

Symphony Master Association, Inc.

Fort Lauderdale, Florida

Report # 454



STRUCTURAL INTEGRITY RESERVE STUDY / RESERVE STUDY

PREPARED BY

INDEPENDENT WORKS, LLC.

DUNEDIN, FLORIDA 34698

FOR PERIOD: January 1, 2025– December 31, 2025

January 22, 2025

Symphony Master Association, Inc.
Attn: Ms. Angela Panzardi, Property Manager
C/o Castle Group
600 West Las Olas Boulevard
Fort Lauderdale, FL 33312

Dear Ms. Panzardi,

On August 1st, 2024, we completed an on-site inspection of Symphony Master Association, Inc.'s structural integrity reserve study and standard reserve study items. We also utilized information provided by the association representatives. At a minimum, a structural integrity reserve study must identify the common areas being inspected, state the estimated remaining useful life and estimated replacement cost or deferred maintenance expense of the common areas being visually inspected, and provide a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each common area being visually inspected by the end of the remaining useful life of each common area component.

Respectfully submitted,
Independent Works, LLC.

Margery Schultz, RS #319
Reserve Specialist, Community Associations Institute

FLORIDA STATUTORY REQUIREMENTS

A structural integrity reserve study is based on a visual inspection of the condominium property. A structural integrity reserve study may be performed by any person qualified to perform such study. However, the visual inspection portion of the structural integrity reserve study must be performed or verified by an engineer licensed under chapter 471, an architect licensed under chapter 481, **or a person who is certified as a reserve specialist** or professional reserve analyst by the Community Associations Institute or the Association of Professional Reserve Analysts.

A residential condominium association must have a structural integrity reserve study completed at least every 10 years after the condominium's creation for each building on the condominium property that is three stories or higher in height as determined by the Florida Building Code which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:

- a. Roof
- b. Structural Systems
- c. Fireproofing & Fire Protection Systems
- e. Plumbing Systems
- f. Electrical Systems
- g. Exterior Painting & Waterproofing
- h. Common Area Windows & Doors

i. Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed in sub-subparagraphs a.-h. sub-subparagraphs a.-i., as determined by the licensed engineer or architect performing the visual inspection portion of the structural integrity reserve study.

REPORT FINDINGS:

Total 2025 Recommended contribution: NON-SIRS \$264,074 + SIRS \$180,004 = \$444,080

NON-SIRS – POOLED FUNDING ANALYSIS

Our recommended annual reserve funding contribution amount (2025): \$ 264,074

SIRS ANALYSIS RESULTS – POOLED FUNDING ANALYSIS

Our recommended annual reserve funding contribution amount (2025): \$ 180,004

TOTAL FUNDING \$ 444,080

PROJECTED COMPONENT CATEGORIES AND PARAMETERS

1. Building Exteriors
2. Common Area Interiors
3. Mechanical Systems
4. Pool & Deck
5. Site Improvements

6. SIRS-Common Windows & Doors
7. SIRS-Electrical Systems
8. SIRS-Exterior Paint & Waterproofing
9. SIRS-Electrical Systems
10. SIRS-Fire Alarm & Fireproofing
11. SIRS-Plumbing Systems
12. SIRS-Roofing
13. SIRS-Structural Systems

Symphony Master Association, Inc.
January 1, 2025

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PROPERTY AND PROJECT DESCRIPTION

The Symphony Master Association, Inc., a residential development located in Fort Lauderdale, Florida. The property was constructed in 2005. The north association has a 22-story tower that contains a total of 187 units. The property also includes a South association and a master association. The Symphony South Association is a 22-story tower that contains a total of 151 residential units that is part of a 338 total unit association.

The community is comprised of a master association that includes a parking garage, and amenities. The master association is responsible for the master structures, i.e. guard house, pool building, gazebo and lobby entry roofs and exterior building components, master building mechanical, fire, electric, plumbing and access systems, an office and amenity interior finishes, bathrooms, fitness equipment, furniture, elevator, lighting, flooring and various other miscellaneous interior components.

The master also included the pool & spa and related systems, pool deck, level 7 deck, site components including parking garage, pavement, boat dock/marina, fountains, outdoor furniture and other miscellaneous site improvements for the use of the community residents.

EXECUTIVE SUMMARY

PROPERTY DATA

Property Name: Symphony Master Association, Inc.
Property Location: Fort Lauderdale, Florida
Property Type: Condominium Association

Report Run Date: January 22, 2025
Budget Year Begins: January 1, 2025
Budget Year Ends: December 31, 2025

PROJECTED COMPONENT CATEGORIES AND PARAMETERS

1. Building Exteriors
2. Common Area Interiors
3. Mechanical Systems
4. Pool & Deck
5. Site Improvements

6. SIRS-Common Windows & Doors
7. SIRS-Electrical Systems
8. SIRS-Exterior Paint & Waterproofing
9. SIRS-Fire Alarm & Fireproofing
10. SIRS-Plumbing Systems
11. SIRS-Roofing
12. SIRS-Structural Systems

Total current cost of all reserve components in reserve analysis:	\$ 8,472,706
Estimated beginning reserve fund balance for reserve analysis:	\$ 1,355,136
Total number of components scheduled for replacement in the 2025 budget year:	5
Total cost of components scheduled for replacement in the 2025 budget year:	\$ 572,955

NON-SIRS –POOLED FUNDING RECOMMENDATION

Our recommended annual reserve funding contribution amount (2025):	\$ 264,074
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SIRS ANALYSIS RESULTS – POOLED FUNDING RECOMMENDATION

Our recommended annual reserve funding contribution amount (2025):	\$ 180,004
Total	\$ 444,078

NON-SIRS –COMPONENT FUNDING RECOMMENDATION

Our recommended annual reserve funding contribution amount (2025):	\$ 452,963
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SIRS ANALYSIS RESULTS – COMPONENT FUNDING RECOMMENDATION

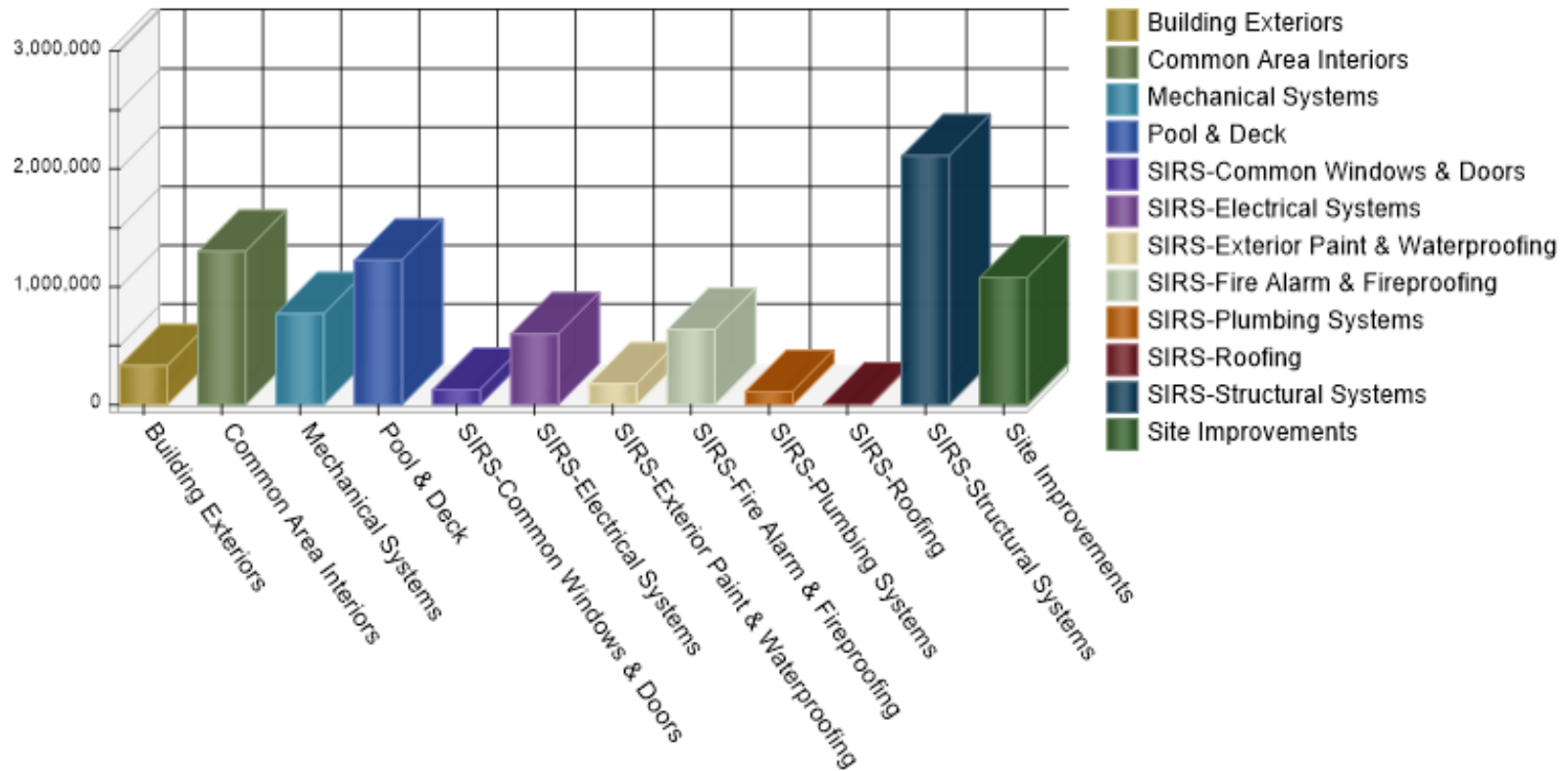
Our recommended annual reserve funding contribution amount (2025):	\$ 263,269
Total	\$ 716,232

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameter - Category - Chart



Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Detail

Items	Replace	Basis Cost	Quantity	Current Cost	Est	Adj	Rem	Future Cost
Reserve Item	Date				Life	Life	Life	
Building Exteriors								
Artificial Turf Replacement	01/01/2034	\$ 14.91	4,744 sq ft	\$ 70,733.04	10:00	10:00	9:00	\$ 84,670.14
Common Area Doors, Utility	01/01/2046	34,500.00	1 total	34,500.00	22:00	22:00	21:00	52,489.32
Garage, Paint/Stripe	12/01/2025	18,120.00	1 total	18,120.00	6:00	3:11	0:11	18,454.98
Guard House, Ext. Paint	12/01/2025	7,809.00	1 total	7,809.00	7:00	3:11	0:11	7,953.36
Pool House, Ext. Paint	12/01/2025	7,550.00	1 total	7,550.00	7:00	2:11	0:11	7,689.58
Railings/Handrails, L2	01/01/2045	219.00	190 ln ft	41,610.00	40:00	40:00	20:00	62,054.16
Roofing, Flat, Guard House	01/01/2029	2,491.00	1 sqs	2,491.00	24:00	24:00	4:00	2,698.29
Roofing, Flat, Staircase 5	01/01/2029	2,491.00	4 sqs	9,964.00	24:00	24:00	4:00	10,793.15
Roofing, Tile, Gazebo, Courtyard	01/01/2045	2,732.00	8 sqs	21,856.00	40:00	40:00	20:00	32,594.47
Roofing, Tile, Gazebo, Pool Bar	01/01/2045	2,732.00	6 sqs	16,392.00	40:00	40:00	20:00	24,445.85
Roofing, Tile, Guard House	01/01/2025	2,732.00	2 sqs	5,464.00	20:00	20:00	0:00	5,464.00
Roofing, Tile, Pool Bldg.	01/01/2045	2,732.00	11 sqs	30,052.00	40:00	40:00	20:00	44,817.39
Roofing, Tile, Porte Cochere	01/01/2045	2,732.00	24 sqs	65,568.00	40:00	40:00	20:00	97,783.40
				332,109.04				451,908.09
Common Area Interiors								
Bus. Ctr., Work Stations	01/01/2030	\$ 9,890.00	1 lp sm	\$ 9,890.00	6:00	6:00	5:00	\$ 10,929.23
Cafe/Emp., Furn./Finishes	01/01/2031	19,700.00	1 lp sm	19,700.00	12:00	12:00	6:00	22,209.47
Cafe/Emp., Patio Furn.	01/01/2030	5,500.00	1 lp sm	5,500.00	8:00	8:00	5:00	6,077.93
Card Rm., Furn./Finishes	01/01/2034	41,250.00	1 lp sm	41,250.00	15:00	15:00	9:00	49,377.82
Card Rm., Millwork	01/01/2030	12,000.00	1 total	12,000.00	25:00	25:00	5:00	13,260.95
Card Rm., Outdoor Furn.	01/01/2032	6,550.00	1 total	6,550.00	10:00	10:00	7:00	7,533.42
Club Rm., Balcony Furn.	01/01/2030	7,400.00	1 lp sm	7,400.00	8:00	8:00	5:00	8,177.58
Club Rm., Bar Appliances	01/01/2034	8,500.00	1 total	8,500.00	12:00	12:00	9:00	10,174.82
Club Rm., Bar Restoration	01/01/2030	8,500.00	1 lp sm	8,500.00	25:00	25:00	5:00	9,393.17
Club Rm., Electronics	01/01/2034	23,500.00	1 lp sm	23,500.00	12:00	12:00	9:00	28,130.39
Club Rm., Furn./Finishes	01/01/2031	71,500.00	1 lp sm	71,500.00	12:00	12:00	6:00	80,607.97
Club Rm., Millwork	01/01/2030	31,200.00	1 total	31,200.00	25:00	25:00	5:00	34,478.46
Club Rm., RR Renovation	01/01/2030	21,500.00	2 ea	43,000.00	25:00	25:00	5:00	47,518.39

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Detail

Items	Replace	Basis Cost	Quantity	Current Cost	Est	Adj	Rem	Future Cost
Reserve Item	Date				Life	Life	Life	
Common Area Interiors								
Elevator Cab Interior, Pool	01/01/2042	\$ 16,550.00	1 cabs	\$ 16,550.00	20:00	20:00	17:00	\$ 23,245.30
Fitness Equipment Allowance	01/01/2037	75,000.00	1 lp sm	75,000.00	15:00	15:00	12:00	95,324.64
Fitness, Mirror Panels	01/01/2030	18.92	336 sq ft	6,357.12	20:00	20:00	5:00	7,025.12
Floor, Carpet, Bus. Ctr.	01/01/2028	83.28	61.4 sq yds	5,113.39	8:00	8:00	3:00	5,429.31
Floor, Carpet, Club Rm.	01/01/2029	83.28	155 sq yds	12,908.40	8:00	8:00	4:00	13,982.57
Floor, Carpet, L2, Stairs, Mezz.	01/01/2029	83.28	270 sq yds	22,485.60	8:00	8:00	4:00	24,356.74
Floor, Carpet, Office	01/01/2029	83.28	50 sq yds	4,164.00	8:00	8:00	4:00	4,510.51
Floor, Carpet, Theater	01/01/2029	83.28	72 sq yds	5,996.16	8:00	8:00	4:00	6,495.13
Floor, Fitness Rm.	01/01/2033	15.46	2,670 sq ft	41,278.20	10:00	10:00	8:00	48,433.97
Floor, Marble, Cafe/Emp.	01/01/2054	42.79	660 sq ft	28,241.40	49:00	49:00	29:00	50,415.88
Floor, Marble, Lib./Conf.	01/01/2054	42.79	570 sq ft	24,390.30	49:00	49:00	29:00	43,540.99
Floor, Marble, Lobby RR	01/01/2054	42.79	66 sq ft	2,824.14	49:00	49:00	29:00	5,041.59
Floor, Marble, Lobby/Halls	01/01/2054	42.79	2,418 sq ft	103,466.22	49:00	49:00	29:00	184,705.45
Floor, Tile Walls, RR	01/01/2033	17.89	180 sq ft	3,220.20	28:00	28:00	8:00	3,778.44
Floor, Tile, Club Rm.	01/01/2030	17.89	218 sq ft	3,900.02	25:00	25:00	5:00	4,309.83
Floor, Tile, Club Rm.	01/01/2030	17.89	308 sq ft	5,510.12	25:00	25:00	5:00	6,089.12
Floor, Tile, Club Rm.	01/01/2030	17.89	674 sq ft	12,057.86	25:00	25:00	5:00	13,324.89
Floor, Tile, Spa	01/01/2043	17.89	494 sq ft	8,837.66	25:00	25:00	18:00	12,663.48
Floor, Tile, Spa	01/01/2030	17.89	1,730 sq ft	30,949.70	25:00	25:00	5:00	34,201.86
Floor, Tile, Spa	01/01/2030	17.89	2,960 sq ft	52,954.40	25:00	25:00	5:00	58,518.79
Floor, Tile, Spa	01/01/2043	17.89	702 sq ft	12,558.78	25:00	25:00	18:00	17,995.48
Floor, Wood, Aerobics	01/01/2037	36.75	360 sq ft	13,230.00	20:00	20:00	12:00	16,815.27
Floor, Wood, Club Rm.	01/01/2040	36.75	903 sq ft	33,185.25	20:00	20:00	15:00	44,784.22
Furn./Finishes, Office	01/01/2037	14,500.00	1 lp sm	14,500.00	15:00	15:00	12:00	18,429.43
Furnishings, Lobby	01/01/2032	38,500.00	1 total	38,500.00	12:00	12:00	7:00	44,280.38
Guard House, Int. Renov.	01/01/2030	9,550.00	1 total	9,550.00	25:00	25:00	5:00	10,553.50
Int. Paint Finishes, Lobby	01/01/2033	26,000.00	1 total	26,000.00	14:00	14:00	8:00	30,507.22
Int. Paint, Common Areas	01/01/2028	36,000.00	1 total	36,000.00	7:00	7:00	3:00	38,224.21
Lib., Conf., Furn./Finishes	01/01/2033	39,650.00	1 total	39,650.00	12:00	12:00	8:00	46,523.51

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Detail

Items Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Common Area Interiors								
Lib., Conf., Outdoor Furn.	01/01/2046	\$ 5,700.00	1 lp sm	\$ 5,700.00	25:00	25:00	21:00	\$ 8,672.15
Lib./Conf., Millwork	01/01/2046	9,800.00	1 total	9,800.00	25:00	25:00	21:00	14,910.01
Office Workstations	01/01/2026	9,500.00	1 total	9,500.00	4:00	4:00	1:00	9,691.75
Office, Millwork	01/01/2030	8,550.00	1 total	8,550.00	25:00	25:00	5:00	9,448.42
Parking Garage, RR Renovation	01/01/2030	3,750.00	1 total	3,750.00	25:00	25:00	5:00	4,144.05
Pool Deck, RR Renovation	01/01/2030	27,500.00	1 total	27,500.00	25:00	25:00	5:00	30,389.67
Pool Deck, RR Renovation	01/01/2030	26,000.00	1 total	26,000.00	25:00	25:00	5:00	28,732.05
Pool House, RR Tile	01/01/2030	17.89	324 sq ft	5,796.36	25:00	25:00	5:00	6,405.44
Pool House, RR Tile	01/01/2030	17.89	645 sq ft	11,539.05	25:00	25:00	5:00	12,751.56
Spa Interior Res.,Trim	01/01/2032	27,500.00	2 ea	55,000.00	10:00	10:00	7:00	63,257.69
Spa, Desk Replacement	01/01/2030	12,000.00	1 total	12,000.00	25:00	25:00	5:00	13,260.95
Spa, RR Renovation	01/01/2032	39,500.00	1 total	39,500.00	20:00	20:00	7:00	45,430.52
Spa/Massage, Millwork	01/01/2030	19,500.00	1 total	19,500.00	25:00	25:00	5:00	21,549.04
Theater, Furn./Finishes	01/01/2033	51,000.00	1 lp sm	51,000.00	12:00	12:00	8:00	59,841.08
Theater, Wall Panels	01/01/2037	7.98	1,000 sq ft	7,980.00	15:00	15:00	12:00	10,142.54
Wine Rm., Furn./Finishes	01/01/2033	23,200.00	1 lp sm	23,200.00	12:00	12:00	8:00	27,221.83
Wine Rm., Wall Coverings	01/01/2027	8.21	660 sq ft	5,418.60	8:00	8:00	2:00	5,639.55
				1,299,602.93				1,612,864.73
Mechanical Systems								
Access Control System, Fob Reader	01/01/2038	\$ 9,800.00	1 lp sm	\$ 9,800.00	15:00	15:00	13:00	\$ 12,707.16
Access Control, Intercom Sys.	01/01/2038	1,750.00	55 ea	96,250.00	15:00	15:00	13:00	124,802.51
Access Control, Monitor	01/01/2038	4,120.00	2 ea	8,240.00	15:00	15:00	13:00	10,684.39
Access Control, Recorder	01/01/2038	6,122.00	3 ea	18,366.00	15:00	15:00	13:00	23,814.26
Cooling Tower Pump Sys.	01/01/2030	16,250.00	1 total	16,250.00	25:00	25:00	5:00	17,957.53
Elevator Modernization, Pool	01/01/2030	88,500.00	1 cabs	88,500.00	25:00	25:00	5:00	97,799.49
HVAC, 1.5t, Guard House	01/01/2040	4,950.00	1 total	4,950.00	18:00	18:00	15:00	6,680.13
HVAC, 1t, Pool Bldg.	01/01/2041	1,998.00	2 ea	3,996.00	18:00	18:00	16:00	5,501.54
HVAC, HP, 12t, Club Rm.	01/01/2041	25,450.00	1 total	25,450.00	18:00	18:00	16:00	35,038.57

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Detail

Items Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Mechanical Systems								
HVAC, HP, 12t, Spa	01/01/2041	\$ 25,450.00	1 total	\$ 25,450.00	18:00	18:00	16:00	\$ 35,038.57
HVAC, HP, 15t, Gym	01/01/2041	29,150.00	1 total	29,150.00	18:00	18:00	16:00	40,132.58
HVAC, HP, 20t, Lobby	01/01/2041	49,120.00	1 total	49,120.00	18:00	18:00	16:00	67,626.50
HVAC, HP, 2t, Maint.	01/01/2041	7,122.00	1 total	7,122.00	18:00	18:00	16:00	9,805.29
HVAC, HP, 2t, Maint.	01/01/2041	7,122.00	1 total	7,122.00	18:00	18:00	16:00	9,805.29
HVAC, HP, 5t, Cafe	01/01/2041	9,870.00	1 total	9,870.00	18:00	18:00	16:00	13,588.63
HVAC, HP, 5t, Theater	01/01/2041	9,870.00	1 total	9,870.00	18:00	18:00	16:00	13,588.63
HVAC, HP, 6t, Leasing	01/01/2041	11,970.00	1 total	11,970.00	18:00	18:00	16:00	16,479.83
HVAC, HP, 6t, Office	01/01/2041	11,970.00	1 total	11,970.00	18:00	18:00	16:00	16,479.83
HVAC, Pumps/Motors	01/01/2029	532.00	10 hp	5,320.00	8:00	8:00	4:00	5,762.70
Pressurization/Exhaust Fans	01/01/2027	2,921.00	24 ea	70,104.00	22:00	22:00	2:00	72,962.57
Sauna, Heaters	01/01/2026	2,650.00	1 ea	2,650.00	10:00	10:00	1:00	2,703.49
Sauna, Heaters	01/01/2029	2,650.00	1 ea	2,650.00	10:00	10:00	4:00	2,870.52
Spa Equip., HP	01/01/2027	7,550.00	1 total	7,550.00	14:00	14:00	2:00	7,857.86
Spa Equip., HP	01/01/2030	7,550.00	1 total	7,550.00	14:00	14:00	5:00	8,343.35
Supply Fans	01/01/2027	2,921.00	18 ea	52,578.00	22:00	22:00	2:00	54,721.93
Theater, Electronics	01/01/2031	29,400.00	1 lp sm	29,400.00	12:00	12:00	6:00	33,145.10
Trash Chutes	01/01/2050	2,750.00	44 floors	121,000.00	45:00	45:00	25:00	199,412.26
Video Surveillance System	01/01/2033	37,500.00	1 lp sm	37,500.00	10:00	10:00	8:00	44,000.80
				769,748.00				989,311.31
Pool & Deck								
Pool & Spa Equipment	01/01/2031	\$ 16,500.00	1 lp sm	\$ 16,500.00	10:00	10:00	6:00	\$ 18,601.84
Pool Deck Bar Appliances	01/01/2034	4,650.00	1 lp sm	4,650.00	12:00	12:00	9:00	5,566.23
Pool Deck Cabanas	01/01/2044	9,550.00	5 ea	47,750.00	20:00	20:00	19:00	69,802.01
Pool Deck Furniture	01/01/2032	68,000.00	1 lp sm	68,000.00	10:00	10:00	7:00	78,209.50
Pool Deck Grill	01/01/2032	5,650.00	1 ea	5,650.00	10:00	10:00	7:00	6,498.29
Pool Deck Pavers	01/01/2039	61.90	16,090 sq ft	995,971.00	20:00	20:00	14:00	1,317,491.81
Pool Deck Shower	01/01/2034	6,890.00	1 total	6,890.00	12:00	12:00	9:00	8,247.59

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Detail

Items Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Pool & Deck								
Pool Heaters, Gas	01/01/2028	\$ 5,150.00	3 ea	\$ 15,450.00	8:00	8:00	3:00	\$ 16,404.56
Pool Interior Resurfacing & Tile	01/01/2034	49,500.00	1 total	49,500.00	10:00	10:00	9:00	59,253.38
Spa Heater	01/01/2032	5,500.00	1 ea	5,500.00	8:00	8:00	7:00	6,325.77
Spa Int. Res./Trim	01/01/2025	9,550.00	1 total	9,550.00	10:00	10:00	0:00	9,550.00
				<u>1,225,411.00</u>				<u>1,595,950.98</u>
SIRS-Common Windows & Doors								
Ext. Door, Auto, Lobby	01/01/2036	\$ 19,250.00	1 total	\$ 19,250.00	15:00	15:00	11:00	\$ 23,982.58
Ext. Door, Roll-up, Receiving	01/01/2027	21,450.00	1 total	21,450.00	22:00	22:00	2:00	22,324.65
SIRS-Common Windows & Doors	01/01/2045	86,500.00	1 total	86,500.00	40:00	40:00	20:00	128,999.88
				<u>127,200.00</u>				<u>175,307.11</u>
SIRS-Electrical Systems								
SIRS-Electrical Upgrades	01/01/2054	\$ 56,500.00	1 total	\$ 56,500.00	49:00	49:00	29:00	\$ 100,862.46
SIRS-Generator/Equipment	01/01/2045	521.00	1,000 kW	521,000.00	40:00	40:00	20:00	776,981.92
SIRS-Interior Lighting	01/01/2040	22,500.00	1 lp sm	22,500.00	20:00	20:00	15:00	30,364.24
				<u>600,000.00</u>				<u>908,208.62</u>
SIRS-Exterior Paint & Waterproofing								
SIRS-Ext. Paint & Waterproofing, 6,10	01/01/2033	\$ 175,500.00	1 total	\$ 175,500.00	10:00	10:00	8:00	\$ 205,923.73
				<u>175,500.00</u>				<u>205,923.73</u>
SIRS-Fire Alarm & Fireproofing								
SIRS-Fire Alarm System Mod.	01/01/2033	\$ 1,192.00	338 units	\$ 402,896.00	28:00	28:00	8:00	\$ 472,739.87
SIRS-Fire Pump/Equipment, 200hp	01/01/2047	1,027.00	200 hp	205,400.00	42:00	42:00	22:00	318,809.27
SIRS-Fire Pump/Equipment, Jockey	01/01/2033	4,550.00	1 total	4,550.00	12:00	12:00	8:00	5,338.76
SIRS-Fire Suppression Repairs	01/01/2029	24,000.00	1 total	24,000.00	10:00	10:00	4:00	25,997.16
				<u>636,846.00</u>				<u>822,885.06</u>

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Detail

Items Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
SIRS-Plumbing Systems								
SIRS-Back Preventers	01/01/2035	\$ 12,350.00	2 ea	\$ 24,700.00	30:00	30:00	10:00	\$ 30,163.63
SIRS-Common Area Plumbing	01/01/2029	12,500.00	1 total	12,500.00	5:00	5:00	4:00	13,540.19
SIRS-Domestic Water Pump, 10hp	01/01/2034	9,550.00	1 total	9,550.00	15:00	15:00	9:00	11,431.71
SIRS-Domestic Water Pumps, 20hp	01/01/2034	14,150.00	1 total	14,150.00	15:00	15:00	9:00	16,938.09
SIRS-Domestic Water Pumps, 20hp	01/01/2034	14,150.00	1 total	14,150.00	15:00	15:00	9:00	16,938.09
SIRS-Domestic Water VFDs	01/01/2041	36,500.00	1 total	36,500.00	25:00	25:00	16:00	50,251.78
				111,550.00				139,263.49
SIRS-Roofing								
SIRS-Roofing, Flat, Elev. Pool Deck	01/01/2027	\$ 2,491.00	2 sqs	\$ 4,982.00	22:00	22:00	2:00	\$ 5,185.15
				4,982.00				5,185.15
SIRS-Structural Systems								
SIRS-Engineering Inspections	01/01/2034	\$ 18,500.00	1 total	\$ 18,500.00	10:00	29:00	9:00	\$ 22,145.20
SIRS-Expansion Joints, Pool Deck	01/01/2030	72,500.00	1 total	72,500.00	10:00	10:00	5:00	80,118.22
SIRS-Expansion Joints, Pool Deck	01/01/2034	72,500.00	1 total	72,500.00	10:00	10:00	9:00	86,785.25
SIRS-Planters Restoration	01/01/2039	98.22	19,160 sq ft	1,881,895.20	20:00	20:00	14:00	2,489,411.36
SIRS-Planters Restoration	01/01/2037	98.22	670 sq ft	65,807.40	20:00	20:00	12:00	83,640.89
				2,111,202.60				2,762,100.92
Site Improvements								
Access Control Bar Reader	01/01/2031	\$ 14,500.00	1 total	\$ 14,500.00	10:00	10:00	6:00	\$ 16,347.07
Access Control, Bar Code Reader	01/01/2032	14,500.00	1 total	14,500.00	10:00	10:00	7:00	16,677.03
Access Control, Gate 10x7'	01/01/2037	5,490.00	2 ea	10,980.00	15:00	15:00	12:00	13,955.53
Asphalt Pavement, Mill & Overlay	01/01/2031	29.87	429 sq yds	12,814.23	26:00	26:00	6:00	14,446.56
Dock, Decking, Trex	01/01/2051	56.71	1,850 sq ft	104,913.50	35:00	35:00	26:00	176,391.04
Dock, Framing/Pilings	01/01/2045	127.00	1,850 sq ft	234,950.00	40:00	40:00	20:00	350,387.53
Dock, Pedestals	01/01/2040	9,120.00	14 ea	127,680.00	35:00	35:00	15:00	172,306.94
Driveway/Walkway Pavers	01/01/2035	19.89	9,760 sq ft	194,126.40	30:00	30:00	10:00	237,067.05

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Detail

Items	Replace	Basis Cost	Quantity	Current Cost	Est	Adj	Rem	Future Cost
Reserve Item	Date				Life	Life	Life	
Site Improvements								
Fountain Allowance	01/01/2033	\$ 12,500.00	1 lp sm	\$ 12,500.00	10:00	10:00	8:00	\$ 14,666.93
Fountain Equipment	01/01/2027	17,250.00	1 lp sm	17,250.00	5:00	5:00	2:00	17,953.39
Fountain, Resurfacing	01/01/2032	15,400.00	1 total	15,400.00	10:00	10:00	7:00	17,712.15
Gate Operator, Barrier, Guard House	01/01/2029	6,980.00	1 ea	6,980.00	8:00	8:00	4:00	7,560.84
Gate, Barrier	01/01/2026	5,120.00	1 ea	5,120.00	8:00	8:00	1:00	5,223.34
Gate, Swing, Receiving	01/01/2030	5,120.00	2 ea	10,240.00	8:00	8:00	5:00	11,316.01
Marquee Signage	01/01/2037	17,500.00	1 lp sm	17,500.00	15:00	15:00	12:00	22,242.42
Outdoor Bar Replacement	01/01/2030	15,400.00	1 total	15,400.00	25:00	25:00	5:00	17,018.22
Retaining Wall, Restore	01/01/2030	57.98	870 sq ft	50,442.60	25:00	25:00	5:00	55,743.05
Site Fencing & Gates, 4' Picket	01/01/2035	92.38	290 ln ft	26,790.20	30:00	30:00	10:00	32,716.18
Site Fencing & Gates, 6' Picket	01/01/2035	119.00	352 ln ft	41,888.00	30:00	30:00	10:00	51,153.60
Site Lighting, Double	01/01/2033	4,990.00	21 ea	104,790.00	28:00	28:00	8:00	122,955.83
Site Lighting, Single	01/01/2033	3,979.00	10 ea	39,790.00	28:00	28:00	8:00	46,687.78
				<u>1,078,554.93</u>				<u>1,420,528.49</u>
				8,472,706.50				11,089,437

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Artificial Turf Replacement

Item Number	54	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	10 Years
Category	Building Exteriors	Basis Cost	\$ 14.91
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0054	01/01/2024	01/01/2034	9:00	10:00	4,744	\$ 70,733.04	\$ 84,670.14
						70,733.04	84,670.14

Comments

We have included a recurring allowance for replacement of the artificial turf at the subject property. This cost includes minor repairs and replacements that may be necessary as a function of routine maintenance.



Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Common Area Doors, Utility

Item Number	3	Measurement Basis	total
Type	Unit	Estimated Useful Life	22 Years
Category	Building Exteriors	Basis Cost	\$ 34,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0003	01/01/2024	01/01/2046	21:00	22:00	1	\$ 34,500.00	\$ 52,489.32
						34,500.00	52,489.32

Comments

It is our market observation that while some associations prefer to fund as needed replacements through their annual operating budgets as a function of routine maintenance, others do establish and fund replacement reserves given the higher aggregate inventory replacement cost.

The current total cost estimate is an average figure and assumes a larger scale replacement project(s) rather than one or two at a time.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Garage, Paint/Stripe

Item Number	138	Measurement Basis	total
Type	Common Area	Estimated Useful Life	6 Years
Category	Building Exteriors	Basis Cost	\$ 18,120.00
Tracking Method	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0138	01/01/2022	12/01/2025	0:11	3:11	1	\$ 18,120.00	\$ 18,454.98
						18,120.00	18,454.98

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Guard House, Ext. Paint

Item Number	150	Measurement Basis	total
Type	Common Area	Estimated Useful Life	7 Years
Category	Building Exteriors	Basis Cost	\$ 7,809.00
Tracking Method	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0150	01/01/2022	12/01/2025	0:11	3:11	1	\$ 7,809.00	\$ 7,953.36
						7,809.00	7,953.36

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Pool House, Ext. Paint

Item Number	135	Measurement Basis	total
Type	Common Area	Estimated Useful Life	7 Years
Category	Building Exteriors	Basis Cost	\$ 7,550.00
Tracking Method	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0135	01/01/2023	12/01/2025	0:11	2:11	1	\$ 7,550.00	\$ 7,689.58
						7,550.00	7,689.58

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Railings/Handrails, L2

Item Number	28	Measurement Basis	In ft
Type	Unit	Estimated Useful Life	40 Years
Category	Building Exteriors	Basis Cost	\$ 219.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0028	01/01/2005	01/01/2045	20:00	40:00	190	\$ 41,610.00	\$ 62,054.16
						41,610.00	62,054.16

Comments

At some point, the association should expect to incur costs for replacement of the railings/handrails at the unit balconies. Replacement is sometimes completed in conjunction with major concrete restoration. We have observed life cycles for railings replacement after less than 25 years, while some properties of 40+ years in age have yet to complete replacement.

This fund is designed to provide monies for as needed repairs to and eventual replacement over a 40 year life cycle. The current per linear foot cost estimate includes removal and disposal of the existing railings, typical minor concrete repairs, and installation of railings of similar height/quality.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Roofing, Flat, Guard House

Item Number	82	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	24 Years
Category	Building Exteriors	Basis Cost	\$ 2,491.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0082	01/01/2005	01/01/2029	4:00	24:00	1	\$ 2,491.00	\$ 2,698.29
						2,491.00	2,698.29

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Roofing, Flat, Staircase 5

Item Number	83	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	24 Years
Category	Building Exteriors	Basis Cost	\$ 2,491.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0083	01/01/2005	01/01/2029	4:00	24:00	4	\$ 9,964.00	\$ 10,793.15
						9,964.00	10,793.15

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Roofing, Tile, Gazebo, Courtyard

Item Number	44	Measurement Basis	sqs
Type	Unit	Estimated Useful Life	40 Years
Category	Building Exteriors	Basis Cost	\$ 2,732.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0044	01/01/2005	01/01/2045	20:00	40:00	8	\$ 21,856.00	\$ 32,594.47
						21,856.00	32,594.47

Comments

Life cycles of less than 20 years, to 35+ years, have been observed for replacement of pitched concrete tile roofing; the most typical life falls in the 30 year range, assuming proper design, installation and routine maintenance. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, as needed repair/replacement of fascia, soffits and/or gutters and downspouts, and installation of like roofing.

one square = 100 square feet

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Roofing, Tile, Gazebo, Pool Bar							
Item Number		78		Measurement Basis		sqs	
Type		Common Area		Estimated Useful Life		40 Years	
Category		Building Exteriors		Basis Cost		\$ 2,732.00	
Tracking		Logistical					
Method		Fixed					
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0078	01/01/2005	01/01/2045	20:00	40:00	6	\$ 16,392.00	\$ 24,445.85
						16,392.00	24,445.85
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Roofing, Tile, Guard House

Item Number	79	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	20 Years
Category	Building Exteriors	Basis Cost	\$ 2,732.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0079	01/01/2005	01/01/2025	0:00	20:00	2	\$ 5,464.00	\$ 5,464.00
						5,464.00	5,464.00

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Roofing, Tile, Pool Bldg.

Item Number	81	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	40 Years
Category	Building Exteriors	Basis Cost	\$ 2,732.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0081	01/01/2005	01/01/2045	20:00	40:00	11	\$ 30,052.00	\$ 44,817.39
						30,052.00	44,817.39

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Roofing, Tile, Porte Cochere

Item Number	80	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	40 Years
Category	Building Exteriors	Basis Cost	\$ 2,732.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0080	01/01/2005	01/01/2045	20:00	40:00	24	\$ 65,568.00	\$ 97,783.40
						65,568.00	97,783.40

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Bus. Ctr., Work Stations

Item Number	86	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	6 Years
Category	Common Area Interiors	Basis Cost	\$ 9,890.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0086	01/01/2024	01/01/2030	5:00	6:00	1	\$ 9,890.00	\$ 10,929.23
						9,890.00	10,929.23

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Cafe/Emp., Furn./Finishes							
Item Number		101		Measurement Basis		lp sm	
Type		Common Area		Estimated Useful Life		12 Years	
Category		Common Area Interiors		Basis Cost		\$ 19,700.00	
Tracking		Logistical					
Method		Fixed					
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0101	01/01/2019	01/01/2031	6:00	12:00	1	\$ 19,700.00	\$ 22,209.47
						19,700.00	22,209.47
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Cafe/Emp., Patio Furn.

Item Number	102	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	8 Years
Category	Common Area Interiors	Basis Cost	\$ 5,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0102	01/01/2022	01/01/2030	5:00	8:00	1	\$ 5,500.00	\$ 6,077.93
						5,500.00	6,077.93

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Card Rm., Furn./Finishes							
Item Number		87			Measurement Basis		lp sm
Type		Common Area			Estimated Useful Life		15 Years
Category		Common Area Interiors			Basis Cost		\$ 41,250.00
Tracking		Logistical					
Method		Fixed					
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0087	01/01/2019	01/01/2034	9:00	15:00	1	\$ 41,250.00	\$ 49,377.82
						41,250.00	49,377.82
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Card Rm., Millwork

Item Number	88	Measurement Basis	total
Type	Common Area	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 12,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0088	01/01/2005	01/01/2030	5:00	25:00	1	\$ 12,000.00	\$ 13,260.95
						12,000.00	13,260.95

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Card Rm., Outdoor Furn.

Item Number	89	Measurement Basis	total
Type	Common Area	Estimated Useful Life	10 Years
Category	Common Area Interiors	Basis Cost	\$ 6,550.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0089	01/01/2022	01/01/2032	7:00	10:00	1	\$ 6,550.00	\$ 7,533.42
						6,550.00	7,533.42

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Club Rm., Balcony Furn.

Item Number	97	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	8 Years
Category	Common Area Interiors	Basis Cost	\$ 7,400.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0097	01/01/2022	01/01/2030	5:00	8:00	1	\$ 7,400.00	\$ 8,177.58
						7,400.00	8,177.58

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Club Rm., Bar Appliances

Item Number	90	Measurement Basis	total
Type	Common Area	Estimated Useful Life	12 Years
Category	Common Area Interiors	Basis Cost	\$ 8,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0090	01/01/2022	01/01/2034	9:00	12:00	1	\$ 8,500.00	\$ 10,174.82
						8,500.00	10,174.82

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Club Rm., Bar Restoration

Item Number	91	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 8,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0091	01/01/2005	01/01/2030	5:00	25:00	1	\$ 8,500.00	\$ 9,393.17
						8,500.00	9,393.17

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Club Rm., Electronics

Item Number	95	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	12 Years
Category	Common Area Interiors	Basis Cost	\$ 23,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0095	01/01/2022	01/01/2034	9:00	12:00	1	\$ 23,500.00	\$ 28,130.39
						23,500.00	28,130.39

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Club Rm., Furn./Finishes							
Item Number		96			Measurement Basis		lp sm
Type		Common Area			Estimated Useful Life		12 Years
Category		Common Area Interiors			Basis Cost		\$ 71,500.00
Tracking		Logistical					
Method		Fixed					
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0096	01/01/2019	01/01/2031	6:00	12:00	1	\$ 71,500.00	\$ 80,607.97
						71,500.00	80,607.97
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Club Rm., Millwork							
Item Number		92			Measurement Basis		total
Type		Common Area			Estimated Useful Life		25 Years
Category		Common Area Interiors			Basis Cost		\$ 31,200.00
Tracking		Logistical					
Method		Fixed					
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0092	01/01/2005	01/01/2030	5:00	25:00	1	\$ 31,200.00	\$ 34,478.46
						31,200.00	34,478.46
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Club Rm., RR Renovation

Item Number	98	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 21,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0098	01/01/2005	01/01/2030	5:00	25:00	2	\$ 43,000.00	\$ 47,518.39
						43,000.00	47,518.39

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Elevator Cab Interior, Pool

Item Number	7	Measurement Basis	cabs
Type	Unit	Estimated Useful Life	20 Years
Category	Common Area Interiors	Basis Cost	\$ 16,550.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0007	01/01/2022	01/01/2042	17:00	20:00	1	\$ 16,550.00	\$ 23,245.30
						16,550.00	23,245.30

Comments

Major cosmetic refurbishment of passenger elevator cabs (flooring, wall finishes, ceilings/lighting, etc.) has been observed on life cycles in the 15-30 year range in properties of similar overall quality, with the most typical falling on the higher end of the range. A 2042 expense date was scheduled for cosmetic renovation of the passenger elevator cabs, accordingly.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Fitness Equipment Allowance

Item Number	12	Measurement Basis	lp sm
Type	Unit	Estimated Useful Life	15 Years
Category	Common Area Interiors	Basis Cost	\$ 75,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0012	01/01/2022	01/01/2037	12:00	15:00	1	\$ 75,000.00	\$ 95,324.64
						75,000.00	95,324.64

Comments

It is our market observation that while some associations prefer to fund as needed replacements through their annual operating budgets, many others do establish and fund replacement reserves (on a per piece, partial inventory or total inventory basis). For the association's consideration, we have included a reserve line item for the free weights and weight machines.

This fund is designed to provide monies for as needed replacements over a recurring 25 year life cycle. The current lump sum cost estimate is an order of magnitude figure based on the size and quality of the existing inventory.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Fitness, Mirror Panels

Item Number	104	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	20 Years
Category	Common Area Interiors	Basis Cost	\$ 18.92
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0104	01/01/2010	01/01/2030	5:00	20:00	336	\$ 6,357.12	\$ 7,025.12
						6,357.12	7,025.12

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Carpet, Bus. Ctr.

Item Number	85	Measurement Basis	sq yds
Type	Common Area	Estimated Useful Life	8 Years
Category	Common Area Interiors	Basis Cost	\$ 83.28
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0085	01/01/2020	01/01/2028	3:00	8:00	61.4	\$ 5,113.39	\$ 5,429.31
						5,113.39	5,429.31

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Carpet, Club Rm.

Item Number	93	Measurement Basis	sq yds
Type	Common Area	Estimated Useful Life	8 Years
Category	Common Area Interiors	Basis Cost	\$ 83.28
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0093	01/01/2021	01/01/2029	4:00	8:00	155	\$ 12,908.40	\$ 13,982.57
						12,908.40	13,982.57

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Carpet, L2, Stairs, Mezz.

Item Number	2	Measurement Basis	sq yds
Type	Unit	Estimated Useful Life	8 Years
Category	Common Area Interiors	Basis Cost	\$ 83.28
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0002	01/01/2021	01/01/2029	4:00	8:00	270	\$ 22,485.60	\$ 24,356.74
						22,485.60	24,356.74

Comments

Life cycles of 5-6 years, to 15+ years, have been observed for replacement of carpeting in primary common area interiors (hallways, social rooms, exercise rooms, administrative offices, etc.). The useful life depends on the quality of carpeting, level of ongoing maintenance, and association cosmetic tastes.

An 8 life cycle estimate reflects a XXXX replacement date for the carpeting in the common area rooms, based on the previously reported XXXX installation date. The current cost estimate includes removal and disposal of the existing carpeting and installation of like quality. The floor area estimate includes a typical market waste allowance.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Carpet, Office

Item Number	113	Measurement Basis	sq yds
Type	Common Area	Estimated Useful Life	8 Years
Category	Common Area Interiors	Basis Cost	\$ 83.28
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0113	01/01/2021	01/01/2029	4:00	8:00	50	\$ 4,164.00	\$ 4,510.51
						4,164.00	4,510.51

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Carpet, Theater

Item Number	119	Measurement Basis	sq yds
Type	Common Area	Estimated Useful Life	8 Years
Category	Common Area Interiors	Basis Cost	\$ 83.28
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0119	01/01/2021	01/01/2029	4:00	8:00	72	\$ 5,996.16	\$ 6,495.13
						5,996.16	6,495.13

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Fitness Rm.

Item Number	13	Measurement Basis	sq ft
Type	Unit	Estimated Useful Life	10 Years
Category	Common Area Interiors	Basis Cost	\$ 15.46
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0013	01/01/2023	01/01/2033	8:00	10:00	2,670	\$ 41,278.20	\$ 48,433.97
						41,278.20	48,433.97

Comments

Life cycles in the low to mid-10 year range have been observed for this type of flooring under normal conditions. The date of install of the existing flooring was not confirmed; it does not appear to be in need of near future replacement, and this expense scheduled in XXXX with the next major equipment replacement.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Marble, Cafe/Emp.

Item Number	103	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	49 Years
Category	Common Area Interiors	Basis Cost	\$ 42.79
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0103	01/01/2005	01/01/2054	29:00	49:00	660	\$ 28,241.40	\$ 50,415.88
						28,241.40	50,415.88

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Marble, Lib./Conf.

Item Number	111	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	49 Years
Category	Common Area Interiors	Basis Cost	\$ 42.79
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0111	01/01/2005	01/01/2054	29:00	49:00	570	\$ 24,390.30	\$ 43,540.99
						24,390.30	43,540.99

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Marble, Lobby RR

Item Number	60	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	49 Years
Category	Common Area Interiors	Basis Cost	\$ 42.79
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0060	01/01/2005	01/01/2054	29:00	49:00	66	\$ 2,824.14	\$ 5,041.59
						2,824.14	5,041.59

Comments

This fund is designed to provide monies for replacement of the tile flooring in the common areas. Useful lives for tile flooring has a wide range in observed useful lives, from as low as 10 years to 30+ years; replacement is typically completed due to an association's desire for a more modern cosmetic appeal, rather than due to physical failure/wear out of the flooring itself. This fund is designed to provide monies for as needed repairs to and eventual replacement over a 28 year life cycle. The total area is a rounded estimate.

The tile flooring in the common area restrooms and community room kitchen/pantry are included in larger renovation reserves for these specific areas.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Marble, Lobby/Halls

Item Number	59	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	49 Years
Category	Common Area Interiors	Basis Cost	\$ 42.79
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0059	01/01/2005	01/01/2054	29:00	49:00	2,418	\$ 103,466.22	\$ 184,705.45
						103,466.22	184,705.45

Comments

This fund is designed to provide monies for replacement of the tile flooring in the common areas. Useful lives for tile flooring has a wide range in observed useful lives, from as low as 10 years to 30+ years; replacement is typically completed due to an association's desire for a more modern cosmetic appeal, rather than due to physical failure/wear out of the flooring itself. This fund is designed to provide monies for as needed repairs to and eventual replacement over a 28 year life cycle. The total area is a rounded estimate.

The tile flooring in the common area restrooms and community room kitchen/pantry are included in larger renovation reserves for these specific areas.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Tile Walls, RR

Item Number	48	Measurement Basis	sq ft
Type	Unit	Estimated Useful Life	28 Years
Category	Common Area Interiors	Basis Cost	\$ 17.89
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0048	01/01/2005	01/01/2033	8:00	28:00	180	\$ 3,220.20	\$ 3,778.44
						3,220.20	3,778.44

Comments

This fund is designed to provide monies for replacement of the tile flooring in the common areas. Useful lives for tile flooring has a wide range in observed useful lives, from as low as 10 years to 30+ years; replacement is typically completed due to an association's desire for a more modern cosmetic appeal, rather than due to physical failure/wear out of the flooring itself. This fund is designed to provide monies for as needed repairs to and eventual replacement over a 28 year life cycle. The total area is a rounded estimate.

The tile flooring in the common area restrooms and community room kitchen/pantry are included in larger renovation reserves for these specific areas.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Tile, Club Rm.

Item Number	94	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 17.89
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-003-0094	01/01/2005	01/01/2030	5:00	25:00	674	\$ 12,057.86	\$ 13,324.89
920-002-0094	01/01/2005	01/01/2030	5:00	25:00	308	5,510.12	6,089.12
920-001-0094	01/01/2005	01/01/2030	5:00	25:00	218	3,900.02	4,309.83
						21,468.00	23,723.84

Comments

This fund is designed to provide monies for replacement of the tile flooring in the common areas. Useful lives for tile flooring has a wide range in observed useful lives, from as low as 10 years to 30+ years; replacement is typically completed due to an association's desire for a more modern cosmetic appeal, rather than due to physical failure/wear out of the flooring itself. This fund is designed to provide monies for as needed repairs to and eventual replacement over a 28 year life cycle. The total area is a rounded estimate.

The tile flooring in the common area restrooms and community room kitchen/pantry are included in larger renovation reserves for these specific areas.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Tile, Spa

Item Number	116	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 17.89
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-004-0116	01/01/2018	01/01/2043	18:00	25:00	702	\$ 12,558.78	\$ 17,995.48
920-003-0116	01/01/2005	01/01/2030	5:00	25:00	2,960	52,954.40	58,518.79
920-002-0116	01/01/2005	01/01/2030	5:00	25:00	1,730	30,949.70	34,201.86
920-001-0116	01/01/2018	01/01/2043	18:00	25:00	494	8,837.66	12,663.48
						105,300.54	123,379.61

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Wood, Aerobics

Item Number	84	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	20 Years
Category	Common Area Interiors	Basis Cost	\$ 36.75
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0084	01/01/2017	01/01/2037	12:00	20:00	360	\$ 13,230.00	\$ 16,815.27
						13,230.00	16,815.27

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Floor, Wood, Club Rm.

Item Number	99	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	20 Years
Category	Common Area Interiors	Basis Cost	\$ 36.75
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0099	01/01/2020	01/01/2040	15:00	20:00	903	\$ 33,185.25	\$ 44,784.22
						33,185.25	44,784.22

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Furn./Finishes, Office

Item Number	74	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	15 Years
Category	Common Area Interiors	Basis Cost	\$ 14,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0074	01/01/2022	01/01/2037	12:00	15:00	1	\$ 14,500.00	\$ 18,429.43
						14,500.00	18,429.43

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Furnishings, Lobby

Item Number	14	Measurement Basis	total
Type	Unit	Estimated Useful Life	12 Years
Category	Common Area Interiors	Basis Cost	\$ 38,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0014	01/01/2020	01/01/2032	7:00	12:00	1	\$ 38,500.00	\$ 44,280.38
						38,500.00	44,280.38

Comments

The current cost estimate is an order of magnitude figure and does not reflect any unforeseen floor are reconfiguration(s) and/or expansion(s).

This fund is designed to provide monies for major furnishings upgrades in the common area rooms, most recently completed in XXXX (upholstered sofas and chairs, area rugs, tables, plants, wall art/mirrors, decorative lighting/lamps, etc.).

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Guard House, Int. Renov.

Item Number	151	Measurement Basis	total
Type	Common Area	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 9,550.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0151	01/01/2005	01/01/2030	5:00	25:00	1	\$ 9,550.00	\$ 10,553.50
						9,550.00	10,553.50

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Int. Paint Finishes, Lobby

Item Number	19	Measurement Basis	total
Type	Unit	Estimated Useful Life	14 Years
Category	Common Area Interiors	Basis Cost	\$ 26,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0019	01/01/2019	01/01/2033	8:00	14:00	1	\$ 26,000.00	\$ 30,507.22
						26,000.00	30,507.22

Comments

This report assumes that as needed interior painting of the secondary common area interiors such as service hallways, mechanical rooms, etc. will continue to be completed in house, funded through the association's annual operating budget.

Assuming routine in house touch ups/repairs, interior painting of primary common areas (hallways, social rooms, exercise rooms, administrative offices, etc.) should be expected on a life cycle in the low to mid-10 year range.

The date of the most recent interior wall/door painting project was unknown; this expense was forecast in XXXX, to be completed concurrently with carpet replacement.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Int. Paint, Common Areas

Item Number	114	Measurement Basis	total
Type	Common Area	Estimated Useful Life	7 Years
Category	Common Area Interiors	Basis Cost	\$ 36,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0114	01/01/2021	01/01/2028	3:00	7:00	1	\$ 36,000.00	\$ 38,224.21
						36,000.00	38,224.21

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Lib., Conf., Furn./Finishes								
Item Number			109		Measurement Basis			total
Type			Common Area		Estimated Useful Life			12 Years
Category			Common Area Interiors		Basis Cost			\$ 39,650.00
Tracking			Logistical					
Method			Fixed					
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost	
910-000-0109	01/01/2021	01/01/2033	8:00	12:00	1	\$ 39,650.00	\$ 46,523.51	
						39,650.00	46,523.51	
Comments								

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Lib., Conf., Outdoor Furn.

Item Number	110	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 5,700.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0110	01/01/2021	01/01/2046	21:00	25:00	1	\$ 5,700.00	\$ 8,672.15
						5,700.00	8,672.15

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Lib./Conf., Millwork							
Item Number		108		Measurement Basis		total	
Type		Common Area		Estimated Useful Life		25 Years	
Category		Common Area Interiors		Basis Cost		\$ 9,800.00	
Tracking		Logistical					
Method		Fixed					
	Service	Replace	Rem	Adj		Current	Future
Code	Date	Date	Life	Life	Quantity	Cost	Cost
910-000-0108	01/01/2021	01/01/2046	21:00	25:00	1	\$ 9,800.00	\$ 14,910.01
						9,800.00	14,910.01
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Office Workstations

Item Number	100	Measurement Basis	total
Type	Common Area	Estimated Useful Life	4 Years
Category	Common Area Interiors	Basis Cost	\$ 9,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0100	01/01/2022	01/01/2026	1:00	4:00	1	\$ 9,500.00	\$ 9,691.75
						9,500.00	9,691.75

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Office, Millwork							
Item Number		112			Measurement Basis		total
Type		Common Area			Estimated Useful Life		25 Years
Category		Common Area Interiors			Basis Cost		\$ 8,550.00
Tracking		Logistical					
Method		Fixed					
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0112	01/01/2005	01/01/2030	5:00	25:00	1	\$ 8,550.00	\$ 9,448.42
						8,550.00	9,448.42
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Parking Garage, RR Renovation

Item Number	139	Measurement Basis	total
Type	Common Area	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 3,750.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0139	01/01/2005	01/01/2030	5:00	25:00	1	\$ 3,750.00	\$ 4,144.05
						3,750.00	4,144.05

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Pool Deck, RR Renovation

Item Number	29	Measurement Basis	total
Type	Unit	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 27,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0029	01/01/2005	01/01/2030	5:00	25:00	1	\$ 27,500.00	\$ 30,389.67
						27,500.00	30,389.67

Comments

The locker room/restroom interiors appear to be original to the property. A XXXX expense date was forecast. The current cost estimate does not include any unforeseen floor area reconfiguration(s) and/or expansion(s). This scope of restoration typically includes replacement of all tile flooring and wall finishes, cabinetry, vanities/counters, plumbing and electrical fixtures, dividers, sauna and/or steam room interiors, lockers, etc.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Pool Deck, RR Renovation

Item Number	131	Measurement Basis	total
Type	Common Area	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 26,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0131	01/01/2005	01/01/2030	5:00	25:00	1	\$ 26,000.00	\$ 28,732.05
						26,000.00	28,732.05

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Pool House, RR Tile

Item Number	134	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 17.89
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0134	01/01/2005	01/01/2030	5:00	25:00	324	\$ 5,796.36	\$ 6,405.44
920-002-0134	01/01/2005	01/01/2030	5:00	25:00	645	11,539.05	12,751.56
						17,335.41	19,157.00

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Spa Interior Res.,Trim

Item Number	47	Measurement Basis	ea
Type	Unit	Estimated Useful Life	10 Years
Category	Common Area Interiors	Basis Cost	\$ 27,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0047	01/01/2022	01/01/2032	7:00	10:00	2	\$ 55,000.00	\$ 63,257.69
						55,000.00	63,257.69

Comments

The spa is finished with tile interiors, which have an observed life cycle that is much longer than spas with standard marcite/aggregate interior finishes. The spa interior restoration project was completed in XXXX; utilizing a market indicated life cycle in the low to mid 10 year range, this expense was forecast again in XXXX.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Spa, Desk Replacement

Item Number	117	Measurement Basis	total
Type	Common Area	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 12,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0117	01/01/2005	01/01/2030	5:00	25:00	1	\$ 12,000.00	\$ 13,260.95
						12,000.00	13,260.95

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Spa, RR Renovation

Item Number	118	Measurement Basis	total
Type	Common Area	Estimated Useful Life	20 Years
Category	Common Area Interiors	Basis Cost	\$ 39,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0118	01/01/2012	01/01/2032	7:00	20:00	1	\$ 39,500.00	\$ 45,430.52
						39,500.00	45,430.52

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Spa/Massage, Millwork

Item Number	115	Measurement Basis	total
Type	Common Area	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 19,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0115	01/01/2005	01/01/2030	5:00	25:00	1	\$ 19,500.00	\$ 21,549.04
						19,500.00	21,549.04

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Theater, Furn./Finishes							
Item Number		121		Measurement Basis		lp sm	
Type		Common Area		Estimated Useful Life		12 Years	
Category		Common Area Interiors		Basis Cost		\$ 51,000.00	
Tracking		Logistical					
Method		Fixed					
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0121	01/01/2021	01/01/2033	8:00	12:00	1	\$ 51,000.00	\$ 59,841.08
						51,000.00	59,841.08
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Theater, Wall Panels

Item Number	122	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	15 Years
Category	Common Area Interiors	Basis Cost	\$ 7.98
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0122	01/01/2022	01/01/2037	12:00	15:00	1,000	\$ 7,980.00	\$ 10,142.54
						7,980.00	10,142.54

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Wine Rm., Furn./Finishes

Item Number	123	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	12 Years
Category	Common Area Interiors	Basis Cost	\$ 23,200.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0123	01/01/2021	01/01/2033	8:00	12:00	1	\$ 23,200.00	\$ 27,221.83
						23,200.00	27,221.83

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Wine Rm., Wall Coverings

Item Number	124	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	8 Years
Category	Common Area Interiors	Basis Cost	\$ 8.21
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0124	01/01/2019	01/01/2027	2:00	8:00	660	\$ 5,418.60	\$ 5,639.55
						5,418.60	5,639.55

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Access Control System, Fob Reader

Item Number	1	Measurement Basis	lp sm
Type	Unit	Estimated Useful Life	15 Years
Category	Mechanical Systems	Basis Cost	\$ 9,800.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0001	01/01/2023	01/01/2038	13:00	15:00	1	\$ 9,800.00	\$ 12,707.16
						9,800.00	12,707.16

Comments

Life cycles in the low to mid-10 year range have most typically been observed for modernization/replacement of security access control systems/equipment (fobs, transponders, intercoms, hardware/software, etc.). This project was reportedly completed in XXXX, and a XXXX expense date scheduled accordingly.

The current lump sum cost estimate is based on cost data gleaned from properties of similar age, size and location.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Access Control, Intercom Sys.

Item Number	51	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Mechanical Systems	Basis Cost	\$ 1,750.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0051	01/01/2023	01/01/2038	13:00	15:00	55	\$ 96,250.00	\$ 124,802.51
						96,250.00	124,802.51

Comments

Life cycles in the low to mid-10 year range have most typically been observed for modernization/replacement of security access control systems/equipment (fobs, transponders, intercoms, hardware/software, etc.). This project was reportedly completed in XXXX, and a XXXX expense date scheduled accordingly.

The current lump sum cost estimate is based on cost data gleaned from properties of similar age, size and location.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Access Control, Monitor

Item Number	52	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Mechanical Systems	Basis Cost	\$ 4,120.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0052	01/01/2023	01/01/2038	13:00	15:00	2	\$ 8,240.00	\$ 10,684.39
						8,240.00	10,684.39

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Access Control, Recorder

Item Number	53	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Mechanical Systems	Basis Cost	\$ 6,122.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0053	01/01/2023	01/01/2038	13:00	15:00	3	\$ 18,366.00	\$ 23,814.26
						18,366.00	23,814.26

Comments

Life cycles in the low to mid-10 year range have most typically been observed for modernization/replacement of security access control systems/equipment (fobs, transponders, intercoms, hardware/software, etc.). This project was reportedly completed in XXXX, and a XXXX expense date scheduled accordingly.

The current lump sum cost estimate is based on cost data gleaned from properties of similar age, size and location.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Cooling Tower Pump Sys.

Item Number	72	Measurement Basis	total
Type	Common Area	Estimated Useful Life	25 Years
Category	Mechanical Systems	Basis Cost	\$ 16,250.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0072	01/01/2005	01/01/2030	5:00	25:00	1	\$ 16,250.00	\$ 17,957.53
						16,250.00	17,957.53

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Elevator Modernization, Pool

Item Number	8	Measurement Basis	cabs
Type	Unit	Estimated Useful Life	25 Years
Category	Mechanical Systems	Basis Cost	\$ 88,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0008	01/01/2005	01/01/2030	5:00	25:00	1	\$ 88,500.00	\$ 97,799.49
						88,500.00	97,799.49

Comments

Modernization of traction/electric elevator mechanical and electrical components, including (but not necessarily limited to), controllers, door hardware, etc. has been observed on life cycles in the 25-30 year range in properties of similar quality, assuming a typical maintenance program. The useful life is often determined by an association's dissatisfaction with the elevators' speed, smoothness of ride, and noise.

A determination of the specific costs to the association, and whether or not this upgrade makes concurrent total elevator equipment modernization economically feasible is beyond the scope of this report. As such, we recommend that an elevator consultant(s) assess the existing equipment to determine more specific cost and remaining useful life data. We reserve the right to modify this report upon receipt of such an assessment(s).

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

HVAC, 1.5t, Guard House

Item Number	61	Measurement Basis	total
Type	Common Area	Estimated Useful Life	18 Years
Category	Mechanical Systems	Basis Cost	\$ 4,950.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0061	01/01/2022	01/01/2040	15:00	18:00	1	\$ 4,950.00	\$ 6,680.13
						4,950.00	6,680.13

Comments

With proper and routine maintenance, life cycles in the high 10 to mid-20 year range have been observed under normal conditions. The exact purchase dates were not confirmed. We reserve the right to modify this report if this assumption is in error, and upon confirmation of the factual installation date(s).

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

HVAC, 1t, Pool Bldg.

Item Number	62	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	18 Years
Category	Mechanical Systems	Basis Cost	\$ 1,998.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0062	01/01/2023	01/01/2041	16:00	18:00	2	\$ 3,996.00	\$ 5,501.54
						3,996.00	5,501.54

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

HVAC, HP, 12t, Club Rm.

Item Number	17	Measurement Basis	total
Type	Unit	Estimated Useful Life	18 Years
Category	Mechanical Systems	Basis Cost	\$ 25,450.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0017	01/01/2023	01/01/2041	16:00	18:00	1	\$ 25,450.00	\$ 35,038.57
						25,450.00	35,038.57

Comments

Given their differing ages and conditions, we have included separate line items for each of the heat pump units supporting the common area interiors. With proper and routine maintenance, life cycles in the high 10 to mid-20 year range have been observed under normal conditions. The exact purchase dates were not confirmed. We reserve the right to modify this report if this assumption is in error, and upon confirmation of the factual installation date(s).

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

HVAC, HP, 12t, Spa

Item Number	63	Measurement Basis	total
Type	Common Area	Estimated Useful Life	18 Years
Category	Mechanical Systems	Basis Cost	\$ 25,450.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0063	01/01/2023	01/01/2041	16:00	18:00	1	\$ 25,450.00	\$ 35,038.57
						25,450.00	35,038.57

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

HVAC, HP, 15t, Gym

Item Number	64	Measurement Basis	total
Type	Common Area	Estimated Useful Life	18 Years
Category	Mechanical Systems	Basis Cost	\$ 29,150.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0064	01/01/2023	01/01/2041	16:00	18:00	1	\$ 29,150.00	\$ 40,132.58
						29,150.00	40,132.58

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

HVAC, HP, 20t, Lobby

Item Number	67	Measurement Basis	total
Type	Common Area	Estimated Useful Life	18 Years
Category	Mechanical Systems	Basis Cost	\$ 49,120.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0067	01/01/2023	01/01/2041	16:00	18:00	1	\$ 49,120.00	\$ 67,626.50
						49,120.00	67,626.50

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

HVAC, HP, 2t, Maint.

Item Number	65	Measurement Basis	total
Type	Common Area	Estimated Useful Life	18 Years
Category	Mechanical Systems	Basis Cost	\$ 7,122.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0065	01/01/2023	01/01/2041	16:00	18:00	1	\$ 7,122.00	\$ 9,805.29
						7,122.00	9,805.29

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

HVAC, HP, 2t, Maint.

Item Number	66	Measurement Basis	total
Type	Common Area	Estimated Useful Life	18 Years
Category	Mechanical Systems	Basis Cost	\$ 7,122.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0066	01/01/2023	01/01/2041	16:00	18:00	1	\$ 7,122.00	\$ 9,805.29
						7,122.00	9,805.29

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

HVAC, HP, 5t, Cafe

Item Number	68	Measurement Basis	total
Type	Common Area	Estimated Useful Life	18 Years
Category	Mechanical Systems	Basis Cost	\$ 9,870.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0068	01/01/2023	01/01/2041	16:00	18:00	1	\$ 9,870.00	\$ 13,588.63
						9,870.00	13,588.63

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

HVAC, HP, 5t, Theater

Item Number	69	Measurement Basis	total
Type	Common Area	Estimated Useful Life	18 Years
Category	Mechanical Systems	Basis Cost	\$ 9,870.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0069	01/01/2023	01/01/2041	16:00	18:00	1	\$ 9,870.00	\$ 13,588.63
						9,870.00	13,588.63

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

HVAC, HP, 6t, Leasing

Item Number	70	Measurement Basis	total
Type	Common Area	Estimated Useful Life	18 Years
Category	Mechanical Systems	Basis Cost	\$ 11,970.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0070	01/01/2023	01/01/2041	16:00	18:00	1	\$ 11,970.00	\$ 16,479.83
						11,970.00	16,479.83

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

HVAC, HP, 6t, Office

Item Number	71	Measurement Basis	total
Type	Common Area	Estimated Useful Life	18 Years
Category	Mechanical Systems	Basis Cost	\$ 11,970.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0071	01/01/2023	01/01/2041	16:00	18:00	1	\$ 11,970.00	\$ 16,479.83
						11,970.00	16,479.83

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

HVAC, Pumps/Motors

Item Number	18	Measurement Basis	hp
Type	Unit	Estimated Useful Life	8 Years
Category	Mechanical Systems	Basis Cost	\$ 532.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0018	01/01/2021	01/01/2029	4:00	8:00	10	\$ 5,320.00	\$ 5,762.70
						5,320.00	5,762.70

Comments

A life cycle in the low to mid-20 year range is the market norm we have observed for pumps of similar size and use, both within and outside the local market area.

We have included a line item was included for each of the HVAC pumps/motors. We reserve the right to modify this report upon confirmation of the factual installation date(s).

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Pressurization/Exhaust Fans

Item Number	27	Measurement Basis	ea
Type	Unit	Estimated Useful Life	22 Years
Category	Mechanical Systems	Basis Cost	\$ 2,921.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0027	01/01/2005	01/01/2027	2:00	22:00	24	\$ 70,104.00	\$ 72,962.57
						70,104.00	72,962.57

Comments

This fund is designed to provide monies for as needed repairs/replacements over a recurring 22 year life cycle. The photograph is of representative fans.

While some units may last longer than others, it is our market observation that after a life cycle in the 20-30 year range, similar properties have completed replacement of their inventory of roof-mounted exhaust fans.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Sauna, Heaters							
Item Number		105		Measurement Basis		ea	
Type		Common Area		Estimated Useful Life		10 Years	
Category		Mechanical Systems		Basis Cost		\$ 2,650.00	
Tracking		Logistical					
Method		Fixed					
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-002-0105	01/01/2019	01/01/2029	4:00	10:00	1	\$ 2,650.00	\$ 2,870.52
920-001-0105	01/01/2016	01/01/2026	1:00	10:00	1	2,650.00	2,703.49
						5,300.00	5,574.01
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Spa Equip., HP							
Item Number		106		Measurement Basis		total	
Type		Common Area		Estimated Useful Life		14 Years	
Category		Mechanical Systems		Basis Cost		\$ 7,550.00	
Tracking		Logistical					
Method		Fixed					
	Service	Replace	Rem	Adj		Current	Future
Code	Date	Date	Life	Life	Quantity	Cost	Cost
920-001-0106	01/01/2013	01/01/2027	2:00	14:00	1	\$ 7,550.00	\$ 7,857.86
920-002-0106	01/01/2016	01/01/2030	5:00	14:00	1	7,550.00	8,343.35
						15,100.00	16,201.21
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Supply Fans

Item Number	73	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	22 Years
Category	Mechanical Systems	Basis Cost	\$ 2,921.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0073	01/01/2005	01/01/2027	2:00	22:00	18	\$ 52,578.00	\$ 54,721.93
						52,578.00	54,721.93

Comments

This fund is designed to provide monies for as needed repairs/replacements over a recurring 22 year life cycle. The photograph is of representative fans.

While some units may last longer than others, it is our market observation that after a life cycle in the 20-30 year range, similar properties have completed replacement of their inventory of roof-mounted exhaust fans.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Theater, Electronics

Item Number	120	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	12 Years
Category	Mechanical Systems	Basis Cost	\$ 29,400.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0120	01/01/2019	01/01/2031	6:00	12:00	1	\$ 29,400.00	\$ 33,145.10
						29,400.00	33,145.10

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Trash Chutes

Item Number	49	Measurement Basis	floors
Type	Unit	Estimated Useful Life	45 Years
Category	Mechanical Systems	Basis Cost	\$ 2,750.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0049	01/01/2005	01/01/2050	25:00	45:00	44	\$ 121,000.00	\$ 199,412.26
						121,000.00	199,412.26

Comments

Major trash chute restoration/replacement should be expected on a 30-45+ year basis, which assumes typical and routine maintenance. This fund is designed to provide monies for as needed repairs to and eventual major restoration/replacement of the trash chute over a 45 year life cycle.

The association currently replaces individual trash chute doors an incidental, as needed basis, and will likely not complete total inventory replacement at any one given time as a result. These as needed repairs/replacements are funded through the annual operating budget, as a function of routine maintenance; therefore, no reserves were included for trash chute doors.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Video Surveillance System

Item Number	50	Measurement Basis	lp sm
Type	Unit	Estimated Useful Life	10 Years
Category	Mechanical Systems	Basis Cost	\$ 37,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0050	01/01/2023	01/01/2033	8:00	10:00	1	\$ 37,500.00	\$ 44,000.80
						37,500.00	44,000.80

Comments

Data gleaned from both within and outside the local market area indicates that while minor component repairs/replacements (cameras, monitors, recording equipment, hardware/software, etc.) can be expected as a function of ongoing maintenance, total system modernization and/or replacement can be expected on a life cycle in the 10-12 year range. We reserve the right to modify this report upon confirmation of the factual installation date of the existing system/equipment. The current per camera cost estimate is reflective of the entire system.

The installation date of the +/- 30 camera video surveillance system was not confirmed; based on our inspection.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Pool & Spa Equipment

Item Number	22	Measurement Basis	lp sm
Type	Unit	Estimated Useful Life	10 Years
Category	Pool & Deck	Basis Cost	\$ 16,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0022	01/01/2021	01/01/2031	6:00	10:00	1	\$ 16,500.00	\$ 18,601.84
						16,500.00	18,601.84

Comments

For the association's consideration, we have included a line item to provide monies for as needed repairs/replacements over a recurring 10 year life cycle.

Under normal conditions, total replacement of pool and spa equipment inventories (pumps, filters, chlorination systems, heaters, etc.) should not be necessary at any one given time. As such, it is our opinion that reserving for total replacement is not prudent or practical, which is supported by our review of reserve budgets at similar properties both within and outside the Florida marketplace.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Pool Deck Bar Appliances

Item Number	127	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	12 Years
Category	Pool & Deck	Basis Cost	\$ 4,650.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0127	01/01/2022	01/01/2034	9:00	12:00	1	\$ 4,650.00	\$ 5,566.23
						4,650.00	5,566.23

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Pool Deck Cabanas							
Item Number		129		Measurement Basis		ea	
Type		Common Area		Estimated Useful Life		20 Years	
Category		Pool & Deck		Basis Cost		\$ 9,550.00	
Tracking		Logistical					
Method		Fixed					
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0129	01/01/2024	01/01/2044	19:00	20:00	5	\$ 47,750.00	\$ 69,802.01
						47,750.00	69,802.01
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Pool Deck Furniture

Item Number	130	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool & Deck	Basis Cost	\$ 68,000.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0130	01/01/2022	01/01/2032	7:00	10:00	1	\$ 68,000.00	\$ 78,209.50
						68,000.00	78,209.50

Comments



Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Pool Deck Grill							
Item Number		128		Measurement Basis		ea	
Type		Common Area		Estimated Useful Life		10 Years	
Category		Pool & Deck		Basis Cost		\$ 5,650.00	
Tracking		Logistical					
Method		Fixed					
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0128	01/01/2022	01/01/2032	7:00	10:00	1	\$ 5,650.00	\$ 6,498.29
						5,650.00	6,498.29
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Pool Deck Pavers

Item Number	25	Measurement Basis	sq ft
Type	Unit	Estimated Useful Life	20 Years
Category	Pool & Deck	Basis Cost	\$ 61.90
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0025	01/01/2019	01/01/2039	14:00	20:00	16,090	\$ 995,971.00	\$ 1,317,491.81
						995,971.00	1,317,491.81

Comments

This fund is designed to provide monies for as needed repairs to and eventual replacement over a 30 year life cycle. The total area is a rounded estimate. We reserve the right to modify this report upon confirmation of the factual installation date.

Some associations consider paver parking and drives, sidewalks, pool and spa decks, etc. to be effectively permanent, and opt to exclude replacement from their annual reserve budgets. Others do establish and fund reserves, on observed budgetary life cycles of 20-40 years. It is our opinion that reserving for eventual replacement is prudent, if only for cosmetic purposes.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Pool Deck Shower

Item Number	132	Measurement Basis	total
Type	Common Area	Estimated Useful Life	12 Years
Category	Pool & Deck	Basis Cost	\$ 6,890.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0132	01/01/2022	01/01/2034	9:00	12:00	1	\$ 6,890.00	\$ 8,247.59
						6,890.00	8,247.59

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Pool Heaters, Gas

Item Number	136	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	8 Years
Category	Pool & Deck	Basis Cost	\$ 5,150.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0136	01/01/2020	01/01/2028	3:00	8:00	3	\$ 15,450.00	\$ 16,404.56
						15,450.00	16,404.56

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Pool Interior Resurfacing & Tile

Item Number	26	Measurement Basis	total
Type	Unit	Estimated Useful Life	10 Years
Category	Pool & Deck	Basis Cost	\$ 49,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0026	01/01/2024	01/01/2034	9:00	10:00	1	\$ 49,500.00	\$ 59,253.38
						49,500.00	59,253.38

Comments

Assuming proper installation, chemical balancing, and routine maintenance, interior resurfacing of standard concrete pools with marcite or aggregate interior finishes should be expected on a life cycle in the 10 to mid-10 year range. The current per square foot of surface area cost estimate includes typical minor tank/structural repairs, tile upgrades and/or replacements, and installation of new aggregate surface materials (i.e. "diamond brite", "pebble crete", etc.).

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Spa Heater							
Item Number		126		Measurement Basis		ea	
Type		Common Area		Estimated Useful Life		8 Years	
Category		Pool & Deck		Basis Cost		\$ 5,500.00	
Tracking		Logistical					
Method		Fixed					
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0126	01/01/2024	01/01/2032	7:00	8:00	1	\$ 5,500.00	\$ 6,325.77
						5,500.00	6,325.77
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Spa Int. Res./Trim

Item Number	107	Measurement Basis	total
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool & Deck	Basis Cost	\$ 9,550.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0107	01/01/2015	01/01/2025	0:00	10:00	1	\$ 9,550.00	\$ 9,550.00
						9,550.00	9,550.00

Comments

The spa is finished with tile interiors, which have an observed life cycle that is much longer than spas with standard marcite/aggregate interior finishes. The spa interior restoration project was completed in XXXX; utilizing a market indicated life cycle in the low to mid 10 year range, this expense was forecast again in XXXX.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Ext. Door, Auto, Lobby

Item Number	55	Measurement Basis	total
Type	Common Area	Estimated Useful Life	15 Years
Category	SIRS-Common Windows & Door	Basis Cost	\$ 19,250.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0055	01/01/2021	01/01/2036	11:00	15:00	1	\$ 19,250.00	\$ 23,982.58
						19,250.00	23,982.58

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Ext. Door, Roll-up, Receiving

Item Number	56	Measurement Basis	total
Type	Common Area	Estimated Useful Life	22 Years
Category	SIRS-Common Windows & Door	Basis Cost	\$ 21,450.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0056	01/01/2005	01/01/2027	2:00	22:00	1	\$ 21,450.00	\$ 22,324.65
						21,450.00	22,324.65

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Common Windows & Doors

Item Number	31	Measurement Basis	total
Type	Unit	Estimated Useful Life	40 Years
Category	SIRS-Common Windows & Door	Basis Cost	\$ 86,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0031	01/01/2005	01/01/2045	20:00	40:00	1	\$ 86,500.00	\$ 128,999.88
						86,500.00	128,999.88

Comments

For the association's consideration and based on the new structural integrity reserve study requirements, we have included a reserve line item for the common area tower exterior doors/frames and windows. The majority of the doors were replaced in XXXX.

Assuming installation with non-corrosive doors/frames, life cycles of 20-40 years have been observed for total inventory replacement. This fund is designed to provide monies for as needed repairs to and eventual total inventory replacement over a 40 year life cycle, accordingly. The total inventory size is a rounded estimate, and includes stairways access doors, roof doors, mechanical rooms doors, etc.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Electrical Upgrades

Item Number	33	Measurement Basis	total
Type	Unit	Estimated Useful Life	49 Years
Category	SIRS-Electrical Systems	Basis Cost	\$ 56,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0033	01/01/2005	01/01/2054	29:00	49:00	1	\$ 56,500.00	\$ 100,862.46
						56,500.00	100,862.46

Comments

We have included an allowance for partial repairs to and replacements of the electrical distribution equipment in use at the subject property. This cost was included on a recurring 50 year life cycle.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Generator/Equipment

Item Number	39	Measurement Basis	kW
Type	Unit	Estimated Useful Life	40 Years
Category	SIRS-Electrical Systems	Basis Cost	\$ 521.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0039	01/01/2005	01/01/2045	20:00	40:00	1,000	\$ 521,000.00	\$ 776,981.92
						521,000.00	776,981.92

Comments

This fund is designed to provide monies for as needed repairs to and eventual replacement over a 40 year life cycle. The current cost estimate includes the transfer switch, fuel tank, and other associated equipment.

The XXX kilowatt emergency generator has a market indicated life cycle of 35-40+ years, given its location within an enclosed building area, and assuming proper and routine maintenance.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Interior Lighting

Item Number	40	Measurement Basis	lp sm
Type	Unit	Estimated Useful Life	20 Years
Category	SIRS-Electrical Systems	Basis Cost	\$ 22,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0040	01/01/2020	01/01/2040	15:00	20:00	1	\$ 22,500.00	\$ 30,364.24
						22,500.00	30,364.24

Comments

To insure a modern cosmetic appeal, the association should expect to incur costs for replacement of the decorative light sconces/fixtures in the primary common areas on a periodic and regular basis. Minor replacements may be necessary from time to time, a life cycle in the 12-24 year range is the market norm we have observed at better quality properties.

The average current lump sum cost estimate is reflective of third-party replacement.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Ext. Paint & Waterproofing, 6,10

Item Number	36	Measurement Basis	total
Type	Unit	Estimated Useful Life	10 Years
Category	SIRS-Exterior Paint & Waterproo	Basis Cost	\$ 175,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0036	01/01/2023	01/01/2033	8:00	10:00	1	\$ 175,500.00	\$ 205,923.73
						175,500.00	205,923.73

Comments

To insure proper protection of the underlying concrete, stucco, wood and metal surfaces, the market reflects a maximum 7 year useful life for exterior painting & waterproofing (in lieu of an association purchased 10 year warranty). The current average total unit cost estimate includes typical minor concrete/stucco repairs, surface preparation, as needed caulking and painting/refinishing of all exterior concrete, stucco, wood and metal surfaces.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Fire Alarm System Mod.

Item Number	37	Measurement Basis	units
Type	Unit	Estimated Useful Life	28 Years
Category	SIRS-Fire Alarm & Fireproofing	Basis Cost	\$ 1,192.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0037	01/01/2005	01/01/2033	8:00	28:00	338	\$ 402,896.00	\$ 472,739.87
						402,896.00	472,739.87

Comments

Given ever changing technologies and/or changing fire codes, we recommend that prior to reserve funding decisions being made (and on a periodic and regular basis thereafter), a life/fire safety consultant(s) assess the existing system to determine more specific remaining useful life and cost parameters. We reserve the right to modify this report upon receipt of such an assessment(s).

Due to improvements in technology and/or parts obsolescence, major modernization of fire alarm system components (panels, pull stations, horns/strobes, detectors, hoses) is typically necessary on a 20-30 year schedule. \

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Fire Pump/Equipment, 200hp

Item Number	57	Measurement Basis	hp
Type	Common Area	Estimated Useful Life	42 Years
Category	SIRS-Fire Alarm & Fireproofing	Basis Cost	\$ 1,027.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0057	01/01/2005	01/01/2047	22:00	42:00	200	\$ 205,400.00	\$ 318,809.27
						205,400.00	318,809.27

Comments

The 200 hp fire pump should enjoy a useful life of 35-50+ years, assuming a routine maintenance program. This fund is designed to provide monies for as needed repairs to and eventual replacement over a 45 year life cycle. The current cost estimate includes the controller panel, pump, valves, fittings, etc.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Fire Pump/Equipment, Jockey

Item Number	38	Measurement Basis	total
Type	Unit	Estimated Useful Life	12 Years
Category	SIRS-Fire Alarm & Fireproofing	Basis Cost	\$ 4,550.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0038	01/01/2021	01/01/2033	8:00	12:00	1	\$ 4,550.00	\$ 5,338.76
						4,550.00	5,338.76

Comments

The XXX hp fire pump should enjoy a useful life of 35-50+ years, assuming a routine maintenance program. This fund is designed to provide monies for as needed repairs to and eventual replacement over a 45 year life cycle. The current cost estimate includes the controller panel, pump, valves, fittings, etc.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Fire Suppression Repairs

Item Number	58	Measurement Basis	total
Type	Common Area	Estimated Useful Life	10 Years
Category	SIRS-Fire Alarm & Fireproofing	Basis Cost	\$ 24,000.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0058	01/01/2019	01/01/2029	4:00	10:00	1	\$ 24,000.00	\$ 25,997.16
						24,000.00	25,997.16

Comments

The XXX hp fire pump should enjoy a useful life of 35-50+ years, assuming a routine maintenance program. This fund is designed to provide monies for as needed repairs to and eventual replacement over a 45 year life cycle. The current cost estimate includes the controller panel, pump, valves, fittings, etc.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Back Preventers

Item Number	75	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	30 Years
Category	SIRS-Plumbing Systems	Basis Cost	\$ 12,350.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0075	01/01/2005	01/01/2035	10:00	30:00	2	\$ 24,700.00	\$ 30,163.63
						24,700.00	30,163.63

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Common Area Plumbing

Item Number	30	Measurement Basis	total
Type	Unit	Estimated Useful Life	5 Years
Category	SIRS-Plumbing Systems	Basis Cost	\$ 12,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0030	01/01/2024	01/01/2029	4:00	5:00	1	\$ 12,500.00	\$ 13,540.19
						12,500.00	13,540.19

Comments

Per the structural integrity reserve study requirements, we have included a recurring 10 year allowance for common area plumbing replacements. This inspection is visual only and not invasive.

An actual assessment of the interior of the plumbing pipes was not completed. We recommend the association completes a full plumbing assessment of the common area plumbing. The report findings may be included in this report at any time. At such time as the association can provide a budgetary funding goal and time frame in which to reach that goal.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Domestic Water Pump, 10hp

Item Number	32	Measurement Basis	total
Type	Unit	Estimated Useful Life	15 Years
Category	SIRS-Plumbing Systems	Basis Cost	\$ 9,550.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0032	01/01/2019	01/01/2034	9:00	15:00	1	\$ 9,550.00	\$ 11,431.71
						9,550.00	11,431.71

Comments

The installation date of the two (2) 7.5 hp domestic water pumps and equipment was unknown. This equipment does not appear to be original to the property. A XXXX replacement date was forecast, accordingly. We reserve the right to modify this report upon confirmation of the factual installation date.

Assuming periodic pump rebuilds, motor replacements, controller upgrades, etc. as a function of routine maintenance, modernization/replacement of standard domestic water pumps and equipment has a market indicated life cycle in the low to mid-20 year range.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Domestic Water Pumps, 20hp

Item Number	77	Measurement Basis	total
Type	Common Area	Estimated Useful Life	15 Years
Category	SIRS-Plumbing Systems	Basis Cost	\$ 14,150.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0077	01/01/2019	01/01/2034	9:00	15:00	1	\$ 14,150.00	\$ 16,938.09
920-002-0077	01/01/2019	01/01/2034	9:00	15:00	1	14,150.00	16,938.09
						28,300.00	33,876.18

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Domestic Water VFDs

Item Number	76	Measurement Basis	total
Type	Common Area	Estimated Useful Life	25 Years
Category	SIRS-Plumbing Systems	Basis Cost	\$ 36,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0076	01/01/2016	01/01/2041	16:00	25:00	1	\$ 36,500.00	\$ 50,251.78
						36,500.00	50,251.78

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Roofing, Flat, Elev. Pool Deck

Item Number	43	Measurement Basis	sqs
Type	Unit	Estimated Useful Life	22 Years
Category	SIRS-Roofing	Basis Cost	\$ 2,491.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0043	01/01/2005	01/01/2027	2:00	22:00	2	\$ 4,982.00	\$ 5,185.15
						4,982.00	5,185.15

Comments

Life cycles of less than 15 years, to 25+ years, have been observed for replacement of flat roofing; the most typical life falls in the 20 year range, assuming proper design, installation and routine maintenance. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, as needed repair/replacement of fascia, soffits and/or gutters and downspouts, and installation of like roofing.

one square = 100 square feet

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Engineering Inspections

Item Number	34	Measurement Basis	total
Type	Unit	Estimated Useful Life	10 Years
Category	SIRS-Structural Systems	Basis Cost	\$ 18,500.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0034	01/01/2005	01/01/2034	9:00	29:00	1	\$ 18,500.00	\$ 22,145.20
						18,500.00	22,145.20

Comments

While it is certain that some measure of structural building restoration will be necessary in any property of the subject's design and construction with exposure to the ocean elements, it is very difficult to quantify budgetary costs and remaining useful lives.

We have included a recurring 7 year allowance for an engineering inspection to be completed to obtain a full scope of concrete restoration required.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Expansion Joints, Pool Deck

Item Number	156			Measurement Basis		total	
Type	Common Area			Estimated Useful Life		10 Years	
Category	SIRS-Structural Systems			Basis Cost		\$ 72,500.00	
Tracking	Logistical						
Method	Fixed						
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0156	01/01/2020	01/01/2030	5:00	10:00	1	\$ 72,500.00	\$ 80,118.22
920-002-0156	01/01/2024	01/01/2034	9:00	10:00	1	72,500.00	86,785.25
						145,000.00	166,903.47
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

SIRS-Planters Restoration

Item Number	133	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	20 Years
Category	SIRS-Structural Systems	Basis Cost	\$ 98.22
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0133	01/01/2019	01/01/2039	14:00	20:00	19,160	\$ 1,881,895.20	\$ 2,489,411.36
920-002-0133	01/01/2017	01/01/2037	12:00	20:00	670	65,807.40	83,640.89
						1,947,702.60	2,573,052.25

Comments

Without proper waterproofing, moisture intrusion can occur at decks/planters into the underlying concrete systems, which can cause premature deterioration of those systems and the need for costly concrete restoration. It has been our experience that major deck planter restoration is typically necessary on a 20-35 year schedule.

These funds are designed to provide monies for restoration of the waterproof membranes within the deck mounted planter boxes (removal of the existing soils and landscaping, restoration/replacement of the underlying waterproof membrane, some measure of incidental concrete restoration and drainage upgrades, and installation of new soils and landscaping) over a 26 year life cycle. The total area is a rounded estimate.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Access Control Bar Reader

Item Number	137	Measurement Basis	total
Type	Common Area	Estimated Useful Life	10 Years
Category	Site Improvements	Basis Cost	\$ 14,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0137	01/01/2021	01/01/2031	6:00	10:00	1	\$ 14,500.00	\$ 16,347.07
						14,500.00	16,347.07

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Access Control, Bar Code Reader

Item Number	140	Measurement Basis	total
Type	Common Area	Estimated Useful Life	10 Years
Category	Site Improvements	Basis Cost	\$ 14,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0140	01/01/2022	01/01/2032	7:00	10:00	1	\$ 14,500.00	\$ 16,677.03
						14,500.00	16,677.03

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Access Control, Gate 10x7'

Item Number	142	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	15 Years
Category	Site Improvements	Basis Cost	\$ 5,490.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0142	01/01/2022	01/01/2037	12:00	15:00	2	\$ 10,980.00	\$ 13,955.53
						10,980.00	13,955.53

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Asphalt Pavement, Mill & Overlay

Item Number	153	Measurement Basis	sq yds
Type	Unit	Estimated Useful Life	26 Years
Category	Site Improvements	Basis Cost	\$ 29.87
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0153	01/01/2005	01/01/2031	6:00	26:00	429	\$ 12,814.23	\$ 14,446.56
						12,814.23	14,446.56

Comments

We have observed life cycles of less than 15 years, to 25+ years, for asphalt overlay projects, assuming proper design, installation and routine maintenance. The current cost estimate includes milling/removal of the existing asphalt paving, typical minor repairs to the underlying pavement subbase and drainage systems, installation of new asphalt paving, and re-striping. The paved area is a rounded estimate.

Under normal conditions, total replacement of concrete paving (sidewalks, curbing, gutters, etc.) should not be necessary at any one given time. It is our market observation that while some associations do establish and fund contingency reserves for concrete paving repairs, many prefer to fund as needed repairs through their annual operating budgets, as a function of routine maintenance. No reserves for concrete paving were included in this report.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Dock, Decking, Trex

Item Number	5	Measurement Basis	sq ft
Type	Unit	Estimated Useful Life	35 Years
Category	Site Improvements	Basis Cost	\$ 56.71
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0005	01/01/2016	01/01/2051	26:00	35:00	1,850	\$ 104,913.50	\$ 176,391.04
						104,913.50	176,391.04

Comments

The docks are finished with composite decking, which has a market indicated life cycle that is longer than that of standard pressure treated wood decking; discussions with associations that have chosen this type of decking at their beach crossovers, finger piers, docks, etc. reflect an expected life of 15-20+ years under normal conditions. The current cost estimate includes replacement of the composite decking, as well as repairs/restoration of the underlying framing, stringers, etc.

It appears that the dock electric/water pedestals are individually owned rather than association owned, and as such, they were excluded from this report. This report assumes that as needed repair/replacement of the individual piling and walkway light fixtures will continue to be funded through the association's annual operating budget, as a function of routine maintenance.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Dock, Framing/Pilings

Item Number	144	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	40 Years
Category	Site Improvements	Basis Cost	\$ 127.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0144	01/01/2005	01/01/2045	20:00	40:00	1,850	\$ 234,950.00	\$ 350,387.53
						234,950.00	350,387.53

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Dock, Pedestals							
Item Number		143		Measurement Basis		ea	
Type		Common Area		Estimated Useful Life		35 Years	
Category		Site Improvements		Basis Cost		\$ 9,120.00	
Tracking		Logistical					
Method		Fixed					
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0143	01/01/2005	01/01/2040	15:00	35:00	14	\$ 127,680.00	\$ 172,306.94
						127,680.00	172,306.94
Comments							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Driveway/Walkway Pavers

Item Number	6	Measurement Basis	sq ft
Type	Unit	Estimated Useful Life	30 Years
Category	Site Improvements	Basis Cost	\$ 19.89
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0006	01/01/2005	01/01/2035	10:00	30:00	9,760	\$ 194,126.40	\$ 237,067.05
						194,126.40	237,067.05

Comments

The existing pavers at the driveways and walkways was reportedly installed in XXXX. This fund is designed to provide monies for as needed repairs to and eventual replacement over a 30 year life cycle. The total area is a rounded estimate. We reserve the right to modify this report upon confirmation of the factual installation date.

Some associations consider paver parking and drives, sidewalks, pool and spa decks, etc. to be effectively permanent, and opt to exclude replacement from their annual reserve budgets. Others do establish and fund reserves, on observed budgetary life cycles of 20-40 years. It is our opinion that reserving for eventual replacement is prudent, if only for cosmetic purposes.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Fountain Allowance

Item Number	148	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	10 Years
Category	Site Improvements	Basis Cost	\$ 12,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0148	01/01/2023	01/01/2033	8:00	10:00	1	\$ 12,500.00	\$ 14,666.93
						12,500.00	14,666.93

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Fountain Equipment

Item Number	146	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	5 Years
Category	Site Improvements	Basis Cost	\$ 17,250.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0146	01/01/2022	01/01/2027	2:00	5:00	1	\$ 17,250.00	\$ 17,953.39
						17,250.00	17,953.39

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Fountain, Resurfacing

Item Number	147	Measurement Basis	total
Type	Common Area	Estimated Useful Life	10 Years
Category	Site Improvements	Basis Cost	\$ 15,400.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0147	01/01/2022	01/01/2032	7:00	10:00	1	\$ 15,400.00	\$ 17,712.15
						15,400.00	17,712.15

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Gate Operator, Barrier, Guard House

Item Number	149	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	8 Years
Category	Site Improvements	Basis Cost	\$ 6,980.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0149	01/01/2021	01/01/2029	4:00	8:00	1	\$ 6,980.00	\$ 7,560.84
						6,980.00	7,560.84

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Gate, Barrier

Item Number	9	Measurement Basis	ea
Type	Unit	Estimated Useful Life	8 Years
Category	Site Improvements	Basis Cost	\$ 5,120.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0009	01/01/2018	01/01/2026	1:00	8:00	1	\$ 5,120.00	\$ 5,223.34
						5,120.00	5,223.34

Comments

Barring any unforeseen vehicular damages, etc., the gate operators should have life cycles in 8-12 year range. Since they may not require replacement concurrently, separate line items were included for each. The exact installation date was not confirmed. We reserve the right to modify this report upon confirmation of the factual installation date.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Gate, Swing, Receiving

Item Number	141	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	8 Years
Category	Site Improvements	Basis Cost	\$ 5,120.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0141	01/01/2022	01/01/2030	5:00	8:00	2	\$ 10,240.00	\$ 11,316.01
						10,240.00	11,316.01

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Marquee Signage

Item Number	155	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	15 Years
Category	Site Improvements	Basis Cost	\$ 17,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0155	01/01/2022	01/01/2037	12:00	15:00	1	\$ 17,500.00	\$ 22,242.42
						17,500.00	22,242.42

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Outdoor Bar Replacement

Item Number	125	Measurement Basis	total
Type	Common Area	Estimated Useful Life	25 Years
Category	Site Improvements	Basis Cost	\$ 15,400.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0125	01/01/2005	01/01/2030	5:00	25:00	1	\$ 15,400.00	\$ 17,018.22
						15,400.00	17,018.22

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Retaining Wall, Restore

Item Number	154	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	25 Years
Category	Site Improvements	Basis Cost	\$ 57.98
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0154	01/01/2005	01/01/2030	5:00	25:00	870	\$ 50,442.60	\$ 55,743.05
						50,442.60	55,743.05

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Site Fencing & Gates, 4' Picket

Item Number	45	Measurement Basis	In ft
Type	Unit	Estimated Useful Life	30 Years
Category	Site Improvements	Basis Cost	\$ 92.38
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0045	01/01/2005	01/01/2035	10:00	30:00	290	\$ 26,790.20	\$ 32,716.18
						26,790.20	32,716.18

Comments

Barring any unforeseen storm damages, etc., replacement of the site fencing and gates should be expected on a life cycle in the high 24-40 year range. The current per linear foot cost estimate includes permitting, removal and disposal of the existing fencing and gates and installation of like quality fencing and gates. We reserve the right to modify this report upon confirmation of the factual installation date.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Site Fencing & Gates, 6' Picket

Item Number	145	Measurement Basis	In ft
Type	Common Area	Estimated Useful Life	30 Years
Category	Site Improvements	Basis Cost	\$ 119.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0145	01/01/2005	01/01/2035	10:00	30:00	352	\$ 41,888.00	\$ 51,153.60
						41,888.00	51,153.60

Comments

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Item Parameters - Full Detail

Site Lighting, Double

Item Number	46	Measurement Basis	ea
Type	Unit	Estimated Useful Life	28 Years
Category	Site Improvements	Basis Cost	\$ 4,990.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0046	01/01/2005	01/01/2033	8:00	28:00	21	\$ 104,790.00	\$ 122,955.83
						104,790.00	122,955.83

Comments

Under normal conditions, a life cycle in the 15-28 year range is the observed market norm for similar inventory replacements; this fund is designed to provide monies for as needed repairs to and eventual replacement of this inventory over a 28 year life cycle, accordingly. The current total cost estimate does not include any unforeseen engineering/structural/wiring costs.

Symphony Master Association, Inc.

Analysis Date - January 1, 2025
Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future
Item Parameters - Full Detail

Site Lighting, Single								
Item Number		152			Measurement Basis			ea
Type		Common Area			Estimated Useful Life			28 Years
Category		Site Improvements			Basis Cost			\$ 3,979.00
Tracking		Logistical						
Method		Fixed						
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost	
910-000-0152	01/01/2005	01/01/2033	8:00	28:00	10	\$ 39,790.00	\$ 46,687.78	
						39,790.00	46,687.78	
Comments								

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Access Control Bar Reader							16,347			
Access Control System, Fob Reader										
Access Control, Bar Code Reader								16,677		
Access Control, Gate 10x7'										
Access Control, Intercom Sys.										
Access Control, Monitor										
Access Control, Recorder										
Artificial Turf Replacement										84,670
Asphalt Pavement, Mill & Overlay							14,447			
Bus. Ctr., Work Stations						10,929				
Cafe/Emp., Furn./Finishes							22,209			
Cafe/Emp., Patio Furn.						6,078				
Card Rm., Furn./Finishes										49,378
Card Rm., Millwork						13,261				
Card Rm., Outdoor Furn.								7,533		
Club Rm., Balcony Furn.						8,178				
Club Rm., Bar Appliances										10,175
Club Rm., Bar Restoration						9,393				
Club Rm., Electronics										28,130
Club Rm., Furn./Finishes							80,608			
Club Rm., Millwork						34,478				
Club Rm., RR Renovation						47,518				
Common Area Doors, Utility										
Cooling Tower Pump Sys.						17,958				
Dock, Decking, Trex										
Dock, Framing/Pilings										
Dock, Pedestals										
Driveway/Walkway Pavers										
Elevator Cab Interior, Pool										

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Elevator Modernization, Pool						97,799				
Ext. Door, Auto, Lobby										
Ext. Door, Roll-up, Receiving			22,325							
Fitness Equipment Allowance										
Fitness, Mirror Panels						7,025				
Floor, Carpet, Bus. Ctr.				5,429						
Floor, Carpet, Club Rm.					13,983					
Floor, Carpet, L2, Stairs, Mezz.					24,357					
Floor, Carpet, Office					4,511					
Floor, Carpet, Theater					6,495					
Floor, Fitness Rm.									48,434	
Floor, Marble, Cafe/Emp.										
Floor, Marble, Lib./Conf.										
Floor, Marble, Lobby RR										
Floor, Marble, Lobby/Halls										
Floor, Tile Walls, RR									3,778	
Floor, Tile, Club Rm.						23,724				
Floor, Tile, Spa						92,721				
Floor, Wood, Aerobics										
Floor, Wood, Club Rm.										
Fountain Allowance									14,667	
Fountain Equipment			17,953					19,840		
Fountain, Resurfacing								17,712		
Furn./Finishes, Office										
Furnishings, Lobby								44,280		
Garage, Paint/Stripe	18,455						20,806			
Gate Operator, Barrier, Guard House					7,561					
Gate, Barrier		5,223								6,129
Gate, Swing, Receiving						11,316				

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Guard House, Ext. Paint	7,953							9,147		
Guard House, Int. Renov.						10,554				
HVAC, 1.5t, Guard House										
HVAC, 1t, Pool Bldg.										
HVAC, HP, 12t, Club Rm.										
HVAC, HP, 12t, Spa										
HVAC, HP, 15t, Gym										
HVAC, HP, 20t, Lobby										
HVAC, HP, 2t, Maint.										
HVAC, HP, 2t, Maint.										
HVAC, HP, 5t, Cafe										
HVAC, HP, 5t, Theater										
HVAC, HP, 6t, Leasing										
HVAC, HP, 6t, Office										
HVAC, Pumps/Motors					5,763					
Int. Paint Finishes, Lobby									30,507	
Int. Paint, Common Areas				38,224						
Lib., Conf., Furn./Finishes									46,524	
Lib., Conf., Outdoor Furn.										
Lib./Conf., Millwork										
Marquee Signage										
Office Workstations		9,692				10,498				11,372
Office, Millwork						9,448				
Outdoor Bar Replacement						17,018				
Parking Garage, RR Renovation						4,144				
Pool & Spa Equipment							18,602			
Pool Deck Bar Appliances										5,566
Pool Deck Cabanas										
Pool Deck Furniture								78,210		

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Pool Deck Grill								6,498		
Pool Deck Pavers										
Pool Deck Shower										8,248
Pool Deck, RR Renovation						30,390				
Pool Deck, RR Renovation						28,732				
Pool Heaters, Gas				16,405						
Pool House, Ext. Paint	7,690							8,844		
Pool House, RR Tile						19,157				
Pool Interior Resurfacing & Tile										59,253
Pressurization/Exhaust Fans			72,963							
Railings/Handrails, L2										
Retaining Wall, Restore						55,743				
Roofing, Flat, Guard House					2,698					
Roofing, Flat, Staircase 5					10,793					
Roofing, Tile, Gazebo, Courtyard										
Roofing, Tile, Gazebo, Pool Bar										
Roofing, Tile, Guard House	5,464									
Roofing, Tile, Pool Bldg.										
Roofing, Tile, Porte Cochere										
Sauna, Heaters		2,703			2,871					
SIRS-Back Preventers										
SIRS-Common Area Plumbing					13,540					14,963
SIRS-Common Windows & Doors										
SIRS-Domestic Water Pump, 10hp										11,432
SIRS-Domestic Water Pumps, 20hp										33,876
SIRS-Domestic Water VFDs										
SIRS-Electrical Upgrades										
SIRS-Engineering Inspections										22,145
SIRS-Expansion Joints, Pool Deck						80,118				86,785

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
SIRS-Ext. Paint & Waterproofing, 6,10									205,924	
SIRS-Fire Alarm System Mod.									472,740	
SIRS-Fire Pump/Equipment, 200hp										
SIRS-Fire Pump/Equipment, Jockey									5,339	
SIRS-Fire Suppression Repairs					25,997					
SIRS-Generator/Equipment										
SIRS-Interior Lighting										
SIRS-Planters Restoration										
SIRS-Roofing, Flat, Elev. Pool Deck			5,185							
Site Fencing & Gates, 4' Picket										
Site Fencing & Gates, 6' Picket										
Site Lighting, Double									122,956	
Site Lighting, Single									46,688	
Spa Equip., HP			7,858			8,343				
Spa Heater								6,326		
Spa Int. Res./Trim	9,550									
Spa Interior Res., Trim								63,258		
Spa, Desk Replacement						13,261				
Spa, RR Renovation								45,431		
Spa/Massage, Millwork						21,549				
Supply Fans			54,722							
Theater, Electronics							33,145			
Theater, Furn./Finishes									59,841	
Theater, Wall Panels										
Trash Chutes										
Video Surveillance System									44,001	
Wine Rm., Furn./Finishes									27,222	
Wine Rm., Wall Coverings			5,640							

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
	49,112	17,619	186,645	60,058	118,568	689,334	206,164	323,756	1,128,620	432,122

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Access Control Bar Reader							19,963			
Access Control System, Fob Reader				12,707						
Access Control, Bar Code Reader								20,366		
Access Control, Gate 10x7'			13,956							
Access Control, Intercom Sys.				124,803						
Access Control, Monitor				10,684						
Access Control, Recorder				23,814						
Artificial Turf Replacement										103,399
Asphalt Pavement, Mill & Overlay										
Bus. Ctr., Work Stations		12,321						13,891		
Cafe/Emp., Furn./Finishes									28,228	
Cafe/Emp., Patio Furn.				7,132						
Card Rm., Furn./Finishes										
Card Rm., Millwork										
Card Rm., Outdoor Furn.								9,200		
Club Rm., Balcony Furn.				9,595						
Club Rm., Bar Appliances										
Club Rm., Bar Restoration										
Club Rm., Electronics										
Club Rm., Furn./Finishes									102,452	
Club Rm., Millwork										
Club Rm., RR Renovation										
Common Area Doors, Utility										
Cooling Tower Pump Sys.										
Dock, Decking, Trex										
Dock, Framing/Pilings										
Dock, Pedestals						172,307				
Driveway/Walkway Pavers	237,067									
Elevator Cab Interior, Pool								23,245		

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Elevator Modernization, Pool										
Ext. Door, Auto, Lobby		23,983								
Ext. Door, Roll-up, Receiving										
Fitness Equipment Allowance			95,325							
Fitness, Mirror Panels										
Floor, Carpet, Bus. Ctr.		6,371								7,475
Floor, Carpet, Club Rm.			16,407							
Floor, Carpet, L2, Stairs, Mezz.			28,579							
Floor, Carpet, Office			5,292							
Floor, Carpet, Theater			7,621							
Floor, Fitness Rm.									59,148	
Floor, Marble, Cafe/Emp.										
Floor, Marble, Lib./Conf.										
Floor, Marble, Lobby RR										
Floor, Marble, Lobby/Halls										
Floor, Tile Walls, RR										
Floor, Tile, Club Rm.										
Floor, Tile, Spa									30,659	
Floor, Wood, Aerobics			16,815							
Floor, Wood, Club Rm.						44,784				
Fountain Allowance									17,911	
Fountain Equipment			21,925					24,228		
Fountain, Resurfacing								21,630		
Furn./Finishes, Office			18,429							
Furnishings, Lobby										56,280
Garage, Paint/Stripe			23,456						26,444	
Gate Operator, Barrier, Guard House			8,872							
Gate, Barrier								7,191		
Gate, Swing, Receiving				13,278						

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Guard House, Ext. Paint					10,521					
Guard House, Int. Renov.										
HVAC, 1.5t, Guard House						6,680				
HVAC, 1t, Pool Bldg.							5,502			
HVAC, HP, 12t, Club Rm.							35,039			
HVAC, HP, 12t, Spa							35,039			
HVAC, HP, 15t, Gym							40,133			
HVAC, HP, 20t, Lobby							67,627			
HVAC, HP, 2t, Maint.							9,805			
HVAC, HP, 2t, Maint.							9,805			
HVAC, HP, 5t, Cafe							13,589			
HVAC, HP, 5t, Theater							13,589			
HVAC, HP, 6t, Leasing							16,480			
HVAC, HP, 6t, Office							16,480			
HVAC, Pumps/Motors			6,762							
Int. Paint Finishes, Lobby										
Int. Paint, Common Areas	43,963							50,564		
Lib., Conf., Furn./Finishes										
Lib., Conf., Outdoor Furn.										
Lib./Conf., Millwork										
Marquee Signage			22,242							
Office Workstations				12,318				13,343		
Office, Millwork										
Outdoor Bar Replacement										
Parking Garage, RR Renovation										
Pool & Spa Equipment							22,717			
Pool Deck Bar Appliances										
Pool Deck Cabanas										69,802
Pool Deck Furniture								95,509		

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Pool Deck Grill								7,936		
Pool Deck Pavers					1,317,492					
Pool Deck Shower										
Pool Deck, RR Renovation										
Pool Deck, RR Renovation										
Pool Heaters, Gas		19,248								22,585
Pool House, Ext. Paint					10,172					
Pool House, RR Tile										
Pool Interior Resurfacing & Tile										72,360
Pressurization/Exhaust Fans										
Railings/Handrails, L2										
Retaining Wall, Restore										
Roofing, Flat, Guard House										
Roofing, Flat, Staircase 5										
Roofing, Tile, Gazebo, Courtyard										
Roofing, Tile, Gazebo, Pool Bar										
Roofing, Tile, Guard House										
Roofing, Tile, Pool Bldg.										
Roofing, Tile, Porte Cochere										
Sauna, Heaters		3,302			3,505					
SIRS-Back Preventers	30,164									
SIRS-Common Area Plumbing					16,535					18,273
SIRS-Common Windows & Doors										
SIRS-Domestic Water Pump, 10hp										
SIRS-Domestic Water Pumps, 20hp										
SIRS-Domestic Water VFDs							50,252			
SIRS-Electrical Upgrades										
SIRS-Engineering Inspections										27,044
SIRS-Expansion Joints, Pool Deck						97,840				105,982

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
SIRS-Ext. Paint & Waterproofing, 6,10									251,474	
SIRS-Fire Alarm System Mod.										
SIRS-Fire Pump/Equipment, 200hp										
SIRS-Fire Pump/Equipment, Jockey										
SIRS-Fire Suppression Repairs					31,748					
SIRS-Generator/Equipment										
SIRS-Interior Lighting						30,364				
SIRS-Planters Restoration			83,641		2,489,411					
SIRS-Roofing, Flat, Elev. Pool Deck										
Site Fencing & Gates, 4' Picket	32,716									
Site Fencing & Gates, 6' Picket	51,154									
Site Lighting, Double										
Site Lighting, Single										
Spa Equip., HP							10,395			11,037
Spa Heater						7,422				
Spa Int. Res./Trim	11,662									
Spa Interior Res., Trim								77,250		
Spa, Desk Replacement										
Spa, RR Renovation										
Spa/Massage, Millwork										
Supply Fans										
Theater, Electronics									42,127	
Theater, Furn./Finishes										
Theater, Wall Panels			10,143							
Trash Chutes										
Video Surveillance System									53,734	
Wine Rm., Furn./Finishes										
Wine Rm., Wall Coverings	6,617								7,764	

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
	413,343	65,224	379,464	214,331	3,879,384	359,398	366,411	364,354	619,942	494,237

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Access Control Bar Reader							24,379			
Access Control System, Fob Reader									17,149	
Access Control, Bar Code Reader								24,871		
Access Control, Gate 10x7'								18,833		
Access Control, Intercom Sys.									168,424	
Access Control, Monitor									14,419	
Access Control, Recorder									32,138	
Artificial Turf Replacement										126,271
Asphalt Pavement, Mill & Overlay										
Bus. Ctr., Work Stations				15,660						17,655
Cafe/Emp., Furn./Finishes										
Cafe/Emp., Patio Furn.		8,368								9,818
Card Rm., Furn./Finishes					66,636					
Card Rm., Millwork										
Card Rm., Outdoor Furn.								11,235		
Club Rm., Balcony Furn.		11,259								13,210
Club Rm., Bar Appliances		12,932								
Club Rm., Bar Restoration										
Club Rm., Electronics		35,754								
Club Rm., Furn./Finishes										
Club Rm., Millwork										
Club Rm., RR Renovation										
Common Area Doors, Utility		52,489								
Cooling Tower Pump Sys.										
Dock, Decking, Trex							176,391			
Dock, Framing/Pilings	350,388									
Dock, Pedestals										
Driveway/Walkway Pavers										
Elevator Cab Interior, Pool										

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Elevator Modernization, Pool										
Ext. Door, Auto, Lobby							32,365			
Ext. Door, Roll-up, Receiving					34,651					
Fitness Equipment Allowance								128,643		
Fitness, Mirror Panels						10,477				
Floor, Carpet, Bus. Ctr.								8,771		
Floor, Carpet, Club Rm.	19,251								22,588	
Floor, Carpet, L2, Stairs, Mezz.	33,533								39,347	
Floor, Carpet, Office	6,210								7,286	
Floor, Carpet, Theater	8,942								10,492	
Floor, Fitness Rm.									72,231	
Floor, Marble, Cafe/Emp.										50,416
Floor, Marble, Lib./Conf.										43,541
Floor, Marble, Lobby RR										5,042
Floor, Marble, Lobby/Halls										184,705
Floor, Tile Walls, RR										
Floor, Tile, Club Rm.										
Floor, Tile, Spa										
Floor, Wood, Aerobics										
Floor, Wood, Club Rm.										
Fountain Allowance									21,873	
Fountain Equipment			26,774					29,588		
Fountain, Resurfacing								26,415		
Furn./Finishes, Office								24,871		
Furnishings, Lobby										
Garage, Paint/Stripe					29,813					
Gate Operator, Barrier, Guard House	10,409								12,214	
Gate, Barrier						8,438				
Gate, Swing, Receiving		15,579								18,280

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Guard House, Ext. Paint		12,100							13,917	
Guard House, Int. Renov.										
HVAC, 1.5t, Guard House										
HVAC, 1t, Pool Bldg.										
HVAC, HP, 12t, Club Rm.										
HVAC, HP, 12t, Spa										
HVAC, HP, 15t, Gym										
HVAC, HP, 20t, Lobby										
HVAC, HP, 2t, Maint.										
HVAC, HP, 2t, Maint.										
HVAC, HP, 5t, Cafe										
HVAC, HP, 5t, Theater										
HVAC, HP, 6t, Leasing										
HVAC, HP, 6t, Office										
HVAC, Pumps/Motors	7,934								9,309	
Int. Paint Finishes, Lobby			40,356							
Int. Paint, Common Areas					58,155					
Lib., Conf., Furn./Finishes	59,131									
Lib., Conf., Outdoor Furn.		8,672								
Lib./Conf., Millwork		14,910								
Marquee Signage								30,017		
Office Workstations		14,454				15,656				16,959
Office, Millwork										
Outdoor Bar Replacement										
Parking Garage, RR Renovation										
Pool & Spa Equipment							27,741			
Pool Deck Bar Appliances		7,075								
Pool Deck Cabanas										
Pool Deck Furniture								116,636		

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

Reserve Item	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Pool Deck Grill								9,691		
Pool Deck Pavers										
Pool Deck Shower		10,483								
Pool Deck, RR Renovation										
Pool Deck, RR Renovation										
Pool Heaters, Gas								26,500		
Pool House, Ext. Paint		11,699							13,456	
Pool House, RR Tile										
Pool Interior Resurfacing & Tile										88,366
Pressurization/Exhaust Fans					113,248					
Railings/Handrails, L2	62,054									
Retaining Wall, Restore										
Roofing, Flat, Guard House									4,359	
Roofing, Flat, Staircase 5									17,436	
Roofing, Tile, Gazebo, Courtyard	32,594									
Roofing, Tile, Gazebo, Pool Bar	24,446									
Roofing, Tile, Guard House	8,149									
Roofing, Tile, Pool Bldg.	44,817									
Roofing, Tile, Porte Cochere	97,783									
Sauna, Heaters		4,032			4,281					
SIRS-Back Preventers										
SIRS-Common Area Plumbing					20,193					22,315
SIRS-Common Windows & Doors	129,000									
SIRS-Domestic Water Pump, 10hp					15,427					
SIRS-Domestic Water Pumps, 20hp					45,717					
SIRS-Domestic Water VFDs										
SIRS-Electrical Upgrades										100,862
SIRS-Engineering Inspections										33,026
SIRS-Expansion Joints, Pool Deck						119,483				129,425

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Expenditures

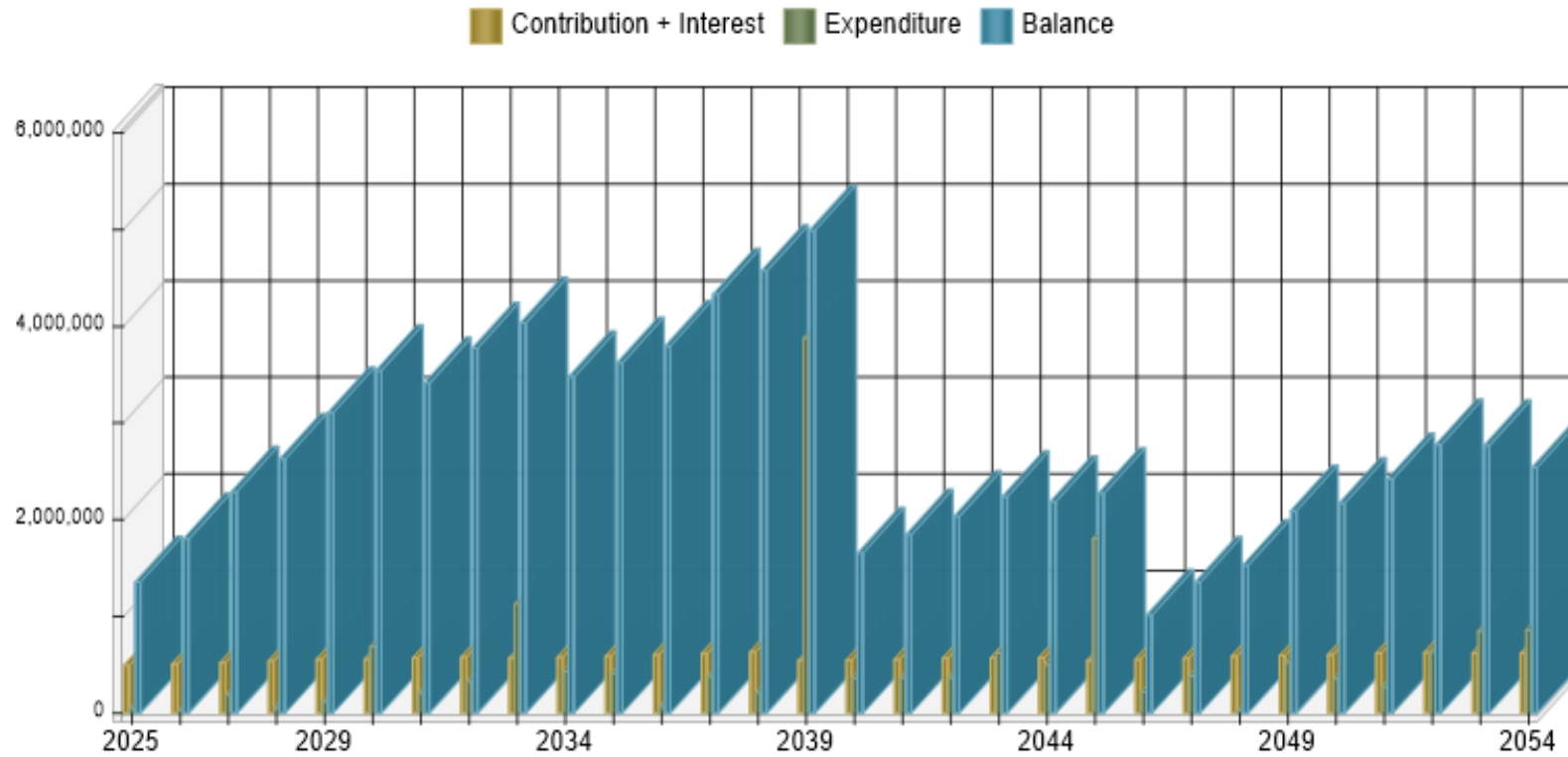
Reserve Item	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
SIRS-Ext. Paint & Waterproofing, 6,10									307,100	
SIRS-Fire Alarm System Mod.										
SIRS-Fire Pump/Equipment, 200hp			318,809							
SIRS-Fire Pump/Equipment, Jockey	6,786									
SIRS-Fire Suppression Repairs					38,770					
SIRS-Generator/Equipment	776,982									
SIRS-Interior Lighting										
SIRS-Planters Restoration										
SIRS-Roofing, Flat, Elev. Pool Deck					8,048					
Site Fencing & Gates, 4' Picket										
Site Fencing & Gates, 6' Picket										
Site Lighting, Double										
Site Lighting, Single										
Spa Equip., HP										
Spa Heater				8,709						
Spa Int. Res./Trim	14,242									
Spa Interior Res., Trim								94,338		
Spa, Desk Replacement										
Spa, RR Renovation								67,752		
Spa/Massage, Millwork										
Supply Fans					84,936					
Theater, Electronics										
Theater, Furn./Finishes	76,058									
Theater, Wall Panels								13,688		
Trash Chutes						199,412				
Video Surveillance System									65,620	
Wine Rm., Furn./Finishes	34,599									
Wine Rm., Wall Coverings							9,110			

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Chart



Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/25 - 12/25	\$ 1,355,136.00	\$ 444,078.00	\$ 47,457.81	\$ 49,111.92	\$ 1,797,559.89
01/26 - 12/26	1,797,559.89	447,630.60	60,935.04	17,618.58	2,288,506.95
01/27 - 12/27	2,288,506.95	451,211.64	70,997.95	186,645.10	2,624,071.44
01/28 - 12/28	2,624,071.44	454,821.36	84,946.69	60,058.08	3,103,781.41
01/29 - 12/29	3,103,781.41	458,459.88	97,888.15	118,567.80	3,541,561.64
01/30 - 12/30	3,541,561.64	462,127.56	94,632.07	689,334.12	3,408,987.15
01/31 - 12/31	3,408,987.15	465,824.64	105,311.03	206,163.87	3,773,958.95
01/32 - 12/32	3,773,958.95	469,551.24	112,964.33	323,756.23	4,032,718.29
01/33 - 12/33	4,032,718.29	473,307.60	96,943.36	1,128,619.75	3,474,349.50
01/34 - 12/34	3,474,349.50	477,094.08	100,307.10	432,122.37	3,619,628.31
	1,355,136.00	4,604,106.60	872,383.53	3,211,997.82	3,619,628.31

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/35 - 12/35	\$ 3,619,628.31	\$ 480,910.80	\$ 105,330.69	\$ 413,343.28	\$ 3,792,526.52
01/36 - 12/36	3,792,526.52	484,758.12	120,788.90	65,224.39	4,332,849.15
01/37 - 12/37	4,332,849.15	488,636.16	128,781.85	379,463.93	4,570,803.23
01/38 - 12/38	4,570,803.23	492,545.28	140,235.11	214,330.96	4,989,252.66
01/39 - 12/39	4,989,252.66	496,485.60	46,831.99	3,879,384.46	1,653,185.79
01/40 - 12/40	1,653,185.79	500,457.48	47,386.75	359,398.23	1,841,631.79
01/41 - 12/41	1,841,631.79	504,461.16	52,974.80	366,411.18	2,032,656.57
01/42 - 12/42	2,032,656.57	508,496.88	58,906.00	364,354.33	2,235,705.12
01/43 - 12/43	2,235,705.12	512,564.88	58,435.23	619,941.62	2,186,763.61
01/44 - 12/44	2,186,763.61	516,665.40	59,933.28	494,236.84	2,269,125.45
	3,619,628.31	4,985,981.76	819,604.60	7,156,089.22	2,269,125.45

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/45 - 12/45	\$ 2,269,125.45	\$ 520,798.68	\$ 24,366.20	\$ 1,803,308.18	\$ 1,010,982.15
01/46 - 12/46	1,010,982.15	524,965.08	32,954.44	219,805.40	1,349,096.27
01/47 - 12/47	1,349,096.27	529,164.84	37,798.82	385,939.26	1,530,120.67
01/48 - 12/48	1,530,120.67	533,398.20	53,901.85	24,369.56	2,093,051.16
01/49 - 12/49	2,093,051.16	537,665.40	57,485.05	519,875.68	2,168,325.93
01/50 - 12/50	2,168,325.93	541,966.68	63,856.19	353,465.84	2,420,682.96
01/51 - 12/51	2,420,682.96	546,302.40	74,029.33	269,986.65	2,771,028.04
01/52 - 12/52	2,771,028.04	550,672.80	74,210.14	631,847.19	2,764,063.79
01/53 - 12/53	2,764,063.79	555,078.24	68,491.85	849,356.44	2,538,277.44
01/54 - 12/54	2,538,277.44	559,518.84	60,621.41	859,892.85	2,298,524.84
	2,269,125.45	5,399,531.16	547,715.28	5,917,847.05	2,298,524.84

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Cash Flow - Monthly

2025	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 1,355,136.00	\$ 37,006.50	\$ 3,415.33	\$ 15,014.00	\$ 1,380,543.83
February	1,380,543.83	37,006.50	3,497.62	0.00	1,421,047.95
March	1,421,047.95	37,006.50	3,598.88	0.00	1,461,653.33
April	1,461,653.33	37,006.50	3,700.39	0.00	1,502,360.22
May	1,502,360.22	37,006.50	3,802.16	0.00	1,543,168.88
June	1,543,168.88	37,006.50	3,904.18	0.00	1,584,079.56
July	1,584,079.56	37,006.50	4,006.46	0.00	1,625,092.52
August	1,625,092.52	37,006.50	4,108.99	0.00	1,666,208.01
September	1,666,208.01	37,006.50	4,211.78	0.00	1,707,426.29
October	1,707,426.29	37,006.50	4,314.82	0.00	1,748,747.61
November	1,748,747.61	37,006.50	4,418.13	0.00	1,790,172.24
December	1,790,172.24	37,006.50	4,479.07	34,097.92	1,797,559.89
	1,355,136.00	444,078.00	47,457.81	49,111.92	1,797,559.89

2026	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 1,797,559.89	\$ 37,302.55	\$ 4,518.50	\$ 17,618.58	\$ 1,821,762.36
February	1,821,762.36	37,302.55	4,601.03	0.00	1,863,665.94
March	1,863,665.94	37,302.55	4,705.79	0.00	1,905,674.28
April	1,905,674.28	37,302.55	4,810.81	0.00	1,947,787.64
May	1,947,787.64	37,302.55	4,916.10	0.00	1,990,006.29
June	1,990,006.29	37,302.55	5,021.64	0.00	2,032,330.48
July	2,032,330.48	37,302.55	5,127.45	0.00	2,074,760.48
August	2,074,760.48	37,302.55	5,233.53	0.00	2,117,296.56
September	2,117,296.56	37,302.55	5,339.87	0.00	2,159,938.98
October	2,159,938.98	37,302.55	5,446.48	0.00	2,202,688.01
November	2,202,688.01	37,302.55	5,553.35	0.00	2,245,543.91
December	2,245,543.91	37,302.55	5,660.49	0.00	2,288,506.95
	1,797,559.89	447,630.60	60,935.04	17,618.58	2,288,506.95

2027	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,288,506.95	\$ 37,600.97	\$ 5,534.96	\$ 186,645.10	\$ 2,144,997.78
February	2,144,997.78	37,600.97	5,409.50	0.00	2,188,008.25
March	2,188,008.25	37,600.97	5,517.02	0.00	2,231,126.24
April	2,231,126.24	37,600.97	5,624.82	0.00	2,274,352.03
May	2,274,352.03	37,600.97	5,732.88	0.00	2,317,685.88
June	2,317,685.88	37,600.97	5,841.22	0.00	2,361,128.07
July	2,361,128.07	37,600.97	5,949.82	0.00	2,404,678.86
August	2,404,678.86	37,600.97	6,058.70	0.00	2,448,338.53
September	2,448,338.53	37,600.97	6,167.85	0.00	2,492,107.35
October	2,492,107.35	37,600.97	6,277.27	0.00	2,535,985.59
November	2,535,985.59	37,600.97	6,386.97	0.00	2,579,973.53
December	2,579,973.53	37,600.97	6,496.94	0.00	2,624,071.44
	2,288,506.95	451,211.64	70,997.95	186,645.10	2,624,071.44

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Cash Flow - Monthly

2028	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,624,071.44	\$ 37,901.78	\$ 6,532.48	\$ 60,058.08	\$ 2,608,447.62
February	2,608,447.62	37,901.78	6,568.50	0.00	2,652,917.90
March	2,652,917.90	37,901.78	6,679.67	0.00	2,697,499.35
April	2,697,499.35	37,901.78	6,791.13	0.00	2,742,192.26
May	2,742,192.26	37,901.78	6,902.86	0.00	2,786,996.90
June	2,786,996.90	37,901.78	7,014.87	0.00	2,831,913.55
July	2,831,913.55	37,901.78	7,127.16	0.00	2,876,942.49
August	2,876,942.49	37,901.78	7,239.73	0.00	2,922,084.00
September	2,922,084.00	37,901.78	7,352.59	0.00	2,967,338.37
October	2,967,338.37	37,901.78	7,465.72	0.00	3,012,705.87
November	3,012,705.87	37,901.78	7,579.14	0.00	3,058,186.79
December	3,058,186.79	37,901.78	7,692.84	0.00	3,103,781.41
	2,624,071.44	454,821.36	84,946.69	60,058.08	3,103,781.41

2029	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,103,781.41	\$ 38,204.99	\$ 7,659.00	\$ 118,567.80	\$ 3,031,077.60
February	3,031,077.60	38,204.99	7,625.45	0.00	3,076,908.04
March	3,076,908.04	38,204.99	7,740.03	0.00	3,122,853.06
April	3,122,853.06	38,204.99	7,854.89	0.00	3,168,912.94
May	3,168,912.94	38,204.99	7,970.04	0.00	3,215,087.97
June	3,215,087.97	38,204.99	8,085.48	0.00	3,261,378.44
July	3,261,378.44	38,204.99	8,201.20	0.00	3,307,784.63
August	3,307,784.63	38,204.99	8,317.22	0.00	3,354,306.84
September	3,354,306.84	38,204.99	8,433.52	0.00	3,400,945.35
October	3,400,945.35	38,204.99	8,550.12	0.00	3,447,700.46
November	3,447,700.46	38,204.99	8,667.01	0.00	3,494,572.46
December	3,494,572.46	38,204.99	8,784.19	0.00	3,541,561.64
	3,103,781.41	458,459.88	97,888.15	118,567.80	3,541,561.64

2030	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,541,561.64	\$ 38,510.63	\$ 8,040.37	\$ 689,334.12	\$ 2,898,778.52
February	2,898,778.52	38,510.63	7,295.08	0.00	2,944,584.23
March	2,944,584.23	38,510.63	7,409.60	0.00	2,990,504.46
April	2,990,504.46	38,510.63	7,524.40	0.00	3,036,539.49
May	3,036,539.49	38,510.63	7,639.49	0.00	3,082,689.61
June	3,082,689.61	38,510.63	7,754.86	0.00	3,128,955.10
July	3,128,955.10	38,510.63	7,870.53	0.00	3,175,336.26
August	3,175,336.26	38,510.63	7,986.48	0.00	3,221,833.37
September	3,221,833.37	38,510.63	8,102.72	0.00	3,268,446.72
October	3,268,446.72	38,510.63	8,219.26	0.00	3,315,176.61
November	3,315,176.61	38,510.63	8,336.08	0.00	3,362,023.32
December	3,362,023.32	38,510.63	8,453.20	0.00	3,408,987.15
	3,541,561.64	462,127.56	94,632.07	689,334.12	3,408,987.15

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Cash Flow - Monthly

2031	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,408,987.15	\$ 38,818.72	\$ 8,339.29	\$ 185,358.01	\$ 3,270,787.15
February	3,270,787.15	38,818.72	8,225.49	0.00	3,317,831.36
March	3,317,831.36	38,818.72	8,343.10	0.00	3,364,993.18
April	3,364,993.18	38,818.72	8,461.01	0.00	3,412,272.91
May	3,412,272.91	38,818.72	8,579.21	0.00	3,459,670.84
June	3,459,670.84	38,818.72	8,697.70	0.00	3,507,187.26
July	3,507,187.26	38,818.72	8,816.49	0.00	3,554,822.47
August	3,554,822.47	38,818.72	8,935.58	0.00	3,602,576.77
September	3,602,576.77	38,818.72	9,054.97	0.00	3,650,450.46
October	3,650,450.46	38,818.72	9,174.65	0.00	3,698,443.83
November	3,698,443.83	38,818.72	9,294.63	0.00	3,746,557.18
December	3,746,557.18	38,818.72	9,388.91	20,805.86	3,773,958.95
	3,408,987.15	465,824.64	105,311.03	206,163.87	3,773,958.95

2032	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,773,958.95	\$ 39,129.27	\$ 9,101.60	\$ 305,764.66	\$ 3,516,425.16
February	3,516,425.16	39,129.27	8,839.97	0.00	3,564,394.40
March	3,564,394.40	39,129.27	8,959.90	0.00	3,612,483.57
April	3,612,483.57	39,129.27	9,080.12	0.00	3,660,692.96
May	3,660,692.96	39,129.27	9,200.64	0.00	3,709,022.87
June	3,709,022.87	39,129.27	9,321.47	0.00	3,757,473.61
July	3,757,473.61	39,129.27	9,442.60	0.00	3,806,045.48
August	3,806,045.48	39,129.27	9,564.03	0.00	3,854,738.78
September	3,854,738.78	39,129.27	9,685.76	0.00	3,903,553.81
October	3,903,553.81	39,129.27	9,807.80	0.00	3,952,490.88
November	3,952,490.88	39,129.27	9,930.14	0.00	4,001,550.29
December	4,001,550.29	39,129.27	10,030.30	17,991.57	4,032,718.29
	3,773,958.95	469,551.24	112,964.33	323,756.23	4,032,718.29

2033	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 4,032,718.29	\$ 39,442.30	\$ 8,720.32	\$ 1,128,619.75	\$ 2,952,261.16
February	2,952,261.16	39,442.30	7,429.96	0.00	2,999,133.42
March	2,999,133.42	39,442.30	7,547.14	0.00	3,046,122.86
April	3,046,122.86	39,442.30	7,664.61	0.00	3,093,229.77
May	3,093,229.77	39,442.30	7,782.38	0.00	3,140,454.45
June	3,140,454.45	39,442.30	7,900.44	0.00	3,187,797.19
July	3,187,797.19	39,442.30	8,018.80	0.00	3,235,258.29
August	3,235,258.29	39,442.30	8,137.45	0.00	3,282,838.04
September	3,282,838.04	39,442.30	8,256.40	0.00	3,330,536.74
October	3,330,536.74	39,442.30	8,375.64	0.00	3,378,354.68
November	3,378,354.68	39,442.30	8,495.19	0.00	3,426,292.17
December	3,426,292.17	39,442.30	8,615.03	0.00	3,474,349.50
	4,032,718.29	473,307.60	96,943.36	1,128,619.75	3,474,349.50

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Cash Flow - Monthly

2034	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,474,349.50	\$ 39,757.84	\$ 8,195.42	\$ 432,122.37	\$ 3,090,180.39
February	3,090,180.39	39,757.84	7,775.15	0.00	3,137,713.38
March	3,137,713.38	39,757.84	7,893.98	0.00	3,185,365.20
April	3,185,365.20	39,757.84	8,013.11	0.00	3,233,136.15
May	3,233,136.15	39,757.84	8,132.54	0.00	3,281,026.53
June	3,281,026.53	39,757.84	8,252.26	0.00	3,329,036.63
July	3,329,036.63	39,757.84	8,372.29	0.00	3,377,166.76
August	3,377,166.76	39,757.84	8,492.61	0.00	3,425,417.21
September	3,425,417.21	39,757.84	8,613.24	0.00	3,473,788.29
October	3,473,788.29	39,757.84	8,734.17	0.00	3,522,280.30
November	3,522,280.30	39,757.84	8,855.40	0.00	3,570,893.54
December	3,570,893.54	39,757.84	8,976.93	0.00	3,619,628.31
	3,474,349.50	477,094.08	100,307.10	432,122.37	3,619,628.31

2035	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,619,628.31	\$ 40,075.90	\$ 8,582.49	\$ 413,343.28	\$ 3,254,943.42
February	3,254,943.42	40,075.90	8,187.45	0.00	3,303,206.77
March	3,303,206.77	40,075.90	8,308.11	0.00	3,351,590.78
April	3,351,590.78	40,075.90	8,429.07	0.00	3,400,095.75
May	3,400,095.75	40,075.90	8,550.33	0.00	3,448,721.98
June	3,448,721.98	40,075.90	8,671.90	0.00	3,497,469.78
July	3,497,469.78	40,075.90	8,793.77	0.00	3,546,339.45
August	3,546,339.45	40,075.90	8,915.94	0.00	3,595,331.29
September	3,595,331.29	40,075.90	9,038.42	0.00	3,644,445.61
October	3,644,445.61	40,075.90	9,161.21	0.00	3,693,682.72
November	3,693,682.72	40,075.90	9,284.30	0.00	3,743,042.92
December	3,743,042.92	40,075.90	9,407.70	0.00	3,792,526.52
	3,619,628.31	480,910.80	105,330.69	413,343.28	3,792,526.52

2036	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,792,526.52	\$ 40,396.51	\$ 9,450.28	\$ 65,224.39	\$ 3,777,148.92
February	3,777,148.92	40,396.51	9,493.37	0.00	3,827,038.80
March	3,827,038.80	40,396.51	9,618.09	0.00	3,877,053.40
April	3,877,053.40	40,396.51	9,743.13	0.00	3,927,193.04
May	3,927,193.04	40,396.51	9,868.48	0.00	3,977,458.03
June	3,977,458.03	40,396.51	9,994.14	0.00	4,027,848.68
July	4,027,848.68	40,396.51	10,120.12	0.00	4,078,365.31
August	4,078,365.31	40,396.51	10,246.41	0.00	4,129,008.23
September	4,129,008.23	40,396.51	10,373.02	0.00	4,179,777.76
October	4,179,777.76	40,396.51	10,499.94	0.00	4,230,674.21
November	4,230,674.21	40,396.51	10,627.18	0.00	4,281,697.90
December	4,281,697.90	40,396.51	10,754.74	0.00	4,332,849.15
	3,792,526.52	484,758.12	120,788.90	65,224.39	4,332,849.15

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Cash Flow - Monthly

2037	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 4,332,849.15	\$ 40,719.68	\$ 10,438.01	\$ 356,007.74	\$ 4,027,999.10
February	4,027,999.10	40,719.68	10,120.90	0.00	4,078,839.68
March	4,078,839.68	40,719.68	10,248.00	0.00	4,129,807.36
April	4,129,807.36	40,719.68	10,375.42	0.00	4,180,902.46
May	4,180,902.46	40,719.68	10,503.16	0.00	4,232,125.30
June	4,232,125.30	40,719.68	10,631.21	0.00	4,283,476.19
July	4,283,476.19	40,719.68	10,759.59	0.00	4,334,955.46
August	4,334,955.46	40,719.68	10,888.29	0.00	4,386,563.43
September	4,386,563.43	40,719.68	11,017.31	0.00	4,438,300.42
October	4,438,300.42	40,719.68	11,146.65	0.00	4,490,166.75
November	4,490,166.75	40,719.68	11,276.32	0.00	4,542,162.75
December	4,542,162.75	40,719.68	11,376.99	23,456.19	4,570,803.23
	4,332,849.15	488,636.16	128,781.85	379,463.93	4,570,803.23

2038	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 4,570,803.23	\$ 41,045.44	\$ 11,210.40	\$ 214,330.96	\$ 4,408,728.11
February	4,408,728.11	41,045.44	11,073.13	0.00	4,460,846.68
March	4,460,846.68	41,045.44	11,203.42	0.00	4,513,095.54
April	4,513,095.54	41,045.44	11,334.05	0.00	4,565,475.03
May	4,565,475.03	41,045.44	11,464.99	0.00	4,617,985.46
June	4,617,985.46	41,045.44	11,596.27	0.00	4,670,627.17
July	4,670,627.17	41,045.44	11,727.87	0.00	4,723,400.48
August	4,723,400.48	41,045.44	11,859.81	0.00	4,776,305.73
September	4,776,305.73	41,045.44	11,992.07	0.00	4,829,343.24
October	4,829,343.24	41,045.44	12,124.66	0.00	4,882,513.34
November	4,882,513.34	41,045.44	12,257.59	0.00	4,935,816.37
December	4,935,816.37	41,045.44	12,390.85	0.00	4,989,252.66
	4,570,803.23	492,545.28	140,235.11	214,330.96	4,989,252.66

2039	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 4,989,252.66	\$ 41,373.80	\$ 7,701.48	\$ 3,858,691.64	\$ 1,179,636.30
February	1,179,636.30	41,373.80	3,000.81	0.00	1,224,010.91
March	1,224,010.91	41,373.80	3,111.74	0.00	1,268,496.45
April	1,268,496.45	41,373.80	3,222.96	0.00	1,313,093.21
May	1,313,093.21	41,373.80	3,334.45	0.00	1,357,801.46
June	1,357,801.46	41,373.80	3,446.22	0.00	1,402,621.48
July	1,402,621.48	41,373.80	3,558.27	0.00	1,447,553.55
August	1,447,553.55	41,373.80	3,670.60	0.00	1,492,597.95
September	1,492,597.95	41,373.80	3,783.21	0.00	1,537,754.96
October	1,537,754.96	41,373.80	3,896.10	0.00	1,583,024.86
November	1,583,024.86	41,373.80	4,009.28	0.00	1,628,407.94
December	1,628,407.94	41,373.80	4,096.87	20,692.82	1,653,185.79
	4,989,252.66	496,485.60	46,831.99	3,879,384.46	1,653,185.79

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Cash Flow - Monthly

2040	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 1,653,185.79	\$ 41,704.79	\$ 3,735.85	\$ 359,398.23	\$ 1,339,228.20
February	1,339,228.20	41,704.79	3,400.20	0.00	1,384,333.19
March	1,384,333.19	41,704.79	3,512.96	0.00	1,429,550.94
April	1,429,550.94	41,704.79	3,626.01	0.00	1,474,881.74
May	1,474,881.74	41,704.79	3,739.34	0.00	1,520,325.87
June	1,520,325.87	41,704.79	3,852.95	0.00	1,565,883.61
July	1,565,883.61	41,704.79	3,966.84	0.00	1,611,555.24
August	1,611,555.24	41,704.79	4,081.02	0.00	1,657,341.05
September	1,657,341.05	41,704.79	4,195.48	0.00	1,703,241.32
October	1,703,241.32	41,704.79	4,310.23	0.00	1,749,256.34
November	1,749,256.34	41,704.79	4,425.27	0.00	1,795,386.40
December	1,795,386.40	41,704.79	4,540.60	0.00	1,841,631.79
	1,653,185.79	500,457.48	47,386.75	359,398.23	1,841,631.79

2041	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 1,841,631.79	\$ 42,038.43	\$ 4,198.61	\$ 366,411.18	\$ 1,521,457.65
February	1,521,457.65	42,038.43	3,856.19	0.00	1,567,352.27
March	1,567,352.27	42,038.43	3,970.93	0.00	1,613,361.63
April	1,613,361.63	42,038.43	4,085.95	0.00	1,659,486.01
May	1,659,486.01	42,038.43	4,201.26	0.00	1,705,725.70
June	1,705,725.70	42,038.43	4,316.86	0.00	1,752,080.99
July	1,752,080.99	42,038.43	4,432.75	0.00	1,798,552.17
August	1,798,552.17	42,038.43	4,548.93	0.00	1,845,139.53
September	1,845,139.53	42,038.43	4,665.40	0.00	1,891,843.36
October	1,891,843.36	42,038.43	4,782.16	0.00	1,938,663.95
November	1,938,663.95	42,038.43	4,899.21	0.00	1,985,601.59
December	1,985,601.59	42,038.43	5,016.55	0.00	2,032,656.57
	1,841,631.79	504,461.16	52,974.80	366,411.18	2,032,656.57

2042	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,032,656.57	\$ 42,374.74	\$ 4,679.17	\$ 364,354.33	\$ 1,715,356.15
February	1,715,356.15	42,374.74	4,341.36	0.00	1,762,072.25
March	1,762,072.25	42,374.74	4,458.15	0.00	1,808,905.14
April	1,808,905.14	42,374.74	4,575.23	0.00	1,855,855.11
May	1,855,855.11	42,374.74	4,692.61	0.00	1,902,922.46
June	1,902,922.46	42,374.74	4,810.27	0.00	1,950,107.47
July	1,950,107.47	42,374.74	4,928.24	0.00	1,997,410.45
August	1,997,410.45	42,374.74	5,046.49	0.00	2,044,831.68
September	2,044,831.68	42,374.74	5,165.05	0.00	2,092,371.47
October	2,092,371.47	42,374.74	5,283.90	0.00	2,140,030.11
November	2,140,030.11	42,374.74	5,403.04	0.00	2,187,807.89
December	2,187,807.89	42,374.74	5,522.49	0.00	2,235,705.12
	2,032,656.57	508,496.88	58,906.00	364,354.33	2,235,705.12

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Cash Flow - Monthly

2043	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,235,705.12	\$ 42,713.74	\$ 4,900.78	\$ 593,497.48	\$ 1,689,822.16
February	1,689,822.16	42,713.74	4,277.95	0.00	1,736,813.85
March	1,736,813.85	42,713.74	4,395.43	0.00	1,783,923.02
April	1,783,923.02	42,713.74	4,513.20	0.00	1,831,149.96
May	1,831,149.96	42,713.74	4,631.27	0.00	1,878,494.97
June	1,878,494.97	42,713.74	4,749.63	0.00	1,925,958.34
July	1,925,958.34	42,713.74	4,868.29	0.00	1,973,540.37
August	1,973,540.37	42,713.74	4,987.24	0.00	2,021,241.35
September	2,021,241.35	42,713.74	5,106.50	0.00	2,069,061.59
October	2,069,061.59	42,713.74	5,226.05	0.00	2,117,001.38
November	2,117,001.38	42,713.74	5,345.90	0.00	2,165,061.02
December	2,165,061.02	42,713.74	5,432.99	26,444.14	2,186,763.61
	2,235,705.12	512,564.88	58,435.23	619,941.62	2,186,763.61

2044	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,186,763.61	\$ 43,055.45	\$ 4,902.93	\$ 494,236.84	\$ 1,740,485.15
February	1,740,485.15	43,055.45	4,405.03	0.00	1,787,945.63
March	1,787,945.63	43,055.45	4,523.68	0.00	1,835,524.76
April	1,835,524.76	43,055.45	4,642.63	0.00	1,883,222.84
May	1,883,222.84	43,055.45	4,761.88	0.00	1,931,040.17
June	1,931,040.17	43,055.45	4,881.42	0.00	1,978,977.04
July	1,978,977.04	43,055.45	5,001.26	0.00	2,027,033.75
August	2,027,033.75	43,055.45	5,121.40	0.00	2,075,210.60
September	2,075,210.60	43,055.45	5,241.85	0.00	2,123,507.90
October	2,123,507.90	43,055.45	5,362.59	0.00	2,171,925.94
November	2,171,925.94	43,055.45	5,483.63	0.00	2,220,465.02
December	2,220,465.02	43,055.45	5,604.98	0.00	2,269,125.45
	2,186,763.61	516,665.40	59,933.28	494,236.84	2,269,125.45

2045	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,269,125.45	\$ 43,399.89	\$ 3,472.93	\$ 1,803,308.18	\$ 512,690.09
February	512,690.09	43,399.89	1,335.98	0.00	557,425.96
March	557,425.96	43,399.89	1,447.81	0.00	602,273.66
April	602,273.66	43,399.89	1,559.93	0.00	647,233.48
May	647,233.48	43,399.89	1,672.33	0.00	692,305.70
June	692,305.70	43,399.89	1,785.01	0.00	737,490.60
July	737,490.60	43,399.89	1,897.98	0.00	782,788.47
August	782,788.47	43,399.89	2,011.22	0.00	828,199.58
September	828,199.58	43,399.89	2,124.75	0.00	873,724.22
October	873,724.22	43,399.89	2,238.56	0.00	919,362.67
November	919,362.67	43,399.89	2,352.66	0.00	965,115.22
December	965,115.22	43,399.89	2,467.04	0.00	1,010,982.15
	2,269,125.45	520,798.68	24,366.20	1,803,308.18	1,010,982.15

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Cash Flow - Monthly

2046	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 1,010,982.15	\$ 43,747.09	\$ 2,337.13	\$ 196,005.77	\$ 861,060.60
February	861,060.60	43,747.09	2,207.34	0.00	907,015.03
March	907,015.03	43,747.09	2,322.22	0.00	953,084.34
April	953,084.34	43,747.09	2,437.39	0.00	999,268.82
May	999,268.82	43,747.09	2,552.86	0.00	1,045,568.77
June	1,045,568.77	43,747.09	2,668.61	0.00	1,091,984.47
July	1,091,984.47	43,747.09	2,784.65	0.00	1,138,516.21
August	1,138,516.21	43,747.09	2,900.97	0.00	1,185,164.27
September	1,185,164.27	43,747.09	3,017.59	0.00	1,231,928.95
October	1,231,928.95	43,747.09	3,134.51	0.00	1,278,810.55
November	1,278,810.55	43,747.09	3,251.71	0.00	1,325,809.35
December	1,325,809.35	43,747.09	3,339.46	23,799.63	1,349,096.27
	1,010,982.15	524,965.08	32,954.44	219,805.40	1,349,096.27

2047	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 1,349,096.27	\$ 44,097.07	\$ 2,945.44	\$ 385,939.26	\$ 1,010,199.52
February	1,010,199.52	44,097.07	2,580.62	0.00	1,056,877.21
March	1,056,877.21	44,097.07	2,697.31	0.00	1,103,671.59
April	1,103,671.59	44,097.07	2,814.30	0.00	1,150,582.96
May	1,150,582.96	44,097.07	2,931.58	0.00	1,197,611.61
June	1,197,611.61	44,097.07	3,049.15	0.00	1,244,757.83
July	1,244,757.83	44,097.07	3,167.02	0.00	1,292,021.92
August	1,292,021.92	44,097.07	3,285.18	0.00	1,339,404.17
September	1,339,404.17	44,097.07	3,403.63	0.00	1,386,904.87
October	1,386,904.87	44,097.07	3,522.38	0.00	1,434,524.32
November	1,434,524.32	44,097.07	3,641.43	0.00	1,482,262.82
December	1,482,262.82	44,097.07	3,760.78	0.00	1,530,120.67
	1,349,096.27	529,164.84	37,798.82	385,939.26	1,530,120.67

2048	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 1,530,120.67	\$ 44,449.85	\$ 3,850.40	\$ 24,369.56	\$ 1,554,051.36
February	1,554,051.36	44,449.85	3,940.69	0.00	1,602,441.90
March	1,602,441.90	44,449.85	4,061.67	0.00	1,650,953.42
April	1,650,953.42	44,449.85	4,182.95	0.00	1,699,586.22
May	1,699,586.22	44,449.85	4,304.53	0.00	1,748,340.60
June	1,748,340.60	44,449.85	4,426.41	0.00	1,797,216.86
July	1,797,216.86	44,449.85	4,548.60	0.00	1,846,215.31
August	1,846,215.31	44,449.85	4,671.10	0.00	1,895,336.26
September	1,895,336.26	44,449.85	4,793.90	0.00	1,944,580.01
October	1,944,580.01	44,449.85	4,917.01	0.00	1,993,946.87
November	1,993,946.87	44,449.85	5,040.43	0.00	2,043,437.15
December	2,043,437.15	44,449.85	5,164.16	0.00	2,093,051.16
	1,530,120.67	533,398.20	53,901.85	24,369.56	2,093,051.16

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.80% Calc:Future

Cash Flow - Monthly

2049	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,093,051.16	\$ 44,805.45	\$ 4,676.06	\$ 490,062.97	\$ 1,652,469.70
February	1,652,469.70	44,805.45	4,187.18	0.00	1,701,462.33
March	1,701,462.33	44,805.45	4,309.66	0.00	1,750,577.44
April	1,750,577.44	44,805.45	4,432.45	0.00	1,799,815.34
May	1,799,815.34	44,805.45	4,555.55	0.00	1,849,176.34
June	1,849,176.34	44,805.45	4,678.95	0.00	1,898,660.74
July	1,898,660.74	44,805.45	4,802.66	0.00	1,948,268.85
August	1,948,268.85	44,805.45	4,926.68	0.00	1,998,000.98
September	1,998,000.98	44,805.45	5,051.01	0.00	2,047,857.44
October	2,047,857.44	44,805.45	5,175.65	0.00	2,097,838.54
November	2,097,838.54	44,805.45	5,300.60	0.00	2,147,944.59
December	2,147,944.59	44,805.45	5,388.60	29,812.71	2,168,325.93
	2,093,051.16	537,665.40	57,485.05	519,875.68	2,168,325.93

2050	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,168,325.93	\$ 45,163.89	\$ 5,035.44	\$ 353,465.84	\$ 1,865,059.42
February	1,865,059.42	45,163.89	4,719.10	0.00	1,914,942.41
March	1,914,942.41	45,163.89	4,843.81	0.00	1,964,950.11
April	1,964,950.11	45,163.89	4,968.83	0.00	2,015,082.83
May	2,015,082.83	45,163.89	5,094.16	0.00	2,065,340.88
June	2,065,340.88	45,163.89	5,219.81	0.00	2,115,724.58
July	2,115,724.58	45,163.89	5,345.77	0.00	2,166,234.24
August	2,166,234.24	45,163.89	5,472.04	0.00	2,216,870.17
September	2,216,870.17	45,163.89	5,598.63	0.00	2,267,632.69
October	2,267,632.69	45,163.89	5,725.54	0.00	2,318,522.12
November	2,318,522.12	45,163.89	5,852.76	0.00	2,369,538.77
December	2,369,538.77	45,163.89	5,980.30	0.00	2,420,682.96
	2,168,325.93	541,966.68	63,856.19	353,465.84	2,420,682.96

2051	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,420,682.96	\$ 45,525.20	\$ 5,771.13	\$ 269,986.65	\$ 2,201,992.64
February	2,201,992.64	45,525.20	5,561.89	0.00	2,253,079.73
March	2,253,079.73	45,525.20	5,689.61	0.00	2,304,294.54
April	2,304,294.54	45,525.20	5,817.64	0.00	2,355,637.38
May	2,355,637.38	45,525.20	5,946.00	0.00	2,407,108.58
June	2,407,108.58	45,525.20	6,074.68	0.00	2,458,708.46
July	2,458,708.46	45,525.20	6,203.68	0.00	2,510,437.34
August	2,510,437.34	45,525.20	6,333.00	0.00	2,562,295.54
September	2,562,295.54	45,525.20	6,462.65	0.00	2,614,283.39
October	2,614,283.39	45,525.20	6,592.61	0.00	2,666,401.20
November	2,666,401.20	45,525.20	6,722.91	0.00	2,718,649.31
December	2,718,649.31	45,525.20	6,853.53	0.00	2,771,028.04
	2,420,682.96	546,302.40	74,029.33	269,986.65	2,771,028.04

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Cash Flow - Monthly

2052	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,771,028.04	\$ 45,889.40	\$ 6,195.12	\$ 631,847.19	\$ 2,191,265.37
February	2,191,265.37	45,889.40	5,535.53	0.00	2,242,690.30
March	2,242,690.30	45,889.40	5,664.09	0.00	2,294,243.79
April	2,294,243.79	45,889.40	5,792.97	0.00	2,345,926.16
May	2,345,926.16	45,889.40	5,922.18	0.00	2,397,737.74
June	2,397,737.74	45,889.40	6,051.71	0.00	2,449,678.85
July	2,449,678.85	45,889.40	6,181.56	0.00	2,501,749.81
August	2,501,749.81	45,889.40	6,311.74	0.00	2,553,950.95
September	2,553,950.95	45,889.40	6,442.24	0.00	2,606,282.59
October	2,606,282.59	45,889.40	6,573.07	0.00	2,658,745.06
November	2,658,745.06	45,889.40	6,704.22	0.00	2,711,338.68
December	2,711,338.68	45,889.40	6,835.71	0.00	2,764,063.79
	2,771,028.04	550,672.80	74,210.14	631,847.19	2,764,063.79

2053	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,764,063.79	\$ 46,256.52	\$ 5,940.50	\$ 821,983.53	\$ 1,994,277.28
February	1,994,277.28	46,256.52	5,043.51	0.00	2,045,577.31
March	2,045,577.31	46,256.52	5,171.76	0.00	2,097,005.59
April	2,097,005.59	46,256.52	5,300.33	0.00	2,148,562.44
May	2,148,562.44	46,256.52	5,429.23	0.00	2,200,248.19
June	2,200,248.19	46,256.52	5,558.44	0.00	2,252,063.15
July	2,252,063.15	46,256.52	5,687.98	0.00	2,304,007.65
August	2,304,007.65	46,256.52	5,817.84	0.00	2,356,082.01
September	2,356,082.01	46,256.52	5,948.03	0.00	2,408,286.56
October	2,408,286.56	46,256.52	6,078.54	0.00	2,460,621.62
November	2,460,621.62	46,256.52	6,209.37	0.00	2,513,087.51
December	2,513,087.51	46,256.52	6,306.32	27,372.91	2,538,277.44
	2,764,063.79	555,078.24	68,491.85	849,356.44	2,538,277.44

2054	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,538,277.44	\$ 46,626.57	\$ 5,329.11	\$ 859,892.85	\$ 1,730,340.27
February	1,730,340.27	46,626.57	4,384.13	0.00	1,781,350.97
March	1,781,350.97	46,626.57	4,511.66	0.00	1,832,489.20
April	1,832,489.20	46,626.57	4,639.51	0.00	1,883,755.28
May	1,883,755.28	46,626.57	4,767.67	0.00	1,935,149.52
June	1,935,149.52	46,626.57	4,896.16	0.00	1,986,672.25
July	1,986,672.25	46,626.57	5,024.96	0.00	2,038,323.78
August	2,038,323.78	46,626.57	5,154.09	0.00	2,090,104.44
September	2,090,104.44	46,626.57	5,283.54	0.00	2,142,014.55
October	2,142,014.55	46,626.57	5,413.32	0.00	2,194,054.44
November	2,194,054.44	46,626.57	5,543.42	0.00	2,246,224.43
December	2,246,224.43	46,626.57	5,673.84	0.00	2,298,524.84
	2,538,277.44	559,518.84	60,621.41	859,892.85	2,298,524.84

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Supplementary Information on Future Major Repairs and Replacements

Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2025 Funding Requirement	Components of Fund Balance at 12/31/2024
Building Exteriors	0:00 -21:00	\$ 332,109	\$ 23,109	\$ 70,533
Common Area Interiors	1:00 -29:00	1,299,601	85,681	235,190
Mechanical Systems	1:00 -25:00	769,748	40,803	123,368
Pool & Deck	0:00 -19:00	1,225,411	70,930	140,058
Site Improvements	1:00 -26:00	1,078,555	43,551	226,309
SIRS-Common Windows & Doors	2:00 -20:00	127,200	4,436	25,454
SIRS-Electrical Systems	15:00 -29:00	600,000	15,356	108,435
SIRS-Exterior Paint & Waterproofing	8:00	175,500	17,610	13,161
SIRS-Fire Alarm & Fireproofing	4:00 -22:00	636,846	22,134	150,553
SIRS-Plumbing Systems	4:00 -16:00	111,550	7,331	17,716
SIRS-Roofing	2:00	4,982	227	1,698
SIRS-Structural Systems	5:00 -14:00	2,111,202	112,910	242,660
		8,472,707	444,078	1,355,136

Symphony Master Association, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Component Funding Analysis

Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2025
Building Exteriors	\$ 332,109	6:00 -40:00	0:00 -21:00	\$ 70,533	\$ 261,576	\$ 27,932
Common Area Interiors	1,299,601	4:00 -49:00	1:00 -29:00	235,190	1,064,411	153,347
Mechanical Systems	769,748	8:00 -45:00	1:00 -25:00	123,368	646,380	95,953
Pool & Deck	1,225,411	8:00 -20:00	0:00 -19:00	140,058	1,085,353	89,383
Site Improvements	1,078,555	5:00 -40:00	1:00 -26:00	226,309	852,246	86,348
SIRS-Common Windows & Doors	127,200	15:00 -40:00	2:00 -20:00	25,454	101,746	12,158
SIRS-Electrical Systems	600,000	20:00 -49:00	15:00 -29:00	108,435	491,565	24,175
SIRS-Exterior Paint & Waterproofing	175,500	10:00	8:00	13,161	162,339	20,292
SIRS-Fire Alarm & Fireproofing	636,846	10:00 -42:00	4:00 -22:00	150,553	486,293	49,690
SIRS-Plumbing Systems	111,550	5:00 -30:00	4:00 -16:00	17,716	93,834	10,292
SIRS-Roofing	4,982	22:00	2:00	1,698	3,284	1,642
SIRS-Structural Systems	2,111,202	10:00 -20:00	5:00 -14:00	242,660	1,868,542	145,020
	8,472,704			1,355,136	7,117,569	716,232