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**Corinthian Condominium
Other Components
*Fort Lauderdale, FL***



Report #: 48946-0
Beginning: January 1, 2024
Expires: December 31, 2024

RESERVE STUDY
"Full"

February 10, 2024

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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Corinthian Condominium - Other Components

Fort Lauderdale, FL

Level of Service: "Full"

Report #: 48946-0

of Units: 155

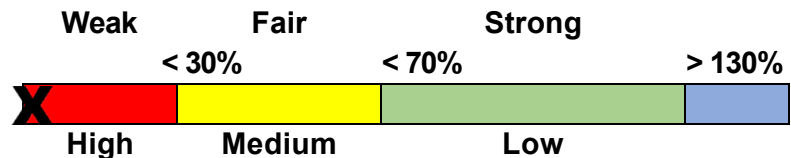
January 1, 2024 through December 31, 2024

Findings & Recommendations

as of January 1, 2024

Projected Starting Reserve Balance	\$0
Projected "Fully Funded" (Ideal) Reserve Balance	\$3,572,684
Percent Funded	0.0 %
Required 2024 Special Assessments	\$0
Minimum 2024 Funding Required to Maintain Reserves above \$0 through Year 30	\$466,000
(Optional Alternative) Recommended 2024 Funding to Achieve 100% Funded by Year 30 ..	\$500,000

Reserve Fund Strength: 0.0%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 2.00 %

Annual Inflation Rate 3.00 %

This document is a "Full" Reserve Study (original, created "from scratch"), based on our site inspection on 9/22/2023.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 0.0 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently High.

Component cost estimates, life expectancies, and recommended reserve contributions are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2024). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Allocation of Existing Pooled Reserve Funds:

As a result of the passage of Senate Bill 154 in 2023, Florida statutes have been amended to state: "For a budget adopted on or after December 31, 2024, members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not vote to use reserve funds, or any interest accruing thereon, for any other purpose other than the replacement or deferred maintenance costs of the components listed in paragraph (g)."

In the event that the association has a single, pre-existing pool of reserve funds, which had heretofore been utilized for both "Structural" and "Non-Structural"(subsequently referred to as General) components, this existing pooled fund must now be allocated into separate pools of funds due to the restrictions upon spending described above. In order to facilitate the generation of separate funding recommendations, this study has allocated any pre-existing pooled reserve funding balances between Structural and General components, in the following manner:

A. The theoretical Fully Funded Balance has been independently calculated for each schedule of components, so as to determine the optimal amount of funds that should be on hand at present for each. (Please refer to the Fully Funded Balance table in this study to review in more detail.) Any existing pooled funds have been prioritized first toward those components identified as Structural, based on the condition that these components may no longer be waived or partially funded in any budgeted adopted on or after December 31, 2024.

B. Once the Structural components have been 100% funded, any leftover funds have been shown as available in the pooled fund for General components.

C. In the event that this allocation results in otherwise-unnecessary special assessments required for General components, some additional funds may be re-allocated to General Reserves at our discretion.

Special Assessments:

There are no recommendations for any special assessments for Reserve funding included in the Reserve Study at this time.

Minimum Funding Required:

For Florida community associations using the pooled method, Florida Administrative Code requires that, at minimum: "the current year contribution should not be less than that required to ensure that the balance on hand at the beginning of the period when the budget will go into effect plus the projected annual cash inflows over the estimated remaining lives of the items in the pool are greater than the estimated cash outflows over the estimated remaining lives of the items in the pool." It should be noted that while this is often understood to describe "fully funding" of reserves in Florida, this practice is also described in the Community Association Institute's Reserve Study Standards (RSS) as "baseline funding." RSS characterizes baseline funding as "establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs."

Our projection of the minimum reserve funding required (taken together with any projected special assessments) is designed to maintain this pooled fund balance above \$0 throughout the forecast period.

Recommended Funding Plan:

Our "recommended" funding plan is an optional, more conservative alternative to the minimum funding plan described above. This recommended amount is intended to help the Association to (gradually, over 30 years) attain and maintain Reserves at or near 100 percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other "surprise" circumstances.

NOTE: Starting in 2024, the initial reserve funding contribution will increase, followed by yearly contributions rising by 3% to accommodate inflation. In 2033, we project that the Client should be able to reduce the Reserve contribution amount; however, this one-time reduction is then followed by continuing, subsequent annual increases in the remaining years of the forecast. The success of these recommendations relies on the assumption that the association will follow this framework until 2054.

Annual Increases to Reserve Funding:

In accordance with Florida statutes, the Association may adjust reserve contributions annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance. As such, we recommend increasing the Reserve funding annually as illustrated in the 30-Year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates.

Waiving or Partial Funding of Reserves:

(NON-SIRS): For components not considered "structural" in nature, Florida statutes allow that: "The members of a unit-owner-controlled association may determine, by a majority vote of the total voting interests of the association, to provide no reserves or less reserves than required by this subsection." As such, a majority of the association's voting interests may elect to fund the reserves at lower amounts than shown in this study--or to waive reserve funding entirely—but only for these specific components. Please consult with your Association's legal counsel for additional guidance regarding the waiving or partial funding of reserves.

(SIRS): Florida statutes state that: "For a budget adopted on or after December 31, 2024, the members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not determine to provide no reserves or less reserves than required by this subsection for items listed in paragraph (g)..." As such, the Association is obligated to fund reserves for these specific components going forward.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds			
2119 Pavers (Not Over Garage) - Replace	30	10	\$33,850
2137 Metal Fencing (Garage) - Replace	25	24	\$11,200
2144 Garage Gates - Replace	25	10	\$24,350
2150 Fountain/Water Features - Refurbish	20	10	\$20,000
2175 Site Pole Lights - Replace	20	5	\$33,500
2177 Bollard Lights - Replace	20	5	\$13,000
Building Exteriors			
2303 Exterior Lights - Replace	24	8	\$14,000
2305 Garage Lights - Replace	24	8	\$28,000
2773 Swimming Pool - Resurface	10	8	\$43,500
Mechanical/Electrical/Plumbing			
2501 Intercom/Entry System - Replace	10	7	\$6,500
2503 Access Control System - Replace	15	5	\$25,000
2511 Barrier Arm Operators - Replace	15	9	\$11,550
2513 Elevators - Modernize	25	7	\$1,800,000
2517 Elevator Cabs - Remodel	25	7	\$80,000
2522 HVAC (24th Baths/Hallway) - Replace	15	2	\$5,000
2522 HVAC (Club 2005-2008) - Replace	15	0	\$19,500
2522 HVAC (Club 2016) - Replace	15	7	\$6,500
2522 HVAC (Conference Room) - Replace	15	0	\$12,000
2522 HVAC (Elevator) - 1/4 Replace	3	0	\$5,000
2522 HVAC (Gym) - Replace	15	14	\$7,385
2522 HVAC (Library) - Replace	15	11	\$12,000
2522 HVAC (N. Lobby) - Replace	15	1	\$12,000
2522 HVAC (S. Lobby) - Replace	15	7	\$22,550
2531 Boiler (Space Heating) - Replace	20	5	\$35,000
2537 Cooling Tower - Refurbish	7	1	\$40,550
2538 Cooling Tower - Replace	35	8	\$650,000
2539 Condenser Water Pump - Replace	10	5	\$25,000
2540 Variable Frequency Drive - Replace	20	12	\$7,500
2542 Trash Chutes - Replace	60	11	\$600,000
2543 Surveillance System - Replace	10	0	\$45,600
2558 Exit/Emergency Fixtures - Replace	20	5	\$38,000
2575 Domestic Water System - Replace	20	19	\$60,450
Amenities			
2701 Interior Surfaces - Repaint	10	5	\$134,500
2705 Interior Lights - Replace	20	5	\$33,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2709 Tile Flooring - Replace	20	5	\$562,000
2721 Mailboxes - Replace	30	5	\$12,300
2725 Fitness Room - Remodel	15	12	\$17,200
2727 Fitness Eqpmt (Cardio) -Replace	10	0	\$35,750
2728 Fitness Eqpmt (Strength) - Replace	15	0	\$35,650
2741 Clubhouse - Part'l Remod. Allowance	10	5	\$40,000
2749 Bathroom/Sauna @ Roof - Remodel	20	1	\$60,000
2749 Bathrooms (Gym) - Remodel	20	5	\$40,000
2749 Bathrooms (Lobby) - Remodel	20	15	\$40,000
2750 Lobby - Partial Remodel	10	9	\$25,000
2751 Elevator Landings - Remodel	20	10	\$76,000
2752 Office - Remodel	20	5	\$10,000
2753 Library - Remodel	20	10	\$30,000
2757 Conference Room - Remodel	20	5	\$20,000
2763 Pool Deck Furniture - Replace	8	0	\$13,200
2772 Pool Deck Lights - Replace	20	3	\$58,800
2781 Pool Heater - Replace	5	2	\$6,000

51 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve contributions are not “for the future”. Reserve contributions are designed to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology

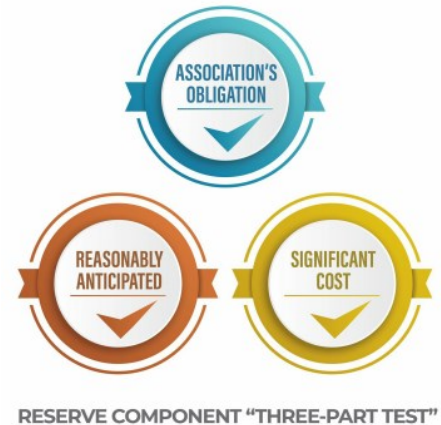


For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we contribute?



According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable contribution is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve contributions that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Boardmembers to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Boardmembers invite liability exposure when Reserve contributions are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, Baseline Funding contributions average only 10% - 15% less than Full Funding contributions. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Site Inspection Notes

During our site visit on 9/22/2023, we visually inspected all common areas, amenities, and other components that are the responsibility of the Client. Please refer to the Component Details section at the end of this document for additional photos, observations and other information regarding each component.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Cash Flow Detail table.

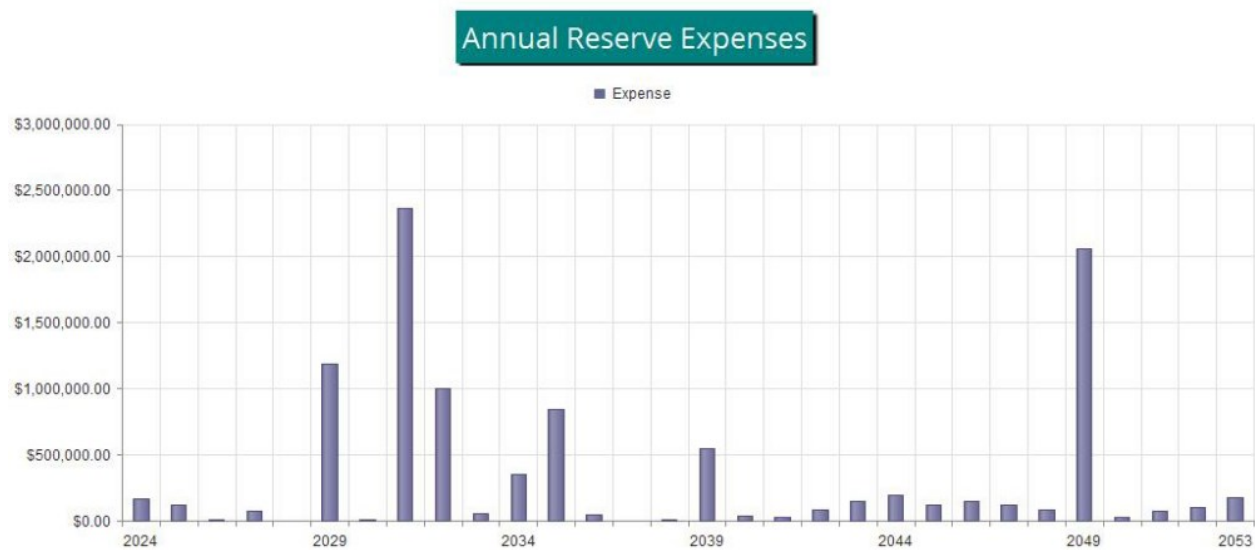


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$0 as-of the start of your Fiscal Year on 1/1/2024. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted contributions and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$3,572,684. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 0.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$500,000 in the upcoming fiscal year. At minimum, the Association must budget \$466,000 for Reserves in the upcoming year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

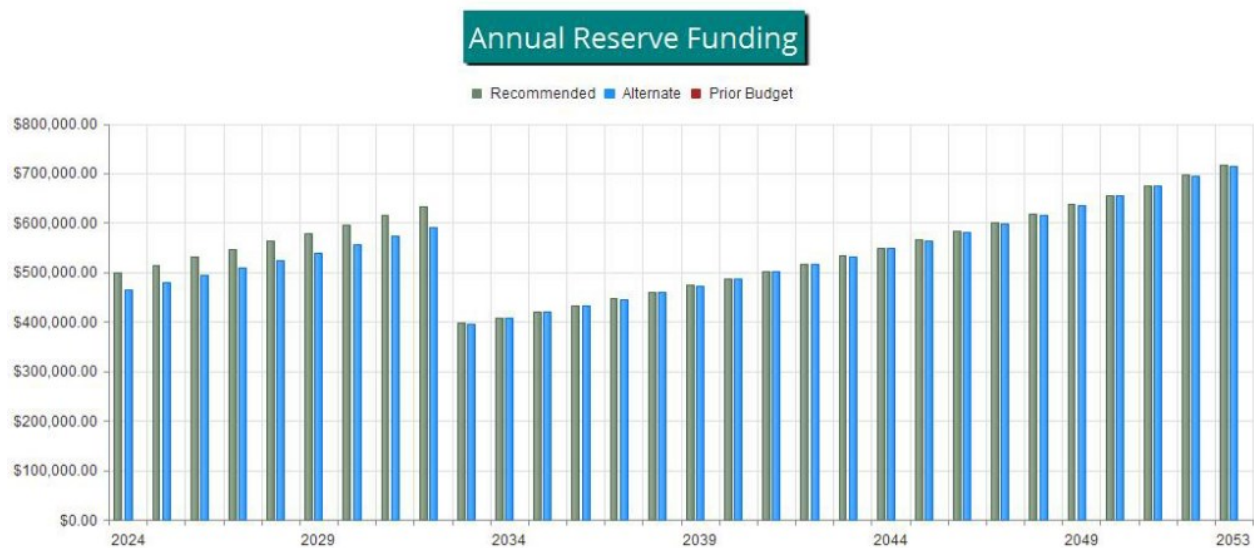


Figure 2

The following chart shows your Reserve balance under our recommended plan, the minimum funding plan and at the Association’s current contribution rate, all compared to your always-changing Fully Funded Balance target.

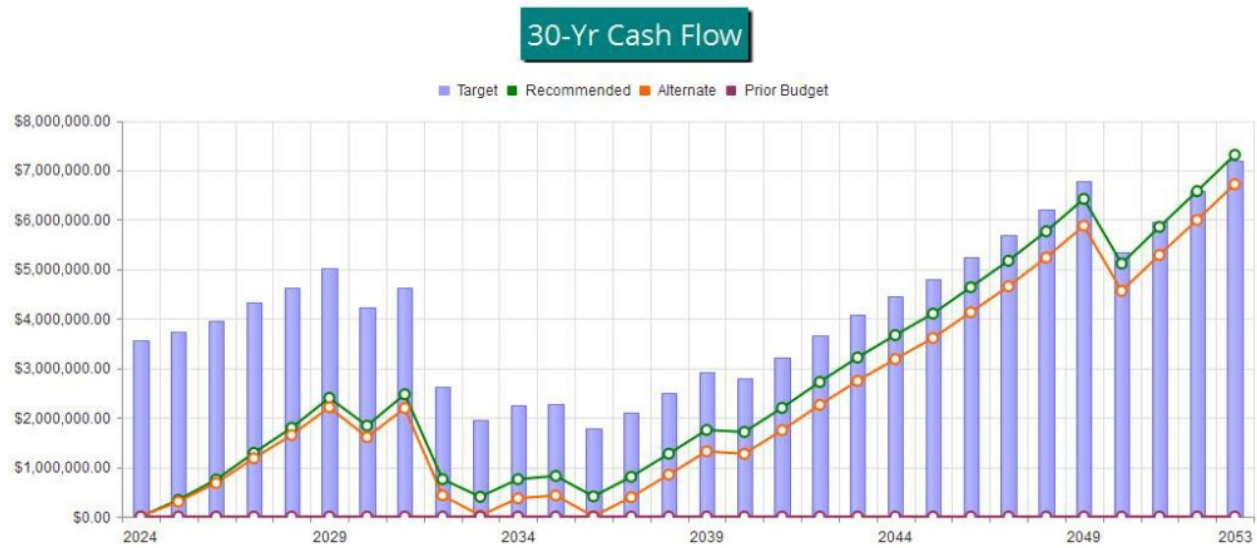


Figure 3

This figure shows the same information described above, but plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

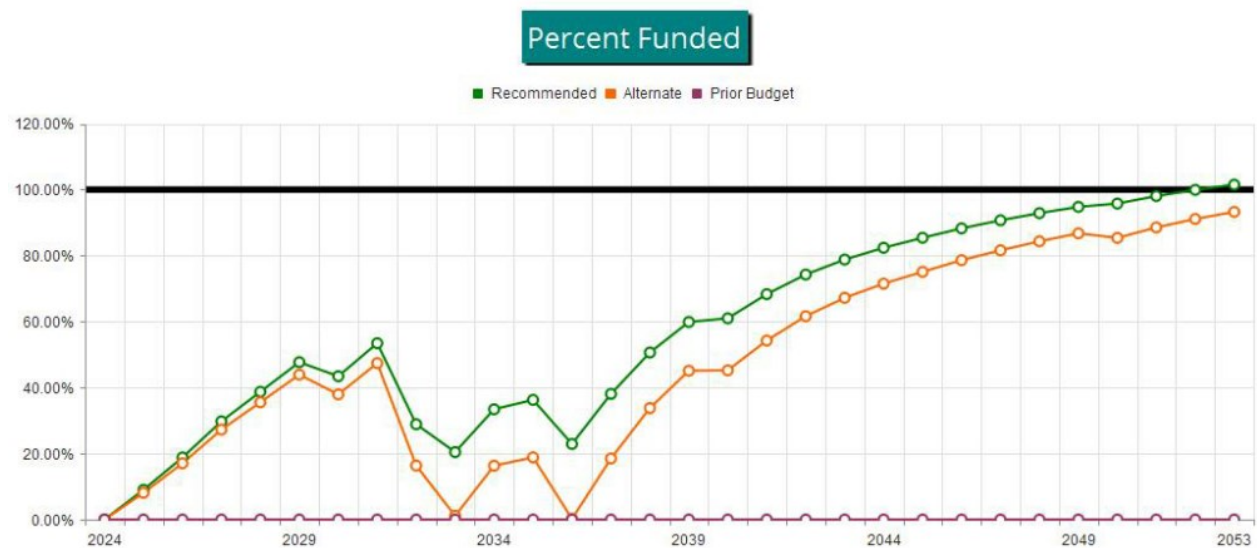


Figure 4

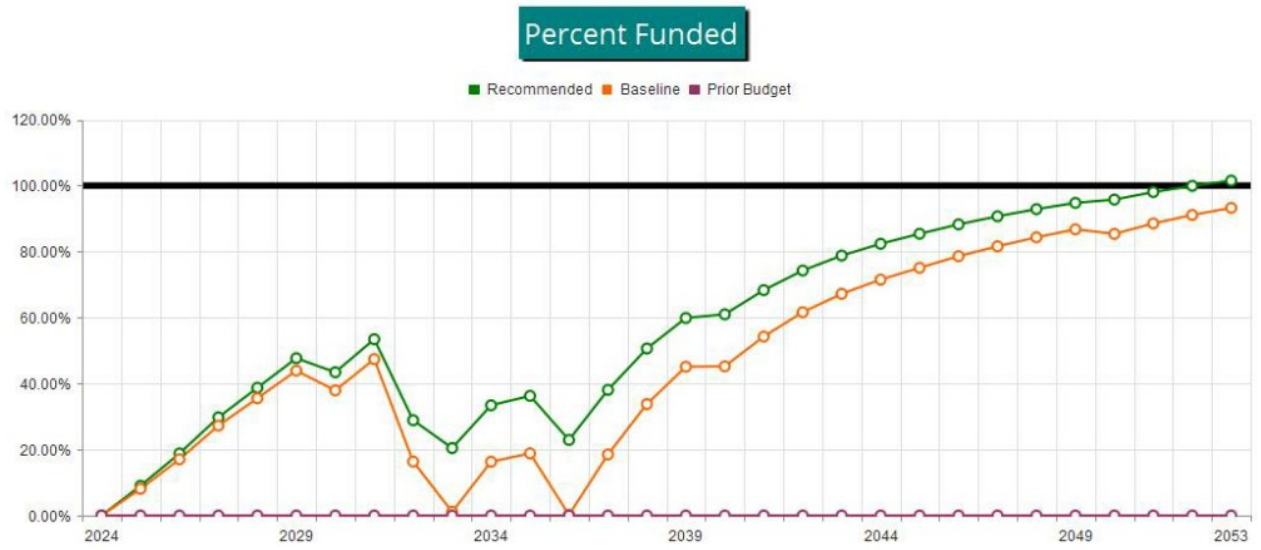


Figure 5



Table Descriptions

Executive Summary is a summary of your Reserve Components

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their contributions to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve contribution rate. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site and Grounds								
2119	Pavers (Not Over Garage) - Replace	\$33,850	X	20	/	30	=	\$22,567
2137	Metal Fencing (Garage) - Replace	\$11,200	X	1	/	25	=	\$448
2144	Garage Gates - Replace	\$24,350	X	15	/	25	=	\$14,610
2150	Fountain/Water Features - Refurbish	\$20,000	X	10	/	20	=	\$10,000
2175	Site Pole Lights - Replace	\$33,500	X	15	/	20	=	\$25,125
2177	Bollard Lights - Replace	\$13,000	X	15	/	20	=	\$9,750
Building Exteriors								
2303	Exterior Lights - Replace	\$14,000	X	16	/	24	=	\$9,333
2305	Garage Lights - Replace	\$28,000	X	16	/	24	=	\$18,667
2773	Swimming Pool - Resurface	\$43,500	X	2	/	10	=	\$8,700
Mechanical/Electrical/Plumbing								
2501	Intercom/Entry System - Replace	\$6,500	X	3	/	10	=	\$1,950
2503	Access Control System - Replace	\$25,000	X	10	/	15	=	\$16,667
2511	Barrier Arm Operators - Replace	\$11,550	X	6	/	15	=	\$4,620
2513	Elevators - Modernize	\$1,800,000	X	18	/	25	=	\$1,296,000
2517	Elevator Cabs - Remodel	\$80,000	X	18	/	25	=	\$57,600
2522	HVAC (24th Baths/Hallway) - Replace	\$5,000	X	13	/	15	=	\$4,333
2522	HVAC (Club 2005-2008) - Replace	\$19,500	X	15	/	15	=	\$19,500
2522	HVAC (Club 2016) - Replace	\$6,500	X	8	/	15	=	\$3,467
2522	HVAC (Conference Room) - Replace	\$12,000	X	15	/	15	=	\$12,000
2522	HVAC (Elevator) - 1/4 Replace	\$5,000	X	3	/	3	=	\$5,000
2522	HVAC (Gym) - Replace	\$7,385	X	1	/	15	=	\$492
2522	HVAC (Library) - Replace	\$12,000	X	4	/	15	=	\$3,200
2522	HVAC (N. Lobby) - Replace	\$12,000	X	14	/	15	=	\$11,200
2522	HVAC (S. Lobby) - Replace	\$22,550	X	8	/	15	=	\$12,027
2531	Boiler (Space Heating) - Replace	\$35,000	X	15	/	20	=	\$26,250
2537	Cooling Tower - Refurbish	\$40,550	X	6	/	7	=	\$34,757
2538	Cooling Tower - Replace	\$650,000	X	27	/	35	=	\$501,429
2539	Condenser Water Pump - Replace	\$25,000	X	5	/	10	=	\$12,500
2540	Variable Frequency Drive - Replace	\$7,500	X	8	/	20	=	\$3,000
2542	Trash Chutes - Replace	\$600,000	X	49	/	60	=	\$490,000
2543	Surveillance System - Replace	\$45,600	X	10	/	10	=	\$45,600
2558	Exit/Emergency Fixtures - Replace	\$38,000	X	15	/	20	=	\$28,500
2575	Domestic Water System - Replace	\$60,450	X	1	/	20	=	\$3,023
Amenities								
2701	Interior Surfaces - Repaint	\$134,500	X	5	/	10	=	\$67,250
2705	Interior Lights - Replace	\$33,000	X	15	/	20	=	\$24,750
2709	Tile Flooring - Replace	\$562,000	X	15	/	20	=	\$421,500
2721	Mailboxes - Replace	\$12,300	X	25	/	30	=	\$10,250
2725	Fitness Room - Remodel	\$17,200	X	3	/	15	=	\$3,440
2727	Fitness Eqpmt (Cardio) - Replace	\$35,750	X	10	/	10	=	\$35,750
2728	Fitness Eqpmt (Strength) - Replace	\$35,650	X	15	/	15	=	\$35,650
2741	Clubhouse - Part'l Remod. Allowance	\$40,000	X	5	/	10	=	\$20,000
2749	Bathroom/Sauna @ Roof - Remodel	\$60,000	X	19	/	20	=	\$57,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2749	Bathrooms (Gym) - Remodel	\$40,000	X	15	/	20	=	\$30,000
2749	Bathrooms (Lobby) - Remodel	\$40,000	X	5	/	20	=	\$10,000
2750	Lobby - Partial Remodel	\$25,000	X	1	/	10	=	\$2,500
2751	Elevator Landings - Remodel	\$76,000	X	10	/	20	=	\$38,000
2752	Office - Remodel	\$10,000	X	15	/	20	=	\$7,500
2753	Library - Remodel	\$30,000	X	10	/	20	=	\$15,000
2757	Conference Room - Remodel	\$20,000	X	15	/	20	=	\$15,000
2763	Pool Deck Furniture - Replace	\$13,200	X	8	/	8	=	\$13,200
2772	Pool Deck Lights - Replace	\$58,800	X	17	/	20	=	\$49,980
2781	Pool Heater - Replace	\$6,000	X	3	/	5	=	\$3,600
								\$3,572,684



Component Significance

Report # 48946-0
Full

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site and Grounds					
2119	Pavers (Not Over Garage) - Replace	30	\$33,850	\$1,128	0.50 %
2137	Metal Fencing (Garage) - Replace	25	\$11,200	\$448	0.20 %
2144	Garage Gates - Replace	25	\$24,350	\$974	0.44 %
2150	Fountain/Water Features - Refurbish	20	\$20,000	\$1,000	0.45 %
2175	Site Pole Lights - Replace	20	\$33,500	\$1,675	0.75 %
2177	Bollard Lights - Replace	20	\$13,000	\$650	0.29 %
Building Exteriors					
2303	Exterior Lights - Replace	24	\$14,000	\$583	0.26 %
2305	Garage Lights - Replace	24	\$28,000	\$1,167	0.52 %
2773	Swimming Pool - Resurface	10	\$43,500	\$4,350	1.94 %
Mechanical/Electrical/Plumbing					
2501	Intercom/Entry System - Replace	10	\$6,500	\$650	0.29 %
2503	Access Control System - Replace	15	\$25,000	\$1,667	0.75 %
2511	Barrier Arm Operators - Replace	15	\$11,550	\$770	0.34 %
2513	Elevators - Modernize	25	\$1,800,000	\$72,000	32.19 %
2517	Elevator Cabs - Remodel	25	\$80,000	\$3,200	1.43 %
2522	HVAC (24th Baths/Hallway) - Replace	15	\$5,000	\$333	0.15 %
2522	HVAC (Club 2005-2008) - Replace	15	\$19,500	\$1,300	0.58 %
2522	HVAC (Club 2016) - Replace	15	\$6,500	\$433	0.19 %
2522	HVAC (Conference Room) - Replace	15	\$12,000	\$800	0.36 %
2522	HVAC (Elevator) - 1/4 Replace	3	\$5,000	\$1,667	0.75 %
2522	HVAC (Gym) - Replace	15	\$7,385	\$492	0.22 %
2522	HVAC (Library) - Replace	15	\$12,000	\$800	0.36 %
2522	HVAC (N. Lobby) - Replace	15	\$12,000	\$800	0.36 %
2522	HVAC (S. Lobby) - Replace	15	\$22,550	\$1,503	0.67 %
2531	Boiler (Space Heating) - Replace	20	\$35,000	\$1,750	0.78 %
2537	Cooling Tower - Refurbish	7	\$40,550	\$5,793	2.59 %
2538	Cooling Tower - Replace	35	\$650,000	\$18,571	8.30 %
2539	Condenser Water Pump - Replace	10	\$25,000	\$2,500	1.12 %
2540	Variable Frequency Drive - Replace	20	\$7,500	\$375	0.17 %
2542	Trash Chutes - Replace	60	\$600,000	\$10,000	4.47 %
2543	Surveillance System - Replace	10	\$45,600	\$4,560	2.04 %
2558	Exit/Emergency Fixtures - Replace	20	\$38,000	\$1,900	0.85 %
2575	Domestic Water System - Replace	20	\$60,450	\$3,023	1.35 %
Amenities					
2701	Interior Surfaces - Repaint	10	\$134,500	\$13,450	6.01 %
2705	Interior Lights - Replace	20	\$33,000	\$1,650	0.74 %
2709	Tile Flooring - Replace	20	\$562,000	\$28,100	12.56 %
2721	Mailboxes - Replace	30	\$12,300	\$410	0.18 %
2725	Fitness Room - Remodel	15	\$17,200	\$1,147	0.51 %
2727	Fitness Eqpmt (Cardio) - Replace	10	\$35,750	\$3,575	1.60 %
2728	Fitness Eqpmt (Strength) - Replace	15	\$35,650	\$2,377	1.06 %
2741	Clubhouse - Part'l Remod. Allowance	10	\$40,000	\$4,000	1.79 %
2749	Bathroom/Sauna @ Roof - Remodel	20	\$60,000	\$3,000	1.34 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2749	Bathrooms (Gym) - Remodel	20	\$40,000	\$2,000	0.89 %
2749	Bathrooms (Lobby) - Remodel	20	\$40,000	\$2,000	0.89 %
2750	Lobby - Partial Remodel	10	\$25,000	\$2,500	1.12 %
2751	Elevator Landings - Remodel	20	\$76,000	\$3,800	1.70 %
2752	Office - Remodel	20	\$10,000	\$500	0.22 %
2753	Library - Remodel	20	\$30,000	\$1,500	0.67 %
2757	Conference Room - Remodel	20	\$20,000	\$1,000	0.45 %
2763	Pool Deck Furniture - Replace	8	\$13,200	\$1,650	0.74 %
2772	Pool Deck Lights - Replace	20	\$58,800	\$2,940	1.31 %
2781	Pool Heater - Replace	5	\$6,000	\$1,200	0.54 %
51	Total Funded Components			\$223,661	100.00 %



30-Year Reserve Plan Summary

Report # 48946-0
Full

Fiscal Year Start: 2024

Interest: 2.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual		Loan or Special Assmts	Interest Income	Reserve Expenses
						Reserve Funding	Reserve Funding			
2024	\$0	\$3,572,684	0.0 %		High	0.00 %	\$500,000	\$0	\$3,364	\$166,700
2025	\$336,664	\$3,738,534	9.0 %		High	3.00 %	\$515,000	\$0	\$10,823	\$115,927
2026	\$746,560	\$3,968,568	18.8 %		High	3.00 %	\$530,450	\$0	\$20,304	\$11,670
2027	\$1,285,645	\$4,320,005	29.8 %		High	3.00 %	\$546,364	\$0	\$30,760	\$69,716
2028	\$1,793,052	\$4,629,531	38.7 %		Medium	3.00 %	\$562,754	\$0	\$41,871	\$0
2029	\$2,397,678	\$5,027,701	47.7 %		Medium	3.00 %	\$579,637	\$0	\$42,297	\$1,183,967
2030	\$1,835,645	\$4,226,110	43.4 %		Medium	3.00 %	\$597,026	\$0	\$43,016	\$5,970
2031	\$2,469,717	\$4,621,818	53.4 %		Medium	3.00 %	\$614,937	\$0	\$32,205	\$2,363,264
2032	\$753,595	\$2,609,638	28.9 %		High	3.00 %	\$633,385	\$0	\$11,513	\$999,798
2033	\$398,695	\$1,949,962	20.4 %		High	-37.32 %	\$397,000	\$0	\$11,507	\$54,213
2034	\$752,988	\$2,253,203	33.4 %		Medium	3.00 %	\$408,910	\$0	\$15,724	\$356,877
2035	\$820,745	\$2,262,815	36.3 %		Medium	3.00 %	\$421,177	\$0	\$12,267	\$847,151
2036	\$407,038	\$1,777,021	22.9 %		High	3.00 %	\$433,813	\$0	\$12,080	\$50,900
2037	\$802,032	\$2,106,359	38.1 %		Medium	3.00 %	\$446,827	\$0	\$20,698	\$0
2038	\$1,269,557	\$2,507,857	50.6 %		Medium	3.00 %	\$460,232	\$0	\$30,157	\$11,170
2039	\$1,748,775	\$2,920,044	59.9 %		Medium	3.00 %	\$474,039	\$0	\$34,544	\$548,716
2040	\$1,708,642	\$2,801,378	61.0 %		Medium	3.00 %	\$488,260	\$0	\$39,007	\$40,439
2041	\$2,195,471	\$3,213,446	68.3 %		Medium	3.00 %	\$502,908	\$0	\$49,098	\$28,925
2042	\$2,718,551	\$3,660,825	74.3 %		Low	3.00 %	\$517,995	\$0	\$59,267	\$82,568
2043	\$3,213,245	\$4,077,796	78.8 %		Low	3.00 %	\$533,535	\$0	\$68,730	\$149,837
2044	\$3,665,672	\$4,449,754	82.4 %		Low	3.00 %	\$549,541	\$0	\$77,597	\$192,080
2045	\$4,100,730	\$4,801,480	85.4 %		Low	3.00 %	\$566,027	\$0	\$87,263	\$120,919
2046	\$4,633,100	\$5,249,535	88.3 %		Low	3.00 %	\$583,008	\$0	\$97,938	\$144,857
2047	\$5,169,189	\$5,699,233	90.7 %		Low	3.00 %	\$600,498	\$0	\$109,226	\$116,047
2048	\$5,762,866	\$6,205,339	92.9 %		Low	3.00 %	\$618,513	\$0	\$121,722	\$83,243
2049	\$6,419,858	\$6,774,055	94.8 %		Low	3.00 %	\$637,068	\$0	\$115,217	\$2,060,277
2050	\$5,111,866	\$5,337,537	95.8 %		Low	3.00 %	\$656,181	\$0	\$109,541	\$25,879
2051	\$5,851,709	\$5,967,823	98.1 %		Low	3.00 %	\$675,866	\$0	\$124,156	\$77,079
2052	\$6,574,652	\$6,579,187	99.9 %		Low	3.00 %	\$696,142	\$0	\$138,726	\$99,525
2053	\$7,309,995	\$7,201,125	101.5 %		Low	3.00 %	\$717,026	\$0	\$153,049	\$171,876



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 48946-0
Full

Fiscal Year Start: 2024

Interest: 2.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year					% Increase					
	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	In Annual Reserve Funding	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses	
2024	\$0	\$3,572,684	0.0 %	High	0.00 %	\$466,000	\$0	\$3,021	\$166,700	
2025	\$302,321	\$3,738,534	8.1 %	High	3.00 %	\$479,980	\$0	\$9,776	\$115,927	
2026	\$676,150	\$3,968,568	17.0 %	High	3.00 %	\$494,379	\$0	\$18,519	\$11,670	
2027	\$1,177,379	\$4,320,005	27.3 %	High	3.00 %	\$509,211	\$0	\$28,200	\$69,716	
2028	\$1,645,074	\$4,629,531	35.5 %	Medium	3.00 %	\$524,487	\$0	\$38,498	\$0	
2029	\$2,208,059	\$5,027,701	43.9 %	Medium	3.00 %	\$540,222	\$0	\$38,071	\$1,183,967	
2030	\$1,602,386	\$4,226,110	37.9 %	Medium	3.00 %	\$556,428	\$0	\$37,898	\$5,970	
2031	\$2,190,742	\$4,621,818	47.4 %	Medium	3.00 %	\$573,121	\$0	\$26,152	\$2,363,264	
2032	\$426,752	\$2,609,638	16.4 %	High	3.00 %	\$590,315	\$0	\$4,481	\$999,798	
2033	\$21,749	\$1,949,962	1.1 %	High	-32.92 %	\$396,000	\$0	\$3,888	\$54,213	
2034	\$367,424	\$2,253,203	16.3 %	High	3.00 %	\$407,880	\$0	\$7,931	\$356,877	
2035	\$426,358	\$2,262,815	18.8 %	High	3.00 %	\$420,116	\$0	\$4,296	\$847,151	
2036	\$3,620	\$1,777,021	0.2 %	High	3.00 %	\$432,720	\$0	\$3,926	\$50,900	
2037	\$389,366	\$2,106,359	18.5 %	High	3.00 %	\$445,701	\$0	\$12,357	\$0	
2038	\$847,425	\$2,507,857	33.8 %	Medium	3.00 %	\$459,073	\$0	\$21,625	\$11,170	
2039	\$1,316,952	\$2,920,044	45.1 %	Medium	3.00 %	\$472,845	\$0	\$25,816	\$548,716	
2040	\$1,266,897	\$2,801,378	45.2 %	Medium	3.00 %	\$487,030	\$0	\$30,079	\$40,439	
2041	\$1,743,567	\$3,213,446	54.3 %	Medium	3.00 %	\$501,641	\$0	\$39,964	\$28,925	
2042	\$2,256,246	\$3,660,825	61.6 %	Medium	3.00 %	\$516,690	\$0	\$49,922	\$82,568	
2043	\$2,740,291	\$4,077,796	67.2 %	Medium	3.00 %	\$532,191	\$0	\$59,170	\$149,837	
2044	\$3,181,814	\$4,449,754	71.5 %	Low	3.00 %	\$548,157	\$0	\$67,816	\$192,080	
2045	\$3,605,707	\$4,801,480	75.1 %	Low	3.00 %	\$564,601	\$0	\$77,257	\$120,919	
2046	\$4,126,646	\$5,249,535	78.6 %	Low	3.00 %	\$581,539	\$0	\$87,701	\$144,857	
2047	\$4,651,029	\$5,699,233	81.6 %	Low	3.00 %	\$598,986	\$0	\$98,752	\$116,047	
2048	\$5,232,719	\$6,205,339	84.3 %	Low	3.00 %	\$616,955	\$0	\$111,005	\$83,243	
2049	\$5,877,437	\$6,774,055	86.8 %	Low	3.00 %	\$635,464	\$0	\$104,253	\$2,060,277	
2050	\$4,556,876	\$5,337,537	85.4 %	Low	3.00 %	\$654,528	\$0	\$98,322	\$25,879	
2051	\$5,283,847	\$5,967,823	88.5 %	Low	3.00 %	\$674,163	\$0	\$112,677	\$77,079	
2052	\$5,993,608	\$6,579,187	91.1 %	Low	3.00 %	\$694,388	\$0	\$126,981	\$99,525	
2053	\$6,715,453	\$7,201,125	93.3 %	Low	3.00 %	\$715,220	\$0	\$141,031	\$171,876	

30-Year Income/Expense Detail

Report # 48946-0

Full

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$0	\$336,664	\$746,560	\$1,285,645	\$1,793,052
Annual Reserve Funding	\$500,000	\$515,000	\$530,450	\$546,364	\$562,754
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,364	\$10,823	\$20,304	\$30,760	\$41,871
Total Income	\$503,364	\$862,487	\$1,297,315	\$1,862,768	\$2,397,678
# Component					
Site and Grounds					
2119 Pavers (Not Over Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2144 Garage Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (24th Baths/Hallway) - Replace	\$0	\$0	\$5,305	\$0	\$0
2522 HVAC (Club 2005-2008) - Replace	\$19,500	\$0	\$0	\$0	\$0
2522 HVAC (Club 2016) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Conference Room) - Replace	\$12,000	\$0	\$0	\$0	\$0
2522 HVAC (Elevator) - 1/4 Replace	\$5,000	\$0	\$0	\$5,464	\$0
2522 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Library) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (N. Lobby) - Replace	\$0	\$12,360	\$0	\$0	\$0
2522 HVAC (S. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$41,767	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pump - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$45,600	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) -Replace	\$35,750	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$35,650	\$0	\$0	\$0	\$0
2741 Clubhouse - Part'l Remod. Allowance	\$0	\$0	\$0	\$0	\$0
2749 Bathroom/Sauna @ Roof - Remodel	\$0	\$61,800	\$0	\$0	\$0
2749 Bathrooms (Gym) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$0
2751 Elevator Landings - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Conference Room - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$13,200	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$64,252	\$0
2781 Pool Heater - Replace	\$0	\$0	\$6,365	\$0	\$0

Fiscal Year	2024	2025	2026	2027	2028
Total Expenses	\$166,700	\$115,927	\$11,670	\$69,716	\$0
Ending Reserve Balance	\$336,664	\$746,560	\$1,285,645	\$1,793,052	\$2,397,678

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$2,397,678	\$1,835,645	\$2,469,717	\$753,595	\$398,695
Annual Reserve Funding	\$579,637	\$597,026	\$614,937	\$633,385	\$397,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$42,297	\$43,016	\$32,205	\$11,513	\$11,507
Total Income	\$3,019,612	\$2,475,687	\$3,116,859	\$1,398,493	\$807,202
# Component					
Site and Grounds					
2119 Pavers (Not Over Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2144 Garage Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$38,836	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$15,071	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$17,735	\$0
2305 Garage Lights - Replace	\$0	\$0	\$0	\$35,470	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$55,104	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry System - Replace	\$0	\$0	\$7,994	\$0	\$0
2503 Access Control System - Replace	\$28,982	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$15,070
2513 Elevators - Modernize	\$0	\$0	\$2,213,773	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$98,390	\$0	\$0
2522 HVAC (24th Baths/Hallway) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2005-2008) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2016) - Replace	\$0	\$0	\$7,994	\$0	\$0
2522 HVAC (Conference Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Elevator) - 1/4 Replace	\$0	\$5,970	\$0	\$0	\$6,524
2522 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Library) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (N. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (S. Lobby) - Replace	\$0	\$0	\$27,734	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$40,575	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$51,368	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$823,401	\$0
2539 Condenser Water Pump - Replace	\$28,982	\$0	\$0	\$0	\$0
2540 Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$44,052	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
2701 Interior Surfaces - Repaint	\$155,922	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$38,256	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$651,512	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$14,259	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) -Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Part'I Remod. Allowance	\$46,371	\$0	\$0	\$0	\$0
2749 Bathroom/Sauna @ Roof - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Gym) - Remodel	\$46,371	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$32,619
2751 Elevator Landings - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$11,593	\$0	\$0	\$0	\$0
2753 Library - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Conference Room - Remodel	\$23,185	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$16,721	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$7,379	\$0	\$0
Total Expenses	\$1,183,967	\$5,970	\$2,363,264	\$999,798	\$54,213
Ending Reserve Balance	\$1,835,645	\$2,469,717	\$753,595	\$398,695	\$752,988

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$752,988	\$820,745	\$407,038	\$802,032	\$1,269,557
Annual Reserve Funding	\$408,910	\$421,177	\$433,813	\$446,827	\$460,232
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$15,724	\$12,267	\$12,080	\$20,698	\$30,157
Total Income	\$1,177,622	\$1,254,190	\$852,931	\$1,269,557	\$1,759,946
# Component					
Site and Grounds					
2119 Pavers (Not Over Garage) - Replace	\$45,492	\$0	\$0	\$0	\$0
2137 Metal Fencing (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2144 Garage Gates - Replace	\$32,724	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$26,878	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (24th Baths/Hallway) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2005-2008) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2016) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Conference Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Elevator) - 1/4 Replace	\$0	\$0	\$7,129	\$0	\$0
2522 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$11,170
2522 HVAC (Library) - Replace	\$0	\$16,611	\$0	\$0	\$0
2522 HVAC (N. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (S. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pump - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drive - Replace	\$0	\$0	\$10,693	\$0	\$0
2542 Trash Chutes - Replace	\$0	\$830,540	\$0	\$0	\$0
2543 Surveillance System - Replace	\$61,283	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$24,523	\$0	\$0
2727 Fitness Eqpmt (Cardio) -Replace	\$48,045	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Part'l Remod. Allowance	\$0	\$0	\$0	\$0	\$0
2749 Bathroom/Sauna @ Roof - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Gym) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$0
2751 Elevator Landings - Remodel	\$102,138	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library - Remodel	\$40,317	\$0	\$0	\$0	\$0
2757 Conference Room - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$8,555	\$0	\$0
Total Expenses	\$356,877	\$847,151	\$50,900	\$0	\$11,170
Ending Reserve Balance	\$820,745	\$407,038	\$802,032	\$1,269,557	\$1,748,775

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$1,748,775	\$1,708,642	\$2,195,471	\$2,718,551	\$3,213,245
Annual Reserve Funding	\$474,039	\$488,260	\$502,908	\$517,995	\$533,535
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$34,544	\$39,007	\$49,098	\$59,267	\$68,730
Total Income	\$2,257,358	\$2,235,909	\$2,747,476	\$3,295,813	\$3,815,509
# Component					
Site and Grounds					
2119 Pavers (Not Over Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2144 Garage Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$74,056	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry System - Replace	\$0	\$0	\$10,744	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (24th Baths/Hallway) - Replace	\$0	\$0	\$8,264	\$0	\$0
2522 HVAC (Club 2005-2008) - Replace	\$30,380	\$0	\$0	\$0	\$0
2522 HVAC (Club 2016) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Conference Room) - Replace	\$18,696	\$0	\$0	\$0	\$0
2522 HVAC (Elevator) - 1/4 Replace	\$7,790	\$0	\$0	\$8,512	\$0
2522 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Library) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (N. Lobby) - Replace	\$0	\$19,256	\$0	\$0	\$0
2522 HVAC (S. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$63,176	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pump - Replace	\$38,949	\$0	\$0	\$0	\$0
2540 Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$105,999
Amenities					
2701 Interior Surfaces - Repaint	\$209,547	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$55,542	\$0	\$0	\$0	\$0
2741 Clubhouse - Part'l Remod. Allowance	\$62,319	\$0	\$0	\$0	\$0
2749 Bathroom/Sauna @ Roof - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Gym) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby) - Remodel	\$62,319	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$43,838
2751 Elevator Landings - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Conference Room - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$21,182	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$9,917	\$0	\$0
Total Expenses	\$548,716	\$40,439	\$28,925	\$82,568	\$149,837
Ending Reserve Balance	\$1,708,642	\$2,195,471	\$2,718,551	\$3,213,245	\$3,665,672

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$3,665,672	\$4,100,730	\$4,633,100	\$5,169,189	\$5,762,866
Annual Reserve Funding	\$549,541	\$566,027	\$583,008	\$600,498	\$618,513
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$77,597	\$87,263	\$97,938	\$109,226	\$121,722
Total Income	\$4,292,810	\$4,754,020	\$5,314,046	\$5,878,913	\$6,503,101
# Component					
Site and Grounds					
2119 Pavers (Not Over Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing (Garage) - Replace	\$0	\$0	\$0	\$0	\$22,767
2144 Garage Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$45,153	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$23,479
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (24th Baths/Hallway) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2005-2008) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2016) - Replace	\$0	\$0	\$12,455	\$0	\$0
2522 HVAC (Conference Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Elevator) - 1/4 Replace	\$0	\$9,301	\$0	\$0	\$10,164
2522 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Library) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (N. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (S. Lobby) - Replace	\$0	\$0	\$43,208	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$77,698	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pump - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$82,359	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) -Replace	\$64,568	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Part'l Remod. Allowance	\$0	\$0	\$0	\$0	\$0
2749 Bathroom/Sauna @ Roof - Remodel	\$0	\$111,618	\$0	\$0	\$0
2749 Bathrooms (Gym) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$0
2751 Elevator Landings - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Conference Room - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$26,833
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$116,047	\$0
2781 Pool Heater - Replace	\$0	\$0	\$11,497	\$0	\$0
Total Expenses	\$192,080	\$120,919	\$144,857	\$116,047	\$83,243
Ending Reserve Balance	\$4,100,730	\$4,633,100	\$5,169,189	\$5,762,866	\$6,419,858

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$6,419,858	\$5,111,866	\$5,851,709	\$6,574,652	\$7,309,995
Annual Reserve Funding	\$637,068	\$656,181	\$675,866	\$696,142	\$717,026
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$115,217	\$109,541	\$124,156	\$138,726	\$153,049
Total Income	\$7,172,144	\$5,877,588	\$6,651,731	\$7,409,520	\$8,180,071
# Component					
Site and Grounds					
2119 Pavers (Not Over Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2144 Garage Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$70,142	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$27,219	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$99,525	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry System - Replace	\$0	\$0	\$14,438	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (24th Baths/Hallway) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2005-2008) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2016) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Conference Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Elevator) - 1/4 Replace	\$0	\$0	\$11,106	\$0	\$0
2522 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$17,403
2522 HVAC (Library) - Replace	\$0	\$25,879	\$0	\$0	\$0
2522 HVAC (N. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (S. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$73,282	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$95,559
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pump - Replace	\$52,344	\$0	\$0	\$0	\$0
2540 Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$79,564	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
2701 Interior Surfaces - Repaint	\$281,613	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$69,095	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$1,176,703	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$38,206	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Part'l Remod. Allowance	\$83,751	\$0	\$0	\$0	\$0
2749 Bathroom/Sauna @ Roof - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Gym) - Remodel	\$83,751	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$58,914
2751 Elevator Landings - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$20,938	\$0	\$0	\$0	\$0
2753 Library - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Conference Room - Remodel	\$41,876	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$13,328	\$0	\$0
Total Expenses	\$2,060,277	\$25,879	\$77,079	\$99,525	\$171,876
Ending Reserve Balance	\$5,111,866	\$5,851,709	\$6,574,652	\$7,309,995	\$8,008,195



30-Year Income/Expense Detail (Alternate Funding Plan)

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Full

Fiscal Year	2024	2025	2026	2027	2028
Starting Reserve Balance	\$0	\$302,321	\$676,150	\$1,177,379	\$1,645,074
Annual Reserve Funding	\$466,000	\$479,980	\$494,379	\$509,211	\$524,487
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$3,021	\$9,776	\$18,519	\$28,200	\$38,498
Total Income	\$469,021	\$792,077	\$1,189,049	\$1,714,790	\$2,208,059
# Component					
Site and Grounds					
2119 Pavers (Not Over Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2144 Garage Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (24th Baths/Hallway) - Replace	\$0	\$0	\$5,305	\$0	\$0
2522 HVAC (Club 2005-2008) - Replace	\$19,500	\$0	\$0	\$0	\$0
2522 HVAC (Club 2016) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Conference Room) - Replace	\$12,000	\$0	\$0	\$0	\$0
2522 HVAC (Elevator) - 1/4 Replace	\$5,000	\$0	\$0	\$5,464	\$0
2522 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Library) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (N. Lobby) - Replace	\$0	\$12,360	\$0	\$0	\$0
2522 HVAC (S. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$41,767	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pump - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$45,600	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$35,750	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$35,650	\$0	\$0	\$0	\$0
2741 Clubhouse - Part'l Remod. Allowance	\$0	\$0	\$0	\$0	\$0
2749 Bathroom/Sauna @ Roof - Remodel	\$0	\$61,800	\$0	\$0	\$0
2749 Bathrooms (Gym) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$0
2751 Elevator Landings - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Conference Room - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$13,200	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$64,252	\$0
2781 Pool Heater - Replace	\$0	\$0	\$6,365	\$0	\$0
Total Expenses	\$166,700	\$115,927	\$11,670	\$69,716	\$0

Fiscal Year	2024	2025	2026	2027	2028
Ending Reserve Balance	\$302,321	\$676,150	\$1,177,379	\$1,645,074	\$2,208,059

Fiscal Year	2029	2030	2031	2032	2033
Starting Reserve Balance	\$2,208,059	\$1,602,386	\$2,190,742	\$426,752	\$21,749
Annual Reserve Funding	\$540,222	\$556,428	\$573,121	\$590,315	\$396,000
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$38,071	\$37,898	\$26,152	\$4,481	\$3,888
Total Income	\$2,786,352	\$2,196,712	\$2,790,016	\$1,021,548	\$421,638
# Component					
Site and Grounds					
2119 Pavers (Not Over Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2144 Garage Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$38,836	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$15,071	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$17,735	\$0
2305 Garage Lights - Replace	\$0	\$0	\$0	\$35,470	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$55,104	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry System - Replace	\$0	\$0	\$7,994	\$0	\$0
2503 Access Control System - Replace	\$28,982	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$15,070
2513 Elevators - Modernize	\$0	\$0	\$2,213,773	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$98,390	\$0	\$0
2522 HVAC (24th Baths/Hallway) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2005-2008) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2016) - Replace	\$0	\$0	\$7,994	\$0	\$0
2522 HVAC (Conference Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Elevator) - 1/4 Replace	\$0	\$5,970	\$0	\$0	\$6,524
2522 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Library) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (N. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (S. Lobby) - Replace	\$0	\$0	\$27,734	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$40,575	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$51,368	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$823,401	\$0
2539 Condenser Water Pump - Replace	\$28,982	\$0	\$0	\$0	\$0
2540 Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$44,052	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
2701 Interior Surfaces - Repaint	\$155,922	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$38,256	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$651,512	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$14,259	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Part'l Remod. Allowance	\$46,371	\$0	\$0	\$0	\$0
2749 Bathroom/Sauna @ Roof - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Gym) - Remodel	\$46,371	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$32,619
2751 Elevator Landings - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$11,593	\$0	\$0	\$0	\$0
2753 Library - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Conference Room - Remodel	\$23,185	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$16,721	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$7,379	\$0	\$0
Total Expenses	\$1,183,967	\$5,970	\$2,363,264	\$999,798	\$54,213
Ending Reserve Balance	\$1,602,386	\$2,190,742	\$426,752	\$21,749	\$367,424

Fiscal Year	2034	2035	2036	2037	2038
Starting Reserve Balance	\$367,424	\$426,358	\$3,620	\$389,366	\$847,425
Annual Reserve Funding	\$407,880	\$420,116	\$432,720	\$445,701	\$459,073
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$7,931	\$4,296	\$3,926	\$12,357	\$21,625
Total Income	\$783,235	\$850,771	\$440,266	\$847,425	\$1,328,123
# Component					
Site and Grounds					
2119 Pavers (Not Over Garage) - Replace	\$45,492	\$0	\$0	\$0	\$0
2137 Metal Fencing (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2144 Garage Gates - Replace	\$32,724	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$26,878	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (24th Baths/Hallway) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2005-2008) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2016) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Conference Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Elevator) - 1/4 Replace	\$0	\$0	\$7,129	\$0	\$0
2522 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$11,170
2522 HVAC (Library) - Replace	\$0	\$16,611	\$0	\$0	\$0
2522 HVAC (N. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (S. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pump - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drive - Replace	\$0	\$0	\$10,693	\$0	\$0
2542 Trash Chutes - Replace	\$0	\$830,540	\$0	\$0	\$0
2543 Surveillance System - Replace	\$61,283	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$24,523	\$0	\$0
2727 Fitness Eqpmt (Cardio) -Replace	\$48,045	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Part'l Remod. Allowance	\$0	\$0	\$0	\$0	\$0
2749 Bathroom/Sauna @ Roof - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Gym) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$0
2751 Elevator Landings - Remodel	\$102,138	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library - Remodel	\$40,317	\$0	\$0	\$0	\$0
2757 Conference Room - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$8,555	\$0	\$0
Total Expenses	\$356,877	\$847,151	\$50,900	\$0	\$11,170
Ending Reserve Balance	\$426,358	\$3,620	\$389,366	\$847,425	\$1,316,952

Fiscal Year	2039	2040	2041	2042	2043
Starting Reserve Balance	\$1,316,952	\$1,266,897	\$1,743,567	\$2,256,246	\$2,740,291
Annual Reserve Funding	\$472,845	\$487,030	\$501,641	\$516,690	\$532,191
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$25,816	\$30,079	\$39,964	\$49,922	\$59,170
Total Income	\$1,815,613	\$1,784,005	\$2,285,171	\$2,822,859	\$3,331,651
# Component					
Site and Grounds					
2119 Pavers (Not Over Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2144 Garage Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$74,056	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry System - Replace	\$0	\$0	\$10,744	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (24th Baths/Hallway) - Replace	\$0	\$0	\$8,264	\$0	\$0
2522 HVAC (Club 2005-2008) - Replace	\$30,380	\$0	\$0	\$0	\$0
2522 HVAC (Club 2016) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Conference Room) - Replace	\$18,696	\$0	\$0	\$0	\$0
2522 HVAC (Elevator) - 1/4 Replace	\$7,790	\$0	\$0	\$8,512	\$0
2522 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Library) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (N. Lobby) - Replace	\$0	\$19,256	\$0	\$0	\$0
2522 HVAC (S. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$63,176	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pump - Replace	\$38,949	\$0	\$0	\$0	\$0
2540 Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$105,999
Amenities					
2701 Interior Surfaces - Repaint	\$209,547	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$55,542	\$0	\$0	\$0	\$0
2741 Clubhouse - Part'l Remod. Allowance	\$62,319	\$0	\$0	\$0	\$0
2749 Bathroom/Sauna @ Roof - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Gym) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby) - Remodel	\$62,319	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$43,838
2751 Elevator Landings - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Conference Room - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$21,182	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$9,917	\$0	\$0
Total Expenses	\$548,716	\$40,439	\$28,925	\$82,568	\$149,837
Ending Reserve Balance	\$1,266,897	\$1,743,567	\$2,256,246	\$2,740,291	\$3,181,814

Fiscal Year	2044	2045	2046	2047	2048
Starting Reserve Balance	\$3,181,814	\$3,605,707	\$4,126,646	\$4,651,029	\$5,232,719
Annual Reserve Funding	\$548,157	\$564,601	\$581,539	\$598,986	\$616,955
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$67,816	\$77,257	\$87,701	\$98,752	\$111,005
Total Income	\$3,797,787	\$4,247,565	\$4,795,886	\$5,348,766	\$5,960,680
# Component					
Site and Grounds					
2119 Pavers (Not Over Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing (Garage) - Replace	\$0	\$0	\$0	\$0	\$22,767
2144 Garage Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$0	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry System - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$45,153	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$23,479
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (24th Baths/Hallway) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2005-2008) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2016) - Replace	\$0	\$0	\$12,455	\$0	\$0
2522 HVAC (Conference Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Elevator) - 1/4 Replace	\$0	\$9,301	\$0	\$0	\$10,164
2522 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Library) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (N. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (S. Lobby) - Replace	\$0	\$0	\$43,208	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$77,698	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pump - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$82,359	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$64,568	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Part'l Remod. Allowance	\$0	\$0	\$0	\$0	\$0
2749 Bathroom/Sauna @ Roof - Remodel	\$0	\$111,618	\$0	\$0	\$0
2749 Bathrooms (Gym) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$0
2751 Elevator Landings - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Library - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Conference Room - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$26,833
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$116,047	\$0
2781 Pool Heater - Replace	\$0	\$0	\$11,497	\$0	\$0
Total Expenses	\$192,080	\$120,919	\$144,857	\$116,047	\$83,243
Ending Reserve Balance	\$3,605,707	\$4,126,646	\$4,651,029	\$5,232,719	\$5,877,437

Fiscal Year	2049	2050	2051	2052	2053
Starting Reserve Balance	\$5,877,437	\$4,556,876	\$5,283,847	\$5,993,608	\$6,715,453
Annual Reserve Funding	\$635,464	\$654,528	\$674,163	\$694,388	\$715,220
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$104,253	\$98,322	\$112,677	\$126,981	\$141,031
Total Income	\$6,617,154	\$5,309,726	\$6,070,687	\$6,814,977	\$7,571,703
# Component					
Site and Grounds					
2119 Pavers (Not Over Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2137 Metal Fencing (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2144 Garage Gates - Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain/Water Features - Refurbish	\$0	\$0	\$0	\$0	\$0
2175 Site Pole Lights - Replace	\$70,142	\$0	\$0	\$0	\$0
2177 Bollard Lights - Replace	\$27,219	\$0	\$0	\$0	\$0
Building Exteriors					
2303 Exterior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - Replace	\$0	\$0	\$0	\$0	\$0
2773 Swimming Pool - Resurface	\$0	\$0	\$0	\$99,525	\$0
Mechanical/Electrical/Plumbing					
2501 Intercom/Entry System - Replace	\$0	\$0	\$14,438	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
2522 HVAC (24th Baths/Hallway) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2005-2008) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Club 2016) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Conference Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (Elevator) - 1/4 Replace	\$0	\$0	\$11,106	\$0	\$0
2522 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$17,403
2522 HVAC (Library) - Replace	\$0	\$25,879	\$0	\$0	\$0
2522 HVAC (N. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC (S. Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$73,282	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$95,559
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pump - Replace	\$52,344	\$0	\$0	\$0	\$0
2540 Variable Frequency Drive - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System - Replace	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$79,564	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Amenities					
2701 Interior Surfaces - Repaint	\$281,613	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$69,095	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$1,176,703	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$38,206	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2741 Clubhouse - Part'l Remod. Allowance	\$83,751	\$0	\$0	\$0	\$0
2749 Bathroom/Sauna @ Roof - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Gym) - Remodel	\$83,751	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Partial Remodel	\$0	\$0	\$0	\$0	\$58,914
2751 Elevator Landings - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$20,938	\$0	\$0	\$0	\$0
2753 Library - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Conference Room - Remodel	\$41,876	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2772 Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$13,328	\$0	\$0
Total Expenses	\$2,060,277	\$25,879	\$77,079	\$99,525	\$171,876
Ending Reserve Balance	\$4,556,876	\$5,283,847	\$5,993,608	\$6,715,453	\$7,399,827



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. William G. Simons, RS is the President of Association Reserves – Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves – Florida, LLC is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. In accordance with National Reserve Study Standards, information provided by the official representative(s) of the client regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study, and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records. For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals/firms. The scope of work for "Full" and "Update, With-Site-Visit" Reserve Studies includes visual inspection of accessible areas and components, and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, or hidden issues such as plumbing or electrical problems, or problems with sub-surface drainage system components. The scope of work for "Update, No-Site-Visit" Reserve Studies does not include any inspections. Information provided to us about historical or upcoming projects, including information provided by the client's vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements. The actual or projected total Reserve account balance(s) presented in the Reserve Study is/are based upon information provided and was/were not audited. Because the physical condition of the client's components, the client's Reserve balance, the economic environment, and the legislative environment change each year, this Reserve Study is by nature a "one-year" document. Reality often differs from even the best assumptions due to the changing economy, physical factors including weather and usage, client financial decisions, legislation, or owner expectations. It is only because a long-term perspective improves the accuracy of near-term planning that this Reserve Study projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of these expense projections, and the funding necessary to prepare for those estimated expenses. Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective. Compensation for this Reserve Study is not contingent upon client's agreement with our conclusions or recommendations, and Association Reserves' liability in any matter involving this Reserve Study is limited to our Fees for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The following pages contain a great deal of detailed observations, photos, and commentary related to each component included in the Reserve Study. All components are included as necessary and appropriate, consistent with Florida Statutes and National Reserve Study Standards. Inspecting for construction defects, performing diagnostic or destructive testing to search for hidden issues (such as plumbing or electrical problems), environmental hazards (asbestos, radon, lead, etc.), or accounting for unpredictable acts of nature are all outside our scope of work and such components are not included herein unless otherwise noted.

Excluded Components

Comp #: 2000 Client Not Responsible**Quantity: Numerous Components**

Location: Throughout property/development

Funded?: No. Per information provided - Client/Association not responsible.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The first part of the test is that the client/association "has the obligation to maintain or replace the existing element." Additional component selection guidelines state "Association maintenance/replacement responsibility is generally established by a review of governing documents as well as established association precedent."

In our opinion, there are multiple components throughout the property that do not pass this test on the basis that they are either the responsibility of individual unit owners or the responsibility of another entity (i.e. local municipality, third-party vendor, master association, or adjacent development). These components include but are not necessarily limited to:

- Unit Interiors (Within Wall Boundaries)
- Unit Electrical Infrastructure (Serving Individual Unit Only)
- Unit HVAC Systems (Serving Individual Unit Only)
- Unit Plumbing Infrastructure (Serving Individual Unit Only)

Since the client is not deemed to be responsible for the above components, there is no basis for funding inclusion within the Reserve Study at this time. However, the findings/statements within this report are not intended to be a professional legal opinion and we reserve the right to incorporate funding for any of these components if the client is otherwise found to be responsible for replacement.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2010 Not Reasonably Anticipated

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Life expectancy and/or cost too indeterminate for Reserve designation.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org.

The second part of the test is that the "the need and schedule for this project can be reasonably anticipated." Additional component selection guidelines state: "When a project becomes 'reasonably anticipated' will vary based on building age, construction type, and the judgment of the reserve study provider. This test means that component definitions should be based on some degree of certainty."

There are multiple components throughout the property that do not currently pass this test on the basis that their useful life (need) and/or remaining useful life (schedule) cannot be reasonably anticipated. Those components include but are not limited to:

- Site Drainage System Clean/Repairs
- Lobby Flooring Maintenance/Restoration
- Suspended Ceilings Replacements
- Irrigation System Repairs and Replacements
- Paving Infrastructure (Base, Subbase)
- Irrigation Infrastructure (i.e. Underground Lines)

In some cases, adequate evaluation would require additional diagnostics, destructive testing, or inspection beyond the limited visual inspection which serves as the basis of this engagement. Since the components listed above are currently deemed to be too indeterminate for Reserve designation, there are no funding recommendations within this Reserve Study for those items. However, this determination is not a guarantee that substantial expenses will not occur, as these elements may eventually require repair/replacement projects at potentially a significant cost to the client. In the event that the client desires to incorporate funding for any of the above components within the Reserve Study, we recommend further consultation with qualified professionals (i.e. engineer, contractor, and/or vendor) in order to define the following values for projects under consideration:

1. Total Life Expectancy (Recurring Interval Between Project Cycles)
2. Remaining Useful Life (Before Next Project)
3. Total Project Cost Estimate (In Current Dollars)

In the event that these values can be reasonably anticipated, they can be provided for our review, at which time funding recommendations may be incorporated into subsequent Reserve Studies.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2020 Immaterial/Unpredictable Cost

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Cost estimates below minimum threshold set for Reserve consideration.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. (For more information on Reserve Study Standards, please visit www.cai-online.org.)

The third part of the test is that the "The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs." Additional component selection guidelines state: "The community's budget should be reviewed, to establish the amount of maintenance planned and which projects are being funded from the operating account."

After discussion with the client and/or consideration of the association's size, a minimum threshold of \$10,000 was used for Reserve consideration. There are multiple components throughout the property that do not pass this test on the basis that projected costs are immaterial in nature, or cannot be reasonably estimated. Those components include but are not limited to:

- Flag Pole Replacements
- Exhaust Fans
- Concrete Sidewalk Repairs/Replacements
- Landscape Light Replacements
- Recessed/Utility Light Replacements (Mechanical Rooms, Storage Rooms, Stairwell Interiors)
- Landscaping Maintenance
- Landscaping Refurbishment/Renovation
- Tree Trimming
- Cable/Utility Services
- Computer/IT Equipment
- Minor Pool Equipment Replacements (Pumps, Filters, Chemical Feeders, Etc.)

Because the anticipated (full and/or partial) replacement costs for the above components are not anticipated to meet the above threshold, we anticipate that the client will incorporate any related expenditures within their Operating budget. However, in unison with these assumptions, we recommend that the client track any related expenditures, and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2030 Including in Operating Budget

Quantity: Numerous Components

Location: Throughout property/development

Funded?: No. Expected to be handled through the client's annual Operating budget.

History:

Comments: Certain components within a Reserve Study may not qualify for Reserve consideration based on the assumption that the client will incur all related costs through their general Operating budget. This may or may not include ongoing maintenance contracts with client vendors, or agreements between the client and management officials. The components included within this assumption are listed below:

- Concrete Sidewalks Repairs
- Guardhouse Refurbishment
- Employee Breakroom Remodeling
- Gate Operators Replacements
- Cable/Utility Services
- Computer/IT Equipment

Because costs related to the above items are anticipated to be handled through the client's Operating budget, there is no recommendation for Reserve funding at this time. However, in unison with these assumptions, we recommend that the client track any related expenditures and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Site and Grounds

Comp #: 2119 Pavers (Not Over Garage) - Replace**Quantity: Approx 3,980 GSF**

Location: Entranceway

Funded?: Yes.

History:

Comments: Fair condition: Paver roadways and/or parking sections determined to be in fair condition typically exhibit some amount of minor displacement, lifting and tripping hazards, most often in high-traffic areas. Signs of wear and age are evident, but not advanced. Overall appear to be aging normally.

As routine maintenance, pavers should be inspected to identify any physical issues such as lifting, cracking, and excessive surface wear. We recommend maintaining a small amount of spare pavers on site for replacement in the event of breakage. At long intervals, sunlight, weather and vehicle traffic can degrade the condition of the material, requiring replacement for structural and/or aesthetic reasons. Schedule shown here may be updated based on the aesthetic preferences of the Client and standards in the local area. Some clients choose to apply a sealer coat, which may help preserve and/or enhance aesthetic appeal.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 30,500

Worst Case: \$ 37,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2137 Metal Fencing (Garage) - Replace

Quantity: Approx 220 LF

Location: Perimeter of Garage

Funded?: Yes.

History: Garage fence replacement done in 2023 at \$11,211.55 (per information provided).

Comments: Approximate Height: 2 ft.

Good condition: Metal fencing determined to be in good physical/structural condition is stable and upright, with no signs or reports of damage or required repairs. All components and hardware appear to be in serviceable condition with no unusual or advanced signs of wear or age. Fencing is in good aesthetic condition.

In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over minor repairs paired with recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost. [REPEAT] Please refer to the prior component (#2137) in this series for more general information and commentary on metal fencing replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
25 years

Remaining Life:
24 years



Best Case: \$ 10,100

Worst Case: \$ 12,300

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2144 Garage Gates - Replace

Quantity: (2) Gates

Location: Garage entry/exit

Funded?: Yes.

History:

Comments: Approximate Dimensions: (1) 25 ft. by 7 ft. Overhead Gate, (1) 23 ft. by 7.5 ft. Roll-up Gate

Construction Material: Metal

Poor condition: Gates determined to be in poor condition typically exhibit more advanced surface wear/corrosion/rust and may have damage to frame/structural supports. Gate(s) may show excessive wear due to exposure and may have sustained vehicle damage. If structural/physical condition is still fair, some gates in poor condition should still require replacement primarily for aesthetic reasons.

We strongly recommend regular inspections, maintenance and repairs to help extend useful life cycles. Clean for appearance and paint/touch-up as needed within general maintenance/Operating funds. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage, exposure and vehicle damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below.

Useful Life:
25 years

Remaining Life:
10 years



Best Case: \$ 21,900

Worst Case: \$ 26,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2150 Fountain/Water Features - Refurbish

Quantity: (2) Features

Location: Lobby Level
Funded?: Yes.
History:
Comments: Approximate Dimensions: (2) medium-sized fountain

Fair condition: Water features determined to be in fair condition typically exhibit minor to moderate interior surface wear, and may have occasional minor repair issues or leaks. If present, features such as lighting, jets, fountains, etc. are observed or reported to be functional.

All water features should be inspected routinely for leaks and mechanical problems. This component represents a general allowance for inspection, waterproofing, repair/refurbishment, etc. Interior finishes should be regularly cleaned and sealed to ensure good appearance and watertight surface. Repairs/replacement of drains, lighting, pumps, filters, etc. should be included as needed.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Lower allowance to maintain/refurbish

Higher allowance

Cost Source: AR Cost Database

Comp #: 2175 Site Pole Lights - Replace

Quantity: Approx (17) Lights

Location: Paver Parking Deck

Funded?: Yes.

History:

Comments: (9)

Approximate Height: 15 ft. tall Single Fixture Pole Lights

Construction Material: Fiberglass

(3)

Approximate Height: 15 ft. tall Double Fixture Pole Lights

Construction Material: Fiberglass

(2)

Approximate Height: 3 ft. tall Single Fixture Wall-mounted Lights

Poor condition: Pole lights determined to be in poor condition typically exhibit moderate to advanced wear or other signs of age. Timeline for replacement can often be determined by outdated style. At this stage, replacement for aesthetic reasons may still be warranted even if lights are functional.

Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout property. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 30,000

Worst Case: \$ 37,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2177 Bollard Lights - Replace

Quantity: Approx (13) Lights

Location: Paver Parking Deck

Funded?: Yes.

History:

Comments: Approximate Height: 2 ft.

Construction Material: Concrete

Poor condition: Bollard lights determined to be in poor condition typically exhibit moderate to advanced wear or other signs of age. Timeline for replacement can often be determined by outdated style. At this stage, replacement for aesthetic reasons may still be warranted even if lights are functional.

Inspected during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout property. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 11,700

Worst Case: \$ 14,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Building Exteriors

Comp #: 2303 Exterior Lights - Replace

Quantity: Approx (140) Lights

Location: Building exterior

Funded?: Yes.

History:

Comments: Approximate Fixture Count -

(20) at Roof

(120) at Walkways

Poor condition: Exterior lights determined to be in poor condition may exhibit more advanced signs of wear and age, and/or have become outdated and are no longer appropriate for local aesthetic standards.

Observed during daylight hours, but assumed to be in functional operating condition. As routine maintenance, clean by wiping down with an appropriate cleaner, change bulbs and repair as needed. Best practice is to plan for replacement of all lighting together at roughly the time frame below for cost efficiency and consistent quality/appearance throughout development. Should be coordinated with exterior painting projects whenever possible. Individual replacements should be considered an Operating expense. If available, an extra supply of replacement fixtures should be kept on-site to allow for prompt replacement.

Useful Life:
24 years

Remaining Life:
8 years



Best Case: \$ 12,600

Worst Case: \$ 15,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2305 Garage Lights - Replace

Quantity: Approx (80) Lights

Location: Throughout parking garage

Funded?: Yes.

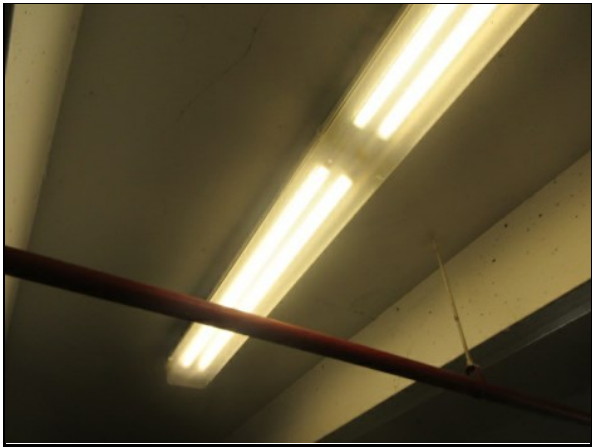
History:

Comments: Poor condition: Garage lights determined to be in poor condition typically exhibit more advanced wear or other signs of age, and/or may be inadequate for the size and layout of the garage.

Garage lighting has a lower aesthetic priority but is important for safety. Should be inspected regularly to ensure that all areas are adequately lit. Fixtures are typically high-output and sometimes have shorter life expectancies due to constant usage. Individual fixtures should be replaced as an Operating expense, but we recommend planning for comprehensive replacement of all together at the approximate interval shown here.

Useful Life:
24 years

Remaining Life:
8 years



Best Case: \$ 25,200

Worst Case: \$ 30,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Swimming Pool - Resurface

Quantity: (1) Pool

Location: Pool deck (interior surfaces of pool)

Funded?: Yes.

History: Re-finished swimming pool in 2022 at \$43,500 (per information provided)

Comments: Approximate Footprint: 1,100 GSF

Waterline Perimeter: 140 LF

Number of Ladders: (2)

Number of Railings: (1)

Depth Range: 3'0" to 6'0"

Fair condition: Swimming pools determined to be in fair condition typically exhibit some color fade/discoloration, and roughening of the surface, often more noticeable in the shallow areas and/or at steps. Waterline tiles are in fair condition. Generally believed to be aging normally.

Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily. Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Client.

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 34,000

Worst Case: \$ 53,000

Lower estimate to resurface

Higher estimate

Cost Source: Client Cost History

Mechanical/Electrical/Plumbing

Comp #: 2501 Intercom/Entry System - Replace

Quantity: (1) Intercom

Location: Lobby entrance

Funded?: Yes.

History: Installed in 2021 for \$5,843 (per information provided)

Comments: Manufacturer: Linear

Fair condition: Intercom/tele-entry systems in fair condition typically exhibit moderate surface wear and signs of age, but are still functional and serviceable.

Access/intercom system was not inspected internally during site inspection. Systems should be checked and repaired as-needed by servicing vendor as routine maintenance. Individual components can often be replaced for relatively low cost as an Operating expense. Based on evident aesthetic conditions and typical functional life expectations for intercom/entry systems, we recommend that the client plan for complete replacement at the approximate interval shown below. The client should track and report all repair/replacement expenditures during future engagements. This component should then be re-evaluated during future Reserve Study updates based on the most current information and conditions available at that time.

Useful Life:
10 years

Remaining Life:
7 years



Best Case: \$ 6,000

Worst Case: \$ 7,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History, plus Inflation

Comp #: 2503 Access Control System - Replace

Quantity: (1) System

Location: Entrances to building, amenity areas, etc.

Funded?: Yes.

History:

Comments: Card/fob reader devices are assumed to be functional. Minimal or no subjective/aesthetic value for this component. Individual readers can often be replaced as an Operating expense due to damage or localized failures. Due to use, exposure, and advancements in technology, we recommend to plan for replacement of devices and control system at the approximate interval shown below. To ensure a functional, compatible system and obtain better pricing, plan on replacing all devices together as one project. Any partial repair and/or replacement expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 22,500

Worst Case: \$ 27,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2511 Barrier Arm Operators - Replace

Quantity: (2) Operators

Location: Gated entrance
Funded?: Yes.
History:
Comments: Manufacturer: Liftmaster
Model: MAT-DC-BB3
Manufacture Date: 2018 & 2019

Minimal or no subjective/aesthetic value for this component. Barrier arm operators should be inspected and repaired as-needed by servicing vendor to maintain functionality. Useful life is based primarily on normal expectations for service/performance life in this location. However, life expectancy can vary based on level of use, exposure to the elements, level of preventive maintenance, etc. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Funding recommendation is primarily for the motor/mechanical unit, not the arm itself, which is generally replaced as an Operating/maintenance expense as-needed.

Useful Life:
15 years

Remaining Life:
9 years



Best Case: \$ 10,400

Worst Case: \$ 12,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2513 Elevators - Modernize**Quantity: (4) Elevators**

Location: Elevator room, elevator cabs

Funded?: Yes.

History: Modernized in 2006 (per information provided)

Comments: Elevator Type: Traction

Manufacturer: Schindler

Number of Stops: (23)

Elevators should be inspected regularly and tested as a preventive maintenance expense. A modernization project typically includes replacement/upgrade of controller, mechanical door equipment, push-button fixtures, and minor electrical work or fire alarm work by others (such as code-required changes, etc.). Traction elevators may require replacement of the hoist machine and hydraulic elevators may require replacement of the hydraulic pumping unit, but replacement depends on the functionality, age, and integration potential of the respective systems. We recommend thorough evaluation of these components by qualified professionals in order to determine whether they will need to be included with the scope of work for modernization. Elevator vendors typically recommend modernization cycles every 20-30 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval will typically vary depending on level of use, maintenance, availability of replacement parts, etc. For coastal properties or those where the elevator equipment is more exposed to environmental factors, useful life can be closer to 15-20 years. Properties with higher levels of use and/or instances of vandalism can also experience shorter useful lives. When remaining useful life is below 5 years, we recommend beginning discussion with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned proactively, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated during future Reserve Study updates depending on scopes of work (such as unpredictable electrical/fire safety code changes, machinery replacement, etc.) and should be monitored during future Reserve Study updates.

Useful Life:
25 years

Remaining Life:
7 years



Best Case: \$ 1,620,000

Worst Case: \$ 1,980,000

Lower estimate to modernize

Higher estimate

Cost Source: AR Cost Database

Comp #: 2517 Elevator Cabs - Remodel

Quantity: (4) Cabs

Location: Elevator cabs

Funded?: Yes.

History:

Comments: Fair condition: Elevator cabs determined to be in fair condition typically exhibit normal signs of wear and age, such as scuffing and surface wear to flooring and wall paneling, but remain generally clean and without any signs of advanced wear or damage. At this stage, aesthetic standards are still being upheld and cabs are aging normally overall.

This component recommends budgeting for periodic remodeling of the elevator cab interior to ensure good physical condition and maintain aesthetic standards of the property. Timing of this elective project is ultimately at the discretion of the Client, but ideally should be coordinated with mechanical modernization to minimize downtime. Cost can vary greatly depending upon chosen design, and our estimates assume remodeling to a similar standard as currently in place. If higher quality standards are being considered, cost estimate increases may need to be incorporated into future updates. A general allowance based upon our experience and consultation with elevator vendors is shown below for budgeting purposes, but any new information or cost estimates should be incorporated into future Reserve Study updates when known.

Useful Life:
25 years

Remaining Life:
7 years



Best Case: \$ 72,000

Worst Case: \$ 88,000

Lower estimate to remodel

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC (24th Baths/Hallway) - Replace**Quantity: (1) System**

Location: 24th Floor Bathrooms/Hallway

Funded?: Yes.

History:

Comments: System Type: WSHP

Manufacturer: FHP

Size/Capacity: 1.5-Tons

Manufacture Date: 2011

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. We recommend that routine repairs and maintenance such as filter replacements, system flushing, etc. be budgeted as an Operating expense. Useful life can often be extended with proactive service and maintenance. Remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Funding estimates shown below are for system(s) with same type and size/capacity as the current system. For split systems, we recommend budgeting to replace the entire system (condensing unit and air handler) together in order to obtain better unit pricing and ensure maximum efficiency, refrigerant compatibility, etc. If additional costs are expected during replacement, such as for system reconfiguration or expansion, ductwork repairs, electrical work, etc. costs should be re-evaluated and adjusted as needed during future Reserve Study updates.

Useful Life:
15 years

Remaining Life:
2 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC (Club 2005-2008) - Replace

Quantity: (1) System

Location: Club Room
Funded?: Yes.
History:
Comments: System Type: WSHP
Manufacturer: FHP/Climatemaster
Size/Capacity: 2.5-Tons
Manufacture Date: (1) 2005, (2) 2008

Please refer to the prior component (#2522) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 17,000

Worst Case: \$ 22,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC (Club 2016) - Replace

Quantity: (4) Systems

Location: Club Room
Funded?: Yes.
History:
Comments: System Type: WSHP
Manufacturer: FHP/Climatemaster
Size/Capacity: 2.5-Tons
Manufacture Date: (1) 2016

Please refer to the prior component (#2522) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 6,000

Worst Case: \$ 7,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC (Conference Room) - Replace

Quantity: (1) System

Location: Conference Room
Funded?: Yes.
History:
Comments: System Type: WSHP
Manufacturer: FHP
Size/Capacity: 5-Tons
Manufacture Date: 2009

Please refer to the prior component (#2522) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC (Elevator) - 1/4 Replace**Quantity: (4) Systems**

Location: Elevator Rooms

Funded?: Yes.

History: (1) Replaced in 2021 (per client vendor)

Comments: System Type: Mini Split

Various manufacturers and installation dates. As such, this component is indicative of an allowance to replace (1) of (4) HVACs every 3 years.

Please refer to the prior component (#2522) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
3 years

Remaining Life:
0 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC (Gym) - Replace**Quantity: (1) System**

Location: Gym

Funded?: Yes.

History: Replaced in 2023 for \$7,385 (per information provided)

Comments: Please refer to the prior component (#2522) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
14 years



Best Case: \$ 6,385

Worst Case: \$ 8,385

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2522 HVAC (Library) - Replace

Quantity: (1) System

Location: Library
Funded?: Yes.
History: Library AC was replaced in 2020 for \$9,184 (per information provided)
Comments: System Type: WSHP
Manufacturer: Carrier
Size/Capacity: 5-Tons
Manufacture Date: 2020

Please refer to the prior component (#2522) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
11 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History, plus Inflation

Comp #: 2522 HVAC (N. Lobby) - Replace

Quantity: (1) System

Location: North Lobby
Funded?: Yes.
History:
Comments: System Type: WSHP
Manufacturer: FHP
Size/Capacity: 5-Tons
Manufacture Date: 2010

Please refer to the prior component (#2522) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
1 years



Best Case: \$ 10,000

Worst Case: \$ 14,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC (S. Lobby) - Replace

Quantity: (1) System

Location: South Lobby
Funded?: Yes.
History:
Comments: System Type: WSHP
Manufacturer: FHP
Size/Capacity: 10-Tons
Manufacture Date: 2016

Please refer to the prior component (#2522) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
7 years



Best Case: \$ 20,300

Worst Case: \$ 24,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2531 Boiler (Space Heating) - Replace

Quantity: (1) Boiler

Location: Rooftop at North Side
Funded?: Yes.
History:
Comments: Manufacturer: Laars
Model: Mighty Therm
Manufacture Date: 2009

Boiler should be inspected and evaluated regularly by servicing vendor. Treat routine repairs/maintenance as an Operating expense. Minimal or no subjective/aesthetic value for this component. Useful life can often be extended with proactive service and maintenance. Lower than average use expected in southeastern climates, so useful life has been extended accordingly. In some cases, replacement is warranted due to lack of available replacement parts, or to upgrade to more efficient technology. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2537 Cooling Tower - Refurbish

Quantity: (1) Tower

Location: Building rooftop at North Side
Funded?: Yes.
History: Refurbished cooling tower in 2018 at a cost of 29,000 (per information provided).
Comments: Manufacturer: Marley
Manufacture Date: 1994

At periodic intervals, typically every 7-10 years, cooling tower refurbishment projects should be anticipated. Refurbishment can often include replacement of the tower's moving parts such as fan and gearbox, as well as the PVC fill. To ensure proper water quality and prolong useful life of the tower, we recommend ongoing monitoring and service by professional vendors. Costs can vary depending on scope of work; we recommend budgeting for refurbishment at the approximate interval shown here. Actual project costs should be tracked and incorporated into future Reserve Study updates as appropriate.

Useful Life:
7 years

Remaining Life:
1 years



Best Case: \$ 36,500

Worst Case: \$ 44,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2538 Cooling Tower - Replace

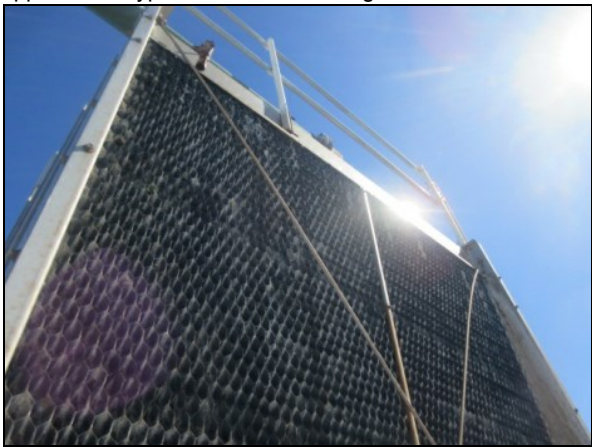
Quantity: (1) Tower

Location: Building rooftop at North Side
Funded?: Yes.
History:
Comments: Manufacturer: Marley
Manufacture Date: 1994

Minimal or no subjective/aesthetic value for this component. Cooling tower should be inspected and serviced regularly throughout its life cycle to ensure optimal performance and attain a full useful life. Individual component parts (fan motors, etc.) should be replaced as an Operating expense. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. When evaluating replacement options, higher priority should be given to durable materials (i.e. stainless steel) in order to reach a longer useful life. Replacement cost estimates shown here are based on replacement with tower of same approximate type and nominal tonnage.

Useful Life:
35 years

Remaining Life:
8 years



Best Case: \$ 500,000

Worst Case: \$ 800,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2539 Condenser Water Pump – Replace

Quantity: (1) Pump

Location: Mechanical room at Garage

Funded?: Yes.

History: Installed in 2019 (per information provided)

Comments: Manufacturer: WEG

Pump/Motor Count: (1) 40-HP

Manufacture Dates: 2018

(1) Jockey Pump

Minimal or no subjective/aesthetic value for this component. Pump motor replacements should ideally be coordinated with replacement of other HVAC equipment whenever possible to minimize downtime and obtain better pricing for installation, etc. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, consideration with coordination of HVAC equipment, and assuming normal amount of usage and good preventive maintenance. Costs to replace are based on replacement with the same size motor(s) plus an allowance for service and refurbishment/rebuilding of overall pump assembly. In some cases, complete replacement of entire pump assembly may be warranted, and if required, costs should be incorporated into future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 22,500

Worst Case: \$ 27,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2540 Variable Frequency Drive - Replace

Quantity: (1) VFD

Location: Mechanical room (Rooftop)

Funded?: Yes.

History:

Comments: Manufacturer: Danfoss

Serial Number: 19602Y376

Manufacture Date: 2016

Variable frequency drives (AKA variable speed drives) are used to control electrical motor output for mechanical equipment when full power is not required at all times. Should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Unless otherwise noted, assumed to be functional and in good condition. Plan to replace at the approximate interval shown below. The "payback" period for these systems, measured in energy savings, is often a fraction of the design life of the unit itself. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
20 years

Remaining Life:
12 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2542 Trash Chutes - Replace

Quantity: (4) Chutes, (23) Floors

Location: Throughout building

Funded?: Yes.

History:

Comments: Interior analysis of trash chutes is not within the scope of a Reserve Study. In our experience, useful life should be very long under normal circumstances, possibly indefinite. We recommend that routine inspections and minor local repairs be completed as needed and funded through the Operating budget. In some cases, especially in coastal locations, complete replacement is recommended by industry professionals with an average life of approximately 40-50 years. We recommend further inspection by qualified contractors in order to determine a scope of work and timeline for replacement. Based on available information at this time, we recommend financially preparing for complete replacement at the approximate timeline shown below. However, this component should be re-evaluated during future Reserve Study updates based on any new information obtained by the Client regarding conditions and cost estimates.

Useful Life:
60 years

Remaining Life:
11 years

No Photo Available

Best Case: \$ 540,000

Worst Case: \$ 660,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Surveillance System - Replace

Quantity: (2) Systems, (32) Cameras

Location: Throughout property

Funded?: Yes.

History:

Comments: Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Unless otherwise noted, costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 41,000

Worst Case: \$ 50,200

Lower allowance to upgrade/replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2558 Exit/Emergency Fixtures - Replace

Quantity: Approx (190) Fixtures

Location: Throughout common areas

Funded?: Yes.

History:

Comments: Approximately Fixture Count -
(190) Exit/Emergency Combination Fixtures

Exit signs and/or emergency lights were not tested for functionality during site inspection. Replacement of individual signs can be included within the general maintenance and repair category of the Operating budget. Large-scale replacement of most (or all) fixtures may be warranted at some point and should ideally be coordinated with other life-safety components (i.e. fire alarm components) or with aesthetic projects (such as painting or light replacement). Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Funding shown below assumes replacement with fixtures comparable to those currently in place. However, there is a wide variety of fixture styles available, with a wide range of associated costs. As such, the Client should track and report replacement costs as well as any future upgrade anticipations. This component should then be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 34,200

Worst Case: \$ 41,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2575 Domestic Water System - Replace

Quantity: (1) System

Location: Mechanical room

Funded?: Yes.

History: Domestic Pump retrofit to be done in 2023 for \$60,455 (per information provided)

Comments: Control Manufacturer: Paco

Pump/Motor Count: (2) 15-HP

Manufacture Date: 2008

Water pumps and control system should be inspected regularly and repaired as-needed by servicing vendor or maintenance staff to ensure proper function and optimal performance. Pumps should have an electronic controller or variable frequency drives to optimize output, minimize energy consumption and prolong life expectancy. Minor repairs such as pump motor replacements, electronic system parts, etc. should be considered an Operating expense. Plan to replace the entire system at the approximate interval shown below based on our experience and research with similar systems. Total life span can vary based on level of use, preventive maintenance, quality of materials and installation, etc. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 50,000

Worst Case: \$ 70,900

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Amenities

Comp #: 2701 Interior Surfaces - Repaint**Quantity: Approx 117,000 GSF**

Location: Interior common areas

Funded?: Yes.

History:

Comments: Fair condition: Interior areas determined to be in fair condition typically exhibit some minor, routine marks and scuffs, small sections of peeling paint, etc. Overall appearance is satisfactory.

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 121,000

Worst Case: \$ 148,000

Lower estimate to repaint

Higher estimate

Cost Source: AR Cost Database

Comp #: 2705 Interior Lights - Replace

Quantity: Approx (220) Lights

Location: Interior common areas

Funded?: Yes.

History:

Comments: Fair condition: Interior lights determined to be in fair condition typically exhibit routine signs of age, if any. Style/type is still appropriate for the aesthetic standards of the property.

As routine maintenance, inspect, repair and change bulbs as needed. Best practice is to coordinate at same time as other interior projects (especially painting) whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. A wide variety of fixture styles is available; unless otherwise noted, funding recommendations are based on replacement with comparable quality fixtures.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 29,700

Worst Case: \$ 36,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2709 Tile Flooring - Replace

Quantity: Approx 56,200 GSF

Location: Interior common areas

Funded?: Yes.

History:

Comments: Fair condition: Interior tile flooring determined to be in fair condition typically exhibits some routine signs of wear and age, possibly including sporadic cracks and damaged grout. Style is still appropriate, but tile is showing more noticeable signs of deterioration.

As part of ongoing maintenance program, inspect regularly and repair or replace damaged sections as needed. If available, best practice is to keep a collection of replacement tiles on hand for partial replacements. With ordinary care and maintenance, tile in interior locations can last for an extended period of time, but replacement is often warranted eventually to enhance and restore aesthetic appeal in the common areas. Replacement costs can vary greatly depending on size and type of tiles selected. Our recommendation is to replace at the approximate schedule shown here.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 506,000

Worst Case: \$ 618,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database



Comp #: 2721 Mailboxes - Replace

Quantity: Approx (155) Boxes

Location: Lobby
Funded?: Yes.
History:

Comments: Poor condition: Mailboxes determined to be in poor condition typically exhibit more advanced signs of wear and age, and in some cases, issues with boxes not closing and locking properly. Even if physical conditions are satisfactory, severely outdated types should be considered for replacement for aesthetic reasons.

Clean and inspect regularly, change lock cylinders, lubricate hinges and repair as needed from Operating budget. Metal mailbox structures located inside protected interior areas can have very long life expectancies. In our experience, it is prudent to expect replacement at the approximate interval shown below in order to maintain good appearance consistent with other interior areas. Timing of replacements is ultimately subjective. Best practice is to coordinate with other interior projects such as lobby remodeling or replacement of other FF&E.

Useful Life:
30 years

Remaining Life:
5 years



Best Case: \$ 10,000

Worst Case: \$ 14,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2725 Fitness Room - Remodel

Quantity: Lump Sum Allowance

Location: Fitness room interior

Funded?: Yes.

History: Floor replaced in 2021 (per information provided)

Comments: Approximate Room Measurements/FF&E Count -
1,030 GSF of Rubber Flooring

(1) Water Fountains

(1) Weight Scale

Fair condition: Fitness rooms determined to be in fair condition typically exhibit routine signs of wear and age. Flooring typically shows some deterioration, but remains consistent overall and provides good cushion/support for users. Furnishings may be slightly dated at this stage but are still functional and serviceable.

Fitness room should be remodeled at the approximate interval shown here in order to maintain good appearance and functionality. In our experience, the scope of work for remodeling may include replacement or addition of some or all of the following: flooring, lighting, mirrors, water fountains, TVs, etc. Unless otherwise noted, costs are based on replacement of like kind and quantity, and does not factor in any major structural or other sub-surface changes. In our experience, best practice is often to coordinate remodeling with other projects, such as remodeling of other amenity areas, or with replacement of exercise equipment.

Useful Life:
15 years

Remaining Life:
12 years



Best Case: \$ 15,500

Worst Case: \$ 18,900

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2727 Fitness Eqpmt (Cardio) -Replace

Quantity: (6) Pieces

Location: Fitness room

Funded?: Yes.

History:

Comments: Fitness (Cardio) Equipment Count -

(3) Treadmills

(2) Ellipticals

(1) Exercise Bike

Poor condition: Cardio machines/equipment determined to be in poor condition typically exhibit advanced signs of wear and usage, such as rusting on exposed surfaces, deterioration at handgrips, malfunctioning electronics, etc. If equipment is still in usable physical condition, replacement may still be warranted in order to upgrade to more modern technology that would be more appropriate for the property.

Equipment was not tested at time of inspection and our observations do not make any judgement about safety of the equipment. In our experience, cardio equipment tends to have a shorter useful life overall than strength equipment due to reliance on more electronic components, more moving parts, and obsolescence due to advancements in technology. Inspect regularly, clean for appearance, maintain and repair promptly as needed from Operating budget to ensure safety. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality. Unless otherwise noted, costs are based on replacement with similar quality standard and quantity/types of equipment.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 32,200

Worst Case: \$ 39,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2728 Fitness Eqpmt (Strength) - Replace

Quantity: (11) Pieces

Location: Fitness room

Funded?: Yes.

History:

Comments: Fitness (Strength) Equipment Count -

(8) Single-Exercise Machines

(1) Multi-Exercise Machine

(1) Dumbbell Rack

(1) Fixed/Adjustable Bench

Poor condition: Strength/resistance equipment determined to be in poor condition typically exhibits advanced signs of wear and usage, such as deterioration at seats and handgrips, and at moving parts such as pulleys, cables, etc. If equipment is still in usable physical condition, replacement may still be warranted in order to upgrade to more modern technology that would be more appropriate for the property.

Equipment was not tested at time of inspection and our observations do not make any judgement about safety of the equipment. Strength equipment often has a longer useful life than cardio equipment, so it has been listed separately. However, many clients still choose to replace all fitness equipment together on the same cycle. Equipment should be inspected periodically for safety and functional concerns. Cost estimates shown here are based on replacement with the same approximate types and quantities of existing assets.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 32,100

Worst Case: \$ 39,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2741 Clubhouse - Part'I Remod. Allowance

Quantity: Lump Sum Allowance

Location: 24th Floor

Funded?: Yes.

History:

Comments: Approximate Measurements/FF&E Count -

(1) Sofa

(14) Lounge Chairs

(2) Area Rugs

(2) Coffee Tables

(5) Side Tables

(2) Dining Tables

(14) Dining Chairs

(3) Display Tables

(1) Barstool

Various Artworks

At Kitchen

(1) Oven

(1) Dishwasher

(1) Sink

(1) Refrigerator

(1) Microwave

Fair condition: Clubhouse interiors determined to be in fair condition typically exhibit good physical characteristics, but style may be becoming outdated at this stage. Serviceable condition overall, but some assets may be nearing appropriate time for replacement.

Clubhouse interiors should be periodically remodeled/rejuvenated to maintain good property values. Funding amounts shown here are not based on complete replacement of all finishes, fixtures and furnishings at one time. Rather, an allowance for partial replacements and other aesthetic changes is recommended here, which may include but are not limited to painting, flooring replacements, replacement or upgrade of assets such as furniture, artwork, window treatments, misc. decorative items, etc. Costs can vary greatly depending on the type and scope of projects anticipated. Recommendation shown below is based on our experience with similar properties.

Useful Life:

10 years

Remaining Life:

5 years



Best Case: \$ 36,000

Worst Case: \$ 44,000

Lower allowance for misc. remodeling/update projects

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathroom/Sauna @ Roof - Remodel

Quantity: (2) Bathrooms

Location: Adjacent to pool deck

Funded?: Yes.

History:

Comments: Men's bathroom noted to include approximately 250 GSF of tile flooring, 520 GSF of wall tile, (2) sinks, (1) toilet, (1) urinal, (2) showers and (1) sauna. Women's bathroom assumed to be of similar size, style, and condition.

Poor condition: Bathrooms determined to be in poor condition typically exhibit more advanced wear and tear. In other cases, even if bathroom is clean and serviceable, remodeling may be warranted if finishes and fixtures have become outdated or are otherwise not up to the aesthetic standards of the community.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Costs can vary greatly depending on scope of work involved. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
20 years

Remaining Life:
1 years



Best Case: \$ 54,000

Worst Case: \$ 66,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms (Gym) - Remodel

Quantity: (2) Bathrooms

Location: Penthouse Level

Funded?: Yes.

History:

Comments: Men's bathroom noted to include approximately 220 GSF of tile flooring, 500 GSF of wall tile, (1) sink, (1) toilet, (1) urinal and (2) showers. Women's bathroom assumed to be of similar size, style, and condition.

Poor condition: Bathrooms determined to be in poor condition typically exhibit more advanced wear and tear. In other cases, even if bathroom is clean and serviceable, remodeling may be warranted if finishes and fixtures have become outdated or are otherwise not up to the aesthetic standards of the community.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Costs can vary greatly depending on scope of work involved. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 35,000

Worst Case: \$ 45,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms (Lobby) - Remodel

Quantity: (2) Bathrooms

Location: Lobby
Funded?: Yes.
History:

Comments: Men's bathroom noted to include approximately 90 GSF of tile flooring, 180 GSF of wall tile, (1) sink, (1) toilet, (2) urinals. Women's bathroom assumed to be of similar size, style, and condition.

Fair condition: Bathrooms determined to be in fair condition typically exhibit some light to moderate signs of use and age. Finishes are clean but showing some wear. All fixtures are assumed to be functional, but may be becoming outdated at this stage. Generally in serviceable condition.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Costs can vary greatly depending on scope of work involved. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 35,000

Worst Case: \$ 45,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2750 Lobby - Partial Remodel

Quantity: Lump Sum Allowance

Location: Main entry to building

Funded?: Yes.

History: Replaced furniture in 2023 at a cost of \$8,000 (per information provided).

Comments: Approximate Room Measurements/FF&E Count -

- (2) Sofas
- (8) Lounge Chairs
- (2) Area Rugs
- (4) Floor Lamps
- (2) Display Tables
- (4) Artworks
- (1) Guard Desk

Fair condition: Lobbies determined to be in fair condition typically exhibit normal, routine signs of age. At this stage, physical conditions are still good, but design/aesthetic may be becoming dated.

Periodic lobby remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Typical projects often include replacement of finishes and furnishings, artwork, lighting, etc. Life estimates can vary greatly depending on level of usage and subjective preferences of Client. Costs can vary greatly depending on scope of work and types of materials selected for replacement. Some clients choose to work with design personnel to maintain a coordinated, attractive aesthetic. Funding recommendation shown here is for remodeling to an appropriate standard for this Client. Life and cost estimates should be re-evaluated during future Reserve Study updates based on any new information obtained.

Useful Life:
10 years

Remaining Life:
9 years



Best Case: \$ 22,500

Worst Case: \$ 27,500

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2751 Elevator Landings - Remodel
Location: Common areas at each elevator landings
Funded?: Yes.
History:
Comments: Approximate Measurements/FF&E Count -
(76) Display Tables
(152) Artworks

Quantity: (76) Landings

Fair condition: Elevator landings determined to be in fair condition typically exhibit normal, routine signs of age. At this stage, physical conditions of furnishings and finishes are still good, but design/aesthetic may be becoming dated.

Typical projects often include replacement of finishes and furnishings, artwork, lighting, etc. Life estimates can vary greatly depending on level of wear and the subjective preferences of Client. Costs can vary greatly depending on scope of work and types of materials selected for replacement. Some clients choose to work with design personnel to maintain a coordinated, attractive aesthetic. Funding recommendation shown here is for remodeling to an appropriate standard for this Client. Life and cost estimates should be re-evaluated during future Reserve Study updates based on any new information obtained.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 66,000

Worst Case: \$ 86,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2752 Office - Remodel

Quantity: Lump Sum Allowance

Location: Adjacent to lobby

Funded?: Yes.

History:

Comments: Approximate Room Measurements/FF&E Count -
250 GSF of Tile Flooring

(2) Desks/Workstations

(2) Office Chairs

Fair condition: Offices determined to be in fair condition typically exhibit some routine signs of wear and tear, but no unusual or advanced deterioration. FF&E is in serviceable condition with no unusual conditions observed or reported by staff.

Periodic office remodeling is prudent in order to maintain an attractive, functional workspace for personnel. Typical projects often include replacement of room finishes and furnishings, and may also include replacement of IT equipment, phones, office supplies, storage units, etc. Life estimates can vary greatly depending on level of use and preferences of Client. If the office is used as a "public" area for hosting potential buyers and other important visitors, remodeling should be a high priority. Schedule and cost estimates should be re-evaluated during future Reserve Study updates and adjusted as needed based on any new information obtained.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 7,500

Worst Case: \$ 12,500

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2753 Library - Remodel

Quantity: Lump Sum Allowance

Location: Adjacent to lobby
Funded?: Yes.
History:
Comments: Approximate Room Measurements/FF&E Count -
110 GSY of Carpeting
(1) Sofa
(2) Loveseats
(2) Lounge Chairs
(2) Table Lamps
(1) Table
(5) Chairs
(1) Display Table
Various Bookshelves

Fair condition: Meeting/social rooms determined to be in fair condition typically exhibit some signs of wear and tear, but no unusual or advanced deterioration. FF&E is still serviceable and consistent, not detrimental to desired aesthetic standards.

Social rooms should be considered a significant aesthetic priority, even if use is minimal. Costs to remodel shown here may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2757 Conference Room - Remodel

Quantity: Lump Sum Allowance

Location: Lobby Level

Funded?: Yes.

History:

Comments: Approximate Room Measurements/FF&E Count -
60 GSY of Carpeting

(8) Tables

(37) Chairs

(1) Television

Fair condition: Business centers determined to be in fair condition typically exhibit some light signs of wear, but no unusual or advanced problems. Edges of tables and chairs often show signs of light surface wear, especially if used frequently. If present, computers, printers and other IT equipment is believed to be functional.

In some cases, business center areas may be a lower aesthetic priority than other amenities, depending on the level of usage and subjective standards of the property. Business center remodeling typically includes refurbishment or replacement of (as applicable) desks/workstations, IT equipment, furnishings, lighting, decor, etc. Should ideally be coordinated with other amenity areas or staff offices, if present. Scope of work can vary greatly—unless otherwise noted, costs shown here are based on replacement with comparable quality and quantity of existing assets.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2763 Pool Deck Furniture - Replace

Quantity: Approx (58) Pieces

Location: Pool deck

Funded?: Yes.

History:

Comments: Construction Type/Style: Strapped

Approximate Furniture Count -

(22) Chaise Lounge Chairs

(12) Drink Tables

(3) Dining Tables

(18) Dining Chairs

(3) Umbrellas

Poor condition: Pool deck furniture determined to be in poor condition typically exhibits more advanced physical wear and tear, and/or is inconsistent and outdated, no longer acceptable for the standards of the property.

We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety. Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Individual pieces can be replaced as needed each year as an Operating expense. Costs can vary greatly based on quantity and type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life:

8 years

Remaining Life:

0 years



Best Case: \$ 11,900

Worst Case: \$ 14,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2772 Pool Deck Lights - Replace

Quantity: Approx (49) Lights

Location: Pool deck
Funded?: Yes.
History:
Comments: Approximate Height: 8 ft.
Post Material: Fiberglass

Poor condition: Pool deck lights determined to be in poor condition typically exhibit moderate to advanced wear or other signs of age. Timeline for replacement can often be determined by outdated style. At this stage, replacement for aesthetic reasons may still be warranted even if lights are functional.

Lighting around the pool deck should be inspected regularly to ensure adequate brightness at night for safety. Replacement is often coordinated with other exterior or site lighting, or with pool fence or other components in this area. Cost shown are based on replacement with comparable size and design standards.

Useful Life:
20 years

Remaining Life:
3 years



Best Case: \$ 52,900

Worst Case: \$ 64,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database



Comp #: 2781 Pool Heater - Replace

Quantity: (1) Heater

Location: Exposed location adjacent to pool deck

Funded?: Yes.

History:

Comments: Manufacturer: Jandy

Capacity: 400k BTU

Installation Date: 2021

Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Internal components were not analyzed during our site inspection. Many clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life:
5 years

Remaining Life:
2 years



Best Case: \$ 5,000

Worst Case: \$ 7,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database