

Haile Village Center Condominium Association, Inc.

March 14, 2025 • Gainesville, FL

**STRUCTURAL INTEGRITY
RESERVE STUDY**



Haile Village Center Condominium Association, Inc.
Gainesville, Florida

Dear Board of Directors of Haile Village Center Condominium Association, Inc.:

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Structural Integrity Reserve Study* of Haile Village Center Condominium Association, Inc. in Gainesville, Florida and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, March 14, 2025.

This *Structural Integrity Reserve Study* meets or exceeds all requirements set forth in Florida Statute 718.112 and the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. We recommend the Board budget for an Update to this Reserve Study in two- to three-years. We look forward to continuing to help Haile Village Center Condominium Association, Inc. plan for a successful future.

As part of our long-term thinking and everyday commitment to our clients, we are available to answer any questions you may have regarding this study.

Respectfully submitted on April 11, 2025 by

Reserve Advisors, LLC

Visual Inspection and Report by: Jennifer L. Berry, RS¹
Review by: Tamara S. Samhoury, RS
Alan M. Ebert, RS, PRA², Director of Quality Assurance



1 RS (Reserve Specialist) is the reserve provider professional designation of the Community Associations Institute (CAI) representing America's more than 300,000 condominium, cooperative and homeowners associations.

2 PRA (Professional Reserve Analyst) is the professional designation of the Association of Professional Reserve Analysts. Learn more about APRA at <http://www.apra-usa.com>.



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1. RESERVE STUDY EXECUTIVE SUMMARY

Client: Haile Village Center Condominium Association, Inc. (Haile Village Center)

Location: Gainesville, Florida

Reference: 180063

Property Basics: Haile Village Center Condominium Association, Inc. is a midrise style development which consists of 32 units in five three-story buildings. The buildings were built in 2003.

Reserve Components Identified:

- 13 Structural Integrity Reserve Components.
- One Non-Structural Reserve Components.

Inspection Date: March 14, 2025.

Methodology:

Cash Flow Method - We use the Cash Flow Method to compute the Reserve Funding Plan. This method offsets future variable Reserve Expenditures with existing and future stable levels of reserve funding. Our application of this method also considers:

- Current and future local costs of replacement
- 2.7% anticipated annual rate of return on invested reserves
- 3.3% future Inflation Rate for estimating Future Replacement Costs

Component Method – Also known as the straight-line method, this methodology calculates the reserve funding requirements necessary to fund the portion of the unfunded balance of a component relative to its remaining useful life. The overall funding recommendations is the sum of the required funding item for each individual component.

Sources for Local Costs of Replacement: Our proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.

Project Prioritization: We note anticipated Reserve Expenditures for the next 30 years in the **Reserve Expenditures** tables and include a **Five-Year Outlook** table following the **Reserve Funding Plan** in Section 3. We recommend the Association prioritize the following projects in the next five years based on the conditions identified:

- Structural Integrity - Paint finishes and repairs to the railings
- Structural Integrity - Inspections and repairs to the balconies
- Structural Integrity - Repairs and waterproof coating applications at the breezeways
- Structural Integrity - Paint finishes and repairs to the building exterior finishes
- Structural Integrity - Replacement of the control panels
- Non-Structural - Replacement of the light fixtures

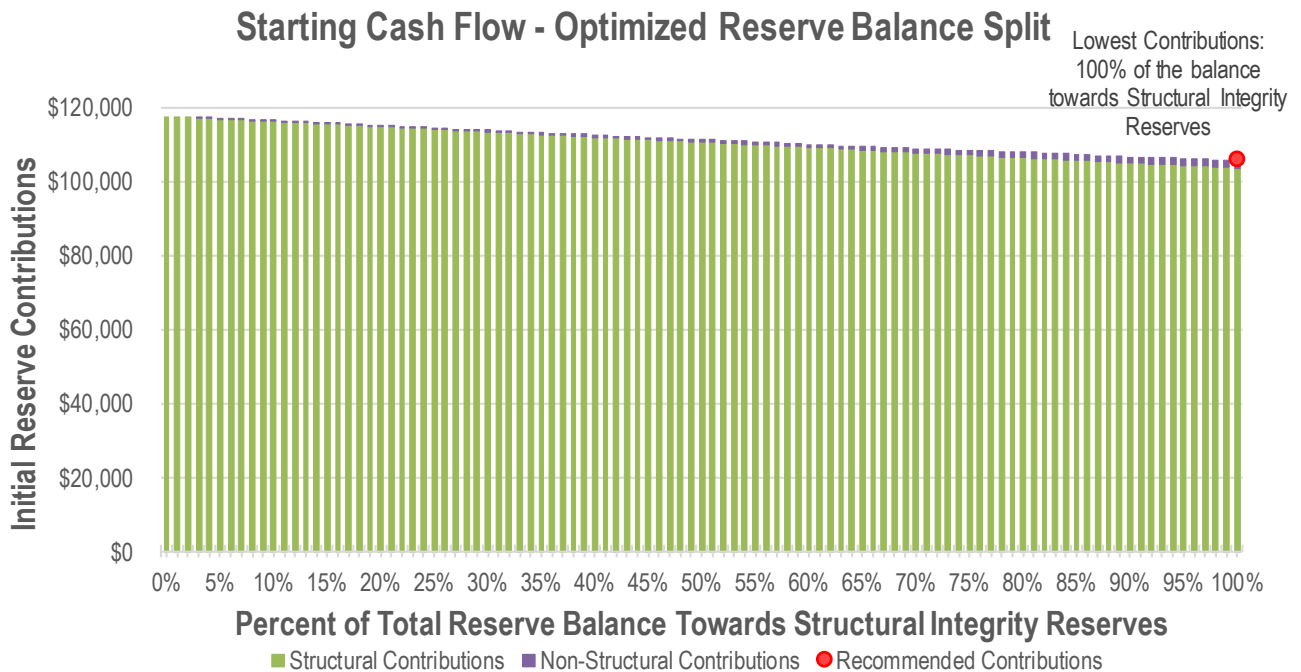


Unaudited Cash Status of Reserve Fund:

- \$43,208 as of February 28, 2025
- \$9,510 in budgeted 2025 reserve contributions (\$7,925 remaining)
- \$23,500 in estimated remaining 2025 reserve expenses
- We project a 2025 Reserve End Balance of \$27,633.

Cash Flow Method Funding

Due to the statutory restrictions on structural integrity reserve funds, we recommend the Association maintain separate funds for Structural Integrity reserves and Non-Structural reserves. However, the existing reserve funds are not split. We, therefore, analyzed future expenditures and identified the starting reserve balance split that produces the lowest overall reserve contributions. We recommend the Association allocate \$27,633, or 100% of the 2025 Projected Reserve End Balance to the Structural Integrity Reserve Fund to minimize the total combined contributions to the statutory Structural Integrity Fund and the recommended Non-Structural Fund. A vote of the membership may be required to allocate funds in this manner. The following chart depicts the analysis of future expenditures and the reserve balance split to produce the lowest overall required contributions.



<u>Cash Flow - Existing Reserve Balance and Contribution Split</u>		<u>Structural Integrity</u>	<u>Non-Structural</u>
	<u>FY2025</u>	<u>2026</u>	<u>2026</u>
Beginning Reserve Balance as of February 28, 2025:	43,208	27,633	0
Remaining Budgeted Reserve Contributions:	7,925	103,700	2,850
Estimated Remaining Interest Earned:	0	100%	
Anticipated Remaining Structural Expenditures:	(23,500)	0%	
Anticipated Remaining Non-Structural Expenditures:	0		
Anticipated Reserves at Year End:	<u>\$27,633</u>		

Cash Flow Method - Structural Integrity

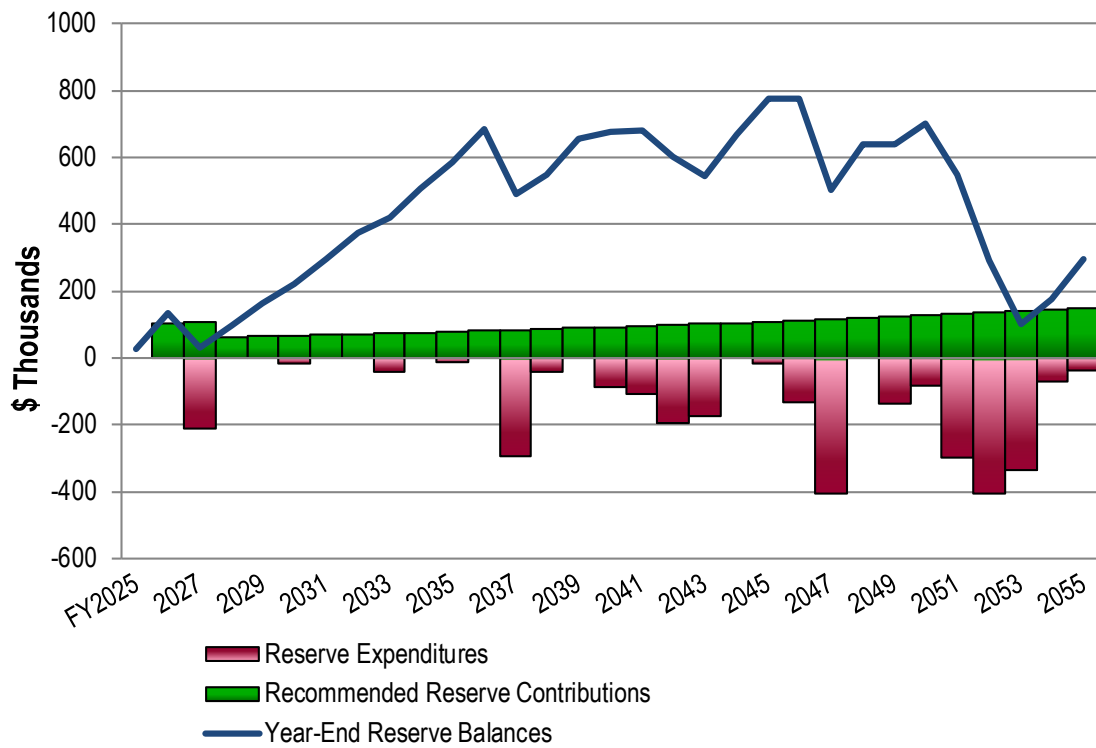
Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes these threshold funding years in 2027 due to the inspections and repairs of the balconies, breezeways, and exterior wall finishes and in 2053 due to the replacement of the fiber cement siding. In addition, the Reserve Funding Plan recommends 2055 year end accumulated reserves of approximately \$297,300. We judge this amount of accumulated reserves in 2055 necessary to fund the likely inspections and repairs of the balconies, breezeways and exterior wall finishes after 2055. These future needs, although beyond the limit of the Cash Flow Analysis of this Reserve Study, are reflected in the amount of accumulated 2055 year end reserves.

Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Allocate \$27,633 of the Anticipated 2025 Year End Reserve balance to the Structural Integrity Reserve Fund.
- Increase Reserve Contributions to \$103,700 in 2026
- Inflationary increase in 2027
- Decrease to \$62,300 by 2028 due to fully funding for inspections and repairs of the balconies, breezeways, and exterior wall finishes
- Inflationary increases thereafter through 2055, the limit of this study's Cash Flow Analysis
- 2026 Reserve Contribution of \$103,700 is equivalent to an average monthly contribution of \$270.05 per owner.
- Florida Statute 718.112 prohibits waiving or reducing reserves for Structural Integrity items for budgets adopted after December 31, 2024.

Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2026	103,700	133,479	2036	80,800	684,616	2046	111,700	773,824
2027	107,100	31,817	2037	83,500	491,903	2047	115,400	502,379
2028	62,300	95,817	2038	86,300	549,370	2048	119,200	636,752
2029	64,400	163,673	2039	89,100	654,506	2049	123,100	638,423
2030	66,500	219,397	2040	92,000	677,176	2050	127,200	700,141
2031	68,700	294,948	2041	95,000	681,334	2051	131,400	549,686
2032	71,000	374,870	2042	98,100	600,971	2052	135,700	292,136
2033	73,300	418,544	2043	101,300	545,140	2053	140,200	100,421
2034	75,700	506,567	2044	104,600	665,871	2054	144,800	177,127
2035	78,200	586,879	2045	108,100	775,948	2055	149,600	297,291



Cash Flow Method - Non-Structural

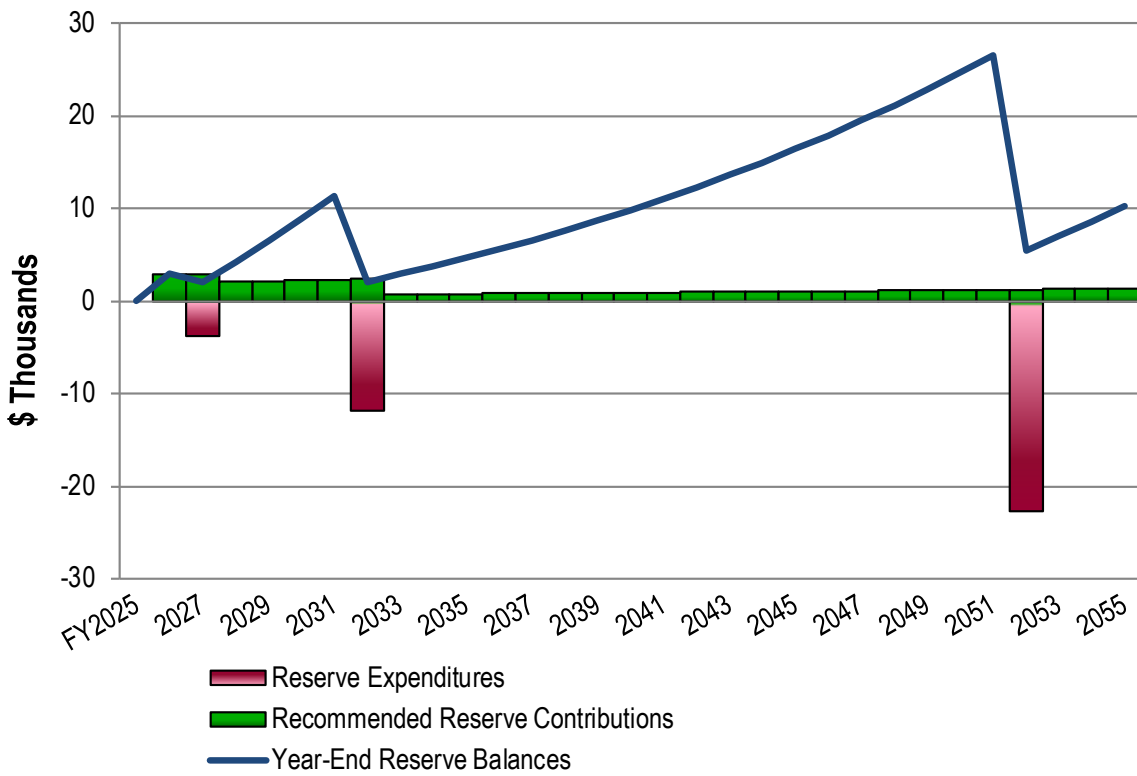
Funding Goal: The Funding Goal of this Reserve Study is to maintain reserves above an adequate, not excessive threshold during one or more years of significant expenditures. Our recommended Funding Plan recognizes these threshold funding years in 2027 due to the replacement of the reserve study, in 2032 due to the replacement of the light fixtures, and in 2052 due to the replacement of the light fixtures.

Recommended Reserve Funding: We recommend the following in order to achieve a stable and equitable Cash Flow Methodology Funding Plan:

- Allocate \$0 of the Anticipated 2025 Year End Reserve balance to the Non-Structural Reserve Fund.
- Increase Reserve Contributions to \$2,850 in 2026
- Inflationary increase in 2027
- Decrease to \$2,050 by 2028 due to fully funding for replacement of the reserve study
- Inflationary increases from 2029 through 2032
- Decrease to \$725 by 2033 due to fully funding for replacement of the light fixtures
- Inflationary increases thereafter through 2055, the limit of this study's Cash Flow Analysis
- 2026 Reserve Contribution of \$2,850 is equivalent to an average monthly contribution of \$7.42 per owner.
- Florida Statute 718.112 provides for a majority of the voting interest to waive or reduce reserve for Non-Structural items. Consult legal counsel or your property management company for further guidance.

Recommended Reserve Funding Table and Graph

Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)	Year	Reserve Contributions (\$)	Reserve Balances (\$)
2026	2,850	2,888	2036	800	5,549	2046	1,050	17,922
2027	2,950	2,062	2037	825	6,535	2047	1,075	19,495
2028	2,050	4,195	2038	850	7,573	2048	1,100	21,136
2029	2,125	6,462	2039	875	8,664	2049	1,125	22,847
2030	2,200	8,866	2040	900	9,810	2050	1,150	24,629
2031	2,275	11,411	2041	925	11,012	2051	1,200	26,510
2032	2,350	2,099	2042	950	12,272	2052	1,250	5,517
2033	725	2,890	2043	975	13,592	2053	1,300	6,984
2034	750	3,728	2044	1,000	14,972	2054	1,350	8,541
2035	775	4,614	2045	1,025	16,415	2055	1,400	10,191



Component Method

The Association currently uses component methodology to calculate their reserve requirements. Component reserve funds are restricted to be used only on the specific reserve component(s). Due to the statutory restrictions on structural integrity reserve funds, we recommend the Association maintain separate funds for Structural Integrity Component reserves and Non-Structural Component reserves.

- Florida Statute 718.112 prohibits waiving or reducing reserves for Structural Integrity items for budgets adopted after December 31, 2024.
- Florida Statute 718.112 provides for a majority of the voting interest to waive or reduce reserves for Non-Structural (non-structural) items. Consult legal counsel or your property management company for further guidance.

Structural Integrity Component Funding Analysis: Under this methodology, the required total annual funding for 2026 is \$226,695

Non-Structural Component Funding Analysis: Under this methodology, the required total annual funding for 2026 is \$1,572

The Component Method does not incorporate inflation or interest on reserves. Estimates of appropriate reserve contributions must be updated annually to account for market changes in the common elements from year to year. Changes in market conditions and other inherent factors of the Component Method can result in significant volatility in the reserve contribution from year to year.

The reclassification of existing component funds as cash flow (aka pooled) reserves would not be allowed unless approved by a majority vote of the Owners at a duly called meeting of the Association. In lieu of obtaining a vote of the Unit Owners, a Board may vote to fund future reserves based on a pooled analysis. The Association then simply spends the funds in their existing segregated accounts on the initial repair or replacement project for that component. When all of the existing segregated funds in an account are expended, the account is eliminated, thus eliminating the need to get a vote to reallocate. As previously stated, the Association currently uses component methodology to calculate their reserve requirements. Reserve Advisors goal is to provide recommendations that maintain reserves above an adequate balance.

As previously stated, the Association currently uses component methodology to calculate their reserve requirements. Reserve Advisors goal is to provide recommendations that maintain reserves above an adequate balance. The difference in the Component Method and Cash Flow Method leads us to our recommendation of Cash Flow Method.



2. RESERVE STUDY REPORT

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a *Structural Integrity Reserve Study* of

Haile Village Center Condominium Association, Inc.

Gainesville, Florida

and submit our findings in this report. The effective date of this study is the date of our visual, noninvasive inspection, March 14, 2025.

We present our findings and recommendations in the following report sections and spreadsheets:

- **Identification of Property** - Segregates all property into several areas of responsibility for repair or replacement
- **Reserve Expenditures** - Identifies reserve components and related quantities, useful lives, remaining useful lives and future reserve expenditures during the next 30 years
- **Reserve Funding Plan** - Presents the recommended Reserve Contributions and year-end Reserve Balances for the next 30 years
- **Five-Year Outlook** - Identifies reserve components and anticipated reserve expenditures during the first five years
- **Reserve Component Detail** - Describes the reserve components, includes photographic documentation of the condition of various property elements, describes our recommendations for repairs or replacement, and includes detailed solutions and procedures for replacements for the benefit of current and future board members
- **Methodology** - Lists the national standards, methods and procedures used to develop the Reserve Study
- **Definitions** - Contains definitions of terms used in the Reserve Study, consistent with national standards
- **Professional Service Conditions** - Describes Assumptions and Professional Service Conditions
- **Credentials and Resources**

IDENTIFICATION OF PROPERTY



Our investigation includes Reserve Components or property elements as set forth in your Declaration or which were identified as part of your request for proposed services. The Expenditure tables in Section 3 list the elements contained in this study. Our analysis begins by segregating the property elements into several areas of responsibility for repair and replacement.

Our process of identification helps assure that future boards and the management team understand whether reserves, the operating budget or Owners fund certain replacements and assists in preparation of the annual budget. We derive these segregated classes of property from our review of the information provided by the Association and through conversations with Management and the Board. These classes of property include:

- Reserve Components (Structural and Non-Structural)
- Long-Lived Property Elements
- Operating Budget Funded Repairs and Replacements
- Property Maintained by Owners
- Property Maintained by Others

We advise the Board to conduct an annual review of these classes of property to confirm its policy concerning the manner of funding, i.e., from reserves or the operating budget. Reserve Components are defined by CAI as property elements with:

- Haile Village Center responsibility
- Limited useful life expectancies
- Predictable remaining useful life expectancies
- Replacement cost above a minimum threshold



Structural Integrity Reserve Expenditures - At the direction of the Board that recognizes their fiduciary responsibility and as required by Florida Statute 718.103 (25), we have conducted a *Structural Integrity Reserve Study* of Haile Village Center Condominium Association, Inc.. A *Structural Integrity Reserve Study* states the estimated remaining useful life, the estimated replacement cost or deferred maintenance expense of the common areas being visually inspected and provides a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each common area being visually inspected by the end of the estimated remaining useful life of each common area. Specifically, as per Florida Statute 718.112(2)(g), we have investigated the structural integrity and safety of common elements within the following:

- Roof
- Load Bearing Walls or Other Primary Structural Members
- Exterior Doors
- Fireproofing and Fire Protection Elements
- Plumbing
- Electrical Systems
- Structure
- Waterproofing and Exterior Painting
- Windows
- 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

Items Excluded from Structural Integrity Reserve Expenditures - We exclude expenditures for the elements below for one or more of the following categories of reasons:

- Remaining useful lives or their replacement may occur beyond the 30-year scope of the study
- Current condition does not warrant predictable maintenance expenditures
- Issue applies to a unit owner-maintained element

We discuss specific exclusions for the following elements:

- Structure and Primary Structural Members - We anticipate a useful life of up to and beyond 100 years and consider full replacement unlikely and cost prohibitive. Management and the Board report no history of water infiltration or repairs to the foundations. Based on the current condition, we do not anticipate the need for replacement, repair or maintenance expenditures through reserves within the 30-year scope of this study. Future updates of this Reserve Study may incorporate costs for remediation based on historical data if they become significant enough to require reserve funding.
- Plumbing Pipes - We anticipate a useful life of up to and beyond 80 years. Our inspection is visual, non-invasive and excludes camera inspections. Based on the current condition, we do not anticipate the

need for replacement, repair or maintenance expenditures through reserves within the 30-year scope of this study. Future updates of this Reserve Study may incorporate costs for remediation based on historical data if they become significant enough to require reserve funding.

- Windows and Doors – Maintained and replaced by the owners

The following tables depict the items excluded from the Reserve Expenditure plan:

Excluded Components

for
Haile Village Center
Condominium Association, Inc.
Gainesville, Florida

Operating Budget Components

Repairs normally funded through the Operating Budget and Expenditures less than \$3,500 (These relatively minor expenditures have a limited effect on the recommended Reserve Contributions.)

The operating budget provides money for the repair and replacement of certain Reserve Components. The Association may develop independent criteria for use of operating and reserve funds.

- Concrete Stoops
- Duct Cleaning
- Exhaust Fans, Less than 5,000-CFM (cubic feet per minute)
- Expansion Tanks
- Fences, Wood
- Fire Extinguishers
- Landscape
- Motors
- Paint Finishes, Touch Up
- Pipes, Common, Interim Repairs and Waste Rodding
- Pumps Less Than Five-HP (horsepower)
- Valves, Small Diameter (We assume replacement as needed in lieu of an aggregate replacement of all small diameter valves as a single event.)

Long-Lived Components

These elements may not have predictable Remaining Useful Lives or their replacement may occur beyond the scope of this study. The operating budget should fund infrequent repairs. Funding untimely or unexpected replacements from reserves will necessitate increases to Reserve Contributions. Periodic updates of this Reserve Study will help determine the merits of adjusting the Reserve Funding Plan.

Useful Life

Estimated Cost

- | | | |
|--|---------------|-----|
| • Foundation | Indeterminate | N/A |
| • Pipes, Interior Building, Domestic Water, Sanitary Waste, Common | to 80+ | N/A |
| • Structural Frame | Indeterminate | N/A |

Excluded Components

for
Haile Village Center
Condominium Association, Inc.
Gainesville, Florida

Owners Responsibility Components

Certain items have been designated as the responsibility of the Owners to repair or replace at their cost, including items billed back.

- Electrical Systems (Including Circuit Protection Panels)
- Floor Coverings, Balconies
- Heating, Ventilating and Air Conditioning (HVAC) Units
- Interiors
- Light Fixtures, Balconies
- Pipes (Within Units)
- Windows and Doors

Others Responsibility Components

Certain items have been designated as the responsibility of Others to repair or replace.

- Asphalt Pavement Streets¹
- Concrete and Paver Sidewalks¹
- Light Poles and Fixtures¹

¹ Haile Village Owners Association

3. RESERVE EXPENDITURES and FUNDING PLAN

The tables following this introduction present:

Reserve Expenditures

- Line item numbers
- Total quantities
- Quantities replaced per phase (in a single year)
- Reserve component inventory
- Estimated first year of event (i.e., replacement, application, etc.)
- Life analysis showing
 - useful life
 - remaining useful life
- 2025 local cost of replacement
 - Per unit
 - Per phase
 - Replacement of total quantity
- Percentage of future expenditures anticipated during the next 30 years
- Schedule of estimated future costs for each reserve component including inflation

Reserve Funding Plan

- Reserves at the beginning of each year
- Total recommended reserve contributions
- Estimated interest earned from invested reserves
- Anticipated expenditures by year
- Anticipated reserves at year end

Five-Year Outlook

- Line item numbers
- Reserve component inventory of only the expenditures anticipated to occur within the first five years
- Schedule of estimated future costs for each reserve component anticipated to occur within the first five years

Component Method

- Component information as also shown in Reserve Expenditures
- Current balance, remaining contributions and remaining expenditures
- Projected beginning year balance for 2026
- Unfunded residual balance
- 2026 recommended contribution

Component Method Summary

- The existing reserve categories
- Summarized life and cost valuations by category
- Projected category balances and recommended contributions



The purpose of a Reserve Study is to provide an opinion of reasonable annual Reserve Contributions. Prediction of exact timing and costs of minor Reserve Expenditures typically will not significantly affect the 30-year cash flow analysis. Adjustments to the times and/or costs of expenditures may not always result in an adjustment in the recommended Reserve Contributions.

Financial statements prepared by your association, by you or others might rely in part on information contained in this section. For your convenience, we have provided an electronic data file containing the tables of ***Reserve Expenditures*** and ***Reserve Funding Plan***.

Structural Integrity

RESERVE EXPENDITURES

Years 2025 to 2040

Haile Village Center
Condominium Association, Inc.
Gainesville, Florida

Explanatory Notes:

- 1) 3.3% is the estimated Inflation Rate for estimating Future Replacement Costs.
- 2) FY2025 is Fiscal Year beginning January 1, 2025 and ending December 31, 2025.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	RUL = 0 FY2025	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035	11 2036	12 2037	13 2038	14 2039	15 2040	
						Useful	Remaining	Unit (2025)	Per Phase (2025)	Total (2025)																		
Exterior Building Elements																												
1.060	1,850	1,850	Square Feet	Balconies, Concrete, Inspections and Capital Repairs	2027	8 to 12	2	18.00	33,300	33,300	4.9%			35,534											49,164			
1.061	5,200	5,200	Square Feet	Breezeways, Concrete, Repairs and Waterproof Coating Applications	2027	8 to 12	2	13.00	67,600	67,600	9.9%			72,135											99,805			
1.100	940	940	Linear Feet	Balconies and Breezeways, Railings, Metal, Paint Finishes and Capital Repairs (Incl. Staircases, 2025 is Planned)	2025	6 to 8	0	25.00	23,500	23,500	3.4%	23,500								30,470								
1.105	940	940	Linear Feet	Balconies and Breezeways, Railings, Metal	2042	to 40	17	90.00	84,600	84,600	4.7%																	
1.280	120	120	Squares	Roofs, Asphalt Shingles, Buildings P, O, and M	2041	12 to 18	16	540.00	64,800	64,800	3.5%																	
1.281	90	90	Squares	Roofs, Asphalt Shingles, Buildings Q and N (2025 is Funded Outside of Reserves)	2043	12 to 18	18	540.00	48,600	48,600	2.8%																	
1.600	10	2	Each	Staircases, Metal Frame with Concrete, Phased	2038	to 35	13 to 29	14,000.00	28,000	140,000	9.0%														42,703			
1.605	1	1	Allowance	Structural Members, Inspections, Milestone	2033	to 10	8	7,500.00	7,500	7,500	1.3%									9,724								
1.845	27,500	9,167	Square Feet	Walls, Siding, Fiber Cement, Replacement, Phased	2051	to 50	26 to 28	14.00	128,333	385,000	29.6%																	
1.880	48,400	48,400	Square Feet	Walls, Stucco and Siding, Paint Finishes and Capital Repairs	2027	8 to 10	2	2.00	96,800	96,800	14.2%			103,294											142,915			
Building Services Elements																												
3.300	5	1	Allowance	Electrical System, Main Panels, Phased	2040	to 40	15 to 27	40,000.00	40,000	200,000	12.8%															65,098		
3.555	3	1	Allowance	Life Safety Systems, Control Panels, Phased	2030	to 15	5 to 15	9,000.00	9,000	27,000	3.2%						10,586				12,452					14,647		
3.560	2	1	Allowance	Life Safety Systems, Emergency Devices, Phased	2030	to 25	5 to 15	4,500.00	4,500	9,000	0.8%						5,293									7,323		
Anticipated Expenditures, By Year (\$3,126,446 over 30 years)												23,500	0	210,964	0	0	15,879	0	0	40,194	0	12,452	0	291,884	42,703	0	87,068	

Structural Integrity

RESERVE EXPENDITURES

Years 2041 to 2055

Haile Village Center

Condominium Association, Inc.

Gainesville, Florida

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16 2041	17 2042	18 2043	19 2044	20 2045	21 2046	22 2047	23 2048	24 2049	25 2050	26 2051	27 2052	28 2053	29 2054	30 2055		
						Useful	Remaining	Unit (2025)	Per Phase (2025)	Total (2025)																		
Exterior Building Elements																												
1.060	1,850	1,850	Square Feet	Balconies, Concrete, Inspections and Capital Repairs	2027	8 to 12	2	18.00	33,300	33,300	4.9%							68,022										
1.061	5,200	5,200	Square Feet	Breezeways, Concrete, Repairs and Waterproof Coating Applications	2027	8 to 12	2	13.00	67,600	67,600	9.9%							138,087										
1.100	940	940	Linear Feet	Balconies and Breezeways, Railings, Metal, Paint Finishes and Capital Repairs (Incl. Staircases, 2025 is Planned)	2025	6 to 8	0	25.00	23,500	23,500	3.4%									51,224								
1.105	940	940	Linear Feet	Balconies and Breezeways, Railings, Metal	2042	to 40	17	90.00	84,600	84,600	4.7%		146,918															
1.280	120	120	Squares	Roofs, Asphalt Shingles, Buildings P, O, and M	2041	12 to 18	16	540.00	64,800	64,800	3.5%	108,938																
1.281	90	90	Squares	Roofs, Asphalt Shingles, Buildings Q and N (2025 is Funded Outside of Reserves)	2043	12 to 18	18	540.00	48,600	48,600	2.8%			87,185														
1.600	10	2	Each	Staircases, Metal Frame with Concrete, Phased	2038	to 35	13 to 29	14,000.00	28,000	140,000	9.0%		48,625				55,369			63,047						71,791		
1.605	1	1	Allowance	Structural Members, Inspections, Milestone	2033	to 10	8	7,500.00	7,500	7,500	1.3%			13,454											18,615			
1.845	27,500	9,167	Square Feet	Walls, Siding, Fiber Cement, Replacement, Phased	2051	to 50	26 to 28	14.00	128,333	385,000	29.6%										298,503	308,353	318,529					
1.880	48,400	48,400	Square Feet	Walls, Stucco and Siding, Paint Finishes and Capital Repairs	2027	8 to 10	2	2.00	96,800	96,800	14.2%							197,734										
Building Services Elements																												
3.300	5	1	Allowance	Electrical System, Main Panels, Phased	2040	to 40	15 to 27	40,000.00	40,000	200,000	12.8%			71,757			79,098		87,190				96,110					
3.555	3	1	Allowance	Life Safety Systems, Control Panels, Phased	2030	to 15	5 to 15	9,000.00	9,000	27,000	3.2%					17,229				20,265						23,837		
3.560	2	1	Allowance	Life Safety Systems, Emergency Devices, Phased	2030	to 25	5 to 15	4,500.00	4,500	9,000	0.8%															11,919		
Anticipated Expenditures, By Year (\$3,126,446 over 30 years)												108,938	195,544	172,397	0	17,229	134,467	403,844	0	138,414	83,312	298,503	404,463	337,144	71,791	35,756		

RESERVE FUNDING PLAN

Structural Integrity
CASH FLOW ANALYSIS
Haile Village Center
Condominium Association, Inc.
Gainesville, Florida

		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
		FY2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserves at Beginning of Year	(Note 1)	N/A	27,633	133,479	31,817	95,817	163,673	219,397	294,948	374,870	418,544	506,567	586,879	684,616	491,903	549,370	654,506
Total Recommended Reserve Contributions	(Note 2)	N/A	103,700	107,100	62,300	64,400	66,500	68,700	71,000	73,300	75,700	78,200	80,800	83,500	86,300	89,100	92,000
Estimated Interest Earned, During Year	(Note 3)	N/A	2,146	2,202	1,700	3,456	5,103	6,851	8,922	10,568	12,323	14,565	16,937	15,671	13,870	16,036	17,738
Anticipated Expenditures, By Year		N/A	0	(210,964)	0	0	(15,879)	0	0	(40,194)	0	(12,452)	0	(291,884)	(42,703)	0	(87,068)
Anticipated Reserves at Year End		\$27,633	\$133,479	\$31,817	\$95,817	\$163,673	\$219,397	\$294,948	\$374,870	\$418,544	\$506,567	\$586,879	\$684,616	\$491,903	\$549,370	\$654,506	\$677,176
				(NOTE 5)													

(continued)	Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued															
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
Reserves at Beginning of Year	677,176	681,334	600,971	545,140	665,871	775,948	773,824	502,379	636,752	638,423	700,141	549,686	292,136	100,421	177,127	
Total Recommended Reserve Contributions	95,000	98,100	101,300	104,600	108,100	111,700	115,400	119,200	123,100	127,200	131,400	135,700	140,200	144,800	149,600	
Estimated Interest Earned, During Year	18,096	17,081	15,266	16,131	19,205	20,643	16,999	15,173	16,986	17,830	16,648	11,213	5,229	3,697	6,319	
Anticipated Expenditures, By Year	(108,938)	(195,544)	(172,397)	0	(17,229)	(134,467)	(403,844)	0	(138,414)	(83,312)	(298,503)	(404,463)	(337,144)	(71,791)	(35,756)	
Anticipated Reserves at Year End	<u>\$681.334</u>	<u>\$600.971</u>	<u>\$545.140</u>	<u>\$665.871</u>	<u>\$775.948</u>	<u>\$773.824</u>	<u>\$502.379</u>	<u>\$636.752</u>	<u>\$638.423</u>	<u>\$700.141</u>	<u>\$549.686</u>	<u>\$292.136</u>	<u>\$100.421</u>	<u>\$177.127</u>	<u>\$297.291</u>	
													(NOTE 5)		(NOTE 4)	

Explanatory Notes:

- 1) Year 2025 ending reserves are projected as of December 31, 2025 and exclude funds in the Non-Structural Reserve Funding Plan; FY2025 starts January 1, 2025 and ends December 31, 2025.
- 2) Reserve Contributions are budgeted through 2025. Anticipated Reserves at Year End include these budgeted contributions and anticipated Reserve Expenditures. 2026 is the first year of recommended contributions.
- 3) 2.7% is the estimated annual rate of return on invested reserves; 2025 is a partial year of interest earned.
- 4) Accumulated year 2055 ending reserves consider the need to fund for inspections and repairs of the balconies, breezeways and exterior wall finishes shortly after 2055, and the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

Structural Integrity
FIVE-YEAR OUTLOOK

Haile Village Center
Condominium Association, Inc.
Gainesville, Florida

Line Item	Reserve Component Inventory	RUL = 0 FY2025	1 2026	2 2027	3 2028	4 2029	5 2030
<u>Exterior Building Elements</u>							
1.060	Balconies, Concrete, Inspections and Capital Repairs			35,534			
1.061	Breezeways, Concrete, Repairs and Waterproof Coating Applications			72,135			
1.100	Balconies and Breezeways, Railings, Metal, Paint Finishes and Capital Repairs (Incl. Staircases, 2025 is Planned)	23,500					
1.880	Walls, Stucco and Siding, Paint Finishes and Capital Repairs			103,294			
<u>Building Services Elements</u>							
3.555	Life Safety Systems, Control Panels, Phased						10,586
3.560	Life Safety Systems, Emergency Devices, Phased						5,293
Anticipated Expenditures, By Year (\$250,343 over 5 years)		23,500	0	210,964	0	0	15,879

Structural Integrity

COMPONENT METHOD RESERVE ANALYSIS

for

Haile Village Center

Condominium Association, Inc.

Gainesville, Florida

Line Item	Total Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years		Unit Cost, \$	Percentage Ownership	2025 Cost of Replacement, \$	Feb 28, 2025 Estimated Balance, \$	2025 Budgeted Contributions, \$	2025 Remaining Contributions, \$	2025 Remaining Expenditures, \$	Jan 1, 2026 Projected Balance, \$	Unfunded Residual Balance, \$	2026 Recommended Contribution, \$	Reserve Category
					Useful	Remaining ³											
Exterior Building Elements																	
1.060	1,850 Square Feet	Balconies, Concrete, Inspections and Capital Repairs		2027	8 to 12	2	18.00	100%	33,300	7,705	0	0	0	7,705	25,595	25,595	General
1.061	5,200 Square Feet	Breezeways, Concrete, Repairs and Waterproof Coating Applications		2027	8 to 12	2	13.00	100%	67,600	11,054	7,110	5,925	0	16,979	50,621	50,621	Painting
1.100	940 Linear Feet	Balconies and Breezeways, Railings, Metal, Paint Finishes and Capital Repairs (Incl. Staircases, 2025 is Planned)		2025	6 to 8	0 to 8	25.00	100%	23,500	22,500	0	0	23,500	-1,000	24,500	4,357	Painting
1.105	940 Linear Feet	Balconies and Breezeways, Railings, Metal		2042	to 40	17	90.00	100%	84,600	0	0	0	0	0	84,600	5,288	General
1.280	120 Squares	Roofs, Asphalt Shingles, Buildings P, O, and M		2041	12 to 18	16	540.00	100%	64,800	-1,651	2,400	2,000	0	349	64,451	4,297	Roofing
1.281	90 Squares	Roofs, Asphalt Shingles, Buildings Q and N (2025 is Funded Outside of Reserves)		2043	12 to 18	18	540.00	100%	48,600	0	0	0	0	0	48,600	2,859	Roofing
1.600	10 Each	Staircases, Metal Frame with Concrete		2038	to 35	13 to 29	14,000.00	100%	140,000	0	0	0	0	0	140,000	7,000	General
1.605	1 Allowance	Structural Members, Inspections, Milestone		2033	to 10	8	7,500.00	100%	7,500	0	0	0	0	0	7,500	1,071	General
1.845	27,500 Square Feet	Walls, Siding, Fiber Cement, Replacement		2051	to 50	26 to 28	14.00	100%	385,000	0	0	0	0	0	385,000	14,808	General
1.880	48,400 Square Feet	Walls, Stucco and Siding, Paint Finishes and Capital Repairs		2027	8 to 10	2	2.00	100%	96,800	0	0	0	0	0	96,800	96,800	Painting
Building Services Elements																	
3.300	5 Allowance	Electrical System, Main Panels		2040	to 40	15 to 27	40,000.00	100%	200,000	0	0	0	0	0	200,000	10,000	General
3.555	3 Allowance	Life Safety Systems, Control Panels		2030	to 15	5 to 15	9,000.00	100%	27,000	0	0	0	0	0	27,000	3,000	General
3.560	2 Allowance	Life Safety Systems, Emergency Devices		2030	to 25	5 to 15	4,500.00	100%	9,000	0	0	0	0	0	9,000	1,000	General
										\$39,608 (Note 1)	\$9,510	\$7,925 (Note 2)	\$23,500	\$24,033	\$1,163,667	\$226,695	

Explanatory Notes:

1)

Year 2025 ending reserves are projected as of December 31, 2025 and exclude funds in the Non-Structural Reserve Funding Plan; FY2025 starts January 1, 2025 and ends December 31, 2025.

2)

Reserve Contributions are budgeted through 2025. Anticipated Reserves at Year End include these budgeted contributions and anticipated Reserve Expenditures. 2026 is the first year of recommended contributions.

Structural Integrity

COMPONENT METHOD SUMMARY

for

Haile Village Center
Condominium Association, Inc.
Gainesville, Florida

Existing Reserve Categories	Life Analysis, Years		2025 Cost of Replacement, \$	Jan 1, 2026 Projected Balance, \$	2026 Recommended Contribution, \$
	Useful	Remaining			
General	8 to 50	2 to 29	\$886,400	\$7,705	\$67,762
Painting	6 to 12	0 to 8	\$187,900	\$15,979	\$151,778
Roofing	12 to 18	16 to 18	\$113,400	\$349	\$7,156
Subtotal			\$1,187,700	\$24,033	\$226,695
Other (Currently Unfunded)	N/A	N/A	\$0	\$0	\$0
Grand Total			\$1,187,700	\$24,033	\$226,695

Non-Structural

RESERVE EXPENDITURES

Years 2025 to 2040

Haile Village Center
Condominium Association, Inc.
Gainesville, Florida

Explanatory Notes:
1) 3.3% is the estimated Inflation Rate for estimating Future Replacement Costs.
2) FY2025 is Fiscal Year beginning January 1, 2025 and ending December 31, 2025.

Line Item	Total Quantity	Per Phase Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Event	Life Analysis, Years		Costs, \$		Percentage of Future Expenditures	RUL = 0 FY2025	1 2026	2 2027	3 2028	4 2029	5 2030	6 2031	7 2032	8 2033	9 2034	10 2035	11 2036	12 2037	13 2038	14 2039	15 2040	
						Useful	Remaining	Unit (2025)	Per Phase (2025)																		Total (2025)
Exterior Building Elements																											
1.260	111	111	Each	Light Fixtures	2032	to 20	7	85.00	9,435	9,435	90.0%							11,843									
1 Allowance				Structural Integrity Reserve Study Update with Site Visit	2027	to 2	2	3,600	3,600	3,600	10.0%		3,842														
Anticipated Expenditures, By Year (\$38,354 over 30 years)												0	0	3,842	0	0	0	0	11,843	0	0	0	0	0	0	0	0

Non-Structural

RESERVE EXPENDITURES

Years 2041 to 2055

Haile Village Center Condominium Association, Inc. Gainesville, Florida				Estimated 1st Year of Event	Life Analysis, Years		Costs, \$			Percentage of Future Expenditures	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
Line Item	Total Quantity	Per Phase Quantity	Units		Useful	Remaining	Unit (2025)	Per Phase (2025)	Total (2025)		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Reserve Component Inventory																									
Exterior Building Elements																									
1.260	111	111	Each	Light Fixtures	2032	to 20	7	85.00	9,435	9,435	90.0%											22,670			
1 Allowance Structural Integrity Reserve Study Update with Site Visit					2027	to 2	2	3,600	3,600	3,600	10.0%														
Anticipated Expenditures, By Year (\$38,354 over 30 years)											0	0	0	0	0	0	0	0	0	0	0	22,670	0	0	0

RESERVE FUNDING PLAN

Non-Structural
CASH FLOW ANALYSIS

Haile Village Center
Condominium Association, Inc.
Gainesville, Florida

Condominium Association, Inc. Gainesville, Florida		Individual Reserve Budgets & Cash Flows for the Next 30 Years															
		FY2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Reserves at Beginning of Year	(Note 1)	N/A	0	2,888	2,062	4,195	6,462	8,866	11,411	2,099	2,890	3,728	4,614	5,549	6,535	7,573	8,664
Total Recommended Reserve Contributions	(Note 2)	N/A	2,850	2,950	2,050	2,125	2,200	2,275	2,350	725	750	775	800	825	850	875	900
Estimated Interest Earned, During Year	(Note 3)	N/A	38	66	83	142	204	270	180	66	88	111	135	161	188	216	246
Anticipated Expenditures, By Year		N/A	0	(3,842)	0	0	0	0	(11,843)	0	0	0	0	0	0	0	0
Anticipated Reserves at Year End		<u>\$0</u>	<u>\$2,888</u>	<u>\$2,062</u>	<u>\$4,195</u>	<u>\$6,462</u>	<u>\$8,866</u>	<u>\$11,411</u>	<u>\$2,099</u>	<u>\$2,890</u>	<u>\$3,728</u>	<u>\$4,614</u>	<u>\$5,549</u>	<u>\$6,535</u>	<u>\$7,573</u>	<u>\$8,664</u>	<u>\$9,810</u>
				(NOTE 5)					(NOTE 5)								

(continued)

		Individual Reserve Budgets & Cash Flows for the Next 30 Years, Continued														
		2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055
Reserves at Beginning of Year		9,810	11,012	12,272	13,592	14,972	16,415	17,922	19,495	21,136	22,847	24,629	26,510	5,517	6,984	8,541
Total Recommended Reserve Contributions		925	950	975	1,000	1,025	1,050	1,075	1,100	1,125	1,150	1,200	1,250	1,300	1,350	1,400
Estimated Interest Earned, During Year		277	310	345	380	418	457	498	541	586	632	681	427	167	207	250
Anticipated Expenditures, By Year		0	0	0	0	0	0	0	0	0	0	0	(22,670)	0	0	0
Anticipated Reserves at Year End		\$11,012	\$12,272	\$13,592	\$14,972	\$16,415	\$17,922	\$19,495	\$21,136	\$22,847	\$24,629	\$26,510	\$5,517	\$6,984	\$8,541	\$10,191
													(NOTE 5)			(NOTE 4)

Explanatory Notes:

- 1) Year 2025 ending reserves are projected as of December 31, 2025 and exclude funds in the Structural Integrity Reserve Funding Plan; FY2025 starts January 1, 2025 and ends December 31, 2025.
- 2) Reserve Contributions are budgeted through 2025. Anticipated Reserves at Year End include these budgeted contributions and anticipated Reserve Expenditures. 2026 is the first year of recommended contributions.
- 3) 2.7% is the estimated annual rate of return on invested reserves; 2025 is a partial year of interest earned.
- 4) Accumulated year 2055 ending reserves consider the age, size, overall condition and complexity of the property.
- 5) Threshold Funding Years (reserve balance at critical point).

Non-Structural
FIVE-YEAR OUTLOOK

**Haile Village Center
Condominium Association, Inc.**
Gainesville, Florida

Line Item	Reserve Component Inventory	RUL = 0 FY2025	1 2026	2 2027	3 2028	4 2029	5 2030
	Structural Integrity Reserve Study Update with Site Visit			3,842			
	Anticipated Expenditures, By Year (\$3,842 over 5 years)	0	0	3,842	0	0	0

Non-Structural

COMPONENT METHOD RESERVE ANALYSIS

for

Haile Village Center

Condominium Association, Inc.

Gainesville, Florida

Line Item	Total Quantity	Units	Reserve Component Inventory	Estimated 1st Year of Replacement	Life Analysis, Years		Unit Cost, \$	Percentage Ownership	2025 Cost of Replacement, \$	Feb 28, 2025 Estimated Balance, \$	2025 Budgeted Contributions, \$	2025 Remaining Contributions, \$	2025 Remaining Expenditures, \$	Jan 1, 2026 Projected Balance, \$	Unfunded Residual Balance, \$	2026 Recommended Contribution, \$	Reserve Category
					Useful	Remaining											
Exterior Building Elements																	
1.260	111	Each	Light Fixtures	2032	to 20	7	85.00	100%	9,435	0	0	0	0	0	9,435	1,572	General
1 Allowance		Structural Integrity Reserve Study Update with Site Visit		2027	to 2	2	3,600.00	100%	3,600	3,600	0	0	0	3,600	0	0	General
										\$3,600 (Note 1)	\$0	\$0 (Note 2)	\$0	\$3,600	\$9,435	\$1,572	

Explanatory Notes:

- 1) Year 2025 ending reserves are projected as of December 31, 2025 and exclude funds in the Structural Integrity Reserve Funding Plan; FY2025 starts January 1, 2025 and ends December 31, 2025.
- 2) Reserve Contributions are budgeted through 2025. Anticipated Reserves at Year End include these budgeted contributions and anticipated Reserve Expenditures. 2026 is the first year of recommended contributions.
- 3) The Painting Reserve Funds are not allocated to any identified Non-Structural Reserve Components.
- 4) The Roofing Reserve Funds are not allocated to any identified Non-Structural Reserve Components.

Non-Structural

COMPONENT METHOD SUMMARY

for

Haile Village Center
Condominium Association, Inc.
Gainesville, Florida

Existing Reserve Categories	Life Analysis, Years		2025 Cost of Replacement, \$	Jan 1, 2026	2026
	Useful	Remaining		Projected Balance, \$	Recommended Contribution, \$
General	to 20	2 to 7	\$13,035	\$3,600	\$1,572
Painting	N/A	N/A	N/A	N/A	N/A
Roofing	N/A	N/A	N/A	N/A	N/A
Subtotal			\$13,035	\$3,600	\$1,572
Other (Currently Unfunded)	N/A	N/A	\$0	\$0	\$0
Grand Total			\$13,035	\$3,600	\$1,572

Explanatory Notes:

- 1) The Painting Reserve Funds are not allocated to any identified Non-Structural Reserve Components.
- 2) The Roofing Reserve Funds are not allocated to any identified Non-Structural Reserve Components.

4. RESERVE COMPONENT DETAIL

The Reserve Component Detail of this *Structural Integrity Reserve Study* includes enhanced solutions and procedures for select significant components. This section describes the Reserve Components, documents specific problems and condition assessments, and may include detailed solutions and procedures for necessary capital repairs and replacements for the benefit of current and future board members. We advise the Board use this information to help define the scope and procedures for repair or replacement when soliciting bids or proposals from contractors. *However, the Report in whole or part is not and should not be used as a design specification or design engineering service.*

STRUCTURAL INTEGRITY - Exterior Building Elements



Exterior building overview



Exterior building overview



Exterior building overview



Exterior building overview

Balconies, Concrete

Line Item: 1.060

Quantity: 22 balconies comprising approximately 1,850 square feet of horizontal surface area. We surmise that the balconies comprise reinforced concrete atop a waterproof membrane with wood framing. Unit owners are responsible for the floor coverings.

History: Likely original

Condition: Fair overall with isolated stains possibly indicative of previous water intrusion. We are informed of isolated previous repairs due to wood rot at the fascia boards.



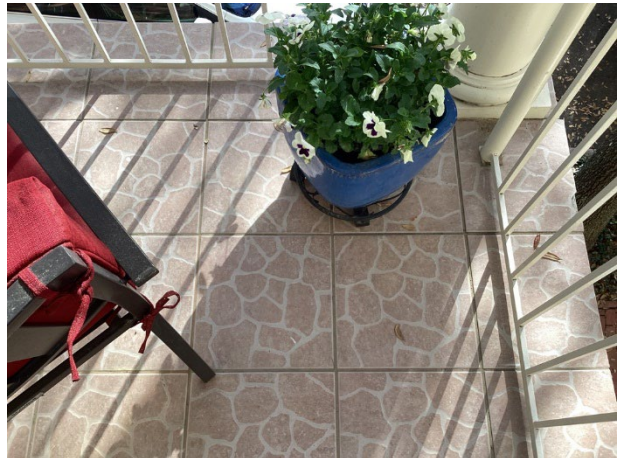
Balcony overview



Balcony overview



Balcony overview with concrete surface



Balcony overview with tile floor covering



Stains indicative of previous water intrusion

Useful Life: Inspections and capital repairs every 8- to 12-years

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes the following activities per event:

- Removal and replacement of up to thirty percent (30%) of the thinset concrete topping and underlying waterproof membrane
- Partial replacement of up to thirty percent (30%) of wood components
- Repairs of adjacent wall surfaces
- Repairs to the railings and columns as necessary
- Replacement of perimeter sealants as needed
- Replacement of balcony support posts as needed

Breezeways, Concrete

Line Item: 1.061

Quantity: Approximately 5,200 square feet of concrete breezeways based on the horizontal surface area. We surmise that the breezeways comprise reinforced concrete with a waterproof coating and support framing. This quantity excludes the staircases.

History: Original

Condition: Fair overall with concrete cracks and edge spalls evident



Breezeway overview



Breezeway overview



Breezeway underside



Edge spalls



Concrete cracks



Concrete cracks



Concrete cracks



Concrete cracks



Concrete cracks

Useful Life: Capital repairs including a close-up visual inspection, patching of delaminated concrete, routing and filling of cracked concrete, and waterproof coating applications every 8- to 12-years.

Component Detail Notes: A waterproof coating application minimizes storm water penetration into the concrete and therefore minimizes future concrete deterioration. *Failure to maintain a waterproof coating on the breezeways will result in increased concrete repairs and replacements as the breezeways age.* Capital repairs may also include replacement of the caulked joint between the breezeway and the building, and repair or replacement of the metal railings and railing fastener attachments as needed.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our cost includes the following activities per event:

- Partial depth replacement of up to one percent (1%) of the concrete topsides, edges and undersides
- Crack repairs as necessary
- Repairs to the railings as necessary

- Replacement of perimeter sealants as needed
- Replacement of up to twenty percent (20%) of the underside soffits
- Application of a waterproof coating (Urethane based elastomeric)

The Association should coordinate both breezeway and facade capital repairs and maintenance to allow for the possible use of a single contractor and combine any applicable staging or mobilization costs. Also, coordinated repairs will reduce disruption to homeowners.

Balconies and Breezeways, Railings, Metal

Line Items: 1.100 and 1.105

Quantity: Approximately 940 linear feet of metal railings at the balconies and breezeways. This quantity includes the railings at the entries of Buildings N and O.

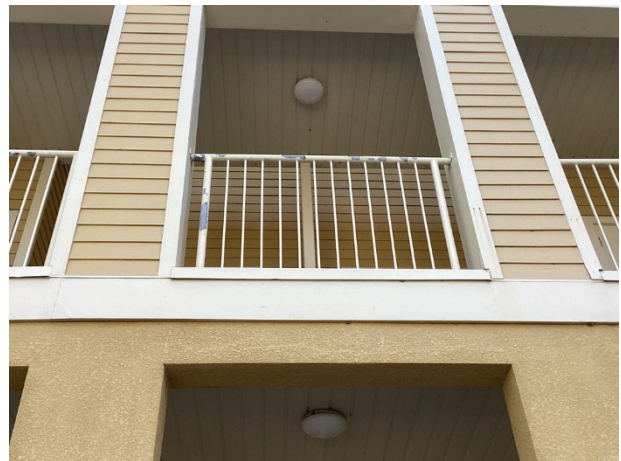
History:

- Railings: Original
- Paint finishes: Unknown history of paint finish applications

Conditions: The railings are in good to fair overall condition and the railing finishes are in fair to poor condition with finish deterioration evident. We note rust and concrete damage at metal breezeway support columns at Building N.



Metal railings at breezeways



Finish deterioration



Metal railing at Building O entry



Finish peel



Finish deterioration



Metal railing at balcony



Rust and concrete damage at column base

Useful Life: Railings of this type have a useful life of up to 40 years with the benefit of periodic maintenance. Periodic maintenance should include applications of a protective paint finish and partial replacement of deteriorated metal every six- to eight-years.

Component Detail Notes: Preparation of the metal before application of the paint finish is critical to maximize the useful life of the finish. The painting contractor should remove all soil, dirt, oil, grease and other foreign materials before application of the paint finish to maximize its useful life. The contractor should also remove paint blisters and rust prior to the paint finish application. We recommend the use of a power wire brush, scraper and/or sander as effective means of removal. The Association should require the application of a primer on bare material. The primer for material surfaces should include a rust inhibitor for added protection

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost for paint finishes and repairs includes the staircase railings as well as the metal breezeway support columns at Building N.

Roofs, Asphalt Shingles

Line Items: 1.280 and 1.281

Quantity: Approximately 120 *squares*¹ at Buildings P, O, and M and 90 squares at Buildings Q and N.

History: The roofs at Buildings P, O, and M were replaced in 2023. The roofs at Buildings Q and N are undergoing replacement in 2025 through funding outside of reserves.

Condition: The recently replaced roofs at Buildings P, O, and M are in good overall condition. The roofs at building Q and N are in fair condition overall at the time of inspection and Management informs us of a history of leaks.



Asphalt shingle roof



Asphalt shingle roof

¹ We quantify the roof area in squares where one square is equal to 100 square feet of surface area.



Asphalt shingle roof



Fascia board repair

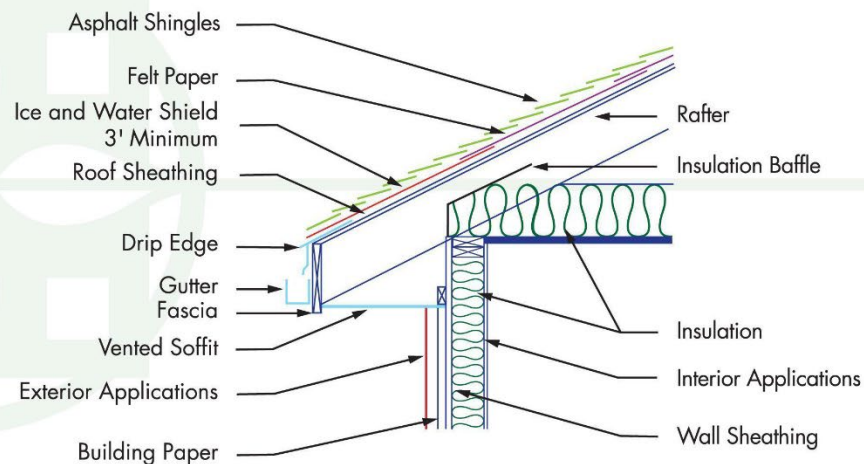
Useful Life: 12- to 18-years

Component Detail Notes: The existing roof assembly comprises the following:

- Laminate architectural shingles
- Boston style ridge caps
- Lead boot flashing at waste pipes
- Soffit and ridge vents
- Metal drip edge
- Enclosed half weaved valleys

The following cross-sectional schematic illustrates a typical asphalt shingle roof system although it may not reflect the actual configuration at Haile Village Center:

ROOF SCHEMATIC



© Reserve Advisors

Contractors use one of two methods for replacement of sloped roofs, either an overlayment or a tear-off. Overlayment is the application of new shingles over an existing roof. However, there are many disadvantages to overlayment including hidden defects of the underlying roof system, absorption of more heat resulting in accelerated deterioration of the new and old shingles, and an uneven visual appearance. Therefore, we recommend only the tear-off method of replacement. The tear-off method of replacement includes removal of the existing shingles, flashings if required and underlayments.

Preventative Maintenance Notes: We recommend the Association maintain a service and inspection contract with a qualified professional and record all documentation of repairs conducted. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Record any areas of water infiltration, flashing deterioration, damage or loose shingles
 - Implement repairs as needed if issues are reoccurring
 - Trim tree branches that are near or in contact with roof
- As-needed:
 - Ensure proper ventilation and verify vents are clear of debris and not blocked from attic insulation

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost is based on information provided by the Association.

Staircases

Line Item: 1.600

Quantity: 10 sets of steel frame with metal pan and concrete staircases

History: Original

Condition: Good to fair overall with corrosion evident at the metal frames and paint finish deterioration.



Metal staircase with concrete treads



Corrosion at metal frame



Concrete crack at landing



Corrosion at metal frame



Metal frame damage



Metal frame damage

Useful Life: Up to 35 years with proper maintenance. Proper maintenance should include paint finishes and repairs every 6- to 8-years.



Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Check railing stability and fasteners.
 - Apply finish applications at areas with excessive finish deterioration, if applicable
 - Replace damage or broken stair treads and ensure proper attachment to the building
- Every three years:
 - Power wash with algaecide and application of sealer/stain

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We include paint finish applications and repairs to the staircases with Line Item 1.100.

Structural Members, Inspections

Line Item: 1.605

Quantity: The primary structural members of the building comprise:

- Foundation
- Floors
- Load-bearing walls
- Structural frame

Condition: Haile Village Center does not report a history of water infiltration, settlement or structural concerns with the primary structural members. Our visual, non-invasive inspection is limited to visually apparent components of the structural members.

Useful Life: Up to and likely beyond 100 years; however, we consider full replacement unlikely and cost prohibitive. Per Florida Bill SB 4-D, condominium and cooperative buildings three stories or more in height require milestone inspections 30 years after initial occupancy. Subsequent milestone inspections are required every 10 years thereafter.

Component Details: Per the Bill (553.899(2-7)), a milestone inspection consists of two phases. The initial milestone inspection (Phase 1), conducted by a licensed engineer or architect, includes a visual examination “including the major structural components of a building, and provide a qualitative assessment of the structural conditions of the building”. Phase 2 is only required if “substantial structural deterioration is identified”.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. At this time we do not anticipate capital repairs related to the structural members. Rather we include an expenditure for required inspections discussed above. Updates of this Reserve Study would incorporate significant repair costs deemed necessary following necessary inspections.

Walls, Siding, Fiber Cement

Line Item: 1.845

Quantity: Approximately 27,500 square feet of fiber cement siding at the exterior walls

History: Original

Condition: The siding is in good to fair overall condition with isolated warps, loose sections and damage evident.



Fiber cement siding overview



Fiber cement siding overview



Fiber cement siding at breezeway



Fiber cement siding at breezeway



Fiber cement siding at breezeway



Loose siding



Loose siding



Siding damage



Fiber cement siding overview

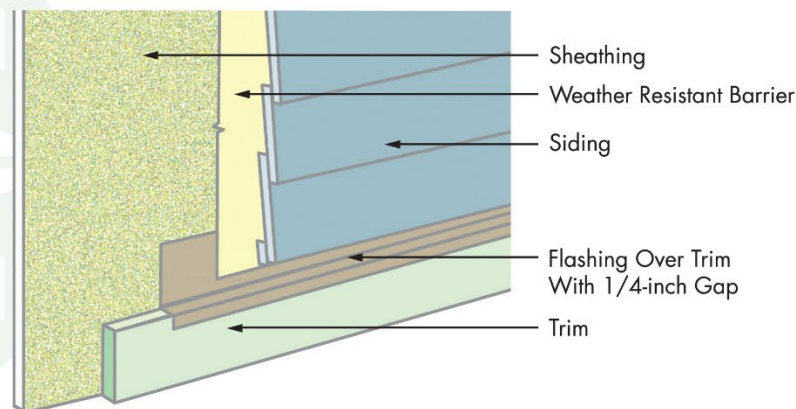
Useful Life: With the benefit of periodic maintenance, applications of this type of material can have a useful life of up to 50 years. This useful life is based on a high-grade pre-finish applied in the factory. This useful life is also dependent upon paint applications and partial replacements up to every 8- to 10-years which are included in Line Item 1.880.

Component Detail Notes: Fiber cement siding is made from a combination of cement, sand and cellulose fiber. Manufacturing of the siding utilizes a steam curing process to increase strength and dimensional stability. The siding is also manufactured in layers forming a sheet of desired thickness. A wood grain imprint is typically applied to the exposed surface. Fiber cement siding offers many advantages over other types of siding. These advantages include:

- Capable of withstanding salt spray and ultraviolet rays
- Dimensional stability (will not buckle or warp as easily as other materials)
- Paint applications last longer compared to wood siding
- Resistant to insects, birds and fire

The following diagram details a typical fiber cement siding system at the interface with other building components although it may not reflect the actual configuration at Haile Village Center:

FIBER CEMENT SIDING DETAIL



© Reserve Advisors

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect and repair damage, loose boards and finish stains
 - Periodic pressure cleaning at areas with organic growth
 - Touch-up paint finish applications as needed and sealing of butt joints and field cut end joints

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Walls, Stucco and Siding, Paint Finishes

Line Item: 1.880

Quantity: Approximately 20,900 square feet of stucco and coated concrete finishes at the building exteriors. We include the approximately 27,500 square feet of siding to be painted in conjunction with the stucco finishes.

History: Unknown ages. We are informed that three of the buildings were likely painted in 2016.

Condition: Good to fair overall with isolated cracks and stains evident



Stucco wall finishes



Coated concrete finishes



Coated concrete finishes



Coated concrete finishes



Coated concrete finishes



Stains



Stucco wall finishes



Stucco crack

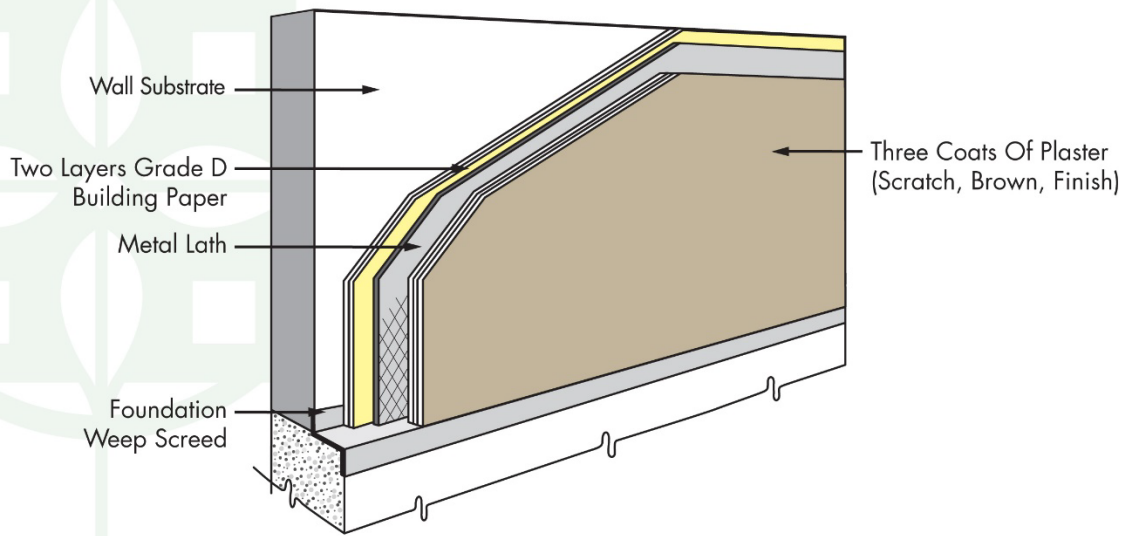


Stucco cracks

Useful Life: We recommend inspections, repairs and paint finish applications every 8- to 10-years.

Component Detail Notes: The following graphic details the typical components of a stucco wall system on frame construction although it may not reflect the actual configuration at Haile Village Center:

STUCCO DETAIL



© Reserve Advisors

Correct and complete preparation of the surface before application of the paint finish maximizes the useful life of the paint finish and surface. The contractor should remove all loose, peeled or blistered paint before application of the new paint finish. The contractor should then power wash the surface to remove all dirt and biological growth. Water-soluble cleaners that will not attack Portland cement are acceptable for removing stains.

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Our estimate of cost anticipates the following in coordination with each paint finish application:

- Complete inspection of the stucco and siding
- Crack repairs as needed (Each paint product has the limited ability to cover and seal cracks but we recommend repair of all cracks which exceed the ability of the paint product to bridge.)
- Replacement of up to one percent (1%), of the stucco walls (The exact amount of area in need of replacement will be discretionary based on the actual future conditions and the desired appearance.)
- Replacement of 1,100 square feet, or up to five percent (5%), of the siding and trim (The exact amount of material in need of replacement will

depend on the actual future conditions and desired appearance. We recommend replacement wherever cracks, delamination and deterioration impair the ability of the material to prevent water infiltration.)

- Replacement of up to thirty-three percent (33%) of the sealants in coordination with each paint finish application.

STRUCTURAL INTEGRITY - Building Services Elements

Electrical System

Line Item: 3.300

History: Primarily original to construction

Condition: Reported satisfactory without operational deficiencies.



Electrical system components



Electrical system components

Useful Life: Up to 40 years based on outdoor locations

Component Detail Notes: We give a brief overview of electrical system components in the following sections of this narrative:

Primary Switchgear - The primary switchgear is located where the electric supply comes into the building. Switchgear can include associated controls, regulating, metering and protective devices, and is used for the transmission, distribution and conversion of electric power for use within the building. Switchgear components have a useful life of up to and sometimes beyond 70 years. Replacement is often determined by a desired upgrade of the entire electrical system.

Transformer - A transformer is an electric device with two or more coupled windings used to convert a power supply from one voltage to another voltage. Transformers within a building lower the supplied electrical voltage to a level that can be utilized by the building's equipment and unit owners. Transformers do not utilize mechanical components and therefore have a long useful life. However, the

Association should anticipate periodic replacement of a limited quantity of transformers.

Distribution Panel - The distribution panel is an electric switchboard or panel used to control, energize or turn off electricity in total or for individual circuits. The panel also distributes electricity to individual and controllable circuits. One or more distribution panels may exist and further distribute electricity to individual panel boards for each unit. The distribution panel is enclosed in a box and contains circuit breakers, fuses and switches. Distribution panels have a useful life of up to and sometimes beyond 70 years.

Circuit Protection - Once electricity is distributed throughout the building and is at a usable voltage level, the electricity is divided into circuits. Each circuit requires circuit protection. Circuit protection is necessary to prevent injury and fires, and minimize damage to electrical components and disturbances to the electrical system. Abnormalities in the circuit can include overloads, short circuits and surges. Circuit protection devices are commonly referred to as circuit breakers and fuses. For the protection of the circuits in the units and common areas, we recommend the use of only circuit breakers as they are safer than fuses. However, the use of fuses is common for equipment like emergency systems and individual items of equipment. Fuses with a low capacity rating can easily be replaced with fuses of a higher rating resulting in an unprotected, overloaded and unsafe circuit. The circuit protection panels have a useful life of up to and sometimes beyond 70 years.

Conductors - Conductors are the electrical wires that convey electricity to the units, light fixtures, receptacles and appliances.

Conductor Insulation and Conduit - Conductor insulation provides protection against the transfer of electricity. Conductor insulation can eventually become brittle and damaged from rodents or heat from many years of service. Conductor conduit is a pipe or tube used to enclose insulated electric wires to protect them from damage. Steel conductor conduit, although galvanized, will eventually rust if used in damp conditions. The useful life of conductor insulation and conduit is indeterminate.

Preventative Maintenance Notes: We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. We also recommend the Association maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the unit's age, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Annually:
 - Inspect system for signs of electrical overheating, deterioration, and/or panel corrosion
 - Clean and vacuum exterior and interior switchboards

- Five-Year Cycles:
 - Check power meters, lamps, indicators, and transformers for deficiencies
 - Inspect wiring, relays, power supply units, and timers
 - Verify surge protection is intact
- As-needed:
 - Test outlets and ground-fault circuit interrupters (GFCI's) for faulty components
 - Examine the insulation at switchgears for signs of deterioration or cracking
 - Ensure all conductors are clean and dry with no moisture build-up
 - Check and inspect for loose wire connections
 - Clean and clear dust and debris away from system components
 - Check for flickering or dimming light fixtures as these could indicate a short in the wiring, arcing, or an over-extension of the electrical system
 - Conduct thermal image scanning if system experiences numerous or consistent outages
 - Keep an accurate record of all repairs to the electrical system

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. We recommend the Association budget to replace the main switchgear, distribution and circuit protection panels. Updates of this Reserve Study will consider possible changes in the scope and times of component replacements based on the conditions, including the need for replacement of the wires.

We recommend the Association conduct thermoscans of the distribution panels and circuit protection panels, and inspections of the transformers for any indications of arcing, burning or overheating on a regular basis, funded through the operating budget. Verification of the integrity of all connection points minimizes the potential for arcing and fires.

Life Safety System

Line Items: 3.555 and 3.560

Quantity: The life safety systems at Haile Village Center include the following components:

- Audio/visual fixtures
- Control panels
- Exit light fixtures
- Pull stations
- Wiring

History: Unknown ages

Conditions: Reported satisfactory without operational deficiencies.



Control panel



Emergency device

Useful Life: Up to 25 years for the devices and up to 15 years for the control panels

Preventative Maintenance Notes: We recommend the Association obtain and adhere to the manufacturer's recommended maintenance plan. In accordance with *NFPA 72* (National Fire Alarm and Signaling Code) we also recommend the Association maintain a maintenance contract with a qualified professional. The required preventative maintenance may vary in frequency and scope based on the age of the components, operational condition, or changes in technology. We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- Semi-annually:
 - Inspect and test all components and devices, including, but not limited to, control panels, annunciators, detectors, audio/visual fixtures, signal transmitters and magnetic door holders
 - Test backup batteries
- As-needed:
 - Ensure clear line of access to components such as pull stations
 - Ensure detectors are properly positioned and clean of debris

Priority/Criticality: Defer only upon opinion of independent professional or engineer

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3. Changes in technology or building codes may make a replacement desirable prior to the end of the functional life. Our estimate of future cost considers only that amount necessary to duplicate the same functionality. Local codes or ordinances at the actual time of replacement may require a betterment as compared to the existing system. A betterment could result in a higher, but at this time unknown, cost of replacement.

NON-STRUCTURAL - Exterior Building Elements

Light Fixtures

Line Item: 1.260

Quantity: Approximately 111 exterior light fixtures accent the breezeways and staircases. Light fixtures at the balconies are responsibility of the owners.

History: Original

Condition: Good to fair overall



Ceiling mounted light fixture



Ceiling mounted light fixture

Useful Life: Up to 20 years

Preventative Maintenance Notes: We note the following select recommended preventative maintenance activities to maximize the remaining useful life:

- As-needed:
 - Replace burned out bulbs at common fixtures as needed
 - Inspect and repair broken or dislodged fixtures
 - Ensure a waterproof seal between the fixture and building exists

Priority/Criticality: Per Board discretion

Expenditure Detail Notes: Expenditure timing and costs are depicted in the **Reserve Expenditures** table in Section 3.

Reserve Study Update

An ongoing review by the Board and an Update of this Reserve Study are necessary to ensure an equitable funding plan since a Reserve Study is a snapshot in time. Many variables change after the study is conducted that may result in significant overfunding or underfunding the reserve account. Variables that may affect the Reserve Funding Plan include, but are not limited to:

- Deferred or accelerated capital projects based on Board discretion
- Changes in the interest rates on reserve investments
- Changes in the *local* construction inflation rate
- Additions and deletions to the Reserve Component Inventory
- The presence or absence of maintenance programs
- Unusually mild or extreme weather conditions
- Technological advancements

Periodic updates incorporate these variable changes since the last Reserve Study or Update. We recommend the Board budget for an Update to this Reserve Study in two-to three-years. Budgeting for an Update demonstrates the Board's objective to continue fulfilling its fiduciary responsibility to maintain the commonly owned property and to fund reserves appropriately.

5.METHODOLOGY

Reserves for replacement are the amounts of money required for future expenditures to repair or replace Reserve Components that wear out before the entire facility or project wears out. Reserving funds for future repair or replacement of the Reserve Components is also one of the most reliable ways of protecting the value of the property's infrastructure and marketability.

Haile Village Center can fund capital repairs and replacements in any combination of the following:

1. Increases in the operating budget during years when the shortages occur
2. Loans using borrowed capital for major replacement projects
3. Level annual reserve assessments annually adjusted upward for inflation to increase reserves to fund the expected major future expenditures
4. Special assessments

We do not advocate special assessments or loans unless near term circumstances dictate otherwise. Although loans provide a gradual method of funding a replacement, the costs are higher than if the Association were to accumulate reserves ahead of the actual replacement. Interest earnings on reserves also accumulate in this process of saving or reserving for future replacements, thereby defraying the amount of gradual reserve collections. We advocate the third method of *Level Monthly Reserve Assessments* with relatively minor annual adjustments. The method ensures that Owners pay their "fair share" of the weathering and aging of the commonly owned property each year. Level reserve assessments preserve the property and enhance the resale value of the homes.

This Reserve Study is in compliance with Florida Statute 718.112 and exceeds the National standards¹ set forth by the Association of Professional Reserve Analysts (APRA) fulfilling the requirements of a "Level I Full Reserve Study." These standards require a Reserve Component to have a "predictable remaining Useful Life." Estimating Remaining Useful Lives and Reserve Expenditures beyond 30 years is often indeterminate. Long-Lived Property Elements are necessarily excluded from this analysis. We considered the following factors in our analysis:

- The Cash Flow Method to compute, project and illustrate the 30-year Reserve Funding Plan
- Local² costs of material, equipment and labor
- Current and future costs of replacement for the Reserve Components
- Costs of demolition as part of the cost of replacement
- Local economic conditions and a historical perspective to arrive at our estimate of long-term future inflation for construction costs in Gainesville, Florida at an annual inflation rate³. Isolated or regional markets of greater

¹ Identified in the APRA "Standards - Terms and Definitions" and the CAI "Terms and Definitions".

² See Credentials for additional information on our use of published sources of cost data.

³ Derived from Marshall & Swift, historical costs and the Bureau of Labor Statistics.

construction (development) activity may experience slightly greater rates of inflation for both construction materials and labor.

- The past and current maintenance practices of Haile Village Center and their effects on remaining useful lives
- Financial information provided by the Association pertaining to the cash status of the reserve fund and budgeted reserve contribution
- The anticipated effects of appreciation of the reserves over time in accord with a return or yield on investment of your cash equivalent assets. (We did not consider the costs, if any, of Federal and State Taxes on income derived from interest and/or dividend income).
- The Funding Plan excludes necessary operating budget expenditures. It is our understanding that future operating budgets will provide for the ongoing normal maintenance of Reserve Components.

Updates to this Reserve Study will continue to monitor historical facts and trends concerning the external market conditions.



6. CREDENTIALS

HISTORY AND DEPTH OF SERVICE

Founded in 1991, Reserve Advisors is the leading provider of reserve studies, insurance appraisals, developer turnover transition studies, expert witness services, and other engineering consulting services. Clients include community associations, resort properties, hotels, clubs, non-profit organizations, apartment building owners, religious and educational institutions, and office/commercial building owners in 48 states, Canada and throughout the world.

The **architectural engineering consulting firm** was formed to take a leadership role in helping fiduciaries, boards, and property managers manage their property like a business with a long-range master plan known as a Reserve Study.

Reserve Advisors employs the **largest staff of Reserve Specialists** with bachelor's degrees in engineering dedicated to Reserve Study services. Our founders are also founders of Community Associations Institute's (CAI) Reserve Committee that developed national standards for reserve study providers. One of our founders is a Past President of the Association of Professional Reserve Analysts (APRA). Our vast experience with a variety of building types and ages, on-site examination and historical analyses are keys to determining accurate remaining useful life estimates of building components.

No Conflict of Interest - As consulting specialists, our **independent opinion** eliminates any real or perceived conflict of interest because we do not conduct or manage capital projects.

TOTAL STAFF INVOLVEMENT

Several staff members participate in each assignment. The responsible advisor involves the staff through a Team Review, exclusive to Reserve Advisors, and by utilizing the experience of other staff members, each of whom has served hundreds of clients. We conduct Team Reviews, an internal quality assurance review of each assignment, including: the inspection; building component costing; lifing; and technical report phases of the assignment. Due to our extensive experience with building components, we do not have a need to utilize subcontractors.

OUR GOAL

To help our clients fulfill their fiduciary responsibilities to maintain property in good condition.

VAST EXPERIENCE WITH A VARIETY OF BUILDINGS

Reserve Advisors has conducted reserve studies for a multitude of different communities and building types. We've analyzed thousands of buildings, from as small as a 3,500-square foot day care center to a 2,600,000-square foot 98-story highrise. We also routinely inspect buildings with various types of mechanical systems such as simple electric heat, to complex systems with air handlers, chillers, boilers, elevators, and life safety and security systems.

We're familiar with all types of building exteriors as well. Our well-versed staff regularly identifies optimal repair and replacement solutions for such building exterior surfaces such as adobe, brick, stone, concrete, stucco, EIFS, wood products, stained glass and aluminum siding, and window wall systems.

OLD TO NEW

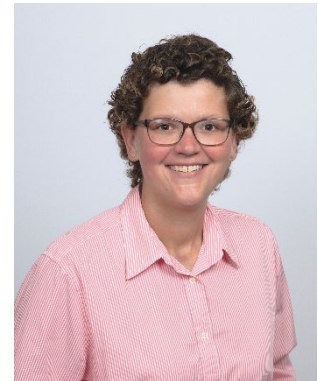
Reserve Advisors' experience includes ornate and vintage buildings as well as modern structures. Our specialists are no strangers to older buildings. We're accustomed to addressing the unique challenges posed by buildings that date to the 1800's. We recognize and consider the methods of construction employed into our analysis. We recommend appropriate replacement programs that apply cost effective technologies while maintaining a building's character and appeal.

JENNIFER L. BERRY, RS
Responsible Advisor

CURRENT CLIENT SERVICES

Jennifer L. Berry, a Mechanical Engineer, is an Advisor for Reserve Advisors, LLC. Ms. Berry is responsible for the inspection and analysis of the condition of clients' property, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.

The following is a partial list of clients served by Jennifer Berry demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.



Branch Creek Phase 2A Townhome Association This townhome community is located in Summerville, South Carolina and comprises 44 residential units in 11 buildings. The townhomes were constructed with fiber cement siding, asphalt shingle roofs, masonry facades, and screen-enclosed patios. The Association also maintains asphalt pavement, sidewalks, driveways, a pond, and a wood pedestrian bridge.

Turtle Point Villas II Horizontal Property Regime Located in Kiawah Island, South Carolina, this condominium style development consists of 53 units in eight buildings. Built in 1985, these buildings were constructed with wood siding, cedar shakes roofs, wood staircases, wood balconies, and five hydraulic elevators.

The Hamptons at Northcross Downs Homeowners Association This development in Huntersville, North Carolina is comprised of 371 single family homes. The Association maintains two clubhouses, two pools, two playgrounds, tennis courts, masonry perimeter walls and asphalt pavement.

Kensington South Condominium Association A townhome development comprised of 77 units in eight buildings that were constructed with fiber cements siding and asphalt shingle roofs. Located in Gainesville, Florida, this community also maintains a clubhouse, pool, multiple perimeter fences, a concrete retaining wall and asphalt pavement.

Cresswind at the Ponds Community Association This single family home community located just outside of Charleston, South Carolina will comprise over 600 homes upon its anticipated completion in 2025. Amenities in this community include a luxurious clubhouse, tennis and pickleball courts as well as a pool and spa. The Association also maintains asphalt pavement streets, masonry retaining walls throughout the community and multiple ponds.

PRIOR RELEVANT EXPERIENCE

Before joining Reserve Advisors, LLC, Ms. Berry successfully completed the bachelors program in Mechanical Engineering from Virginia Tech. She has experience as a Mechanical Design Engineer for an industrial refrigeration company where she gained knowledge in the design and manufacturing of specialized large-scale refrigeration systems in coordination with building construction projects.

EDUCATION

Virginia Tech - B.S. Mechanical Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Engineer in Training (EIT) – Virginia, 2016

Reserve Specialist (RS) - Community Associations Institute

TAMARA S. SAMHOURI, E.I., RS
Southeast Quality Assurance Engineer

CURRENT CLIENT SERVICES

Tamara Samhouri, a Civil Engineer, is an Advisor for **Reserve Advisors**. Mrs. Samhouri is responsible for the inspection and analysis of the condition of clients' properties, and recommending engineering solutions to prolong the lives of the components. She also forecasts capital expenditures for the repair and/or replacement of the property components and prepares technical reports on assignments. She is responsible for conducting Life Cycle Cost Analyses and Capital Replacement Forecast services and the preparation of Reserve Study Reports for condominiums, townhomes and homeowner associations.



The following is a partial list of clients served by Tamara Samhouri demonstrating her breadth of experiential knowledge of community associations in construction and related buildings systems.

North Lake at Tarpon Springs Homeowners Association Located in Tarpon Springs, Florida, this single family development consists of 122 homes built in 1999. The Association maintains the asphalt pavement street systems, ponds, gates, signage, & a boardwalk and dock assembly.

Talon Bay Property Owners Association This Homeowners Association located in North Port, Florida is comprised of 233 single unit homes. The clubhouse in this community includes a fitness center, kitchen, rest rooms, and a patio leading to a pool deck. The clubhouse and gate house were constructed with stucco façade and a metal roof assembly. The Association maintains asphalt pavement street systems, tennis and shuffleboard courts, and gates.

Lake Highlander Resident Owned Association This Cooperative style development located in Dunedin, Florida is comprised of 293 homes built in the 1960s. The community maintains amenities, such as a laundry room, pool hall, library, office, and clubhouse. The Cooperative maintains the subsurface pipes, electric meter panels, and bridges throughout the community.

Royal Pointe at Majestic Palms Recreation Association and Condominium Associations The Recreation Association is responsible for the elements shared by five condominium buildings. The Recreation Association maintains the pool amenities & asphalt pavement street systems. The Condominium Associations are responsible for their building exteriors comprised of concrete tile roofs, balconies, breezeways, & staircases. The Condominium Associations maintain the building service elements, including life safety systems, & domestic water pumps.

PRIOR RELEVANT EXPERIENCE

Before joining **Reserve Advisors**, Mrs. Samhouri successfully completed the bachelors program in Civil Engineering from The University of South Florida. She has experience as a Transportation Planning Intern at AECOM, the world's premier infrastructure consulting firm, where she gained knowledge on the safety and design of specialized roadway networks. Mrs. Samhouri has an expertise in transportation and geotechnical engineering infrastructure.

EDUCATION

University of South Florida - B.S. Civil Engineering

PROFESSIONAL AFFILIATIONS / DESIGNATIONS

Engineering Intern (E.I.) – Florida, 2021-present

American Society of Civil Engineers (A.S.C.E.) – Florida, 2015-present

Institute of Transportation Engineers (I.T.E.) – Florida, 2015-present

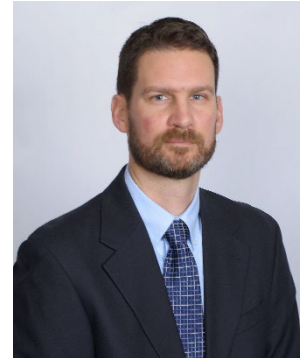
Reserve Specialist (RS) - Community Association Institute (CAI)

ALAN M. EBERT, P.E., PRA, RS
Director of Quality Assurance

CURRENT CLIENT SERVICES

Alan M. Ebert, a Professional Engineer, is the Director of Quality Assurance for Reserve Advisors. Mr. Ebert is responsible for the management, review and quality assurance of reserve studies. In this role, he assumes the responsibility of stringent report review analysis to assure report accuracy and the best solution for Reserve Advisors' clients.

Mr. Ebert has been involved with thousands of Reserve Study assignments. The following is a partial list of clients served by Alan Ebert demonstrating his breadth of experiential knowledge of community associations in construction and related buildings systems.



Brownsville Winter Haven Located in Brownsville, Texas, this unique homeowners association contains 525 units. The Association maintains three pools and pool houses, a community and management office, landscape and maintenance equipment, and nine irrigation canals with associated infrastructure.

Rosemont Condominiums This unique condominium is located in Alexandria, Virginia and dates to the 1940's. The two mid-rise buildings utilize decorative stone and brick masonry. The development features common interior spaces, multi-level wood balconies and common asphalt parking areas.

Stillwater Homeowners Association Located in Naperville, Illinois, Stillwater Homeowners Association maintains four tennis courts, an Olympic sized pool and an upscale ballroom with commercial-grade kitchen. The community also maintains three storm water retention ponds and a detention basin.

Birchfield Community Services Association This extensive Association comprises seven separate parcels which include 505 townhome and single family homes. This Community Services Association is located in Mt. Laurel, New Jersey. Three lakes, a pool, a clubhouse and management office, wood carports, aluminum siding, and asphalt shingle roofs are a few of the elements maintained by the Association.

Oakridge Manor Condominium Association Located in Londonderry, New Hampshire, this Association includes 104 units at 13 buildings. In addition to extensive roads and parking areas, the Association maintains a large septic system and significant concrete retaining walls.

Memorial Lofts Homeowners Association This upscale high rise is located in Houston, Texas. The 20 luxury units include large balconies and decorative interior hallways. The 10-story building utilizes a painted stucco facade and TPO roof, while an on-grade garage serves residents and guests.

PRIOR RELEVANT EXPERIENCE

Mr. Ebert earned his Bachelor of Science degree in Geological Engineering from the University of Wisconsin-Madison. His relevant course work includes foundations, retaining walls, and slope stability. Before joining Reserve Advisors, Mr. Ebert was an oilfield engineer and tested and evaluated hundreds of oil and gas wells throughout North America.

EDUCATION

University of Wisconsin-Madison - B.S. Geological Engineering

PROFESSIONAL AFFILIATIONS/DESIGNATIONS

Professional Engineering License – Wisconsin, North Carolina, Illinois, Colorado

Reserve Specialist (RS) - Community Associations Institute

Professional Reserve Analyst (PRA) - Association of Professional Reserve Analysts



RESOURCES

Reserve Advisors utilizes numerous resources of national and local data to conduct its Professional Services. A concise list of several of these resources follows:

Association of Construction Inspectors, (ACI) the largest professional organization for those involved in construction inspection and construction project management. ACI is also the leading association providing standards, guidelines, regulations, education, training, and professional recognition in a field that has quickly become important procedure for both residential and commercial construction, found on the web at www.iami.org.

American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., (ASHRAE) the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc., devoted to the arts and sciences of heating, ventilation, air conditioning and refrigeration; recognized as the foremost, authoritative, timely and responsive source of technical and educational information, standards and guidelines, found on the web at www.ashrae.org. Reserve Advisors actively participates in its local chapter and holds individual memberships.

Community Associations Institute, (CAI) America's leading advocate for responsible communities noted as the only national organization dedicated to fostering vibrant, responsive, competent community associations. Their mission is to assist community associations in promoting harmony, community, and responsible leadership.

Marshall & Swift / Boeckh, (MS/B) the worldwide provider of building cost data, co-sourcing solutions, and estimating technology for the property and casualty insurance industry found on the web at www.marshallswift.com.

R.S. Means CostWorks, North America's leading supplier of construction cost information. As a member of the Construction Market Data Group, Means provides accurate and up-to-date cost information that helps owners, developers, architects, engineers, contractors and others to carefully and precisely project and control the cost of both new building construction and renovation projects found on the web at www.rsmeans.com.

Reserve Advisors' library of numerous periodicals relating to reserve studies, condition analyses, chapter community associations, and historical costs from thousands of capital repair and replacement projects, and product literature from manufacturers of building products and building systems.

7. DEFINITIONS

Definitions are derived from the standards set forth by the Community Associations Institute (CAI) representing America's 305,000 condominium and homeowners associations and cooperatives, and the Association of Professional Reserve Analysts, setting the standards of care for reserve study practitioners.

Cash Flow Method - A method of calculating Reserve Contributions where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different Reserve Funding Plans are tested against the anticipated schedule of reserve expenses until the desired funding goal is achieved.

Component Method - A method of developing a Reserve Funding Plan with the total contribution is based on the sum of the contributions for individual components.

Current Cost of Replacement - That amount required today derived from the quantity of a *Reserve Component* and its unit cost to replace or repair a Reserve Component using the most current technology and construction materials, duplicating the productive utility of the existing property at current *local* market prices for *materials*, *labor* and manufactured equipment, contractors' overhead, profit and fees, but without provisions for building permits, overtime, bonuses for labor or premiums for material and equipment. We include removal and disposal costs where applicable.

Fully Funded Balance - The Reserve balance that is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost similar to Total Accrued Depreciation.

Funding Goal (Threshold) - The stated purpose of this Reserve Study is to determine the adequate, not excessive, minimal threshold reserve balances.

Future Cost of Replacement - *Reserve Expenditure* derived from the inflated current cost of replacement or current cost of replacement as defined above, with consideration given to the effects of inflation on local market rates for materials, labor and equipment.

Long-Lived Property Component - Property component of Haile Village Center responsibility not likely to require capital repair or replacement during the next 30 years with an unpredictable remaining Useful Life beyond the next 30 years.

Percent Funded - The ratio, at a particular point of time (typically the beginning of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.

Remaining Useful Life - The estimated remaining functional or useful time in years of a *Reserve Component* based on its age, condition and maintenance.

Reserve Component - Property elements with: 1) Haile Village Center responsibility; 2) limited Useful Life expectancies; 3) predictable Remaining Useful Life expectancies; and 4) a replacement cost above a minimum threshold.

Reserve Component Inventory - Line Items in *Reserve Expenditures* that identify a *Reserve Component*.

Reserve Contribution - An amount of money set aside or *Reserve Assessment* contributed to a *Reserve Fund* for future *Reserve Expenditures* to repair or replace *Reserve Components*.

Reserve Expenditure - Future Cost of Replacement of a Reserve Component.

Reserve Fund Status - The accumulated amount of reserves in dollars at a given point in time, i.e., at year end.

Reserve Funding Plan - The portion of the Reserve Study identifying the *Cash Flow Analysis* and containing the recommended Reserve Contributions and projected annual expenditures, interest earned and reserve balances.

Reserve Study - A budget planning tool that identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures.

Useful Life - The anticipated total time in years that a *Reserve Component* is expected to serve its intended function in its present application or installation.

Structural Integrity Reserve Study - A budget planning tool that separates items depicted in Florida Statute 718.112(2)(g), identifies the current status of the reserve fund and a stable and equitable Funding Plan to offset the anticipated future major common area expenditures

8. PROFESSIONAL SERVICE CONDITIONS

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our structural integrity reserve study ("SIRS") is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. SIRS and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. Other than the visual inspection conducted in connection with the SIRS (which visual inspection shall be conducted by a licensed architect or engineer (in RA's sole discretion)) (the "SIRS Visual Inspection"), the study will be performed by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA during the SIRS Visual Inspection, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold



a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be used as a design specification for design engineering purposes or as an appraisal**. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA**.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous – Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.