

2026 SCHEDULE OF NON-SIRS FUNDING

<u>RESERVE DESCRIPTION</u>	<u>Component Name</u>	<u>Useful Life</u>	<u>Remaining Useful Life</u>	<u>Current Cost</u>	<u>Estimated balance 12/31/2025</u>	<u>2026 Funding</u>
Site and Grounds						
	2119 Pavers (Not Over Garage) - Replace	30	9	\$ 33,850.00	0	\$ 2,820.00
	2137 Metal Fencing (Garage) - Replace	25	23	\$ 11,200.00	0	\$ 1,100.00
	2144 Garage Gates - Replace	25	9	\$ 24,350.00	0	\$ 3,157.00
	2150 Fountain/Water Features - Refurbish	10	9	\$ 20,000.00	0	\$ 4,000.00
	2175 Site Pole Lights - Replace	20	4	\$ 33,500.00	0	\$ 6,700.00
	2177 Bollard Lights - Replace	20	4	\$ 13,000.00	0	\$ 2,600.00
Building Exteriors						
	2303 Exterior Lights - Replace	21	7	\$ 14,000.00	0	\$ 2,000.00
	2305 Garage Lights - Replace	20	7	\$ 28,000.00	0	\$ 2,800.00
	2773 Swimming Pool - Resurface	10	7	\$ 43,500.00	0	\$ 5,438.00
Mechanical/Electrical/Plumbing						
	2501 Intercom/Entry System - Replace	10	6	\$ 6,500.00	0	\$ 929.00
	2503 Access Control System - Replace	15	4	\$ 25,000.00	0	\$ 12,500.00
	2511 Barrier Arm Operators - Replace	15	8	\$ 11,550.00	0	\$ 1,283.00
	2513 Elevators - Modernize	25	6	\$ 1,800,000.00	0	\$ 120,000.00
	2517 Elevator Cabs - Remodel	25	6	\$ 80,000.00	0	\$ 11,429.00
	2522 HVAC (24th Baths/Hallway) - Replace	15	1	\$ 5,000.00	0	\$ 1,250.00
	2522 HVAC (Club 2005-2008) - Replace	15	0	\$ 19,500.00	0	\$ 6,500.00
	2522 HVAC (Club 2016) - Replace	15	6	\$ 6,500.00	0	\$ 1,200.00
	2522 HVAC (Conference Room) - Replace	15	0	\$ 12,000.00	0	\$ 3,000.00
	2522 HVAC (Elevator) - 1/4 Replace	3	0	\$ 5,000.00	0	\$ 2,500.00
	2522 HVAC (Gym) - Replace	15	13	\$ 7,385.00	0	\$ 493.00
	2522 HVAC (Library) - Replace	15	10	\$ 12,000.00	0	\$ 1,000.00
	2522 HVAC (N. Lobby) - Replace	15	1	\$ 12,000.00	0	\$ 3,000.00
	2522 HVAC (S. Lobby) - Replace	15	6	\$ 22,550.00	0	\$ 3,221.00
	2531 Boiler (Space Heating) - Replace	20	4	\$ 35,000.00	0	\$ 7,000.00
	2537 Cooling Tower - Refurbish	7	1	\$ 40,550.00	0	\$ 13,517.00
	2538 Cooling Tower - Replace	35	7	\$ 650,000.00	0	\$ 85,984.00
	2539 Condenser Water Pump ? Replace	10	4	\$ 25,000.00	0	\$ 5,000.00
	2540 Variable Frequency Drive - Replace	20	11	\$ 7,500.00	0	\$ 714.00
	2542 Trash Chutes - Replace	60	10	\$ 600,000.00	0	\$ 30,000.00
	2543 Surveillance System - Replace	10	0	\$ 45,600.00	0	\$ 26,500.00
	2558 Exit/Emergency Fixtures - Replace	20	5	\$ 38,000.00	0	\$ 3,800.00
	2575 Domestic Water System - Replace	20	18	\$ 60,450.00	0	\$ 3,023.00
Amenities						

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2701 Interior Surfaces - Repaint	10	5	\$ 134,500.00	0	\$ 13,450.00
2705 Interior Lights - Replace	20	5	\$ 33,000.00	0	\$ 2,200.00
2709 Tile Flooring - Replace	20	5	\$ 562,000.00	0	\$ 35,000.00
2721 Mailboxes - Replace	30	5	\$ 12,300.00	0	\$ 2,460.00
2725 Fitness Room - Remodel	15	11	\$ 17,200.00	0	\$ 1,700.00
2727 Fitness Eqpmt (Cardio) -Replace	10	0	\$ 35,750.00	0	\$ 3,972.00
2728 Fitness Eqpmt (Strength) - Replace	15	0	\$ 35,650.00	0	\$ 3,961.00
2741 Clubhouse - Part'I Remod. Allowance	10	5	\$ 40,000.00	0	\$ 8,000.00
2749 Bathroom/Sauna @ Roof - Remodel	20	1	\$ 60,000.00	0	\$ 3,000.00
2749 Bathrooms (Gym) - Remodel	20	5	\$ 40,000.00	0	\$ 8,000.00
2749 Bathrooms (Lobby) - Remodel	20	14	\$ 40,000.00	0	\$ 3,200.00
2750 Lobby - Partial Remodel	10	9	\$ 25,000.00	0	\$ 2,778.00
2751 Elevator Landings - Remodel	20	10	\$ 76,000.00	0	\$ 7,600.00
2752 Office - Remodel	20	5	\$ 10,000.00	0	\$ 2,000.00
2753 Library - Remodel	20	9	\$ 30,000.00	0	\$ 2,000.00
2757 Conference Room - Remodel	20	5	\$ 20,000.00	0	\$ 4,000.00
2763 Pool Deck Furniture - Replace	8	0	\$ 13,200.00	0	\$ 6,600.00
2772 Pool Deck Lights - Replace	20	3	\$ 58,800.00	0	\$ 8,400.00
2781 Pool Heater - Replace	5	2	\$ 6,000.00	0	\$ 1,600.00
					\$ 494,379.00

***POOLED RESERVES**

TOTALS

\$ 4,997,885.00

\$479,980.00

\$ 494,379.00

***Pooled Reserves include funds available to pay for any of the above categories and sub-components**