August 25, 2023

Janette Barcena
The Landing Condominium Association, Inc.
953 Salt Pond Place
Altamonte Springs, Florida 32714

Re: The Landing Condominiums – Building 11
Structural Integrity Reserve Study (SIRS)
623 Dory Lane
Altamonte Springs, FL 32714
UES Project No: 0811.2300006.0000

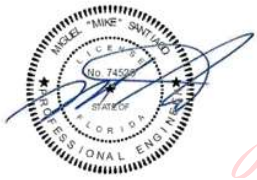
Dear Ms. Barcena:

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 The Landing Condominium Association, Inc. Pursuant to FS 553.899; UES provides herein a Summary of Material Findings and Recommendations.

Respectfully Submitted,
UES Milestone Inspections, LLC
Registry #36640

This item has been digitally signed and sealed by Miguel A. Santiago P.E., S.I. and digitally signed 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.



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Date: 2023.09.20 14:35:38 -04'00'

Ricardo Solis

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Date: 2023.09.20 10:32:44 -04'00'

Miguel A. Santiago, P.E., S.I.
Principal Engineer
Florida Professional Engineer No. 74520
MSantiago1@teamues.com

Ricardo Solis, P.E.
Structural Engineer
Florida Professional Engineer No. 95850
RSolis@teamues.com

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APPENDICES

1.0 INTRODUCTION

Per authorization of UES proposal 2211.0223.00049, sent June 20, 2023, by The Landing Condominium Association, Inc., UES has conducted a Structural Integrity Reserve Study (SIRS) of the 36-unit residential condominium building located at 623 Dory Lane, Altamonte Springs, Florida 32714.

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

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

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

UES's professionals Ricardo Solis, P.E. and Justin Szafranski, E.I. performed this study and visited the site on July 19, 2023. This report is principally based on UES's visual inspection of The Landing Condominium Building 11 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:

AUGUST 25, 2033

2.0 EXECUTIVE SUMMARY

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

3.0 PURPOSE AND SCOPE OF SERVICES

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

- Roof.
- Structure, including load-bearing walls and 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 portion 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 (FS)718.301(4)(p).

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

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

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

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

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

4.0 LEVEL OF SERVICE

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

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

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

5.0 SOURCES OF INFORMATION

The following people were interviewed during UES's study: Property manager Janette Barcena and maintenance workers Alex and Austin.

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

The following documents/information was provided:

- Estimate for building exterior painting project, dated October 2, 2019.
- Exhibit B – Roof total amounts for individual buildings.

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

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

6.0 PROPERTY DESCRIPTION

The Landing Condominiums – Building 11 is located at 623 Dory Lane, Altamonte Springs, FL 32714 in Seminole County. The building is 1 of 18 residential condominiums located on the property. Building 11 consists of 3 floors with 12 condominium units on each floor.

The primary vehicle entrances are off of Great Pond Drive at the east of the property via a paved driveway. Additionally, there are asphalt-paved drives and surface parking areas located throughout the property.

Building 11 has a wood framed superstructure with a combination of wood beams, wood shear walls, and prefabricated wooden floor and roof trusses.

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

Landscaping consists of trees, shrubs, and grassy 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:

- Building structure
- Roof.
- Common hallways/balconies.
- Common stairwells.
- Building perimeter.
- 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, electrical components, doors, and windows within their respective units.

8.0 STRUCTURAL INTEGRITY RESERVE STUDY ITEMS

8.1 ROOF

Description and Observations

The roof system of the building is composed of architectural asphalt shingles. At the time of inspection, no damage was observed in the roof system. The roof system was observed to be in good condition.

Common Components and Required Reserve Expenditures

An asphalt shingle 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, inspecting shingles after every strong thunderstorm, trim branches that overhang the roof, and ensuring flashing at penetrations are not damaged or loose. See **Appendix A** for estimated cost and estimated contributions required.

8.2 STRUCTURE, INLCUDING 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 building consists of exterior and interior wood framing walls and wood beams. The exterior walls are sheathed in plywood and stucco finished. The floor systems consist of prefabricated wooden floor trusses at the elevated units and reinforced concrete slabs at the elevated exterior stairway landings, walkways, and balconies. The roof framing system consists of prefabricated wooden roof trusses. The stairways consist of steel stringers with precast reinforced concrete steps. At the time of inspection, damage was observed to the metal balcony and stairway landing edge flashing in multiple locations (Photographs No. 11 through 13). Cracks in the elevated concrete slabs were observed in multiple locations (Photographs No. 20 through 22.) Cracks were observed in the precast concrete steps in multiple locations (Photograph No. 23.) A loose bolt was observed in the guardrail connection located in the northeast stairway (Photograph No. 24). See **Appendix C** for refence site photographs.

Common Components and Required Reserve Expenditures

A wood-framed structure and exterior reinforced concrete slabs with proper maintenance has a life span expectancy of 50 to 100 years. Proper maintenance includes but not limited to visually inspecting the exterior at least once a year to ensure water is properly shedding away from the building and evaluating the condition of the sealant material around penetrations and openings. Additional proper maintenance includes, repainting the building, annual visual inspection of all concrete slabs looking for signs of spalled concrete, cracks, and exposed steel reinforcement, and annual visual inspection of exposed wood framing members looking for signs of wood decay and wood deterioration. 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 wet pipe fire sprinkler system with sprinkler heads located in the units. In addition, a riser system and fire alarm are located at the exterior of the building. No issues or concerns were observed or reported at the time of inspection.

Common Components and Required Reserve Expenditures

Fire protection systems have a life expectancy of 40 to 50 years with proper maintenance. However, corrosion issues can cause wet water systems (sprinkler systems) to start failing in 15 to 25 years. Proper maintenance includes but is not limited to routine inspections by a certified technician that looks for signs of wear and tear, corrosion, and damaged parts. See **Appendix A** for estimated cost and estimated contributions required.

8.4 PLUMBING

Description and Observations

The plumbing system of the building was limited to visible inspection. Based on the age of the building, the plumbing system is likely PVC. No issues or concerns were observed or reported at the time of inspection.

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 looks for signs of damage or 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 inspected at the time of inspection included electrical meters, main disconnects, air conditioning disconnects on each unit, and electrical conduits. At the time of inspection, no damage or deficiencies were observed to the electrical systems.

Common Components and Required Reserve Expenditures

Electrical systems have a life expectancy of 20 to 30 years with proper maintenance. Proper maintenance includes not limited to routine inspections by certified personnel who examines the condition of circuit breakers, ensures 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 exterior finishes of the building consists of painted stucco finishes. At the time of inspection, cracks in the exterior stucco finishes were observed in multiple locations (Photographs No. 15 through 16). Peeling of the exterior paint finish was observed in the northwest stairway (Photograph No. 18 and 19). Overall, the general condition of the exterior finishes is in good condition. See **Appendix C** for refence site photographs.

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 building has no common windows or doors. All windows and exterior doors are the unit owner's responsibility.

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 UES's observations, UES identified the following construction deficiency, which may require corrective action:

- Damage was observed to the metal balcony and stairway landing edge flashing in multiple locations. See **Appendix C** Photographs No. 11 through 13.
- Cracks in the exterior stucco finishes were observed in multiple locations. See **Appendix C** Photographs No. 15 through 17.
- Peeling of the exterior paint finish was observed on the east elevation of the building and in the balcony slab of Unit 203. See **Appendix C** Photographs No. 18 and 19.
- Cracks in the elevated concrete slabs were observed in multiple locations. See **Appendix C** Photographs No. 20 through 22.
- Cracks were observed in the precast concrete steps in multiple locations. See **Appendix C** Photograph No. 23.
- A loose fastener was observed in the guardrail connection located in the northeast stairway. See **Appendix C** Photograph No. 24.

10.0 EXPECTED LIFE AND VALUATION

10.1 OPINIONS OF USEFUL LIFE

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

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

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

RUL = EUL – AGE

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

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

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

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

In reality, reserve repair and replacement work for some components is often spread over a number of years. This may be done because not all on-site installations of a particular type of component age or deteriorate at the same rate; Or work may be scheduled in phases to limit disruption or ease cash flow.

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

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

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

10.2 ESTIMATES OF COST

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

overhead and profit. UES's opinions of unit and lump sum costs are based on some or all the following:

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

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

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

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

11.0 FINANCIAL ANALYSIS

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

11.1 RESERVE EXPENDITURE PROJECTIONS

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

In summary, the 30-year total of projected reserve expenditure budgets, at an inflation rate of 3% is $744,543.

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, 2024
- For Designated Year: 2053
- Starting Balance: $14,102
- Proposed Contribution Rate: $19,897.22 per year
- Planned Increases: 3% per year
- Planned Special Assessments: NA
- Projected Average Return on Investment: NA
- Projected Rate of Inflation: 3%

12.0 STANDARD OF CARE AND WARRANTIES

UES performed the **Structural Integrity Reserve Study (SIRS)** as defined in (FS) 719.103(24), using methods and procedures and practices conforming to Florida Statute (FS) 718.112(2)(g) (or 719.106(3)(k) for Cooperatives) (effective May 26, 2022) 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

The Landing Condominiums - Building 11
Altamonte Springs, Florida
RA Threshold Funding Model Summary

Report Date	August 25, 2023
Budget Year Beginning	January 1, 2024
Budget Year Ending	December 31, 2024
Total Units	36

Report Parameters

Inflation	3.00%
Annual Assessment Increase	3.00%
Interest Rate on Reserve Deposit	0.00%
2024 Beginning Balance	$14,102

Threshold Funding Model Summary

- This is a 36 unit condominium that is located at 623 Dory Lane, Altamonte Springs, FL 32714.
- A pooled reserve balance of $253,843.34 (Total for all 18 buildings) for the condominium association was provided to UES by Janette Barcena.
- The starting balace is 1/18th of the pooled reserve balance provided.

Threshold Funding Model Summary of Calculations

Required Annual Contribution	$19,897.22
$552.70 per unit annually	
Average Net Annual Interest Earned	$0.00
Total Annual Allocation to Reserves	$19,897.22
$552.70 per unit annually	

The Landing Condominiums - Building 11
RA Threshold Funding Model Projection

Beginning Balance: $14,102

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
2024	123,500	19,897		12,500	21,499	56,782	38%
2025	127,205	20,494		7,725	34,268	68,708	50%
2026	131,021	21,109		7,957	47,421	81,299	58%
2027	134,952	21,742		40,977	28,186	60,818	46%
2028	139,000	22,394		8,441	42,139	73,813	57%
2029	143,170	23,066		8,695	56,511	87,533	65%
2030	147,465	23,758		20,896	59,373	89,711	66%
2031	151,889	24,471		9,224	74,620	104,608	71%
2032	156,446	25,205		9,501	90,324	120,319	75%
2033	161,139	25,961		17,614	98,671	128,814	77%
2034	165,974	26,740		57,116	68,295	97,569	70%
2035	170,953	27,542		10,382	85,456	114,234	75%
2036	176,081	28,369		10,693	103,131	131,811	78%
2037	181,364	29,220		11,014	121,337	150,341	81%
2038	186,805	30,096		11,344	140,089	169,863	82%
2039	192,409	30,999		112,953	58,135	86,115	68%
2040	198,181	31,929		28,082	61,982	88,097	70%
2041	204,127	32,887		61,982	32,888	56,071	59%
2042	210,250	33,874		12,768	53,993	74,649	72%
2043	216,558	34,890		23,672	65,211	83,455	78%
2044	223,055	35,937		22,576	78,571	94,583	83%
2045	229,746	37,015		13,952	101,633	115,883	88%
2046	236,639	38,125		14,371	125,388	138,377	91%
2047	243,738	39,269		14,802	149,855	162,115	92%
2048	251,050	40,447		76,230	114,072	124,340	92%
2049	258,582	41,660		15,703	140,029	148,851	94%
2050	266,339	42,910		37,740	145,199	152,507	95%
2051	274,329	44,197		16,660	172,736	179,128	96%
2052	282,559	45,523		17,159	201,100	207,209	97%
2053	291,036	46,889		31,814	216,176	222,251	97%

The Landing Condominiums - Building 11
RA Component Funding Model Assessment & Category Summary

Description	Replacement Year	Useful Life	Adjustment	Remaining Life	Current Cost	Assigned Reserves	Fully Funded
Plumbing							
Plumbing Syst. Routine Maint. and Insp.	2024	1	0	0	2,500	2,500	2,500
Plumbing - Total					$2,500	$2,500	$2,500
Roofing							
Asphalt Shingle Roof Replacement	2039	20	0	15	65,000	0	16,250
Roofing - Total					$65,000		$16,250
Painting							
Exterior Painting	2027	7	0	3	30,000	1,602	17,143
Stucco Repairs	2030	10	0	6	10,000	0	4,000
Painting - Total					$40,000	$1,602	$21,143
Structural Components							
Concrete and Stairway Repairs	2024	10	0	0	5,000	5,000	5,000
Wood Framing Repairs	2033	10	0	9	6,000	0	600
Structural Components - Total					$11,000	$5,000	$5,600
Electrical Systems							
Elect. Syst. Routine Maint & Insp.	2024	1	0	0	2,500	2,500	2,500
Electrical Systems - Total					$2,500	$2,500	$2,500
Fire Protective Systems							
Fire Protective Syst. Maintenance	2024	1	0	0	2,500	2,500	2,500
Fire Protective Systems - Total					$2,500	$2,500	$2,500
Total Asset Summary					$123,500	$14,102	$50,493

Percent Fully Funded	28%
Current Average Liability per Unit (Total Units: 36)	-$1,011

The Landing Condominiums - Building 11
RA Annual Expenditure Detail

Description	Expenditures
No Replacement in 2024	
Replacement Year 2025	
Concrete and Stairway Repairs	5,150
Elect. Syst. Routine Maint & Insp.	2,575
Fire Protective Syst. Maintenance	2,575
Plumbing Syst. Routine Maint. and Insp.	2,575
Total for 2025	**$12,875**
Replacement Year 2026	
Elect. Syst. Routine Maint & Insp.	2,652
Fire Protective Syst. Maintenance	2,652
Plumbing Syst. Routine Maint. and Insp.	2,652
Total for 2026	**$7,957**
Replacement Year 2027	
Elect. Syst. Routine Maint & Insp.	2,732
Exterior Painting	32,782
Fire Protective Syst. Maintenance	2,732
Plumbing Syst. Routine Maint. and Insp.	2,732
Total for 2027	**$40,977**
Replacement Year 2028	
Elect. Syst. Routine Maint & Insp.	2,814
Fire Protective Syst. Maintenance	2,814
Plumbing Syst. Routine Maint. and Insp.	2,814
Total for 2028	**$8,441**
Replacement Year 2029	
Elect. Syst. Routine Maint & Insp.	2,898
Fire Protective Syst. Maintenance	2,898
Plumbing Syst. Routine Maint. and Insp.	2,898
Total for 2029	**$8,695**
Replacement Year 2030	
Elect. Syst. Routine Maint & Insp.	2,985

The Landing Condominiums - Building 11
RA Annual Expenditure Detail

Description	Expenditures
Replacement Year 2030 continued...	
Fire Protective Syst. Maintenance	2,985
Plumbing Syst. Routine Maint. and Insp.	2,985
Stucco Repairs	11,941
Total for 2030	**$20,896**
Replacement Year 2031	
Elect. Syst. Routine Maint & Insp.	3,075
Fire Protective Syst. Maintenance	3,075
Plumbing Syst. Routine Maint. and Insp.	3,075
Total for 2031	**$9,224**
Replacement Year 2032	
Elect. Syst. Routine Maint & Insp.	3,167
Fire Protective Syst. Maintenance	3,167
Plumbing Syst. Routine Maint. and Insp.	3,167
Total for 2032	**$9,501**
Replacement Year 2033	
Elect. Syst. Routine Maint & Insp.	3,262
Fire Protective Syst. Maintenance	3,262
Plumbing Syst. Routine Maint. and Insp.	3,262
Wood Framing Repairs	7,829
Total for 2033	**$17,614**
Replacement Year 2034	
Elect. Syst. Routine Maint & Insp.	3,360
Exterior Painting	40,317
Fire Protective Syst. Maintenance	3,360
Plumbing Syst. Routine Maint. and Insp.	3,360
Total for 2034	**$50,397**
Replacement Year 2035	
Concrete and Stairway Repairs	6,921
Elect. Syst. Routine Maint & Insp.	3,461

Description	Expenditures
Replacement Year 2035 continued...	
Fire Protective Syst. Maintenance	3,461
Plumbing Syst. Routine Maint. and Insp.	3,461
Total for 2035	**$17,303**
Replacement Year 2036	
Elect. Syst. Routine Maint & Insp.	3,564
Fire Protective Syst. Maintenance	3,564
Plumbing Syst. Routine Maint. and Insp.	3,564
Total for 2036	**$10,693**
Replacement Year 2037	
Elect. Syst. Routine Maint & Insp.	3,671
Fire Protective Syst. Maintenance	3,671
Plumbing Syst. Routine Maint. and Insp.	3,671
Total for 2037	**$11,014**
Replacement Year 2038	
Elect. Syst. Routine Maint & Insp.	3,781
Fire Protective Syst. Maintenance	3,781
Plumbing Syst. Routine Maint. and Insp.	3,781
Total for 2038	**$11,344**
Replacement Year 2039	
Asphalt Shingle Roof Replacement	101,268
Elect. Syst. Routine Maint & Insp.	3,895
Fire Protective Syst. Maintenance	3,895
Plumbing Syst. Routine Maint. and Insp.	3,895
Total for 2039	**$112,953**
Replacement Year 2040	
Elect. Syst. Routine Maint & Insp.	4,012
Fire Protective Syst. Maintenance	4,012
Plumbing Syst. Routine Maint. and Insp.	4,012
Stucco Repairs	16,047
Total for 2040	**$28,082**

The Landing Condominiums - Building 11
RA Annual Expenditure Detail

Description	Expenditures
Replacement Year 2041	
Elect. Syst. Routine Maint & Insp.	4,132
Exterior Painting	49,585
Fire Protective Syst. Maintenance	4,132
Plumbing Syst. Routine Maint. and Insp.	4,132
Total for 2041	**$61,982**
Replacement Year 2042	
Elect. Syst. Routine Maint & Insp.	4,256
Fire Protective Syst. Maintenance	4,256
Plumbing Syst. Routine Maint. and Insp.	4,256
Total for 2042	**$12,768**
Replacement Year 2043	
Elect. Syst. Routine Maint & Insp.	4,384
Fire Protective Syst. Maintenance	4,384
Plumbing Syst. Routine Maint. and Insp.	4,384
Wood Framing Repairs	10,521
Total for 2043	**$23,672**
Replacement Year 2044	
Elect. Syst. Routine Maint & Insp.	4,515
Fire Protective Syst. Maintenance	4,515
Plumbing Syst. Routine Maint. and Insp.	4,515
Total for 2044	**$13,546**
Replacement Year 2045	
Concrete and Stairway Repairs	9,301
Elect. Syst. Routine Maint & Insp.	4,651
Fire Protective Syst. Maintenance	4,651
Plumbing Syst. Routine Maint. and Insp.	4,651
Total for 2045	**$23,254**
Replacement Year 2046	
Elect. Syst. Routine Maint & Insp.	4,790

Description	Expenditures
Replacement Year 2046 continued...	
Fire Protective Syst. Maintenance	4,790
Plumbing Syst. Routine Maint. and Insp.	4,790
Total for 2046	**$14,371**
Replacement Year 2047	
Elect. Syst. Routine Maint & Insp.	4,934
Fire Protective Syst. Maintenance	4,934
Plumbing Syst. Routine Maint. and Insp.	4,934
Total for 2047	**$14,802**
Replacement Year 2048	
Elect. Syst. Routine Maint & Insp.	5,082
Exterior Painting	60,984
Fire Protective Syst. Maintenance	5,082
Plumbing Syst. Routine Maint. and Insp.	5,082
Total for 2048	**$76,230**
Replacement Year 2049	
Elect. Syst. Routine Maint & Insp.	5,234
Fire Protective Syst. Maintenance	5,234
Plumbing Syst. Routine Maint. and Insp.	5,234
Total for 2049	**$15,703**
Replacement Year 2050	
Elect. Syst. Routine Maint & Insp.	5,391
Fire Protective Syst. Maintenance	5,391
Plumbing Syst. Routine Maint. and Insp.	5,391
Stucco Repairs	21,566
Total for 2050	**$37,740**
Replacement Year 2051	
Elect. Syst. Routine Maint & Insp.	5,553
Fire Protective Syst. Maintenance	5,553
Plumbing Syst. Routine Maint. and Insp.	5,553
Total for 2051	**$16,660**

The Landing Condominiums - Building 11
RA Annual Expenditure Detail

Description	Expenditures
Replacement Year 2052	
Elect. Syst. Routine Maint & Insp.	5,720
Fire Protective Syst. Maintenance	5,720
Plumbing Syst. Routine Maint. and Insp.	5,720
Total for 2052	**$17,159**
Replacement Year 2053	
Elect. Syst. Routine Maint & Insp.	5,891
Fire Protective Syst. Maintenance	5,891
Plumbing Syst. Routine Maint. and Insp.	5,891
Wood Framing Repairs	14,139
Total for 2053	**$31,814**

Plumbing Syst. Routine Maint. and Insp. - 2024

		1 EA.	@ $2,500.00
Asset ID	1004	Asset Actual Cost	$2,500.00
		Percent Replacement	100%
Category	Plumbing	Future Cost	$2,500.00
Placed in Service	January 2023	Assigned Reserves	$2,500.00
Useful Life	1		
Replacement Year	2024	*No Future Assessments*	
Remaining Life	0		

Plumbing - Total Current Cost	**$2,500**
Assigned Reserves	**$2,500**
Fully Funded Reserves	**$2,500**

Asphalt Shingle Roof Replacement - 2039

		1 Lump Sum	@ $65,000.00
Asset ID	1001	Asset Actual Cost	$65,000.00
		Percent Replacement	100%
Category	Roofing	Future Cost	$101,267.88
Placed in Service	January 2019	Assigned Reserves	$42,491.00
Useful Life	20		
Replacement Year	2039	*No Future Assessments*	
Remaining Life	15		

Roofing - Total Current Cost	**$65,000**
Assigned Reserves	**$42,491**
Fully Funded Reserves	**$16,250**

Exterior Painting - 2027

		1 Lump Sum	@ $30,000.00
Asset ID	1006	Asset Actual Cost	$30,000.00
		Percent Replacement	100%
Category	Painting	Future Cost	$32,781.81
Placed in Service	January 2020	Assigned Reserves	$30,000.00
Useful Life	7		
Replacement Year	2027	*No Future Assessments*	
Remaining Life	3		

Stucco Repairs - 2030

		1 Lump Sum	@ $10,000.00
Asset ID	1007	Asset Actual Cost	$10,000.00
		Percent Replacement	100%
Category	Painting	Future Cost	$11,940.52
Placed in Service	January 2020	Assigned Reserves	$10,000.00
Useful Life	10		
Replacement Year	2030	*No Future Assessments*	
Remaining Life	6		