Symphony South
Condominium Association, Inc.

Fort Lauderdale, Florida

Report # 423

STRUCTURAL INTEGRITY RESERVE STUDY / RESERVE STUDY

PREPARED BY

INDEPENDENT WORKS, LLC.

DUNEDIN, FLORIDA 34698

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

December 4, 2024

Symphony South Condominium 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 South Condominium 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 $137,209 + SIRS $82,391 = $219,600

NON-SIRS –POOLED FUNDING RECOMMENDATION

Our recommended annual reserve funding contribution amount (2025):	**$ 137,209**

SIRS ANALYSIS RESULTS – POOLED FUNDING RECOMMENDATION

Our recommended annual reserve funding contribution amount (2025):	**$ 82,391**
Total	**$ 219,600**

PROJECTED COMPONENT CATEGORIES AND PARAMETERS

1. Building Exteriors
2. Common Area Interiors
3. Mechanical Systems

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

Symphony South CA, Inc.
January 1, 2025

Table of Contents

PROPERTY AND PROJECT DESCRIPTION

The Symphony South Condominium Association, Inc., a residential development located in Fort Lauderdale, Florida. The property was constructed in 2005. 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 North association has a 22-story tower that contains a total of 187 units. The property also includes a master 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 South Condominium Association, Inc.
Property Location: Fort Lauderdale, Florida
Property Type: Condominium Association

Report Run Date: December 4, 2024
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. SIRS-Common Windows & Doors
5. SIRS-Electrical Systems
6. SIRS-Exterior Paint & Waterproofing
7. SIRS-Fire Alarm & Fireproofing
8. SIRS-Plumbing Systems
9. SIRS-Roofing
10. SIRS-Structural Systems

Total current cost of all reserve components in reserve analysis:	$ 4,892,246
Estimated beginning reserve fund balance for reserve analysis:	$ 1,499,850
Total number of components scheduled for replacement in the 2025 budget year:	2
Total cost of components scheduled for replacement in the 2025 budget year:	$ 463,471

NON-SIRS –POOLED FUNDING RECOMMENDATION

Our recommended annual reserve funding contribution amount (2025):	**$ 137,209**

SIRS ANALYSIS RESULTS – POOLED FUNDING RECOMMENDATION

Our recommended annual reserve funding contribution amount (2025):	**$ 82,391**
Total	**$ 219,600**

NON-SIRS –COMPONENT FUNDING RECOMMENDATION

Our recommended annual reserve funding contribution amount (2025):	**$ 330,036**

SIRS ANALYSIS RESULTS – COMPONENT FUNDING RECOMMENDATION

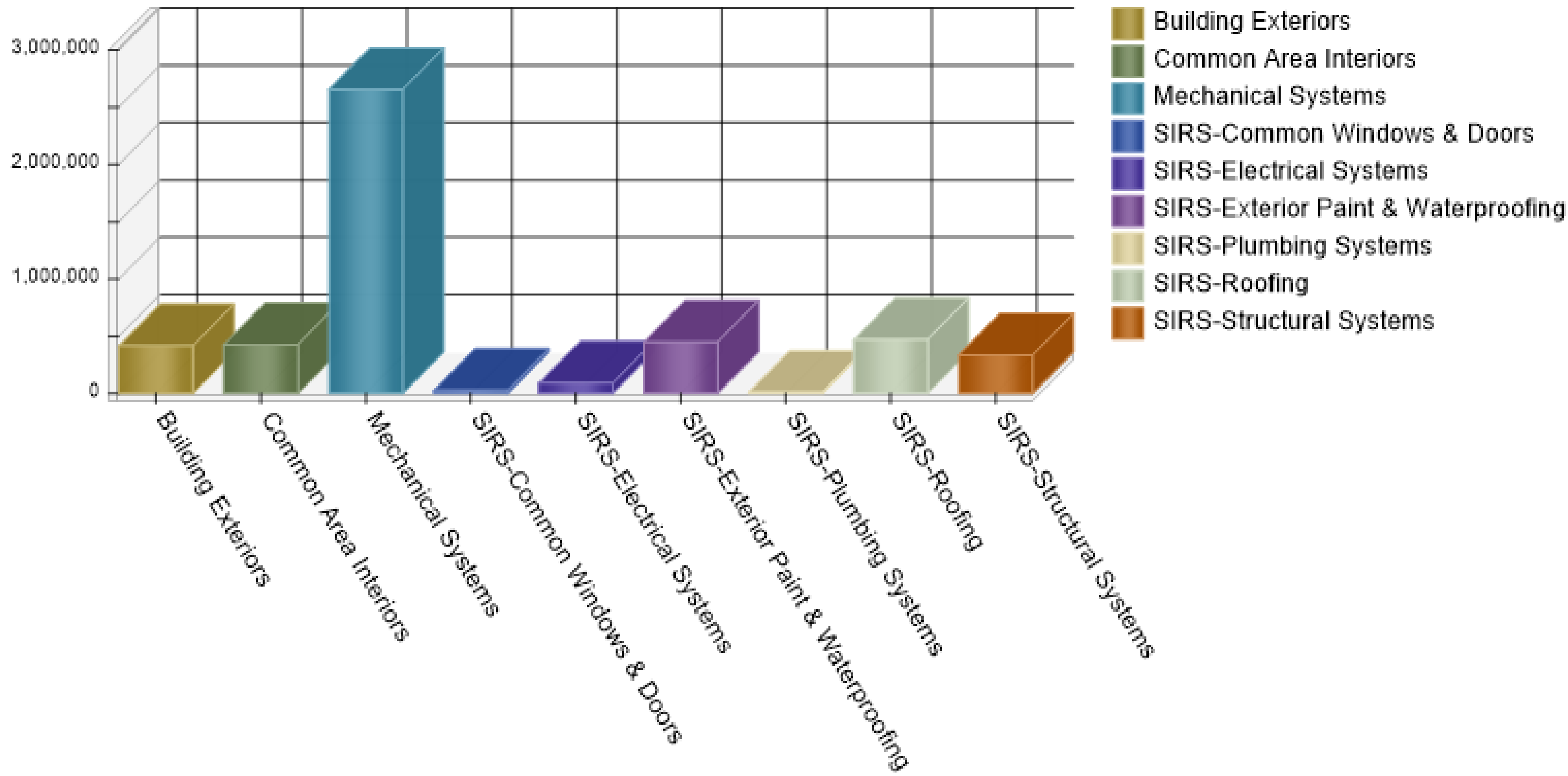
Our recommended annual reserve funding contribution amount (2025):	**$ 100,540**
Total	**$ 430,576**

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Item Parameter - Category - Chart



Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Item Parameters - Detail

Items / Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Building Exteriors								
Railings/Handrails	01/01/2055	$ 416,500.00	1 total	$ 416,500.00	50:00	50:00	30:00	$ 758,533.54
				416,500.00				758,533.54
Common Area Interiors								
Common Area Carpeting	01/01/2032	$ 83.28	1,672 sq yds	$ 139,244.16	12:00	12:00	7:00	$ 160,150.24
Elevator Cab Interiors	01/01/2030	21,250.00	3 cabs	63,750.00	25:00	25:00	5:00	70,448.78
Flooring, Marble, 2nd Fl.	01/01/2040	6,459.00	1 total	6,459.00	24:00	16:07	15:00	8,716.56
Flooring, Tile, 1st & Elev. Landing	01/01/2040	17.89	2,788 sq ft	49,877.32	24:00	22:00	15:00	67,310.53
Furnishings, Hallways	01/01/2038	46,500.00	1 total	46,500.00	18:00	18:00	13:00	60,294.20
Interior Finishes, Hallways	01/01/2034	122,350.00	1 total	122,350.00	14:00	14:00	9:00	146,457.60
				428,180.48				513,377.91
Mechanical Systems								
Elevator Modernization, Traction	01/01/2035	$ 245,500.00	3 cabs	$ 736,500.00	30:00	30:00	10:00	$ 899,413.38
HVAC, Boiler, Hot Water	01/01/2040	28,950.00	1 ea	28,950.00	35:00	35:00	15:00	39,068.65
HVAC, Boilers, 950mbh	01/01/2040	20,150.00	1 ea	20,150.00	35:00	35:00	15:00	27,192.86
HVAC, Boilers, 950mbh	01/01/2040	20,150.00	1 ea	20,150.00	35:00	35:00	15:00	27,192.86
HVAC, Cooling Tower	01/01/2035	791.00	900 tons	711,900.00	30:00	30:00	10:00	869,371.88
HVAC, Heat Exchangers	01/01/2045	128,450.00	1 ea	128,450.00	40:00	40:00	20:00	191,561.09
HVAC, Heat Exchangers	01/01/2045	128,450.00	1 ea	128,450.00	40:00	40:00	20:00	191,561.09
HVAC, HP, Hallways, 200t	01/01/2046	168,450.00	2 ea	336,900.00	24:00	24:00	21:00	512,569.62
HVAC, HP, Trash, 1.5t	01/01/2026	4,950.00	1 total	4,950.00	18:00	21:00	1:00	5,049.91
HVAC, Pumps/Motors, 25hp	01/01/2027	579.00	25 hp	14,475.00	22:00	22:00	2:00	15,065.23
HVAC, Pumps/Motors, 40hp	01/01/2027	482.00	40 hp	19,280.00	22:00	22:00	2:00	20,066.16
HVAC, Pumps/Motors, 40hp	01/01/2027	482.00	40 hp	19,280.00	22:00	22:00	2:00	20,066.16
HVAC, Pumps/Motors, 40hp	01/01/2027	482.00	40 hp	19,280.00	22:00	22:00	2:00	20,066.16
HVAC, RTU, 55t	01/01/2027	192,500.00	1 total	192,500.00	22:00	22:00	2:00	200,349.40
HVAC, RTU, 55t	01/01/2027	192,500.00	1 total	192,500.00	22:00	22:00	2:00	200,349.40
Pressurization/Exhaust Fans	01/01/2027	22,500.00	1 total	22,500.00	22:00	22:00	2:00	23,417.46

Item Parameters - Detail

Items / Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
Mechanical Systems								
Trash Chute	01/01/2050	$ 2,897.00	21 floors	$ 60,837.00	45:00	45:00	25:00	$ 100,261.52
				2,657,052.00				3,362,622.83
SIRS-Common Windows & Doors								
SIRS-Common Windows & Doors	01/01/2041	$ 28,450.00	1 total	$ 28,450.00	20:00	20:00	16:00	$ 39,168.85
				28,450.00				39,168.85
SIRS-Electrical Systems								
SIRS-Electrical Upgrades	01/01/2055	$ 86,500.00	1 total	$ 86,500.00	50:00	50:00	30:00	$ 157,534.58
SIRS-Interior Lighting	01/01/2025	4,250.00	1 lp sm	4,250.00	20:00	20:00	0:00	4,250.00
				90,750.00				161,784.58
SIRS-Exterior Paint & Waterproofing								
SIRS-Exterior Paint & Waterproofing	12/01/2025	$ 2,986.00	151 units	$ 450,886.00	10:00	11:11	0:11	$ 459,221.47
				450,886.00				459,221.47
SIRS-Plumbing Systems								
SIRS-Common Area Plumbing	01/01/2030	$ 12,500.00	1 total	$ 12,500.00	7:00	25:00	5:00	$ 13,813.49
				12,500.00				13,813.49
SIRS-Roofing								
SIRS-Roofing, Flat	01/01/2044	$ 3,798.00	38.6 sqs	$ 146,602.80	22:00	22:00	19:00	$ 214,307.22
SIRS-Roofing, Tile	01/01/2045	3,989.00	81.4 sqs	324,704.60	40:00	40:00	20:00	484,241.08
				471,307.40				698,548.30
SIRS-Structural Systems								
SIRS-Concrete Restoration	01/01/2033	$ 146,550.00	1 total	$ 146,550.00	10:00	10:00	8:00	$ 171,955.11
SIRS-Engineering Inspections	01/01/2034	9,550.00	1 total	9,550.00	10:00	29:00	9:00	11,431.71
SIRS-Membrane, Level 19	01/01/2031	48.92	2,498 sq ft	122,202.16	26:00	26:00	6:00	137,768.79
SIRS-Rooftop Deck & Pavers	01/01/2031	89.72	650 sq ft	58,318.00	26:00	26:00	6:00	65,746.79

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Item Parameters - Detail

Items Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
				336,620.16				386,902.40
				4,892,246.04				6,393,973.37

Item Parameters - Full Detail

Railings/Handrails

Item Number	14	**Measurement Basis**	total
Type	Unit	**Estimated Useful Life**	50 Years
Category	Building Exteriors	**Basis Cost**	$ 416,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0014	01/01/2005	01/01/2055	30:00	50:00	1	$ 416,500.00	$ 758,533.54
						416,500.00	758,533.54

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 50 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 South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Item Parameters - Full Detail

Common Area Carpeting

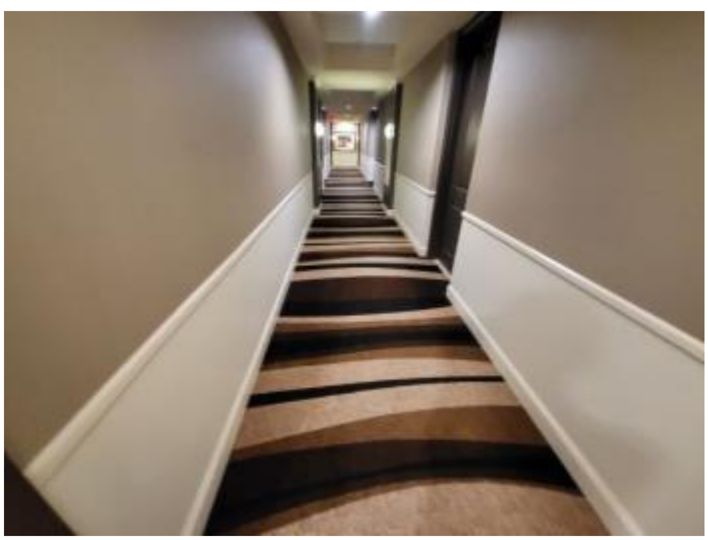
Item Number	1	**Measurement Basis**	sq yds
Type	Unit	**Estimated Useful Life**	12 Years
Category	Common Area Interiors	**Basis Cost**	$ 83.28
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0001	01/01/2020	01/01/2032	7:00	12:00	1,672	$ 139,244.16	$ 160,150.24
						139,244.16	160,150.24

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.

A 12 life cycle estimate reflects a 2032 replacement date for the carpeting in the common area rooms, based on the previously reported 2020 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.



Item Parameters - Full Detail

Elevator Cab Interiors

Item Number	3	**Measurement Basis**	cabs
Type	Unit	**Estimated Useful Life**	25 Years
Category	Common Area Interiors	**Basis Cost**	$ 21,250.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0003	01/01/2005	01/01/2030	5:00	25:00	3	$ 63,750.00	$ 70,448.78
						63,750.00	70,448.78

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 2030 expense date was scheduled for cosmetic renovation of the passenger elevator cabs, accordingly.

Item Parameters - Full Detail

Flooring, Marble, 2nd Fl.

Item Number	36	**Measurement Basis**	total
Type	Common Area	**Estimated Useful Life**	24 Years
Category	Common Area Interiors	**Basis Cost**	$ 6,459.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0036	06/01/2023	01/01/2040	15:00	16:07	1	$ 6,459.00	$ 8,716.56
						6,459.00	8,716.56

Comments

This fund is designed to provide monies for replacement of the marble flooring on the second floor 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 24 year life cycle. The total area is a rounded estimate.

Item Parameters - Full Detail

Flooring, Tile, 1st & Elev. Landing

Item Number	29	**Measurement Basis**	sq ft
Type	Unit	**Estimated Useful Life**	24 Years
Category	Common Area Interiors	**Basis Cost**	$ 17.89
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0029	01/01/2018	01/01/2040	15:00	22:00	2,788	$ 49,877.32	$ 67,310.53
						49,877.32	67,310.53

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 24 year life cycle. The total area is a rounded estimate.

Item Parameters - Full Detail

Furnishings, Hallways

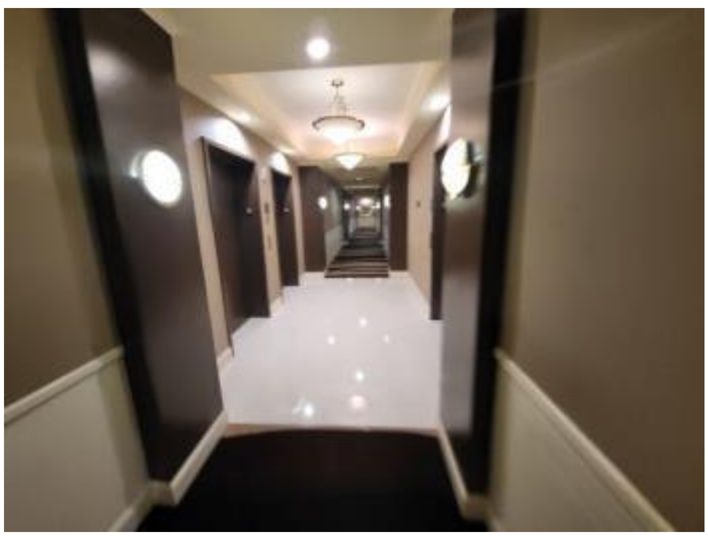
Item Number	5	**Measurement Basis**	total
Type	Unit	**Estimated Useful Life**	18 Years
Category	Common Area Interiors	**Basis Cost**	$ 46,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0005	01/01/2020	01/01/2038	13:00	18:00	1	$ 46,500.00	$ 60,294.20
						46,500.00	60,294.20

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 hallways, most recently completed in 2020.



Item Parameters - Full Detail

Interior Finishes, Hallways

Item Number	11	**Measurement Basis**	total
Type	Unit	**Estimated Useful Life**	14 Years
Category	Common Area Interiors	**Basis Cost**	$ 122,350.00
Tracking	Logistical		
Method	Fixed		

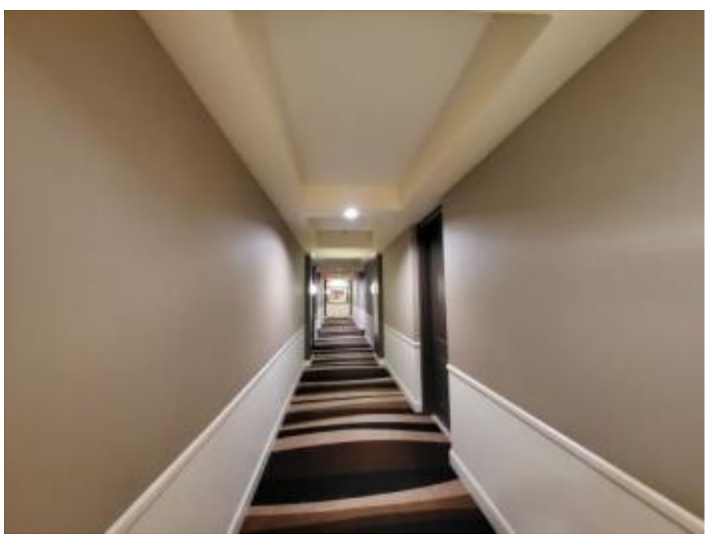
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0011	01/01/2020	01/01/2034	9:00	14:00	1	$ 122,350.00	$ 146,457.60
						122,350.00	146,457.60

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 2020. This expense was forecast in 2034.



Item Parameters - Full Detail

Elevator Modernization, Traction

Item Number	4	**Measurement Basis**	cabs
Type	Unit	**Estimated Useful Life**	30 Years
Category	Mechanical Systems	**Basis Cost**	$ 245,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0004	01/01/2005	01/01/2035	10:00	30:00	3	$ 736,500.00	$ 899,413.38
						736,500.00	899,413.38

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).

Item Parameters - Full Detail

HVAC, Boiler, Hot Water

Item Number	32	**Measurement Basis**	ea
Type	Common Area	**Estimated Useful Life**	35 Years
Category	Mechanical Systems	**Basis Cost**	$ 28,950.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0032	01/01/2005	01/01/2040	15:00	35:00	1	$ 28,950.00	$ 39,068.65
						28,950.00	39,068.65

Comments

This fund is designed to provide an allowance for replacement of the hot water boiler on a recurring 35 year life cycle. This cost includes minor repairs that may be necessary as a function of routine maintenance.

Item Parameters - Full Detail

HVAC, Boilers, 950mbh

Item Number	31	**Measurement Basis**	ea
Type	Common Area	**Estimated Useful Life**	35 Years
Category	Mechanical Systems	**Basis Cost**	$ 20,150.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0031	01/01/2005	01/01/2040	15:00	35:00	1	$ 20,150.00	$ 27,192.86
920-002-0031	01/01/2005	01/01/2040	15:00	35:00	1	20,150.00	27,192.86
						40,300.00	54,385.72

Comments

This fund is designed to provide an allowance for replacement of the boilers on a recurring 35 year life cycle. This cost includes minor repairs that may be necessary as a function of routine maintenance.

HVAC, Cooling Tower

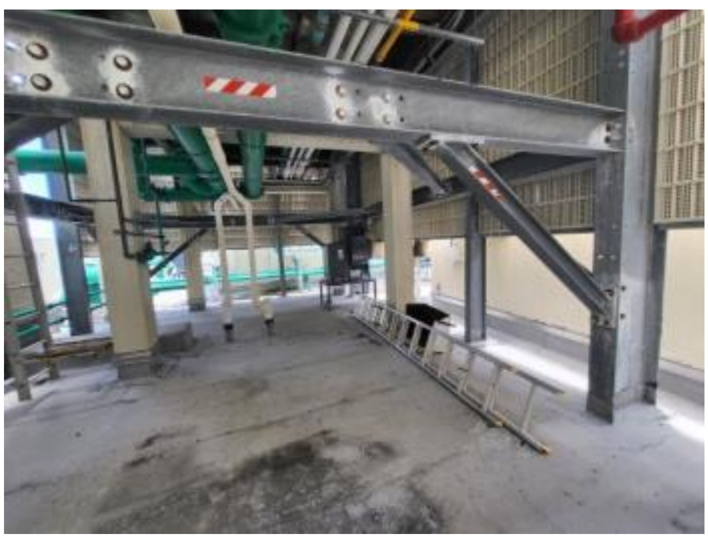
Item Number	8	**Measurement Basis**	tons
Type	Unit	**Estimated Useful Life**	30 Years
Category	Mechanical Systems	**Basis Cost**	$ 791.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0008	01/01/2005	01/01/2035	10:00	30:00	900	$ 711,900.00	$ 869,371.88
						711,900.00	869,371.88

Comments

This reserve line item is designed to provide monies for as needed repairs to (including, but not necessarily limited to, fill replacements, gear box upgrades, framing/stands/piping upgrades, etc.) and eventual replacement over 30 year life cycles. The current cost estimate includes consulting/engineering fees, removal and disposal of the existing tower, and installation of a similar size/quality tower.

The market reflects a probable life cycle in the mid-20 year range for the roof mounted cooling towers, which were reportedly installed in 2005.



Item Parameters - Full Detail

HVAC, Heat Exchangers

Item Number	28	**Measurement Basis**	ea
Type	Common Area	**Estimated Useful Life**	40 Years
Category	Mechanical Systems	**Basis Cost**	$ 128,450.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0028	01/01/2005	01/01/2045	20:00	40:00	1	$ 128,450.00	$ 191,561.09
920-002-0028	01/01/2005	01/01/2045	20:00	40:00	1	128,450.00	191,561.09
						256,900.00	383,122.18

Comments

A life cycle in the 30-40+ year range should be expected for the heat exchangers, assuming proper and routine maintenance. Separate line items were included to provide monies for as needed repairs to and eventual replacement of each over a 40 year life cycle.

HVAC, HP, Hallways, 200t

Item Number	30	**Measurement Basis**	ea
Type	Common Area	**Estimated Useful Life**	24 Years
Category	Mechanical Systems	**Basis Cost**	$ 168,450.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0030	01/01/2022	01/01/2046	21:00	24:00	2	$ 336,900.00	$ 512,569.62
						336,900.00	512,569.62

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.

Item Parameters - Full Detail

HVAC, HP, Trash, 1.5t

Item Number	9	**Measurement Basis**	total
Type	Unit	**Estimated Useful Life**	18 Years
Category	Mechanical Systems	**Basis Cost**	$ 4,950.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0009	01/01/2005	01/01/2026	1:00	21:00	1	$ 4,950.00	$ 5,049.91
						4,950.00	5,049.91

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.

Item Parameters - Full Detail

HVAC, Pumps/Motors, 25hp

Item Number	26	**Measurement Basis**	hp
Type	Common Area	**Estimated Useful Life**	22 Years
Category	Mechanical Systems	**Basis Cost**	$ 579.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0026	01/01/2005	01/01/2027	2:00	22:00	25	$ 14,475.00	$ 15,065.23
						14,475.00	15,065.23

Comments

A life cycle in the 15-25 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).

Item Parameters - Full Detail

HVAC, Pumps/Motors, 40hp

Item Number	27	**Measurement Basis**	hp
Type	Common Area	**Estimated Useful Life**	22 Years
Category	Mechanical Systems	**Basis Cost**	$ 482.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0027	01/01/2005	01/01/2027	2:00	22:00	40	$ 19,280.00	$ 20,066.16
920-002-0027	01/01/2005	01/01/2027	2:00	22:00	40	19,280.00	20,066.16
920-003-0027	01/01/2005	01/01/2027	2:00	22:00	40	19,280.00	20,066.16
						57,840.00	60,198.48

Comments

A life cycle in the 15-25 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).

Item Parameters - Full Detail

HVAC, RTU, 55t

Item Number	35	**Measurement Basis**	total
Type	Common Area	**Estimated Useful Life**	22 Years
Category	Mechanical Systems	**Basis Cost**	$ 192,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0035	01/01/2005	01/01/2027	2:00	22:00	1	$ 192,500.00	$ 200,349.40
920-002-0035	01/01/2005	01/01/2027	2:00	22:00	1	192,500.00	200,349.40
						385,000.00	400,698.80

Comments

Item Parameters - Full Detail

Pressurization/Exhaust Fans

Item Number	13	**Measurement Basis**	total
Type	Unit	**Estimated Useful Life**	22 Years
Category	Mechanical Systems	**Basis Cost**	$ 22,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0013	01/01/2005	01/01/2027	2:00	22:00	1	$ 22,500.00	$ 23,417.46
						22,500.00	23,417.46

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.

Item Parameters - Full Detail

Trash Chute

Item Number	33	**Measurement Basis**	floors
Type	Unit	**Estimated Useful Life**	45 Years
Category	Mechanical Systems	**Basis Cost**	$ 2,897.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0033	01/01/2005	01/01/2050	25:00	45:00	21	$ 60,837.00	$ 100,261.52
						60,837.00	100,261.52

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.

Item Parameters - Full Detail

SIRS-Common Windows & Doors

Item Number	16	**Measurement Basis**	total
Type	Unit	**Estimated Useful Life**	20 Years
Category	SIRS-Common Windows & Door	**Basis Cost**	$ 28,450.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0016	01/01/2021	01/01/2041	16:00	20:00	1	$ 28,450.00	$ 39,168.85
						28,450.00	39,168.85

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 2021.

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 20 year life cycle, accordingly. The total inventory size is a rounded estimate, and includes stairways access doors, roof doors, mechanical rooms doors, etc.

Item Parameters - Full Detail

SIRS-Electrical Upgrades

Item Number	17	**Measurement Basis**	total
Type	Unit	**Estimated Useful Life**	50 Years
Category	SIRS-Electrical Systems	**Basis Cost**	$ 86,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0017	01/01/2005	01/01/2055	30:00	50:00	1	$ 86,500.00	$ 157,534.58
						86,500.00	157,534.58

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.

Item Parameters - Full Detail

SIRS-Interior Lighting

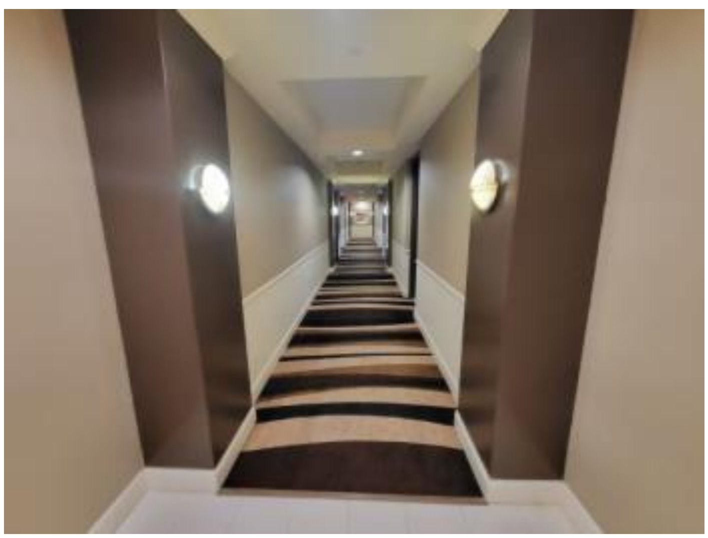
Item Number	21	**Measurement Basis**	lp sm
Type	Unit	**Estimated Useful Life**	20 Years
Category	SIRS-Electrical Systems	**Basis Cost**	$ 4,250.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0021	01/01/2005	01/01/2025	0:00	20:00	1	$ 4,250.00	$ 4,250.00
						4,250.00	4,250.00

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.



Item Parameters - Full Detail

SIRS-Exterior Paint & Waterproofing

Item Number	19	**Measurement Basis**	units
Type	Unit	**Estimated Useful Life**	10 Years
Category	SIRS-Exterior Paint & Waterproofing	**Basis Cost**	$ 2,986.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0019	01/01/2014	12/01/2025	0:11	11:11	151	$ 450,886.00	$ 459,221.47
						450,886.00	459,221.47

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.

Item Parameters - Full Detail

SIRS-Common Area Plumbing

Item Number	15	**Measurement Basis**	total
Type	Unit	**Estimated Useful Life**	7 Years
Category	SIRS-Plumbing Systems	**Basis Cost**	$ 12,500.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0015	01/01/2005	01/01/2030	5:00	25:00	1	$ 12,500.00	$ 13,813.49
						12,500.00	13,813.49

Comments

Per the structural integrity reserve study requirements, we have included a recurring 7 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.

SIRS-Roofing, Flat

Item Number	23	**Measurement Basis**	sqs
Type	Unit	**Estimated Useful Life**	22 Years
Category	SIRS-Roofing	**Basis Cost**	$ 3,798.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0023	01/01/2022	01/01/2044	19:00	22:00	38.6	$ 146,602.80	$ 214,307.22
						146,602.80	214,307.22

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 22 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

Item Parameters - Full Detail

SIRS-Roofing, Tile

Item Number	24	**Measurement Basis**	sqs
Type	Unit	**Estimated Useful Life**	40 Years
Category	SIRS-Roofing	**Basis Cost**	$ 3,989.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0024	01/01/2005	01/01/2045	20:00	40:00	81.4	$ 324,704.60	$ 484,241.08
						324,704.60	484,241.08

Comments

Life cycles of less than 20 years, to 35+ years, have been observed for replacement of pitched tile roofing; the most typical life falls in the 30-40 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

SIRS-Concrete Restoration

Item Number	34	**Measurement Basis**	total
Type	Common Area	**Estimated Useful Life**	10 Years
Category	SIRS-Structural Systems	**Basis Cost**	$ 146,550.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0034	01/01/2023	01/01/2033	8:00	10:00	1	$ 146,550.00	$ 171,955.11
						146,550.00	171,955.11

Comments

Concrete restoration was reportedly completed in 2023. This fund is designed to provide monies for removal of the existing deteriorated areas, restoration/replacement of the underlying structural systems, some measure of incidental concrete restoration and drainage upgrades, and installation of new concrete and stucco over a 10 year life cycle. The total area is a rounded estimate.

Without proper waterproofing, moisture intrusion can occur 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 restoration is typically necessary on a 10-35 year schedule.

Costs and time frames can vary on a number of physical conditions; we recommend that prior to reserve funding decisions are made, a structural/waterproofing consultant(s) assess the existing systems to determine more specific cost and useful life parameters. We reserve the right to modify this report upon receipt of such an assessment.

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Item Parameters - Full Detail

SIRS-Engineering Inspections

Item Number	18	**Measurement Basis**	total
Type	Unit	**Estimated Useful Life**	10 Years
Category	SIRS-Structural Systems	**Basis Cost**	$ 9,550.00
Tracking	Logistical		
Method	Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0018	01/01/2005	01/01/2034	9:00	29:00	1	$ 9,550.00	$ 11,431.71
						9,550.00	11,431.71

Comments

We have included a recurring 10 year allowance for an engineering inspection to be completed to obtain a full scope of concrete restoration required after this initial SIRS report.

Item Parameters - Full Detail

SIRS-Membrane, Level 19

Item Number	22	**Measurement Basis**	sq ft
Type	Unit	**Estimated Useful Life**	26 Years
Category	SIRS-Structural Systems	**Basis Cost**	$ 48.92
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0022	01/01/2005	01/01/2031	6:00	26:00	2,498	$ 122,202.16	$ 137,768.79
						122,202.16	137,768.79

Comments

This fund is designed to provide monies for removal of the existing pavers, restoration/replacement of the underlying waterproof membranes, some measure of incidental concrete restoration and drainage upgrades over a 26 year life cycle. The total area is a rounded estimate.

Without proper waterproofing, moisture intrusion can occur at decks 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 restoration is typically necessary on a 20-35 year schedule.

Costs and time frames can vary on a number of physical conditions; we recommend that prior to reserve funding decisions are made, a structural/waterproofing consultant(s) assess the existing systems to determine more specific cost and useful life parameters. We reserve the right to modify this report upon receipt of such an assessment.

Item Parameters - Full Detail

SIRS-Rooftop Deck & Pavers

Item Number	25	**Measurement Basis**	sq ft
Type	Unit	**Estimated Useful Life**	26 Years
Category	SIRS-Structural Systems	**Basis Cost**	$ 89.72
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0025	01/01/2005	01/01/2031	6:00	26:00	650	$ 58,318.00	$ 65,746.79
						58,318.00	65,746.79

Comments

The rooftop decks were reportedly installed in 2005. Assuming proper design, installation and routine maintenance, a life cycle of 20-30 years would be expected; based on the actual operating history, a life cycle on the lower end of the range appears was deemed appropriate for budgetary purposes. This fund is designed to provide monies for as needed repairs to and eventual replacement of these finishes over a 26 year life cycle.

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Expenditures

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Common Area Carpeting								160,150		
Elevator Cab Interiors						70,449				
Elevator Modernization, Traction										
Flooring, Marble, 2nd Fl.										
Flooring, Tile, 1st & Elev. Landing										
Furnishings, Hallways										
HVAC, Boiler, Hot Water										
HVAC, Boilers, 950mbh										
HVAC, Cooling Tower										
HVAC, Heat Exchangers										
HVAC, HP, Hallways, 200t										
HVAC, HP, Trash, 1.5t		5,050								
HVAC, Pumps/Motors, 25hp			15,065							
HVAC, Pumps/Motors, 40hp			60,198							
HVAC, RTU, 55t			400,699							
Interior Finishes, Hallways										146,458
Pressurization/Exhaust Fans			23,417							
Railings/Handrails										
SIRS-Common Area Plumbing						13,813				
SIRS-Common Windows & Doors										
SIRS-Concrete Restoration									171,955	
SIRS-Electrical Upgrades										
SIRS-Engineering Inspections										11,432
SIRS-Exterior Paint & Waterproofing	459,221									
SIRS-Interior Lighting	4,250									
SIRS-Membrane, Level 19							137,769			
SIRS-Roofing, Flat										
SIRS-Roofing, Tile										
SIRS-Rooftop Deck & Pavers							65,747			

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Expenditures

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Trash Chute										
	463,471	5,050	499,380	0	0	84,262	203,516	160,150	171,955	157,889

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Expenditures

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Common Area Carpeting										203,550
Elevator Cab Interiors										
Elevator Modernization, Traction	899,413									
Flooring, Marble, 2nd Fl.						8,717				
Flooring, Tile, 1st & Elev. Landing						67,311				
Furnishings, Hallways				60,294						
HVAC, Boiler, Hot Water						39,069				
HVAC, Boilers, 950mbh						54,386				
HVAC, Cooling Tower	869,372									
HVAC, Heat Exchangers										
HVAC, HP, Hallways, 200t										
HVAC, HP, Trash, 1.5t										7,236
HVAC, Pumps/Motors, 25hp										
HVAC, Pumps/Motors, 40hp										
HVAC, RTU, 55t										
Interior Finishes, Hallways										
Pressurization/Exhaust Fans										
Railings/Handrails										
SIRS-Common Area Plumbing										
SIRS-Common Windows & Doors							39,169			
SIRS-Concrete Restoration									209,991	
SIRS-Electrical Upgrades										
SIRS-Engineering Inspections										13,960
SIRS-Exterior Paint & Waterproofing	560,801									
SIRS-Interior Lighting										
SIRS-Membrane, Level 19										
SIRS-Roofing, Flat										214,307
SIRS-Roofing, Tile										
SIRS-Rooftop Deck & Pavers										

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Expenditures

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Trash Chute										
	2,329,586	0	0	60,294	0	169,481	39,169	0	209,991	439,054

Expenditures

Reserve Item	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Common Area Carpeting										
Elevator Cab Interiors										
Elevator Modernization, Traction										
Flooring, Marble, 2nd Fl.										
Flooring, Tile, 1st & Elev. Landing										
Furnishings, Hallways										
HVAC, Boiler, Hot Water										
HVAC, Boilers, 950mbh										
HVAC, Cooling Tower										
HVAC, Heat Exchangers	383,122									
HVAC, HP, Hallways, 200t		512,570								
HVAC, HP, Trash, 1.5t										
HVAC, Pumps/Motors, 25hp					23,383					
HVAC, Pumps/Motors, 40hp					93,436					
HVAC, RTU, 55t					621,940					
Interior Finishes, Hallways				193,737						
Pressurization/Exhaust Fans					36,347					
Railings/Handrails										
SIRS-Common Area Plumbing										
SIRS-Common Windows & Doors										
SIRS-Concrete Restoration									256,441	
SIRS-Electrical Upgrades										
SIRS-Engineering Inspections										17,048
SIRS-Exterior Paint & Waterproofing	684,850									
SIRS-Interior Lighting	6,338									
SIRS-Membrane, Level 19										
SIRS-Roofing, Flat										
SIRS-Roofing, Tile	484,241									
SIRS-Rooftop Deck & Pavers										

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Expenditures

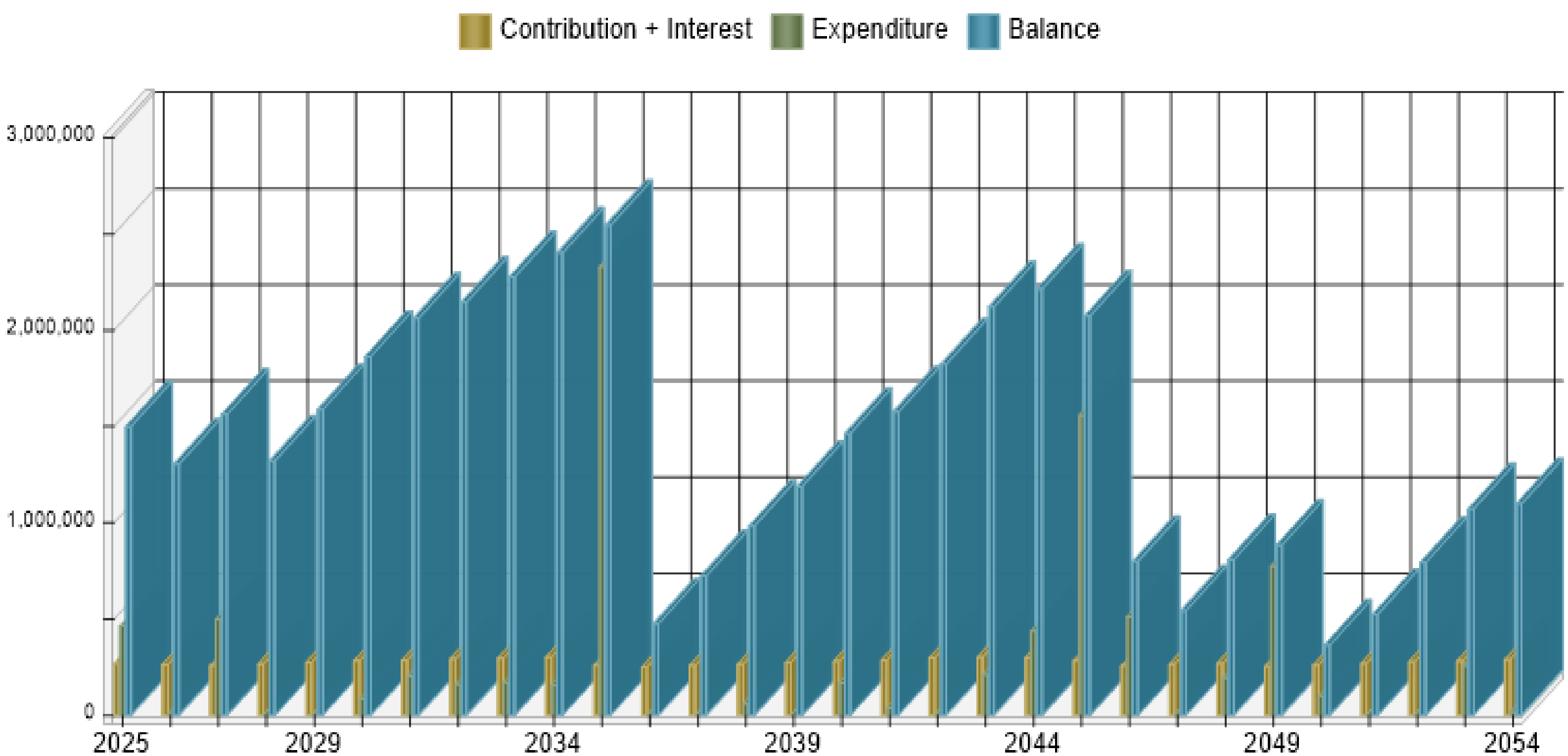
Reserve Item	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Trash Chute						100,262				
	1,558,551	512,570	0	193,737	775,107	100,262	0	0	256,441	17,048

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Cash Flow - Chart



Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/25 - 12/25	$ 1,499,850.00	$ 219,600.00	$ 48,244.65	$ 463,471.47	$ 1,304,223.18
01/26 - 12/26	1,304,223.18	220,698.00	42,861.82	5,049.91	1,562,733.09
01/27 - 12/27	1,562,733.09	221,801.52	36,340.93	499,379.97	1,321,495.57
01/28 - 12/28	1,321,495.57	222,910.56	43,567.77	0.00	1,587,973.90
01/29 - 12/29	1,587,973.90	224,025.12	51,689.83	0.00	1,863,688.85
01/30 - 12/30	1,863,688.85	225,145.20	57,638.26	84,262.27	2,062,210.04
01/31 - 12/31	2,062,210.04	226,270.92	60,219.51	203,515.58	2,145,184.89
01/32 - 12/32	2,145,184.89	227,402.28	64,023.68	160,150.24	2,276,460.61
01/33 - 12/33	2,276,460.61	228,539.28	67,689.86	171,955.11	2,400,734.64
01/34 - 12/34	2,400,734.64	229,681.92	71,896.82	157,889.31	2,544,424.07
	1,499,850.00	2,246,074.80	544,173.13	1,745,673.86	2,544,424.07

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/35 - 12/35	$ 2,544,424.07	$ 230,830.32	$ 28,656.41	$ 2,329,586.26	$ 474,324.54
01/36 - 12/36	474,324.54	231,984.48	17,937.56	0.00	724,246.58
01/37 - 12/37	724,246.58	233,144.40	25,556.73	0.00	982,947.71
01/38 - 12/38	982,947.71	234,310.08	31,686.56	60,294.20	1,188,650.15
01/39 - 12/39	1,188,650.15	235,481.64	39,717.38	0.00	1,463,849.17
01/40 - 12/40	1,463,849.17	236,659.08	43,168.44	169,481.46	1,574,195.23
01/41 - 12/41	1,574,195.23	237,842.40	50,338.78	39,168.85	1,823,207.56
01/42 - 12/42	1,823,207.56	239,031.60	59,071.76	0.00	2,121,310.92
01/43 - 12/43	2,121,310.92	240,226.80	62,039.65	209,991.49	2,213,585.88
01/44 - 12/44	2,213,585.88	241,427.88	58,191.61	439,053.83	2,074,151.54
	2,544,424.07	2,360,938.68	416,364.88	3,247,576.09	2,074,151.54

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/45 - 12/45	$ 2,074,151.54	$ 242,634.96	$ 40,451.00	$ 1,558,551.27	$ 798,686.23
01/46 - 12/46	798,686.23	243,848.16	13,051.12	512,569.62	543,015.89
01/47 - 12/47	543,015.89	245,067.36	20,224.86	0.00	808,308.11
01/48 - 12/48	808,308.11	246,292.68	22,668.70	193,737.25	883,532.24
01/49 - 12/49	883,532.24	247,524.12	8,039.39	775,106.99	363,988.76
01/50 - 12/50	363,988.76	248,761.80	11,914.72	100,261.52	524,403.76
01/51 - 12/51	524,403.76	250,005.60	19,733.46	0.00	794,142.82
01/52 - 12/52	794,142.82	251,255.64	27,956.76	0.00	1,073,355.22
01/53 - 12/53	1,073,355.22	252,511.92	28,997.84	256,441.49	1,098,423.49
01/54 - 12/54	1,098,423.49	253,774.44	36,753.20	17,048.43	1,371,902.70
	2,074,151.54	2,481,676.68	229,791.05	3,413,716.57	1,371,902.70

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Cash Flow - Monthly

2025	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 1,499,850.00	$ 18,300.00	$ 3,767.19	$ 4,250.00	$ 1,517,667.19
February	1,517,667.19	18,300.00	3,817.04	0.00	1,539,784.23
March	1,539,784.23	18,300.00	3,872.34	0.00	1,561,956.57
April	1,561,956.57	18,300.00	3,927.77	0.00	1,584,184.34
May	1,584,184.34	18,300.00	3,983.34	0.00	1,606,467.68
June	1,606,467.68	18,300.00	4,039.04	0.00	1,628,806.72
July	1,628,806.72	18,300.00	4,094.89	0.00	1,651,201.61
August	1,651,201.61	18,300.00	4,150.88	0.00	1,673,652.49
September	1,673,652.49	18,300.00	4,207.01	0.00	1,696,159.50
October	1,696,159.50	18,300.00	4,263.27	0.00	1,718,722.77
November	1,718,722.77	18,300.00	4,319.68	0.00	1,741,342.45
December	1,741,342.45	18,300.00	3,802.20	459,221.47	1,304,223.18
	1,499,850.00	219,600.00	48,244.65	463,471.47	1,304,223.18

2026	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 1,304,223.18	$ 18,391.50	$ 3,277.23	$ 5,049.91	$ 1,320,842.00
February	1,320,842.00	18,391.50	3,325.09	0.00	1,342,558.59
March	1,342,558.59	18,391.50	3,379.39	0.00	1,364,329.48
April	1,364,329.48	18,391.50	3,433.81	0.00	1,386,154.79
May	1,386,154.79	18,391.50	3,488.38	0.00	1,408,034.67
June	1,408,034.67	18,391.50	3,543.08	0.00	1,429,969.25
July	1,429,969.25	18,391.50	3,597.91	0.00	1,451,958.66
August	1,451,958.66	18,391.50	3,652.89	0.00	1,474,003.05
September	1,474,003.05	18,391.50	3,708.00	0.00	1,496,102.55
October	1,496,102.55	18,391.50	3,763.25	0.00	1,518,257.30
November	1,518,257.30	18,391.50	3,818.63	0.00	1,540,467.43
December	1,540,467.43	18,391.50	3,874.16	0.00	1,562,733.09
	1,304,223.18	220,698.00	42,861.82	5,049.91	1,562,733.09

2027	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 1,562,733.09	$ 18,483.46	$ 3,305.71	$ 499,379.97	$ 1,085,142.29
February	1,085,142.29	18,483.46	2,735.96	0.00	1,106,361.71
March	1,106,361.71	18,483.46	2,789.01	0.00	1,127,634.18
April	1,127,634.18	18,483.46	2,842.19	0.00	1,148,959.83
May	1,148,959.83	18,483.46	2,895.50	0.00	1,170,338.79
June	1,170,338.79	18,483.46	2,948.95	0.00	1,191,771.20
July	1,191,771.20	18,483.46	3,002.53	0.00	1,213,257.19
August	1,213,257.19	18,483.46	3,056.25	0.00	1,234,796.90
September	1,234,796.90	18,483.46	3,110.10	0.00	1,256,390.46
October	1,256,390.46	18,483.46	3,164.08	0.00	1,278,038.00
November	1,278,038.00	18,483.46	3,218.20	0.00	1,299,739.66
December	1,299,739.66	18,483.46	3,272.45	0.00	1,321,495.57
	1,562,733.09	221,801.52	36,340.93	499,379.97	1,321,495.57

Cash Flow - Monthly

2028	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 1,321,495.57	$ 18,575.88	$ 3,326.96	$ 0.00	$ 1,343,398.41
February	1,343,398.41	18,575.88	3,381.72	0.00	1,365,356.01
March	1,365,356.01	18,575.88	3,436.61	0.00	1,387,368.50
April	1,387,368.50	18,575.88	3,491.64	0.00	1,409,436.02
May	1,409,436.02	18,575.88	3,546.81	0.00	1,431,558.71
June	1,431,558.71	18,575.88	3,602.12	0.00	1,453,736.71
July	1,453,736.71	18,575.88	3,657.56	0.00	1,475,970.15
August	1,475,970.15	18,575.88	3,713.15	0.00	1,498,259.18
September	1,498,259.18	18,575.88	3,768.87	0.00	1,520,603.93
October	1,520,603.93	18,575.88	3,824.73	0.00	1,543,004.54
November	1,543,004.54	18,575.88	3,880.73	0.00	1,565,461.15
December	1,565,461.15	18,575.88	3,936.87	0.00	1,587,973.90
	1,321,495.57	222,910.56	43,567.77	0.00	1,587,973.90

2029	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 1,587,973.90	$ 18,668.76	$ 3,993.27	$ 0.00	$ 1,610,635.93
February	1,610,635.93	18,668.76	4,049.93	0.00	1,633,354.62
March	1,633,354.62	18,668.76	4,106.72	0.00	1,656,130.10
April	1,656,130.10	18,668.76	4,163.66	0.00	1,678,962.52
May	1,678,962.52	18,668.76	4,220.74	0.00	1,701,852.02
June	1,701,852.02	18,668.76	4,277.97	0.00	1,724,798.75
July	1,724,798.75	18,668.76	4,335.33	0.00	1,747,802.84
August	1,747,802.84	18,668.76	4,392.84	0.00	1,770,864.44
September	1,770,864.44	18,668.76	4,450.50	0.00	1,793,983.70
October	1,793,983.70	18,668.76	4,508.30	0.00	1,817,160.76
November	1,817,160.76	18,668.76	4,566.24	0.00	1,840,395.76
December	1,840,395.76	18,668.76	4,624.33	0.00	1,863,688.85
	1,587,973.90	224,025.12	51,689.83	0.00	1,863,688.85

2030	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 1,863,688.85	$ 18,762.10	$ 4,577.35	$ 84,262.27	$ 1,802,766.03
February	1,802,766.03	18,762.10	4,530.37	0.00	1,826,058.50
March	1,826,058.50	18,762.10	4,588.60	0.00	1,849,409.20
April	1,849,409.20	18,762.10	4,646.98	0.00	1,872,818.28
May	1,872,818.28	18,762.10	4,705.50	0.00	1,896,285.88
June	1,896,285.88	18,762.10	4,764.17	0.00	1,919,812.15
July	1,919,812.15	18,762.10	4,822.98	0.00	1,943,397.23
August	1,943,397.23	18,762.10	4,881.95	0.00	1,967,041.28
September	1,967,041.28	18,762.10	4,941.06	0.00	1,990,744.44
October	1,990,744.44	18,762.10	5,000.31	0.00	2,014,506.85
November	2,014,506.85	18,762.10	5,059.72	0.00	2,038,328.67
December	2,038,328.67	18,762.10	5,119.27	0.00	2,062,210.04
	1,863,688.85	225,145.20	57,638.26	84,262.27	2,062,210.04

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Cash Flow - Monthly

2031	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 2,062,210.04	$ 18,855.91	$ 4,924.70	$ 203,515.58	$ 1,882,475.07
February	1,882,475.07	18,855.91	4,729.76	0.00	1,906,060.74
March	1,906,060.74	18,855.91	4,788.72	0.00	1,929,705.37
April	1,929,705.37	18,855.91	4,847.83	0.00	1,953,409.11
May	1,953,409.11	18,855.91	4,907.09	0.00	1,977,172.11
June	1,977,172.11	18,855.91	4,966.50	0.00	2,000,994.52
July	2,000,994.52	18,855.91	5,026.06	0.00	2,024,876.49
August	2,024,876.49	18,855.91	5,085.76	0.00	2,048,818.16
September	2,048,818.16	18,855.91	5,145.62	0.00	2,072,819.69
October	2,072,819.69	18,855.91	5,205.62	0.00	2,096,881.22
November	2,096,881.22	18,855.91	5,265.77	0.00	2,121,002.90
December	2,121,002.90	18,855.91	5,326.08	0.00	2,145,184.89
	2,062,210.04	226,270.92	60,219.51	203,515.58	2,145,184.89

2032	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 2,145,184.89	$ 18,950.19	$ 5,186.46	$ 160,150.24	$ 2,009,171.30
February	2,009,171.30	18,950.19	5,046.62	0.00	2,033,168.11
March	2,033,168.11	18,950.19	5,106.61	0.00	2,057,224.91
April	2,057,224.91	18,950.19	5,166.75	0.00	2,081,341.85
May	2,081,341.85	18,950.19	5,227.04	0.00	2,105,519.08
June	2,105,519.08	18,950.19	5,287.49	0.00	2,129,756.76
July	2,129,756.76	18,950.19	5,348.08	0.00	2,154,055.03
August	2,154,055.03	18,950.19	5,408.83	0.00	2,178,414.05
September	2,178,414.05	18,950.19	5,469.72	0.00	2,202,833.96
October	2,202,833.96	18,950.19	5,530.77	0.00	2,227,314.92
November	2,227,314.92	18,950.19	5,591.98	0.00	2,251,857.09
December	2,251,857.09	18,950.19	5,653.33	0.00	2,276,460.61
	2,145,184.89	227,402.28	64,023.68	160,150.24	2,276,460.61

2033	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 2,276,460.61	$ 19,044.94	$ 5,500.01	$ 171,955.11	$ 2,129,050.45
February	2,129,050.45	19,044.94	5,346.43	0.00	2,153,441.82
March	2,153,441.82	19,044.94	5,407.41	0.00	2,177,894.17
April	2,177,894.17	19,044.94	5,468.54	0.00	2,202,407.65
May	2,202,407.65	19,044.94	5,529.83	0.00	2,226,982.42
June	2,226,982.42	19,044.94	5,591.26	0.00	2,251,618.62
July	2,251,618.62	19,044.94	5,652.85	0.00	2,276,316.41
August	2,276,316.41	19,044.94	5,714.60	0.00	2,301,075.95
September	2,301,075.95	19,044.94	5,776.50	0.00	2,325,897.39
October	2,325,897.39	19,044.94	5,838.55	0.00	2,350,780.88
November	2,350,780.88	19,044.94	5,900.76	0.00	2,375,726.58
December	2,375,726.58	19,044.94	5,963.12	0.00	2,400,734.64
	2,276,460.61	228,539.28	67,689.86	171,955.11	2,400,734.64

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Cash Flow - Monthly

2034	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 2,400,734.64	$ 19,140.16	$ 5,828.40	$ 157,889.31	$ 2,267,813.89
February	2,267,813.89	19,140.16	5,693.46	0.00	2,292,647.51
March	2,292,647.51	19,140.16	5,755.54	0.00	2,317,543.21
April	2,317,543.21	19,140.16	5,817.78	0.00	2,342,501.15
May	2,342,501.15	19,140.16	5,880.18	0.00	2,367,521.49
June	2,367,521.49	19,140.16	5,942.73	0.00	2,392,604.38
July	2,392,604.38	19,140.16	6,005.44	0.00	2,417,749.98
August	2,417,749.98	19,140.16	6,068.30	0.00	2,442,958.44
September	2,442,958.44	19,140.16	6,131.32	0.00	2,468,229.92
October	2,468,229.92	19,140.16	6,194.50	0.00	2,493,564.58
November	2,493,564.58	19,140.16	6,257.84	0.00	2,518,962.58
December	2,518,962.58	19,140.16	6,321.33	0.00	2,544,424.07
	2,400,734.64	229,681.92	71,896.82	157,889.31	2,544,424.07

2035	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 2,544,424.07	$ 19,235.86	$ 4,174.12	$ 1,768,785.26	$ 799,048.79
February	799,048.79	19,235.86	2,021.67	0.00	820,306.32
March	820,306.32	19,235.86	2,074.81	0.00	841,616.99
April	841,616.99	19,235.86	2,128.09	0.00	862,980.94
May	862,980.94	19,235.86	2,181.50	0.00	884,398.30
June	884,398.30	19,235.86	2,235.04	0.00	905,869.20
July	905,869.20	19,235.86	2,288.72	0.00	927,393.78
August	927,393.78	19,235.86	2,342.53	0.00	948,972.17
September	948,972.17	19,235.86	2,396.48	0.00	970,604.51
October	970,604.51	19,235.86	2,450.56	0.00	992,290.93
November	992,290.93	19,235.86	2,504.77	0.00	1,014,031.56
December	1,014,031.56	19,235.86	1,858.12	560,801.00	474,324.54
	2,544,424.07	230,830.32	28,656.41	2,329,586.26	474,324.54

2036	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 474,324.54	$ 19,332.04	$ 1,209.98	$ 0.00	$ 494,866.56
February	494,866.56	19,332.04	1,261.33	0.00	515,459.93
March	515,459.93	19,332.04	1,312.81	0.00	536,104.78
April	536,104.78	19,332.04	1,364.43	0.00	556,801.25
May	556,801.25	19,332.04	1,416.17	0.00	577,549.46
June	577,549.46	19,332.04	1,468.04	0.00	598,349.54
July	598,349.54	19,332.04	1,520.04	0.00	619,201.62
August	619,201.62	19,332.04	1,572.17	0.00	640,105.83
September	640,105.83	19,332.04	1,624.43	0.00	661,062.30
October	661,062.30	19,332.04	1,676.82	0.00	682,071.16
November	682,071.16	19,332.04	1,729.34	0.00	703,132.54
December	703,132.54	19,332.04	1,782.00	0.00	724,246.58
	474,324.54	231,984.48	17,937.56	0.00	724,246.58

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Cash Flow - Monthly

2037	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 724,246.58	$ 19,428.70	$ 1,834.90	$ 0.00	$ 745,510.18
February	745,510.18	19,428.70	1,888.06	0.00	766,826.94
March	766,826.94	19,428.70	1,941.35	0.00	788,196.99
April	788,196.99	19,428.70	1,994.78	0.00	809,620.47
May	809,620.47	19,428.70	2,048.34	0.00	831,097.51
June	831,097.51	19,428.70	2,102.03	0.00	852,628.24
July	852,628.24	19,428.70	2,155.86	0.00	874,212.80
August	874,212.80	19,428.70	2,209.82	0.00	895,851.32
September	895,851.32	19,428.70	2,263.91	0.00	917,543.93
October	917,543.93	19,428.70	2,318.15	0.00	939,290.78
November	939,290.78	19,428.70	2,372.51	0.00	961,091.99
December	961,091.99	19,428.70	2,427.02	0.00	982,947.71
	724,246.58	233,144.40	25,556.73	0.00	982,947.71

2038	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 982,947.71	$ 19,525.84	$ 2,406.41	$ 60,294.20	$ 944,585.76
February	944,585.76	19,525.84	2,385.87	0.00	966,497.47
March	966,497.47	19,525.84	2,440.65	0.00	988,463.96
April	988,463.96	19,525.84	2,495.57	0.00	1,010,485.37
May	1,010,485.37	19,525.84	2,550.62	0.00	1,032,561.83
June	1,032,561.83	19,525.84	2,605.81	0.00	1,054,693.48
July	1,054,693.48	19,525.84	2,661.14	0.00	1,076,880.46
August	1,076,880.46	19,525.84	2,716.61	0.00	1,099,122.91
September	1,099,122.91	19,525.84	2,772.21	0.00	1,121,420.96
October	1,121,420.96	19,525.84	2,827.96	0.00	1,143,774.76
November	1,143,774.76	19,525.84	2,883.84	0.00	1,166,184.44
December	1,166,184.44	19,525.84	2,939.87	0.00	1,188,650.15
	982,947.71	234,310.08	31,686.56	60,294.20	1,188,650.15

2039	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 1,188,650.15	$ 19,623.47	$ 2,996.15	$ 0.00	$ 1,211,269.77
February	1,211,269.77	19,623.47	3,052.70	0.00	1,233,945.94
March	1,233,945.94	19,623.47	3,109.39	0.00	1,256,678.80
April	1,256,678.80	19,623.47	3,166.23	0.00	1,279,468.50
May	1,279,468.50	19,623.47	3,223.20	0.00	1,302,315.17
June	1,302,315.17	19,623.47	3,280.32	0.00	1,325,218.96
July	1,325,218.96	19,623.47	3,337.58	0.00	1,348,180.01
August	1,348,180.01	19,623.47	3,394.98	0.00	1,371,198.46
September	1,371,198.46	19,623.47	3,452.53	0.00	1,394,274.46
October	1,394,274.46	19,623.47	3,510.22	0.00	1,417,408.15
November	1,417,408.15	19,623.47	3,568.05	0.00	1,440,599.67
December	1,440,599.67	19,623.47	3,626.03	0.00	1,463,849.17
	1,188,650.15	235,481.64	39,717.38	0.00	1,463,849.17

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Cash Flow - Monthly

2040	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 1,463,849.17	$ 19,721.59	$ 3,472.42	$ 169,481.46	$ 1,317,561.72
February	1,317,561.72	19,721.59	3,318.56	0.00	1,340,601.87
March	1,340,601.87	19,721.59	3,376.16	0.00	1,363,699.62
April	1,363,699.62	19,721.59	3,433.90	0.00	1,386,855.11
May	1,386,855.11	19,721.59	3,491.79	0.00	1,410,068.49
June	1,410,068.49	19,721.59	3,549.82	0.00	1,433,339.90
July	1,433,339.90	19,721.59	3,608.00	0.00	1,456,669.49
August	1,456,669.49	19,721.59	3,666.33	0.00	1,480,057.41
September	1,480,057.41	19,721.59	3,724.80	0.00	1,503,503.80
October	1,503,503.80	19,721.59	3,783.41	0.00	1,527,008.80
November	1,527,008.80	19,721.59	3,842.17	0.00	1,550,572.56
December	1,550,572.56	19,721.59	3,901.08	0.00	1,574,195.23
	1,463,849.17	236,659.08	43,168.44	169,481.46	1,574,195.23

2041	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 1,574,195.23	$ 19,820.20	$ 3,911.30	$ 39,168.85	$ 1,558,757.88
February	1,558,757.88	19,820.20	3,921.67	0.00	1,582,499.75
March	1,582,499.75	19,820.20	3,981.02	0.00	1,606,300.97
April	1,606,300.97	19,820.20	4,040.53	0.00	1,630,161.70
May	1,630,161.70	19,820.20	4,100.18	0.00	1,654,082.08
June	1,654,082.08	19,820.20	4,159.98	0.00	1,678,062.26
July	1,678,062.26	19,820.20	4,219.93	0.00	1,702,102.39
August	1,702,102.39	19,820.20	4,280.03	0.00	1,726,202.62
September	1,726,202.62	19,820.20	4,340.28	0.00	1,750,363.10
October	1,750,363.10	19,820.20	4,400.68	0.00	1,774,583.98
November	1,774,583.98	19,820.20	4,461.24	0.00	1,798,865.42
December	1,798,865.42	19,820.20	4,521.94	0.00	1,823,207.56
	1,574,195.23	237,842.40	50,338.78	39,168.85	1,823,207.56

2042	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 1,823,207.56	$ 19,919.30	$ 4,582.92	$ 0.00	$ 1,847,709.78
February	1,847,709.78	19,919.30	4,644.17	0.00	1,872,273.25
March	1,872,273.25	19,919.30	4,705.58	0.00	1,896,898.13
April	1,896,898.13	19,919.30	4,767.14	0.00	1,921,584.57
May	1,921,584.57	19,919.30	4,828.86	0.00	1,946,332.73
June	1,946,332.73	19,919.30	4,890.73	0.00	1,971,142.76
July	1,971,142.76	19,919.30	4,952.76	0.00	1,996,014.82
August	1,996,014.82	19,919.30	5,014.94	0.00	2,020,949.06
September	2,020,949.06	19,919.30	5,077.27	0.00	2,045,945.63
October	2,045,945.63	19,919.30	5,139.76	0.00	2,071,004.69
November	2,071,004.69	19,919.30	5,202.41	0.00	2,096,126.40
December	2,096,126.40	19,919.30	5,265.22	0.00	2,121,310.92
	1,823,207.56	239,031.60	59,071.76	0.00	2,121,310.92

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Cash Flow - Monthly

2043	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 2,121,310.92	$ 20,018.90	$ 5,065.81	$ 209,991.49	$ 1,936,404.14
February	1,936,404.14	20,018.90	4,866.03	0.00	1,961,289.07
March	1,961,289.07	20,018.90	4,928.25	0.00	1,986,236.22
April	1,986,236.22	20,018.90	4,990.61	0.00	2,011,245.73
May	2,011,245.73	20,018.90	5,053.14	0.00	2,036,317.77
June	2,036,317.77	20,018.90	5,115.82	0.00	2,061,452.49
July	2,061,452.49	20,018.90	5,178.65	0.00	2,086,650.04
August	2,086,650.04	20,018.90	5,241.65	0.00	2,111,910.59
September	2,111,910.59	20,018.90	5,304.80	0.00	2,137,234.29
October	2,137,234.29	20,018.90	5,368.11	0.00	2,162,621.30
November	2,162,621.30	20,018.90	5,431.58	0.00	2,188,071.78
December	2,188,071.78	20,018.90	5,495.20	0.00	2,213,585.88
	2,121,310.92	240,226.80	62,039.65	209,991.49	2,213,585.88

2044	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 2,213,585.88	$ 20,118.99	$ 5,010.30	$ 439,053.83	$ 1,799,661.34
February	1,799,661.34	20,118.99	4,524.30	0.00	1,824,304.63
March	1,824,304.63	20,118.99	4,585.91	0.00	1,849,009.53
April	1,849,009.53	20,118.99	4,647.67	0.00	1,873,776.19
May	1,873,776.19	20,118.99	4,709.59	0.00	1,898,604.77
June	1,898,604.77	20,118.99	4,771.66	0.00	1,923,495.42
July	1,923,495.42	20,118.99	4,833.89	0.00	1,948,448.30
August	1,948,448.30	20,118.99	4,896.27	0.00	1,973,463.56
September	1,973,463.56	20,118.99	4,958.81	0.00	1,998,541.36
October	1,998,541.36	20,118.99	5,021.50	0.00	2,023,681.85
November	2,023,681.85	20,118.99	5,084.35	0.00	2,048,885.19
December	2,048,885.19	20,118.99	5,147.36	0.00	2,074,151.54
	2,213,585.88	241,427.88	58,191.61	439,053.83	2,074,151.54

2045	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 2,074,151.54	$ 20,219.58	$ 4,118.53	$ 873,701.40	$ 1,224,788.25
February	1,224,788.25	20,219.58	3,087.25	0.00	1,248,095.08
March	1,248,095.08	20,219.58	3,145.51	0.00	1,271,460.17
April	1,271,460.17	20,219.58	3,203.92	0.00	1,294,883.67
May	1,294,883.67	20,219.58	3,262.48	0.00	1,318,365.73
June	1,318,365.73	20,219.58	3,321.19	0.00	1,341,906.50
July	1,341,906.50	20,219.58	3,380.04	0.00	1,365,506.12
August	1,365,506.12	20,219.58	3,439.04	0.00	1,389,164.74
September	1,389,164.74	20,219.58	3,498.19	0.00	1,412,882.51
October	1,412,882.51	20,219.58	3,557.48	0.00	1,436,659.57
November	1,436,659.57	20,219.58	3,616.92	0.00	1,460,496.07
December	1,460,496.07	20,219.58	2,820.45	684,849.87	798,686.23
	2,074,151.54	242,634.96	40,451.00	1,558,551.27	798,686.23

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Cash Flow - Monthly

2046	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 798,686.23	$ 20,320.68	$ 1,381.40	$ 512,569.62	$ 307,818.69
February	307,818.69	20,320.68	794.95	0.00	328,934.32
March	328,934.32	20,320.68	847.74	0.00	350,102.74
April	350,102.74	20,320.68	900.66	0.00	371,324.08
May	371,324.08	20,320.68	953.71	0.00	392,598.47
June	392,598.47	20,320.68	1,006.90	0.00	413,926.05
July	413,926.05	20,320.68	1,060.22	0.00	435,306.95
August	435,306.95	20,320.68	1,113.67	0.00	456,741.30
September	456,741.30	20,320.68	1,167.25	0.00	478,229.23
October	478,229.23	20,320.68	1,220.97	0.00	499,770.88
November	499,770.88	20,320.68	1,274.83	0.00	521,366.39
December	521,366.39	20,320.68	1,328.82	0.00	543,015.89
	798,686.23	243,848.16	13,051.12	512,569.62	543,015.89

2047	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 543,015.89	$ 20,422.28	$ 1,383.07	$ 0.00	$ 564,821.24
February	564,821.24	20,422.28	1,437.58	0.00	586,681.10
March	586,681.10	20,422.28	1,492.23	0.00	608,595.61
April	608,595.61	20,422.28	1,547.02	0.00	630,564.91
May	630,564.91	20,422.28	1,601.94	0.00	652,589.13
June	652,589.13	20,422.28	1,657.00	0.00	674,668.41
July	674,668.41	20,422.28	1,712.20	0.00	696,802.89
August	696,802.89	20,422.28	1,767.54	0.00	718,992.71
September	718,992.71	20,422.28	1,823.01	0.00	741,238.00
October	741,238.00	20,422.28	1,878.62	0.00	763,538.90
November	763,538.90	20,422.28	1,934.38	0.00	785,895.56
December	785,895.56	20,422.28	1,990.27	0.00	808,308.11
	543,015.89	245,067.36	20,224.86	0.00	808,308.11

2048	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 808,308.11	$ 20,524.39	$ 1,804.25	$ 193,737.25	$ 636,899.50
February	636,899.50	20,524.39	1,617.90	0.00	659,041.79
March	659,041.79	20,524.39	1,673.26	0.00	681,239.44
April	681,239.44	20,524.39	1,728.75	0.00	703,492.58
May	703,492.58	20,524.39	1,784.39	0.00	725,801.36
June	725,801.36	20,524.39	1,840.16	0.00	748,165.91
July	748,165.91	20,524.39	1,896.07	0.00	770,586.37
August	770,586.37	20,524.39	1,952.12	0.00	793,062.88
September	793,062.88	20,524.39	2,008.31	0.00	815,595.58
October	815,595.58	20,524.39	2,064.64	0.00	838,184.61
November	838,184.61	20,524.39	2,121.12	0.00	860,830.12
December	860,830.12	20,524.39	2,177.73	0.00	883,532.24
	808,308.11	246,292.68	22,668.70	193,737.25	883,532.24

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Cash Flow - Monthly

2049	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 883,532.24	$ 20,627.01	$ 1,265.73	$ 775,106.99	$ 130,317.99
February	130,317.99	20,627.01	351.58	0.00	151,296.58
March	151,296.58	20,627.01	404.03	0.00	172,327.62
April	172,327.62	20,627.01	456.60	0.00	193,411.23
May	193,411.23	20,627.01	509.31	0.00	214,547.55
June	214,547.55	20,627.01	562.15	0.00	235,736.71
July	235,736.71	20,627.01	615.13	0.00	256,978.85
August	256,978.85	20,627.01	668.23	0.00	278,274.09
September	278,274.09	20,627.01	721.47	0.00	299,622.57
October	299,622.57	20,627.01	774.84	0.00	321,024.42
November	321,024.42	20,627.01	828.34	0.00	342,479.77
December	342,479.77	20,627.01	881.98	0.00	363,988.76
	883,532.24	247,524.12	8,039.39	775,106.99	363,988.76

2050	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 363,988.76	$ 20,730.15	$ 810.56	$ 100,261.52	$ 285,267.95
February	285,267.95	20,730.15	739.08	0.00	306,737.18
March	306,737.18	20,730.15	792.76	0.00	328,260.09
April	328,260.09	20,730.15	846.56	0.00	349,836.80
May	349,836.80	20,730.15	900.50	0.00	371,467.45
June	371,467.45	20,730.15	954.58	0.00	393,152.18
July	393,152.18	20,730.15	1,008.79	0.00	414,891.12
August	414,891.12	20,730.15	1,063.14	0.00	436,684.41
September	436,684.41	20,730.15	1,117.62	0.00	458,532.18
October	458,532.18	20,730.15	1,172.24	0.00	480,434.57
November	480,434.57	20,730.15	1,227.00	0.00	502,391.72
December	502,391.72	20,730.15	1,281.89	0.00	524,403.76
	363,988.76	248,761.80	11,914.72	100,261.52	524,403.76

2051	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 524,403.76	$ 20,833.80	$ 1,337.05	$ 0.00	$ 546,574.61
February	546,574.61	20,833.80	1,392.48	0.00	568,800.89
March	568,800.89	20,833.80	1,448.04	0.00	591,082.73
April	591,082.73	20,833.80	1,503.75	0.00	613,420.28
May	613,420.28	20,833.80	1,559.59	0.00	635,813.67
June	635,813.67	20,833.80	1,615.58	0.00	658,263.05
July	658,263.05	20,833.80	1,671.70	0.00	680,768.55
August	680,768.55	20,833.80	1,727.96	0.00	703,330.31
September	703,330.31	20,833.80	1,784.37	0.00	725,948.48
October	725,948.48	20,833.80	1,840.91	0.00	748,623.19
November	748,623.19	20,833.80	1,897.60	0.00	771,354.59
December	771,354.59	20,833.80	1,954.43	0.00	794,142.82
	524,403.76	250,005.60	19,733.46	0.00	794,142.82

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% Calc:Future

Cash Flow - Monthly

2052	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 794,142.82	$ 20,937.97	$ 2,011.53	$ 0.00	$ 817,092.32
February	817,092.32	20,937.97	2,068.90	0.00	840,099.19
March	840,099.19	20,937.97	2,126.42	0.00	863,163.58
April	863,163.58	20,937.97	2,184.08	0.00	886,285.63
May	886,285.63	20,937.97	2,241.89	0.00	909,465.49
June	909,465.49	20,937.97	2,299.84	0.00	932,703.30
July	932,703.30	20,937.97	2,357.93	0.00	955,999.20
August	955,999.20	20,937.97	2,416.17	0.00	979,353.34
September	979,353.34	20,937.97	2,474.56	0.00	1,002,765.87
October	1,002,765.87	20,937.97	2,533.09	0.00	1,026,236.93
November	1,026,236.93	20,937.97	2,591.76	0.00	1,049,766.66
December	1,049,766.66	20,937.97	2,650.59	0.00	1,073,355.22
	794,142.82	251,255.64	27,956.76	0.00	1,073,355.22

2053	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 1,073,355.22	$ 21,042.66	$ 2,389.14	$ 256,441.49	$ 840,345.53
February	840,345.53	21,042.66	2,127.17	0.00	863,515.36
March	863,515.36	21,042.66	2,185.09	0.00	886,743.11
April	886,743.11	21,042.66	2,243.16	0.00	910,028.93
May	910,028.93	21,042.66	2,301.38	0.00	933,372.97
June	933,372.97	21,042.66	2,359.74	0.00	956,775.37
July	956,775.37	21,042.66	2,418.24	0.00	980,236.27
August	980,236.27	21,042.66	2,476.89	0.00	1,003,755.82
September	1,003,755.82	21,042.66	2,535.69	0.00	1,027,334.17
October	1,027,334.17	21,042.66	2,594.64	0.00	1,050,971.47
November	1,050,971.47	21,042.66	2,653.73	0.00	1,074,667.86
December	1,074,667.86	21,042.66	2,712.97	0.00	1,098,423.49
	1,073,355.22	252,511.92	28,997.84	256,441.49	1,098,423.49

2054	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	$ 1,098,423.49	$ 21,147.87	$ 2,751.18	$ 17,048.43	$ 1,105,274.11
February	1,105,274.11	21,147.87	2,789.62	0.00	1,129,211.60
March	1,129,211.60	21,147.87	2,849.46	0.00	1,153,208.93
April	1,153,208.93	21,147.87	2,909.46	0.00	1,177,266.26
May	1,177,266.26	21,147.87	2,969.60	0.00	1,201,383.73
June	1,201,383.73	21,147.87	3,029.89	0.00	1,225,561.49
July	1,225,561.49	21,147.87	3,090.34	0.00	1,249,799.70
August	1,249,799.70	21,147.87	3,150.93	0.00	1,274,098.50
September	1,274,098.50	21,147.87	3,211.68	0.00	1,298,458.05
October	1,298,458.05	21,147.87	3,272.58	0.00	1,322,878.50
November	1,322,878.50	21,147.87	3,333.63	0.00	1,347,360.00
December	1,347,360.00	21,147.87	3,394.83	0.00	1,371,902.70
	1,098,423.49	253,774.44	36,753.20	17,048.43	1,371,902.70

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% 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	30:00	$ 416,500	$ 8,753	$ 74,935
Common Area Interiors	5:00 -15:00	428,180	29,560	81,915
Mechanical Systems	1:00 -25:00	2,657,052	98,896	739,309
SIRS-Common Windows & Doors	16:00	28,450	1,495	2,559
SIRS-Electrical Systems	0:00 -30:00	90,750	2,041	19,813
SIRS-Exterior Paint & Waterproofing	0:11	450,886	39,758	416,202
SIRS-Plumbing Systems	5:00	12,500	525	4,498
SIRS-Roofing	19:00 -20:00	471,308	15,532	82,016
SIRS-Structural Systems	6:00 - 9:00	336,620	23,041	78,604
		4,892,246	219,601	1,499,850

Symphony South CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.50% 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	$ 416,500	50:00	30:00	$ 74,935	$ 341,565	$ 11,386
Common Area Interiors	428,180	12:00 -25:00	5:00 -15:00	81,915	346,265	42,128
Mechanical Systems	2,657,052	18:00 -45:00	1:00 -25:00	739,309	1,917,743	276,522
SIRS-Common Windows & Doors	28,450	20:00	16:00	2,559	25,891	1,618
SIRS-Electrical Systems	90,750	20:00 -50:00	0:00 -30:00	19,813	70,937	2,578
SIRS-Exterior Paint & Waterproofing	450,886	10:00	0:11	416,202	34,684	37,837
SIRS-Plumbing Systems	12,500	7:00	5:00	4,498	8,002	1,600
SIRS-Roofing	471,308	22:00 -40:00	19:00 -20:00	82,016	389,292	19,827
SIRS-Structural Systems	336,620	10:00 -26:00	6:00 - 9:00	78,604	258,016	37,080
	4,892,246			1,499,850	3,392,395	430,576