5/23/2024

Tropicana Gardens, Inc.
c/o GRS MGMT
3900 Woodlake Blvd., Suite 309
Lake Worth, Florida 33463

Re: Tropicana Gardens
Structural Integrity Reserve Study (SIRS)
4001 S Ocean Blvd
South Palm Beach, Florida 33480
UES Project No: 6011.2400077.0000

Dear Ms. Napoli:

UES Milestone Inspections, LLC (UES) has completed the mandatory Structural Integrity Reserve Study ("SIRS") as required for condominiums and cooperative buildings for the above referenced property. UES's assessment was performed in general accordance with Florida Statute (FS)718.112(2)(g) (or 719.106(3)(k) for Cooperatives) (effective May 26, 2022) and local requirements of the Authority Having Jurisdiction (AHJ).

Please contact the undersigned if you have any questions concerning UES's Structural Integrity Reserve Study. UES appreciates this opportunity to provide professional services to Tropicana Gardens, Inc. Pursuant to FS 553.899, UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

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This item has been digitally signed and sealed by Josean A. Duprey, P.E., S.I. and signed and sealed by Ricardo Solis, P.E. on the date indicated here. Printed copies of this document are not considered signed and sealed, and the signature must be verified on any electronic copies.

TABLE OF CONTENTS

1.0 INTRODUCTION 1

2.0 EXECUTIVE SUMMARY 1

3.0 PURPOSE AND SCOPE OF SERVICES 2

4.0 LEVEL OF SERVICE 3

5.0 SOURCES OF INFORMATION 3

6.0 PROPERTY DESCRIPTION 4

7.0 COMMON COMPONENTS 4

8.0 STRUCTURAL INTEGRITY RESERVE STUDY ITEMS 5

8.1 Roof 5

8.2 Structure, inlcuding Load-bearing walls and other Primary Structural Members and primary structural systems 5

8.3 Fireproofing/Fire Protection Systems 6

8.4 Plumbing 6

8.5 Electrical Systems 6

8.6 Waterproofing and Exterior Painting 7

8.7 Windows and exterior doors 7

8.8 Deferred Maintenance Items as dictated by Florida Statute (FS)553.899. 7

9.0 CURRENT DEFICIENCIES 7

10.0 EXPECTED LIFE AND VALUATION 7

10.1 Opinions of Useful Life 8

10.2 Estimates of Cost 9

11.0 FINANCIAL ANALYSIS 10

11.1 Reserve expenditure projections 10

11.2 Current Funding 10

12.0 STANDARD OF CARE AND WARRANTIES 10

1.0 INTRODUCTION

Per authorization of UES proposal 6011.0324.00013, sent March 14, 2024, by Tropicana Gardens, Inc., UES has conducted Structural Integrity Reserve Study of the 65-unit residential condominium community located at 4001 S Ocean Blvd in South Palm Beach, Florida 33480.

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

UES has conducted the study in general accordance with the National Reserve Study Standards published by the Association of Professional Reserve Analysts (APRA) and in general accordance with Florida Statute 718.112(2)(g) (or 719.106(3)(k) for Cooperatives) (effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

This study was conducted by a Florida licensed Professional Engineer(s) and other qualified supporting staff. Please refer to **Appendix D** for the qualifications of the project team.

UES's professional Josean A. Duprey, P.E., S.I. performed this study and visited the site on 4/17/2024. This report is principally based on UES's visual inspection of Tropicana Gardens Condominiums and a review of relevant association documents.

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

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

MAY 23, 2034

2.0 EXECUTIVE SUMMARY

In summary, as a result of UES's site inspection and review of available documentation, we find the common area components to be in good to fair general condition and well-maintained. UES observed some deficiencies and deferred repairs which are noted in subsequent sections herein. UES has included an inventory of "common area" components the Association has responsibility over which will require periodic maintenance or replacement over the term of this evaluation. UES has developed the opinions of the remaining useful life of each component and has estimated their current cost of required reserve

expenditures for their repair or replacement. UES's projections have been included as annual reserves over its estimated remaining useful life.

3.0 PURPOSE AND SCOPE OF SERVICES

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

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

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

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

The intent of this reserve study is to determine a structural integrity reserve needs plan for the Association, evaluate the current rate of contribution to the reserve fund, and, if required, to suggest alternate funding strategies. This study is in addition to the full reserve study required by FS718.301(4)(p).

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

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

- Operation and maintenance (O&M) of commonly held elements of real property and other assets. These O&M expenses usually include taxes, insurance, property management costs and other service fees.

- Reserve expenditures for major periodic repairs or replacement of commonly- held elements.

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

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

4.0 LEVEL OF SERVICE

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

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

For the purpose of this evaluation, UES has conducted a full study which has included the evaluation of common area elements as dictated by Florida Statute (FS) 718.112(2)(g) (or 719.106(3)(k) for Cooperatives) (effective May 26, 2022, and amended June 9, 2023) and local requirements of the Authority Having Jurisdiction (AHJ).

5.0 SOURCES OF INFORMATION

The following person was interviewed during UES's study, Ms. Napoli.

The following documents were provided:

- Commercial Roof Condition Inspection Form by Brad Davis.
- Concrete Repair Project Documents and Final Certification Of Completion Of Construction For Permit Number 24529, Dated December 8, 2022.
- Milestone Inspection Report by Chalaire and Associates, Inc. Dated November 2, 2023.
- Proposal And Permit Documents for The Replacement of Electrical Equipment, Dated September 16, 2020.
- Plumbing Pipelining Project Documents, Dated June 21, 2023.
- Fire Systems Inspection Records, Dated April 15, 2024 By Advances Alarm Service Inc.
- A-1 Tropic Painting & Waterproofing Quote Dated November 8, 2021.
- Quote For Elevator Project by Coastal Elevator Services, Inc, Dated November 21, 2023.

- Roof Replacement Quote by Company Roof Maintenance Roofing Division, LLC, Dated March 29, 2024.
- Roof Replacement Quote by All Phase Roofing And Construction, Dated March 27, 2024.
- Original Architectural Drawings, Dated 1957.
- Current Google Maps Aerial Photograph.

UES engineers determined expected and replacement useful lives (EUL & RUL) of the common area components required as part of the SIRS and cost estimates for reserve expenditure budgets based on UES's evaluation of actual conditions and experience with similar building systems. In addition, we also utilize the following industry publications for data:

- On-Line RS Means – Construction Cost Data
- Fannie Mae – Expected Useful Life Tables
- National Association of Home Builders – Life Expectancy of Components

6.0 PROPERTY DESCRIPTION

Tropicana Gardens is a condominium property with one (1) four-story building located in South Palm Beach, Palm Beach County, Florida. The property was developed in 1958. There are a total of 65 residential condominium units within the building. There is a parking lot located on the North side of the property and the intercoastal on the West side.

The primary vehicle entrance is off South Ocean Boulevard at the East side of the property with guest and residential access from this area.

The condominium building is a concrete-framed structure, comprising a combination of shear walls, reinforced cast-in-place concrete walls, concrete masonry unit (CMU) walls, and pre-cast (double T's) slabs. Exterior walls are stucco-finished, incorporating CMU and cast-in-place reinforced concrete walls. The residential units were originally built with balconies within the building's footprint.

Underground utility services include public water and sewer, including fire hydrants, electrical power, telephone, and broadband cable.

Landscaping consists of trees, shrubs, and grass areas along the perimeter of the building.

7.0 COMMON COMPONENTS

Please refer to **Appendix A** for UES's Common Area Component Inventory. Condominium Association common components include all paved surfaces, parking, sidewalks and the pavers and tile at the main entrance/exit ramps and deck and pool deck including:

- Building structure.
- Electrical room.
- Fire equipment room.
- Roof.
- Common hallways/balconies.
- Common stairwells.
- Building perimeter.

- Windows/Doors.
- Elevator.
- Site landscaping including trees, shrubs, landscaping planters, fountains, hardscape and lawns.

Individual Unit Owners are responsible for maintenance & repairs of their units including the mechanical, plumbing, and electrical components within their respective units.

8.0 STRUCTURAL INTEGRITY RESERVE STUDY ITEMS

8.1 ROOF

Description and Observations

The building's roof is a flat roof consisting of pre-cast (double T's) concrete slabs covered with a seal coat over modified bitumen roofing system. At the time of inspection, the roof is in fair condition with minor ponding and damaged areas observed on the roof. Evidence of previous ponding was observed.

Common Components and Required Reserve Expenditures

A modified bitumen roof with proper installation, care, and maintenance has an average expected useful life (EUL) of 20 years. Proper maintenance includes but not limited to visually inspecting the roof at least once a year to ensure water is properly draining and not ponding and visually inspecting roof drains to ensure no debris is clogging the flow of water. See **Appendix A** for estimated cost and estimated contributions required.

8.2 STRUCTURE, INCLUDING LOAD-BEARING WALLS AND OTHER PRIMARY STRUCTURAL MEMBERS AND PRIMARY STRUCTURAL SYSTEMS

Description and Observations

Pursuant to FS 627.706, "Primary structural member" means a structural element designed to provide support and stability for the vertical or lateral loads of the overall structure and "Primary structural system" means an assemblage of primary structural members.

The buildings is comprised of concrete load bearing walls, concrete shear walls, concrete beams and columns, and pre-cast (double T's) concrete slabs. The exterior finishes are composed of painted stucco which at the time of inspection was in good condition with minor wall cracking observed within the 1st, 2nd, 3rd, and 4th floor of the catwalks and several units.

Common Components and Required Reserve Expenditures

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

8.3 FIREPROOFING AND FIRE PROTECTION SYSTEMS

Description and Observations

The fire protection system of the building consists of a fire alarm and fire extinguishers. The building also has emergency/exit lighting. The fire extinguishers, fire alarm system, and backflow system undergo annual inspection and servicing.

Common Components and Required Reserve Expenditures

Fire extinguishers should be recharged every 6 years according to the National Fire Protection Association (NFPA) and should be inspected annually by a certified technician. Additionally, emergency exit lighting shall be checked yearly to ensure that the light bulbs do not need to be replaced. See **Appendix A** for estimated cost and estimated contributions required.

8.4 PLUMBING

Description and Observations

The visible building plumbing inspected at the time of inspection included: cast-iron pipes connecting to backflow preventer and water meters. The condition is good with minor soil and mulch buildup within the water valve box.

Common Components and Required Reserve Expenditures

Plumbing systems have a life expectancy of 50 years with proper maintenance. Proper maintenance includes but not limited to routine inspections by certified personnel that look for signs of damage or corrosion, corrosion, and assuring all plumbing fixtures work properly. See **Appendix A** for estimated cost and estimated contributions required.

8.5 ELECTRICAL SYSTEMS

Description and Observations

The visible electrical systems observed at the time of inspection included elevator panels, electrical conduits, groundline, and main electrical meters. The meters and panels are in good condition, no damage was observed to the electrical systems at the time of inspection.

Common Components and Required Reserve Expenditures

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

8.6 WATERPROOFING AND EXTERIOR PAINTING

Description and Observations

The catwalk decks have a deck waterproofing covering installed at all floors. Based on the site interview no water intrusion issues were reported, nor any issues were observed. The exterior finish of the building consists of painted stucco finishes. Overall, the general condition of the exterior finishes is in good condition with minor cracking/spalling/rusting observed at several areas within the building catwalks, façade, and unit balconies.

Common Components and Required Reserve Expenditures

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

8.7 WINDOWS AND EXTERIOR DOORS

Description and Observations

The windows and doors in the common areas were observed to be in fair condition.

Common Components and Required Reserve Expenditures

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

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

Description and Observations

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

9.0 CURRENT DEFICIENCIES

Based on the current condition of the property, the Board's list of concerns, individual Owner's reports and UES's observations, UES identified design & construction deficiencies and deferred repairs which may require near-term repairs and/or corrective action/improvements:

Deficiencies:

- The pool equipment room, which is detached from the main building, shows concrete spalling and heavy rebar corrosion on the ceiling. The ceiling and walls also have cracks. This deficiency is considered a safety concern due to the risk of concrete falling, and immediate action is required. See **Appendix B** photographs 8, 9 and 10.

Recommended Actions:

- UES recommends the retention of a licensed structural engineer to investigate the condition of the pool equipment room. After the investigation is completed, a repair strategy is to be prepared as per the engineer's directions with specifications and drawings. Once permits are obtained, a licensed engineer shall be responsible for ensuring that the restoration is performed as per permitted specifications/drawings.

The following non-structural repairs are also recommended:

1. Re-caulk all exterior windows, sliding glass doors, and exposed fasteners.

10.0 EXPECTED LIFE AND VALUATION

10.1 OPINIONS OF USEFUL LIFE

For components which require periodic reserve expenditures for their repairs or replacement, the frequency of work equals the typical, industry accepted expected useful life (EUL) for the type of feature:

Component's Frequency of Reserve Expenditure = Component's EUL

The remaining useful life (RUL) of a component before the next reserve expenditure for its repair or replacement is equal to the difference between its EUL and its age:

RUL = EUL – AGE

The condition and rate of deterioration of actual site improvements and building elements rarely conform to such simple analysis. And, often, a property's history and available documentation does not provide any record of a particular component's actual age.

In UES's experience, the effective age and actual RUL of an installed item vary greatly from its actual age and calculated RUL. These variances depend on the quality of its original materials and workmanship, level of service, climatic exposure, and ongoing maintenance. UES's opinion of the effective age, EUL and RUL of each common component included in the SIRS is based on UES's evaluation of its existing condition and consideration of the aforementioned factors.

As a result, in preparing the Reserve Expenditure schedule for the SIRS, UES factored in the following considerations:

- Accelerate the schedule of work for components found to be in poorer condition than expected for their age.
- Defer work for components observed to be in unusually good condition.

In reality, reserve repair and replacement work for some components is often spread over a number of years. This may be done because not all on-site installations of a particular type of component

age or deteriorate at the same rate; or work may be scheduled in phases to limit disruption or ease cash flow.

For these reasons, when it seems appropriate, UES will spread some budgets over multiple years. However, it is beyond the scope of this reserve study to prioritize the need for work between a number of buildings or installed locations or to closely specify or breakdown phased work packages.

In summary, UES has based these opinions of the remaining service life and expected frequency and schedule of repair for each common component on some or all of the following:

- Actual or assumed age and observed existing condition.
- Association's or Property Manager's maintenance history and plan
- UES experience with actual performance of such components under similar service and exposure
- UES experience managing the repairs and replacements of such components. The following documentation was used as a guide for UES's considerations:
    - Fannie Mae - Expected Useful Life Tables
    - National Association of Home Builders - Life Expectancy of Components

10.2 ESTIMATES OF COST

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

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

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

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

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

11.0 FINANCIAL ANALYSIS

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

11.1 RESERVE EXPENDITURE PROJECTIONS

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

In summary, the 30-year total of projected reserve expenditure budgets, at an inflation rate of 3% is $439,357.

11.2 CURRENT FUNDING

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

- Fiscal year Starting Date: January 1st, 2025
- For Designated Year: 2025
- Starting Balance: $160,000
- Proposed Contribution Rate: $ 51,847.36 per year
- Planned Increases: 3% per year
- Projected Rate of Inflation: 3% per year

12.0 STANDARD OF CARE AND WARRANTIES

UES performed the **Structural Integrity Reserve Study (SIRS)** inspection using methods and procedures and practices conforming to Florida Statute (FS) 718.112(2)(g) (or 719.106(3)(k) for Cooperatives) (effective May 26, 2022, and amended June 9, 2023) and local requirements of the AHJ.

UES warrants that the findings contained in this report have been formulated within a reasonable degree of engineering certainty. These opinions were based on a review of the available information, associated research, onsite observations, as well as UES's education, knowledge, training and experience. UES reserves the right to revise or update any of the assessments and/or opinions within this report as conditions change or additional information becomes available. UES's design professionals performed these professional services in accordance with the standard of care used by similar professionals in the community under similar circumstances.

The methodologies include reviewing information provided by other sources. UES treats information obtained from the document reviews and interviews concerning the property as reliable, note UES is not required to independently verify the information as provided. Therefore, UES cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete.

No other warranties are expressed or implied.

APPENDIX A
COMMON AREA BUILDING COMPONENT INVENTORY
FINANCIAL EXHIBITS
RESERVE REPORT

Tropicana Gardens
Palm Beach, Florida
RA SIRS Full Funding Model Summary 2024

Report Date	May 23, 2024
Budget Year Beginning	January 1, 2025
Budget Year Ending	December 31, 2025
Total Units	65

Report Parameters

Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.00%
2025 Beginning Balance	$160,000

Threshold Funding Model Summary

- For budgeting purposes, unless otherwise indicated, we have used October 1st of 1975 to begin aging the original components in this SIRS study. Initial balance was provided by the COA, with a starting balance of $160,000.00 dollars.
- This a 65 unit condominium is located at 4001 S Ocean Blvd, South Palm Beach, Florida 33480.
- The last UES Milestone Inspections, LLC field inspection was completed on 4/17/2024.
- Windows and Unit exterior doors are responsability of the unit owners and not included within the calculations.

Threshold Funding Model Summary of Calculations

Required Annual Contribution	$51,847.36
$797.65 per unit annually	
Average Net Annual Interest Earned	$0.00
Total Annual Allocation to Reserves	$51,847.36
$797.65 per unit annually	

Tropicana Gardens
RA SIRS Fully Funding Model Projection 2024

Beginning Balance: $160,000

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2025	393,849	51,847		65,260	146,587	281,132	52%
2026	405,664	53,403		16,480	183,510	315,154	58%
2027	417,834	55,005		7,957	230,558	360,253	64%
2028	430,369	56,655		102,267	184,946	310,880	59%
2029	443,281	58,355		8,441	234,859	358,021	66%
2030	456,579	60,105		279,965	15,000	128,303	12%
2031	470,276	61,908		8,955	67,953	172,270	39%
2032	484,385	63,766		80,262	51,457	145,591	35%
2033	498,916	65,679		9,501	107,635	192,519	56%
2034	513,884	67,649		9,786	165,498	242,133	68%
2035	529,300	69,679		125,776	109,401	175,382	62%
2036	545,179	71,769		10,382	170,788	227,151	75%
2037	561,534	73,922		10,693	234,017	281,868	83%
2038	578,381	76,140		11,014	299,143	339,664	88%
2039	595,732	78,424		98,712	278,855	310,686	90%
2040	613,604	80,776		11,685	347,946	372,351	93%
2041	632,012	83,200		12,035	419,111	437,437	96%
2042	650,972	85,696		154,688	350,118	359,531	97%
2043	670,502	88,267		12,768	425,617	427,516	100%
2044	690,617	90,915		13,151	503,380	499,255	101%
2045	711,335	93,642		13,546	583,476	574,915	101%
2046	732,675	96,451		121,403	558,525	543,990	103%
2047	754,655	99,345		14,371	643,499	624,687	103%
2048	777,295	102,325		14,802	731,023	709,736	103%
2049	800,614	105,395		207,526	628,892	601,278	105%
2050	824,632	108,557		505,647	231,801	185,021	125%
2051	849,371	111,814		16,174	327,440	263,028	124%
2052	874,852	115,168		16,660	425,949	345,550	123%
2053	901,098	118,623		149,310	395,261	296,671	133%
2054	928,131	122,182		17,674	499,769	384,747	130%

Tropicana Gardens
RA SIRS Fully Funded Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Roofing							
Roof Replacement	2030	20	0	5	234,000	37,416	175,500
Roofing - Total					$234,000	$37,416	$175,500
Painting							
Building Sealants Maintenance or Replacem..	2028	7	0	3	2,500	1,429	1,429
Exterior Surface Painting and Waterproofing	2028	7	0	3	83,589	47,765	47,765
Painting - Total					$86,089	$49,194	$49,194
Building Components							
Concrete/Stucco Repairs - .5% of Building Su..	2025	7	0	0	57,760	57,760	57,760
Electrical - Annual Maintenance and/or Repl..	2025	1	0	0	2,500	2,500	2,500
Building Components - Total					$60,260	$60,260	$60,260
Doors							
Common Areas Windows and Doors	2026	23	0	1	8,500	8,130	8,130
Doors - Total					$8,500	$8,130	$8,130
Fire Extinquishers							
Fire Protection - Annual Routine Maintenance	2025	1	0	0	2,500	2,500	2,500
Fire Extinquishers - Total					$2,500	$2,500	$2,500
Plumbing Systems							
Plumbing - Annual Routine Maintenance	2025	1	0	0	2,500	2,500	2,500
Plumbing Systems - Total					$2,500	$2,500	$2,500
Total Asset Summary					$393,849	$160,000	$298,084

Percent Fully Funded	54%
Current Average Liability per Unit (Total Units: 65)	-$2,124

Tropicana Gardens
RA SIRS Fully Funded Calculation

Asset ID	Description	Current Cost	x	Age	/	Useful Life	=	Fully Funded
1012	Building Sealants Maintenan...	$2,500	x	4	/	7	=	$1,429
1027	Common Areas Windows an...	$8,500	x	22	/	23	=	$8,130
1023	Concrete/Stucco Repairs - .5...	$57,760	x	7	/	7	=	$57,760
1003	Electrical - Annual Maintena...	$2,500	x	1	/	1	=	$2,500
1004	Exterior Surface Painting and...	$83,589	x	4	/	7	=	$47,765
1006	Fire Protection - Annual Rou...	$2,500	x	1	/	1	=	$2,500
1007	Plumbing - Annual Routine ...	$2,500	x	1	/	1	=	$2,500
1021	Roof Replacement	$234,000	x	15	/	20	=	$175,500
Total Asset Summary:								$298,084

Tropicana Gardens
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
Replacement Year 2025		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	2,500
Fire Protection - Annual Routine Maintenance	1 L.S.	2,500
Plumbing - Annual Routine Maintenance	1 L.S.	2,500
Concrete/Stucco Repairs - .5% of Building Surface	1520 S.F.	57,760
Total for 2025		**$65,260**
Replacement Year 2026		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	2,575
Fire Protection - Annual Routine Maintenance	1 L.S.	2,575
Plumbing - Annual Routine Maintenance	1 L.S.	2,575
Common Areas Windows and Doors	10 EA	8,755
Total for 2026		**$16,480**
Replacement Year 2027		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	2,652
Fire Protection - Annual Routine Maintenance	1 L.S.	2,652
Plumbing - Annual Routine Maintenance	1 L.S.	2,652
Total for 2027		**$7,957**
Replacement Year 2028		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	2,732
Fire Protection - Annual Routine Maintenance	1 L.S.	2,732
Plumbing - Annual Routine Maintenance	1 L.S.	2,732
Building Sealants Maintenance or Replacement	1 L.S.	2,732
Exterior Surface Painting and Waterproofing	30396 S.F.	91,340
Total for 2028		**$102,267**
Replacement Year 2029		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	2,814
Fire Protection - Annual Routine Maintenance	1 L.S.	2,814
Plumbing - Annual Routine Maintenance	1 L.S.	2,814
Total for 2029		**$8,441**
Replacement Year 2030		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	2,898
Fire Protection - Annual Routine Maintenance	1 L.S.	2,898
Plumbing - Annual Routine Maintenance	1 L.S.	2,898

Tropicana Gardens
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
Replacement Year 2030 continued...		
Roof Replacement	15600 sq. ft.	271,270
Total for 2030		**$279,965**
Replacement Year 2031		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	2,985
Fire Protection - Annual Routine Maintenance	1 L.S.	2,985
Plumbing - Annual Routine Maintenance	1 L.S.	2,985
Total for 2031		**$8,955**
Replacement Year 2032		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	3,075
Fire Protection - Annual Routine Maintenance	1 L.S.	3,075
Plumbing - Annual Routine Maintenance	1 L.S.	3,075
Concrete/Stucco Repairs - .5% of Building Surface	1520 S.F.	71,038
Total for 2032		**$80,262**
Replacement Year 2033		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	3,167
Fire Protection - Annual Routine Maintenance	1 L.S.	3,167
Plumbing - Annual Routine Maintenance	1 L.S.	3,167
Total for 2033		**$9,501**
Replacement Year 2034		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	3,262
Fire Protection - Annual Routine Maintenance	1 L.S.	3,262
Plumbing - Annual Routine Maintenance	1 L.S.	3,262
Total for 2034		**$9,786**
Replacement Year 2035		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	3,360
Fire Protection - Annual Routine Maintenance	1 L.S.	3,360
Plumbing - Annual Routine Maintenance	1 L.S.	3,360
Building Sealants Maintenance or Replacement	1 L.S.	3,360
Exterior Surface Painting and Waterproofing	30396 S.F.	112,337
Total for 2035		**$125,776**
Replacement Year 2036		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	3,461

Tropicana Gardens
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
Replacement Year 2036 continued...		
Fire Protection - Annual Routine Maintenance	1 L.S.	3,461
Plumbing - Annual Routine Maintenance	1 L.S.	3,461
Total for 2036		**$10,382**
Replacement Year 2037		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	3,564
Fire Protection - Annual Routine Maintenance	1 L.S.	3,564
Plumbing - Annual Routine Maintenance	1 L.S.	3,564
Total for 2037		**$10,693**
Replacement Year 2038		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	3,671
Fire Protection - Annual Routine Maintenance	1 L.S.	3,671
Plumbing - Annual Routine Maintenance	1 L.S.	3,671
Total for 2038		**$11,014**
Replacement Year 2039		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	3,781
Fire Protection - Annual Routine Maintenance	1 L.S.	3,781
Plumbing - Annual Routine Maintenance	1 L.S.	3,781
Concrete/Stucco Repairs - .5% of Building Surface	1520 S.F.	87,367
Total for 2039		**$98,712**
Replacement Year 2040		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	3,895
Fire Protection - Annual Routine Maintenance	1 L.S.	3,895
Plumbing - Annual Routine Maintenance	1 L.S.	3,895
Total for 2040		**$11,685**
Replacement Year 2041		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	4,012
Fire Protection - Annual Routine Maintenance	1 L.S.	4,012
Plumbing - Annual Routine Maintenance	1 L.S.	4,012
Total for 2041		**$12,035**
Replacement Year 2042		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	4,132

Tropicana Gardens
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
Replacement Year 2042 continued...		
Fire Protection - Annual Routine Maintenance	1 L.S.	4,132
Plumbing - Annual Routine Maintenance	1 L.S.	4,132
Building Sealants Maintenance or Replacement	1 L.S.	4,132
Exterior Surface Painting and Waterproofing	30396 S.F.	138,160
Total for 2042		**$154,688**
Replacement Year 2043		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	4,256
Fire Protection - Annual Routine Maintenance	1 L.S.	4,256
Plumbing - Annual Routine Maintenance	1 L.S.	4,256
Total for 2043		**$12,768**
Replacement Year 2044		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	4,384
Fire Protection - Annual Routine Maintenance	1 L.S.	4,384
Plumbing - Annual Routine Maintenance	1 L.S.	4,384
Total for 2044		**$13,151**
Replacement Year 2045		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	4,515
Fire Protection - Annual Routine Maintenance	1 L.S.	4,515
Plumbing - Annual Routine Maintenance	1 L.S.	4,515
Total for 2045		**$13,546**
Replacement Year 2046		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	4,651
Fire Protection - Annual Routine Maintenance	1 L.S.	4,651
Plumbing - Annual Routine Maintenance	1 L.S.	4,651
Concrete/Stucco Repairs - .5% of Building Surface	1520 S.F.	107,451
Total for 2046		**$121,403**
Replacement Year 2047		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	4,790
Fire Protection - Annual Routine Maintenance	1 L.S.	4,790
Plumbing - Annual Routine Maintenance	1 L.S.	4,790
Total for 2047		**$14,371**

Tropicana Gardens
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
Replacement Year 2048		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	4,934
Fire Protection - Annual Routine Maintenance	1 L.S.	4,934
Plumbing - Annual Routine Maintenance	1 L.S.	4,934
Total for 2048		**$14,802**
Replacement Year 2049		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	5,082
Fire Protection - Annual Routine Maintenance	1 L.S.	5,082
Plumbing - Annual Routine Maintenance	1 L.S.	5,082
Building Sealants Maintenance or Replacement	1 L.S.	5,082
Exterior Surface Painting and Waterproofing	30396 S.F.	169,919
Common Areas Windows and Doors	10 EA	17,279
Total for 2049		**$207,526**
Replacement Year 2050		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	5,234
Fire Protection - Annual Routine Maintenance	1 L.S.	5,234
Plumbing - Annual Routine Maintenance	1 L.S.	5,234
Roof Replacement	15600 sq. ft.	489,944
Total for 2050		**$505,647**
Replacement Year 2051		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	5,391
Fire Protection - Annual Routine Maintenance	1 L.S.	5,391
Plumbing - Annual Routine Maintenance	1 L.S.	5,391
Total for 2051		**$16,174**
Replacement Year 2052		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	5,553
Fire Protection - Annual Routine Maintenance	1 L.S.	5,553
Plumbing - Annual Routine Maintenance	1 L.S.	5,553
Total for 2052		**$16,660**
Replacement Year 2053		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	5,720
Fire Protection - Annual Routine Maintenance	1 L.S.	5,720
Plumbing - Annual Routine Maintenance	1 L.S.	5,720

Tropicana Gardens
RA SIRS Annual Expenditure Detail

Description	Quantity	Expenditures
Replacement Year 2053 continued...		
Concrete/Stucco Repairs - .5% of Building Surface	1520 S.F.	132,151
Total for 2053		**$149,310**
Replacement Year 2054		
Electrical - Annual Maintenance and/or Replacement	1 L.S.	5,891
Fire Protection - Annual Routine Maintenance	1 L.S.	5,891
Plumbing - Annual Routine Maintenance	1 L.S.	5,891
Total for 2054		**$17,674**

Tropicana Gardens
RA SIRS Asset Summary Report 2024

Description	Date In Service	Replacement Date	Current Cost	Useful Life	Adjustment	Remaining	Future Cost	Quantity	Unit Cost
Roofing									
Roof Replacement	2010	2030	234,000	20	0	5	271,270	15600 @	15.00
Painting									
Building Sealants Maintenance or Repl..	2021	2028	2,500	7	0	3	2,732	1 @	2,500.00
Exterior Surface Painting and Waterpr..	2021	2028	83,589	7	0	3	91,340	30396 @	2.75
Building Components									
Concrete/Stucco Repairs - .5% of Build..	2017	2025	57,760	7	0	0	57,760	1520 @	38.00
Electrical - Annual Maintenance and/o..	2021	2025	2,500	1	0	0	2,500	1 @	2,500.00
Doors									
Common Areas Windows and Doors	2003	2026	8,500	23	0	1	8,755	10 @	850.00
Fire Extinquishers									
Fire Protection - Annual Routine Main..	2024	2025	2,500	1	0	0	2,500	1 @	2,500.00
Plumbing Systems									
Plumbing - Annual Routine Maintenan..	2024	2025	2,500	1	0	0	2,500	1 @	2,500.00

Tropicana Gardens
RA SIRS Annual Expenditure Detail 2024

Description	Expenditures
Replacement Year 2025	
Building Components	
Concrete/Stucco Repairs - .5% of Building Surface	57,760
Electrical - Annual Maintenance and/or Replacement	2,500
Building Components - Total:	60,260
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	2,500
Plumbing Systems	
Plumbing - Annual Routine Maintenance	2,500
Total for 2025	**$65,260**
Replacement Year 2026	
Building Components	
Electrical - Annual Maintenance and/or Replacement	2,575
Doors	
Common Areas Windows and Doors	8,755
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	2,575
Plumbing Systems	
Plumbing - Annual Routine Maintenance	2,575
Total for 2026	**$16,480**
Replacement Year 2027	
Building Components	
Electrical - Annual Maintenance and/or Replacement	2,652
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	2,652
Plumbing Systems	
Plumbing - Annual Routine Maintenance	2,652
Total for 2027	**$7,957**
Replacement Year 2028	
Painting	
Building Sealants Maintenance or Replacement	2,732
Exterior Surface Painting and Waterproofing	91,340
Painting - Total:	94,072

Description	Expenditures
Replacement Year 2028 continued...	
Building Components	
Electrical - Annual Maintenance and/or Replacement	2,732
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	2,732
Plumbing Systems	
Plumbing - Annual Routine Maintenance	2,732
Total for 2028	**$102,267**
Replacement Year 2029	
Building Components	
Electrical - Annual Maintenance and/or Replacement	2,814
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	2,814
Plumbing Systems	
Plumbing - Annual Routine Maintenance	2,814
Total for 2029	**$8,441**
Replacement Year 2030	
Roofing	
Roof Replacement	271,270
Building Components	
Electrical - Annual Maintenance and/or Replacement	2,898
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	2,898
Plumbing Systems	
Plumbing - Annual Routine Maintenance	2,898
Total for 2030	**$279,965**
Replacement Year 2031	
Building Components	
Electrical - Annual Maintenance and/or Replacement	2,985
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	2,985
Plumbing Systems	
Plumbing - Annual Routine Maintenance	2,985
Total for 2031	**$8,955**

Description	Expenditures
Replacement Year 2032	
Building Components	
Concrete/Stucco Repairs - .5% of Building Surface	71,038
Electrical - Annual Maintenance and/or Replacement	3,075
Building Components - Total:	74,112
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	3,075
Plumbing Systems	
Plumbing - Annual Routine Maintenance	3,075
Total for 2032	**$80,262**
Replacement Year 2033	
Building Components	
Electrical - Annual Maintenance and/or Replacement	3,167
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	3,167
Plumbing Systems	
Plumbing - Annual Routine Maintenance	3,167
Total for 2033	**$9,501**
Replacement Year 2034	
Building Components	
Electrical - Annual Maintenance and/or Replacement	3,262
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	3,262
Plumbing Systems	
Plumbing - Annual Routine Maintenance	3,262
Total for 2034	**$9,786**
Replacement Year 2035	
Painting	
Building Sealants Maintenance or Replacement	3,360
Exterior Surface Painting and Waterproofing	112,337
Painting - Total:	115,696
Building Components	
Electrical - Annual Maintenance and/or Replacement	3,360

Description	Expenditures
Replacement Year 2035 continued...	
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	3,360
Plumbing Systems	
Plumbing - Annual Routine Maintenance	3,360
Total for 2035	**$125,776**
Replacement Year 2036	
Building Components	
Electrical - Annual Maintenance and/or Replacement	3,461
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	3,461
Plumbing Systems	
Plumbing - Annual Routine Maintenance	3,461
Total for 2036	**$10,382**
Replacement Year 2037	
Building Components	
Electrical - Annual Maintenance and/or Replacement	3,564
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	3,564
Plumbing Systems	
Plumbing - Annual Routine Maintenance	3,564
Total for 2037	**$10,693**
Replacement Year 2038	
Building Components	
Electrical - Annual Maintenance and/or Replacement	3,671
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	3,671
Plumbing Systems	
Plumbing - Annual Routine Maintenance	3,671
Total for 2038	**$11,014**
Replacement Year 2039	
Building Components	
Concrete/Stucco Repairs - .5% of Building Surface	87,367

Description	Expenditures
Replacement Year 2039 continued...	
Electrical - Annual Maintenance and/or Replacement	3,781
Building Components - Total:	91,149
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	3,781
Plumbing Systems	
Plumbing - Annual Routine Maintenance	3,781
Total for 2039	**$98,712**
Replacement Year 2040	
Building Components	
Electrical - Annual Maintenance and/or Replacement	3,895
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	3,895
Plumbing Systems	
Plumbing - Annual Routine Maintenance	3,895
Total for 2040	**$11,685**
Replacement Year 2041	
Building Components	
Electrical - Annual Maintenance and/or Replacement	4,012
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	4,012
Plumbing Systems	
Plumbing - Annual Routine Maintenance	4,012
Total for 2041	**$12,035**
Replacement Year 2042	
Painting	
Building Sealants Maintenance or Replacement	4,132
Exterior Surface Painting and Waterproofing	138,160
Painting - Total:	142,292
Building Components	
Electrical - Annual Maintenance and/or Replacement	4,132
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	4,132

Description	Expenditures
Replacement Year 2042 continued...	
Plumbing Systems	
Plumbing - Annual Routine Maintenance	4,132
Total for 2042	**$154,688**
Replacement Year 2043	
Building Components	
Electrical - Annual Maintenance and/or Replacement	4,256
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	4,256
Plumbing Systems	
Plumbing - Annual Routine Maintenance	4,256
Total for 2043	**$12,768**
Replacement Year 2044	
Building Components	
Electrical - Annual Maintenance and/or Replacement	4,384
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	4,384
Plumbing Systems	
Plumbing - Annual Routine Maintenance	4,384
Total for 2044	**$13,151**
Replacement Year 2045	
Building Components	
Electrical - Annual Maintenance and/or Replacement	4,515
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	4,515
Plumbing Systems	
Plumbing - Annual Routine Maintenance	4,515
Total for 2045	**$13,546**
Replacement Year 2046	
Building Components	
Concrete/Stucco Repairs - .5% of Building Surface	107,451
Electrical - Annual Maintenance and/or Replacement	4,651
Building Components - Total:	112,101

Description	Expenditures
Replacement Year 2046 continued...	
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	4,651
Plumbing Systems	
Plumbing - Annual Routine Maintenance	4,651
Total for 2046	**$121,403**
Replacement Year 2047	
Building Components	
Electrical - Annual Maintenance and/or Replacement	4,790
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	4,790
Plumbing Systems	
Plumbing - Annual Routine Maintenance	4,790
Total for 2047	**$14,371**
Replacement Year 2048	
Building Components	
Electrical - Annual Maintenance and/or Replacement	4,934
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	4,934
Plumbing Systems	
Plumbing - Annual Routine Maintenance	4,934
Total for 2048	**$14,802**
Replacement Year 2049	
Painting	
Building Sealants Maintenance or Replacement	5,082
Exterior Surface Painting and Waterproofing	169,919
Painting - Total:	175,001
Building Components	
Electrical - Annual Maintenance and/or Replacement	5,082
Doors	
Common Areas Windows and Doors	17,279
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	5,082

Description	Expenditures
Replacement Year 2049 continued...	
Plumbing Systems	
Plumbing - Annual Routine Maintenance	5,082
Total for 2049	**$207,526**
Replacement Year 2050	
Roofing	
Roof Replacement	489,944
Building Components	
Electrical - Annual Maintenance and/or Replacement	5,234
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	5,234
Plumbing Systems	
Plumbing - Annual Routine Maintenance	5,234
Total for 2050	**$505,647**
Replacement Year 2051	
Building Components	
Electrical - Annual Maintenance and/or Replacement	5,391
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	5,391
Plumbing Systems	
Plumbing - Annual Routine Maintenance	5,391
Total for 2051	**$16,174**
Replacement Year 2052	
Building Components	
Electrical - Annual Maintenance and/or Replacement	5,553
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	5,553
Plumbing Systems	
Plumbing - Annual Routine Maintenance	5,553
Total for 2052	**$16,660**
Replacement Year 2053	
Building Components	
Concrete/Stucco Repairs - .5% of Building Surface	132,151

Description	Expenditures
Replacement Year 2053 continued...	
Electrical - Annual Maintenance and/or Replacement	5,720
Building Components - Total:	137,871
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	5,720
Plumbing Systems	
Plumbing - Annual Routine Maintenance	5,720
Total for 2053	**$149,310**
Replacement Year 2054	
Building Components	
Electrical - Annual Maintenance and/or Replacement	5,891
Fire Extinquishers	
Fire Protection - Annual Routine Maintenance	5,891
Plumbing Systems	
Plumbing - Annual Routine Maintenance	5,891
Total for 2054	**$17,674**

Tropicana Gardens
RA SIRS Florida Funding Summary

Description	Future Cost	tUseful Life	Remaining Life	Distribution	Required Contribution	Future Liability	Fully Funded
Building Sealants Maintenance or Replace..	2,732	7	3	1,429	281	1,303	1,429
Common Areas Windows and Doors	8,755	23	1	8,130	404	625	8,130
Concrete/Stucco Repairs - .5% of Building S..	57,760	7	0	57,760	6,558	0	57,760
Electrical - Annual Maintenance and/or Re..	2,500	1	0	2,500	1,664	0	2,500
Exterior Surface Painting and Waterproofing	91,340	7	3	47,765	9,387	43,575	47,765
Fire Protection - Annual Routine Maintena..	2,500	1	0	2,500	1,664	0	2,500
Plumbing - Annual Routine Maintenance	2,500	1	0	2,500	1,664	0	2,500
Roof Replacement	271,270	20	5	37,416	30,226	233,854	175,500
Grand Total:	$439,357			$160,000	$51,847	$279,357	$298,084

Percent Fully Funded	54%
Current Average Liability per Unit (Total Units: 65)	-$2,124

Tropicana Gardens
RA SIRS Annual Expenditure Detail

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Beginning Balance	160,000	146,587	183,510	230,558	184,946	234,859	15,000	67,953	51,457	107,635
Annual Assessment	51,847	53,403	55,005	56,655	58,355	60,105	61,908	63,766	65,679	67,649
Interest Earned										
Expenditures	65,260	16,480	7,957	102,267	8,441	279,965	8,955	80,262	9,501	9,786
Fully Funded Reserves	281,132	315,154	360,253	310,880	358,021	128,303	172,270	145,591	192,519	242,133
Percent Fully Funded	52%	58%	64%	59%	66%	12%	39%	35%	56%	68%
Ending Balance	146,587	183,510	230,558	184,946	234,859	15,000	67,953	51,457	107,635	165,498
Description										
Roofing										
Roof Replacement						271,270				
Roofing Total:						**271,270**				
Painting										
Building Sealants Maintenance or Replacement				2,732						
Exterior Surface Painting and Waterproofing				91,340						
Painting Total:				**94,072**						
Building Components										
Concrete/Stucco Repairs - .5% of Building Surface	57,760							71,038		
Electrical - Annual Maintenance and/or Replace..	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
Building Components Total:	**60,260**	**2,575**	**2,652**	**2,732**	**2,814**	**2,898**	**2,985**	**74,112**	**3,167**	**3,262**
Doors										
Common Areas Windows and Doors		8,755								
Doors Total:		**8,755**								
Fire Extinquishers										
Fire Protection - Annual Routine Maintenance	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
Fire Extinquishers Total:	**2,500**	**2,575**	**2,652**	**2,732**	**2,814**	**2,898**	**2,985**	**3,075**	**3,167**	**3,262**
Plumbing Systems										
Plumbing - Annual Routine Maintenance	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
Plumbing Systems Total:	**2,500**	**2,575**	**2,652**	**2,732**	**2,814**	**2,898**	**2,985**	**3,075**	**3,167**	**3,262**
Year Total:	**65,260**	**16,480**	**7,957**	**102,267**	**8,441**	**279,965**	**8,955**	**80,262**	**9,501**	**9,786**

Tropicana Gardens
RA SIRS Annual Expenditure Detail

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Beginning Balance	165,498	109,401	170,788	234,017	299,143	278,855	347,946	419,111	350,118	425,617
Annual Assessment	69,679	71,769	73,922	76,140	78,424	80,776	83,200	85,696	88,267	90,915
Interest Earned										
Expenditures	125,776	10,382	10,693	11,014	98,712	11,685	12,035	154,688	12,768	13,151
Fully Funded Reserves	175,382	227,151	281,868	339,664	310,686	372,351	437,437	359,531	427,516	499,255
Percent Fully Funded	62%	75%	83%	88%	90%	93%	96%	97%	100%	101%
Ending Balance	109,401	170,788	234,017	299,143	278,855	347,946	419,111	350,118	425,617	503,380
Description										
Roofing										
Roof Replacement										
Roofing Total:										
Painting										
Building Sealants Maintenance or Replacement	3,360							4,132		
Exterior Surface Painting and Waterproofing	112,337							138,160		
Painting Total:	**115,696**							**142,292**		
Building Components										
Concrete/Stucco Repairs - .5% of Building Surface					87,367					
Electrical - Annual Maintenance and/or Replace..	3,360	3,461	3,564	3,671	3,781	3,895	4,012	4,132	4,256	4,384
Building Components Total:	**3,360**	**3,461**	**3,564**	**3,671**	**91,149**	**3,895**	**4,012**	**4,132**	**4,256**	**4,384**
Doors										
Common Areas Windows and Doors										
Doors Total:										
Fire Extinquishers										
Fire Protection - Annual Routine Maintenance	3,360	3,461	3,564	3,671	3,781	3,895	4,012	4,132	4,256	4,384
Fire Extinquishers Total:	**3,360**	**3,461**	**3,564**	**3,671**	**3,781**	**3,895**	**4,012**	**4,132**	**4,256**	**4,384**
Plumbing Systems										
Plumbing - Annual Routine Maintenance	3,360	3,461	3,564	3,671	3,781	3,895	4,012	4,132	4,256	4,384
Plumbing Systems Total:	**3,360**	**3,461**	**3,564**	**3,671**	**3,781**	**3,895**	**4,012**	**4,132**	**4,256**	**4,384**
Year Total:	**125,776**	**10,382**	**10,693**	**11,014**	**98,712**	**11,685**	**12,035**	**154,688**	**12,768**	**13,151**

Tropicana Gardens
RA SIRS Annual Expenditure Detail

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Beginning Balance	503,380	583,476	558,525	643,499	731,023	628,892	231,801	327,440	425,949	395,261
Annual Assessment	93,642	96,451	99,345	102,325	105,395	108,557	111,814	115,168	118,623	122,182
Interest Earned										
Expenditures	13,546	121,403	14,371	14,802	207,526	505,647	16,174	16,660	149,310	17,674
Fully Funded Reserves	574,915	543,990	624,687	709,736	601,278	185,021	263,028	345,550	296,671	384,747
Percent Fully Funded	101%	103%	103%	103%	105%	125%	124%	123%	133%	130%
Ending Balance	583,476	558,525	643,499	731,023	628,892	231,801	327,440	425,949	395,261	499,769
Description										
Roofing										
Roof Replacement						489,944				
Roofing Total:						**489,944**				
Painting										
Building Sealants Maintenance or Replacement					5,082					
Exterior Surface Painting and Waterproofing					169,919					
Painting Total:					**175,001**					
Building Components										
Concrete/Stucco Repairs - .5% of Building Surface		107,451							132,151	
Electrical - Annual Maintenance and/or Replace..	4,515	4,651	4,790	4,934	5,082	5,234	5,391	5,553	5,720	5,891
Building Components Total:	**4,515**	**112,101**	**4,790**	**4,934**	**5,082**	**5,234**	**5,391**	**5,553**	**137,871**	**5,891**
Doors										
Common Areas Windows and Doors					17,279					
Doors Total:					**17,279**					
Fire Extinquishers										
Fire Protection - Annual Routine Maintenance	4,515	4,651	4,790	4,934	5,082	5,234	5,391	5,553	5,720	5,891
Fire Extinquishers Total:	**4,515**	**4,651**	**4,790**	**4,934**	**5,082**	**5,234**	**5,391**	**5,553**	**5,720**	**5,891**
Plumbing Systems										
Plumbing - Annual Routine Maintenance	4,515	4,651	4,790	4,934	5,082	5,234	5,391	5,553	5,720	5,891
Plumbing Systems Total:	**4,515**	**4,651**	**4,790**	**4,934**	**5,082**	**5,234**	**5,391**	**5,553**	**5,720**	**5,891**
Year Total:	**13,546**	**121,403**	**14,371**	**14,802**	**207,526**	**505,647**	**16,174**	**16,660**	**149,310**	**17,674**

Building Sealants Maintenance or Replacement - 2028

		1 L.S.	@ $2,500.00
Asset ID	1012	Asset Actual Cost	$2,500.00
	Building Envelope	Percent Replacement	100%
Category	Painting	Future Cost	$2,731.82
Placed in Service	January 2021	Assigned Reserves	$1,428.57
Useful Life	7		
Replacement Year	2028	Annual Assessment	$280.74
Remaining Life	3	Reserve Allocation	$280.74

Common Areas Windows and Doors - 2026

		10 EA	@ $850.00
Asset ID	1027	Asset Actual Cost	$8,500.00
		Percent Replacement	100%
Category	Doors	Future Cost	$8,755.00
Placed in Service	June 2003	Assigned Reserves	$8,130.43
Useful Life	23		
Replacement Year	2026	Annual Assessment	$403.63
Remaining Life	1	Reserve Allocation	$403.63

Concrete/Stucco Repairs - .5% of Building Surface - 2025

		1,520 S.F.	@ $38.00
Asset ID	1023	Asset Actual Cost	$57,760.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$57,760.00
Placed in Service	January 2017	Assigned Reserves	$57,760.00
Useful Life	7		
Replacement Year	2025	Annual Assessment	$6,558.29
Remaining Life	0	Reserve Allocation	$6,558.29

Electrical - Annual Maintenance and/or Replacement - 2025

		1 L.S.	@ $2,500.00
Asset ID	1003	Asset Actual Cost	$2,500.00
		Percent Replacement	100%
Category	Building Components	Future Cost	$2,500.00
Placed in Service	January 2021	Assigned Reserves	$2,500.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	$1,664.09
Remaining Life	0	Reserve Allocation	$1,664.09

Exterior Surface Painting and Waterproofing - 2028

		30,396 S.F.	@ $2.75
Asset ID	1004	Asset Actual Cost	$83,589.00
		Percent Replacement	100%
Category	Painting	Future Cost	$91,339.96
Placed in Service	April 2021	Assigned Reserves	$47,765.14
Useful Life	7		
Replacement Year	2028	Annual Assessment	$9,386.75
Remaining Life	3	Reserve Allocation	$9,386.75

Fire Protection - Annual Routine Maintenance - 2025

		1 L.S.	@ $2,500.00
Asset ID	1006	Asset Actual Cost	$2,500.00
		Percent Replacement	100%
Category	Fire Extinquishers	Future Cost	$2,500.00
Placed in Service	January 2024	Assigned Reserves	$2,500.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	$1,664.09
Remaining Life	0	Reserve Allocation	$1,664.09

Plumbing - Annual Routine Maintenance - 2025

		1 L.S.	@ $2,500.00
Asset ID	1007	Asset Actual Cost	$2,500.00
		Percent Replacement	100%
Category	Plumbing Systems	Future Cost	$2,500.00
Placed in Service	January 2024	Assigned Reserves	$2,500.00
Useful Life	1		
Replacement Year	2025	Annual Assessment	$1,664.09
Remaining Life	0	Reserve Allocation	$1,664.09

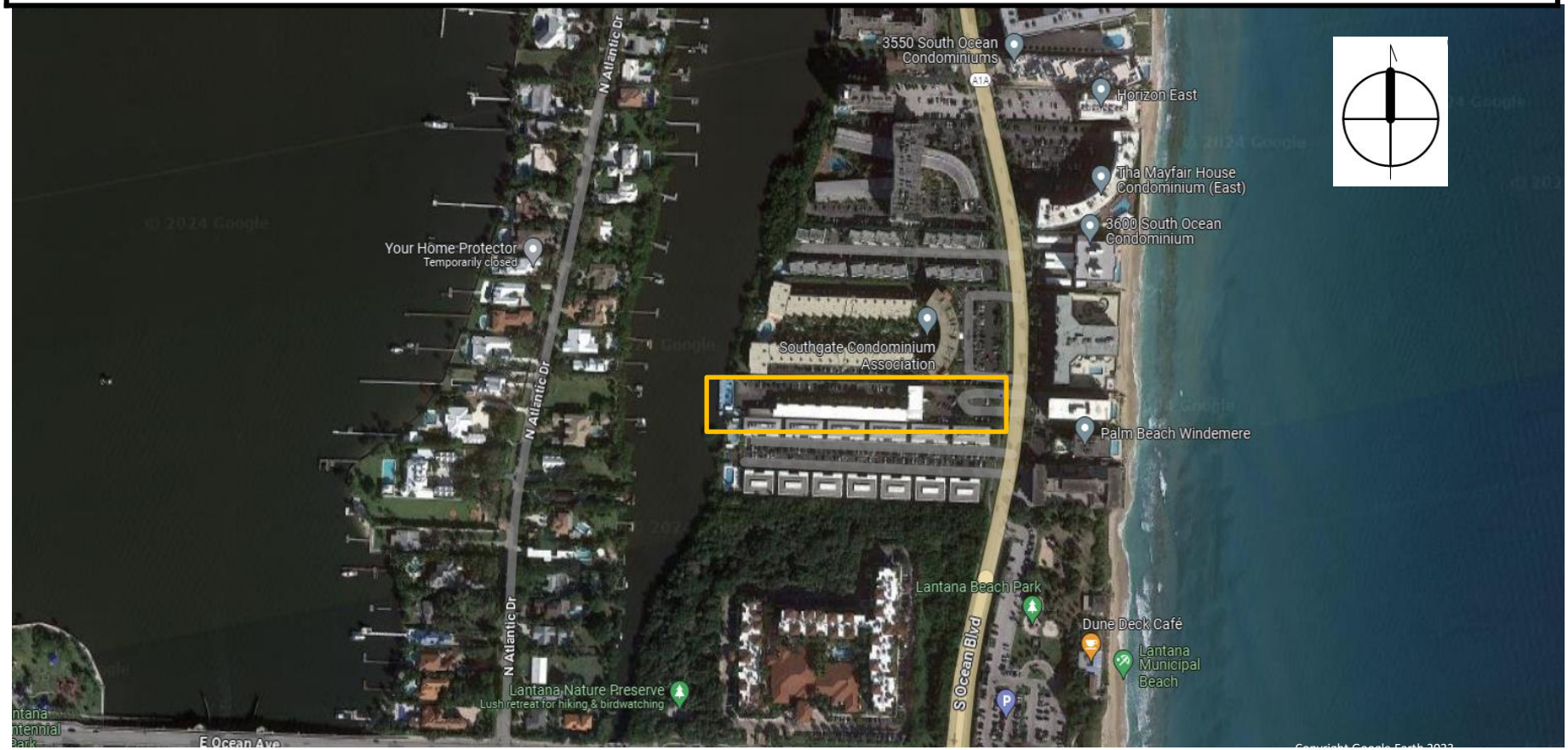
Roof Replacement - 2030

		15,600 sq. ft.	@ $15.00
Asset ID	1021	Asset Actual Cost	$234,000.00
		Percent Replacement	100%
Category	Roofing	Future Cost	$271,270.13
Placed in Service	January 2010	Assigned Reserves	$37,415.85
Useful Life	20		
Replacement Year	2030	Annual Assessment	$30,225.68
Remaining Life	5	Reserve Allocation	$30,225.68

APPENDIX B
SITE LOCATION DIAGRAM

APPENDIX B

Tropicana Gardens Condominium – South Palm Beach
4001 S Ocean Boulevard, South Palm Beach, Florida 33480
Palm Beach County, Florida



Project Mgr:	MS
Drawn By:	JD
Checked By:	JD
Approved By:	MS

Project No::	6011.2400077
Scale:	NONE
File No:	NA
Date:	4/23/24

UES MILESTONE INSPECTIONS, LLC.
Phase I Structural Assessments
Phase II Structural Forensic Evaluations
Structural Integrity Reserve Studies

Florida's Milestone Inspection Experts

LOCATION DIAGRAM

Tropicana Gardens Condominium – South Palm Beach
4001 S Ocean Boulevard, South Palm Beach, Florida 33480
Palm Beach County, Florida

EXHIBIT

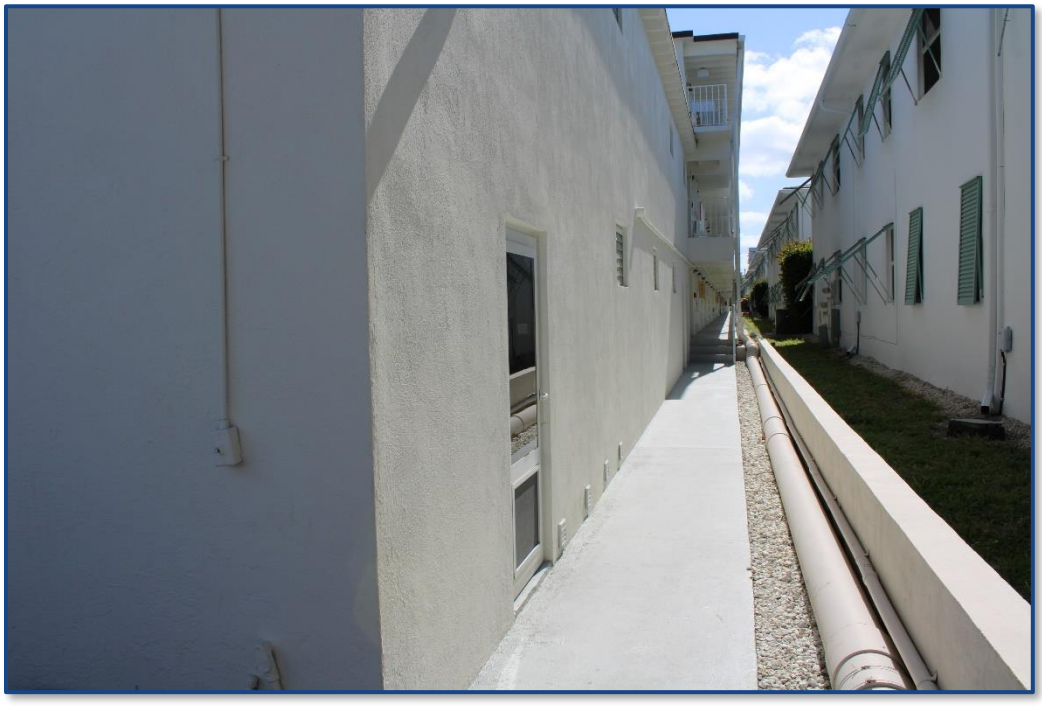
B- 1

APPENDIX C
PHOTOGRAPHS

Photograph No. 1: East elevation

Photograph No. 2: Western Elevation

Photograph No. 3: Northern elevation

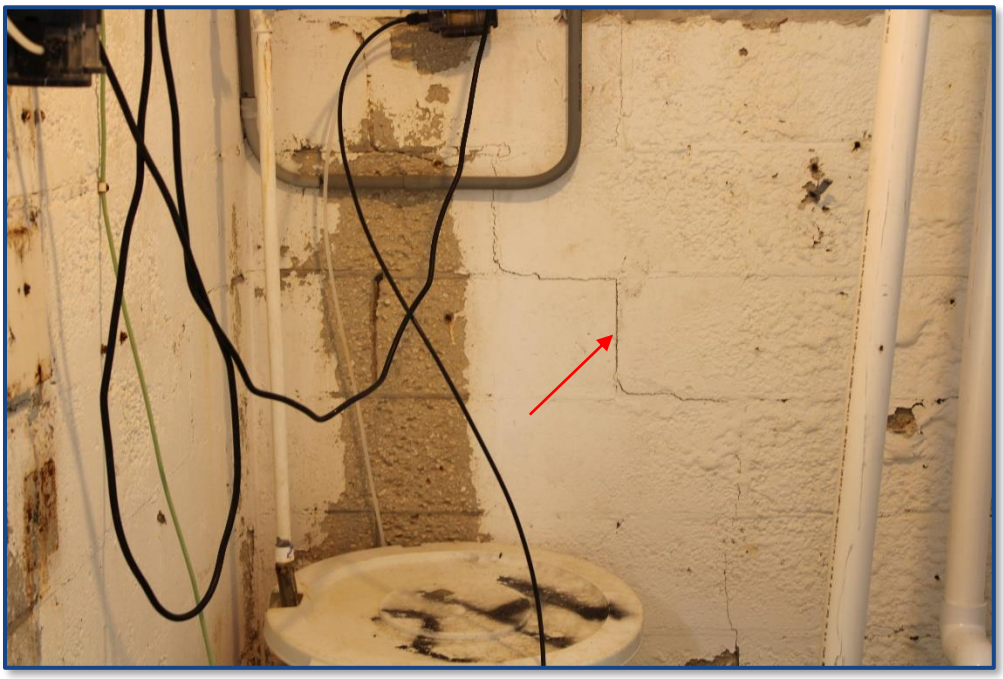


Photograph No. 4: Southern elevation

Photograph No. 5: Northwestern elevation

Photograph No. 6: Northern elevation

Photograph No. 7: Pool equipment room.

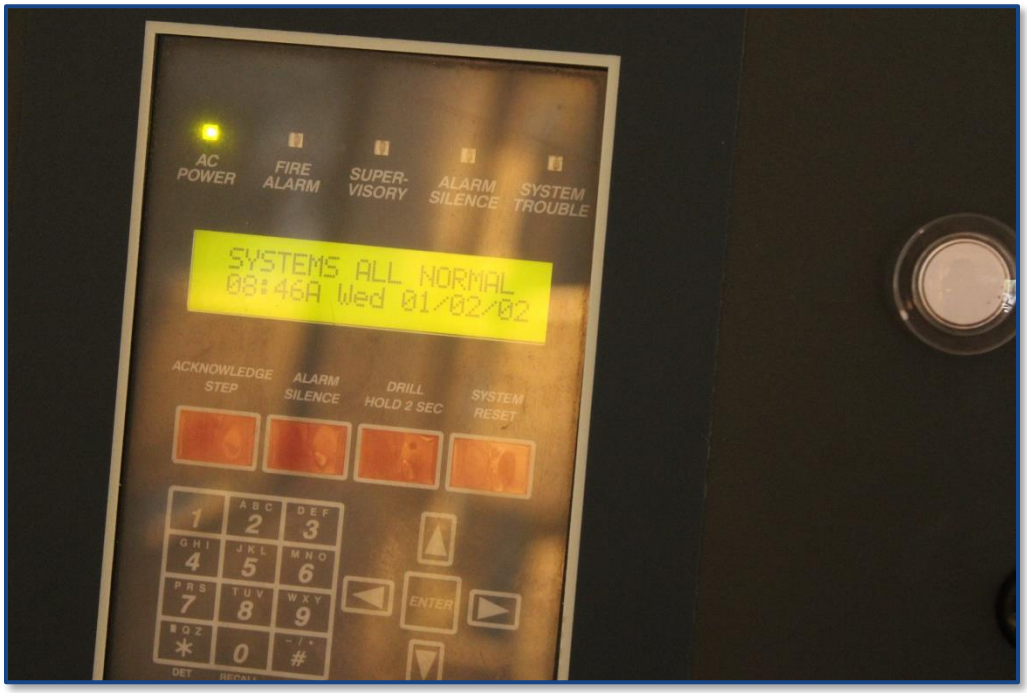


Photograph No. 8: Crack in the interior wall of the pool equipment room.

Photograph No. 9: Pool equipment.

Photograph No. 10: Concrete spalls and cracks at the ceiling of the pool equipment room.

Photograph No. 11: Fire alarm panel



Photograph No. 12: Fire alarm panel.

Photograph No. 13: Common area fire alarm.

Photograph No. 14: Common area fire alarm switch.

Photograph No. 15: Fire extinguishers.

Photograph No. 16: Fire extinguisher inspection card.

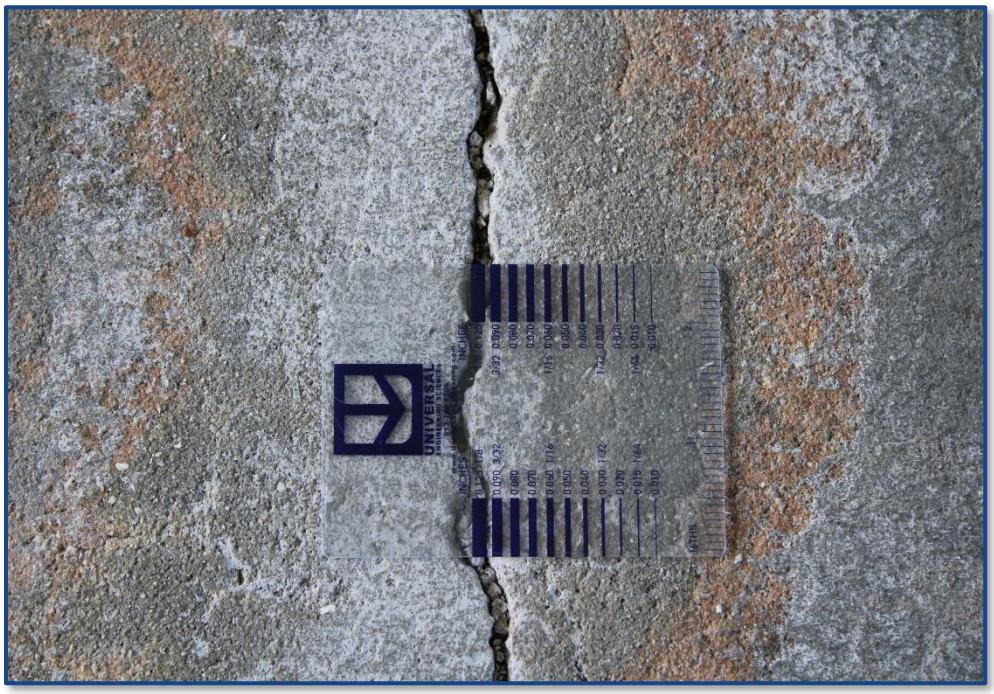
Photograph No. 17: Electrical meter room.

Photograph No. 18: Electrical meter room.

Photograph No. 19: Main switch for individual units.

Photograph No. 20: Main electrical panel switch.

Photograph No. 21: Building driveway crack.



Photograph No. 22: Building driveway crack.

Photograph No. 23: Typical catwalk.

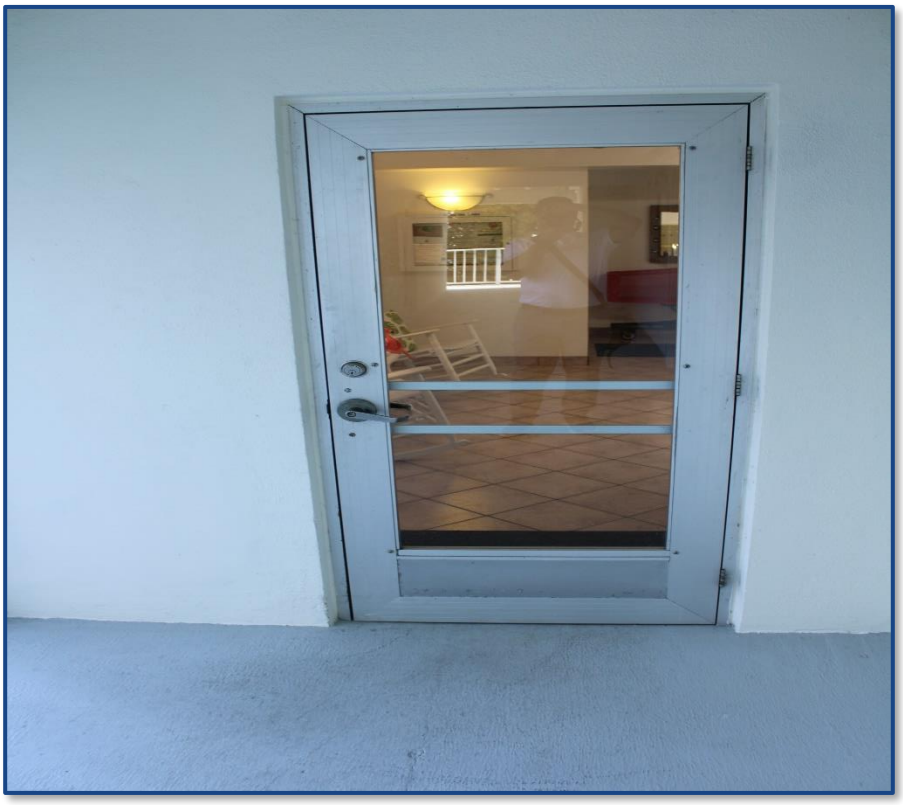
Photograph No. 24: Concrete crack at exterior patios, typical.

Photograph No. 25: Common area, lobby.

Photograph No. 26: Common area, lobby.

Photograph No. 27: Roof over units.

Photograph No. 28: Roof over laundry and storage area.



Photograph No. 29: Exterior door at common areas, typical.

Photograph No. 30: Exterior window at common areas, typical.

APPENDIX D
QUALIFICATIONS OF KEY PERSONNEL

UNIVERSAL
ENGINEERING SCIENCES

Education

BS, Civil Engineering/ Project Management, University of Puerto Rico

Years of Experience

14

Licenses & Certifications

- Professional Engineer - FL # 92178
- Special Inspector - FL # 92178
- Standard Building Inspector - BN7330
- Standard Building Plans Examiner - PX4208
- ICC Structural Masonry Special Inspector – ICC 8821381
- ICC Soils Special Inspector - ICC 8821381
- ICC Structural Bolting Special Inspector – ICC 8821381
- ICC Structural Welding Special Inspector – ICC 8821381
- ACI Concrete Construction Special Inspector – ICC 8821381
- Level 2 Unbonded Post Tension Inspector -01536172

Josean A. Duprey Rodriguez, PE, SI

Principal Engineer

Mr. Duprey serves UES' South Florida as a Senior Project Engineer for the Florida South Region. Mr. Duprey has over fourteen years of experience in the construction industry with extensive knowledge and engineering skills in construction materials testing, threshold inspections and code compliance services.

PROJECT EXPERIENCE

Florida Power & Light Hurricane EOC Office Building
Palm Beach Gardens, FL

UES was contracted by Florida Power & Light to provide structural inspections for the construction of a new, six-story office building housing the company's Emergency Operations Center. The structure encompasses 267,000 SF. Mr. Duprey performed structural inspections and managed UES' structural inspections team.

Woodfield Apartments - City of West Palm Beach
West Palm Beach, FL

UES was contracted by to provide structural inspections and construction materials testing for the construction of a new, ten-story multi-family housing complex. The structure encompasses 470,000 SF. Mr. Duprey performed structural inspections and materials testing and managed UES' structural inspections and materials testing teams.

Blue Origin Warehouse
Titusville, FL

UES was contracted by to provide code compliance and structural inspections for Blue Origin's warehouse facility in Titusville, Florida. The structure included a 75' roof height and encompasses 450,000 SF. Mr. Duprey performed structural inspections and code compliance inspections. He was also responsible for managing UES' inspections and code compliance personnel.

SELECTED THRESHOLD EXPERIENCE

The Hamilton
Kissimmee, FL
Two, five-story apartment buildings

Jupiter Medical Center - Cancer Center
Jupiter, FL
Five-story medical structure

Townplace Suites by Marriott
Palm Bay, FL
Five-story hotel

Hyatt Place Palm Bay
Palm Bay, FL
Four-story hotel

Home2Suites
Vero Beach, FL
Four-story hotel

Arcadia Gardens
Palm Beach Gardens, FL
Multi-story, senior living apartments

Sovana
Stuart, FL
Four-story apartment building

Raulerson MOB
Okeechobee, FL
Four-story medical office building

Renaissance Charter School
Port St. Lucie, FL
5,000 SF school with 500+ person assembly occupancy

Blue Sky Landing
Fort Pierce, FL
Four, four-story apartment buildings

Jupiter Pointe Marina
Village of Tequesta, FL
Five-story hotel

Tru Hotel by Hilton
Port St. Lucie, FL
Four-story hotel

Village of Tequesta Community Center
Village of Tequesta, FL
5,000 SF building with 500+ person assembly occupancy

Home2Suites
Vero Beach, FL
Four-story hotel

Home2Suites
Fort Pierce, FL
Four-story hotel

Sailfish Cove Condos
Stuart, FL
Four-story condominium

Cristelle Cay Condos
St. Lucie County, FL
Four-story condominium

Surfsedge at Indian River Shores
Indian River Shores, FL
Four-story condominium

America Walks Senior Living
Port St. Lucie, FL
Four-story apartments

Central Parkway Lofts
Stuart, FL
Four, four-story apartment buildings

Sea Point Towers
Fort Pierce, FL
Concrete restoration

Treasure Cove Dunes
St. Lucie County, FL
Concrete restoration

Vero Beach Towers
Vero Beach, FL
Concrete restoration

Tequesta Cove
Village of Tequesta, FL
Concrete restoration

CODE COMPLIANCE MANAGEMENT EXPERIENCE

Blue Origin Warehouse
Titusville, FL
Plans review, inspections, and threshold inspections

Hyatt Place Palm Bay
Palm Bay, FL
Plans review, inspections, and threshold inspections

Home2Suites
Vero Beach, FL
Plans review, inspections, and threshold inspections

Chaparral Community
Palm Bay, FL
Plans review, inspections, and threshold inspections

Crossroads Parkway
Fort Pierce, FL
Plans review, inspections for 1.1 M-SF warehouse

Blue Sky Landing
Fort Pierce, FL
Plans review and inspections

Celebration Pointe Homes
Fort Pierce, FL
Plans review and inspections

Bent Creek Homes
Fort Pierce, FL
Plans review and inspections

Bush Wildlife Sanctuary
Fort Pierce, FL
Code compliance inspection

SELECTED CONSTRUCTION MATERIALS TESTING EXPERIENCE

Telaro Community
Port St. Lucie, FL

Village at Tradition
Port St. Lucie, FL

Harbor Grove
Stuart, FL

Jupiter Medical Center
Jupiter, FL

Crossroads Parkway
Fort Pierce, FL

Western Grove Developments
Port St. Lucie, FL

Gateway Industrial Park
Miami Gardens, FL

regarding recommended follow-up at 9.0 (page 7, 8) of the “SIRS” Report…

Thomas J. Twomey, P.E. #25626
2831 Exchange Court, Suite A
West Palm Beach, Florida 33409
(561) 686-5853

September 12, 2024

Town of South Palm Beach Building Department
3577 South Ocean Boulevard
South Palm Beach, Florida 33480

Re: Tropicana Gardens Condominium / Pool Pump House
4001 South Ocean Boulevard
South Palm Beach, Florida 33480

Ladies/Gentlemen:

This is to certify the following:

- I inspected the existing structural condition of the pump house at the Tropicana Gardens pool deck on July 30, 2024.
- It is my finding that the pump house is in fair to poor condition structurally at this time and will require restoration to the CMU block walls, interior CMU containment system and concrete roof slab.
- It is my recommendation that all areas be repaired where concrete is visually spalling on the underside of roof slab and CMU walls. A 4”x 8” cap beam with (2) #4 bars continuous shall be constructed atop the four walls of the interior containment system. Repair work shall be done within 4 years of the date of this report on findings.
- There is currently temporary shoring in-place supporting the concrete roof slab inside the pump house. This shoring shall remain in-place until the concrete restoration work begins.

If you have any questions or additional information is needed, please do not hesitate to contact me. Your cooperation is as always greatly appreciated.

Very truly yours,

Thomas J. Twomey

Thomas J. Twomey, P.E. #25626

THOMAS J. TWOMEY, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE NO. 25626

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY THOMAS J. TWOMEY, P.E., ON 09/12/2024 USING A DIGITAL SIGNATURE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.