

RA Adopted 2026 Budget

	BUDGET 2025	BUDGET 2026	INCREASE (DECREASE)
PAYROLL			
750 · Salaries, Wages & Taxes	263,366	282,117	18,751
TOTAL PAYROLL	263,366	282,117	18,751
ADMINISTRATIVE			
505 · Audit Fees	2,750	2,750	0
511 · Bookkeeping service	14,400	14,400	0
512 · Payroll service	5,136	5,136	0
515 · Bank Charges	500	500	0
521 · IT Service & Website	2,103	3,117	1,014
522 · Corp Annual Report	61	61	0
545 · Annual Condo Fees	484	484	0
546 · Flowers in the lobby	2,652	2,652	0
552 · Legal Fees	20,000	20,000	0
560 · Licenses & Permits	1,500	1,500	0
565 · Office Supplies	2,000	2,000	0
570 · Parking	8,300	17,486	9,186
581 · Printing & Postage	2,000	2,000	0
595 · Contingencies	500	500	0
TOTAL ADMINISTRATIVE	62,386	72,586	10,200
INSURANCE			
652 · Flood	18,054	18,638	584
651 · Property Ins	399,828	239,834	(159,994)
TOTAL INSURANCE	417,882	258,472	(159,410)
UTILITIES			
601 · Electricity	100,000	93,000	(7,000)
602 · Telephone	6,112	5,875	(237)
604 · Water & Sewer	100,000	100,000	0
606 · Gas	3,500	6,000	2,500
TOTAL UTILITIES	209,612	204,875	(4,737)

RA Adopted 2026 Budget

	BUDGET	BUDGET	INCREASE
	2025	2026	(DECREASE)
CONTRACTED MAINTENANCE			
713 · Fitness Center Contract	1,188	1,188	0
701 · Air Conditioning	3,672	3,672	0
702 · Alarm Monitoring & Maint.	9,412	9,412	0
703 · Cable TV	2,115	2,368	253
704 · Elevators	27,600	27,600	0
706 · Generator	1,650	1,650	0
708 · Lawn Maintenance	7,344	8,160	816
710 · Odor Control	0	0	0
711 · Pest Control	6,096	7,888	1,792
712 · Pool	10,080	10,483	403
726 - Waste/Trash pickup	42,500	43,832	1,332
723 - Window Service	0	6,800	6,800
??? - BDA System	0	16,704	16,704
754 - Night concierge Security guard	41,408	41,408	0
TOTAL CONTRACTED MAINTENANCE	153,065	181,165	28,100
REPAIRS			
801 - Air Conditioning	5,000	13,500	8,500
802 - Alarm Repairs	0	8,000	8,000
803 · General Repairs	30,000	15,000	(15,000)
804 · Carpet Cleaning	11,500	11,500	0
805 · Electrical Repairs	0	1,400	1,400
806 · Elevators	10,000	10,000	0
807 · Entry System	0	2,000	2,000
808 · Security Cameras & Systems	0	1,600	1,600
813 · Maintenance Equip	1,000	1,000	0
814 · Generator	2,500	2,500	0
815 · Janitorial Supplies	3,000	3,000	0
816 · Keys and Locks	600	600	0
822 · Pool	2,000	2,000	0
825 · Supplies-General	10,000	10,000	0
830 · Floor Maintenance	6,000	6,000	0
833 · Parking Garage	5,000	5,000	0
834 · Roof Repairs	20,000	20,000	0
TOTAL REPAIRS	106,600	113,100	6,500
TOTAL EXPENSES	1,212,911	1,112,315	(100,596)

RA Adopted 2026 Budget

	BUDGET	BUDGET	INCREASE
	2025	2026	(DECREASE)
MISC. INCOME			
412 · Application Income	1,000	2,000	1,000
415 · Clubhouse Income	200	200	0
430 · Elevator Fees	0	0	0
431 · Gate Key Income	100	100	0
434 · Key Income	100	500	400
435 · Late Fee Income	1,550	1,550	0
437 · Move In/Out Income	1,000	1,000	0
441 · Other Income	1,000	3,000	2,000
448 · Violation Income	0	0	0
450 . Pet Fee	0	0	0
Special Assessment	144,590	0	(144,590)
TOTAL MISC. INCOME	149,540	8,350	(141,190)
OPERATING EXPENSE FEES LESS MISC. INCOME	1,063,371	1,103,965	40,594
REPLACEMENT RESERVE FEES PER STUDY-SIRS	281,590	212,500	(69,090)
REPLACEMENT RESERVE FEES PER STUDY NON-SIRS	-	60,000	60,000
TOTAL CONDOMINIUM FEES	1,344,961	1,376,465	31,504
	100.0%	102.3%	2.3%

**THE PONCE TOWER CONDOMINIUM ASSOCIATION
RESERVE CALCULATION - POOLING OF INDIVIDUAL COMPONENTS METHOD**

Reserve Components		CASH OUTFLOWS IN YEAR									
		Total Estimated Life	Remaining Life	Estimated Cost	2026	2027	2028	2029	2030	2031	2032
SIRS COMPONENTS											
Flat Roof	20	3	\$ 749,700	-	-	-	(749,700)	-	-	-	-
Concrete Tile Roofing	25	8	299,880	-	-	-	-	-	-	-	-
Rooftop AC Units Allowance	17	1	28,000	(28,000)	-	-	-	-	-	-	-
Exterior Paint/Waterproofing	7	5	520,533	-	-	-	-	-	(520,533)	-	-
Fire Prevention Allowance	1	1	6,800	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)
Backflow Prevention Valve	10	3	5,100	-	-	-	(5,100)	-	-	-	-
Fire Pump	35	15	130,560	-	-	-	-	-	-	-	-
Fire Panel	20	3	8,840	-	-	-	(8,840)	-	-	-	-
Building Restoration Allowance	15	14	1,636,450	(70,000)	-	-	-	-	-	-	-
Plumbing Allowance	1	1	6,800	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)
Electrical Allowance	1	1	6,800	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)
Windows Allowance	35	34	225,148	-	-	-	-	-	-	-	-
Doors Allowance	35	34	94,350	-	-	-	-	-	-	-	-
Unit Sliders Allowance	35	34	111,210	-	-	-	-	-	-	-	-
Total Projected Cash Outflows			<u>\$3,830,171</u>	(118,400)	(20,400)	(20,400)	(784,040)	(20,400)	(540,933)	(20,400)	(20,400)
Beginning Cash Balance				\$1,088,787	1,211,283	1,436,066	893,284	1,110,117	805,332	1,019,966	
Interest on cash balances	2.50%			28,396	32,683	28,757	24,733	23,648	22,535	27,900	
Annual reserve requirement				212,500	212,500	212,500	212,500	212,500	212,500	212,500	
Ending Cash Balance				<u>\$1,211,283</u>	<u>\$1,436,066</u>	<u>\$893,284</u>	<u>\$1,110,117</u>	<u>\$805,332</u>	<u>\$1,019,966</u>	<u>\$1,239,966</u>	

Note: The annual funding calculation is based on replacement costs and estimated remaining useful life. The actual remaining life and cost of replacement may differ from this schedule.

**THE PONCE TOWER COND
RESERVE CALCULATION -]**

Reserve Components	2033
SIRS COMPONENTS	
Flat Roof	-
Concrete Tile Roofing	(299,880)
Rooftop AC Units Allowance	-
Exterior Paint/Waterproofing	-
Fire Prevention Allowance	(6,800)
Backflow Prevention Valve	-
Fire Pump	-
Fire Panel	-
Building Restoration Allowance	-
Plumbing Allowance	(6,800)
Electrical Allowance	(6,800)
Windows Allowance	-
Doors Allowance	-
Unit Sliders Allowance	-
Total Projected Cash Outflows	(320,280)
Beginning Cash Balance	1,239,966
Interest on cash balances	29,652
Annual reserve requirement	212,500
Ending Cash Balance	<u>\$ 1,161,838</u>

Note: The annual funding calculation is based on

**THE PONCE TOWER COND
RESERVE CALCULATION -]**

CASH OUTFLOWS IN YEAR												
		2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Reserve Components												
SIRS COMPONENTS												
Flat Roof		-	-	-	-	-	-	-	-	-	-	-
Concrete Tile Roofing		-	-	-	-	-	-	-	-	-	-	-
Rooftop AC Units Allowance		-	-	-	-	-	-	-	-	-	(28,000)	-
Exterior Paint/Waterproofing		-	-	-	(520,533)	-	-	-	-	-	-	(520,533)
Fire Prevention Allowance		(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)
Backflow Prevention Valve		-	-	-	-	(5,100)	-	-	-	-	-	-
Fire Pump		-	-	-	-	-	-	(130,560)	-	-	-	-
Fire Panel		-	-	-	-	-	-	-	-	-	-	-
Building Restoration Allowance		-	-	-	-	-	(1,636,450)	-	-	-	-	-
Plumbing Allowance		(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)
Electrical Allowance		(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)
Windows Allowance		-	-	-	-	-	-	-	-	-	-	-
Doors Allowance		-	-	-	-	-	-	-	-	-	-	-
Unit Sliders Allowance		-	-	-	-	-	-	-	-	-	-	-
Total Projected Cash Outflows		(20,400)	(20,400)	(20,400)	(540,933)	(25,500)	(1,656,850)	(150,960)	(20,400)	(20,400)	(48,400)	(540,933)
Beginning Cash Balance		1,161,838	1,385,386	1,614,521	1,849,386	1,563,082	1,791,497	373,880	445,536	651,175	861,956	1,049,656
Interest on cash balances		31,447	37,036	42,764	42,129	41,415	26,733	10,116	13,540	18,681	23,600	22,136
Annual reserve requirement		212,500	212,500	212,500	212,500	212,500	212,500	212,500	212,500	212,500	212,500	212,500
Ending Cash Balance		\$ 1,385,386	\$ 1,614,521	\$ 1,849,386	\$ 1,563,082	\$ 1,791,497	\$ 373,880	\$ 445,536	\$ 651,175	\$ 861,956	\$ 1,049,656	\$ 743,359

Note: The annual funding calculation is based on

**THE PONCE TOWER COND
RESERVE CALCULATION -**

Reserve Components	2045	2046	2047	2048
SIRS COMPONENTS				
Flat Roof	-	-	-	(749,700)
Concrete Tile Roofing	-	-	-	-
Rooftop AC Units Allowance	-	-	-	-
Exterior Paint/Waterproofing	-	-	-	-
Fire Prevention Allowance	(6,800)	(6,800)	(6,800)	(6,800)
Backflow Prevention Valve	-	-	-	(5,100)
Fire Pump	-	-	-	-
Fire Panel	-	-	-	(8,840)
Building Restoration Allowance	-	-	-	-
Plumbing Allowance	(6,800)	(6,800)	(6,800)	(6,800)
Electrical Allowance	(6,800)	(6,800)	(6,800)	(6,800)
Windows Allowance	-	-	-	-
Doors Allowance	-	-	-	-
Unit Sliders Allowance	-	-	-	-
Total Projected Cash Outflows	(20,400)	(20,400)	(20,400)	(784,040)
Beginning Cash Balance	743,359	956,444	1,174,857	1,398,729
Interest on cash balances	20,985	26,312	31,773	27,824
Annual reserve requirement	212,500	212,500	212,500	212,500
Ending Cash Balance	\$956,444	\$1,174,857	\$1,398,729	\$855,013

Note: The annual funding calculation is based on

**THE PONCE TOWER COND
RESERVE CALCULATION -]**

Reserve Components	CASH OUTFLOWS IN YEAR						
	2049	2050	2051	2052	2053	2054	2055
SIRS COMPONENTS							
Flat Roof	-	-	-	-	-	-	-
Concrete Tile Roofing	-	-	-	-	-	-	-
Rooftop AC Units Allowance	-	-	-	-	-	-	-
Exterior Paint/Waterproofing	-	-	(520,533)	-	-	-	-
Fire Prevention Allowance	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)
Backflow Prevention Valve	-	-	-	-	-	-	-
Fire Pump	-	-	-	-	-	-	-
Fire Panel	-	-	-	-	-	-	-
Building Restoration Allowance	-	-	-	-	-	(1,636,450)	-
Plumbing Allowance	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)
Electrical Allowance	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)	(6,800)
Windows Allowance	-	-	-	-	-	-	-
Doors Allowance	-	-	-	-	-	-	-
Unit Sliders Allowance	-	-	-	-	-	-	-
Total Projected Cash Outflows	(20,400)	(20,400)	(540,933)	(20,400)	(20,400)	(1,656,850)	(20,400)
Beginning Cash Balance	855,013	1,070,890	1,292,164	991,929	1,211,229	1,436,011	9,507
Interest on cash balances	23,777	29,174	28,199	27,199	32,682	17,846	2,639
Annual reserve requirement	212,500	212,500	212,500	212,500	212,500	212,500	212,500
Ending Cash Balance	\$ 1,070,890	\$ 1,292,164	\$ 991,929	\$ 1,211,229	\$ 1,436,011	\$ 9,507	\$ 204,245

Note: The annual funding calculation is based on

**THE PONCE TOWER CONDOMINIUM ASSOCIATION
RESERVE CALCULATION - POOLING OF INDIVIDUAL COMPONENTS METHOD**

Reserve Components	Total Estimated Life	Remaining Life	Estimated Cost	CASH OUTFLOWS IN YEAR						
				2026	2027	2028	2029	2030	2031	2032
NON-SIRS COMPONENTS										
Exterior Lighting	30	12	43,520	-	-	-	-	-	-	-
Elevator Motors	50	26	408,000	-	-	-	-	-	-	-
Elevator Modernization	20	2	217,600	-	(217,600)	-	-	-	-	-
Carpet Hallways	20	2	52,500	-	(52,500)	-	-	-	-	-
Interior Painting	20	2	40,800	-	(40,800)	-	-	-	-	-
Interior Lighting	30	12	85,000	-	-	-	-	-	-	-
Pool Lining	20	1	215,000	-	-	-	-	-	-	-
Pool Spa Plumbing & Electric	20	1	50,000	-	-	-	-	-	-	-
Pool House Bathrooms	30	14	20,000	-	-	-	-	-	-	-
Pool Deck Tiles, Upper Decks, Breezeways	50	19	3,250	-	-	-	-	-	-	-
Pool Spa Heaters	15	1	12,000	-	-	-	-	-	-	-
Pool Furniture	20	1	15,000	-	-	-	-	-	-	-
Pool Multipurpose Room	30	14	20,000	-	-	-	-	-	-	-
Lobby Furniture and Décor	20	12	17,000	-	-	-	-	-	-	-
Entry System and Security System	20	20	71,400	-	-	-	-	-	-	-
Backup Generator	20	2	64,600	-	(64,600)	-	-	-	-	-
Entrance Exit Gate Motors	20	2	8,160	-	(8,160)	-	-	-	-	-
Gym Room Equipment	30	12	50,000	-	-	-	-	-	-	-
Total Projected Cash Outflows				-	(383,660)	-	-	-	-	-
Beginning Cash Balance				\$260,000	327,250	7,726	68,669	131,135	195,164	260,793
Interest on cash balances				7,250	4,136	943	2,467	4,028	5,629	7,270
Annual reserve requirement				60,000	60,000	60,000	60,000	60,000	60,000	60,000
Ending Cash Balance				\$327,250	\$ 7,726	\$ 68,669	\$131,135	\$195,164	\$260,793	\$328,063

Note: The annual funding calculation is based on replacement costs and estimated remaining useful life. The actual remaining life and cost of replacement may differ from this schedule.

**THE PONCE TOWER COND
RESERVE CALCULATION -]**

Reserve Components	2033
NON-SIRS COMPONENTS	
Exterior Lighting	-
Elevator Motors	-
Elevator Modernization	-
Carpet Hallways	-
Interior Painting	-
Interior Lighting	-
Pool Lining	-
Pool Spa Plumbing & Electric	-
Pool House Bathrooms	-
Pool Deck Tiles, Upper Decks, Breezeways	-
Pool Spa Heaters	-
Pool Furniture	-
Pool Multipurpose Room	-
Lobby Furniture and Décor	-
Entry System and Security System	-
Backup Generator	-
Entrance Exit Gate Motors	-
Gym Room Equipment	-
Total Projected Cash Outflows	-
Beginning Cash Balance	328,063
Interest on cash balances	8,952
Annual reserve requirement	60,000
Ending Cash Balance	<u>\$ 397,014</u>

Note: The annual funding calculation is based on

**THE PONCE TOWER CONDOR
RESERVE CALCULATION -]**

Reserve Components	CASH OUTFLOWS IN YEAR										
	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
NON-SIRS COMPONENTS											
Exterior Lighting	-	-	-	(43,520)	-	-	-	-	-	-	-
Elevator Motors	-	-	-	-	-	-	-	-	-	-	-
Elevator Modernization	-	-	-	-	-	-	-	-	-	-	-
Carpet Hallways	-	-	-	-	-	-	-	-	-	-	-
Interior Painting	-	-	-	-	-	-	-	-	-	-	-
Interior Lighting	-	-	-	(85,000)	-	-	-	-	-	-	-
Pool Lining	-	-	-	-	-	-	-	-	-	-	-
Pool Spa Plumbing & Electric	-	-	-	-	-	-	-	-	-	-	-
Pool House Bathrooms	-	-	-	-	-	(20,000)	-	-	-	-	-
Pool Deck Tiles, Upper Decks, Breezeways	-	-	-	-	-	-	-	-	-	-	(3,250)
Pool Spa Heaters	-	-	-	-	-	-	-	(12,000)	-	-	-
Pool Furniture	-	-	-	-	-	-	-	-	-	-	-
Pool Multipurpose Room	-	-	-	-	-	(20,000)	-	-	-	-	-
Lobby Furniture and Décor	-	-	-	(17,000)	-	-	-	-	-	-	-
Entry System and Security System	-	-	-	-	-	-	-	-	-	-	-
Backup Generator	-	-	-	-	-	-	-	-	-	-	-
Entrance Exit Gate Motors	-	-	-	-	-	-	-	-	-	-	-
Gym Room Equipment	-	-	-	(50,000)	-	-	-	-	-	-	-
Total Projected Cash Outflows	-	-	-	(195,520)	-	(40,000)	-	(12,000)	-	-	(3,250)
Beginning Cash Balance	397,014	467,690	540,132	614,385	492,531	565,594	599,984	675,733	741,227	820,507	901,770
Interest on cash balances	10,675	12,442	14,253	13,666	13,063	14,390	15,750	17,493	19,281	21,263	23,254
Annual reserve requirement	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Ending Cash Balance	\$467,690	\$540,132	\$614,385	\$492,531	\$565,594	\$599,984	\$675,733	\$741,227	\$820,507	\$901,770	\$981,774

Note: The annual funding calculation is based on

**THE PONCE TOWER CONDOMINIUMS
RESERVE CALCULATION - 2018**

Reserve Components	2045	2046	2047	2048
NON-SIRS COMPONENTS				
Exterior Lighting	-	-	-	-
Elevator Motors	-	-	-	-
Elevator Modernization	-	-	(217,600)	-
Carpet Hallways	-	-	(52,500)	-
Interior Painting	-	-	(40,800)	-
Interior Lighting	-	-	-	-
Pool Lining	-	(215,000)	-	-
Pool Spa Plumbing & Electric	-	(50,000)	-	-
Pool House Bathrooms	-	-	-	-
Pool Deck Tiles, Upper Decks, Breezeways	-	-	-	-
Pool Spa Heaters	-	-	-	-
Pool Furniture	-	-	-	-
Pool Multipurpose Room	-	(20,000)	-	-
Lobby Furniture and Décor	-	-	-	-
Entry System and Security System	(71,400)	-	-	-
Backup Generator	-	-	(64,600)	-
Entrance Exit Gate Motors	-	-	(8,160)	-
Gym Room Equipment	-	-	-	-
Total Projected Cash Outflows	(71,400)	(285,000)	(383,660)	-
Beginning Cash Balance	981,774	994,776	791,833	483,923
Interest on cash balances	24,402	22,057	15,750	12,848
Annual reserve requirement	60,000	60,000	60,000	60,000
Ending Cash Balance	\$994,776	\$791,833	\$483,923	\$556,771

Note: The annual funding calculation is based on the 2018-2027 period.

**THE PONCE TOWER COND
RESERVE CALCULATION -]**

Reserve Components	CASH OUTFLOWS IN YEAR										
	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059
NON-SIRS COMPONENTS											
Exterior Lighting	-	-	-	-	-	-	-	-	-	-	-
Elevator Motors	-	-	(408,000)	-	-	-	-	-	-	-	-
Elevator Modernization	-	-	-	-	-	-	-	-	-	-	-
Carpet Hallways	-	-	-	-	-	-	-	-	-	-	-
Interior Painting	-	-	-	-	-	-	-	-	-	-	-
Interior Lighting	-	-	-	-	-	-	-	-	-	-	-
Pool Lining	-	-	-	-	-	-	-	-	-	-	-
Pool Spa Plumbing & Electric	-	-	-	-	-	-	-	-	-	-	-
Pool House Bathrooms	-	-	-	-	-	-	-	-	-	-	-
Pool Deck Tiles, Upper Decks, Breezeways	-	-	-	-	-	-	-	-	-	-	-
Pool Spa Heaters	-	-	-	-	-	(10,000)	-	-	-	-	-
Pool Furniture	-	-	-	-	-	-	-	-	-	-	-
Pool Multipurpose Room	-	-	-	-	-	-	-	-	-	-	-
Lobby Furniture and Décor	-	-	-	-	-	-	-	-	-	-	-
Entry System and Security System	-	-	-	-	-	-	-	-	-	-	-
Backup Generator	-	-	-	-	-	-	-	-	-	-	-
Entrance Exit Gate Motors	-	-	-	-	-	-	-	-	-	-	-
Gym Room Equipment	-	-	-	-	-	-	-	-	-	-	-
Total Projected Cash Outflows	-	-	(408,000)	-	-	(10,000)	-	-	-	-	-
Beginning Cash Balance	556,771	631,440	707,976	373,325	443,408	515,244	578,750	653,968	731,068	810,094	891,097
Interest on cash balances	14,669	16,536	13,349	10,083	11,835	13,506	15,219	17,099	19,027	21,002	23,027
Annual reserve requirement	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Ending Cash Balance	\$631,440	\$707,976	\$373,325	\$443,408	\$515,244	\$578,750	\$653,968	\$731,068	\$810,094	\$891,097	\$974,124

Note: The annual funding calculation is based on

PONCE TOWER RESIDENTIAL
Ownership Percentages

Assessment	\$	1,376,465
Months		12
Monthly	\$	114,705

UNIT #	Square Feet	ONWERSHIP %	Allocation \$\$\$
511	708	0.608012% \$	697.42
512	1,082	0.929194% \$	1,065.84
513	1,047	0.899137% \$	1,031.36
515	697	0.598566% \$	686.59
516	882	0.757439% \$	868.82
517	1,047	0.899137% \$	1,031.36
518	697	0.598566% \$	686.59
519	1,047	0.899137% \$	1,031.36
520	1,160	0.996178% \$	1,142.67
521	784	0.673279% \$	772.29
522	1,123	0.964403% \$	1,106.22
523	779	0.668985% \$	767.36
524	1,014	0.870591% \$	998.62
525	965	0.828717% \$	950.58
526	697	0.598566% \$	686.59
527	1,047	0.899137% \$	1,031.36
528	697	0.598566% \$	686.59
529	1,047	0.899137% \$	1,031.36
530	697	0.598566% \$	686.59
531	1,124	0.965262% \$	1,107.21
532	697	0.598566% \$	686.59
533	1,083	0.930052% \$	1,066.82
534	1,082	0.929194% \$	1,065.84
600	1,702	1.461634% \$	1,676.57
610	1,702	1.461634% \$	1,676.57
611	708	0.608012% \$	697.42
612	1,082	0.929194% \$	1,065.84
613	1,047	0.899137% \$	1,031.36
616	882	0.757439% \$	868.82
617	1,047	0.899137% \$	1,031.36
618	697	0.598566% \$	686.59
619	1,047	0.899137% \$	1,031.36
620	1,160	0.996178% \$	1,142.67
621	784	0.673279% \$	772.29
622	1,123	0.964403% \$	1,106.22
623	779	0.668985% \$	767.36
624	1,014	0.870591% \$	998.62
625	965	0.828717% \$	950.58

PONCE TOWER RESIDENTIAL
Ownership Percentages

Assessment	\$	1,376,465
Months		12
Monthly	\$	114,705

UNIT #	Square Feet	ONWERSHIP %	Allocation \$\$\$
626	697	0.598566% \$	686.59
627	1,047	0.899137% \$	1,031.36
628	697	0.598566% \$	686.59
629	1,047	0.899137% \$	1,031.36
630	697	0.598566% \$	686.59
631	1,124	0.965262% \$	1,107.21
632	697	0.598566% \$	686.59
633	1,083	0.930052% \$	1,066.82
634	1,082	0.929194% \$	1,065.84
700	1,702	1.461634% \$	1,676.57
710	1,702	1.461634% \$	1,676.57
711	708	0.608012% \$	697.42
712	1,082	0.929194% \$	1,065.84
713	1,047	0.899137% \$	1,031.36
715	697	0.598566% \$	686.59
715	697	0.598566% \$	686.59
716	882	0.757439% \$	868.82
717	1,047	0.899137% \$	1,031.36
718	697	0.598566% \$	686.59
719	1,047	0.899137% \$	1,031.36
720	1,160	0.996178% \$	1,142.67
721	784	0.673279% \$	772.29
722	1,123	0.964403% \$	1,106.22
723	779	0.668985% \$	767.36
724	1,014	0.870591% \$	998.62
725	965	0.828717% \$	950.58
726	697	0.598566% \$	686.59
727	1,047	0.899137% \$	1,031.36
728	697	0.598566% \$	686.59
729	1,047	0.899137% \$	1,031.36
730	697	0.598566% \$	686.59
731	1,124	0.965262% \$	1,107.21
732	697	0.598566% \$	686.59
733	1,083	0.930052% \$	1,066.82
734	1,082	0.929194% \$	1,065.84
800	1,702	1.461634% \$	1,676.57
810	1,702	1.461634% \$	1,676.57
811	708	0.608012% \$	697.42

PONCE TOWER RESIDENTIAL
Ownership Percentages

Assessment	\$	1,376,465
Months		12
Monthly	\$	114,705

UNIT #	Square Feet	ONWERSHIP %	Allocation \$\$\$
812	1,082	0.929194% \$	1,065.84
813	1,047	0.899137% \$	1,031.36
815	697	0.598566% \$	686.59
816	882	0.757439% \$	868.82
817	1,047	0.899137% \$	1,031.36
818	697	0.598566% \$	686.59
819	1,047	0.899137% \$	1,031.36
820	1,160	0.996178% \$	1,142.67
821	784	0.673279% \$	772.29
822	1,123	0.964403% \$	1,106.22
823	779	0.668985% \$	767.36
824	1,014	0.870591% \$	998.62
825	965	0.828717% \$	950.58
826	697	0.598566% \$	686.59
827	1,047	0.899137% \$	1,031.36
828	697	0.598566% \$	686.59
829	1,047	0.899137% \$	1,031.36
830	697	0.598566% \$	686.59
831	1,124	0.965262% \$	1,107.21
832	697	0.598566% \$	686.59
833	1,083	0.930052% \$	1,066.82
834	1,082	0.929194% \$	1,065.84
900	1,702	1.461634% \$	1,676.57
910	1,702	1.461634% \$	1,676.57
1000	1,702	1.461634% \$	1,676.57
1010	1,702	1.461634% \$	1,676.57
1100	1,702	1.461634% \$	1,676.57
1110	1,702	1.461634% \$	1,676.57
1200	1,702	1.461634% \$	1,676.57
1210	1,702	1.461634% \$	1,676.57
1400	1,702	1.461634% \$	1,676.57
1410	1,702	1.461634% \$	1,676.57
1500	2,201	1.890162% \$	2,168.12
1510	2,201	1.890162% \$	2,168.12

TOTAL	116,446	100.0000% \$	114,705.43
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UNITS	110
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