



STRUCTURAL INTEGRITY RESERVE STUDY

Pursuant to Florida Statutes Ch. 718 and 719

OCEAN TWO CONDOMINIUM 19111 COLLINS AVENUE, SUNNY ISLES, FLORIDA



January 14, 2025



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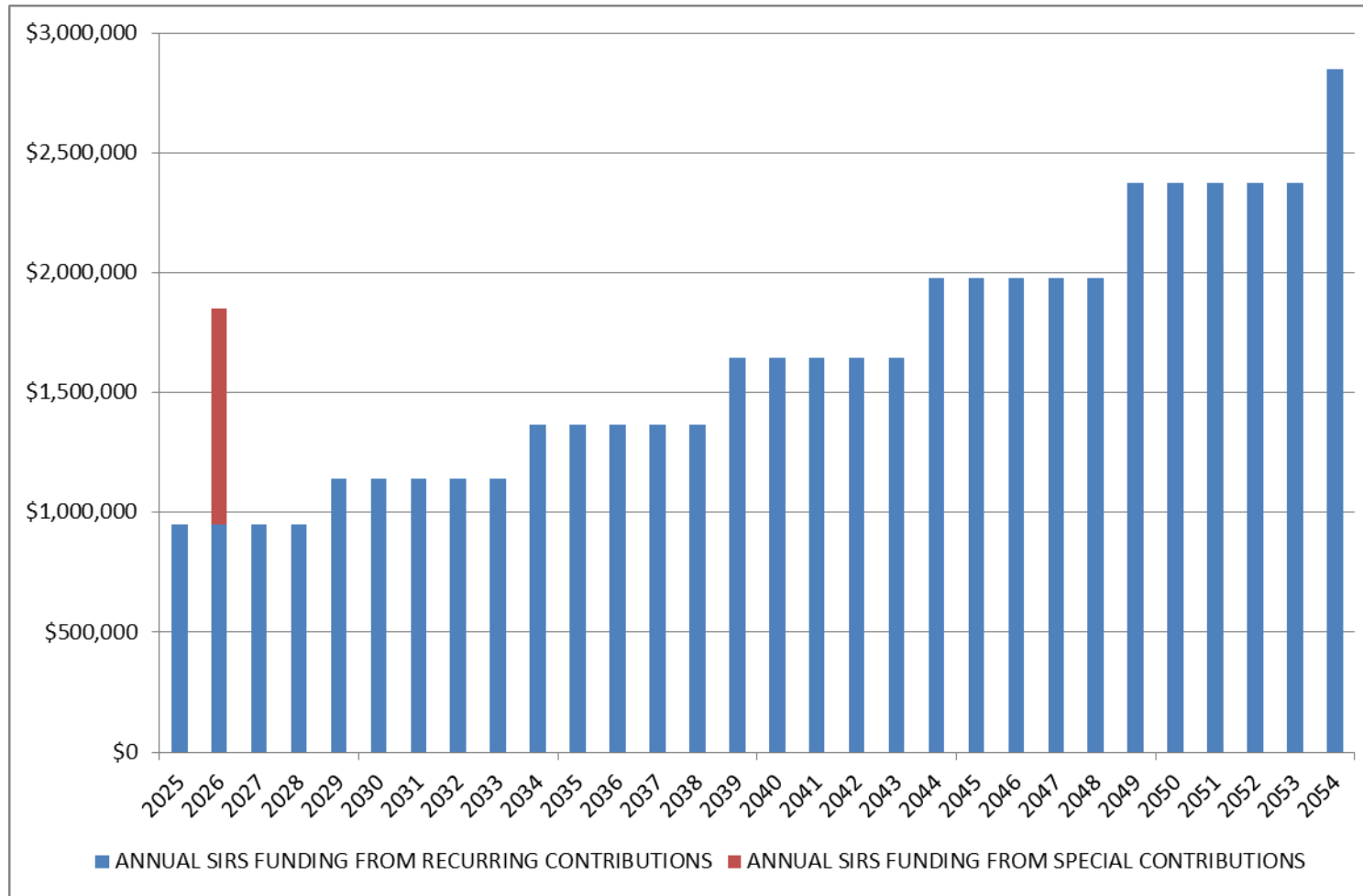
**I. SUMMARY RESULTS****TABLE 2C: 30-Year SIRS \$ Funding Schedule – Abbreviated**

YEAR		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TOTAL YEARLY SIRS FUNDING		\$950,000	\$1,850,000	\$950,000	\$950,000	\$1,140,000	\$1,140,000	\$1,140,000	\$1,140,000	\$1,140,000	\$1,368,000
SIRS FUNDING FROM	RECURRING CONTRIBUTIONS	\$950,000	\$950,000	\$950,000	\$950,000	\$1,140,000	\$1,140,000	\$1,140,000	\$1,140,000	\$1,140,000	\$1,368,000
	SPECIAL CONTRIBUTIONS	\$0	\$900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

YEAR		2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
TOTAL YEARLY SIRS FUNDING		\$1,368,000	\$1,368,000	\$1,368,000	\$1,368,000	\$1,643,500	\$1,643,500	\$1,643,500	\$1,643,500	\$1,643,500	\$1,976,000
SIRS FUNDING FROM	RECURRING CONTRIBUTIONS	\$1,368,000	\$1,368,000	\$1,368,000	\$1,368,000	\$1,643,500	\$1,643,500	\$1,643,500	\$1,643,500	\$1,643,500	\$1,976,000
	SPECIAL CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

YEAR		2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
TOTAL YEARLY SIRS FUNDING		\$1,976,000	\$1,976,000	\$1,976,000	\$1,976,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,850,000
SIRS FUNDING FROM	RECURRING CONTRIBUTIONS	\$1,976,000	\$1,976,000	\$1,976,000	\$1,976,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,850,000
	SPECIAL CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

The required SIRS \$ funding contributions each year are shown in Table 2C

**CHART I: Yearly \$ Contributions to SIRS**

The required SIRS \$ funding contributions each year are shown in CHART I

**TABLE 2D: 30-Year SIRS \$ Funding Schedule - Detailed**

YEARS 1-15			ANNUAL SIRS RESERVE FUNDING			YEARS 16-30			ANNUAL SIRS RESERVE FUNDING		
YEAR	FUNDING FACTOR	PERCENT FUNDED @ YEAR-END	RECURRING CONTRIBUTIONS	RECOMMENDED SPECIAL ASSESSMENTS	TOTAL CONTRIBUTIONS	YEAR	FUNDING FACTOR	PERCENT FUNDED @ YEAR-END	RECURRING CONTRIBUTIONS	RECOMMENDED SPECIAL ASSESSMENTS	TOTAL CONTRIBUTIONS
2025	1.00	12%	\$ 950,000	\$ -	\$ 950,000	2040	1.73	77%	\$ 1,643,500	\$ -	\$ 1,643,500
2026	1.00	20%	\$ 950,000	\$ 900,000	\$ 1,850,000	2041	1.73	78%	\$ 1,643,500	\$ -	\$ 1,643,500
2027	1.00	34%	\$ 950,000	\$ -	\$ 950,000	2042	1.73	81%	\$ 1,643,500	\$ -	\$ 1,643,500
2028	1.00	43%	\$ 950,000	\$ -	\$ 950,000	2043	1.73	82%	\$ 1,643,500	\$ -	\$ 1,643,500
2029	1.20	52%	\$ 1,140,000	\$ -	\$ 1,140,000	2044	2.08	75%	\$ 1,976,000	\$ -	\$ 1,976,000
2030	1.20	59%	\$ 1,140,000	\$ -	\$ 1,140,000	2045	2.08	81%	\$ 1,976,000	\$ -	\$ 1,976,000
2031	1.20	41%	\$ 1,140,000	\$ -	\$ 1,140,000	2046	2.08	82%	\$ 1,976,000	\$ -	\$ 1,976,000
2032	1.20	50%	\$ 1,140,000	\$ -	\$ 1,140,000	2047	2.08	85%	\$ 1,976,000	\$ -	\$ 1,976,000
2033	1.20	57%	\$ 1,140,000	\$ -	\$ 1,140,000	2048	2.08	88%	\$ 1,976,000	\$ -	\$ 1,976,000
2034	1.44	19%	\$ 1,368,000	\$ -	\$ 1,368,000	2049	2.50	92%	\$ 2,375,000	\$ -	\$ 2,375,000
2035	1.44	39%	\$ 1,368,000	\$ -	\$ 1,368,000	2050	2.50	95%	\$ 2,375,000	\$ -	\$ 2,375,000
2036	1.44	51%	\$ 1,368,000	\$ -	\$ 1,368,000	2051	2.50	96%	\$ 2,375,000	\$ -	\$ 2,375,000
2037	1.44	60%	\$ 1,368,000	\$ -	\$ 1,368,000	2052	2.50	98%	\$ 2,375,000	\$ -	\$ 2,375,000
2038	1.44	66%	\$ 1,368,000	\$ -	\$ 1,368,000	2053	2.50	98%	\$ 2,375,000	\$ -	\$ 2,375,000
2039	1.73	72%	\$ 1,643,500	\$ -	\$ 1,643,500	2054	3.00	100%	\$ 2,850,000	\$ -	\$ 2,850,000



TABLE I: Reserve Study Components

COMPONENTS & FULLY FUNDED BALANCE AT START OF YEAR 01 OF 30									
CATEGORY ^{[1] [3]}		CURRENT AGE ^{[2] [3]}	USEFUL LIFE ^[3]	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE ^[4]	FULLY FUNDED BALANCE ^[5]	CURRENTLY FUNDED BALANCE ^{[6] [2]}	SURPLUS OR (DEFICIT) ^[7]
		YEARS	YEARS	YEARS	PERCENT	USD	USD	USD	USD
A (1)	ROOF REPLACEMENT	18	20	2	10%	\$ 990,000	\$ 891,000	\$ 250,000	\$ (641,000)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	18	20	2	10%	\$ 99,000	\$ 89,100	\$ -	\$ (89,100)
A (3)	LOBBY/Common Area Roof Waterproofing	18	20	2	10%	\$ 200,000	\$ 180,000	\$ -	\$ (180,000)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	1	20	19	95%	\$ 360,000	\$ 18,000	\$ -	\$ (18,000)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	18	20	2	10%	\$ 202,500	\$ 182,250	\$ -	\$ (182,250)
B (1)	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	0	10	10	100%	\$ 2,000,000	\$ -	\$ -	\$ -
B (2)	POOL AND PARKING GARAGE REPAIRS	0	10	10	100%	\$ 750,000	\$ -	\$ -	\$ -
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%	\$ 600,000	\$ -	\$ -	\$ -
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	0	30	30	100%	\$ 1,080,000	\$ -	\$ -	\$ -
D	PLUMBING ^{[3],[1]}	0	30	30	100%	\$ 2,730,000	\$ -	\$ -	\$ -
E	ELECTRICAL SYSTEMS ^{[3],[1]}	0	30	30	100%	\$ 1,025,000	\$ -	\$ -	\$ -
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	0	10	10	100%	\$ 870,000	\$ -	\$ -	\$ -
F (2)	WATERPROOFING AT BALCONY SLABS	0	10	10	100%	\$ 260,000	\$ -	\$ -	\$ -
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	23	30	7	23%	\$ 3,330,000	\$ 2,553,000	\$ -	\$ (2,553,000)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	0	10	10	100%	\$ 350,000	\$ -	\$ -	\$ -
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	23	40	17	43%	\$ 920,000	\$ 529,000	\$ -	\$ (529,000)
TOTALS:						\$ 4,442,350	\$ 250,000	\$ (4,192,350)	

See Table 2C and Chart I for the 30-Year SIRS funding schedule, and Chart 4 for the recommended funding as % of Fully Funded Balance.



2. BASIS FOR THE STUDY

2.1. Methodology, Regulatory Requirements & Reserve Study Components

S&D Engineering has been retained by the Association's Representative(s), to conduct a *Structural Integrity Reserve Study* ("SIRS"), pursuant to the requirements of *Florida Statute 718.112*, *Florida Senate Bill No. 4-D, F.A.C. Chapter 2022-269. Milestone Inspections* were conducted pursuant to *Florida Statute 553.899*, *Florida Senate Bill No. 4-D, F.A.C. Chapter 2022-269*.

Florida Statute 718.112, and amended by *Senate Bill 154* ("SB154")

(g) Structural integrity reserve study.—

- I. 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 which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:
 - A. Roof
 - B. Structure & Structural Elements
 - C. Fireproofing and fire protection systems
 - D. Plumbing
 - E. Electrical systems
 - F. Building exterior painting & Waterproofing
 - G. Windows
 - H. 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 in subparagraphs A-G, as determined by the licensed engineer or architect performing the visual inspection portion of the structural integrity reserve study.

The components considered in this *Structural Integrity Reserve Study*, are limited to those components as required by *Florida Statute 718.112* and amended by *Senate Bill 154* ("SB154"), as interpreted by Engineer for the building(s). As such it is important to note that the indicated reserve requirements in this Study, are not a comprehensive list of all reserve requirements of the Association. There are certain requirements under the applicable laws, that may require the reserves resulting from the *Structural Integrity Reserve Study*, to be segregated from other Association funds, and these may not be used for other purposes. The Association should consult with a qualified legal advisor, regarding the legal requirements for proper handling of reserves under applicable regulations – Engineer makes no recommendations to this end; the data presented herein is the result of Engineer's model. Engineer provides no Legal or Financial



advice, written or implied, and nothing in this report, should be interpreted as such. The Association should consult with a qualified financial and tax advisor, regarding the reserves, and related tax and management strategies.

The list of *Reserve Study Components* is derived from the requirements listed in *Florida Statute 718.112* and subsequent modifications resulting from *Senate Bill 154* ("SBI 54"); a set of line items is established for the building(s) as deemed appropriate for the observed conditions by Engineer. These line items are shown in Table I *Reserve Study Components*. Each line item has an associated *Useful Life* or *Maintenance Interval*.

- For those items from the SIRS categories, with a known (somewhat predictable) *Maintenance Interval*, such as (A) roof replacement, (B,F) painting & restoration of the building exterior, and (G) common property windows and storefront, the *Current Age* is listed based upon the information provided by the *Association's Representative(s)* or otherwise inferred from available information and observations made during site visits. Categories [A, B, F, and G]
- For those items from the SIRS categories, for which an estimate of *Useful Life* is not readily ascertainable or with an estimated remaining *Useful Life* of greater than 25 years, an association is not required to reserve replacement costs for such items, but an association must reserve the amount of *Deferred Maintenance Expense*, if any, which is recommended by the *Structural Integrity Reserve Study* for such items. The SIRS categories of (C) fireproofing and fire protection systems, (D) plumbing, and (E) electrical systems, are often treated in this manner, unless if observed conditions and the provided information are such that a remaining useful life of less than 25 years is ascertainable. Categories [C, D, and E] are treated as *Deferred Maintenance Expense* unless otherwise noted.

The *Current Replacement Value* or *Current Cost* for each category is assigned using any applicable combination of *Association* provided data & information, past costs & expenditure history, current market conditions, observed site conditions, generally accepted unit cost data, and experience with similar projects, is an approximate forecast, subject to some degree of error, and not guaranteed in any way. The *Useful Life*, *Current Age*, and *Remaining Useful Life* for each category, are assigned using any applicable combination of *Association* provided data & information, repair history, observed site conditions, generally accepted useful life data, and experience with similar projects, is an approximate forecast, subject to some degree of error, and not guaranteed in any way.

The *Fully Funded Balance* for each of the Reserve Study components is the amount that would be ideally in reserves at any given time, for those components, is an approximate forecast, subject to some degree of error, and not guaranteed in any way.



The *Structural Integrity Reserve Study* presents the required yearly contribution to approach fully funded SIRS Reserves at the end of the 30-Year term of the Study. The model includes recurring yearly contributions; these contributions increase the level of funding over time to approach the *Fully Funded Balance*. The results of the model are based on a constant yearly contribution rate, adjusted for inflation, and if required special contributions are included to fund projects during the term of the Study. These are an approximate forecast, subject to some degree of error, and not guaranteed in any way.

The model solves for the required contributions, to arrive at, or approach, a *Fully Funded Balance* at the end of the 30 year term of the study. The acceptable threshold for level of funding at Year 30 is set to 95% of the *Fully Funded Balance*. As such, the model may result in drawdowns below zero in any one given year.

The effects of inflation are taken into account by applying a yearly increase of 3.2% (the long-term average rate currently derived from published U.S. Government statistics), to the costs for items in each category, each year. The yearly reserves contributions in the models are also increased over time to match the rate of inflation modeled for the expenditures (or modeled costs). It is important to note that the future rate of inflation is unknown and could differ materially from the historical average value used in the model. The reserves are assumed in the model to yield on average a 2% interest rate, and the cost to borrow for any deficits (if applicable) in any given year is assumed at 6%. It is assumed that the *Association* can obtain a loan or line of credit to fund expected expenses during any years with reserve deficits. The *Association* could alternately have a special contribution prior to any given year for which the anticipated expenses are greater than the reserve balance (as predicted by the model).

The model provides the *Fully Funded Balance* in year one and all subsequent years of the study – This is the amount of funds in reserves that the *Association* would need at any given time, in order to have fully funded SIRS Reserves at that time. The Reserve Balance and level of funding (expressed as percentage of the *Fully Funded Balance*) are also presented. A SIRS Reserve Funding Table is provided in this report, containing all necessary contributions, both recurring and special easements (if required).

The *Association* is responsible for the implementation of the requirements of the laws of the state of *Florida*, and may use this Reserve Study and model for planning purposes. The *Association* should seek a legal opinion regarding the need to have the *Fully Funded Balance* in reserves at the start of the term of the Reserve Study, or not. Engineer makes no legal interpretations of the laws or recommendations regarding the amount of funds legally required in reserves, or the permissible use of those funds. The actual costs may vary materially in any one given year, or over a period of years, from those costs forecast by this model. This report does not contain any legal, financial or tax planning advice, and should not be interpreted as such.



All information, data, and relevant assumptions in this report are based upon the information provided by the Association's Representatives.

2.2. Notable Features of the Building(s)

- The building has four towers (cores).
- The Building construction was completed on or about 2001
- The building is constructed of masonry (CMU) walls, & steel reinforced concrete columns, beams, and slabs.
- There is a parking garage structure within the building envelope. The parking garage is included in the building line items.
- There are exterior balconies.
- There are rooftop terraces. There are multiple roofs.
- There are elevated paved and landscaped slabs over the parking garage in front and rear of the building.
- The windows and exterior doors of the Condominium Units of the Building are owned by the unit owners per the declaratory documents of the *Association* (as indicated by *Association Representative(s)*), are not common property belonging to the *Association*, and are not part of this study.
- The common property windows include storefront windows, fixed panes and doors, and other windows.
- The building repair / restoration schedule is set to 10 years and assumed co-incident with the building painting schedule. This project includes (standard repair items) wall, structural element & slab repairs, waterproofing of horizontal components at repair sites, window and door opening caulking¹, and may include handrail replacement or repairs, and/or any other items that would typically be addressed during the Restoration Project.
- Some of the condominium balconies and the walkway slabs may be tiled or otherwise covered. The *Waterproofing & Painting* category F(1) does not include the cost of waterproofing the entirety of these surfaces unless otherwise noted; it may include a provision for waterproofing at concrete repair sites and other sites.
- Removing any existing floor coverings and applying a waterproofing membrane at horizontal exterior surfaces, could reduce the expected frequency in, and extent of, structural deterioration over time, thereby lowering the anticipated deferred maintenance costs for these components over the life of the building. A Waterproofing line item has been added under Section F(2) of Table I, as an allowance for waterproofing exterior slabs at repair sites during building repair projects.

¹ To the extent that the wall openings are the Common Property belonging to the *Association*, the sealing of the wall openings is a required maintenance/repair procedure for waterproofing of the Building's walls, framing, and structural components.

**3. RESERVE STUDY COMPONENTS****3.1. TABLE I: Reserve Study Components**

COMPONENTS & FULLY FUNDED BALANCE AT START OF YEAR 01 OF 30									
CATEGORY ^[1] ^[3]		CURRENT AGE ^[2] ^[3]	USEFUL LIFE ^[3]	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE ^[4]	FULLY FUNDED BALANCE ^[5]	CURRENTLY FUNDED BALANCE ^[6] ^[2]	SURPLUS OR (DEFICIT) ^[7]
		YEARS	YEARS	YEARS	PERCENT	USD	USD	USD	USD
A (1)	ROOF REPLACEMENT	18	20	2	10%	\$ 990,000	\$ 891,000	\$ 250,000	\$ (641,000)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	18	20	2	10%	\$ 99,000	\$ 89,100	\$ -	\$ (89,100)
A (3)	LOBBY/Common Area ROOF WATERPROOFING	18	20	2	10%	\$ 200,000	\$ 180,000	\$ -	\$ (180,000)
A (4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	1	20	19	95%	\$ 360,000	\$ 18,000	\$ -	\$ (18,000)
A (5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	18	20	2	10%	\$ 202,500	\$ 182,250	\$ -	\$ (182,250)
B (1)	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	0	10	10	100%	\$ 2,000,000	\$ -	\$ -	\$ -
B (2)	POOL AND PARKING GARAGE REPAIRS	0	10	10	100%	\$ 750,000	\$ -	\$ -	\$ -
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%	\$ 600,000	\$ -	\$ -	\$ -
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^[3] , ^[1]	0	30	30	100%	\$ 1,080,000	\$ -	\$ -	\$ -
D	PLUMBING ^[3] , ^[1]	0	30	30	100%	\$ 2,730,000	\$ -	\$ -	\$ -
E	ELECTRICAL SYSTEMS ^[3] , ^[1]	0	30	30	100%	\$ 1,025,000	\$ -	\$ -	\$ -
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	0	10	10	100%	\$ 870,000	\$ -	\$ -	\$ -
F (2)	WATERPROOFING AT BALCONY SLABS	0	10	10	100%	\$ 260,000	\$ -	\$ -	\$ -
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	23	30	7	23%	\$ 3,330,000	\$ 2,553,000	\$ -	\$ (2,553,000)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	0	10	10	100%	\$ 350,000	\$ -	\$ -	\$ -
G (2)	WINDOWS & DOORS - REPLACEMENT ^[9] , ^[10]	23	40	17	43%	\$ 920,000	\$ 529,000	\$ -	\$ (529,000)
						TOTALS:	\$ 4,442,350	\$ 250,000	\$ (4,192,350)

See Table 2C and Chart I for the 30-Year SIRS funding schedule, and Chart 4 for the recommended funding as % of Fully Funded Balance.



Table I Notes 1/2

- [1] Categories pursuant to *Florida Statute 718.112* and amended by *Senate Bill 154* (“SB154”): “as related to the structural integrity and safety of the building”
- [2] Based on available data & information provided by the *Owner’s Representative(s)*.
- [3] For those items for which an estimate of *Useful Life* is not readily ascertainable or with an estimated remaining *Useful Life* of greater than 25 years, the “*Current Age*” is set to zero, and the “*Remaining Useful Life*” is set to 30 years to match the term of the Study. See Note [4].
- [4] The Present Value of the cost for the item(s) in the Category. The replacement cost at time $(x+n)$ in the future, where (x) is the present time interval and (n) is the number of years to the expenditure, is adjusted for the Future Value, using the theoretical long-term interest rate used in the model. The deferred maintenance value is the final value at the end of the Study term, if all maintenance for the items in the category was deferred to the end of the term – An extra cost of 1% per year, compounded yearly, is factored in to account for any deferrals past the end of the *Useful Life* for the category.
- [5] The reserves required at the start of the Study to fully fund the items in the Category, at time $=(x)$, where (x) is the present time interval. For example if the remaining life is 40% and the present value of replacement cost is \$1,000, then the *Fully Funded Balance* for that category is \$600 at time $=(x)$.
- [6] The current reserves for the Category, at time $=(x)$, where (x) is the present time interval - Values assumed at the start of the Study are based on available data & information provided by the *Owner’s Representative(s)*. Includes the amount in reserves and any planned contributions until the date of the start of the Study.
- [7] The current surplus or deficit, at time $=(x)$, where (x) is the present time interval – Calculated by subtracting the *Fully Funded Balance* from the *Currently Funded Balance*

**Table I Notes 2/2**

- [8] Planned or feasible roof maintenance or repair procedures to extend the life of the existing roof, including fore example maintenance coating systems such as fiber-reinforced mesh and silicone maintenance coatings for Asphaltic Built-Up roofing systems. This category may also be used for ancillary items requiring maintenance, repairs or replacement during roof replacement projects. None if blank.
- [9] Categories { B, F, G(1), G(2) } generally are assumed to have expenditures occurring during the building restoration project (typically every ten years & co-incident with the building exterior painting project). The categories together generally include the following:
- Repairs to structural and non-structural elements (of concrete, wood and steel)
 - Repairs to stucco and/or other wall coverings
 - Caulking and repairs to the wall openings at windows & doors (where the walls are common property and the windows & doors are private property)¹
 - Caulking and repairs to the wall openings at windows & doors for common property storefront, doors and windows.
 - Painting, sealing and waterproofing of vertical surfaces and some horizontal surfaces
 - There may be some overlap between these categories, and some shared expenses among these such as general costs including but not limited to administrative, permitting, “soft costs” including engineering & project management, contractor mobilization, shoring and rigging. The costs shown in the table, taken together, are meant to be representative of the entire painting and restoration project.
- [10] Only the common property storefront and windows are considered in this category, unless otherwise noted elsewhere in the report.
- [11] Pursuant to *Florida Statute 718.112* and amended by *Senate Bill 154* (“SB154”): 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 in categories A through G, as determined by the licensed engineer or architect performing the visual inspection portion of the structural integrity reserve study. None if blank.



3.2. Breakdown of Each Component of the Reserve Study

The list of *Reserve Study Components* is derived from the requirements listed in *Florida Statute 718.112* and subsequent modifications resulting from *Senate Bill 154* ("SB154"); a set of line items is established for the building(s) as deemed appropriate for the observed conditions by Engineer. These line items are shown in Table I *Reserve Study Components*. Each line item has an associated *Useful Life* or *Maintenance Interval*.

- For those items from the SIRS categories, with a known (somewhat predictable) *Maintenance Interval*, such as (A) roof replacement, (B,F) painting & restoration of the building exterior, and (G) common property windows and storefront, the *Current Age* is listed based upon the information provided by the *Association's Representative(s)* or otherwise inferred from available information and observations made during site visits. Categories [A, B, F, and G]
- For those items from the SIRS categories, for which an estimate of *Useful Life* is not readily ascertainable or with an estimated remaining *Useful Life* of greater than 25 years, an association is not required to reserve replacement costs for such items, but an association must reserve the amount of *Deferred Maintenance Expense*, if any, which is recommended by the *Structural Integrity Reserve Study* for such items. The SIRS categories of (C) fireproofing and fire protection systems, (D) plumbing, and (E) electrical systems, are often treated in this manner, unless if observed conditions and the provided information are such that a remaining useful life of less than 25 years is ascertainable. Categories [C, D, and E] are treated as *Deferred Maintenance Expense* unless otherwise noted.

Categories { B, F, G(1), G(2) } generally are assumed to have expenditures occurring during the building restoration project (typically every ten years & co-incident with the building exterior painting project). The categories together generally include the following:

- Repairs to structural and non-structural elements (of concrete, wood and steel)
- Repairs to stucco and/or other wall coverings
- Caulking and repairs to the wall openings at windows & doors (where the walls are common property and the windows & doors are private property)¹
- Caulking and repairs to the wall openings at windows & doors for common property storefront and windows.
- Painting, sealing and waterproofing of vertical surfaces and some horizontal surfaces
- There may be some overlap between these categories, and some shared expenses among these such as general costs including but not limited to administrative, permitting, "soft costs" including engineering & project management, contractor mobilization, shoring and rigging. The costs shown in the table, taken together, are meant to be representative of the entire painting and restoration project.



The building restoration project interval is set to 10 years. The building was last painted and restored in 2024. The next building restoration projects are thus scheduled in the year 2034, the year 2044, the year 2054, and the following restoration projects is scheduled in 2064, beyond the scope of the 30-year Study. However, it should be noted that the 30-year Study accounts for the necessary contributions to reserves, in each year of the Study, for scheduled procedures & maintenance, beyond the term of the Study. The building restoration costs are based upon typical pricing for projects of similar size and scope, with cost increased for current inflation since the last restoration &/or current market conditions.

3.2.1. Roof Replacement

Pursuant to *Florida Statutes Ch. 718, 718.112 (g)(1)(a)* & amended by *SB154: Roof*

A(1): For the upper roofs with roofing membranes, excluding the penthouse decks: The existing roof is a 20-year system, is original to the building construction, is beyond the end of useful life, and requires replacement. The roof replacement project interval is set to 20 years. The next roof replacement is recommended right away, but scheduled in the year 2026 to allow time for the Association to raise the necessary funds, then 2046, and the following replacement is scheduled in 2066, beyond the scope of the 30-year Study. However, it should be noted that the 30-year Study accounts for the necessary contributions to reserves, in each year of the Study, for scheduled procedures & maintenance, beyond the term of the Study. The roof replacement cost is based upon typical pricing for projects of similar size and scope, with cost increased for current inflation since the last roof replacement &/or current market conditions.

A(3): Lobby / Common Area Roof Waterproofing. The existing roof is a 20-year system, is original to the building construction, is beyond the end of useful life, and requires replacement. The next roof replacement is recommended right away, but scheduled in the year 2026 to allow time for the Association to raise the necessary funds, then 2046, and the following replacement is scheduled in 2066, beyond the scope of the 30-year Study. However, it should be noted that the 30-year Study accounts for the necessary contributions to reserves, in each year of the Study, for scheduled procedures & maintenance, beyond the term of the Study. The roof replacement cost is based upon typical pricing for projects of similar size and scope, with cost increased for current inflation since the last roof replacement &/or current market conditions.

A(4): Penthouse Deck Waterproofing (Partial 1). A portion of the penthouse deck waterproofing membranes was replaced in 2023 during the last building restoration project. For these decks, the useful life and replacement project interval is set to 20 years. The next replacement is thus scheduled in the year 2043, and the following replacement is scheduled in 2063, beyond the scope of the 30-



year Study. However, it should be noted that the 30-year Study accounts for the necessary contributions to reserves, in each year of the Study, for scheduled procedures & maintenance, beyond the term of the Study. The replacement cost is based upon typical pricing for projects of similar size and scope, with cost increased for current inflation since the last roof replacement &/or current market conditions.

A(5): Penthouse Deck Waterproofing (Partial 2). A portion of the penthouse deck waterproofing membranes is original to the building construction, is beyond the end of useful life, and requires replacement. For these decks, the useful life and replacement project interval is set to 20 years. The next roof replacement is recommended right away, but scheduled in the year 2026 to allow time for the Association to raise the necessary funds, then 2046, and the following replacement is scheduled in 2066, beyond the scope of the 30-year Study. However, it should be noted that the 30-year Study accounts for the necessary contributions to reserves, in each year of the Study, for scheduled procedures & maintenance, beyond the term of the Study. The replacement cost is based upon typical pricing for projects of similar size and scope, with cost increased for current inflation since the last roof replacement &/or current market conditions.

3.2.2. Roof Replacement – Repair or Maintenance Procedures

Pursuant to *Florida Statutes Ch. 718, 718.112 (g)(1)(a)* & amended by *SB154: Roof*

A(2): For the upper roofs with roofing membranes, excluding the penthouse decks. This category may be used to include:

- This category may be used for ancillary items requiring maintenance, repairs or replacement during roof replacement projects. Incidental procedures includes repairs to or replacement of roof stormwater plumbing (drains), fenestration (skylights), mechanical (A/C Condensers & Fans, etc.), Electrical circuits, & Mechanical Equipment Stands. This is typically a lump sum based upon the observed equipment and conditions on the roof, intended to approximate the costs of these incidental procedures, unless if these are included in the Roof Replacement category.
- This category may be used for structural repairs or other repairs to roof structure, walls, or other components uncovered during roof replacement procedures.

The maintenance interval for this category is set equal to either that for the roof replacement procedures, or that for the planned or feasible roof maintenance or repair procedures. The roof replacement value is based upon typical pricing for projects of similar size and scope, with cost increased for current inflation since the last roof replacement &/or current market conditions.



3.2.3. Structure & Structural Elements – Repairs

Pursuant to *Florida Statutes Ch. 718, 718.112 (g)(1)(b)* & amended by *SB154: Structure, including load-bearing walls and other primary structural members and primary structural systems*

B (1): The “*Structure & Structural Elements – Repairs*” category in the Statutes is reconciled with, and considered a part of, the building restoration project (typically every ten years & co-incident with the building exterior painting project. The categories { B,F,G } together generally include repairs to structural components of the building including concrete elements, stucco, painting, sealing and waterproofing, as may be reconciled with the typical building restoration project every ten years. There may be some overlap between these categories, and some shared expenses among these such as general costs including but not limited to administrative, permitting, “soft costs” including engineering & project management, contractor mobilization, shoring and rigging. During a restoration project, some quantity of repairs is typically completed to the exterior walls, columns, and beams of the building, and to other structural elements that are part of the main gravity load support system of the building.

The work in this category is presumed to occur during the building restoration project, scheduled at intervals every 10 years as detailed elsewhere in this report, unless otherwise noted. The building painting and restoration cost is based upon value typical pricing for projects of similar size and scope, with cost increased for current inflation since the last building painting &/or current market conditions.

B (2): The “*Pool and Parking Garage Repairs*” category in the Statutes is reconciled with, and considered a part of, the building restoration project (typically every ten years & co-incident with the building exterior painting project. The categories { B,F,G } together generally include repairs to structural components of the building including concrete elements, stucco, painting, sealing and waterproofing, as may be reconciled with the typical building restoration project every ten years. There may be some overlap between these categories, and some shared expenses among these such as general costs including but not limited to administrative, permitting, “soft costs” including engineering & project management, contractor mobilization, shoring and rigging. During a restoration project, some quantity of repairs is typically completed to the exterior walls, columns, and beams of the building, and to other structural elements that are part of the main gravity load support system of the building.

The work in this category is presumed to occur during the building restoration project, scheduled at intervals every 10 years as detailed elsewhere in this report, unless otherwise noted. The building painting and restoration cost is based upon value typical pricing for projects of similar size and scope, with cost increased for current inflation since the last building painting &/or current market conditions.



B (3): A line item has been added for the planned 2025 parking garage repairs. This is treated as a 1-time, non-recurring cost.

3.2.4. Fireproofing & Fire Protection Systems

Pursuant to *Florida Statutes Ch. 718, 718.112 (g)(1)(c)* & amended by *SB154: Fireproofing and fire protection systems*

The building's fire protection system consists of a Fire Alarm Control Panel, and a fire sprinkler system inside the common areas and inside the apartments. There are pull station and alert devices in the common areas, along with life safety signalization. There are devices linked to the FACP inside the condo units.

Neither a readily ascertainable *Useful Life*, nor a *Useful Life* of less than 25 years can be assigned to the category. This category is treated in the Study as *Deferred Maintenance Expense* unless otherwise noted. The deferred maintenance costs in the SIRS are based on the condition, size and scope of the systems and components in the category. The value used is meant to be representative, on average, of the costs that will be encountered over the term of the Study for repairs and upgrades and/or to accumulate deferred maintenance funds in reserves for future use, and will differ materially from the actual costs over the term of the Study. The actual expenses that will be realized over the term of the Study, are dependent upon many factors, some of which are not ascertainable and cannot be accurately forecasted, and are subject to unforeseen conditions. This treatment will create funded reserves available for repairs, maintenance and upgrades, and accumulate deferred maintenance funds in reserves for future use, but is not necessarily reflective of the replacement costs.

3.2.5. Plumbing

Pursuant to *Florida Statutes Ch. 718, 718.112 (g)(1)(d)* & amended by *SB154: Plumbing*

The building's plumbing system consists principally of a potable water distribution system with pumps, a domestic wastewater collection and disposal system (gravity system), and a stormwater collection and disposal system (gravity system). There is a fire safety sprinkler water distribution system with pump. Some repairs have been made to these systems in the past.

Neither a readily ascertainable *Useful Life*, nor a *Useful Life* of less than 25 years can be assigned to the category. This category is treated in the Study as *Deferred Maintenance Expense* unless otherwise noted. The deferred maintenance costs in the SIRS are based on the condition, size and scope of the systems and components in the category. The value used is meant to be representative, on average, of the costs that will be encountered over the term of the Study for repairs and upgrades and/or to accumulate deferred maintenance funds in reserves for future use, and will differ materially from the actual costs over the term of the Study. The actual expenses that will



be realized over the term of the Study, are dependent upon many factors, some of which are not ascertainable and cannot be accurately forecasted, and are subject to unforeseen conditions. This treatment will create funded reserves available for repairs, maintenance and upgrades, and accumulate deferred maintenance funds in reserves for future use, but is not necessarily reflective of the replacement costs.

3.2.6. Electrical Systems

Pursuant to *Florida Statutes Ch. 718, 718.112 (g)(1)(e) & amended by SB154: Electrical Systems*

The building's electrical system consists principally of the mains, switchgear, meter centers, electrical rooms, distribution panels, wiring, conductors, conduits, overcurrent protection devices and other devices typically found in a residential building. Some repairs have been made to these systems in the past.

Neither a readily ascertainable *Useful Life*, nor a *Useful Life* of less than 25 years can be assigned to the category. This category is treated in the Study as *Deferred Maintenance Expense* unless otherwise noted. The deferred maintenance costs in the SIRS are based on the condition, size and scope of the systems and components in the category. The value used is meant to be representative, on average, of the costs that will be encountered over the term of the Study for repairs and upgrades and/or to accumulate deferred maintenance funds in reserves for future use, and will differ materially from the actual costs over the term of the Study. The actual expenses that will be realized over the term of the Study, are dependent upon many factors, some of which are not ascertainable and cannot be accurately forecasted, and are subject to unforeseen conditions. This treatment will create funded reserves available for repairs, maintenance and upgrades, and accumulate deferred maintenance funds in reserves for future use, but is not necessarily reflective of the replacement costs.

3.2.7. Building exterior painting & Waterproofing

Pursuant to *Florida Statutes Ch. 718, 718.112 (g)(1)(f) & amended by SB154: Waterproofing and exterior painting*

The “*Waterproofing and exterior painting*” category in the Statutes is reconciled with, and considered a part of, the building restoration project (typically every ten years & co-incident with the building exterior painting project. The categories { B,F,G } together generally include repairs to structural components of the building including concrete elements, stucco, painting, sealing and waterproofing, as may be reconciled with the typical building restoration project every ten years. There may be some overlap between these categories, and some shared expenses among these such as general costs including but not limited to administrative, permitting, “soft costs” including engineering & project management, contractor mobilization, shoring and rigging. During a restoration project, some quantity



of waterproofing is typically required to the floor slabs, roof slabs, walkway slabs, and balcony slabs or other floor structures of the building, at repair sites or at other horizontal surfaces. During a restoration project, the building exterior is typically painted, and sealants are applied to the exterior surfaces of the building.

Removing any existing floor coverings and applying a waterproofing membrane at horizontal exterior surfaces, could reduce the expected frequency in, and extent of, concrete slab and steel reinforcement deterioration over time, thereby lowering the anticipated deferred maintenance costs for these components over the life of the building. It is recommended to replace the waterproofing membrane on these exterior slabs during the building restoration project to protect the structural elements of the building from water intrusion, but not included in the SIRS unless the Association opts to do so.

F (1) *Building Envelope Painting & Waterproofing* includes painting of the building and does not include the cost of waterproofing the entirety of these surfaces unless otherwise noted; it may include a provision for waterproofing at concrete repair sites and other sites.

F (2) *Waterproofing at Balcony Slabs* includes an allowance for waterproofing exterior slabs at repair sites during building repair projects.

F(3) *Waterproofing Parking Garage Overhead Slab* includes an allowance for waterproofing the paved and landscaped areas above the parking garage. The waterproofing membrane is original to the building construction in 2001. The useful life and remaining useful life are set to 30 years and 7 years, respectively.

The work in this category is presumed to occur during the building restoration project, scheduled at intervals every 10 years as detailed elsewhere in this report, unless otherwise noted.

3.2.8. Windows & Door Openings - Repairs / Caulking

Pursuant to *Florida Statutes Ch. 718, 718.112 (g)(1)(g)* & amended by *SB154: Windows*

The “Windows” category in the Statutes is reconciled with, and considered a part of, the building restoration project (typically every ten years & co-incident with the building exterior painting project. The categories { B,F,G } together generally include repairs to structural components of the building including concrete elements, stucco, painting, sealing and waterproofing, as may be reconciled with the typical building restoration project every ten years. There may be some overlap between these categories, and some shared expenses among these such as general costs including but not limited to administrative, permitting, “soft costs” including engineering & project management, contractor mobilization, shoring and rigging.



During a restoration project, the building windows & doors are typically repaired as needed, and sealants are applied to the perimeter of the window & door wall openings, as needed. This typically includes the common property windows & doors, and those owned by the unit owners:

- Caulking and repairs to the wall openings at windows & doors for common property storefront and windows.
- Caulking and repairs to the wall openings at windows & doors (where the walls are common property and the windows & doors are private property) ¹.

The work in this category is presumed to occur during the building restoration project, scheduled at intervals every 10 years as detailed elsewhere in this report, unless otherwise noted.

3.2.9. Windows & Doors - Replacement

Pursuant to *Florida Statutes Ch. 718, 718.112 (g)(1)(g)* & amended by *SB154: Windows*

With proper maintenance and routine application of sealants, most windows & doors can last several decades, and windows and doors still in service 50+ years after installation is not uncommon. However it is generally recommended to replace these after 45 years in service. In situations where the owner(s) do not wish to replace windows due to age alone, it is generally not possible to compel the replacement of units that are still functioning as designed. However, it is generally accepted that 50 year old windows are approaching the end of useful service life, and that replacement of these should be considered.

There are common property windows in the building, consisting of windows and storefront. These are original to the building construction in 2001. The useful life and remaining useful life are set to 40 years and 17 years, respectively.

3.2.10 Other

Pursuant to *Florida Statutes Ch. 718, 718.112 (g)(1)(h)* & amended by *SB154: 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 in sub-subparagraphs a.-g.*

No additional items were identified that meet these requirements.



3.3. Current Status of Available Reserves

The existing cash reserves applicable to the SIRS at the beginning of the term of the Study, are as shown in Table I. These funds are reflected in the SIRS reserve study, in the “*Currently Funded*” column for each category. The *Association* accounts were not audited as part of this Study; the information was provided by *Association Representative(s)* and is believed to be representative of the current status of reserves available for the categories in the *Structural Integrity Reserve Study*, but is not warranted by Engineer in anyway. See Table I.



4. RESULTS OF THE STUDY

4.1. Summary of SIRS Parameters

TABLE 2A: Input Parameters, Starting Conditions, & Recommended Contributions

CONDITION AT START OF STUDY	
PROJECTED STARTING SIRS RESERVE BALANCE	\$ 250,000
PROJECTED STARTING SIRS RESERVE "FULLY FUNDED BALANCE"	\$ 1,360,350
PROJECTED STARTING SIRS RESERVE DEFICIT (SURPLUS)	\$ 1,110,350
PROJECTED STARTING SIRS RESERVE PERCENT FUNDED	18%
SIRS MODEL INPUT PARAMETERS	
AVERAGE LONG TERM INFLATION RATE USED IN THE MODEL ^[2]	3.20%
AVERAGE LONG TERM INTEREST RATE ON DEPOSITS USED IN THE MODEL	2.00%
AVERAGE INTEREST RATE ON BORROWED FUNDS USED IN THE MODEL	6.00%
RECOMMENDED CONTRIBUTIONS [MODEL OUPUT]	
RECOMMENDED SIRS FUNDING CONTRIBUTION IN YEAR 1 ^{[1],[2],[3]}	\$ 950,000
RECOMMENDED FUNDING CONTRIBUTION ACCELERATION INTERVAL ^{[4][5]} [@ EVERY ____ YEARS]	5
RECOMMENDED FUNDING CONTRIBUTION ACCELERATION RATE ^{[4][5]} [MULTIPLIER]	120.00%

**TABLE 2B: Notable Metrics over 30 Years & Ending Conditions**

NOTABLE METRICS OVER 30 YEARS	
RESERVE CONTRIBUTIONS OVER 30 YEAR PERIOD FROM RECURRING PERIODIC CONTRIBUTIONS ^[5]	\$49,162,500
RESERVE CONTRIBUTIONS OVER 30 YEAR PERIOD FROM SPECIAL CONTRIBUTIONS ^[5]	\$ 900,000
RESERVE CONTRIBUTIONS OVER 30 YEAR PERIOD FROM INTEREST ON DEPOSITS ^[5]	\$ 5,886,935
TOTAL SIRS RESERVE CONTRIBUTIONS OVER 30 YEAR PERIOD ^[5]	\$55,949,435
TOTAL EXPENSES OVER 30 YEAR PERIOD <u>EXCLUDING</u> DEFERRED MAINTENANCE EXPENSE ^[6]	\$30,604,466
TOTAL DEFERRED MAINTENANCE EXPENSE OVER 30 YEAR PERIOD ^{[6] [7] [8]}	\$16,515,705
TOTAL EXPENSES OVER 30 YEAR PERIOD <u>INCLUDING</u> DEFERRED MAINTENANCE EXPENSE ^[6]	\$47,120,170
AVERAGE SIRS RESERVE BALANCE OVER 30 YEAR PERIOD	\$ 9,286,492
AVERAGE SIRS RESERVE BALANCE FUNDING LEVEL OVER 30 YEAR PERIOD	66%
CONDITION AT END OF TERM	
SIRS RESERVE BALANCE AT END OF TERM <u>EXCLUDING</u> DEFERRED MAINTENANCE EXPENSE ^[6]	\$ 9,079,265
TOTAL DEFERRED MAINTENANCE EXPENSE OVER 30 YEAR PERIOD ^{[6] [7] [8]}	\$16,515,705
SIRS RESERVE BALANCE AT END OF TERM <u>INCLUDING</u> DEFERRED MAINTENANCE EXPENSE ^[6]	\$31,677,735
SIRS RESERVE BALANCE FUNDING LEVEL AT END OF TERM ^[9]	98%

**TABLE 2 Notes:**

- [1] The *Recommended Funding Contribution* is the result of targeting in the model a constant inflation adjusted contributions each year to build up the SIRS reserves and achieve a fully funded balance at the end of term, while maintaining a positive reserve balance at all times, and maintaining a level of funding at all times such that the probability of the need for a substantial special contribution is low.
- [2] The historical average long term inflation rate of 3.2% is applied to the costs of all categories, compounded annually
- [3] Reserved funds are assumed to yield 2.0% average annual interest on deposit, and to cost 6.0% to borrow on average, over the next 30 years.
- [4] The funding acceleration rate, or multiplier (120%), is applied to the funding contributions, from condominium owners, at an interval of every (5) years. This is to achieve a contribution acceleration that matches the rate of inflation, without changing the contribution rate every year.
- [5] See the SIRS Reserve Funding Table for contributions from recurring periodic contributions, special contributions (if applicable), and interest income, for each year during the Study.
- [6] See Section 1.1 of this report for an explanation of *Deferred Maintenance Expense* categories.
- [7] The *Deferred Maintenance Expense* is planned for, for those items in those categories, “for which an estimate of useful life is not readily ascertainable or with an estimated remaining useful life of greater than 25 years”. These reserves are projected to be established through recurring periodic contributions, over the term of the Study. As expenditures are required to fund work in these categories over the years, the SIRS reserves will be available to draw upon. The SIRS can be adjusted to account for this, during periodic revisions (updates). In the event that no corresponding expenditures were made over the 30 year course of the Study, the reserved funds for *Deferred Maintenance Expense* would remain available at the end of the Study. All or a portion of the *Deferred Maintenance Expense* reserves may remain at the end of the 30 year term of the Study. In any event, periodic revisions (updates) of the Study will ensure that the funding pattern is altered over time, to match the actual need for work that occurs. A *Monte Carlo Simulation* can be used in conjunction with input assumptions regarding expenditures, to model this; not part of the scope of the present Study.
- [8] The *Deferred Maintenance Expense* is treated in the model as an expenditure during the last year of the term of the Study (Year 30). See Charts 3.1, 3.2, and 3.3 for a graphical representation. This is due to the input parameters of the model, and assigning a 30 year life to the *Deferred Maintenance Expense* categories.
- [9] Based on the funding level at the end of year 29, prior to any adjustments for deferred balance. See Note [8] this Section.



4.2. Recommended Contributions

The *Structural Integrity Reserve Study* presents the required yearly contribution to approach fully funded SIRS Reserves at the end of the 30-Year term of the Study. The model includes recurring yearly contributions; these contributions increase the level of funding over time to approach the *Fully Funded Balance*. The results of the model are based on a constant yearly contribution rate, adjusted for inflation, and if required special contributions are included to fund projects during the term of the Study. These are an approximate forecast, subject to some degree of error, and not guaranteed in any way.

The model solves for the required contributions, to arrive at, or approach, a *Fully Funded Balance* at the end of the 30 year term of the study. The acceptable threshold for level of funding at Year 30 is set to 95% of the *Fully Funded Balance*. As such, the model may result in drawdowns below zero in any one given year.

The Recommended Yearly Reserve Contribution for Year 1, is \$950,000, increased every 5 years by 20%, to account for and roughly match the effects of inflation.

One-time Special Contributions of \$900,000 in 2026, are forecast by the study to be required, to fund construction / repair projects. The Association may choose an alternate funding schedule for these repair projects, such that the funds are reserved for these projects.

- **The 30-Year SIRS Reserve Funding Summary is presented in Table 2C**
- Yearly Contributions and Expenses are shown in Chart 1
- Yearly Reserve Balances are shown in Chart 2
- The Percent Funding of the *Fully Funded Balance* at End-of-Year are shown in Chart 3
- The 30-Year Reserve Plan Summary is presented, by year, in Table 3.
- The 30-Year Income/Expense Detail is presented in Table 4.
- The Fully Funded Balance & Component Significance at the end of each year is presented in Tables 5 through 34 in the Appendix.



It should be noted that, while contributions into the reserves will result in a cost impact to the Unit Owners, the resulting Reserve Funds will be earmarked for Building maintenance and repairs, as can be reasonably expected to occur during the life of the building. Thus these funds will eliminate the need for funding at a later time, and avoid to some extent the need for either special assessments or bank loans to fund building repairs in the future. This Study is intended to provide recommended funding levels that are sufficient to cover costs that can be reasonably expected during the life of the Building. While the actual costs may differ from the forecasts provided herein, any surpluses in Reserves could in the future be used to fund future reserves and/or otherwise revise the model to reflect lower actual costs, thereby reducing the level of contributions in the future. **It is for this reason recommended that the Structural Integrity Reserve Study and Reserve Balances be reviewed and updated periodically to account for actual expenditures arising/occurring for the items in the categories in the Study.**

**TABLE 2C: 30-Year SIRS \$ Funding Schedule – Abbreviated**

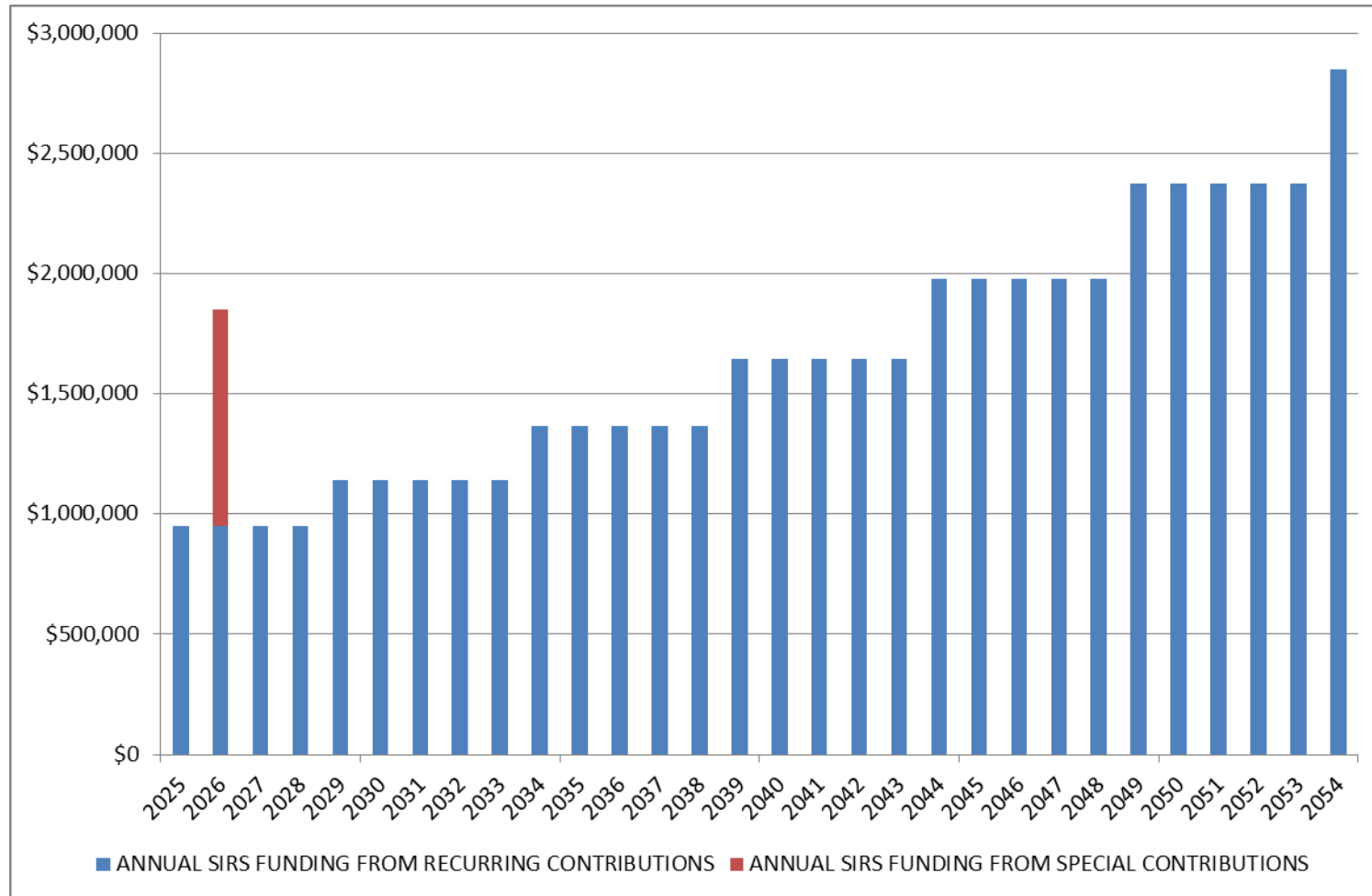
YEAR		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TOTAL YEARLY SIRS FUNDING		\$950,000	\$1,850,000	\$950,000	\$950,000	\$1,140,000	\$1,140,000	\$1,140,000	\$1,140,000	\$1,140,000	\$1,368,000
SIRS FUNDING FROM	RECURRING CONTRIBUTIONS	\$950,000	\$950,000	\$950,000	\$950,000	\$1,140,000	\$1,140,000	\$1,140,000	\$1,140,000	\$1,140,000	\$1,368,000
	SPECIAL CONTRIBUTIONS	\$0	\$900,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

YEAR		2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
TOTAL YEARLY SIRS FUNDING		\$1,368,000	\$1,368,000	\$1,368,000	\$1,368,000	\$1,643,500	\$1,643,500	\$1,643,500	\$1,643,500	\$1,643,500	\$1,976,000
SIRS FUNDING FROM	RECURRING CONTRIBUTIONS	\$1,368,000	\$1,368,000	\$1,368,000	\$1,368,000	\$1,643,500	\$1,643,500	\$1,643,500	\$1,643,500	\$1,643,500	\$1,976,000
	SPECIAL CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

YEAR		2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
TOTAL YEARLY SIRS FUNDING		\$1,976,000	\$1,976,000	\$1,976,000	\$1,976,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,850,000
SIRS FUNDING FROM	RECURRING CONTRIBUTIONS	\$1,976,000	\$1,976,000	\$1,976,000	\$1,976,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,375,000	\$2,850,000
	SPECIAL CONTRIBUTIONS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

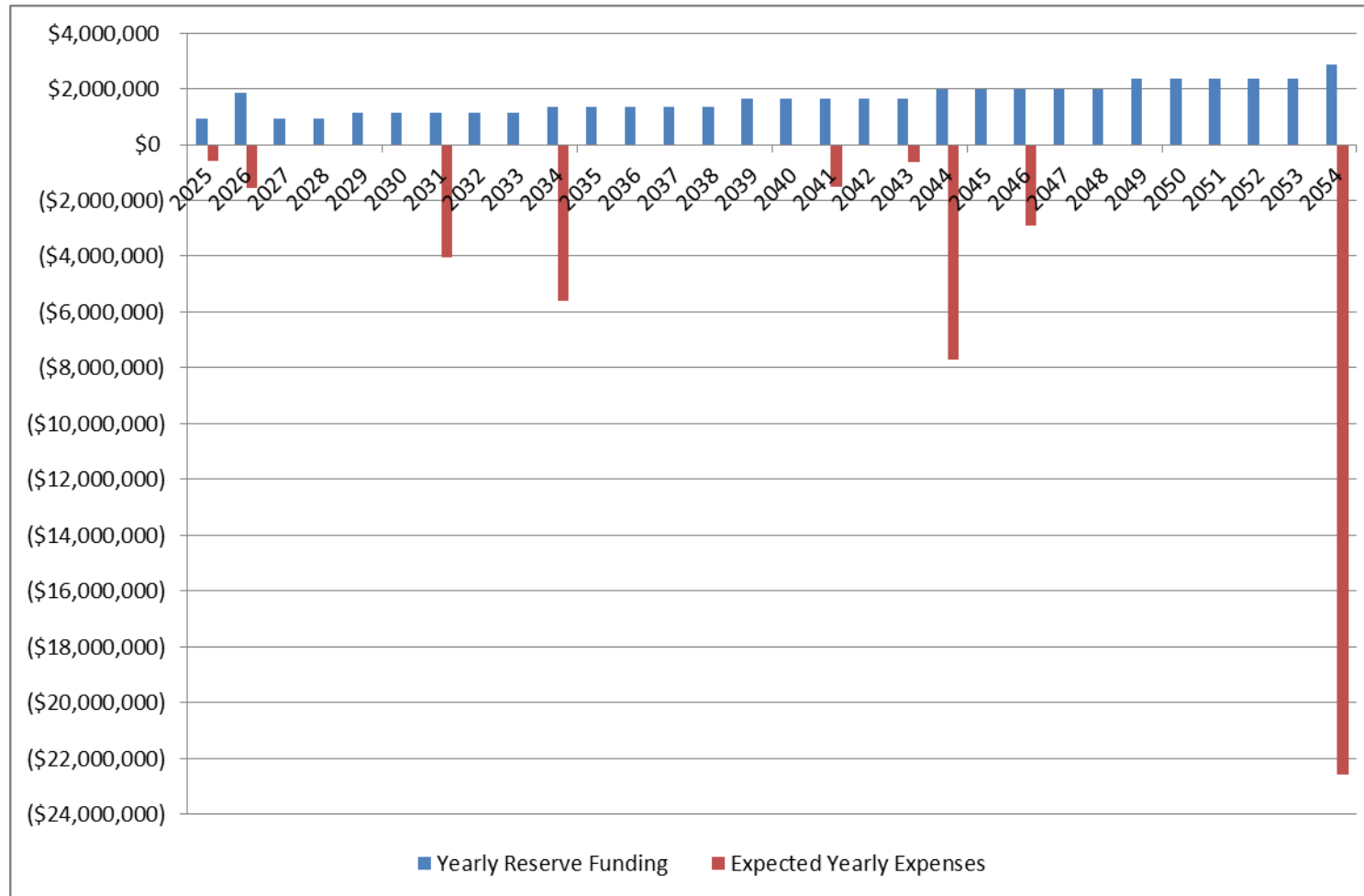


CHART I: Yearly \$ Contributions to SIRS

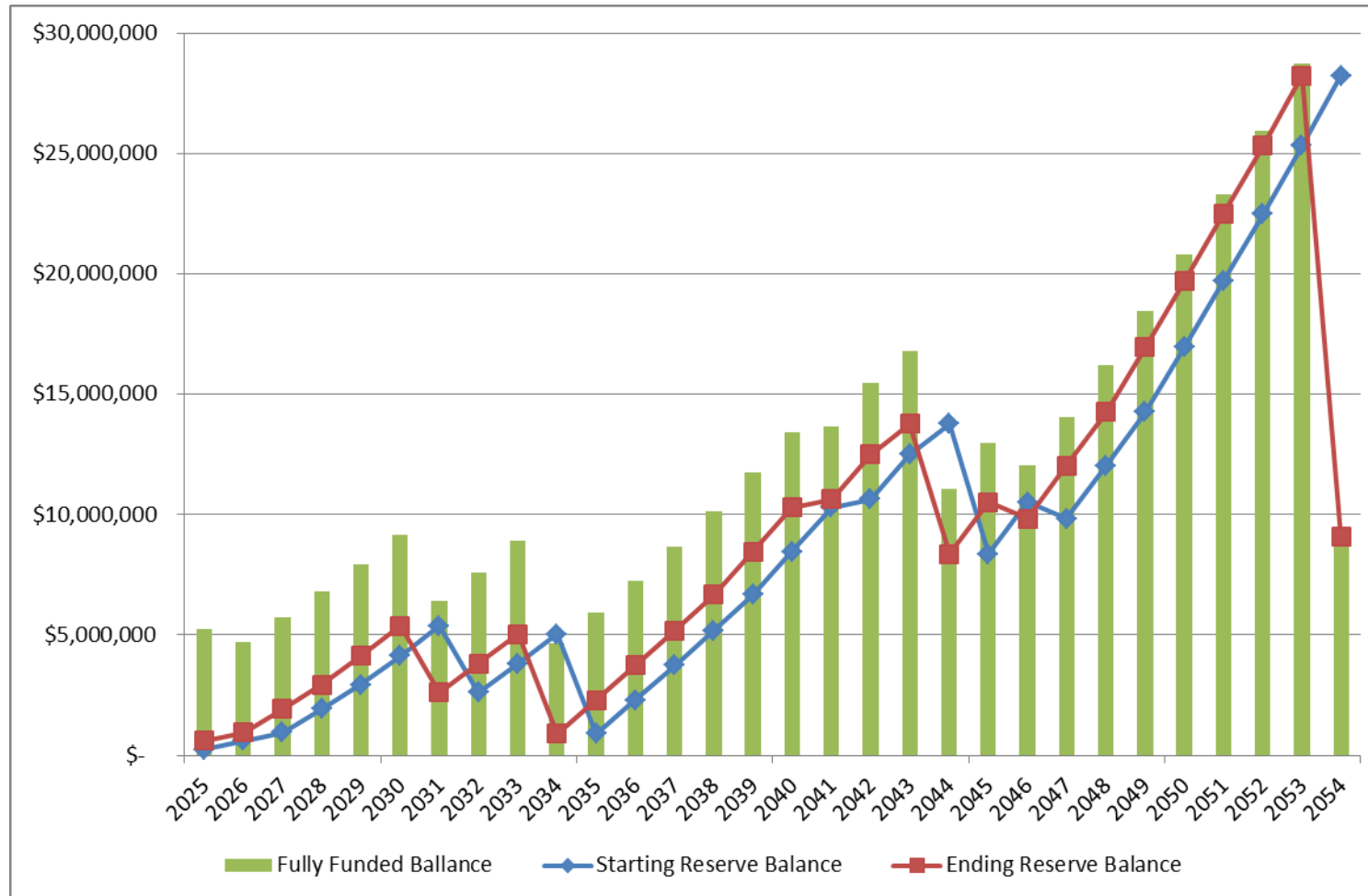


**TABLE 2D: 30-Year SIRS \$ Funding Schedule - Detailed**

YEARS 1-15			ANNUAL SIRS RESERVE FUNDING			YEARS 16-30			ANNUAL SIRS RESERVE FUNDING		
YEAR	FUNDING FACTOR	PERCENT FUNDED @ YEAR-END	RECURRING CONTRIBUTIONS	RECOMMENDED SPECIAL ASSESSMENTS	TOTAL CONTRIBUTIONS	YEAR	FUNDING FACTOR	PERCENT FUNDED @ YEAR-END	RECURRING CONTRIBUTIONS	RECOMMENDED SPECIAL ASSESSMENTS	TOTAL CONTRIBUTIONS
2025	1.00	12%	\$ 950,000	\$ -	\$ 950,000	2040	1.73	77%	\$ 1,643,500	\$ -	\$ 1,643,500
2026	1.00	20%	\$ 950,000	\$ 900,000	\$ 1,850,000	2041	1.73	78%	\$ 1,643,500	\$ -	\$ 1,643,500
2027	1.00	34%	\$ 950,000	\$ -	\$ 950,000	2042	1.73	81%	\$ 1,643,500	\$ -	\$ 1,643,500
2028	1.00	43%	\$ 950,000	\$ -	\$ 950,000	2043	1.73	82%	\$ 1,643,500	\$ -	\$ 1,643,500
2029	1.20	52%	\$ 1,140,000	\$ -	\$ 1,140,000	2044	2.08	75%	\$ 1,976,000	\$ -	\$ 1,976,000
2030	1.20	59%	\$ 1,140,000	\$ -	\$ 1,140,000	2045	2.08	81%	\$ 1,976,000	\$ -	\$ 1,976,000
2031	1.20	41%	\$ 1,140,000	\$ -	\$ 1,140,000	2046	2.08	82%	\$ 1,976,000	\$ -	\$ 1,976,000
2032	1.20	50%	\$ 1,140,000	\$ -	\$ 1,140,000	2047	2.08	85%	\$ 1,976,000	\$ -	\$ 1,976,000
2033	1.20	57%	\$ 1,140,000	\$ -	\$ 1,140,000	2048	2.08	88%	\$ 1,976,000	\$ -	\$ 1,976,000
2034	1.44	19%	\$ 1,368,000	\$ -	\$ 1,368,000	2049	2.50	92%	\$ 2,375,000	\$ -	\$ 2,375,000
2035	1.44	39%	\$ 1,368,000	\$ -	\$ 1,368,000	2050	2.50	95%	\$ 2,375,000	\$ -	\$ 2,375,000
2036	1.44	51%	\$ 1,368,000	\$ -	\$ 1,368,000	2051	2.50	96%	\$ 2,375,000	\$ -	\$ 2,375,000
2037	1.44	60%	\$ 1,368,000	\$ -	\$ 1,368,000	2052	2.50	98%	\$ 2,375,000	\$ -	\$ 2,375,000
2038	1.44	66%	\$ 1,368,000	\$ -	\$ 1,368,000	2053	2.50	98%	\$ 2,375,000	\$ -	\$ 2,375,000
2039	1.73	72%	\$ 1,643,500	\$ -	\$ 1,643,500	2054	3.00	100%	\$ 2,850,000	\$ -	\$ 2,850,000

**CHART 2: Yearly SIRS \$ Contributions & Expected Expenses**

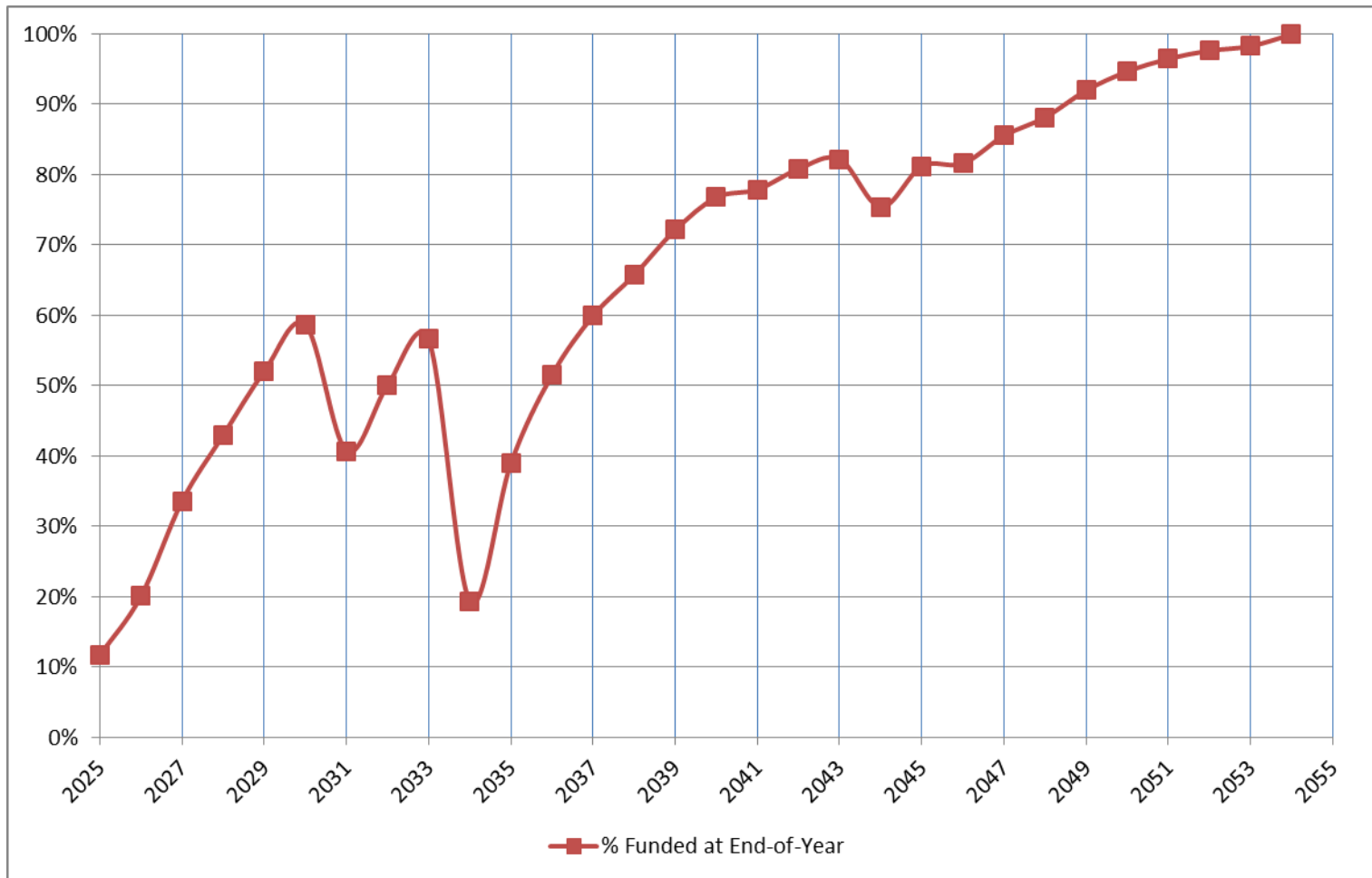
The chart shows the expenses each year, with peaks corresponding to building repair and roof replacement projects. The *Deferred Maintenance Expenses* are represented as expenditures in the final year of the Study.

**CHART 3: Yearly Reserve Balances**

The chart shows the balances each year, with large drawdowns corresponding to building repair and roof replacement projects. The Year 30 reserve balance should approach the *Fully Funded Balance* in year 30. The *Deferred Maintenance Expenses* are represented as expenditures in the final year of the Study.



CHART 4: Percent Funding of the *Fully Funded Balance* at End-of-Year



**TABLE 3A: 30-Year Reserve Plan Summary (Years 1 through 15)**

	START OF YEAR		END OF YEAR				INCOME/EXPENSE		
YEAR	STARTING RESERVE BALANCE	STARTING PERCENT FUNDED	ENDING RESERVE BALANCE	FULLY FUNDED BALANCE	ENDING PERCENT FUNDED	SPECIAL ASSESSMENT RISK	YEARLY RESERVE FUNDING	EXPECTED YEARLY EXPENSES	INTEREST INCOME (EXPENSE)
-	USD	PERCENT	USD	USD	PERCENT	-	USD	USD	USD
2025	\$ 250,000	6%	\$ 614,500	\$ 5,253,092	12%	HIGH	\$ 950,000	\$ 600,000	\$ 14,500
2026	\$ 614,500	12%	\$ 947,062	\$ 4,718,648	20%	HIGH	\$ 1,850,000	\$ 1,539,228	\$ 21,790
2027	\$ 947,062	20%	\$ 1,925,503	\$ 5,733,104	34%	HIGH	\$ 950,000	\$ -	\$ 28,441
2028	\$ 1,925,503	34%	\$ 2,923,513	\$ 6,807,653	43%	MED	\$ 950,000	\$ -	\$ 48,010
2029	\$ 2,923,513	43%	\$ 4,133,384	\$ 7,945,103	52%	MED	\$ 1,140,000	\$ -	\$ 69,870
2030	\$ 4,133,384	52%	\$ 5,367,451	\$ 9,148,379	59%	MED	\$ 1,140,000	\$ -	\$ 94,068
2031	\$ 5,367,451	59%	\$ 2,603,456	\$ 6,397,784	41%	MED	\$ 1,140,000	\$ 4,022,744	\$ 118,749
2032	\$ 2,603,456	41%	\$ 3,806,925	\$ 7,613,255	50%	MED	\$ 1,140,000	\$ -	\$ 63,469
2033	\$ 3,806,925	50%	\$ 5,034,464	\$ 8,899,965	57%	MED	\$ 1,140,000	\$ -	\$ 87,539
2034	\$ 5,034,464	57%	\$ 900,438	\$ 4,644,834	19%	HIGH	\$ 1,368,000	\$ 5,616,395	\$ 114,369
2035	\$ 900,438	19%	\$ 2,300,127	\$ 5,904,380	39%	HIGH	\$ 1,368,000	\$ -	\$ 31,689
2036	\$ 2,300,127	39%	\$ 3,727,809	\$ 7,239,781	51%	MED	\$ 1,368,000	\$ -	\$ 59,683
2037	\$ 3,727,809	51%	\$ 5,184,045	\$ 8,654,601	60%	MED	\$ 1,368,000	\$ -	\$ 88,236
2038	\$ 5,184,045	60%	\$ 6,669,406	\$ 10,152,557	66%	MED	\$ 1,368,000	\$ -	\$ 117,361
2039	\$ 6,669,406	66%	\$ 8,462,729	\$ 11,737,519	72%	MED	\$ 1,643,500	\$ -	\$ 149,823

**TABLE 3B: 30-Year Reserve Plan Summary (Years 16 through 30)**

	START OF YEAR		END OF YEAR				INCOME/EXPENSE		
YEAR	STARTING RESERVE BALANCE	STARTING PERCENT FUNDED	ENDING RESERVE BALANCE	FULLY FUNDED BALANCE	ENDING PERCENT FUNDED	SPECIAL ASSESSMENT RISK	YEARLY RESERVE FUNDING	EXPECTED YEARLY EXPENSES	INTEREST INCOME (EXPENSE)
-	USD	PERCENT	USD	USD	PERCENT	-	USD	USD	USD
2040	\$ 8,462,729	72%	\$ 10,291,919	\$ 13,413,523	77%	LOW	\$ 1,643,500	\$ -	\$ 185,690
2041	\$ 10,291,919	77%	\$ 10,634,822	\$ 13,661,901	78%	LOW	\$ 1,643,500	\$ 1,522,871	\$ 222,273
2042	\$ 10,634,822	78%	\$ 12,507,453	\$ 15,484,042	81%	LOW	\$ 1,643,500	\$ -	\$ 229,131
2043	\$ 12,507,453	81%	\$ 13,782,883	\$ 16,774,156	82%	LOW	\$ 1,643,500	\$ 634,654	\$ 266,584
2044	\$ 13,782,883	82%	\$ 8,358,486	\$ 11,090,130	75%	LOW	\$ 1,976,000	\$ 7,695,815	\$ 295,418
2045	\$ 8,358,486	75%	\$ 10,521,416	\$ 12,967,231	81%	LOW	\$ 1,976,000	\$ -	\$ 186,930
2046	\$ 10,521,416	81%	\$ 9,837,610	\$ 12,063,116	82%	LOW	\$ 1,976,000	\$ 2,889,994	\$ 230,188
2047	\$ 9,837,610	82%	\$ 12,030,123	\$ 14,070,333	85%	LOW	\$ 1,976,000	\$ -	\$ 216,512
2048	\$ 12,030,123	85%	\$ 14,266,485	\$ 16,193,659	88%	LOW	\$ 1,976,000	\$ -	\$ 260,362
2049	\$ 14,266,485	88%	\$ 16,950,565	\$ 18,438,470	92%	LOW	\$ 2,375,000	\$ -	\$ 309,080
2050	\$ 16,950,565	92%	\$ 19,688,326	\$ 20,810,367	95%	LOW	\$ 2,375,000	\$ -	\$ 362,761
2051	\$ 19,688,326	95%	\$ 22,480,843	\$ 23,315,184	96%	LOW	\$ 2,375,000	\$ -	\$ 417,517
2052	\$ 22,480,843	96%	\$ 25,329,209	\$ 25,958,999	98%	LOW	\$ 2,375,000	\$ -	\$ 473,367
2053	\$ 25,329,209	98%	\$ 28,234,544	\$ 28,748,144	98%	LOW	\$ 2,375,000	\$ -	\$ 530,334
2054	\$ 28,234,544	98%	\$ 9,079,265	\$ 9,090,742	100%	LOW	\$ 2,850,000	\$ 22,598,470	\$ 593,191



3.3. Declaratory Statement, Terms and Limitations

The reserve requirements stipulated in this report are for the *Structural Integrity Reserve Study* scope only, per the requirements of *Florida Statute 718.112*, pursuant to *Senate Bill No. 4-D (F.A.C. Chapter 2022-269)*. As such, it should be understood, that the funding requirements stipulated herein, are in addition to the funding requirements for other building components and site components and *Association* costs, which are not specifically included in the scope of the *Structural Integrity Reserve Study*.

The maintenance intervals herein are not a recommendation based on future conditions of components, and should not be regarded as such. The actual conditions in the future, and the deterioration rate of components is forecast for the purpose of this Study, but is not guaranteed in any way. Engineer is not responsible for any differences between forecast costs and actual costs. Forecast costs are not guaranteed nor implied to be guaranteed.

The forecast and associated costs presented herein are the result of a model using a number of assumptions. As such, it should be understood that this model is merely a tool used to establish criteria for the planning for future expenses related to maintenance and repairs of the buildings and components thereof. The assumptions may be incomplete, contain errors and/or deviate materially from the actual values that will occur over time, and the model may contain errors and/or omissions, either in its construct or mathematically. Any such errors, omissions, or mistakes in these models and values shall not constitute negligence on the part of Engineer, and shall not have any financial or legal recourse toward Engineer. The *Association* is responsible for all maintenance and financial costs for its assets, regardless of any recommendations. The Engineer has no responsibility for any maintenance and/or financial costs for the *Association's* property.

The SIRS reserve study is based on observations made prior to issuance of the report. Changes in the observed conditions occurring after publication may render this Study inaccurate. The Study and planned reserves should be renewed and reviewed periodically for any needed changes and/or adjustments. The foregoing terms and limitations are presented plainly, and shall become effective upon acceptance of this report. Electronic Delivery of the report to *Client's Representative* without explicit written refusal of delivery within 30 days of delivery shall constitute acceptance of the report. This Report and *Structural Integrity Reserve Study* are presented based on opinions and conclusions made within a reasonable degree of engineering certainty.

S&D Engineering & Construction Inc.

Patrick Pierson, P.E.

FL P.E. # 84824

January 14, 2025

**APPENDIX I: 30-YEAR INCOME/EXPENSE DETAIL BY YEAR****TABLE 4A: 30-Year Income/Expense Detail (Years I through I0)**

YEAR	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
INCOME										
STARTING RESERVE BALANCE	\$ 250,000	\$ 614,500	\$ 947,062	\$ 1,925,503	\$ 2,923,513	\$ 4,133,384	\$ 5,367,451	\$ 2,603,456	\$ 3,806,925	\$ 5,034,464
SIRS FUNDING FROM RECURRING CONTRIBUTIONS	\$ 950,000	\$ 950,000	\$ 950,000	\$ 950,000	\$ 1,140,000	\$ 1,140,000	\$ 1,140,000	\$ 1,140,000	\$ 1,140,000	\$ 1,368,000
RECOMMENDED SPECIAL CONTRIBUTIONS	\$ -	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST EARNINGS (EXPENSE)	\$ 14,500	\$ 21,790	\$ 28,441	\$ 48,010	\$ 69,870	\$ 94,068	\$ 118,749	\$ 63,469	\$ 87,539	\$ 114,369
TOTAL INCOME:	\$ 1,214,500	\$ 2,486,290	\$ 1,925,503	\$ 2,923,513	\$ 4,133,384	\$ 5,367,451	\$ 6,626,200	\$ 3,806,925	\$ 5,034,464	\$ 6,516,833
EXPENSE BY CATEGORY										
ROOF REPLACEMENT	\$ -	\$ 1,021,680	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	\$ -	\$ 102,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOBBY/Common AREA ROOF WATERPROOFING	\$ -	\$ 206,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	\$ -	\$ 208,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,655,506
POOL AND PARKING GARAGE REPAIRS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 995,815
2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PLUMBING ^{[3],[1]}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELECTRICAL SYSTEMS ^{[3],[1]}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BUILDING ENVELOPE PAINTING & WATERPROOFING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,155,145
WATERPROOFING AT BALCONY SLABS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345,216
WATERPROOFING PARKING GARAGE OVERHEAD SLAB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,022,744	\$ -	\$ -	\$ -
WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 464,714
WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES:	\$ 600,000	\$ 1,539,228	\$ -	\$ -	\$ -	\$ -	\$ 4,022,744	\$ -	\$ -	\$ 5,616,395
ENDING RESERVE BALANCE:	\$ 614,500	\$ 947,062	\$ 1,925,503	\$ 2,923,513	\$ 4,133,384	\$ 5,367,451	\$ 2,603,456	\$ 3,806,925	\$ 5,034,464	\$ 900,438

**TABLE 4B: 30-Year Income/Expense Detail (Years 11 through 20)**

YEAR	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
INCOME										
STARTING RESERVE BALANCE	\$ 900,438	\$ 2,300,127	\$ 3,727,809	\$ 5,184,045	\$ 6,669,406	\$ 8,462,729	\$10,291,919	\$10,634,822	\$12,507,453	\$13,782,883
SIRS FUNDING FROM RECURRING CONTRIBUTIONS	\$ 1,368,000	\$ 1,368,000	\$ 1,368,000	\$ 1,368,000	\$ 1,643,500	\$ 1,643,500	\$ 1,643,500	\$ 1,643,500	\$ 1,643,500	\$ 1,976,000
RECOMMENDED SPECIAL CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST EARNINGS (EXPENSE)	\$ 31,689	\$ 59,683	\$ 88,236	\$ 117,361	\$ 149,823	\$ 185,690	\$ 222,273	\$ 229,131	\$ 266,584	\$ 295,418
TOTAL INCOME:	\$ 2,300,127	\$ 3,727,809	\$ 5,184,045	\$ 6,669,406	\$ 8,462,729	\$10,291,919	\$12,157,692	\$12,507,453	\$14,417,537	\$16,054,301
EXPENSE BY CATEGORY										
ROOF REPLACEMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOBBY/Common AREA ROOF WATERPROOFING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 634,654	\$ -
PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,638,683
POOL AND PARKING GARAGE REPAIRS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,364,506
2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PLUMBING ^{[3],[1]}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ELECTRICAL SYSTEMS ^{[3],[1]}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BUILDING ENVELOPE PAINTING & WATERPROOFING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,582,827
WATERPROOFING AT BALCONY SLABS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 473,029
WATERPROOFING PARKING GARAGE OVERHEAD SLAB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 636,770
WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,522,871	\$ -	\$ -	\$ -
TOTAL EXPENSES:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,522,871	\$ -	\$ 634,654	\$ 7,695,815
ENDING RESERVE BALANCE	\$ 2,300,127	\$ 3,727,809	\$ 5,184,045	\$ 6,669,406	\$ 8,462,729	\$10,291,919	\$10,634,822	\$12,507,453	\$13,782,883	\$ 8,358,486

**TABLE 4C: 30-Year Income/Expense Detail (Years 21 through 30)**

YEAR	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
INCOME										
STARTING RESERVE BALANCE	\$ 8,358,486	\$10,521,416	\$ 9,837,610	\$12,030,123	\$14,266,485	\$16,950,565	\$19,688,326	\$22,480,843	\$25,329,209	\$28,234,544
SIRS FUNDING FROM RECURRING CONTRIBUTIONS	\$ 1,976,000	\$ 1,976,000	\$ 1,976,000	\$ 1,976,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,375,000	\$ 2,850,000
RECOMMENDED SPECIAL CONTRIBUTIONS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
INTEREST EARNINGS (EXPENSE)	\$ 186,930	\$ 230,188	\$ 216,512	\$ 260,362	\$ 309,080	\$ 362,761	\$ 417,517	\$ 473,367	\$ 530,334	\$ 593,191
TOTAL INCOME:	\$10,521,416	\$12,727,604	\$12,030,123	\$14,266,485	\$16,950,565	\$19,688,326	\$22,480,843	\$25,329,209	\$28,234,544	\$31,677,735
EXPENSE BY CATEGORY										
ROOF REPLACEMENT	\$ -	\$ 1,918,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	\$ -	\$ 191,827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOBBY/Common AREA ROOF WATERPROOFING	\$ -	\$ 387,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	\$ -	\$ 392,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,985,873
POOL AND PARKING GARAGE REPAIRS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,869,702
2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,692,371
PLUMBING ^{[3],[1]}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,805,717
ELECTRICAL SYSTEMS ^{[3],[1]}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,555,260
BUILDING ENVELOPE PAINTING & WATERPROOFING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,168,855
WATERPROOFING AT BALCONY SLABS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 648,163
WATERPROOFING PARKING GARAGE OVERHEAD SLAB	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 872,528
WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL EXPENSES:	\$ -	\$ 2,889,994	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$22,598,470
ENDING RESERVE BALANCE	\$10,521,416	\$ 9,837,610	\$12,030,123	\$14,266,485	\$16,950,565	\$19,688,326	\$22,480,843	\$25,329,209	\$28,234,544	\$ 9,079,265

**TABLE 5: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 01 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 01 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	19	20	1	5%	\$ 990,000	\$ 250,000	\$ (641,000)	\$ 182,384	\$ -	\$ 432,384	\$ 940,500	\$ (508,116)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	19	20	1	5%	\$ 99,000	\$ -	\$ (89,100)	\$ 24,842	\$ -	\$ 24,842	\$ 94,050	\$ (69,208)
A (3)	LOBBY/COMMON AREA ROOF WATERPROOFING	19	20	1	5%	\$ 200,000	\$ -	\$ (180,000)	\$ 50,186	\$ -	\$ 50,186	\$ 190,000	\$ (139,814)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	2	20	18	90%	\$ 360,000	\$ -	\$ (18,000)	\$ 5,019	\$ -	\$ 5,019	\$ 36,000	\$ (30,981)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	19	20	1	5%	\$ 202,500	\$ -	\$ (182,250)	\$ 50,813	\$ -	\$ 50,813	\$ 192,375	\$ (141,562)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	1	10	9	90%	\$ 2,000,000	\$ -	\$ -	\$ 29,348	\$ -	\$ 29,348	\$ 200,000	\$ (170,652)
B (2)	POOL AND PARKING GARAGE REPAIRS	1	10	9	90%	\$ 750,000	\$ -	\$ -	\$ 11,006	\$ -	\$ 11,006	\$ 75,000	\$ (63,994)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%	\$ 600,000	\$ -	\$ -	\$ 79,241	\$ 600,000	\$ (520,759)	\$ -	\$ (520,759)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	1	30	29	97%	\$ 1,080,000	\$ -	\$ -	\$ 4,918	\$ -	\$ 4,918	\$ 36,000	\$ (31,082)
D	PLUMBING ^{[3],[1]}	1	30	29	97%	\$ 2,730,000	\$ -	\$ -	\$ 12,433	\$ -	\$ 12,433	\$ 91,000	\$ (78,567)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	1	30	29	97%	\$ 1,025,000	\$ -	\$ -	\$ 4,668	\$ -	\$ 4,668	\$ 34,167	\$ (29,499)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	1	10	9	90%	\$ 870,000	\$ -	\$ -	\$ 12,767	\$ -	\$ 12,767	\$ 87,000	\$ (74,233)
F (2)	WATERPROOFING AT BALCONY SLABS	1	10	9	90%	\$ 260,000	\$ -	\$ -	\$ 3,815	\$ -	\$ 3,815	\$ 26,000	\$ (22,185)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	24	30	6	20%	\$ 3,330,000	\$ -	\$(2,553,000)	\$ 410,466	\$ -	\$ 410,466	\$2,664,000	\$(2,253,534)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	1	10	9	90%	\$ 350,000	\$ -	\$ -	\$ 5,136	\$ -	\$ 5,136	\$ 35,000	\$ (29,864)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	24	40	16	40%	\$ 920,000	\$ -	\$ (529,000)	\$ 77,458	\$ -	\$ 77,458	\$ 552,000	\$ (474,542)
						TOTALS:	\$ 250,000	\$(4,192,350)	\$ 964,500	\$ 600,000	\$ 614,500	\$5,253,092	\$(4,638,592)

**TABLE 6: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 02 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 02 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	0	20	20	100%	\$ 1,021,680	\$ 432,384	\$ (508,116)	\$ 152,262	\$ 1,021,680	\$ (437,034)	\$ -	\$ (437,034)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	0	20	20	100%	\$ 102,168	\$ 24,842	\$ (69,208)	\$ 20,697	\$ 102,168	\$ (56,629)	\$ -	\$ (56,629)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	0	20	20	100%	\$ 206,400	\$ 50,186	\$ (139,814)	\$ 41,812	\$ 206,400	\$ (114,402)	\$ -	\$ (114,402)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	3	20	17	85%	\$ 371,520	\$ 5,019	\$ (30,981)	\$ 14,881	\$ -	\$ 19,900	\$ 55,728	\$ (35,828)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	0	20	20	100%	\$ 208,980	\$ 50,813	\$ (141,562)	\$ 42,335	\$ 208,980	\$ (115,832)	\$ -	\$ (115,832)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	2	10	8	80%	\$ 2,064,000	\$ 29,348	\$ (170,652)	\$ 120,370	\$ -	\$ 149,718	\$ 412,800	\$ (263,082)
B (2)	POOL AND PARKING GARAGE REPAIRS	2	10	8	80%	\$ 774,000	\$ 11,006	\$ (63,994)	\$ 45,138	\$ -	\$ 56,144	\$ 154,800	\$ (98,656)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (520,759)	\$ (520,759)	\$ 294,993	\$ -	\$ (225,766)	\$ -	\$ (225,766)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	2	30	28	93%	\$ 1,114,560	\$ 4,918	\$ (31,082)	\$ 20,028	\$ -	\$ 24,946	\$ 74,304	\$ (49,358)
D	PLUMBING ^{[3],[1]}	2	30	28	93%	\$ 2,817,360	\$ 12,433	\$ (78,567)	\$ 50,626	\$ -	\$ 63,059	\$ 187,824	\$ (124,765)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	2	30	28	93%	\$ 1,057,800	\$ 4,668	\$ (29,499)	\$ 19,008	\$ -	\$ 23,676	\$ 70,520	\$ (46,844)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	2	10	8	80%	\$ 897,840	\$ 12,767	\$ (74,233)	\$ 52,361	\$ -	\$ 65,128	\$ 179,568	\$ (114,440)
F (2)	WATERPROOFING AT BALCONY SLABS	2	10	8	80%	\$ 268,320	\$ 3,815	\$ (22,185)	\$ 15,648	\$ -	\$ 19,463	\$ 53,664	\$ (34,201)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	25	30	5	17%	\$ 3,436,560	\$ 410,466	\$ (2,253,534)	\$ 809,695	\$ -	\$ 1,220,161	\$ 2,863,800	\$ (1,643,639)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	2	10	8	80%	\$ 361,200	\$ 5,136	\$ (29,864)	\$ 21,065	\$ -	\$ 26,201	\$ 72,240	\$ (46,039)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	25	40	15	38%	\$ 949,440	\$ 77,458	\$ (474,542)	\$ 150,871	\$ -	\$ 228,329	\$ 593,400	\$ (365,071)
						TOTALS:	\$ 614,500	\$ (4,638,592)	\$ 1,871,790	\$ 1,539,228	\$ 947,062	\$ 4,718,648	\$ (3,771,586)

**TABLE 7: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 03 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 03 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	1	20	19	95%	\$ 1,054,374	\$ (437,034)	\$ (437,034)	\$ 90,690	\$ -	\$ (346,344)	\$ 52,719	\$ (399,062)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	1	20	19	95%	\$ 105,437	\$ (56,629)	\$ (56,629)	\$ 11,462	\$ -	\$ (45,167)	\$ 5,272	\$ (50,439)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	1	20	19	95%	\$ 213,005	\$ (114,402)	\$ (114,402)	\$ 23,157	\$ -	\$ (91,245)	\$ 10,650	\$ (101,895)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	4	20	16	80%	\$ 383,409	\$ 19,900	\$ (35,828)	\$ 10,299	\$ -	\$ 30,199	\$ 76,682	\$ (46,483)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	1	20	19	95%	\$ 215,667	\$ (115,832)	\$ (115,832)	\$ 23,446	\$ -	\$ (92,386)	\$ 10,783	\$ (103,169)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	3	10	7	70%	\$ 2,130,048	\$ 149,718	\$ (263,082)	\$ 96,048	\$ -	\$ 245,766	\$ 639,014	\$ (393,248)
B (2)	POOL AND PARKING GARAGE REPAIRS	3	10	7	70%	\$ 798,768	\$ 56,144	\$ (98,656)	\$ 36,018	\$ -	\$ 92,162	\$ 239,630	\$ (147,468)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (225,766)	\$ (225,766)	\$ 79,432	\$ -	\$ (146,334)	\$ -	\$ (146,334)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	3	30	27	90%	\$ 1,150,226	\$ 24,946	\$ (49,358)	\$ 16,015	\$ -	\$ 40,961	\$ 115,023	\$ (74,062)
D	PLUMBING ^{[3],[1]}	3	30	27	90%	\$ 2,907,516	\$ 63,059	\$ (124,765)	\$ 40,481	\$ -	\$ 103,540	\$ 290,752	\$ (187,212)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	3	30	27	90%	\$ 1,091,650	\$ 23,676	\$ (46,844)	\$ 15,199	\$ -	\$ 38,875	\$ 109,165	\$ (70,290)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	3	10	7	70%	\$ 926,571	\$ 65,128	\$ (114,440)	\$ 41,781	\$ -	\$ 106,909	\$ 277,971	\$ (171,062)
F (2)	WATERPROOFING AT BALCONY SLABS	3	10	7	70%	\$ 276,906	\$ 19,463	\$ (34,201)	\$ 12,486	\$ -	\$ 31,949	\$ 83,072	\$ (51,123)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	26	30	4	13%	\$ 3,546,530	\$ 1,220,161	\$ (1,643,639)	\$ 391,454	\$ -	\$ 1,611,615	\$ 3,073,659	\$ (1,462,044)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	3	10	7	70%	\$ 372,758	\$ 26,201	\$ (46,039)	\$ 16,808	\$ -	\$ 43,009	\$ 111,828	\$ (68,819)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	26	40	14	35%	\$ 979,822	\$ 228,329	\$ (365,071)	\$ 73,665	\$ -	\$ 301,994	\$ 636,884	\$ (334,890)
						TOTALS:	\$ 947,062	\$ (3,771,586)	\$ 978,441	\$ -	\$ 1,925,503	\$ 5,733,104	\$ (3,807,601)

**TABLE 8: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 04 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 04 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	2	20	18	90%	\$ 1,088,114	\$ (346,344)	\$ (399,062)	\$ 83,469	\$ -	\$ (262,875)	\$ 108,811	\$ (371,686)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	2	20	18	90%	\$ 108,811	\$ (45,167)	\$ (50,439)	\$ 10,285	\$ -	\$ (34,882)	\$ 10,881	\$ (45,763)
A (3)	LOBBY/COMMON AREA ROOF WATERPROOFING	2	20	18	90%	\$ 219,821	\$ (91,245)	\$ (101,895)	\$ 20,778	\$ -	\$ (70,467)	\$ 21,982	\$ (92,449)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	5	20	15	75%	\$ 395,678	\$ 30,199	\$ (46,483)	\$ 12,352	\$ -	\$ 42,551	\$ 98,919	\$ (56,368)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	2	20	18	90%	\$ 222,569	\$ (92,386)	\$ (103,169)	\$ 21,038	\$ -	\$ (71,348)	\$ 22,257	\$ (93,605)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	4	10	6	60%	\$ 2,198,210	\$ 245,766	\$ (393,248)	\$ 125,296	\$ -	\$ 371,062	\$ 879,284	\$ (508,222)
B (2)	POOL AND PARKING GARAGE REPAIRS	4	10	6	60%	\$ 824,329	\$ 92,162	\$ (147,468)	\$ 46,986	\$ -	\$ 139,148	\$ 329,731	\$ (190,583)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (146,334)	\$ (146,334)	\$ 51,026	\$ -	\$ (95,308)	\$ -	\$ (95,308)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	4	30	26	87%	\$ 1,187,033	\$ 40,961	\$ (74,062)	\$ 20,598	\$ -	\$ 61,559	\$ 158,271	\$ (96,712)
D	PLUMBING ^{[3],[1]}	4	30	26	87%	\$ 3,000,556	\$ 103,540	\$ (187,212)	\$ 52,066	\$ -	\$ 155,606	\$ 400,074	\$ (244,468)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	4	30	26	87%	\$ 1,126,582	\$ 38,875	\$ (70,290)	\$ 19,549	\$ -	\$ 58,424	\$ 150,211	\$ (91,787)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	4	10	6	60%	\$ 956,221	\$ 106,909	\$ (171,062)	\$ 54,504	\$ -	\$ 161,413	\$ 382,488	\$ (221,075)
F (2)	WATERPROOFING AT BALCONY SLABS	4	10	6	60%	\$ 285,767	\$ 31,949	\$ (51,123)	\$ 16,289	\$ -	\$ 48,238	\$ 114,307	\$ (66,069)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	27	30	3	10%	\$ 3,660,019	\$ 1,611,615	\$ (1,462,044)	\$ 373,949	\$ -	\$ 1,985,564	\$ 3,294,017	\$ (1,308,453)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	4	10	6	60%	\$ 384,687	\$ 43,009	\$ (68,819)	\$ 21,927	\$ -	\$ 64,936	\$ 153,875	\$ (88,939)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	27	40	13	33%	\$ 1,011,176	\$ 301,994	\$ (334,890)	\$ 67,898	\$ -	\$ 369,892	\$ 682,544	\$ (312,652)
						TOTALS:	\$ 1,925,503	\$ (3,807,601)	\$ 998,010	\$ -	\$ 2,923,513	\$ 6,807,653	\$ (3,884,140)

**TABLE 9: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 05 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 05 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION			INCOME / EXPENSE		ENDING CONDITION		
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	3	20	17	85%	\$ 1,122,933	\$ (262,875)	\$ (371,686)	\$ 89,980	\$ -	\$ (172,894)	\$ 168,440	\$ (341,334)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	3	20	17	85%	\$ 112,293	\$ (34,882)	\$ (45,763)	\$ 10,805	\$ -	\$ (24,077)	\$ 16,844	\$ (40,921)
A (3)	LOBBY/COMMON AREA ROOF WATERPROOFING	3	20	17	85%	\$ 226,855	\$ (70,467)	\$ (92,449)	\$ 21,827	\$ -	\$ (48,640)	\$ 34,028	\$ (82,668)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	6	20	14	70%	\$ 408,339	\$ 42,551	\$ (56,368)	\$ 16,379	\$ -	\$ 58,930	\$ 122,502	\$ (63,572)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	3	20	17	85%	\$ 229,691	\$ (71,348)	\$ (93,605)	\$ 22,100	\$ -	\$ (49,248)	\$ 34,454	\$ (83,702)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	5	10	5	50%	\$ 2,268,552	\$ 371,062	\$ (508,222)	\$ 176,247	\$ -	\$ 547,309	\$1,134,276	\$ (586,967)
B (2)	POOL AND PARKING GARAGE REPAIRS	5	10	5	50%	\$ 850,707	\$ 139,148	\$ (190,583)	\$ 66,093	\$ -	\$ 205,241	\$ 425,354	\$ (220,113)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (95,308)	\$ (95,308)	\$ 37,845	\$ -	\$ (57,463)	\$ -	\$ (57,463)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	5	30	25	83%	\$ 1,225,018	\$ 61,559	\$ (96,712)	\$ 28,441	\$ -	\$ 90,000	\$ 204,170	\$ (114,170)
D	PLUMBING ^{[3],[1]}	5	30	25	83%	\$ 3,096,574	\$ 155,606	\$ (244,468)	\$ 71,892	\$ -	\$ 227,498	\$ 516,096	\$ (288,598)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	5	30	25	83%	\$ 1,162,633	\$ 58,424	\$ (91,787)	\$ 26,992	\$ -	\$ 85,416	\$ 193,772	\$ (108,356)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	5	10	5	50%	\$ 986,820	\$ 161,413	\$ (221,075)	\$ 76,667	\$ -	\$ 238,080	\$ 493,410	\$ (255,330)
F (2)	WATERPROOFING AT BALCONY SLABS	5	10	5	50%	\$ 294,912	\$ 48,238	\$ (66,069)	\$ 22,912	\$ -	\$ 71,150	\$ 147,456	\$ (76,306)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	28	30	2	7%	\$ 3,777,139	\$ 1,985,564	\$(1,308,453)	\$ 437,628	\$ -	\$ 2,423,192	\$3,525,330	\$(1,102,138)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	5	10	5	50%	\$ 396,997	\$ 64,936	\$ (88,939)	\$ 30,843	\$ -	\$ 95,779	\$ 198,498	\$ (102,719)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	28	40	12	30%	\$ 1,043,534	\$ 369,892	\$ (312,652)	\$ 73,219	\$ -	\$ 443,111	\$ 730,474	\$ (287,363)
						TOTALS:	\$ 2,923,513	\$(3,884,140)	\$ 1,209,870	\$ -	\$ 4,133,384	\$7,945,103	\$(3,811,720)

**TABLE 10: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 06 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 06 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	4	20	16	80%	\$ 1,158,867	\$ (172,894)	\$ (341,334)	\$ 77,916	\$ -	\$ (94,979)	\$ 231,773	\$ (326,752)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	4	20	16	80%	\$ 115,887	\$ (24,077)	\$ (40,921)	\$ 9,115	\$ -	\$ (14,962)	\$ 23,177	\$ (38,139)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	4	20	16	80%	\$ 234,115	\$ (48,640)	\$ (82,668)	\$ 18,414	\$ -	\$ (30,226)	\$ 46,823	\$ (77,049)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	7	20	13	65%	\$ 421,406	\$ 58,930	\$ (63,572)	\$ 16,783	\$ -	\$ 75,713	\$ 147,492	\$ (71,779)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	4	20	16	80%	\$ 237,041	\$ (49,248)	\$ (83,702)	\$ 18,644	\$ -	\$ (30,604)	\$ 47,408	\$ (78,012)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	6	10	4	40%	\$ 2,341,146	\$ 547,309	\$ (586,967)	\$ 190,017	\$ -	\$ 737,326	\$1,404,688	\$ (667,362)
B (2)	POOL AND PARKING GARAGE REPAIRS	6	10	4	40%	\$ 877,930	\$ 205,241	\$ (220,113)	\$ 71,257	\$ -	\$ 276,498	\$ 526,758	\$ (250,260)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (57,463)	\$ (57,463)	\$ 21,091	\$ -	\$ (36,372)	\$ -	\$ (36,372)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	6	30	24	80%	\$ 1,264,219	\$ 90,000	\$ (114,170)	\$ 29,931	\$ -	\$ 119,931	\$ 252,844	\$ (132,913)
D	PLUMBING ^{[3],[1]}	6	30	24	80%	\$ 3,195,664	\$ 227,498	\$ (288,598)	\$ 75,658	\$ -	\$ 303,156	\$ 639,133	\$ (335,977)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	6	30	24	80%	\$ 1,199,837	\$ 85,416	\$ (108,356)	\$ 28,407	\$ -	\$ 113,823	\$ 239,967	\$ (126,144)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	6	10	4	40%	\$ 1,018,398	\$ 238,080	\$ (255,330)	\$ 82,657	\$ -	\$ 320,737	\$ 611,039	\$ (290,302)
F (2)	WATERPROOFING AT BALCONY SLABS	6	10	4	40%	\$ 304,349	\$ 71,150	\$ (76,306)	\$ 24,702	\$ -	\$ 95,852	\$ 182,609	\$ (86,757)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	29	30	1	3%	\$ 3,898,008	\$ 2,423,192	\$ (1,102,138)	\$ 472,913	\$ -	\$ 2,896,105	\$3,768,074	\$ (871,969)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	6	10	4	40%	\$ 409,701	\$ 95,779	\$ (102,719)	\$ 33,253	\$ -	\$ 129,032	\$ 245,820	\$ (116,788)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	29	40	11	28%	\$ 1,076,927	\$ 443,111	\$ (287,363)	\$ 63,310	\$ -	\$ 506,421	\$ 780,772	\$ (274,351)
						TOTALS:	\$ 4,133,384	\$ (3,811,720)	\$ 1,234,068	\$ -	\$ 5,367,451	\$9,148,379	\$ (3,780,928)

**TABLE II: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 07 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 07 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	5	20	15	75%	\$ 1,195,951	\$ (94,979)	\$ (326,752)	\$ 94,635	\$ -	\$ (344)	\$ 298,988	\$ (299,331)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	5	20	15	75%	\$ 119,595	\$ (14,962)	\$ (38,139)	\$ 10,800	\$ -	\$ (4,162)	\$ 29,899	\$ (34,061)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	5	20	15	75%	\$ 241,606	\$ (30,226)	\$ (77,049)	\$ 21,817	\$ -	\$ (8,409)	\$ 60,402	\$ (68,811)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	8	20	12	60%	\$ 434,891	\$ 75,713	\$ (71,779)	\$ 23,316	\$ -	\$ 99,029	\$ 173,957	\$ (74,928)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	5	20	15	75%	\$ 244,626	\$ (30,604)	\$ (78,012)	\$ 22,090	\$ -	\$ (8,514)	\$ 61,157	\$ (69,671)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	7	10	3	30%	\$ 2,416,063	\$ 737,326	\$ (667,362)	\$ 281,267	\$ -	\$ 1,018,593	\$ 1,691,244	\$ (672,651)
B (2)	POOL AND PARKING GARAGE REPAIRS	7	10	3	30%	\$ 906,023	\$ 276,498	\$ (250,260)	\$ 105,475	\$ -	\$ 381,973	\$ 634,216	\$ (252,243)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (36,372)	\$ (36,372)	\$ 16,676	\$ -	\$ (19,696)	\$ -	\$ (19,696)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	7	30	23	77%	\$ 1,304,674	\$ 119,931	\$ (132,913)	\$ 42,278	\$ -	\$ 162,209	\$ 304,424	\$ (142,215)
D	PLUMBING ^{[3],[1]}	7	30	23	77%	\$ 3,297,925	\$ 303,156	\$ (335,977)	\$ 106,869	\$ -	\$ 410,025	\$ 769,516	\$ (359,491)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	7	30	23	77%	\$ 1,238,232	\$ 113,823	\$ (126,144)	\$ 40,125	\$ -	\$ 153,948	\$ 288,921	\$ (134,973)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	7	10	3	30%	\$ 1,050,987	\$ 320,737	\$ (290,302)	\$ 122,351	\$ -	\$ 443,088	\$ 735,691	\$ (292,603)
F (2)	WATERPROOFING AT BALCONY SLABS	7	10	3	30%	\$ 314,088	\$ 95,852	\$ (86,757)	\$ 36,565	\$ -	\$ 132,417	\$ 219,862	\$ (87,445)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	0	30	30	100%	\$ 4,022,744	\$ 2,896,105	\$ (871,969)	\$ 208,502	\$ 4,022,744	\$ (918,137)	\$ -	\$ (918,137)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	7	10	3	30%	\$ 422,811	\$ 129,032	\$ (116,788)	\$ 49,222	\$ -	\$ 178,254	\$ 295,968	\$ (117,714)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	30	40	10	25%	\$ 1,111,389	\$ 506,421	\$ (274,351)	\$ 76,761	\$ -	\$ 583,182	\$ 833,542	\$ (250,360)
						TOTALS:	\$ 5,367,451	\$ (3,780,928)	\$ 1,258,749	\$ 4,022,744	\$ 2,603,456	\$ 6,397,784	\$ (3,794,328)

**TABLE 12: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 08 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 08 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	6	20	14	70%	\$ 1,234,221	\$ (344)	\$ (299,331)	\$ 77,491	\$ -	\$ 77,147	\$ 370,266	\$ (293,119)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	6	20	14	70%	\$ 123,422	\$ (4,162)	\$ (34,061)	\$ 8,634	\$ -	\$ 4,472	\$ 37,027	\$ (32,555)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	6	20	14	70%	\$ 249,338	\$ (8,409)	\$ (68,811)	\$ 17,442	\$ -	\$ 9,033	\$ 74,801	\$ (65,768)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	9	20	11	55%	\$ 448,808	\$ 99,029	\$ (74,928)	\$ 21,342	\$ -	\$ 120,371	\$ 201,964	\$ (81,593)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	6	20	14	70%	\$ 252,454	\$ (8,514)	\$ (69,671)	\$ 17,660	\$ -	\$ 9,146	\$ 75,736	\$ (66,590)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	8	10	2	20%	\$ 2,493,377	\$ 1,018,593	\$ (672,651)	\$ 281,969	\$ -	\$ 1,300,562	\$ 1,994,701	\$ (694,139)
B (2)	POOL AND PARKING GARAGE REPAIRS	8	10	2	20%	\$ 935,016	\$ 381,973	\$ (252,243)	\$ 105,738	\$ -	\$ 487,711	\$ 748,013	\$ (260,302)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (19,696)	\$ (19,696)	\$ 7,877	\$ -	\$ (11,819)	\$ -	\$ (11,819)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	8	30	22	73%	\$ 1,346,423	\$ 162,209	\$ (142,215)	\$ 39,203	\$ -	\$ 201,412	\$ 359,046	\$ (157,634)
D	PLUMBING ^{[3],[1]}	8	30	22	73%	\$ 3,403,459	\$ 410,025	\$ (359,491)	\$ 99,097	\$ -	\$ 509,122	\$ 907,589	\$ (398,467)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	8	30	22	73%	\$ 1,277,855	\$ 153,948	\$ (134,973)	\$ 37,207	\$ -	\$ 191,155	\$ 340,761	\$ (149,606)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	8	10	2	20%	\$ 1,084,619	\$ 443,088	\$ (292,603)	\$ 122,657	\$ -	\$ 565,745	\$ 867,695	\$ (301,950)
F (2)	WATERPROOFING AT BALCONY SLABS	8	10	2	20%	\$ 324,139	\$ 132,417	\$ (87,445)	\$ 36,656	\$ -	\$ 169,073	\$ 259,311	\$ (90,238)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	1	30	29	97%	\$ 4,151,472	\$ (918,137)	\$ (918,137)	\$ 218,560	\$ -	\$ (699,577)	\$ 138,382	\$ (837,960)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	8	10	2	20%	\$ 436,341	\$ 178,254	\$ (117,714)	\$ 49,345	\$ -	\$ 227,599	\$ 349,073	\$ (121,474)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	31	40	9	23%	\$ 1,146,953	\$ 583,182	\$ (250,360)	\$ 62,591	\$ -	\$ 645,773	\$ 888,889	\$ (243,116)
						TOTALS:	\$ 2,603,456	\$(3,794,328)	\$ 1,203,469	\$ -	\$ 3,806,925	\$ 7,613,255	\$(3,806,330)

**TABLE 13: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 09 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 09 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION			INCOME / EXPENSE		ENDING CONDITION		
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS O (DEFICIT)
A (1)	ROOF REPLACEMENT	7	20	13	65%	\$ 1,273,716	\$ 77,147	\$ (293,119)	\$ 65,827	\$ -	\$ 142,974	\$ 445,801	\$ (302,827)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	7	20	13	65%	\$ 127,372	\$ 4,472	\$ (32,555)	\$ 7,180	\$ -	\$ 11,652	\$ 44,580	\$ (32,928)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	7	20	13	65%	\$ 257,316	\$ 9,033	\$ (65,768)	\$ 14,504	\$ -	\$ 23,537	\$ 90,061	\$ (66,524)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	10	20	10	50%	\$ 463,170	\$ 120,371	\$ (81,593)	\$ 19,804	\$ -	\$ 140,175	\$ 231,585	\$ (91,410)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	7	20	13	65%	\$ 260,533	\$ 9,146	\$ (66,590)	\$ 14,686	\$ -	\$ 23,832	\$ 91,187	\$ (67,355)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	9	10	1	10%	\$ 2,573,165	\$ 1,300,562	\$ (694,139)	\$ 336,133	\$ -	\$ 1,636,695	\$ 2,315,848	\$ (679,153)
B (2)	POOL AND PARKING GARAGE REPAIRS	9	10	1	10%	\$ 964,937	\$ 487,711	\$ (260,302)	\$ 126,050	\$ -	\$ 613,761	\$ 868,443	\$ (254,682)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (11,819)	\$ (11,819)	\$ 4,040	\$ -	\$ (7,779)	\$ -	\$ (7,779)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	9	30	21	70%	\$ 1,389,509	\$ 201,412	\$ (157,634)	\$ 36,610	\$ -	\$ 238,022	\$ 416,853	\$ (178,831)
D	PLUMBING ^{[3],[1]}	9	30	21	70%	\$ 3,512,370	\$ 509,122	\$ (398,467)	\$ 92,543	\$ -	\$ 601,665	\$ 1,053,711	\$ (452,046)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	9	30	21	70%	\$ 1,318,747	\$ 191,155	\$ (149,606)	\$ 34,746	\$ -	\$ 225,901	\$ 395,624	\$ (169,723)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	9	10	1	10%	\$ 1,119,327	\$ 565,745	\$ (301,950)	\$ 146,218	\$ -	\$ 711,963	\$ 1,007,394	\$ (295,431)
F (2)	WATERPROOFING AT BALCONY SLABS	9	10	1	10%	\$ 334,511	\$ 169,073	\$ (90,238)	\$ 43,697	\$ -	\$ 212,770	\$ 301,060	\$ (88,290)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	2	30	28	93%	\$ 4,284,319	\$ (699,577)	\$ (837,960)	\$ 173,636	\$ -	\$ (525,941)	\$ 285,621	\$ (811,562)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	9	10	1	10%	\$ 450,304	\$ 227,599	\$ (121,474)	\$ 58,823	\$ -	\$ 286,422	\$ 405,273	\$ (118,851)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	32	40	8	20%	\$ 1,183,656	\$ 645,773	\$ (243,116)	\$ 53,042	\$ -	\$ 698,815	\$ 946,925	\$ (248,110)
TOTALS:						\$ 3,806,925	\$ (3,806,330)	\$ 1,227,539	\$ -	\$ 5,034,464	\$ 8,899,965	\$ (3,865,502)	

**TABLE 14: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 10 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 10 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	8	20	12	60%	\$ 1,314,475	\$ 142,974	\$ (302,827)	\$ 123,667	\$ -	\$ 266,641	\$ 525,790	\$ (259,149)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	8	20	12	60%	\$ 131,448	\$ 11,652	\$ (32,928)	\$ 13,252	\$ -	\$ 24,904	\$ 52,579	\$ (27,675)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	8	20	12	60%	\$ 265,551	\$ 23,537	\$ (66,524)	\$ 26,772	\$ -	\$ 50,309	\$ 106,220	\$ (55,911)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	11	20	9	45%	\$ 477,991	\$ 140,175	\$ (91,410)	\$ 39,821	\$ -	\$ 179,996	\$ 262,895	\$ (82,899)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	8	20	12	60%	\$ 268,870	\$ 23,832	\$ (67,355)	\$ 27,106	\$ -	\$ 50,938	\$ 107,548	\$ (56,610)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	0	10	10	100%	\$ 2,655,506	\$ 1,636,695	\$ (679,153)	\$ 241,199	\$ 2,655,506	\$ (777,612)	\$ -	\$ (777,612)
B (2)	POOL AND PARKING GARAGE REPAIRS	0	10	10	100%	\$ 995,815	\$ 613,761	\$ (254,682)	\$ 90,450	\$ 995,815	\$ (291,604)	\$ -	\$ (291,604)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (7,779)	\$ (7,779)	\$ 4,805	\$ -	\$ (2,974)	\$ -	\$ (2,974)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	10	30	20	67%	\$ 1,433,973	\$ 238,022	\$ (178,831)	\$ 73,693	\$ -	\$ 311,715	\$ 477,991	\$ (166,276)
D	PLUMBING ^{[3],[1]}	10	30	20	67%	\$ 3,624,766	\$ 601,665	\$ (452,046)	\$ 186,281	\$ -	\$ 787,946	\$ 1,208,255	\$ (420,309)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	10	30	20	67%	\$ 1,360,947	\$ 225,901	\$ (169,723)	\$ 69,940	\$ -	\$ 295,841	\$ 453,649	\$ (157,808)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	0	10	10	100%	\$ 1,155,145	\$ 711,963	\$ (295,431)	\$ 104,921	\$ 1,155,145	\$ (338,261)	\$ -	\$ (338,261)
F (2)	WATERPROOFING AT BALCONY SLABS	0	10	10	100%	\$ 345,216	\$ 212,770	\$ (88,290)	\$ 31,356	\$ 345,216	\$ (101,090)	\$ -	\$ (101,090)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	3	30	27	90%	\$ 4,421,417	\$ (525,941)	\$ (811,562)	\$ 307,214	\$ -	\$ (218,727)	\$ 442,142	\$ (660,869)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	0	10	10	100%	\$ 464,714	\$ 286,422	\$ (118,851)	\$ 42,210	\$ 464,714	\$ (136,082)	\$ -	\$ (136,082)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	33	40	7	18%	\$ 1,221,533	\$ 698,815	\$ (248,110)	\$ 99,682	\$ -	\$ 798,497	\$ 1,007,764	\$ (209,267)
						TOTALS:	\$ 5,034,464	\$(3,865,502)	\$ 1,482,369	\$ 5,616,395	\$ 900,438	\$ 4,644,834	\$(3,744,396)

**TABLE 15: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 11 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 11 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	9	20	11	55%	\$ 1,356,539	\$ 266,641	\$ (259,149)	\$ 94,613	\$ -	\$ 361,254	\$ 610,442	\$ (249,188)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	9	20	11	55%	\$ 135,654	\$ 24,904	\$ (27,675)	\$ 9,969	\$ -	\$ 34,873	\$ 61,044	\$ (26,171)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	9	20	11	55%	\$ 274,048	\$ 50,309	\$ (55,911)	\$ 20,139	\$ -	\$ 70,448	\$ 123,322	\$ (52,874)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	12	20	8	40%	\$ 493,287	\$ 179,996	\$ (82,899)	\$ 32,238	\$ -	\$ 212,234	\$ 295,972	\$ (83,738)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	9	20	11	55%	\$ 277,474	\$ 50,938	\$ (56,610)	\$ 20,391	\$ -	\$ 71,329	\$ 124,863	\$ (53,534)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	1	10	9	90%	\$ 2,740,482	\$ (777,612)	\$ (777,612)	\$ 308,622	\$ -	\$ (468,990)	\$ 274,048	\$ (743,038)
B (2)	POOL AND PARKING GARAGE REPAIRS	1	10	9	90%	\$ 1,027,681	\$ (291,604)	\$ (291,604)	\$ 115,733	\$ -	\$ (175,871)	\$ 102,768	\$ (278,639)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (2,974)	\$ (2,974)	\$ 1,571	\$ -	\$ (1,403)	\$ -	\$ (1,403)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	11	30	19	63%	\$ 1,479,860	\$ 311,715	\$ (166,276)	\$ 60,154	\$ -	\$ 371,869	\$ 542,615	\$ (170,746)
D	PLUMBING ^{[3],[1]}	11	30	19	63%	\$ 3,740,758	\$ 787,946	\$ (420,309)	\$ 152,056	\$ -	\$ 940,002	\$ 1,371,611	\$ (431,609)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	11	30	19	63%	\$ 1,404,497	\$ 295,841	\$ (157,808)	\$ 57,091	\$ -	\$ 352,932	\$ 514,982	\$ (162,050)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	1	10	9	90%	\$ 1,192,110	\$ (338,261)	\$ (338,261)	\$ 134,250	\$ -	\$ (204,011)	\$ 119,211	\$ (323,222)
F (2)	WATERPROOFING AT BALCONY SLABS	1	10	9	90%	\$ 356,263	\$ (101,090)	\$ (101,090)	\$ 40,121	\$ -	\$ (60,969)	\$ 35,626	\$ (96,595)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	4	30	26	87%	\$ 4,562,903	\$ (218,727)	\$ (660,869)	\$ 223,119	\$ -	\$ 4,392	\$ 608,387	\$ (603,995)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	1	10	9	90%	\$ 479,584	\$ (136,082)	\$ (136,082)	\$ 54,009	\$ -	\$ (82,073)	\$ 47,958	\$ (130,031)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	34	40	6	15%	\$ 1,260,622	\$ 798,497	\$ (209,267)	\$ 75,613	\$ -	\$ 874,110	\$ 1,071,528	\$ (197,418)
						TOTALS:	\$ 900,438	\$(3,744,396)	\$ 1,399,689	\$ -	\$ 2,300,127	\$ 5,904,380	\$(3,604,253)

**TABLE 16: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 12 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 12 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	10	20	10	50%	\$ 1,399,948	\$ 361,254	\$ (249,188)	\$ 96,234	\$ -	\$ 457,487	\$ 699,974	\$ (242,486)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	10	20	10	50%	\$ 139,995	\$ 34,873	\$ (26,171)	\$ 9,999	\$ -	\$ 44,872	\$ 69,997	\$ (25,125)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	10	20	10	50%	\$ 282,818	\$ 70,448	\$ (52,874)	\$ 20,201	\$ -	\$ 90,649	\$ 141,409	\$ (50,760)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	13	20	7	35%	\$ 509,072	\$ 212,234	\$ (83,738)	\$ 34,383	\$ -	\$ 246,617	\$ 330,897	\$ (84,280)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	10	20	10	50%	\$ 286,353	\$ 71,329	\$ (53,534)	\$ 20,453	\$ -	\$ 91,782	\$ 143,176	\$ (51,394)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	2	10	8	80%	\$ 2,828,178	\$ (468,990)	\$ (743,038)	\$ 314,874	\$ -	\$ (154,116)	\$ 565,636	\$ (719,751)
B (2)	POOL AND PARKING GARAGE REPAIRS	2	10	8	80%	\$ 1,060,567	\$ (175,871)	\$ (278,639)	\$ 118,077	\$ -	\$ (57,794)	\$ 212,113	\$ (269,907)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (1,403)	\$ (1,403)	\$ 765	\$ -	\$ (638)	\$ -	\$ (638)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	12	30	18	60%	\$ 1,527,216	\$ 371,869	\$ (170,746)	\$ 64,037	\$ -	\$ 435,906	\$ 610,886	\$ (174,980)
D	PLUMBING ^{[3],[1]}	12	30	18	60%	\$ 3,860,462	\$ 940,002	\$ (431,609)	\$ 161,870	\$ -	\$ 1,101,872	\$ 1,544,185	\$ (442,313)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	12	30	18	60%	\$ 1,449,441	\$ 352,932	\$ (162,050)	\$ 60,775	\$ -	\$ 413,707	\$ 579,776	\$ (166,069)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	2	10	8	80%	\$ 1,230,257	\$ (204,011)	\$ (323,222)	\$ 136,970	\$ -	\$ (67,041)	\$ 246,051	\$ (313,093)
F (2)	WATERPROOFING AT BALCONY SLABS	2	10	8	80%	\$ 367,663	\$ (60,969)	\$ (96,595)	\$ 40,934	\$ -	\$ (20,035)	\$ 73,533	\$ (93,567)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	5	30	25	83%	\$ 4,708,916	\$ 4,392	\$ (603,995)	\$ 215,927	\$ -	\$ 220,319	\$ 784,819	\$ (564,500)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	2	10	8	80%	\$ 494,931	\$ (82,073)	\$ (130,031)	\$ 55,103	\$ -	\$ (26,970)	\$ 98,986	\$ (125,956)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	35	40	5	13%	\$ 1,300,962	\$ 874,110	\$ (197,418)	\$ 77,081	\$ -	\$ 951,191	\$ 1,138,341	\$ (187,150)
						TOTALS:	\$ 2,300,127	\$(3,604,253)	\$ 1,427,683	\$ -	\$ 3,727,809	\$ 7,239,781	\$(3,511,972)

**TABLE 17: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 13 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 13 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	11	20	9	45%	\$ 1,444,746	\$ 457,487	\$ (242,486)	\$ 97,786	\$ -	\$ 555,274	\$ 794,610	\$ (239,337)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	11	20	9	45%	\$ 144,475	\$ 44,872	\$ (25,125)	\$ 10,049	\$ -	\$ 54,921	\$ 79,461	\$ (24,540)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	11	20	9	45%	\$ 291,868	\$ 90,649	\$ (50,760)	\$ 20,302	\$ -	\$ 110,951	\$ 160,527	\$ (49,576)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	14	20	6	30%	\$ 525,362	\$ 246,617	\$ (84,280)	\$ 36,301	\$ -	\$ 282,918	\$ 367,754	\$ (84,836)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	11	20	9	45%	\$ 295,516	\$ 91,782	\$ (51,394)	\$ 20,556	\$ -	\$ 112,338	\$ 162,534	\$ (50,196)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	3	10	7	70%	\$ 2,918,679	\$ (154,116)	\$ (719,751)	\$ 321,732	\$ -	\$ 167,616	\$ 875,604	\$ (707,988)
B (2)	POOL AND PARKING GARAGE REPAIRS	3	10	7	70%	\$ 1,094,505	\$ (57,794)	\$ (269,907)	\$ 120,649	\$ -	\$ 62,855	\$ 328,351	\$ (265,496)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (638)	\$ (638)	\$ 354	\$ -	\$ (284)	\$ -	\$ (284)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3], [1]}	13	30	17	57%	\$ 1,576,087	\$ 435,906	\$ (174,980)	\$ 67,208	\$ -	\$ 503,114	\$ 682,971	\$ (179,857)
D	PLUMBING ^{[3], [1]}	13	30	17	57%	\$ 3,983,997	\$ 1,101,872	\$ (442,313)	\$ 169,887	\$ -	\$ 1,271,759	\$ 1,726,399	\$ (454,640)
E	ELECTRICAL SYSTEMS ^{[3], [1]}	13	30	17	57%	\$ 1,495,823	\$ 413,707	\$ (166,069)	\$ 63,785	\$ -	\$ 477,492	\$ 648,190	\$ (170,698)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	3	10	7	70%	\$ 1,269,625	\$ (67,041)	\$ (313,093)	\$ 139,953	\$ -	\$ 72,912	\$ 380,888	\$ (307,976)
F (2)	WATERPROOFING AT BALCONY SLABS	3	10	7	70%	\$ 379,428	\$ (20,035)	\$ (93,567)	\$ 41,825	\$ -	\$ 21,790	\$ 113,828	\$ (92,038)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	6	30	24	80%	\$ 4,859,601	\$ 220,319	\$ (564,500)	\$ 210,412	\$ -	\$ 430,731	\$ 971,920	\$ (541,189)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	3	10	7	70%	\$ 510,769	\$ (26,970)	\$ (125,956)	\$ 56,303	\$ -	\$ 29,333	\$ 153,231	\$ (123,897)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	36	40	4	10%	\$ 1,342,592	\$ 951,191	\$ (187,150)	\$ 79,134	\$ -	\$ 1,030,325	\$ 1,208,333	\$ (178,008)
TOTALS:						\$ 3,727,809	\$ (3,511,972)	\$ 1,456,236	\$ -	\$ 5,184,045	\$ 8,654,601	\$ (3,470,556)	

**TABLE 18: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 14 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 14 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	12	20	8	40%	\$ 1,490,978	\$ 555,274	\$ (239,337)	\$ 99,219	\$ -	\$ 654,493	\$ 894,587	\$ (240,094)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	12	20	8	40%	\$ 149,098	\$ 54,921	\$ (24,540)	\$ 10,112	\$ -	\$ 65,033	\$ 89,459	\$ (24,426)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	12	20	8	40%	\$ 301,208	\$ 110,951	\$ (49,576)	\$ 20,428	\$ -	\$ 131,379	\$ 180,725	\$ (49,346)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	15	20	5	25%	\$ 542,174	\$ 282,918	\$ (84,836)	\$ 38,063	\$ -	\$ 320,981	\$ 406,630	\$ (85,649)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	12	20	8	40%	\$ 304,973	\$ 112,338	\$ (50,196)	\$ 20,683	\$ -	\$ 133,021	\$ 182,984	\$ (49,963)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	4	10	6	60%	\$ 3,012,077	\$ 167,616	\$ (707,988)	\$ 329,168	\$ -	\$ 496,784	\$ 1,204,831	\$ (708,047)
B (2)	POOL AND PARKING GARAGE REPAIRS	4	10	6	60%	\$ 1,129,529	\$ 62,855	\$ (265,496)	\$ 123,438	\$ -	\$ 186,293	\$ 451,812	\$ (265,518)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (284)	\$ (284)	\$ 158	\$ -	\$ (126)	\$ -	\$ (126)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	14	30	16	53%	\$ 1,626,522	\$ 503,114	\$ (179,857)	\$ 69,637	\$ -	\$ 572,751	\$ 759,043	\$ (186,292)
D	PLUMBING ^{[3],[1]}	14	30	16	53%	\$ 4,111,485	\$ 1,271,759	\$ (454,640)	\$ 176,027	\$ -	\$ 1,447,786	\$ 1,918,693	\$ (470,907)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	14	30	16	53%	\$ 1,543,689	\$ 477,492	\$ (170,698)	\$ 66,091	\$ -	\$ 543,583	\$ 720,388	\$ (176,805)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	4	10	6	60%	\$ 1,310,253	\$ 72,912	\$ (307,976)	\$ 143,189	\$ -	\$ 216,101	\$ 524,101	\$ (308,000)
F (2)	WATERPROOFING AT BALCONY SLABS	4	10	6	60%	\$ 391,570	\$ 21,790	\$ (92,038)	\$ 42,792	\$ -	\$ 64,582	\$ 156,628	\$ (92,046)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	7	30	23	77%	\$ 5,015,108	\$ 430,731	\$ (541,189)	\$ 206,209	\$ -	\$ 636,940	\$ 1,170,192	\$ (533,252)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	4	10	6	60%	\$ 527,113	\$ 29,333	\$ (123,897)	\$ 57,604	\$ -	\$ 86,937	\$ 210,845	\$ (123,908)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	37	40	3	8%	\$ 1,385,555	\$ 1,030,325	\$ (178,008)	\$ 82,543	\$ -	\$ 1,112,868	\$ 1,281,639	\$ (168,771)
						TOTALS:	\$ 5,184,045	\$(3,470,556)	\$ 1,485,361	\$ -	\$ 6,669,406	\$ 10,152,557	\$(3,483,150)

**TABLE 19: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 15 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 15 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	13	20	7	35%	\$ 1,538,689	\$ 654,493	\$ (240,094)	\$ 118,756	\$ -	\$ 773,249	\$ 1,000,148	\$ (226,899)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	13	20	7	35%	\$ 153,869	\$ 65,033	\$ (24,426)	\$ 12,030	\$ -	\$ 77,063	\$ 100,015	\$ (22,952)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	13	20	7	35%	\$ 310,846	\$ 131,379	\$ (49,346)	\$ 24,303	\$ -	\$ 155,682	\$ 202,050	\$ (46,368)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	16	20	4	20%	\$ 559,523	\$ 320,981	\$ (85,649)	\$ 47,088	\$ -	\$ 368,069	\$ 447,619	\$ (79,550)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	13	20	7	35%	\$ 314,732	\$ 133,021	\$ (49,963)	\$ 24,607	\$ -	\$ 157,628	\$ 204,576	\$ (46,948)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	5	10	5	50%	\$ 3,108,463	\$ 496,784	\$ (708,047)	\$ 398,776	\$ -	\$ 895,560	\$ 1,554,232	\$ (658,672)
B (2)	POOL AND PARKING GARAGE REPAIRS	5	10	5	50%	\$ 1,165,674	\$ 186,293	\$ (265,518)	\$ 149,541	\$ -	\$ 335,834	\$ 582,837	\$ (247,003)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (126)	\$ (126)	\$ 82	\$ -	\$ (44)	\$ -	\$ (44)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3], [1]}	15	30	15	50%	\$ 1,678,570	\$ 572,751	\$ (186,292)	\$ 84,272	\$ -	\$ 657,023	\$ 839,285	\$ (182,262)
D	PLUMBING ^{[3], [1]}	15	30	15	50%	\$ 4,243,053	\$ 1,447,786	\$ (470,907)	\$ 213,022	\$ -	\$ 1,660,808	\$ 2,121,526	\$ (460,718)
E	ELECTRICAL SYSTEMS ^{[3], [1]}	15	30	15	50%	\$ 1,593,087	\$ 543,583	\$ (176,805)	\$ 79,981	\$ -	\$ 623,564	\$ 796,544	\$ (172,980)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	5	10	5	50%	\$ 1,352,182	\$ 216,101	\$ (308,000)	\$ 173,468	\$ -	\$ 389,569	\$ 676,091	\$ (286,522)
F (2)	WATERPROOFING AT BALCONY SLABS	5	10	5	50%	\$ 404,100	\$ 64,582	\$ (92,046)	\$ 51,841	\$ -	\$ 116,423	\$ 202,050	\$ (85,627)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	8	30	22	73%	\$ 5,175,592	\$ 636,940	\$ (533,252)	\$ 239,695	\$ -	\$ 876,635	\$ 1,380,158	\$ (503,523)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	5	10	5	50%	\$ 543,981	\$ 86,937	\$ (123,908)	\$ 69,786	\$ -	\$ 156,723	\$ 271,991	\$ (115,267)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	38	40	2	5%	\$ 1,429,893	\$ 1,112,868	\$ (168,771)	\$ 106,075	\$ -	\$ 1,218,943	\$ 1,358,399	\$ (139,456)
TOTALS:						\$ 6,669,406	\$ (3,483,150)	\$ 1,793,323	\$ -	\$ 8,462,729	\$ 11,737,519	\$ (3,274,789)	

**TABLE 20: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 16 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 16 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	14	20	6	30%	\$ 1,587,927	\$ 773,249	\$ (226,899)	\$ 118,780	\$ -	\$ 892,028	\$ 1,111,549	\$ (219,521)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	14	20	6	30%	\$ 158,793	\$ 77,063	\$ (22,952)	\$ 11,978	\$ -	\$ 89,041	\$ 111,155	\$ (22,114)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	14	20	6	30%	\$ 320,793	\$ 155,682	\$ (46,368)	\$ 24,198	\$ -	\$ 179,880	\$ 224,555	\$ (44,675)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	17	20	3	15%	\$ 577,428	\$ 368,069	\$ (79,550)	\$ 48,908	\$ -	\$ 416,977	\$ 490,814	\$ (73,837)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	14	20	6	30%	\$ 324,803	\$ 157,628	\$ (46,948)	\$ 24,501	\$ -	\$ 182,129	\$ 227,362	\$ (45,233)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	6	10	4	40%	\$ 3,207,934	\$ 895,560	\$ (658,672)	\$ 405,047	\$ -	\$ 1,300,607	\$ 1,924,761	\$ (624,153)
B (2)	POOL AND PARKING GARAGE REPAIRS	6	10	4	40%	\$ 1,202,975	\$ 335,834	\$ (247,003)	\$ 151,893	\$ -	\$ 487,727	\$ 721,785	\$ (234,058)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (44)	\$ (44)	\$ 29	\$ -	\$ (15)	\$ -	\$ (15)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	16	30	14	47%	\$ 1,732,284	\$ 657,023	\$ (182,262)	\$ 84,846	\$ -	\$ 741,869	\$ 923,885	\$ (182,016)
D	PLUMBING ^{[3],[1]}	16	30	14	47%	\$ 4,378,830	\$ 1,660,808	\$ (460,718)	\$ 214,471	\$ -	\$ 1,875,279	\$ 2,335,376	\$ (460,097)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	16	30	14	47%	\$ 1,644,066	\$ 623,564	\$ (172,980)	\$ 80,525	\$ -	\$ 704,089	\$ 876,835	\$ (172,746)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	6	10	4	40%	\$ 1,395,451	\$ 389,569	\$ (286,522)	\$ 176,196	\$ -	\$ 565,765	\$ 837,271	\$ (271,506)
F (2)	WATERPROOFING AT BALCONY SLABS	6	10	4	40%	\$ 417,031	\$ 116,423	\$ (85,627)	\$ 52,656	\$ -	\$ 169,079	\$ 250,219	\$ (81,140)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	9	30	21	70%	\$ 5,341,210	\$ 876,635	\$ (503,523)	\$ 234,534	\$ -	\$ 1,111,169	\$ 1,602,363	\$ (491,194)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	6	10	4	40%	\$ 561,388	\$ 156,723	\$ (115,267)	\$ 70,883	\$ -	\$ 227,606	\$ 336,833	\$ (109,227)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	39	40	1	3%	\$ 1,475,650	\$ 1,218,943	\$ (139,456)	\$ 129,745	\$ -	\$ 1,348,688	\$ 1,438,759	\$ (90,071)
						TOTALS:	\$ 8,462,729	\$(3,274,789)	\$ 1,829,190	\$ -	\$ 10,291,919	\$ 13,413,523	\$(3,121,603)



TABLE 21: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 17 OF 30

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 17 OF 30													
CATEGORY ^{[1] [3]}		INPUT PARAMETERS				STARTING CONDITION			INCOME / EXPENSE		ENDING CONDITION		
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	15	20	5	25%	\$ 1,638,741	\$ 892,028	\$ (219,521)	\$ 126,560	\$ -	\$ 1,018,589	\$ 1,229,056	\$ (210,467)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	15	20	5	25%	\$ 163,874	\$ 89,041	\$ (22,114)	\$ 12,723	\$ -	\$ 101,764	\$ 122,906	\$ (21,142)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	15	20	5	25%	\$ 331,059	\$ 179,880	\$ (44,675)	\$ 25,703	\$ -	\$ 205,583	\$ 248,294	\$ (42,711)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	18	20	2	10%	\$ 595,906	\$ 416,977	\$ (73,837)	\$ 56,030	\$ -	\$ 473,007	\$ 536,315	\$ (63,308)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	15	20	5	25%	\$ 335,197	\$ 182,129	\$ (45,233)	\$ 26,024	\$ -	\$ 208,153	\$ 251,398	\$ (43,245)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	7	10	3	30%	\$ 3,310,588	\$ 1,300,607	\$ (624,153)	\$ 444,034	\$ -	\$ 1,744,641	\$ 2,317,412	\$ (572,771)
B (2)	POOL AND PARKING GARAGE REPAIRS	7	10	3	30%	\$ 1,241,471	\$ 487,727	\$ (234,058)	\$ 166,513	\$ -	\$ 654,240	\$ 869,029	\$ (214,789)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (15)	\$ (15)	\$ 10	\$ -	\$ (5)	\$ -	\$ (5)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	17	30	13	43%	\$ 1,787,718	\$ 741,869	\$ (182,016)	\$ 90,054	\$ -	\$ 831,923	\$ 1,013,040	\$ (181,117)
D	PLUMBING ^{[3],[1]}	17	30	13	43%	\$ 4,518,953	\$ 1,875,279	\$ (460,097)	\$ 227,638	\$ -	\$ 2,102,917	\$ 2,560,740	\$ (457,823)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	17	30	13	43%	\$ 1,696,676	\$ 704,089	\$ (172,746)	\$ 85,468	\$ -	\$ 789,557	\$ 961,450	\$ (171,893)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	7	10	3	30%	\$ 1,440,106	\$ 565,765	\$ (271,506)	\$ 193,154	\$ -	\$ 758,919	\$ 1,008,074	\$ (249,155)
F (2)	WATERPROOFING AT BALCONY SLABS	7	10	3	30%	\$ 430,376	\$ 169,079	\$ (81,140)	\$ 57,724	\$ -	\$ 226,803	\$ 301,264	\$ (74,460)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	10	30	20	67%	\$ 5,512,129	\$ 1,111,169	\$ (491,194)	\$ 244,034	\$ -	\$ 1,355,203	\$ 1,837,376	\$ (482,174)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	7	10	3	30%	\$ 579,353	\$ 227,606	\$ (109,227)	\$ 77,706	\$ -	\$ 305,312	\$ 405,547	\$ (100,235)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	0	40	40	100%	\$ 1,522,871	\$ 1,348,688	\$ (90,071)	\$ 32,398	\$ 1,522,871	\$ (141,785)	\$ -	\$ (141,785)
						TOTALS:	\$ 10,291,919	\$ (3,121,603)	\$ 1,865,773	\$ 1,522,871	\$ 10,634,822	\$ 13,661,901	\$ (3,027,079)

**TABLE 22: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 18 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 18 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION			INCOME / EXPENSE		ENDING CONDITION		
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	16	20	4	20%	\$ 1,691,181	\$ 1,018,589	\$ (210,467)	\$ 121,396	\$ -	\$ 1,139,985	\$ 1,352,945	\$ (212,960)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	16	20	4	20%	\$ 169,118	\$ 101,764	\$ (21,142)	\$ 12,178	\$ -	\$ 113,942	\$ 135,294	\$ (21,352)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	16	20	4	20%	\$ 341,653	\$ 205,583	\$ (42,711)	\$ 24,602	\$ -	\$ 230,185	\$ 273,322	\$ (43,137)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	19	20	1	5%	\$ 614,975	\$ 473,007	\$ (63,308)	\$ 65,818	\$ -	\$ 538,825	\$ 584,226	\$ (45,401)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	16	20	4	20%	\$ 345,923	\$ 208,153	\$ (43,245)	\$ 24,909	\$ -	\$ 233,062	\$ 276,739	\$ (43,677)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	8	10	2	20%	\$ 3,416,527	\$ 1,744,641	\$ (572,771)	\$ 451,678	\$ -	\$ 2,196,319	\$ 2,733,222	\$ (536,902)
B (2)	POOL AND PARKING GARAGE REPAIRS	8	10	2	20%	\$ 1,281,198	\$ 654,240	\$ (214,789)	\$ 169,379	\$ -	\$ 823,619	\$ 1,024,958	\$ (201,339)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (5)	\$ (5)	\$ 3	\$ -	\$ (2)	\$ -	\$ (2)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	18	30	12	40%	\$ 1,844,925	\$ 831,923	\$ (181,117)	\$ 85,139	\$ -	\$ 917,062	\$ 1,106,955	\$ (189,893)
D	PLUMBING ^{[3],[1]}	18	30	12	40%	\$ 4,663,559	\$ 2,102,917	\$ (457,823)	\$ 215,211	\$ -	\$ 2,318,128	\$ 2,798,136	\$ (480,008)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	18	30	12	40%	\$ 1,750,970	\$ 789,557	\$ (171,893)	\$ 80,803	\$ -	\$ 870,360	\$ 1,050,582	\$ (180,222)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	8	10	2	20%	\$ 1,486,189	\$ 758,919	\$ (249,155)	\$ 196,480	\$ -	\$ 955,399	\$ 1,188,951	\$ (233,552)
F (2)	WATERPROOFING AT BALCONY SLABS	8	10	2	20%	\$ 444,149	\$ 226,803	\$ (74,460)	\$ 58,718	\$ -	\$ 285,521	\$ 355,319	\$ (69,798)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	11	30	19	63%	\$ 5,688,517	\$ 1,355,203	\$ (482,174)	\$ 227,726	\$ -	\$ 1,582,929	\$ 2,085,790	\$ (502,861)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	8	10	2	20%	\$ 597,892	\$ 305,312	\$ (100,235)	\$ 79,044	\$ -	\$ 384,356	\$ 478,314	\$ (93,957)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	1	40	39	98%	\$ 1,571,602	\$ (141,785)	\$ (141,785)	\$ 59,547	\$ -	\$ (82,238)	\$ 39,290	\$ (121,528)
						TOTALS:	\$ 10,634,822	\$(3,027,079)	\$ 1,872,631	\$ -	\$ 12,507,453	\$ 15,484,042	\$(2,976,588)

**TABLE 23: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 19 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 19 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	17	20	3	15%	\$ 1,745,299	\$ 1,139,985	\$ (212,960)	\$ 116,804	\$ -	\$ 1,256,789	\$ 1,483,504	\$ (226,715)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	17	20	3	15%	\$ 174,530	\$ 113,942	\$ (21,352)	\$ 11,701	\$ -	\$ 125,643	\$ 148,350	\$ (22,707)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	17	20	3	15%	\$ 352,586	\$ 230,185	\$ (43,137)	\$ 23,640	\$ -	\$ 253,825	\$ 299,698	\$ (45,873)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	0	20	20	100%	\$ 634,654	\$ 538,825	\$ (45,401)	\$ 14,136	\$ 634,654	\$ (81,693)	\$ -	\$ (81,693)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	17	20	3	15%	\$ 356,993	\$ 233,062	\$ (43,677)	\$ 23,935	\$ -	\$ 256,997	\$ 303,444	\$ (46,447)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	9	10	1	10%	\$ 3,525,856	\$ 2,196,319	\$ (536,902)	\$ 525,654	\$ -	\$ 2,721,973	\$ 3,173,270	\$ (451,297)
B (2)	POOL AND PARKING GARAGE REPAIRS	9	10	1	10%	\$ 1,322,196	\$ 823,619	\$ (201,339)	\$ 197,121	\$ -	\$ 1,020,740	\$ 1,189,976	\$ (169,236)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (2)	\$ (2)	\$ 1	\$ -	\$ (1)	\$ -	\$ (1)
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	19	30	11	37%	\$ 1,903,962	\$ 917,062	\$ (189,893)	\$ 78,748	\$ -	\$ 995,810	\$ 1,205,843	\$ (210,033)
D	PLUMBING ^{[3],[1]}	19	30	11	37%	\$ 4,812,793	\$ 2,318,128	\$ (480,008)	\$ 199,058	\$ -	\$ 2,517,186	\$ 3,048,102	\$ (530,916)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	19	30	11	37%	\$ 1,807,001	\$ 870,360	\$ (180,222)	\$ 74,738	\$ -	\$ 945,098	\$ 1,144,434	\$ (199,336)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	9	10	1	10%	\$ 1,533,747	\$ 955,399	\$ (233,552)	\$ 228,659	\$ -	\$ 1,184,058	\$ 1,380,373	\$ (196,315)
F (2)	WATERPROOFING AT BALCONY SLABS	9	10	1	10%	\$ 458,361	\$ 285,521	\$ (69,798)	\$ 68,335	\$ -	\$ 353,856	\$ 412,525	\$ (58,669)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	12	30	18	60%	\$ 5,870,550	\$ 1,582,929	\$ (502,861)	\$ 208,709	\$ -	\$ 1,791,638	\$ 2,348,220	\$ (556,582)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	9	10	1	10%	\$ 617,025	\$ 384,356	\$ (93,957)	\$ 91,989	\$ -	\$ 476,345	\$ 555,322	\$ (78,977)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	2	40	38	95%	\$ 1,621,894	\$ (82,238)	\$ (121,528)	\$ 46,856	\$ -	\$ (35,382)	\$ 81,095	\$ (116,476)
						TOTALS:	\$ 12,507,453	\$(2,976,588)	\$ 1,910,084	\$ 634,654	\$ 13,782,883	\$ 16,774,156	\$(2,991,273)

**TABLE 24: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 20 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 20 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	18	20	2	10%	\$ 1,801,148	\$ 1,256,789	\$ (226,715)	\$ 259,606	\$ -	\$ 1,516,395	\$ 1,621,033	\$ (104,639)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	18	20	2	10%	\$ 180,115	\$ 125,643	\$ (22,707)	\$ 25,988	\$ -	\$ 151,631	\$ 162,103	\$ (10,472)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	18	20	2	10%	\$ 363,868	\$ 253,825	\$ (45,873)	\$ 52,501	\$ -	\$ 306,326	\$ 327,481	\$ (21,155)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	1	20	19	95%	\$ 654,963	\$ (81,693)	\$ (81,693)	\$ 62,685	\$ -	\$ (19,008)	\$ 32,748	\$ (51,756)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	18	20	2	10%	\$ 368,417	\$ 256,997	\$ (46,447)	\$ 53,158	\$ -	\$ 310,155	\$ 331,575	\$ (21,420)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	0	10	10	100%	\$ 3,638,683	\$ 2,721,973	\$ (451,297)	\$ 282,538	\$ 3,638,683	\$ (634,172)	\$ -	\$ (634,172)
B (2)	POOL AND PARKING GARAGE REPAIRS	0	10	10	100%	\$ 1,364,506	\$ 1,020,740	\$ (169,236)	\$ 105,952	\$ 1,364,506	\$ (237,814)	\$ -	\$ (237,814)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ (1)	\$ (1)	\$ 1	\$ -	\$ -	\$ -	\$ -
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	20	30	10	33%	\$ 1,964,889	\$ 995,810	\$ (210,033)	\$ 159,719	\$ -	\$ 1,155,529	\$ 1,309,926	\$ (154,397)
D	PLUMBING ^{[3],[1]}	20	30	10	33%	\$ 4,966,803	\$ 2,517,186	\$ (530,916)	\$ 403,735	\$ -	\$ 2,920,921	\$ 3,311,202	\$ (390,281)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	20	30	10	33%	\$ 1,864,825	\$ 945,098	\$ (199,336)	\$ 151,585	\$ -	\$ 1,096,683	\$ 1,243,217	\$ (146,534)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	0	10	10	100%	\$ 1,582,827	\$ 1,184,058	\$ (196,315)	\$ 122,904	\$ 1,582,827	\$ (275,865)	\$ -	\$ (275,865)
F (2)	WATERPROOFING AT BALCONY SLABS	0	10	10	100%	\$ 473,029	\$ 353,856	\$ (58,669)	\$ 36,730	\$ 473,029	\$ (82,443)	\$ -	\$ (82,443)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	13	30	17	57%	\$ 6,058,408	\$ 1,791,638	\$ (556,582)	\$ 420,225	\$ -	\$ 2,211,863	\$ 2,625,310	\$ (413,447)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	0	10	10	100%	\$ 636,770	\$ 476,345	\$ (78,977)	\$ 49,444	\$ 636,770	\$ (110,980)	\$ -	\$ (110,980)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	3	40	37	93%	\$ 1,673,794	\$ (35,382)	\$ (116,476)	\$ 84,647	\$ -	\$ 49,265	\$ 125,535	\$ (76,269)
						TOTALS:	\$ 13,782,883	\$(2,991,273)	\$ 2,271,418	\$ 7,695,815	\$ 8,358,486	\$ 11,090,130	\$(2,731,644)

**TABLE 25: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 21 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 21 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION			INCOME / EXPENSE		ENDING CONDITION		
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	19	20	1	5%	\$ 1,858,785	\$ 1,516,395	\$ (104,639)	\$ 191,443	\$ -	\$ 1,707,838	\$ 1,765,846	\$ (58,008)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	19	20	1	5%	\$ 185,878	\$ 151,631	\$ (10,472)	\$ 19,151	\$ -	\$ 170,782	\$ 176,585	\$ (5,803)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	19	20	1	5%	\$ 375,512	\$ 306,326	\$ (21,155)	\$ 38,689	\$ -	\$ 345,015	\$ 356,736	\$ (11,721)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	2	20	18	90%	\$ 675,922	\$ (19,008)	\$ (51,756)	\$ 38,698	\$ -	\$ 19,690	\$ 67,592	\$ (47,902)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	19	20	1	5%	\$ 380,206	\$ 310,155	\$ (21,420)	\$ 39,172	\$ -	\$ 349,327	\$ 361,196	\$ (11,869)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	1	10	9	90%	\$ 3,755,121	\$ (634,172)	\$ (634,172)	\$ 480,441	\$ -	\$ (153,731)	\$ 375,512	\$ (529,243)
B (2)	POOL AND PARKING GARAGE REPAIRS	1	10	9	90%	\$ 1,408,170	\$ (237,814)	\$ (237,814)	\$ 180,165	\$ -	\$ (57,649)	\$ 140,817	\$ (198,466)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3], [1]}	21	30	9	30%	\$ 2,027,765	\$ 1,155,529	\$ (154,397)	\$ 107,624	\$ -	\$ 1,263,153	\$ 1,419,436	\$ (156,283)
D	PLUMBING ^{[3], [1]}	21	30	9	30%	\$ 5,125,740	\$ 2,920,921	\$ (390,281)	\$ 272,050	\$ -	\$ 3,192,971	\$ 3,588,018	\$ (395,047)
E	ELECTRICAL SYSTEMS ^{[3], [1]}	21	30	9	30%	\$ 1,924,500	\$ 1,096,683	\$ (146,534)	\$ 102,143	\$ -	\$ 1,198,826	\$ 1,347,150	\$ (148,324)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	1	10	9	90%	\$ 1,633,478	\$ (275,865)	\$ (275,865)	\$ 208,992	\$ -	\$ (66,873)	\$ 163,348	\$ (230,221)
F (2)	WATERPROOFING AT BALCONY SLABS	1	10	9	90%	\$ 488,166	\$ (82,443)	\$ (82,443)	\$ 62,457	\$ -	\$ (19,986)	\$ 48,817	\$ (68,802)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	14	30	16	53%	\$ 6,252,277	\$ 2,211,863	\$ (413,447)	\$ 285,203	\$ -	\$ 2,497,066	\$ 2,917,729	\$ (420,663)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	1	10	9	90%	\$ 657,146	\$ (110,980)	\$ (110,980)	\$ 84,077	\$ -	\$ (26,903)	\$ 65,715	\$ (92,618)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	4	40	36	90%	\$ 1,727,356	\$ 49,265	\$ (76,269)	\$ 52,625	\$ -	\$ 101,890	\$ 172,736	\$ (70,845)
TOTALS:						\$ 8,358,486	\$ (2,731,644)	\$ 2,162,930	\$ -	\$ 10,521,416	\$ 12,967,231	\$ (2,445,815)	

**TABLE 26: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 22 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 22 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	0	20	20	100%	\$ 1,918,266	\$ 1,707,838	\$ (58,008)	\$ 34,817	\$ 1,918,266	\$ (175,611)	\$ -	\$ (175,611)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	0	20	20	100%	\$ 191,827	\$ 170,782	\$ (5,803)	\$ 3,482	\$ 191,827	\$ (17,563)	\$ -	\$ (17,563)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	0	20	20	100%	\$ 387,528	\$ 345,015	\$ (11,721)	\$ 7,035	\$ 387,528	\$ (35,478)	\$ -	\$ (35,478)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	3	20	17	85%	\$ 697,551	\$ 19,690	\$ (47,902)	\$ 44,593	\$ -	\$ 64,283	\$ 104,633	\$ (40,350)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	0	20	20	100%	\$ 392,373	\$ 349,327	\$ (11,869)	\$ 7,123	\$ 392,373	\$ (35,923)	\$ -	\$ (35,923)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	2	10	8	80%	\$ 3,875,285	\$ (153,731)	\$ (529,243)	\$ 524,732	\$ -	\$ 371,001	\$ 775,057	\$ (404,056)
B (2)	POOL AND PARKING GARAGE REPAIRS	2	10	8	80%	\$ 1,453,232	\$ (57,649)	\$ (198,466)	\$ 196,774	\$ -	\$ 139,125	\$ 290,646	\$ (151,521)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3], [1]}	22	30	8	27%	\$ 2,092,654	\$ 1,263,153	\$ (156,283)	\$ 132,073	\$ -	\$ 1,395,226	\$ 1,534,613	\$ (139,387)
D	PLUMBING ^{[3], [1]}	22	30	8	27%	\$ 5,289,764	\$ 3,192,971	\$ (395,047)	\$ 333,852	\$ -	\$ 3,526,823	\$ 3,879,160	\$ (352,337)
E	ELECTRICAL SYSTEMS ^{[3], [1]}	22	30	8	27%	\$ 1,986,084	\$ 1,198,826	\$ (148,324)	\$ 125,347	\$ -	\$ 1,324,173	\$ 1,456,461	\$ (132,288)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	2	10	8	80%	\$ 1,685,749	\$ (66,873)	\$ (230,221)	\$ 228,258	\$ -	\$ 161,385	\$ 337,150	\$ (175,765)
F (2)	WATERPROOFING AT BALCONY SLABS	2	10	8	80%	\$ 503,787	\$ (19,986)	\$ (68,802)	\$ 68,215	\$ -	\$ 48,229	\$ 100,757	\$ (52,528)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	15	30	15	50%	\$ 6,452,349	\$ 2,497,066	\$ (420,663)	\$ 347,671	\$ -	\$ 2,844,737	\$ 3,226,175	\$ (381,438)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	2	10	8	80%	\$ 678,175	\$ (26,903)	\$ (92,618)	\$ 91,828	\$ -	\$ 64,925	\$ 135,635	\$ (70,710)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	5	40	35	88%	\$ 1,782,631	\$ 101,890	\$ (70,845)	\$ 60,388	\$ -	\$ 162,278	\$ 222,829	\$ (60,550)
						TOTALS:	\$ 10,521,416	\$(2,445,815)	\$ 2,206,188	\$ 2,889,994	\$ 9,837,610	\$ 12,063,116	\$(2,225,506)

**TABLE 27: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 23 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 23 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION			INCOME / EXPENSE		ENDING CONDITION		
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	1	20	19	95%	\$ 1,979,651	\$ (175,611)	\$ (175,611)	\$ 145,878	\$ -	\$ (29,733)	\$ 98,983	\$ (128,715)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	1	20	19	95%	\$ 197,965	\$ (17,563)	\$ (17,563)	\$ 14,589	\$ -	\$ (2,974)	\$ 9,898	\$ (12,872)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	1	20	19	95%	\$ 399,929	\$ (35,478)	\$ (35,478)	\$ 29,471	\$ -	\$ (6,007)	\$ 19,996	\$ (26,004)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	4	20	16	80%	\$ 719,873	\$ 64,283	\$ (40,350)	\$ 41,043	\$ -	\$ 105,326	\$ 143,975	\$ (38,649)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	1	20	19	95%	\$ 404,929	\$ (35,923)	\$ (35,923)	\$ 29,840	\$ -	\$ (6,083)	\$ 20,246	\$ (26,329)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	3	10	7	70%	\$ 3,999,294	\$ 371,001	\$ (404,056)	\$ 465,518	\$ -	\$ 836,519	\$ 1,199,788	\$ (363,269)
B (2)	POOL AND PARKING GARAGE REPAIRS	3	10	7	70%	\$ 1,499,735	\$ 139,125	\$ (151,521)	\$ 174,569	\$ -	\$ 313,694	\$ 449,921	\$ (136,226)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	23	30	7	23%	\$ 2,159,619	\$ 1,395,226	\$ (139,387)	\$ 125,459	\$ -	\$ 1,520,685	\$ 1,655,708	\$ (135,023)
D	PLUMBING ^{[3],[1]}	23	30	7	23%	\$ 5,459,036	\$ 3,526,823	\$ (352,337)	\$ 317,131	\$ -	\$ 3,843,954	\$ 4,185,261	\$ (341,307)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	23	30	7	23%	\$ 2,049,638	\$ 1,324,173	\$ (132,288)	\$ 119,069	\$ -	\$ 1,443,242	\$ 1,571,389	\$ (128,147)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	3	10	7	70%	\$ 1,739,693	\$ 161,385	\$ (175,765)	\$ 202,500	\$ -	\$ 363,885	\$ 521,908	\$ (158,023)
F (2)	WATERPROOFING AT BALCONY SLABS	3	10	7	70%	\$ 519,908	\$ 48,229	\$ (52,528)	\$ 60,518	\$ -	\$ 108,747	\$ 155,972	\$ (47,225)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	16	30	14	47%	\$ 6,658,825	\$ 2,844,737	\$ (381,438)	\$ 330,003	\$ -	\$ 3,174,740	\$ 3,551,373	\$ (376,633)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	3	10	7	70%	\$ 699,876	\$ 64,925	\$ (70,710)	\$ 81,466	\$ -	\$ 146,391	\$ 209,963	\$ (63,572)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	6	40	34	85%	\$ 1,839,675	\$ 162,278	\$ (60,550)	\$ 55,458	\$ -	\$ 217,736	\$ 275,951	\$ (58,215)
						TOTALS:	\$ 9,837,610	\$(2,225,506)	\$ 2,192,512	\$ -	\$ 12,030,123	\$ 14,070,333	\$(2,040,210)

**TABLE 28: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 24 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 24 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	2	20	18	90%	\$ 2,042,999	\$ (29,733)	\$ (128,715)	\$ 127,430	\$ -	\$ 97,697	\$ 204,300	\$ (106,602)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	2	20	18	90%	\$ 204,300	\$ (2,974)	\$ (12,872)	\$ 12,743	\$ -	\$ 9,769	\$ 20,430	\$ (10,661)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	2	20	18	90%	\$ 412,727	\$ (6,007)	\$ (26,004)	\$ 25,744	\$ -	\$ 19,737	\$ 41,273	\$ (21,536)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	5	20	15	75%	\$ 742,909	\$ 105,326	\$ (38,649)	\$ 42,406	\$ -	\$ 147,732	\$ 185,727	\$ (37,995)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	2	20	18	90%	\$ 417,886	\$ (6,083)	\$ (26,329)	\$ 26,066	\$ -	\$ 19,983	\$ 41,789	\$ (21,805)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	4	10	6	60%	\$ 4,127,271	\$ 836,519	\$ (363,269)	\$ 476,411	\$ -	\$ 1,312,930	\$ 1,650,909	\$ (337,979)
B (2)	POOL AND PARKING GARAGE REPAIRS	4	10	6	60%	\$ 1,547,727	\$ 313,694	\$ (136,226)	\$ 178,654	\$ -	\$ 492,348	\$ 619,091	\$ (126,743)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	24	30	6	20%	\$ 2,228,727	\$ 1,520,685	\$ (135,023)	\$ 132,217	\$ -	\$ 1,652,902	\$ 1,782,981	\$ (130,079)
D	PLUMBING ^{[3],[1]}	24	30	6	20%	\$ 5,633,726	\$ 3,843,954	\$ (341,307)	\$ 334,216	\$ -	\$ 4,178,170	\$ 4,506,980	\$ (328,810)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	24	30	6	20%	\$ 2,115,227	\$ 1,443,242	\$ (128,147)	\$ 125,484	\$ -	\$ 1,568,726	\$ 1,692,181	\$ (123,455)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	4	10	6	60%	\$ 1,795,363	\$ 363,885	\$ (158,023)	\$ 207,239	\$ -	\$ 571,124	\$ 718,145	\$ (147,021)
F (2)	WATERPROOFING AT BALCONY SLABS	4	10	6	60%	\$ 536,545	\$ 108,747	\$ (47,225)	\$ 61,933	\$ -	\$ 170,680	\$ 214,618	\$ (43,938)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	17	30	13	43%	\$ 6,871,907	\$ 3,174,740	\$ (376,633)	\$ 345,413	\$ -	\$ 3,520,153	\$ 3,894,081	\$ (373,928)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	4	10	6	60%	\$ 722,273	\$ 146,391	\$ (63,572)	\$ 83,372	\$ -	\$ 229,763	\$ 288,909	\$ (59,146)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	7	40	33	83%	\$ 1,898,545	\$ 217,736	\$ (58,215)	\$ 57,034	\$ -	\$ 274,770	\$ 332,245	\$ (57,475)
TOTALS:						\$ 12,030,123	\$ (2,040,210)	\$ 2,236,362	\$ -	\$ 14,266,485	\$ 16,193,659	\$ (1,927,174)	

**TABLE 29: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 25 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 25 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	3	20	17	85%	\$ 2,108,375	\$ 97,697	\$ (106,602)	\$ 139,537	\$ -	\$ 237,234	\$ 316,256	\$ (79,022)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	3	20	17	85%	\$ 210,838	\$ 9,769	\$ (10,661)	\$ 13,954	\$ -	\$ 23,723	\$ 31,626	\$ (7,902)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	3	20	17	85%	\$ 425,934	\$ 19,737	\$ (21,536)	\$ 28,190	\$ -	\$ 47,927	\$ 63,890	\$ (15,964)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	6	20	14	70%	\$ 766,682	\$ 147,732	\$ (37,995)	\$ 51,009	\$ -	\$ 198,741	\$ 230,005	\$ (31,264)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	3	20	17	85%	\$ 431,259	\$ 19,983	\$ (21,805)	\$ 28,542	\$ -	\$ 48,525	\$ 64,689	\$ (16,163)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	5	10	5	50%	\$ 4,259,344	\$ 1,312,930	\$ (337,979)	\$ 575,373	\$ -	\$ 1,888,303	\$ 2,129,672	\$ (241,369)
B (2)	POOL AND PARKING GARAGE REPAIRS	5	10	5	50%	\$ 1,597,254	\$ 492,348	\$ (126,743)	\$ 215,765	\$ -	\$ 708,113	\$ 798,627	\$ (90,514)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	25	30	5	17%	\$ 2,300,046	\$ 1,652,902	\$ (130,079)	\$ 161,027	\$ -	\$ 1,813,929	\$ 1,916,705	\$ (102,776)
D	PLUMBING ^{[3],[1]}	25	30	5	17%	\$ 5,814,005	\$ 4,178,170	\$ (328,810)	\$ 407,039	\$ -	\$ 4,585,209	\$ 4,845,004	\$ (259,795)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	25	30	5	17%	\$ 2,182,914	\$ 1,568,726	\$ (123,455)	\$ 152,827	\$ -	\$ 1,721,553	\$ 1,819,095	\$ (97,542)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	5	10	5	50%	\$ 1,852,815	\$ 571,124	\$ (147,021)	\$ 250,288	\$ -	\$ 821,412	\$ 926,407	\$ (104,996)
F (2)	WATERPROOFING AT BALCONY SLABS	5	10	5	50%	\$ 553,715	\$ 170,680	\$ (43,938)	\$ 74,799	\$ -	\$ 245,479	\$ 276,857	\$ (31,378)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	18	30	12	40%	\$ 7,091,808	\$ 3,520,153	\$ (373,928)	\$ 416,712	\$ -	\$ 3,936,865	\$ 4,255,085	\$ (318,220)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	5	10	5	50%	\$ 745,385	\$ 229,763	\$ (59,146)	\$ 100,690	\$ -	\$ 330,453	\$ 372,693	\$ (42,240)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	8	40	32	80%	\$ 1,959,298	\$ 274,770	\$ (57,475)	\$ 68,328	\$ -	\$ 343,098	\$ 391,860	\$ (48,761)
						TOTALS:	\$ 14,266,485	\$(1,927,174)	\$ 2,684,080	\$ -	\$ 16,950,565	\$ 18,438,470	\$(1,487,905)

**TABLE 30: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 26 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 26 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS					STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION		
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	4	20	16	80%	\$ 2,175,843	\$ 237,234	\$ (79,022)	\$ 136,001	\$ -	\$ 373,235	\$ 435,169	\$ (61,933)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	4	20	16	80%	\$ 217,584	\$ 23,723	\$ (7,902)	\$ 13,600	\$ -	\$ 37,323	\$ 43,517	\$ (6,193)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	4	20	16	80%	\$ 439,564	\$ 47,927	\$ (15,964)	\$ 27,475	\$ -	\$ 75,402	\$ 87,913	\$ (12,511)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	7	20	13	65%	\$ 791,216	\$ 198,741	\$ (31,264)	\$ 52,202	\$ -	\$ 250,943	\$ 276,926	\$ (25,983)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	4	20	16	80%	\$ 445,059	\$ 48,525	\$ (16,163)	\$ 27,818	\$ -	\$ 76,343	\$ 89,012	\$ (12,668)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	6	10	4	40%	\$ 4,395,643	\$ 1,888,303	\$ (241,369)	\$ 589,836	\$ -	\$ 2,478,139	\$ 2,637,386	\$ (159,247)
B (2)	POOL AND PARKING GARAGE REPAIRS	6	10	4	40%	\$ 1,648,366	\$ 708,113	\$ (90,514)	\$ 221,189	\$ -	\$ 929,302	\$ 989,020	\$ (59,718)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[11]}	26	30	4	13%	\$ 2,373,647	\$ 1,813,929	\$ (102,776)	\$ 164,888	\$ -	\$ 1,978,817	\$ 2,057,161	\$ (78,344)
D	PLUMBING ^{[3],[1]}	26	30	4	13%	\$ 6,000,053	\$ 4,585,209	\$ (259,795)	\$ 416,801	\$ -	\$ 5,002,010	\$ 5,200,046	\$ (198,036)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	26	30	4	13%	\$ 2,252,767	\$ 1,721,553	\$ (97,542)	\$ 156,491	\$ -	\$ 1,878,044	\$ 1,952,398	\$ (74,354)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	6	10	4	40%	\$ 1,912,105	\$ 821,412	\$ (104,996)	\$ 256,579	\$ -	\$ 1,077,991	\$ 1,147,263	\$ (69,272)
F (2)	WATERPROOFING AT BALCONY SLABS	6	10	4	40%	\$ 571,434	\$ 245,479	\$ (31,378)	\$ 76,679	\$ -	\$ 322,158	\$ 342,860	\$ (20,702)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	19	30	11	37%	\$ 7,318,746	\$ 3,936,865	\$ (318,220)	\$ 425,060	\$ -	\$ 4,361,925	\$ 4,635,206	\$ (273,281)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	6	10	4	40%	\$ 769,238	\$ 330,453	\$ (42,240)	\$ 103,221	\$ -	\$ 433,674	\$ 461,543	\$ (27,869)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9],[10]}	9	40	31	78%	\$ 2,021,996	\$ 343,098	\$ (48,761)	\$ 69,921	\$ -	\$ 413,019	\$ 454,949	\$ (41,930)
						TOTALS:	\$ 16,950,565	\$ (1,487,905)	\$ 2,737,761	\$ -	\$ 19,688,326	\$ 20,810,367	\$ (1,122,041)

**TABLE 31: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 27 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 27 OF 30													
CATEGORY ^{[1] [3]}		INPUT PARAMETERS				STARTING CONDITION			INCOME / EXPENSE		ENDING CONDITION		
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
		YEARS	YEARS	YEARS	PERCENT	USD	USD	USD	USD	USD	USD	USD	USD
A (1)	ROOF REPLACEMENT	5	20	15	75%	\$ 2,245,470	\$ 373,235	\$ (61,933)	\$ 134,212	\$ -	\$ 507,447	\$ 561,368	\$ (53,921)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	5	20	15	75%	\$ 224,547	\$ 37,323	\$ (6,193)	\$ 13,421	\$ -	\$ 50,744	\$ 56,137	\$ (5,392)
A (3)	LOBBY/COMMON AREA ROOF WATERPROOFING	5	20	15	75%	\$ 453,630	\$ 75,402	\$ (12,511)	\$ 27,113	\$ -	\$ 102,515	\$ 113,408	\$ (10,893)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	8	20	12	60%	\$ 816,535	\$ 250,943	\$ (25,983)	\$ 52,546	\$ -	\$ 303,489	\$ 326,614	\$ (23,125)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	5	20	15	75%	\$ 459,301	\$ 76,343	\$ (12,668)	\$ 27,452	\$ -	\$ 103,795	\$ 114,825	\$ (11,030)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	7	10	3	30%	\$ 4,536,304	\$ 2,478,139	\$ (159,247)	\$ 607,495	\$ -	\$ 3,085,634	\$ 3,175,413	\$ (89,779)
B (2)	POOL AND PARKING GARAGE REPAIRS	7	10	3	30%	\$ 1,701,114	\$ 929,302	\$ (59,718)	\$ 227,811	\$ -	\$ 1,157,113	\$ 1,190,780	\$ (33,667)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3], [1]}	27	30	3	10%	\$ 2,449,604	\$ 1,978,817	\$ (78,344)	\$ 169,084	\$ -	\$ 2,147,901	\$ 2,204,644	\$ (56,743)
D	PLUMBING ^{[3], [1]}	27	30	3	10%	\$ 6,192,055	\$ 5,002,010	\$ (198,036)	\$ 427,407	\$ -	\$ 5,429,417	\$ 5,572,849	\$ (143,432)
E	ELECTRICAL SYSTEMS ^{[3], [1]}	27	30	3	10%	\$ 2,324,856	\$ 1,878,044	\$ (74,354)	\$ 160,473	\$ -	\$ 2,038,517	\$ 2,092,370	\$ (53,853)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	7	10	3	30%	\$ 1,973,292	\$ 1,077,991	\$ (69,272)	\$ 264,260	\$ -	\$ 1,342,251	\$ 1,381,304	\$ (39,054)
F (2)	WATERPROOFING AT BALCONY SLABS	7	10	3	30%	\$ 589,719	\$ 322,158	\$ (20,702)	\$ 78,974	\$ -	\$ 401,132	\$ 412,804	\$ (11,671)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	20	30	10	33%	\$ 7,552,946	\$ 4,361,925	\$ (273,281)	\$ 425,729	\$ -	\$ 4,787,654	\$ 5,035,297	\$ (247,643)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	7	10	3	30%	\$ 793,853	\$ 433,674	\$ (27,869)	\$ 106,312	\$ -	\$ 539,986	\$ 555,697	\$ (15,711)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	10	40	30	75%	\$ 2,086,700	\$ 413,019	\$ (41,930)	\$ 70,228	\$ -	\$ 483,247	\$ 521,675	\$ (38,427)
						TOTALS:	\$ 19,688,326	\$ (1,122,041)	\$ 2,792,517	\$ -	\$ 22,480,843	\$ 23,315,184	\$ (834,341)

**TABLE 32: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 28 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 28 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION			INCOME / EXPENSE		ENDING CONDITION		
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	6	20	14	70%	\$ 2,317,325	\$ 507,447	\$ (53,921)	\$ 130,187	\$ -	\$ 637,634	\$ 695,198	\$ (57,564)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	6	20	14	70%	\$ 231,733	\$ 50,744	\$ (5,392)	\$ 13,019	\$ -	\$ 63,763	\$ 69,520	\$ (5,756)
A (3)	LOBBY/COMMON AREA ROOF WATERPROOFING	6	20	14	70%	\$ 468,147	\$ 102,515	\$ (10,893)	\$ 26,300	\$ -	\$ 128,815	\$ 140,444	\$ (11,629)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	9	20	11	55%	\$ 842,664	\$ 303,489	\$ (23,125)	\$ 51,266	\$ -	\$ 354,755	\$ 379,199	\$ (24,444)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	6	20	14	70%	\$ 473,998	\$ 103,795	\$ (11,030)	\$ 26,629	\$ -	\$ 130,424	\$ 142,200	\$ (11,775)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	8	10	2	20%	\$ 4,681,465	\$ 3,085,634	\$ (89,779)	\$ 630,823	\$ -	\$ 3,716,457	\$ 3,745,172	\$ (28,715)
B (2)	POOL AND PARKING GARAGE REPAIRS	8	10	2	20%	\$ 1,755,550	\$ 1,157,113	\$ (33,667)	\$ 236,558	\$ -	\$ 1,393,671	\$ 1,404,440	\$ (10,769)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	28	30	2	7%	\$ 2,527,991	\$ 2,147,901	\$ (56,743)	\$ 175,375	\$ -	\$ 2,323,276	\$ 2,359,459	\$ (36,183)
D	PLUMBING ^{[3],[1]}	28	30	2	7%	\$ 6,390,200	\$ 5,429,417	\$ (143,432)	\$ 443,309	\$ -	\$ 5,872,726	\$ 5,964,187	\$ (91,461)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	28	30	2	7%	\$ 2,399,251	\$ 2,038,517	\$ (53,853)	\$ 166,444	\$ -	\$ 2,204,961	\$ 2,239,301	\$ (34,340)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	8	10	2	20%	\$ 2,036,437	\$ 1,342,251	\$ (39,054)	\$ 274,408	\$ -	\$ 1,616,659	\$ 1,629,150	\$ (12,491)
F (2)	WATERPROOFING AT BALCONY SLABS	8	10	2	20%	\$ 608,591	\$ 401,132	\$ (11,671)	\$ 82,007	\$ -	\$ 483,139	\$ 486,872	\$ (3,733)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	21	30	9	30%	\$ 7,794,640	\$ 4,787,654	\$ (247,643)	\$ 413,412	\$ -	\$ 5,201,066	\$ 5,456,248	\$ (255,182)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	8	10	2	20%	\$ 819,256	\$ 539,986	\$ (15,711)	\$ 110,394	\$ -	\$ 650,380	\$ 655,405	\$ (5,025)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	11	40	29	73%	\$ 2,153,474	\$ 483,247	\$ (38,427)	\$ 68,236	\$ -	\$ 551,483	\$ 592,205	\$ (40,722)
						TOTALS:	\$ 22,480,843	\$ (834,341)	\$ 2,848,367	\$ -	\$ 25,329,209	\$ 25,958,999	\$ (629,790)

**TABLE 33: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 29 OF 30**

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 29 OF 30													
CATEGORY ^{[1] [3]}		INPUT PARAMETERS					STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION		
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	7	20	13	65%	\$ 2,391,480	\$ 637,634	\$ (57,564)	\$ 113,290	\$ -	\$ 750,924	\$ 837,018	\$ (86,094)
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	7	20	13	65%	\$ 239,148	\$ 63,763	\$ (5,756)	\$ 11,329	\$ -	\$ 75,092	\$ 83,702	\$ (8,609)
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	7	20	13	65%	\$ 483,127	\$ 128,815	\$ (11,629)	\$ 22,887	\$ -	\$ 151,702	\$ 169,095	\$ (17,393)
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	10	20	10	50%	\$ 869,629	\$ 354,755	\$ (24,444)	\$ 44,693	\$ -	\$ 399,448	\$ 434,815	\$ (35,367)
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	7	20	13	65%	\$ 489,166	\$ 130,424	\$ (11,775)	\$ 23,173	\$ -	\$ 153,597	\$ 171,208	\$ (17,611)
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	9	10	1	10%	\$ 4,831,272	\$ 3,716,457	\$ (28,715)	\$ 673,076	\$ -	\$ 4,389,533	\$ 4,348,145	\$ 41,388
B (2)	POOL AND PARKING GARAGE REPAIRS	9	10	1	10%	\$ 1,811,727	\$ 1,393,671	\$ (10,769)	\$ 252,404	\$ -	\$ 1,646,075	\$ 1,630,554	\$ 15,521
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	29	30	1	3%	\$ 2,608,887	\$ 2,323,276	\$ (36,183)	\$ 189,406	\$ -	\$ 2,512,682	\$ 2,521,924	\$ (9,242)
D	PLUMBING ^{[3],[1]}	29	30	1	3%	\$ 6,594,687	\$ 5,872,726	\$ (91,461)	\$ 478,776	\$ -	\$ 6,351,502	\$ 6,374,864	\$ (23,362)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	29	30	1	3%	\$ 2,476,027	\$ 2,204,961	\$ (34,340)	\$ 179,760	\$ -	\$ 2,384,721	\$ 2,393,493	\$ (8,772)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	9	10	1	10%	\$ 2,101,603	\$ 1,616,659	\$ (12,491)	\$ 292,788	\$ -	\$ 1,909,447	\$ 1,891,443	\$ 18,004
F (2)	WATERPROOFING AT BALCONY SLABS	9	10	1	10%	\$ 628,065	\$ 483,139	\$ (3,733)	\$ 87,500	\$ -	\$ 570,639	\$ 565,259	\$ 5,381
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	22	30	8	27%	\$ 8,044,068	\$ 5,201,066	\$ (255,182)	\$ 359,371	\$ -	\$ 5,560,437	\$ 5,898,984	\$ (338,547)
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	9	10	1	10%	\$ 845,473	\$ 650,380	\$ (5,025)	\$ 117,788	\$ -	\$ 768,168	\$ 760,925	\$ 7,243
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	12	40	28	70%	\$ 2,222,385	\$ 551,483	\$ (40,722)	\$ 59,093	\$ -	\$ 610,576	\$ 666,716	\$ (56,139)
						TOTALS:	\$ 25,329,209	\$ (629,790)	\$ 2,905,334	\$ -	\$ 28,234,544	\$ 28,748,144	\$ (513,600)



TABLE 34: COMPONENTS & FULLY FUNDED BALANCE AT YEAR 30 OF 30

COMPONENTS & FULLY FUNDED BALANCE AT END OF YEAR 30 OF 30													
CATEGORY ^[1] ^[3]		INPUT PARAMETERS				STARTING CONDITION		INCOME / EXPENSE		ENDING CONDITION			
		AGE	USEFUL LIFE	REMAINING LIFE		REPLACEMENT COST OR DEFERED MAINTENANCE VALUE	YEAR-START CURRENTLY FUNDED BALANCE	YEAR-START SURPLUS OR (DEFICIT)	YEARLY CONTRIBUTION TO RESERVES DEPOSITS & INTEREST	YEARLY EXPENDITURE FROM RESERVES (EXPENSE)	YEAR-END CURRENTLY FUNDED BALANCE	YEAR-END FULLY FUNDED BALANCE	YEAR-END SURPLUS OR (DEFICIT)
A (1)	ROOF REPLACEMENT	8	20	12	60%	\$ 2,468,007	\$ 750,924	\$ (86,094)	\$ 567,162	\$ -	\$ 1,318,086	\$ 987,203	\$ 330,883
A (2)	ROOF - REPAIRS OR OTHER PROCEDURE ^[8]	8	20	12	60%	\$ 246,801	\$ 75,092	\$ (8,609)	\$ 56,716	\$ -	\$ 131,808	\$ 98,720	\$ 33,088
A (3)	LOBBY/Common AREA ROOF WATERPROOFING	8	20	12	60%	\$ 498,587	\$ 151,702	\$ (17,393)	\$ 114,579	\$ -	\$ 266,281	\$ 199,435	\$ 66,846
A(4)	PENTHOUSE DECK WATERPROOFING (PARTIAL 1)	11	20	9	45%	\$ 897,457	\$ 399,448	\$ (35,367)	\$ 224,457	\$ -	\$ 623,905	\$ 493,601	\$ 130,304
A(5)	PENTHOUSE DECK WATERPROOFING (PARTIAL 2)	8	20	12	60%	\$ 504,820	\$ 153,597	\$ (17,611)	\$ 116,012	\$ -	\$ 269,609	\$ 201,928	\$ 67,682
B	STRUCTURE & STRUCTURAL ELEMENTS - REPAIRS ^[9]	0	10	10	100%	\$ 4,985,873	\$ 4,389,533	\$ 41,388	\$ 45,154	\$ 4,985,873	\$ (551,186)	\$ -	\$ (551,186)
B (2)	POOL AND PARKING GARAGE REPAIRS	0	10	10	100%	\$ 1,869,702	\$ 1,646,075	\$ 15,521	\$ 16,932	\$ 1,869,702	\$ (206,695)	\$ -	\$ (206,695)
B (3)	2025 PARKING GARAGE REPAIR PROJECT (1-TIME)	0	1	1	100%		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
C	FIREPROOFING & FIRE PROTECTION SYSTEMS ^{[3],[1]}	0	30	30	100%	\$ 2,692,371	\$ 2,512,682	\$ (9,242)	\$ 37,694	\$ 2,692,371	\$ (141,995)	\$ -	\$ (141,995)
D	PLUMBING ^{[3],[1]}	0	30	30	100%	\$ 6,805,717	\$ 6,351,502	\$ (23,362)	\$ 95,282	\$ 6,805,717	\$ (358,933)	\$ -	\$ (358,933)
E	ELECTRICAL SYSTEMS ^{[3],[1]}	0	30	30	100%	\$ 2,555,260	\$ 2,384,721	\$ (8,772)	\$ 35,775	\$ 2,555,260	\$ (134,764)	\$ -	\$ (134,764)
F (1)	BUILDING ENVELOPE PAINTING & WATERPROOFING	0	10	10	100%	\$ 2,168,855	\$ 1,909,447	\$ 18,004	\$ 19,642	\$ 2,168,855	\$ (239,766)	\$ -	\$ (239,766)
F (2)	WATERPROOFING AT BALCONY SLABS	0	10	10	100%	\$ 648,163	\$ 570,639	\$ 5,381	\$ 5,870	\$ 648,163	\$ (71,654)	\$ -	\$ (71,654)
F (3)	WATERPROOFING PARKING GARAGE OVERHEAD SLAB	23	30	7	23%	\$ 8,301,479	\$ 5,560,437	\$ (338,547)	\$ 1,806,836	\$ -	\$ 7,367,273	\$ 6,364,467	\$ 1,002,806
G (1)	WINDOW & DOOR OPENINGS - REPAIRS / CAULKING ^[9]	0	10	10	100%	\$ 872,528	\$ 768,168	\$ 7,243	\$ 7,903	\$ 872,528	\$ (96,457)	\$ -	\$ (96,457)
G (2)	WINDOWS & DOORS - REPLACEMENT ^{[9], [10]}	13	40	27	68%	\$ 2,293,502	\$ 610,576	\$ (56,139)	\$ 293,177	\$ -	\$ 903,753	\$ 745,388	\$ 158,365
						TOTALS:	\$ 28,234,544	\$ (513,600)	\$ 3,443,191	\$ 22,598,470	\$ 9,079,265	\$ 9,090,742	\$ (11,477)