evaluation period.** **The central alarm panel has an EUL of 25 years. As such, replacement should be anticipated early in 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.** **Fire protection and life safety systems within the dwelling units are reported to be the responsibility of the respective condominium unit owner to maintain and replace.**

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 Conquistador Condominium II 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

4/24/2024
IMMEDIATE REPAIRS COST ESTIMATE - TRADITIONAL RESERVE
PROJECT NO.: 23209116-2

Conquistador Condominium - Building 2
1800 St Lucie Boulevard
Stuart, Florida 34996

Property Type:	**Multifamily**
Number of Stories:	**3**
Units:	**24**
Number of Buildings:	**1**
Reserve Term:	**12**
Actual Property Age:	**52**

Item No.		Item Description	Quantity	Unit	Cost	Totals	Existing Balance	Remaining Funds	Comments
1		Mansard repair	1	LS	$2,000.00	$2,000.00			Repair localized damaged and corroded panels
2		Skylight safety railing	80	LF	$150.00	$12,000.00			Install safety railing around skylight on roof
						Subtotal	**$66,562.73**	**$52,562.73**	
					Total Immediate Repairs	**$14,000.00**			
					Cost Per Unit	**$583.33**			

4/24/2024
REPLACEMENT RESERVE COST ESTIMATES - TRADITIONAL RESERVE
PROJECT NO.: 23209116-2

Conquistador Condominium - Building 2
1800 St Lucie Boulevard
Stuart, Florida 34996

Property Type:	**Multifamily**
Number of Stories:	**3**
Units:	**24**
Number of Buildings:	**1**
Reserve Term:	**12**
Actual Property Age:	**52**

Item 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	Pavement sealcoat / stripe	5	3	2	18,000	SF	$0.25	**$4,500.00**	$2,250.00	$2,250.00	$900.00	$900.00	$900.00	$900.00	$900.00	$900.00	$900.00	$900.00	$900.00	$900.00	**$13,500.00**
2	Pavement resurface / overlay	25	16	9	18,000	SF	$3.30	**$59,400**	$6,600	$6,600	$6,600	$6,600	$6,600	$6,600	$6,600	$6,600	$6,600	$2,376	$2,376	$2,376	**$66,528**
3	Structural systems	50	49	1	1	Annual	$2,000.00	**$2,000.00**	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	**$24,000.00**
4	Exterior walls painting/waterproofing	8	2	6	24	Unit	$1,500.00	**$36,000.00**	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$4,500.00	$4,500.00	$4,500.00	$4,500.00	$4,500.00	$4,500.00	**$63,000.00**
5	Windows / doors	50	49	1	1	LS	$5,000.00	**$5,000.00**	$5,000.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	**$6,100.00**
6	Mansard	30	22	8	8,000	SF	$15.00	**$120,000.00**	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$4,000.00	$4,000.00	$4,000.00	$4,000.00	**$136,000.00**
7	Roof covering - low-slope (flat)	20	0	20	13,500	SF	$20.00	**$270,000.00**	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	**$162,000.00**
8	Elevator upgrade / modernization	25	15	10	1	LS	$75,000.00	**$75,000.00**	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$7,500.00	$3,000.00	$3,000.00	**$81,000.00**
9	Plumbing systems	50	49	1	1	Annual	$1,000.00	**$1,000.00**	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	**$12,000.00**
10	Water heaters	15	10	5	5	Each	$1,800.00	**$9,000.00**	$1,800.00	$1,800.00	$1,800.00	$1,800.00	$1,800.00	$600.00	$600.00	$600.00	$600.00	$600.00	$600.00	$600.00	**$13,200.00**
11	Electrical systems	50	49	1	1	Annual	$1,000.00	**$1,000.00**	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	**$12,000.00**
12	Fire / life safety - central alarm panel	25	15	10	1	LS	$5,000.00	**$5,000.00**	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$200.00	$200.00	**$5,400.00**
13	Common area interior - flooring	15	9	6	1	LS	$5,000.00	**$5,000.00**	$833.33	$833.33	$833.33	$833.33	$833.33	$833.33	$333.33	$333.33	$333.33	$333.33	$333.33	$333.33	**$7,000.00**
14	Common area interior - painting / wallpaper	15	9	6	1	LS	$16,000.00	**$16,000.00**	$2,666.67	$2,666.67	$2,666.67	$2,666.67	$2,666.67	$2,666.67	$1,066.67	$1,066.67	$1,066.67	$1,066.67	$1,066.67	$1,066.67	**$22,400.00**
LRA-1	Irrigation / wells (20% of total)	10	5	5	1	LS	$10,000.00	**$10,000.00**	$2,000.00	$2,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	**$14,000.00**
LRA-1	Bathhouse (20% of total)	20	0	20	1	LS	$5,000.00	**$1,000.00**	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	**$600.00**
LRA-1	Bathhouse roof (20% of total)	20	3	17	1	LS	$10,000.00	**$2,000.00**	$117.65	$117.65	$117.65	$117.65	$117.65	$117.65	$117.65	$117.65	$117.65	$117.65	$117.65	$117.65	**$1,411.76**
LRA-1	Swimming pool resurface (20% of total)	10	8	2	1	LS	$10,000.00	**$10,000.00**	$5,000.00	$5,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	**$20,000.00**
LRA-1	Pool equipment (20% of total)	10	4	6	1	LS	$10,000.00	**$2,000.00**	$333.33	$333.33	$333.33	$333.33	$333.33	$333.33	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	**$3,200.00**
LRA-1	Fence (20% of total)	20	19	1	1	LS	$11,000.00	**$2,200.00**	$2,200.00	$110.00	$110.00	$110.00	$110.00	$110.00	$110.00	$110.00	$110.00	$110.00	$110.00	$110.00	**$3,410.00**
LRA-1	Pool area deck (20% of total)	25	11	14	1	LS	$14,000.00	**$2,800.00**	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	**$2,400.00**
LRA-1	Pedestrian walkway (20% of total)	30	22	8	1	LS	$15,000.00	**$3,000.00**	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00	$500.00	$500.00	$500.00	$500.00	**$5,000.00**
								$641,900.00													
	Year 1 Anticipated Replacements						**$9,000.00**														
	Immediate Repairs Total						**$14,000.00**														
	Available Funds						**$66,562.73**														
	Total Expenditures								**$75,925.98**	**$68,935.98**	**$62,585.98**	**$62,585.98**	**$62,585.98**	**$61,385.98**	**$57,652.65**	**$57,652.65**	**$46,777.65**	**$42,553.65**	**$37,753.65**	**$37,753.65**	**$674,149.76**
	Escalation Factor per year				3.00%				$0.00	$2,068.08	$3,811.49	$5,803.41	$7,855.09	$9,777.20	$11,187.63	$13,252.84	$12,478.88	$12,969.21	$12,984.10	$14,506.23	
	Total With Escalation (100% Funding)								**$75,925.98**	**$71,004.06**	**$66,397.47**	**$68,389.39**	**$70,441.07**	**$71,163.18**	**$68,840.28**	**$70,905.48**	**$59,256.52**	**$55,522.86**	**$50,737.74**	**$52,259.88**	**$780,843.91**
	Reported Annual Funding								**$20,400.00**	**$20,400.00**	**$20,400.00**	**$20,400.00**	**$20,400.00**	**$20,400.00**	**$20,400.00**	**$20,400.00**	**$20,400.00**	**$20,400.00**	**$20,400.00**	**$20,400.00**	
	Recommended Annual Funding								**$20,400.00**	**$59,967.31**	**$66,397.47**	**$68,389.39**	**$70,441.07**	**$71,163.18**	**$68,840.28**	**$70,905.48**	**$59,256.52**	**$55,522.86**	**$50,737.74**	**$52,259.88**	**$714,281.18**
	Remaining Reserve Funds								$11,036.75	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
	Minimum Annual Escalated Funding (70%)								**$53,148.19**	**$49,702.84**	**$46,478.23**	**$47,872.57**	**$49,308.75**	**$49,814.22**	**$48,188.19**	**$49,633.84**	**$41,479.57**	**$38,866.00**	**$35,516.42**	**$36,581.91**	
	Reserve Strength Percent Funded						**96.70%**		**96.10%**	**84.46%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**	
	Cost Per Unit (unescalated)								**$3,163.58**	**$2,872.33**	**$2,607.75**	**$2,607.75**	**$2,607.75**	**$2,557.75**	**$2,402.19**	**$2,402.19**	**$1,949.07**	**$1,773.07**	**$1,573.07**	**$1,573.07**	
	Cost Per Unit (escalated)								**$3,163.58**	**$2,958.50**	**$2,766.56**	**$2,849.56**	**$2,935.04**	**$2,965.13**	**$2,868.34**	**$2,954.40**	**$2,469.02**	**$2,313.45**	**$2,114.07**	**$2,177.49**	
	Unescalated cost/unit/month								**$263.63**	**$239.36**	**$217.31**	**$217.31**	**$217.31**	**$213.15**	**$200.18**	**$200.18**	**$162.42**	**$147.76**	**$131.09**	**$131.09**	
	Escalated cost/unit/month								**$263.63**	**$246.54**	**$230.55**	**$237.46**	**$244.59**	**$247.09**	**$239.03**	**$246.20**	**$205.75**	**$192.79**	**$176.17**	**$181.46**	

4/24/2024
IMMEDIATE REPAIRS COST ESTIMATE - SIRS
PROJECT NO.: 23209116-2

Conquistador Condominium - Building 2
1800 St Lucie Boulevard
Stuart, Florida 34996

Property Type:	**Multifamily**
Number of Stories:	**3**
Units:	**24**
Number of Buildings:	**1**
Reserve Term:	**12**
Actual Property Age:	**52**

Item No.	e	Item Description	Quantity	Unit	Cost	Totals			Comments
1		Mansard repair	1	LS	$2,000.00	$2,000.00			Repair localized damaged and corroded panels
2		Skylight safety railing	80	LF	$150.00	$12,000.00			Install safety railing around skylight on roof
						Subtotal			
			Total Immediate Repairs			**$14,000.00**			
					Cost Per Unit	**$583.33**			

4/24/2024

REPLACEMENT RESERVE COST ESTIMATES - SIRS

PROJECT NO.: 23209116-2

Conquistador Condominium - Building 2
1800 St Lucie Boulevard
Stuart, Florida 34996

Property Type:	**Multifamily**
Number of Stories:	**3**
Units:	**24**
Number of Buildings:	**1**
Reserve Term:	**12**
Actual Property Age:	**52**

Item 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	Structural systems	50	49	1	1	Annual	$2,000.00	**$2,000.00**	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	$2,000.00	**$24,000.00**
2	Exterior walls painting/waterproofing	8	2	6	24	Unit	$1,500.00	**$36,000.00**	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$6,000.00	$4,500.00	$4,500.00	$4,500.00	$4,500.00	$4,500.00	$4,500.00	**$63,000.00**
3	Windows / doors	50	49	1	1	LS	$5,000.00	**$5,000.00**	$5,000.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	$100.00	**$6,100.00**
4	Mansard	30	22	8	8,000	SF	$15.00	**$120,000.00**	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$15,000.00	$4,000.00	$4,000.00	$4,000.00	$4,000.00	**$136,000.00**
5	Roof covering - low-slope (flat)	20	0	20	13,500	SF	$20.00	**$270,000.00**	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	$13,500.00	**$162,000.00**
6	Plumbing systems	50	49	1	1	Annual	$1,000.00	**$1,000.00**	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	**$12,000.00**
7	Electrical systems	50	49	1	1	Annual	$1,000.00	**$1,000.00**	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	**$12,000.00**
8	Fire / life safety - central alarm panel	25	15	10	1	LS	$5,000.00	**$5,000.00**	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$500.00	$200.00	$200.00	**$5,400.00**
								$440,000.00													
		Immediate Repairs Total					**$14,000.00**														
	Total Expenditures								**$41,500.00**	**$36,600.00**	**$36,600.00**	**$36,600.00**	**$36,600.00**	**$36,600.00**	**$35,100.00**	**$35,100.00**	**$24,100.00**	**$24,100.00**	**$24,100.00**	**$24,100.00**	**$391,100.00**
	Escalation Factor per year				3.00%				$0.00	$1,098.00	$2,228.94	$3,393.81	$4,593.62	$5,829.43	$6,811.24	$8,068.57	$6,429.16	$7,345.03	$8,288.38	$9,260.04	
	Total With Escalation								**$41,500.00**	**$37,698.00**	**$38,828.94**	**$39,993.81**	**$41,193.62**	**$42,429.43**	**$41,911.24**	**$43,168.57**	**$30,529.16**	**$31,445.03**	**$32,388.38**	**$33,360.04**	**$454,446.22**
	Cost Per Unit (escalated)								$1,729.17	$1,570.75	$1,617.87	$1,666.41	$1,716.40	$1,767.89	$1,746.30	$1,798.69	$1,272.05	$1,310.21	$1,349.52	$1,390.00	
	Unescalated cost/unit/month								**$144.10**	**$127.08**	**$127.08**	**$127.08**	**$127.08**	**$127.08**	**$121.88**	**$121.88**	**$83.68**	**$83.68**	**$83.68**	**$83.68**	
	Escalated cost/unit/month								**$144.10**	**$130.90**	**$134.82**	**$138.87**	**$143.03**	**$147.32**	**$145.53**	**$149.89**	**$106.00**	**$109.18**	**$112.46**	**$115.83**	

4/24/2024
IMMEDIATE REPAIRS COST ESTIMATE - NON SIRS
PROJECT NO.: 23209116-2

Conquistador Condominium - Building 2
1800 St Lucie Boulevard
Stuart, Florida 34996

Property Type:	**Multifamily**
Number of Stories:	**3**
Units:	**24**
Number of Buildings:	**1**
Reserve Term:	**12**
Actual Property Age:	**52**

Item No.	e	Item Description	Quantity	Unit	Cost	Totals			Comments
1		None identified			$0.00	$0.00			
						Subtotal			
			Total Immediate Repairs			**$0.00**			
					Cost Per Unit	**$0.00**			

4/24/2024

REPLACEMENT RESERVE COST ESTIMATES - NON SIRS

PROJECT NO.: 23209116-2

Conquistador Condominium - Building 2
1800 St Lucie Boulevard
Stuart, Florida 34996

Property Type:	**Multifamily**
Number of Stories:	**3**
Units:	**24**
Number of Buildings:	**1**
Reserve Term:	**12**
Actual Property Age:	**52**

Item 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	Pavement sealcoat / stripe	5	3	2	18,000	SF	$0.25	**$4,500**	$2,250	$2,250	$900	$900	$900	$900	$900	$900	$900	$900	$900	$900	**$13,500**
2	Pavement resurface / overlay	25	16	9	18,000	SF	$3.30	**$59,400**	$6,600	$6,600	$6,600	$6,600	$6,600	$6,600	$6,600	$6,600	$6,600	$2,376	$2,376	$2,376	**$66,528**
3	Elevator upgrade / modernization	25	15	10	1	LS	$75,000.00	**$75,000**	$7,500	$7,500	$7,500	$7,500	$7,500	$7,500	$7,500	$7,500	$7,500	$7,500	$3,000	$3,000	**$81,000**
4	Water heaters	15	10	5	5	Each	$1,800.00	**$9,000.00**	$1,800.00	$1,800.00	$1,800.00	$1,800.00	$1,800.00	$600.00	$600.00	$600.00	$600.00	$600.00	$600.00	$600.00	**$13,200.00**
5	Common area interior - flooring	15	13	2	1	LS	$5,000.00	**$5,000**	$2,500	$2,500	$333	$333	$333	$333	$333	$333	$333	$333	$333	$333	**$8,333**
6	Common area interior - painting / wallpaper	15	13	2	1	LS	$16,000.00	**$16,000**	$8,000	$8,000	$1,067	$1,067	$1,067	$1,067	$1,067	$1,067	$1,067	$1,067	$1,067	$1,067	**$26,667**
LRA-1	Irrigation / wells (20% of total)	10	5	5	1	LS	$10,000.00	**$10,000.00**	$2,000.00	$2,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	**$14,000.00**
LRA-1	Bathhouse (20% of total)	20	0	20	1	LS	$5,000.00	**$1,000.00**	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	$50.00	**$600.00**
LRA-1	Bathhouse roof (20% of total)	20	3	17	1	LS	$10,000.00	**$2,000.00**	$117.65	$117.65	$117.65	$117.65	$117.65	$117.65	$117.65	$117.65	$117.65	$117.65	$117.65	$117.65	**$1,411.76**
LRA-1	Swimming pool resurface (20% of total)	10	8	2	1	LS	$10,000.00	**$10,000.00**	$5,000.00	$5,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	$1,000.00	**$20,000.00**
LRA-1	Pool equipment (20% of total)	10	4	6	1	LS	$10,000.00	**$2,000.00**	$333.33	$333.33	$333.33	$333.33	$333.33	$333.33	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	**$3,200.00**
LRA-1	Fence (20% of total)	20	19	1	1	LS	$11,000.00	**$2,200.00**	$2,200.00	$110.00	$110.00	$110.00	$110.00	$110.00	$110.00	$110.00	$110.00	$110.00	$110.00	$110.00	**$3,410.00**
LRA-1	Pool area deck (20% of total)	25	11	14	1	LS	$14,000.00	**$2,800.00**	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	$200.00	**$2,400.00**
LRA-1	Pedestrian walkway (20% of total)	30	22	8	1	LS	$15,000.00	**$3,000.00**	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00	$375.00	$500.00	$500.00	$500.00	$500.00	**$5,000.00**
								$201,900.00													
	Immediate Repairs Total						**$0.00**														
	Total Expenditures								**$38,550.98**	**$36,460.98**	**$21,010.98**	**$21,010.98**	**$21,010.98**	**$19,810.98**	**$19,677.65**	**$19,677.65**	**$19,677.65**	**$15,453.65**	**$10,953.65**	**$10,953.65**	**$254,249.76**
	Escalation Factor per year				3.00%				$0.00	$1,093.83	$1,279.57	$1,948.29	$2,637.06	$3,155.38	$3,818.49	$4,523.38	$5,249.41	$4,709.86	$3,767.14	$4,208.76	
	Total With Escalation								**$38,550.98**	**$37,554.81**	**$22,290.55**	**$22,959.27**	**$23,648.04**	**$22,966.36**	**$23,496.14**	**$24,201.02**	**$24,927.05**	**$20,163.50**	**$14,720.79**	**$15,162.41**	**$290,640.92**
	Cost Per Unit (escalated)								$1,606.29	$1,564.78	$928.77	$956.64	$985.34	$956.93	$979.01	$1,008.38	$1,038.63	$840.15	$613.37	$631.77	
	Unescalated cost/unit/month								**$133.86**	**$126.60**	**$72.95**	**$72.95**	**$72.95**	**$68.79**	**$68.33**	**$68.33**	**$68.33**	**$53.66**	**$38.03**	**$38.03**	
	Escalated cost/unit/month								**$133.86**	**$130.40**	**$77.40**	**$79.72**	**$82.11**	**$79.74**	**$81.58**	**$84.03**	**$86.55**	**$70.01**	**$51.11**	**$52.65**	

PHOTOGRAPHIC DOCUMENTATION

PHOTO 1

PROPERTY IDENTIFICATION SIGN

PHOTO 2

GENERAL VIEW OF PROPERTY

PHOTO 3

GENERAL VIEW OF LANDSCAPING AND SIDEWALK

PHOTO 4

GENERAL VIEW OF BUILDING EXTERIOR FINISHES

PHOTO 5

GENERAL VIEW OF BUILDING EXTERIOR FINISHES

PHOTO 6

VIEW OF SKYLIGHT

PHOTO 7

GENERAL VIEW OF MANSARD

PHOTO 8

GENERAL VIEW OF MANSARD

PHOTO 9

VIEW OF WATER HEATERS

PHOTO 10

GENERAL VIEW OF MAIN ENTRANCE ATRIUM

PHOTO 11

GENERAL VIEW OF INTERIOR STAIRS

PHOTO 12

VIEW OF COMMON AREA HALLWAY

SUPPORTING DOCUMENTATION

National Risk Index

Martin County, Florida

Summary

Risk Index is **Relatively High**

Score **96.5**

Expected Annual Loss is **Relatively High**

Score **96.6**

Social Vulnerability is **Relatively Moderate**

Score **49.0**

Community Resilience is **Relatively Moderate**

Score **41.4**

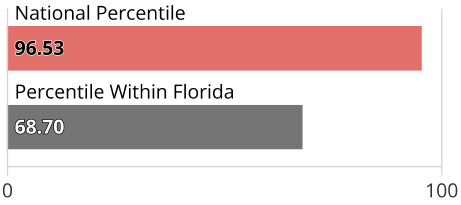
While reviewing this report, keep in mind that low risk is driven by lower loss due to natural hazards, lower social vulnerability, and higher community resilience.

For more information about the National Risk Index, its data, and how to interpret the information it provides, please review the **About the National Risk Index** and **How to Take Action** sections at the end of this report. Or, visit the National Risk Index website at hazards.fema.gov/nri/learn-more to access supporting documentation and links.

Risk Index

The Risk Index rating is **Relatively High** for **Martin County, FL** when compared to the rest of the U.S.

Score	**96.53**



97% of U.S. counties have a lower Risk Index

69% of counties in Florida have a lower Risk Index

Risk Index Legend

Very High | Relatively High | Relatively Moderate | Relatively Low | Very Low

No Rating | Not Applicable | Insufficient Data

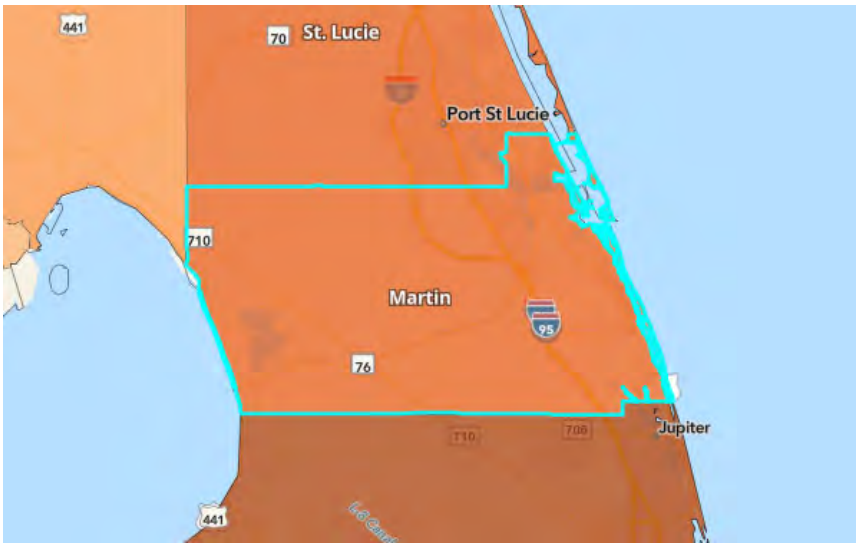
Hazard Type Risk Index

Hazard type Risk Index scores are calculated using data for only a single hazard type, and reflect a community's Expected Annual Loss value, community risk factors, and the adjustment factor used to calculate the risk value.

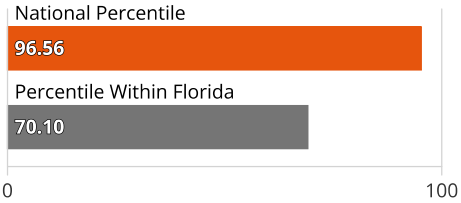
Hazard Type	EAL Value	Social Vulnerability	Community Resilience	CRF	Risk Value	Score
Hurricane	$118,924,550	Relatively Moderate	Relatively Moderate	1.1	$131,705,590	98.2
Wildfire	$2,625,911	Relatively Moderate	Relatively Moderate	1.1	$2,712,149	92.8
Tornado	$2,110,721	Relatively Moderate	Relatively Moderate	1.1	$2,357,186	69.6
Coastal Flooding	$2,156,959	Relatively Moderate	Relatively Moderate	1.1	$2,014,647	81.1
Lightning	$1,406,267	Relatively Moderate	Relatively Moderate	1.1	$1,581,349	97
Drought	$915,160	Relatively Moderate	Relatively Moderate	1.1	$1,030,591	94.1
Cold Wave	$799,207	Relatively Moderate	Relatively Moderate	1.1	$906,845	91.6
Riverine Flooding	$713,831	Relatively Moderate	Relatively Moderate	1.1	$717,827	59.1
Strong Wind	$552,492	Relatively Moderate	Relatively Moderate	1.1	$618,667	65.8
Earthquake	$45,988	Relatively Moderate	Relatively Moderate	1.1	$49,921	33.3
Hail	$21,345	Relatively Moderate	Relatively Moderate	1.1	$23,928	20.4
Landslide	$21,900	Relatively Moderate	Relatively Moderate	1.1	$23,157	32.2
Heat Wave	$0	Relatively Moderate	Relatively Moderate	1.1	$0	0
Winter Weather	$0	Relatively Moderate	Relatively Moderate	1.1	$0	0
Avalanche	--	Relatively Moderate	Relatively Moderate	1.1	--	--
Ice Storm	--	Relatively Moderate	Relatively Moderate	1.1	--	--
Tsunami	--	Relatively Moderate	Relatively Moderate	1.1	--	--
Volcanic Activity	--	Relatively Moderate	Relatively Moderate	1.1	--	--

Expected Annual Loss

In **Martin County, FL**, expected loss each year due to natural hazards is **Relatively High** when compared to the rest of the U.S.



Score	96.56



97% of U.S. counties have a lower Expected Annual Loss

70% of counties in Florida have a lower Expected Annual Loss

Expected Annual Loss Legend

Very High | Relatively High | Relatively Moderate | Relatively Low | Very Low

No Expected Annual Losses | Not Applicable | Insufficient Data

Composite Expected Annual Loss	**$130,294,331.19**
Composite Expected Annual Loss Rate National Percentile	**94.5**

Building EAL	**$118,034,027.30**	Population EAL	**0.81** fatalities
Building EAL Rate	**$1 per $248.43 of building value**	Population EAL Rate	**1 per 195.90K people**
Agriculture EAL	**$2,889,903.55**	Population Equivalence EAL	**$9,370,400.33**
Agriculture EAL Rate	**$1 per $44.67 of agriculture value**		

Expected Annual Loss for Hazard Types

Expected Annual Loss scores for hazard types are calculated using data for only a single hazard type, and reflect a community's relative expected annual loss for only that hazard type. **14 of 18** hazard types contribute to the expected annual loss for **Martin County, FL**.

Hazard Type	Expected Annual Loss Rating	EAL Value	Score
Hurricane	Relatively High	$118,924,550	98.3
Wildfire	Relatively Moderate	$2,625,911	93.6
Coastal Flooding	Relatively Moderate	$2,156,959	84.6
Tornado	Relatively Moderate	$2,110,721	71.4
Lightning	Relatively High	$1,406,267	96.9
Drought	Relatively Moderate	$915,160	94.0
Cold Wave	Relatively High	$799,207	91.9
Riverine Flooding	Relatively Low	$713,831	63.5
Strong Wind	Relatively Moderate	$552,492	68.3
Earthquake	Very Low	$45,988	33.9
Landslide	Relatively Low	$21,900	22.9
Hail	Very Low	$21,345	22.9
Heat Wave	No Expected Annual Losses	$0	0.0
Winter Weather	No Expected Annual Losses	$0	0.0
Avalanche	Not Applicable	--	--
Ice Storm	Not Applicable	--	--
Tsunami	Insufficient Data	--	--
Volcanic Activity	Not Applicable	--	--

Expected Annual Loss Values

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Avalanche	--	--	--	--	--
Coastal Flooding	$2,156,959	$2,127,585	$29,374	0.00	n/a
Cold Wave	$799,207	$4,455	$664,742	0.06	$130,010
Drought	$915,160	n/a	n/a	n/a	$915,160
Earthquake	$45,988	$34,151	$11,837	0.00	n/a
Hail	$21,345	$9,965	$11,097	0.00	$283
Heat Wave	$0	$0	$0	0.00	$0
Hurricane	$118,924,550	$111,709,418	$5,418,704	0.47	$1,796,428
Ice Storm	--	--	--	--	--
Landslide	$21,900	$4,500	$17,400	0.00	n/a
Lightning	$1,406,267	$40,253	$1,366,014	0.12	n/a
Riverine Flooding	$713,831	$59,259	$640,004	0.06	$14,568
Strong Wind	$552,492	$161,106	$362,188	0.03	$29,198
Tornado	$2,110,721	$1,268,636	$840,549	0.07	$1,535
Tsunami	n/a	n/a	n/a	n/a	n/a
Volcanic Activity	--	--	--	--	--
Wildfire	$2,625,911	$2,614,699	$8,492	0.00	$2,721
Winter Weather	$0	$0	$0	0.00	$0

Exposure Values

Hazard Type	Total	Building Value	Population Equivalence	Population	Agriculture Value
Avalanche	--	--	--	--	--
Coastal Flooding	$295,377,774,808	$4,913,681,230	$290,464,093,578	25,040.01	n/a
Cold Wave	$1,792,418,907,769	$28,043,273,620	$1,764,246,539,956	152,090.22	$129,094,193
Drought	$105,142,869	n/a	n/a	n/a	$105,142,869
Earthquake	$1,867,122,149,000	$29,322,549,000	$1,837,799,600,000	158,431.00	n/a
Hail	$1,865,105,695,539	$29,323,001,287	$1,835,653,600,000	158,246.00	$129,094,252
Heat Wave	$0	$0	$0	0.00	$0
Hurricane	$1,865,097,465,043	$29,322,861,584	$1,835,646,411,156	158,245.38	$128,192,302
Ice Storm	--	--	--	--	--
Landslide	$5,862,615,859	$148,651,514	$5,713,964,345	492.58	n/a
Lightning	$1,864,976,601,287	$29,323,001,287	$1,835,653,600,000	158,246.00	n/a
Riverine Flooding	$148,261,536,355	$2,536,189,157	$145,720,277,033	12,562.09	$5,070,165
Strong Wind	$1,865,105,695,539	$29,323,001,287	$1,835,653,600,000	158,246.00	$129,094,252
Tornado	$1,865,105,695,539	$29,323,001,287	$1,835,653,600,000	158,246.00	$129,094,252
Tsunami	n/a	n/a	n/a	n/a	n/a
Volcanic Activity	--	--	--	--	--
Wildfire	$173,562,001,838	$2,760,293,682	$170,765,384,957	14,721.15	$36,323,200
Winter Weather	$0	$0	$0	0.00	$0

Annualized Frequency Values

Hazard Type	Annualized Frequency	Events on Record	Period of Record
Avalanche	--	--	--
Coastal Flooding	1.1 events per year	n/a	Various (see documentation)
Cold Wave	0.3 events per year	4	2005-2021 (16 years)
Drought	12.8 events per year	476	2000-2021 (22 years)
Earthquake	0.011% chance per year	n/a	2021 dataset
Hail	0.9 events per year	24	1986-2021 (34 years)
Heat Wave	0 events per year	0	2005-2021 (16 years)
Hurricane	0.3 events per year	53	East 1851-2021 (171 years) / West 1949-2021 (73 years)
Ice Storm	--	--	--
Landslide	0 events per year	0	2010-2021 (12 years)
Lightning	174.1 events per year	2,910	1991-2012 (22 years)
Riverine Flooding	0.4 events per year	9	1996-2019 (24 years)
Strong Wind	0.8 events per year	22	1986-2021 (34 years)
Tornado	0.3 events per year	21	1950-2021 (72 years)
Tsunami	n/a	n/a	1800-2021 (222 years)
Volcanic Activity	--	--	--
Wildfire	0.533% chance per year	n/a	2021 dataset
Winter Weather	0 events per year	0	2005-2021 (16 years)

Historic Loss Ratios

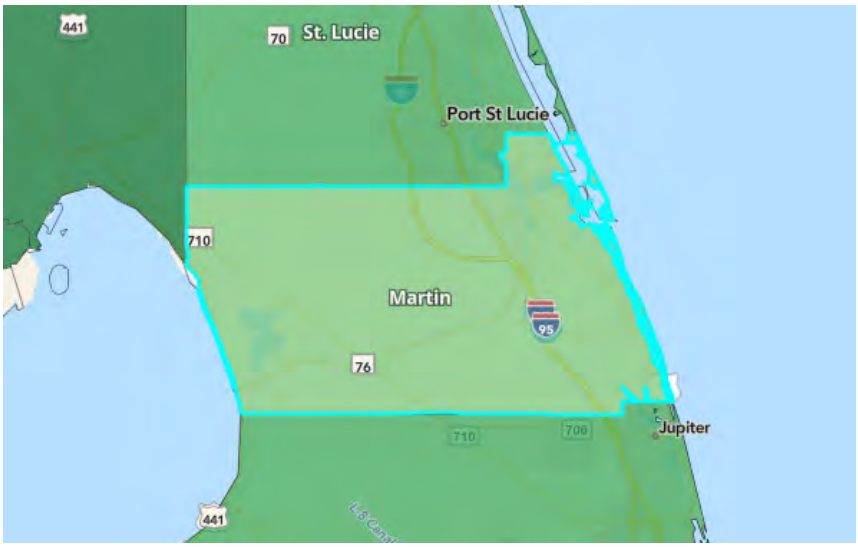
Hazard Type	Overall Rating
Avalanche	--
Coastal Flooding	Relatively Low
Cold Wave	Very Low
Drought	Relatively Moderate
Earthquake	Very Low
Hail	Very Low
Heat Wave	No Rating
Hurricane	Very High
Ice Storm	--
Landslide	Relatively Moderate
Lightning	Relatively Low
Riverine Flooding	Very Low
Strong Wind	Relatively Low
Tornado	Relatively Low
Tsunami	Insufficient Data
Volcanic Activity	--
Wildfire	Very Low
Winter Weather	No Rating

Expected Annual Loss Rate

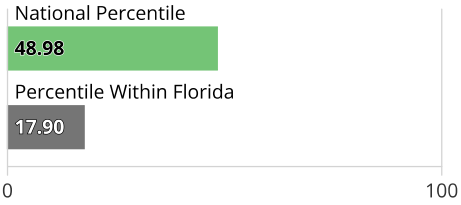
Hazard Type	Building EAL Rate (per building value)	Population EAL Rate (per population)	Agriculture EAL Rate (per agriculture value)
Avalanche	--	--	--
Coastal Flooding	$1 per $13.78K	1 per 62.49M	--
Cold Wave	$1 per $6.58M	1 per 2.76M	$1 per $992.95
Drought	--	--	$1 per $141.06
Earthquake	$1 per $858.62K	1 per 155.08M	--
Hail	$1 per $2.94M	1 per 165.42M	$1 per $455.59K
Heat Wave	--	--	--
Hurricane	$1 per $262.49	1 per 338.76K	$1 per $71.86
Ice Storm	--	--	--
Landslide	$1 per $6.52M	1 per 105.50M	--
Lightning	$1 per $728.46K	1 per 1.34M	--
Riverine Flooding	$1 per $494.82K	1 per 2.87M	$1 per $8.86K
Strong Wind	$1 per $182.01K	1 per 5.07M	$1 per $4.42K
Tornado	$1 per $23.11K	1 per 2.18M	$1 per $84.08K
Tsunami	--	--	--
Volcanic Activity	--	--	--
Wildfire	$1 per $11.21K	1 per 216.17M	$1 per $47.45K
Winter Weather	--	--	--

Social Vulnerability

Social groups in **Martin County, FL** have a **Relatively Moderate** susceptibility to the adverse impacts of natural hazards when compared to the rest of the U.S.



Score	48.98



49% of U.S. counties have a lower Social Vulnerability

18% of counties in Florida have a lower Social Vulnerability

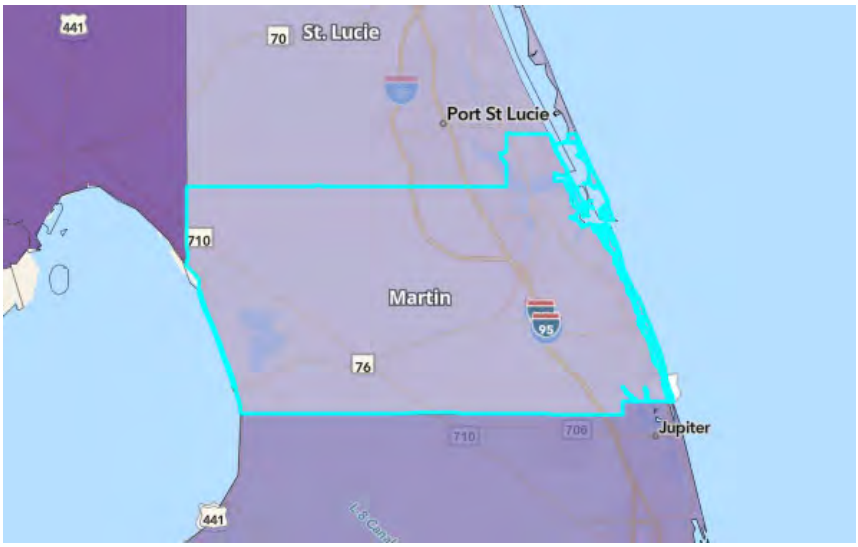
Social Vulnerability Legend

Very High | Relatively High | Relatively Moderate | Relatively Low | Very Low

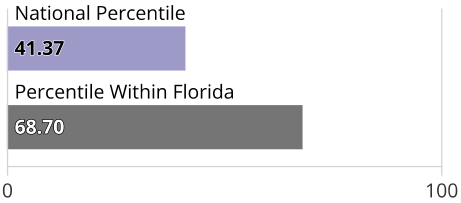
Data Unavailable

Community Resilience

Communities in **Martin County, FL** have a **Relatively Moderate** ability to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions when compared to the rest of the U.S.



Score	41.37



59% of U.S. counties have a higher Community Resilience

31% of counties in Florida have a higher Community Resilience

Community Resilience Legend

Very High | Relatively High | Relatively Moderate | Relatively Low | Very Low | Data Unavailable

About the National Risk Index

The National Risk Index is a dataset and online tool to help illustrate the United States communities most at risk for 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather.

The National Risk Index leverages available source data for Expected Annual Loss due to these 18 hazard types, Social Vulnerability, and Community Resilience to develop a baseline relative risk measurement for each United States county and Census tract. These measurements are calculated using average past conditions, but they cannot be used to predict future outcomes for a community. The National Risk Index is intended to fill gaps in available data and analyses to better inform federal, state, local, tribal, and territorial decision makers as they develop risk reduction strategies.

Explore the National Risk Index Map at **hazards.fema.gov/nri/map**.

Visit the National Risk Index website at hazards.fema.gov/nri/learn-more to access supporting documentation and links.

Calculating the Risk Index

Risk Index scores are calculated using an equation that combines scores for Expected Annual Loss due to natural hazards, Social Vulnerability and Community Resilience:

$$\text{Risk Index} = \text{Expected Annual Loss} \times \text{Social Vulnerability} \div \text{Community Resilience}$$

Risk Index scores are presented as a composite score for all 18 hazard types, as well as individual scores for each hazard type.

For more information, visit hazards.fema.gov/nri/determining-risk.

Calculating Expected Annual Loss

Expected Annual Loss scores are calculated using an equation that combines values for exposure, annualized frequency, and historic loss ratios for 18 hazard types:

$$\text{Expected Annual Loss} = \text{Exposure} \times \text{Annualized Frequency} \times \text{Historic Loss Ratio}$$

Expected Annual Loss scores are presented as a composite score for all 18 hazard types, as well as individual scores for each hazard type.

For more information, visit hazards.fema.gov/nri/expected-annual-loss.

Calculating Social Vulnerability

Social Vulnerability is measured using the Social Vulnerability Index (SVI) published by the Centers for Disease Control and Prevention (CDC).

For more information, visit hazards.fema.gov/nri/social-vulnerability.

Calculating Community Resilience

Community Resilience is measured using the Baseline Resilience Indicators for Communities (HVRI BRIC) published by the University of South Carolina's Hazards and Vulnerability Research Institute (HVRI).

For more information, visit hazards.fema.gov/nri/community-resilience.

How to Take Action

There are many ways to reduce natural hazard risk through mitigation. Communities with high National Risk Index scores can take action to reduce risk by decreasing Expected Annual Loss due to natural hazards, decreasing Social Vulnerability, and increasing Community Resilience.

For information about how to take action and reduce your risk, visit hazards.fema.gov/nri/take-action.

Disclaimer

The National Risk Index (the Risk Index or the Index) and its associated data are meant for planning purposes only. This tool was created for broad nationwide comparisons and is not a substitute for localized risk assessment analysis. Nationwide datasets used as inputs for the National Risk Index are, in many cases, not as accurate as available local data. Users with access to local data for each National Risk Index risk factor should consider substituting the Risk Index data with local data to recalculate a more accurate risk index. If you decide to download the National Risk Index data and substitute it with local data, you assume responsibility for the accuracy of the data and any resulting data index. Please visit the Contact Us page if you would like to discuss this process further.

The methodology used by the National Risk Index has been reviewed by subject matter experts in the fields of natural hazard risk research, risk analysis, mitigation planning, and emergency management. The processing methods used to create the National Risk Index have produced results similar to those from other natural hazard risk analyses conducted on a smaller scale. The breadth and combination of geographic information systems (GIS) and data processing techniques leveraged by the National Risk Index enable it to incorporate multiple hazard types and risk factors, manage its nationwide scope, and capture what might have been missed using other methods.

The National Risk Index does not consider the intricate economic and physical interdependencies that exist across geographic regions. Keep in mind that hazard impacts in surrounding counties or Census tracts can cause indirect losses in your community regardless of your community's risk profile.

Nationwide data available for some risk factors are rudimentary at this time. The National Risk Index will be continuously updated as new data become available and improved methodologies are identified.

The National Risk Index Contact Us page is available at hazards.fema.gov/nri/contact-us.