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Commodore Plaza Condominium Association
Non-SIRS Components
Aventura, FL



Report #: 29022-3
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY
Update "No-Site-Visit"

October 16, 2024

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

Questions?

Please contact your Project Manager directly.



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Table of Contents

Executive Summary	4
Executive Summary (Component List)	7
Introduction, Objectives, and Methodology	9
Which Physical Assets are Funded by Reserves?	10
How do we establish Useful Life and Remaining Useful Life estimates?	10
How do we establish Current Repair/Replacement Cost Estimates?	10
How much Reserves are enough?	11
How much should we transfer to Reserves?	12
What is our Recommended Funding Goal?	12
Projected Expenses	13
Annual Reserve Expenses Graph	13
Reserve Fund Status & Recommended Funding Plan	14
Annual Reserve Funding Graph	14
30-Yr Cash Flow Graph	15
Percent Funded Graph	15
Table Descriptions	16
Fully Funded Balance	17
Component Significance	19
30-Year Reserve Plan Summary	21
30-Year Reserve Plan Summary (Alternate Funding Plan)	22
30-Year Income/Expense Detail	23
30-Year Reserve Plan Summary (Alternate Funding Plan)	35
Accuracy, Limitations, and Disclosures	47
Terms and Definitions	48
Component Details	49
Informational	50
Site and Grounds	54
M.E.P.	57
Interiors and Amenities	64

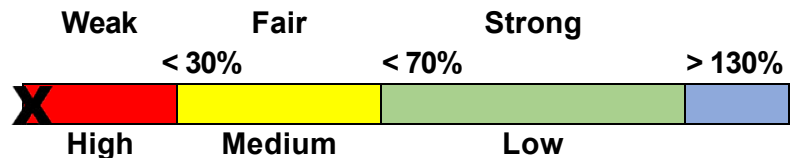
**Commodore Plaza Condominium Association - Non-SIRS Components** Report #: 29022-3

Aventura, FL

of Units: 654

Level of Service: **Update "No-Site-Visit"****January 1, 2025 through December 31, 2025****Findings & Recommendations****as of January 1, 2025**

Projected Starting Reserve Balance	\$0
Projected "Fully Funded" (Ideal) Reserve Balance	\$9,650,448
Percent Funded	0.0 %
Required 2025 Special Assessments	\$6,400,000
Minimum 2025 Funding Required to Maintain Reserves above \$0 through Year 30	\$575,000
(Optional Alternative) Recommended 2025 Funding to Achieve 100% Funded by Year 30 ..	\$751,000

Reserve Fund Strength: 0.0%**Risk of Special Assessment:****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.00 %**Annual Inflation Rate **3.00 %**

This document is a Update, No-Site-Visit" Reserve Study based on a prior Report prepared by Association Reserves for your 2024 Fiscal Year. The most recent visual inspection of the property was conducted on June 6th, 2023.

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

Component cost estimates, life expectancies, and recommended reserve funding amounts are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2025). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Allocation of Existing Pooled Reserve Funds:

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

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

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

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

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

D. Please note--the redistribution or reallocation of existing reserve funds may require a vote of the association's membership. We highly recommend that the association consult their legal counsel and review their governing documents to ensure compliance with all applicable laws and regulations. Association Reserves is not responsible for providing legal advice or determining the necessity of membership votes.

Special Assessments:

Based on the near-term expenses forecasted for the Association, we are recommending a special assessment in the amount of \$6,400,000 for the 2025 fiscal year. In addition to this special assessment, we are recommending ongoing Reserve funding as described below. Please note that the reserve funding amounts shown assume that the special assessment will be approved as shown. In the event that the special assessment is not collected, the required reserve funding amounts may not be sufficient to ensure adequate funding levels in future years.

Minimum Funding Required:

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

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

Recommended Funding Plan:

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

Annual Increases to Reserve Funding:

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

Waiving or Partial Funding of Reserves:

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

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

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Grounds			
2119 Pavers (Roadways) - Replace	40	12	\$50,500
2123 Asphalt (All) - Seal/Repair	4	1	\$37,600
2125 Asphalt (Covered) - Resurface	30	0	\$270,500
2125 Asphalt (Exposed) - Resurface	20	0	\$311,000
2137 Site Fencing (Metal) - Replace	25	4	\$112,000
2143 Site Fencing (Chain Link) - Replace	30	0	\$27,900
2175 Marina Lights - Replace	20	14	\$30,100
2175 Parking Lot Lights - Replace	20	14	\$211,000
2175 Upper Pool Deck Lights - Replace	20	14	\$18,450
2305 Garage Lights - 1/2 Replace	10	0	\$13,150
M.E.P.			
2507 Barcode Readers - Replace	15	6	\$24,150
2511 Barrier Arm Operators - Replace	15	6	\$22,050
2513 Hydraulic Elevator/Cab - Modernize	25	0	\$81,845
2513 Traction Elevators - Modernize	25	0	\$3,148,005
2513 Traction Elevators Cabs - Modernize	25	0	\$154,000
2523 HVAC (Offices) - Replace	15	5	\$6,300
2525 HVAC (Hallways - Century) - Replace	15	0	\$1,000,000
2525 HVAC (Hallways - Tower) - Replace	15	0	\$1,000,000
2526 HVAC (Lobby - Century) - Replace	15	0	\$11,025
2526 HVAC (Lobby - Tower) - Replace	15	0	\$15,750
2527 HVAC (Auditorium) - Replace	15	0	\$40,000
2528 HVAC (Gym - Century M's) - Replace	15	0	\$6,300
2528 HVAC (Gym - Century W's) - Replace	15	3	\$6,300
2528 HVAC (Gym - Tower 1996) - Replace	15	1	\$9,440
2528 HVAC (Gym - Tower 2013) - Replace	15	3	\$10,490
2529 HVAC (Century Elevator) - Replace	10	7	\$7,875
2529 HVAC (Tower Elevator) - Replace	10	0	\$7,875
2529 HVACs (Party Room) - Replace	15	0	\$31,550
2532 Large Exhaust Fans - (1/3) Replace	5	0	\$47,250
2537 Cooling Tower - Refurbish	7	0	\$220,500
2537 Cooling Towers - Replace	28	6	\$1,004,500
2538 Cooling Twr Pump (Century) Replace	20	12	\$63,000
2538 Cooling Twr Pump (Tower) - Replace	20	12	\$78,750
2540 Variable Frequency Drives - Replace	20	2	\$31,550
2541 Trash Compactor (Century)- Replace	20	16	\$21,000
2541 Trash Compactor (Tower) - Replace	20	13	\$21,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2542 Trash Chute - Replace	60	6	\$354,000
2543 Security Cameras - Upgrade/Replace	10	3	\$96,450
2571 Boiler 1 (Century) - Replace	25	24	\$52,500
2571 Boiler 2 (Century) - Replace	25	20	\$57,750
2571 Boilers (Tower) - Replace	25	17	\$52,500
2573 Water Storage Tanks (Century)- Repl	25	16	\$21,000
2573 Water Storage Tanks (Tower) - Repl.	25	17	\$21,000
2575 Booster Pumps (Century) - Repl	20	14	\$15,750
2575 Booster Pumps (Tower) - Repl	20	4	\$15,750
2575 Domestic Water System - Replace	20	2	\$89,250
2599 Golf Carts - 1/2 Replace	6	0	\$10,490
Interiors and Amenities			
2701 Interior Surfaces - Repaint	10	2	\$189,000
2705 Interior Lights - Replace	20	2	\$45,250
2709 Tile Flooring - Replace	20	2	\$239,000
2711 Carpeting - Replace	10	2	\$538,000
2725 Fitness Rooms - Remodel	15	0	\$52,500
2727 Fitness Eqpmt (Century) - Replace	10	0	\$75,100
2749 Bathroom (Pool) - Remodel	20	15	\$10,490
2749 Bathrooms (3rd Flr Century)-Remodel	20	2	\$42,050
2749 Bathrooms (3rd Flr Tower) - Remodel	20	2	\$31,550
2749 Bathrooms (Century) - Remodel	20	7	\$21,000
2750 Bathrooms (Emp. Lounge) - Remodel	20	0	\$15,750
2750 Lobby (Century) - Remodel	20	2	\$78,750
2750 Lobby (Tower) - Remodel	20	2	\$78,750
2752 Office - Remodel	20	3	\$21,050
2753 Party Room - Remodel	20	2	\$62,800
2755 Billiards Room - Remodel	20	0	\$26,250
2758 Auditorium - Remodel	20	0	\$52,550
2767 Pool Deck (Lower) - Repair/Recoat	5	0	\$7,565
2768 Pool Deck (Lower) - Resurface	30	4	\$34,650
2771 Pool Fence (Lower) - Replace	20	4	\$12,450
2773 Lower Pool - Resurface	10	3	\$36,100
2773 Upper Pool - Resurface	10	5	\$53,000
2781 Pool/Spa Heaters - Replace	5	3	\$18,150
2809 Tennis Courts - Re-Coat/Resurface	5	0	\$13,650
2811 Tennis Courts - Rebuild/Reconstruct	30	4	\$47,250
2813 Tennis Court Fencing - Replace	25	4	\$29,600
2817 Tennis Court Lighting - Replace	25	19	\$10,830

74 Total Funded Components

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

Introduction



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

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



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

Methodology

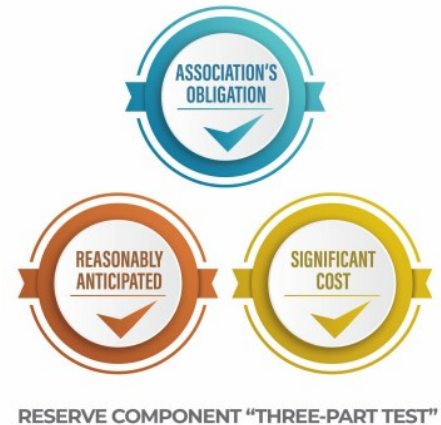


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

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



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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we transfer to Reserves?



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

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

What is our Recommended Funding Goal?

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



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

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Cash Flow Detail table.

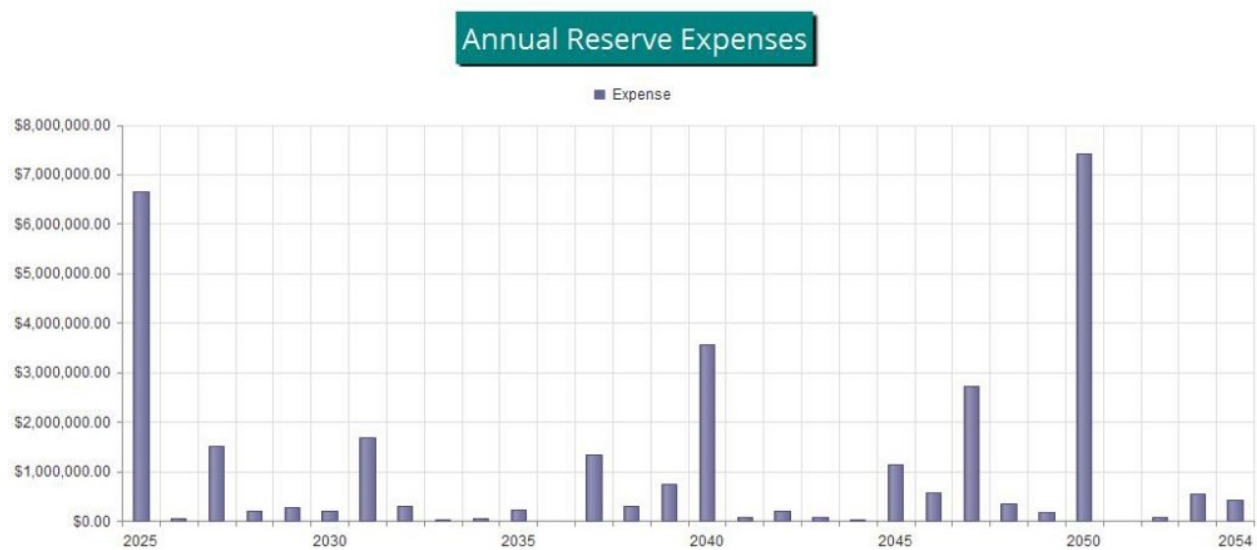


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$0 as-of the start of your Fiscal Year on 1/1/2025. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted funding amounts and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$9,650,448. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 0.0 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted funding of \$751,000 in the upcoming fiscal year. At minimum, the Association must budget \$575,000 for Reserves in the upcoming year. Either funding plan would also require a special assessment of \$6,400,000 this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

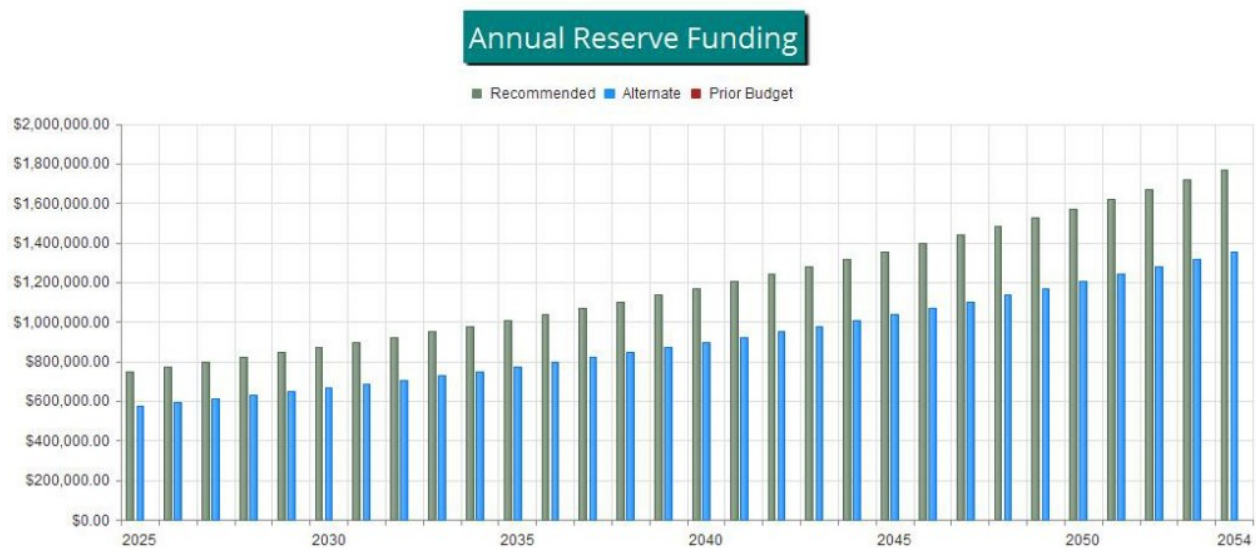


Figure 2

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

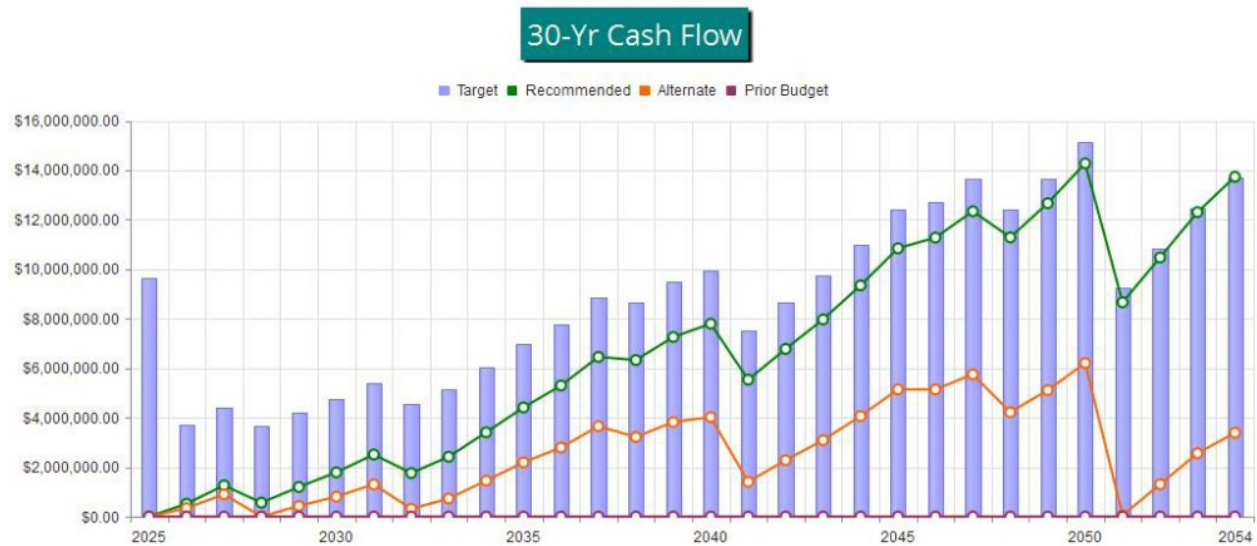


Figure 3

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



Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

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

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

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

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



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Site and Grounds								
2119	Pavers (Roadways) - Replace	\$50,500	X	28	/	40	=	\$35,350
2123	Asphalt (All) - Seal/Repair	\$37,600	X	3	/	4	=	\$28,200
2125	Asphalt (Covered) - Resurface	\$270,500	X	30	/	30	=	\$270,500
2125	Asphalt (Exposed) - Resurface	\$311,000	X	20	/	20	=	\$311,000
2137	Site Fencing (Metal) - Replace	\$112,000	X	21	/	25	=	\$94,080
2143	Site Fencing (Chain Link) - Replace	\$27,900	X	30	/	30	=	\$27,900
2175	Marina Lights - Replace	\$30,100	X	6	/	20	=	\$9,030
2175	Parking Lot Lights - Replace	\$211,000	X	6	/	20	=	\$63,300
2175	Upper Pool Deck Lights - Replace	\$18,450	X	6	/	20	=	\$5,535
2305	Garage Lights - 1/2 Replace	\$13,150	X	10	/	10	=	\$13,150
M.E.P.								
2507	Barcode Readers - Replace	\$24,150	X	9	/	15	=	\$14,490
2511	Barrier Arm Operators - Replace	\$22,050	X	9	/	15	=	\$13,230
2513	Hydraulic Elevator/Cab - Modernize	\$81,845	X	25	/	25	=	\$81,845
2513	Traction Elevators - Modernize	\$3,148,005	X	25	/	25	=	\$3,148,005
2513	Traction Elevators Cabs - Modernize	\$154,000	X	25	/	25	=	\$154,000
2523	HVAC (Offices) - Replace	\$6,300	X	10	/	15	=	\$4,200
2525	HVAC (Hallways - Century) - Replace	\$1,000,000	X	15	/	15	=	\$1,000,000
2525	HVAC (Hallways - Tower) - Replace	\$1,000,000	X	15	/	15	=	\$1,000,000
2526	HVAC (Lobby - Century) - Replace	\$11,025	X	15	/	15	=	\$11,025
2526	HVAC (Lobby - Tower) - Replace	\$15,750	X	15	/	15	=	\$15,750
2527	HVAC (Auditorium) - Replace	\$40,000	X	15	/	15	=	\$40,000
2528	HVAC (Gym - Century M's) - Replace	\$6,300	X	15	/	15	=	\$6,300
2528	HVAC (Gym - Century W's) - Replace	\$6,300	X	12	/	15	=	\$5,040
2528	HVAC (Gym - Tower 1996) - Replace	\$9,440	X	14	/	15	=	\$8,811
2528	HVAC (Gym - Tower 2013) - Replace	\$10,490	X	12	/	15	=	\$8,392
2529	HVAC (Century Elevator) - Replace	\$7,875	X	3	/	10	=	\$2,363
2529	HVAC (Tower Elevator) - Replace	\$7,875	X	10	/	10	=	\$7,875
2529	HVACs (Party Room) - Replace	\$31,550	X	15	/	15	=	\$31,550
2532	Large Exhaust Fans - (1/3) Replace	\$47,250	X	5	/	5	=	\$47,250
2537	Cooling Tower - Refurbish	\$220,500	X	7	/	7	=	\$220,500
2537	Cooling Towers - Replace	\$1,004,500	X	22	/	28	=	\$789,250
2538	Cooling Twr Pump (Century) Replace	\$63,000	X	8	/	20	=	\$25,200
2538	Cooling Twr Pump (Tower) - Replace	\$78,750	X	8	/	20	=	\$31,500
2540	Variable Frequency Drives - Replace	\$31,550	X	18	/	20	=	\$28,395
2541	Trash Compactor (Century)- Replace	\$21,000	X	4	/	20	=	\$4,200
2541	Trash Compactor (Tower) - Replace	\$21,000	X	7	/	20	=	\$7,350
2542	Trash Chute - Replace	\$354,000	X	54	/	60	=	\$318,600
2543	Security Cameras - Upgrade/Replace	\$96,450	X	7	/	10	=	\$67,515
2571	Boiler 1 (Century) - Replace	\$52,500	X	1	/	25	=	\$2,100
2571	Boiler 2 (Century) - Replace	\$57,750	X	5	/	25	=	\$11,550
2571	Boilers (Tower) - Replace	\$52,500	X	8	/	25	=	\$16,800
2573	Water Storage Tanks (Century)- Repl	\$21,000	X	9	/	25	=	\$7,560
2573	Water Storage Tanks (Tower) - Repl.	\$21,000	X	8	/	25	=	\$6,720

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2575	Booster Pumps (Century) - Repl	\$15,750	X	6	/	20	=	\$4,725
2575	Booster Pumps (Tower) - Repl	\$15,750	X	16	/	20	=	\$12,600
2575	Domestic Water System - Replace	\$89,250	X	18	/	20	=	\$80,325
2599	Golf Carts - 1/2 Replace	\$10,490	X	6	/	6	=	\$10,490
Interiors and Amenities								
2701	Interior Surfaces - Repaint	\$189,000	X	8	/	10	=	\$151,200
2705	Interior Lights - Replace	\$45,250	X	18	/	20	=	\$40,725
2709	Tile Flooring - Replace	\$239,000	X	18	/	20	=	\$215,100
2711	Carpeting - Replace	\$538,000	X	8	/	10	=	\$430,400
2725	Fitness Rooms - Remodel	\$52,500	X	15	/	15	=	\$52,500
2727	Fitness Eqpmt (Century) - Replace	\$75,100	X	10	/	10	=	\$75,100
2749	Bathroom (Pool) - Remodel	\$10,490	X	5	/	20	=	\$2,623
2749	Bathrooms (3rd Flr Century)-Remodel	\$42,050	X	18	/	20	=	\$37,845
2749	Bathrooms (3rd Flr Tower) - Remodel	\$31,550	X	18	/	20	=	\$28,395
2749	Bathrooms (Century) - Remodel	\$21,000	X	13	/	20	=	\$13,650
2750	Bathrooms (Emp. Lounge) - Remodel	\$15,750	X	20	/	20	=	\$15,750
2750	Lobby (Century) - Remodel	\$78,750	X	18	/	20	=	\$70,875
2750	Lobby (Tower) - Remodel	\$78,750	X	18	/	20	=	\$70,875
2752	Office - Remodel	\$21,050	X	17	/	20	=	\$17,893
2753	Party Room - Remodel	\$62,800	X	18	/	20	=	\$56,520
2755	Billiards Room - Remodel	\$26,250	X	20	/	20	=	\$26,250
2758	Auditorium - Remodel	\$52,550	X	20	/	20	=	\$52,550
2767	Pool Deck (Lower) - Repair/Recoat	\$7,565	X	5	/	5	=	\$7,565
2768	Pool Deck (Lower) - Resurface	\$34,650	X	26	/	30	=	\$30,030
2771	Pool Fence (Lower) - Replace	\$12,450	X	16	/	20	=	\$9,960
2773	Lower Pool - Resurface	\$36,100	X	7	/	10	=	\$25,270
2773	Upper Pool - Resurface	\$53,000	X	5	/	10	=	\$26,500
2781	Pool/Spa Heaters - Replace	\$18,150	X	2	/	5	=	\$7,260
2809	Tennis Courts - Re-Coat/Resurface	\$13,650	X	5	/	5	=	\$13,650
2811	Tennis Courts - Rebuild/Reconstruct	\$47,250	X	26	/	30	=	\$40,950
2813	Tennis Court Fencing - Replace	\$29,600	X	21	/	25	=	\$24,864
2817	Tennis Court Lighting - Replace	\$10,830	X	6	/	25	=	\$2,599
								\$9,650,448



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site and Grounds					
2119	Pavers (Roadways) - Replace	40	\$50,500	\$1,263	0.21 %
2123	Asphalt (All) - Seal/Repair	4	\$37,600	\$9,400	1.57 %
2125	Asphalt (Covered) - Resurface	30	\$270,500	\$9,017	1.51 %
2125	Asphalt (Exposed) - Resurface	20	\$311,000	\$15,550	2.60 %
2137	Site Fencing (Metal) - Replace	25	\$112,000	\$4,480	0.75 %
2143	Site Fencing (Chain Link) - Replace	30	\$27,900	\$930	0.16 %
2175	Marina Lights - Replace	20	\$30,100	\$1,505	0.25 %
2175	Parking Lot Lights - Replace	20	\$211,000	\$10,550	1.76 %
2175	Upper Pool Deck Lights - Replace	20	\$18,450	\$923	0.15 %
2305	Garage Lights - 1/2 Replace	10	\$13,150	\$1,315	0.22 %
M.E.P.					
2507	Barcode Readers - Replace	15	\$24,150	\$1,610	0.27 %
2511	Barrier Arm Operators - Replace	15	\$22,050	\$1,470	0.25 %
2513	Hydraulic Elevator/Cab - Modernize	25	\$81,845	\$3,274	0.55 %
2513	Traction Elevators - Modernize	25	\$3,148,005	\$125,920	21.05 %
2513	Traction Elevators Cabs - Modernize	25	\$154,000	\$6,160	1.03 %
2523	HVAC (Offices) - Replace	15	\$6,300	\$420	0.07 %
2525	HVAC (Hallways - Century) - Replace	15	\$1,000,000	\$66,667	11.14 %
2525	HVAC (Hallways - Tower) - Replace	15	\$1,000,000	\$66,667	11.14 %
2526	HVAC (Lobby - Century) - Replace	15	\$11,025	\$735	0.12 %
2526	HVAC (Lobby - Tower) - Replace	15	\$15,750	\$1,050	0.18 %
2527	HVAC (Auditorium) - Replace	15	\$40,000	\$2,667	0.45 %
2528	HVAC (Gym - Century M's) - Replace	15	\$6,300	\$420	0.07 %
2528	HVAC (Gym - Century W's) - Replace	15	\$6,300	\$420	0.07 %
2528	HVAC (Gym - Tower 1996) - Replace	15	\$9,440	\$629	0.11 %
2528	HVAC (Gym - Tower 2013) - Replace	15	\$10,490	\$699	0.12 %
2529	HVAC (Century Elevator) - Replace	10	\$7,875	\$788	0.13 %
2529	HVAC (Tower Elevator) - Replace	10	\$7,875	\$788	0.13 %
2529	HVACs (Party Room) - Replace	15	\$31,550	\$2,103	0.35 %
2532	Large Exhaust Fans - (1/3) Replace	5	\$47,250	\$9,450	1.58 %
2537	Cooling Tower - Refurbish	7	\$220,500	\$31,500	5.27 %
2537	Cooling Towers - Replace	28	\$1,004,500	\$35,875	6.00 %
2538	Cooling Twr Pump (Century) Replace	20	\$63,000	\$3,150	0.53 %
2538	Cooling Twr Pump (Tower) - Replace	20	\$78,750	\$3,938	0.66 %
2540	Variable Frequency Drives - Replace	20	\$31,550	\$1,578	0.26 %
2541	Trash Compactor (Century)- Replace	20	\$21,000	\$1,050	0.18 %
2541	Trash Compactor (Tower) - Replace	20	\$21,000	\$1,050	0.18 %
2542	Trash Chute - Replace	60	\$354,000	\$5,900	0.99 %
2543	Security Cameras - Upgrade/Replace	10	\$96,450	\$9,645	1.61 %
2571	Boiler 1 (Century) - Replace	25	\$52,500	\$2,100	0.35 %
2571	Boiler 2 (Century) - Replace	25	\$57,750	\$2,310	0.39 %
2571	Boilers (Tower) - Replace	25	\$52,500	\$2,100	0.35 %
2573	Water Storage Tanks (Century)- Repl	25	\$21,000	\$840	0.14 %
2573	Water Storage Tanks (Tower) - Repl.	25	\$21,000	\$840	0.14 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2575	Booster Pumps (Century) - Repl	20	\$15,750	\$788	0.13 %
2575	Booster Pumps (Tower) - Repl	20	\$15,750	\$788	0.13 %
2575	Domestic Water System - Replace	20	\$89,250	\$4,463	0.75 %
2599	Golf Carts - 1/2 Replace	6	\$10,490	\$1,748	0.29 %
Interiors and Amenities					
2701	Interior Surfaces - Repaint	10	\$189,000	\$18,900	3.16 %
2705	Interior Lights - Replace	20	\$45,250	\$2,263	0.38 %
2709	Tile Flooring - Replace	20	\$239,000	\$11,950	2.00 %
2711	Carpeting - Replace	10	\$538,000	\$53,800	8.99 %
2725	Fitness Rooms - Remodel	15	\$52,500	\$3,500	0.59 %
2727	Fitness Eqpmt (Century) - Replace	10	\$75,100	\$7,510	1.26 %
2749	Bathroom (Pool) - Remodel	20	\$10,490	\$525	0.09 %
2749	Bathrooms (3rd Flr Century)-Remodel	20	\$42,050	\$2,103	0.35 %
2749	Bathrooms (3rd Flr Tower) - Remodel	20	\$31,550	\$1,578	0.26 %
2749	Bathrooms (Century) - Remodel	20	\$21,000	\$1,050	0.18 %
2750	Bathrooms (Emp. Lounge) - Remodel	20	\$15,750	\$788	0.13 %
2750	Lobby (Century) - Remodel	20	\$78,750	\$3,938	0.66 %
2750	Lobby (Tower) - Remodel	20	\$78,750	\$3,938	0.66 %
2752	Office - Remodel	20	\$21,050	\$1,053	0.18 %
2753	Party Room - Remodel	20	\$62,800	\$3,140	0.52 %
2755	Billiards Room - Remodel	20	\$26,250	\$1,313	0.22 %
2758	Auditorium - Remodel	20	\$52,550	\$2,628	0.44 %
2767	Pool Deck (Lower) - Repair/Recoat	5	\$7,565	\$1,513	0.25 %
2768	Pool Deck (Lower) - Resurface	30	\$34,650	\$1,155	0.19 %
2771	Pool Fence (Lower) - Replace	20	\$12,450	\$623	0.10 %
2773	Lower Pool - Resurface	10	\$36,100	\$3,610	0.60 %
2773	Upper Pool - Resurface	10	\$53,000	\$5,300	0.89 %
2781	Pool/Spa Heaters - Replace	5	\$18,150	\$3,630	0.61 %
2809	Tennis Courts - Re-Coat/Resurface	5	\$13,650	\$2,730	0.46 %
2811	Tennis Courts - Rebuild/Reconstruct	30	\$47,250	\$1,575	0.26 %
2813	Tennis Court Fencing - Replace	25	\$29,600	\$1,184	0.20 %
2817	Tennis Court Lighting - Replace	25	\$10,830	\$433	0.07 %
74	Total Funded Components			\$598,253	100.00 %



30-Year Reserve Plan Summary

Report # 29022-3
No-Site-Visit

Fiscal Year Start: 2025

Interest: 2.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes			
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$0	\$9,650,448	0.0 %	High	\$751,000	\$6,400,000	\$5,152	\$6,640,505
2026	\$515,647	\$3,716,442	13.9 %	High	\$773,530	\$0	\$17,726	\$48,451
2027	\$1,258,451	\$4,412,718	28.5 %	High	\$796,736	\$0	\$18,174	\$1,512,790
2028	\$560,571	\$3,640,653	15.4 %	High	\$820,638	\$0	\$17,518	\$206,023
2029	\$1,192,704	\$4,211,008	28.3 %	High	\$845,257	\$0	\$29,745	\$283,291
2030	\$1,784,416	\$4,739,089	37.7 %	Medium	\$870,615	\$0	\$42,869	\$191,703
2031	\$2,506,197	\$5,398,152	46.4 %	Medium	\$896,733	\$0	\$42,582	\$1,689,811
2032	\$1,755,701	\$4,555,368	38.5 %	Medium	\$923,635	\$0	\$41,664	\$306,700
2033	\$2,414,301	\$5,133,977	47.0 %	Medium	\$951,344	\$0	\$58,100	\$22,992
2034	\$3,400,753	\$6,044,900	56.3 %	Medium	\$979,885	\$0	\$78,036	\$49,059
2035	\$4,409,615	\$6,979,718	63.2 %	Medium	\$1,009,281	\$0	\$96,959	\$221,195
2036	\$5,294,659	\$7,789,400	68.0 %	Medium	\$1,039,560	\$0	\$117,361	\$0
2037	\$6,451,580	\$8,876,048	72.7 %	Low	\$1,070,746	\$0	\$127,649	\$1,325,587
2038	\$6,324,388	\$8,655,530	73.1 %	Low	\$1,102,869	\$0	\$135,682	\$307,364
2039	\$7,255,575	\$9,503,523	76.3 %	Low	\$1,135,955	\$0	\$150,345	\$749,942
2040	\$7,791,933	\$9,948,247	78.3 %	Low	\$1,170,034	\$0	\$133,091	\$3,566,312
2041	\$5,528,746	\$7,533,414	73.4 %	Low	\$1,205,135	\$0	\$122,924	\$82,546
2042	\$6,774,258	\$8,663,215	78.2 %	Low	\$1,241,289	\$0	\$147,277	\$196,648
2043	\$7,966,175	\$9,739,051	81.8 %	Low	\$1,278,527	\$0	\$172,915	\$77,342
2044	\$9,340,276	\$11,000,601	84.9 %	Low	\$1,316,883	\$0	\$201,626	\$18,990
2045	\$10,839,794	\$12,391,571	87.5 %	Low	\$1,356,390	\$0	\$220,923	\$1,145,418
2046	\$11,271,690	\$12,696,465	88.8 %	Low	\$1,397,081	\$0	\$235,898	\$566,088
2047	\$12,338,582	\$13,640,604	90.5 %	Low	\$1,438,994	\$0	\$235,994	\$2,732,268
2048	\$11,281,302	\$12,416,291	90.9 %	Low	\$1,482,163	\$0	\$239,243	\$338,963
2049	\$12,663,745	\$13,655,772	92.7 %	Low	\$1,526,628	\$0	\$269,146	\$185,370
2050	\$14,274,149	\$15,127,123	94.4 %	Low	\$1,572,427	\$0	\$229,119	\$7,418,077
2051	\$8,657,618	\$9,230,505	93.8 %	Low	\$1,619,600	\$0	\$191,094	\$0
2052	\$10,468,312	\$10,836,314	96.6 %	Low	\$1,668,188	\$0	\$227,484	\$64,140
2053	\$12,299,844	\$12,464,099	98.7 %	Low	\$1,718,234	\$0	\$260,095	\$546,014
2054	\$13,732,159	\$13,685,451	100.3 %	Low	\$1,769,781	\$0	\$290,774	\$422,297



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 29022-3
No-Site-Visit

Fiscal Year Start: 2025

Interest:

2.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$0	\$9,650,448	0.0 %	High	\$575,000	\$6,400,000	\$3,376	\$6,640,505
2026	\$337,871	\$3,716,442	9.1 %	High	\$592,250	\$0	\$12,308	\$48,451
2027	\$893,977	\$4,412,718	20.3 %	High	\$610,018	\$0	\$8,933	\$1,512,790
2028	\$138	\$3,640,653	0.0 %	High	\$628,318	\$0	\$4,265	\$206,023
2029	\$426,698	\$4,211,008	10.1 %	High	\$647,168	\$0	\$12,285	\$283,291
2030	\$802,860	\$4,739,089	16.9 %	High	\$666,583	\$0	\$20,998	\$191,703
2031	\$1,298,737	\$5,398,152	24.1 %	High	\$686,580	\$0	\$16,089	\$1,689,811
2032	\$311,595	\$4,555,368	6.8 %	High	\$707,177	\$0	\$10,331	\$306,700
2033	\$722,404	\$5,133,977	14.1 %	High	\$728,393	\$0	\$21,700	\$22,992
2034	\$1,449,505	\$6,044,900	24.0 %	High	\$750,245	\$0	\$36,334	\$49,059
2035	\$2,187,024	\$6,979,718	31.3 %	Medium	\$772,752	\$0	\$49,710	\$221,195
2036	\$2,788,291	\$7,789,400	35.8 %	Medium	\$795,934	\$0	\$64,313	\$0
2037	\$3,648,538	\$8,876,048	41.1 %	Medium	\$819,813	\$0	\$68,539	\$1,325,587
2038	\$3,211,303	\$8,655,530	37.1 %	Medium	\$844,407	\$0	\$70,238	\$307,364
2039	\$3,818,584	\$9,503,523	40.2 %	Medium	\$869,739	\$0	\$78,285	\$749,942
2040	\$4,016,665	\$9,948,247	40.4 %	Medium	\$895,831	\$0	\$54,123	\$3,566,312
2041	\$1,400,307	\$7,533,414	18.6 %	High	\$922,706	\$0	\$36,743	\$82,546
2042	\$2,277,211	\$8,663,215	26.3 %	High	\$950,387	\$0	\$53,571	\$196,648
2043	\$3,084,522	\$9,739,051	31.7 %	Medium	\$978,899	\$0	\$71,358	\$77,342
2044	\$4,057,437	\$11,000,601	36.9 %	Medium	\$1,008,266	\$0	\$91,881	\$18,990
2045	\$5,138,593	\$12,391,571	41.5 %	Medium	\$1,038,514	\$0	\$102,640	\$1,145,418
2046	\$5,134,330	\$12,696,465	40.4 %	Medium	\$1,069,669	\$0	\$108,715	\$566,088
2047	\$5,746,627	\$13,640,604	42.1 %	Medium	\$1,101,759	\$0	\$99,537	\$2,732,268
2048	\$4,215,655	\$12,416,291	34.0 %	Medium	\$1,134,812	\$0	\$93,122	\$338,963
2049	\$5,104,626	\$13,655,772	37.4 %	Medium	\$1,168,857	\$0	\$112,959	\$185,370
2050	\$6,201,071	\$15,127,123	41.0 %	Medium	\$1,203,922	\$0	\$62,450	\$7,418,077
2051	\$49,367	\$9,230,505	0.5 %	High	\$1,240,040	\$0	\$13,511	\$0
2052	\$1,302,918	\$10,836,314	12.0 %	High	\$1,277,241	\$0	\$38,541	\$64,140
2053	\$2,554,560	\$12,464,099	20.5 %	High	\$1,315,558	\$0	\$59,329	\$546,014
2054	\$3,383,433	\$13,685,451	24.7 %	High	\$1,355,025	\$0	\$77,706	\$422,297

30-Year Income/Expense Detail

Report # 29022-3
No-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$0	\$515,647	\$1,258,451	\$560,571	\$1,192,704
Annual Reserve Funding	\$751,000	\$773,530	\$796,736	\$820,638	\$845,257
Recommended Special Assessments	\$6,400,000	\$0	\$0	\$0	\$0
Interest Earnings	\$5,152	\$17,726	\$18,174	\$17,518	\$29,745
Total Income	\$7,156,152	\$1,306,903	\$2,073,362	\$1,398,727	\$2,067,707
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt (All) - Seal/Repair	\$0	\$38,728	\$0	\$0	\$0
2125 Asphalt (Covered) - Resurface	\$270,500	\$0	\$0	\$0	\$0
2125 Asphalt (Exposed) - Resurface	\$311,000	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$126,057
2143 Site Fencing (Chain Link) - Replace	\$27,900	\$0	\$0	\$0	\$0
2175 Marina Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Upper Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - 1/2 Replace	\$13,150	\$0	\$0	\$0	\$0
M.E.P.					
2507 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Hydraulic Elevator/Cab - Modernize	\$81,845	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$3,148,005	\$0	\$0	\$0	\$0
2513 Traction Elevators Cabs - Modernize	\$154,000	\$0	\$0	\$0	\$0
2523 HVAC (Offices) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Century) - Replace	\$1,000,000	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Tower) - Replace	\$1,000,000	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Century) - Replace	\$11,025	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Tower) - Replace	\$15,750	\$0	\$0	\$0	\$0
2527 HVAC (Auditorium) - Replace	\$40,000	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century M's) - Replace	\$6,300	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century W's) - Replace	\$0	\$0	\$0	\$6,884	\$0
2528 HVAC (Gym - Tower 1996) - Replace	\$0	\$9,723	\$0	\$0	\$0
2528 HVAC (Gym - Tower 2013) - Replace	\$0	\$0	\$0	\$11,463	\$0
2529 HVAC (Century Elevator) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVAC (Tower Elevator) - Replace	\$7,875	\$0	\$0	\$0	\$0
2529 HVACs (Party Room) - Replace	\$31,550	\$0	\$0	\$0	\$0
2532 Large Exhaust Fans - (1/3) Replace	\$47,250	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$220,500	\$0	\$0	\$0	\$0
2537 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Century) Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drives - Replace	\$0	\$0	\$33,471	\$0	\$0
2541 Trash Compactor (Century)- Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$105,394	\$0
2571 Boiler 1 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 2 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Century)- Repl	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Tower) - Repl.	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Century) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Tower) - Repl	\$0	\$0	\$0	\$0	\$17,727
2575 Domestic Water System - Replace	\$0	\$0	\$94,685	\$0	\$0
2599 Golf Carts - 1/2 Replace	\$10,490	\$0	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$200,510	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$48,006	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$253,555	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$570,764	\$0	\$0
2725 Fitness Rooms - Remodel	\$52,500	\$0	\$0	\$0	\$0
2727 Fitness Eqpm (Century) - Replace	\$75,100	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
2749 Bathroom (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Century)-Remodel	\$0	\$0	\$44,611	\$0	\$0
2749 Bathrooms (3rd Flr Tower) - Remodel	\$0	\$0	\$33,471	\$0	\$0
2749 Bathrooms (Century) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms (Emp. Lounge) - Remodel	\$15,750	\$0	\$0	\$0	\$0
2750 Lobby (Century) - Remodel	\$0	\$0	\$83,546	\$0	\$0
2750 Lobby (Tower) - Remodel	\$0	\$0	\$83,546	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$23,002	\$0
2753 Party Room - Remodel	\$0	\$0	\$66,625	\$0	\$0
2755 Billiards Room - Remodel	\$26,250	\$0	\$0	\$0	\$0
2758 Auditorium - Remodel	\$52,550	\$0	\$0	\$0	\$0
2767 Pool Deck (Lower) - Repair/Recoat	\$7,565	\$0	\$0	\$0	\$0
2768 Pool Deck (Lower) - Resurface	\$0	\$0	\$0	\$0	\$38,999
2771 Pool Fence (Lower) - Replace	\$0	\$0	\$0	\$0	\$14,013
2773 Lower Pool - Resurface	\$0	\$0	\$0	\$39,447	\$0
2773 Upper Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$19,833	\$0
2809 Tennis Courts - Re-Coat/Resurface	\$13,650	\$0	\$0	\$0	\$0
2811 Tennis Courts - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$53,180
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$33,315
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$6,640,505	\$48,451	\$1,512,790	\$206,023	\$283,291
Ending Reserve Balance	\$515,647	\$1,258,451	\$560,571	\$1,192,704	\$1,784,416

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$1,784,416	\$2,506,197	\$1,755,701	\$2,414,301	\$3,400,753
Annual Reserve Funding	\$870,615	\$896,733	\$923,635	\$951,344	\$979,885
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$42,869	\$42,582	\$41,664	\$58,100	\$78,036
Total Income	\$2,697,900	\$3,445,512	\$2,721,000	\$3,423,745	\$4,458,674

Component

Site and Grounds

2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt (All) - Seal/Repair	\$43,589	\$0	\$0	\$0	\$49,059
2125 Asphalt (Covered) - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Asphalt (Exposed) - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2175 Marina Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Upper Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - 1/2 Replace	\$0	\$0	\$0	\$0	\$0

M.E.P.

2507 Barcode Readers - Replace	\$0	\$28,836	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$26,329	\$0	\$0	\$0
2513 Hydraulic Elevator/Cab - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators Cabs - Modernize	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Offices) - Replace	\$7,303	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Auditorium) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century M's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century W's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 1996) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 2013) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVAC (Century Elevator) - Replace	\$0	\$0	\$9,685	\$0	\$0
2529 HVAC (Tower Elevator) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVACs (Party Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Large Exhaust Fans - (1/3) Replace	\$54,776	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$271,187	\$0	\$0
2537 Cooling Towers - Replace	\$0	\$1,199,426	\$0	\$0	\$0
2538 Cooling Twr Pump (Century) Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drives - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Century)- Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$422,695	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 1 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 2 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Century)- Repl	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Tower) - Repl.	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Century) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Tower) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - 1/2 Replace	\$0	\$12,526	\$0	\$0	\$0

Interiors and Amenities

2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathroom (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Century)-Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Century) - Remodel	\$0	\$0	\$25,827	\$0	\$0
2750 Bathrooms (Emp. Lounge) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby (Century) - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
2750 Lobby (Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Party Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards Room - Remodel	\$0	\$0	\$0	\$0	\$0
2758 Auditorium - Remodel	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Lower) - Repair/Recoat	\$8,770	\$0	\$0	\$0	\$0
2768 Pool Deck (Lower) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Lower) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Lower Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Upper Pool - Resurface	\$61,442	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$22,992	\$0
2809 Tennis Courts - Re-Coat/Resurface	\$15,824	\$0	\$0	\$0	\$0
2811 Tennis Courts - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$191,703	\$1,689,811	\$306,700	\$22,992	\$49,059
Ending Reserve Balance	\$2,506,197	\$1,755,701	\$2,414,301	\$3,400,753	\$4,409,615

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$4,409,615	\$5,294,659	\$6,451,580	\$6,324,388	\$7,255,575
Annual Reserve Funding	\$1,009,281	\$1,039,560	\$1,070,746	\$1,102,869	\$1,135,955
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$96,959	\$117,361	\$127,649	\$135,682	\$150,345
Total Income	\$5,515,854	\$6,451,580	\$7,649,975	\$7,562,939	\$8,541,875
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$72,001	\$0	\$0
2123 Asphalt (All) - Seal/Repair	\$0	\$0	\$0	\$55,217	\$0
2125 Asphalt (Covered) - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Asphalt (Exposed) - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2175 Marina Lights - Replace	\$0	\$0	\$0	\$0	\$45,529
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$319,156
2175 Upper Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$27,907
2305 Garage Lights - 1/2 Replace	\$17,673	\$0	\$0	\$0	\$0
M.E.P.					
2507 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Hydraulic Elevator/Cab - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators Cabs - Modernize	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Offices) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Auditorium) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century M's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century W's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 1996) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 2013) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVAC (Century Elevator) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVAC (Tower Elevator) - Replace	\$10,583	\$0	\$0	\$0	\$0
2529 HVACs (Party Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Large Exhaust Fans - (1/3) Replace	\$63,500	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$333,526
2537 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Century) Replace	\$0	\$0	\$89,823	\$0	\$0
2538 Cooling Twr Pump (Tower) - Replace	\$0	\$0	\$112,279	\$0	\$0
2540 Variable Frequency Drives - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Century)- Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Tower) - Replace	\$0	\$0	\$0	\$30,839	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$141,640	\$0
2571 Boiler 1 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 2 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Century)- Repl	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Tower) - Repl.	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Century) - Repl	\$0	\$0	\$0	\$0	\$23,823
2575 Booster Pumps (Tower) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - 1/2 Replace	\$0	\$0	\$14,956	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$269,469	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$767,059	\$0	\$0
2725 Fitness Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Century) - Replace	\$100,928	\$0	\$0	\$0	\$0
2749 Bathroom (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Century)-Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Century) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms (Emp. Lounge) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby (Century) - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
2750 Lobby (Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Party Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards Room - Remodel	\$0	\$0	\$0	\$0	\$0
2758 Auditorium - Remodel	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Lower) - Repair/Recoat	\$10,167	\$0	\$0	\$0	\$0
2768 Pool Deck (Lower) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Lower) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Lower Pool - Resurface	\$0	\$0	\$0	\$53,014	\$0
2773 Upper Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$26,654	\$0
2809 Tennis Courts - Re-Coat/Resurface	\$18,344	\$0	\$0	\$0	\$0
2811 Tennis Courts - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$221,195	\$0	\$1,325,587	\$307,364	\$749,942
Ending Reserve Balance	\$5,294,659	\$6,451,580	\$6,324,388	\$7,255,575	\$7,791,933

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$7,791,933	\$5,528,746	\$6,774,258	\$7,966,175	\$9,340,276
Annual Reserve Funding	\$1,170,034	\$1,205,135	\$1,241,289	\$1,278,527	\$1,316,883
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$133,091	\$122,924	\$147,277	\$172,915	\$201,626
Total Income	\$9,095,058	\$6,856,804	\$8,162,823	\$9,417,617	\$10,858,785
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt (All) - Seal/Repair	\$0	\$0	\$62,147	\$0	\$0
2125 Asphalt (Covered) - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Asphalt (Exposed) - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2175 Marina Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Upper Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - 1/2 Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2507 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Hydraulic Elevator/Cab - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators Cabs - Modernize	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Offices) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Century) - Replace	\$1,557,967	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Tower) - Replace	\$1,557,967	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Century) - Replace	\$17,177	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Tower) - Replace	\$24,538	\$0	\$0	\$0	\$0
2527 HVAC (Auditorium) - Replace	\$62,319	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century M's) - Replace	\$9,815	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century W's) - Replace	\$0	\$0	\$0	\$10,725	\$0
2528 HVAC (Gym - Tower 1996) - Replace	\$0	\$15,148	\$0	\$0	\$0
2528 HVAC (Gym - Tower 2013) - Replace	\$0	\$0	\$0	\$17,859	\$0
2529 HVAC (Century Elevator) - Replace	\$0	\$0	\$13,016	\$0	\$0
2529 HVAC (Tower Elevator) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVACs (Party Room) - Replace	\$49,154	\$0	\$0	\$0	\$0
2532 Large Exhaust Fans - (1/3) Replace	\$73,614	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2537 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Century) Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drives - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Century)- Replace	\$0	\$33,699	\$0	\$0	\$0
2541 Trash Compactor (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 1 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 2 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers (Tower) - Replace	\$0	\$0	\$86,775	\$0	\$0
2573 Water Storage Tanks (Century)- Repl	\$0	\$33,699	\$0	\$0	\$0
2573 Water Storage Tanks (Tower) - Repl.	\$0	\$0	\$34,710	\$0	\$0
2575 Booster Pumps (Century) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Tower) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - 1/2 Replace	\$0	\$0	\$0	\$17,859	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Rooms - Remodel	\$81,793	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathroom (Pool) - Remodel	\$16,343	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Century)-Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Century) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms (Emp. Lounge) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby (Century) - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2040	2041	2042	2043	2044
2750 Lobby (Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Party Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards Room - Remodel	\$0	\$0	\$0	\$0	\$0
2758 Auditorium - Remodel	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Lower) - Repair/Recoat	\$11,786	\$0	\$0	\$0	\$0
2768 Pool Deck (Lower) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Lower) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Lower Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Upper Pool - Resurface	\$82,572	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$30,899	\$0
2809 Tennis Courts - Re-Coat/Resurface	\$21,266	\$0	\$0	\$0	\$0
2811 Tennis Courts - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$18,990
Total Expenses	\$3,566,312	\$82,546	\$196,648	\$77,342	\$18,990
Ending Reserve Balance	\$5,528,746	\$6,774,258	\$7,966,175	\$9,340,276	\$10,839,794

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$10,839,794	\$11,271,690	\$12,338,582	\$11,281,302	\$12,663,745
Annual Reserve Funding	\$1,356,390	\$1,397,081	\$1,438,994	\$1,482,163	\$1,526,628
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$220,923	\$235,898	\$235,994	\$239,243	\$269,146
Total Income	\$12,417,107	\$12,904,669	\$14,013,570	\$13,002,709	\$14,459,519
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt (All) - Seal/Repair	\$0	\$69,947	\$0	\$0	\$0
2125 Asphalt (Covered) - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Asphalt (Exposed) - Resurface	\$561,701	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2175 Marina Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Upper Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - 1/2 Replace	\$23,750	\$0	\$0	\$0	\$0
M.E.P.					
2507 Barcode Readers - Replace	\$0	\$44,926	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$41,019	\$0	\$0	\$0
2513 Hydraulic Elevator/Cab - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators Cabs - Modernize	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Offices) - Replace	\$11,379	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Auditorium) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century M's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century W's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 1996) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 2013) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVAC (Century Elevator) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVAC (Tower Elevator) - Replace	\$14,223	\$0	\$0	\$0	\$0
2529 HVACs (Party Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Large Exhaust Fans - (1/3) Replace	\$85,339	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$410,195	\$0	\$0	\$0
2537 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Century) Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drives - Replace	\$0	\$0	\$60,453	\$0	\$0
2541 Trash Compactor (Century)- Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$190,352	\$0
2571 Boiler 1 (Century) - Replace	\$0	\$0	\$0	\$0	\$106,722
2571 Boiler 2 (Century) - Replace	\$104,303	\$0	\$0	\$0	\$0
2571 Boilers (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Century)- Repl	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Tower) - Repl.	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Century) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Tower) - Repl	\$0	\$0	\$0	\$0	\$32,017
2575 Domestic Water System - Replace	\$0	\$0	\$171,012	\$0	\$0
2599 Golf Carts - 1/2 Replace	\$0	\$0	\$0	\$0	\$21,324
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$362,144	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$86,704	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$457,949	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$1,030,864	\$0	\$0
2725 Fitness Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Century) - Replace	\$135,639	\$0	\$0	\$0	\$0
2749 Bathroom (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Century)-Remodel	\$0	\$0	\$80,572	\$0	\$0
2749 Bathrooms (3rd Flr Tower) - Remodel	\$0	\$0	\$60,453	\$0	\$0
2749 Bathrooms (Century) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms (Emp. Lounge) - Remodel	\$28,446	\$0	\$0	\$0	\$0
2750 Lobby (Century) - Remodel	\$0	\$0	\$150,893	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
2750 Lobby (Tower) - Remodel	\$0	\$0	\$150,893	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$41,544	\$0
2753 Party Room - Remodel	\$0	\$0	\$120,331	\$0	\$0
2755 Billiards Room - Remodel	\$47,410	\$0	\$0	\$0	\$0
2758 Auditorium - Remodel	\$94,911	\$0	\$0	\$0	\$0
2767 Pool Deck (Lower) - Repair/Recoat	\$13,663	\$0	\$0	\$0	\$0
2768 Pool Deck (Lower) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Lower) - Replace	\$0	\$0	\$0	\$0	\$25,308
2773 Lower Pool - Resurface	\$0	\$0	\$0	\$71,246	\$0
2773 Upper Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$35,821	\$0
2809 Tennis Courts - Re-Coat/Resurface	\$24,653	\$0	\$0	\$0	\$0
2811 Tennis Courts - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,145,418	\$566,088	\$2,732,268	\$338,963	\$185,370
Ending Reserve Balance	\$11,271,690	\$12,338,582	\$11,281,302	\$12,663,745	\$14,274,149

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$14,274,149	\$8,657,618	\$10,468,312	\$12,299,844	\$13,732,159
Annual Reserve Funding	\$1,572,427	\$1,619,600	\$1,668,188	\$1,718,234	\$1,769,781
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$229,119	\$191,094	\$227,484	\$260,095	\$290,774
Total Income	\$16,075,695	\$10,468,312	\$12,363,984	\$14,278,173	\$15,792,713
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt (All) - Seal/Repair	\$78,726	\$0	\$0	\$0	\$88,607
2125 Asphalt (Covered) - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Asphalt (Exposed) - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$263,935
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2175 Marina Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Upper Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - 1/2 Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2507 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Hydraulic Elevator/Cab - Modernize	\$171,365	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$6,591,223	\$0	\$0	\$0	\$0
2513 Traction Elevators Cabs - Modernize	\$322,442	\$0	\$0	\$0	\$0
2523 HVAC (Offices) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Auditorium) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century M's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century W's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 1996) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 2013) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVAC (Century Elevator) - Replace	\$0	\$0	\$17,493	\$0	\$0
2529 HVAC (Tower Elevator) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVACs (Party Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Large Exhaust Fans - (1/3) Replace	\$98,931	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$504,488	\$0
2537 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Century) Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drives - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Century)- Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 1 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 2 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Century)- Repl	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Tower) - Repl.	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Century) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Tower) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - 1/2 Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathroom (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Century)-Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Century) - Remodel	\$0	\$0	\$46,647	\$0	\$0
2750 Bathrooms (Emp. Lounge) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby (Century) - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2050	2051	2052	2053	2054
2750 Lobby (Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Party Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards Room - Remodel	\$0	\$0	\$0	\$0	\$0
2758 Auditorium - Remodel	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Lower) - Repair/Recoat	\$15,839	\$0	\$0	\$0	\$0
2768 Pool Deck (Lower) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Lower) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Lower Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Upper Pool - Resurface	\$110,970	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$41,526	\$0
2809 Tennis Courts - Re-Coat/Resurface	\$28,580	\$0	\$0	\$0	\$0
2811 Tennis Courts - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$69,754
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$7,418,077	\$0	\$64,140	\$546,014	\$422,297
Ending Reserve Balance	\$8,657,618	\$10,468,312	\$12,299,844	\$13,732,159	\$15,370,417



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

Report # 29022-3

No-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$0	\$337,871	\$893,977	\$138	\$426,698
Annual Reserve Funding	\$575,000	\$592,250	\$610,018	\$628,318	\$647,168
Recommended Special Assessments	\$6,400,000	\$0	\$0	\$0	\$0
Interest Earnings	\$3,376	\$12,308	\$8,933	\$4,265	\$12,285
Total Income	\$6,978,376	\$942,429	\$1,512,928	\$632,721	\$1,086,150
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt (All) - Seal/Repair	\$0	\$38,728	\$0	\$0	\$0
2125 Asphalt (Covered) - Resurface	\$270,500	\$0	\$0	\$0	\$0
2125 Asphalt (Exposed) - Resurface	\$311,000	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$126,057
2143 Site Fencing (Chain Link) - Replace	\$27,900	\$0	\$0	\$0	\$0
2175 Marina Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Upper Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - 1/2 Replace	\$13,150	\$0	\$0	\$0	\$0
M.E.P.					
2507 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Hydraulic Elevator/Cab - Modernize	\$81,845	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$3,148,005	\$0	\$0	\$0	\$0
2513 Traction Elevators Cabs - Modernize	\$154,000	\$0	\$0	\$0	\$0
2523 HVAC (Offices) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Century) - Replace	\$1,000,000	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Tower) - Replace	\$1,000,000	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Century) - Replace	\$11,025	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Tower) - Replace	\$15,750	\$0	\$0	\$0	\$0
2527 HVAC (Auditorium) - Replace	\$40,000	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century M's) - Replace	\$6,300	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century W's) - Replace	\$0	\$0	\$0	\$6,884	\$0
2528 HVAC (Gym - Tower 1996) - Replace	\$0	\$9,723	\$0	\$0	\$0
2528 HVAC (Gym - Tower 2013) - Replace	\$0	\$0	\$0	\$11,463	\$0
2529 HVAC (Century Elevator) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVAC (Tower Elevator) - Replace	\$7,875	\$0	\$0	\$0	\$0
2529 HVACs (Party Room) - Replace	\$31,550	\$0	\$0	\$0	\$0
2532 Large Exhaust Fans - (1/3) Replace	\$47,250	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$220,500	\$0	\$0	\$0	\$0
2537 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Century) Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drives - Replace	\$0	\$0	\$33,471	\$0	\$0
2541 Trash Compactor (Century)- Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$105,394	\$0
2571 Boiler 1 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 2 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Century)- Repl	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Tower) - Repl.	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Century) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Tower) - Repl	\$0	\$0	\$0	\$0	\$17,727
2575 Domestic Water System - Replace	\$0	\$0	\$94,685	\$0	\$0
2599 Golf Carts - 1/2 Replace	\$10,490	\$0	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$200,510	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$48,006	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$253,555	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$570,764	\$0	\$0
2725 Fitness Rooms - Remodel	\$52,500	\$0	\$0	\$0	\$0
2727 Fitness Eqpmnt (Century) - Replace	\$75,100	\$0	\$0	\$0	\$0

Fiscal Year	2025	2026	2027	2028	2029
2749 Bathroom (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Century)-Remodel	\$0	\$0	\$44,611	\$0	\$0
2749 Bathrooms (3rd Flr Tower) - Remodel	\$0	\$0	\$33,471	\$0	\$0
2749 Bathrooms (Century) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms (Emp. Lounge) - Remodel	\$15,750	\$0	\$0	\$0	\$0
2750 Lobby (Century) - Remodel	\$0	\$0	\$83,546	\$0	\$0
2750 Lobby (Tower) - Remodel	\$0	\$0	\$83,546	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$23,002	\$0
2753 Party Room - Remodel	\$0	\$0	\$66,625	\$0	\$0
2755 Billiards Room - Remodel	\$26,250	\$0	\$0	\$0	\$0
2758 Auditorium - Remodel	\$52,550	\$0	\$0	\$0	\$0
2767 Pool Deck (Lower) - Repair/Recoat	\$7,565	\$0	\$0	\$0	\$0
2768 Pool Deck (Lower) - Resurface	\$0	\$0	\$0	\$0	\$38,999
2771 Pool Fence (Lower) - Replace	\$0	\$0	\$0	\$0	\$14,013
2773 Lower Pool - Resurface	\$0	\$0	\$0	\$39,447	\$0
2773 Upper Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$19,833	\$0
2809 Tennis Courts - Re-Coat/Resurface	\$13,650	\$0	\$0	\$0	\$0
2811 Tennis Courts - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$53,180
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$33,315
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$6,640,505	\$48,451	\$1,512,790	\$206,023	\$283,291
Ending Reserve Balance	\$337,871	\$893,977	\$138	\$426,698	\$802,860

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$802,860	\$1,298,737	\$311,595	\$722,404	\$1,449,505
Annual Reserve Funding	\$666,583	\$686,580	\$707,177	\$728,393	\$750,245
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$20,998	\$16,089	\$10,331	\$21,700	\$36,334
Total Income	\$1,490,440	\$2,001,406	\$1,029,104	\$1,472,497	\$2,236,084
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt (All) - Seal/Repair	\$43,589	\$0	\$0	\$0	\$49,059
2125 Asphalt (Covered) - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Asphalt (Exposed) - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2175 Marina Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Upper Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - 1/2 Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2507 Barcode Readers - Replace	\$0	\$28,836	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$26,329	\$0	\$0	\$0
2513 Hydraulic Elevator/Cab - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators Cabs - Modernize	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Offices) - Replace	\$7,303	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Auditorium) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century M's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century W's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 1996) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 2013) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVAC (Century Elevator) - Replace	\$0	\$0	\$9,685	\$0	\$0
2529 HVAC (Tower Elevator) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVACs (Party Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Large Exhaust Fans - (1/3) Replace	\$54,776	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$271,187	\$0	\$0
2537 Cooling Towers - Replace	\$0	\$1,199,426	\$0	\$0	\$0
2538 Cooling Twr Pump (Century) Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drives - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Century)- Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$422,695	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 1 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 2 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Century)- Repl	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Tower) - Repl.	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Century) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Tower) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - 1/2 Replace	\$0	\$12,526	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathroom (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Century)-Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Century) - Remodel	\$0	\$0	\$25,827	\$0	\$0
2750 Bathrooms (Emp. Lounge) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby (Century) - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2030	2031	2032	2033	2034
2750 Lobby (Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Party Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards Room - Remodel	\$0	\$0	\$0	\$0	\$0
2758 Auditorium - Remodel	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Lower) - Repair/Recoat	\$8,770	\$0	\$0	\$0	\$0
2768 Pool Deck (Lower) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Lower) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Lower Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Upper Pool - Resurface	\$61,442	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$22,992	\$0
2809 Tennis Courts - Re-Coat/Resurface	\$15,824	\$0	\$0	\$0	\$0
2811 Tennis Courts - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$191,703	\$1,689,811	\$306,700	\$22,992	\$49,059
Ending Reserve Balance	\$1,298,737	\$311,595	\$722,404	\$1,449,505	\$2,187,024

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$2,187,024	\$2,788,291	\$3,648,538	\$3,211,303	\$3,818,584
Annual Reserve Funding	\$772,752	\$795,934	\$819,813	\$844,407	\$869,739
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$49,710	\$64,313	\$68,539	\$70,238	\$78,285
Total Income	\$3,009,486	\$3,648,538	\$4,536,890	\$4,125,948	\$4,766,607
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$72,001	\$0	\$0
2123 Asphalt (All) - Seal/Repair	\$0	\$0	\$0	\$55,217	\$0
2125 Asphalt (Covered) - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Asphalt (Exposed) - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2175 Marina Lights - Replace	\$0	\$0	\$0	\$0	\$45,529
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$319,156
2175 Upper Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$27,907
2305 Garage Lights - 1/2 Replace	\$17,673	\$0	\$0	\$0	\$0
M.E.P.					
2507 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Hydraulic Elevator/Cab - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators Cabs - Modernize	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Offices) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Auditorium) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century M's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century W's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 1996) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 2013) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVAC (Century Elevator) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVAC (Tower Elevator) - Replace	\$10,583	\$0	\$0	\$0	\$0
2529 HVACs (Party Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Large Exhaust Fans - (1/3) Replace	\$63,500	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$333,526
2537 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Century) Replace	\$0	\$0	\$89,823	\$0	\$0
2538 Cooling Twr Pump (Tower) - Replace	\$0	\$0	\$112,279	\$0	\$0
2540 Variable Frequency Drives - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Century)- Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Tower) - Replace	\$0	\$0	\$0	\$30,839	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$141,640	\$0
2571 Boiler 1 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 2 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Century)- Repl	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Tower) - Repl.	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Century) - Repl	\$0	\$0	\$0	\$0	\$23,823
2575 Booster Pumps (Tower) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - 1/2 Replace	\$0	\$0	\$14,956	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$269,469	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$767,059	\$0	\$0
2725 Fitness Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Century) - Replace	\$100,928	\$0	\$0	\$0	\$0
2749 Bathroom (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Century)-Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Century) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms (Emp. Lounge) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby (Century) - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2035	2036	2037	2038	2039
2750 Lobby (Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Party Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards Room - Remodel	\$0	\$0	\$0	\$0	\$0
2758 Auditorium - Remodel	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Lower) - Repair/Recoat	\$10,167	\$0	\$0	\$0	\$0
2768 Pool Deck (Lower) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Lower) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Lower Pool - Resurface	\$0	\$0	\$0	\$53,014	\$0
2773 Upper Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$26,654	\$0
2809 Tennis Courts - Re-Coat/Resurface	\$18,344	\$0	\$0	\$0	\$0
2811 Tennis Courts - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$221,195	\$0	\$1,325,587	\$307,364	\$749,942
Ending Reserve Balance	\$2,788,291	\$3,648,538	\$3,211,303	\$3,818,584	\$4,016,665

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$4,016,665	\$1,400,307	\$2,277,211	\$3,084,522	\$4,057,437
Annual Reserve Funding	\$895,831	\$922,706	\$950,387	\$978,899	\$1,008,266
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$54,123	\$36,743	\$53,571	\$71,358	\$91,881
Total Income	\$4,966,619	\$2,359,757	\$3,281,169	\$4,134,778	\$5,157,583
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt (All) - Seal/Repair	\$0	\$0	\$62,147	\$0	\$0
2125 Asphalt (Covered) - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Asphalt (Exposed) - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2175 Marina Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Upper Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - 1/2 Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2507 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Hydraulic Elevator/Cab - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators Cabs - Modernize	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Offices) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Century) - Replace	\$1,557,967	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Tower) - Replace	\$1,557,967	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Century) - Replace	\$17,177	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Tower) - Replace	\$24,538	\$0	\$0	\$0	\$0
2527 HVAC (Auditorium) - Replace	\$62,319	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century M's) - Replace	\$9,815	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century W's) - Replace	\$0	\$0	\$0	\$10,725	\$0
2528 HVAC (Gym - Tower 1996) - Replace	\$0	\$15,148	\$0	\$0	\$0
2528 HVAC (Gym - Tower 2013) - Replace	\$0	\$0	\$0	\$17,859	\$0
2529 HVAC (Century Elevator) - Replace	\$0	\$0	\$13,016	\$0	\$0
2529 HVAC (Tower Elevator) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVACs (Party Room) - Replace	\$49,154	\$0	\$0	\$0	\$0
2532 Large Exhaust Fans - (1/3) Replace	\$73,614	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2537 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Century) Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drives - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Century)- Replace	\$0	\$33,699	\$0	\$0	\$0
2541 Trash Compactor (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 1 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 2 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers (Tower) - Replace	\$0	\$0	\$86,775	\$0	\$0
2573 Water Storage Tanks (Century)- Repl	\$0	\$33,699	\$0	\$0	\$0
2573 Water Storage Tanks (Tower) - Repl.	\$0	\$0	\$34,710	\$0	\$0
2575 Booster Pumps (Century) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Tower) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - 1/2 Replace	\$0	\$0	\$0	\$17,859	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Rooms - Remodel	\$81,793	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathroom (Pool) - Remodel	\$16,343	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Century)-Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Century) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms (Emp. Lounge) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby (Century) - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2040	2041	2042	2043	2044
2750 Lobby (Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Party Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards Room - Remodel	\$0	\$0	\$0	\$0	\$0
2758 Auditorium - Remodel	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Lower) - Repair/Recoat	\$11,786	\$0	\$0	\$0	\$0
2768 Pool Deck (Lower) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Lower) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Lower Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Upper Pool - Resurface	\$82,572	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$30,899	\$0
2809 Tennis Courts - Re-Coat/Resurface	\$21,266	\$0	\$0	\$0	\$0
2811 Tennis Courts - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$18,990
Total Expenses	\$3,566,312	\$82,546	\$196,648	\$77,342	\$18,990
Ending Reserve Balance	\$1,400,307	\$2,277,211	\$3,084,522	\$4,057,437	\$5,138,593

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$5,138,593	\$5,134,330	\$5,746,627	\$4,215,655	\$5,104,626
Annual Reserve Funding	\$1,038,514	\$1,069,669	\$1,101,759	\$1,134,812	\$1,168,857
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$102,640	\$108,715	\$99,537	\$93,122	\$112,959
Total Income	\$6,279,747	\$6,312,714	\$6,947,923	\$5,443,589	\$6,386,442
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt (All) - Seal/Repair	\$0	\$69,947	\$0	\$0	\$0
2125 Asphalt (Covered) - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Asphalt (Exposed) - Resurface	\$561,701	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2175 Marina Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Upper Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - 1/2 Replace	\$23,750	\$0	\$0	\$0	\$0
M.E.P.					
2507 Barcode Readers - Replace	\$0	\$44,926	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$41,019	\$0	\$0	\$0
2513 Hydraulic Elevator/Cab - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Traction Elevators Cabs - Modernize	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Offices) - Replace	\$11,379	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Auditorium) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century M's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century W's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 1996) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 2013) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVAC (Century Elevator) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVAC (Tower Elevator) - Replace	\$14,223	\$0	\$0	\$0	\$0
2529 HVACs (Party Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Large Exhaust Fans - (1/3) Replace	\$85,339	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$410,195	\$0	\$0	\$0
2537 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Century) Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drives - Replace	\$0	\$0	\$60,453	\$0	\$0
2541 Trash Compactor (Century)- Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$190,352	\$0
2571 Boiler 1 (Century) - Replace	\$0	\$0	\$0	\$0	\$106,722
2571 Boiler 2 (Century) - Replace	\$104,303	\$0	\$0	\$0	\$0
2571 Boilers (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Century)- Repl	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Tower) - Repl.	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Century) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Tower) - Repl	\$0	\$0	\$0	\$0	\$32,017
2575 Domestic Water System - Replace	\$0	\$0	\$171,012	\$0	\$0
2599 Golf Carts - 1/2 Replace	\$0	\$0	\$0	\$0	\$21,324
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$362,144	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$86,704	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$457,949	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$1,030,864	\$0	\$0
2725 Fitness Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Century) - Replace	\$135,639	\$0	\$0	\$0	\$0
2749 Bathroom (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Century)-Remodel	\$0	\$0	\$80,572	\$0	\$0
2749 Bathrooms (3rd Flr Tower) - Remodel	\$0	\$0	\$60,453	\$0	\$0
2749 Bathrooms (Century) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Bathrooms (Emp. Lounge) - Remodel	\$28,446	\$0	\$0	\$0	\$0
2750 Lobby (Century) - Remodel	\$0	\$0	\$150,893	\$0	\$0

Fiscal Year	2045	2046	2047	2048	2049
2750 Lobby (Tower) - Remodel	\$0	\$0	\$150,893	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$41,544	\$0
2753 Party Room - Remodel	\$0	\$0	\$120,331	\$0	\$0
2755 Billiards Room - Remodel	\$47,410	\$0	\$0	\$0	\$0
2758 Auditorium - Remodel	\$94,911	\$0	\$0	\$0	\$0
2767 Pool Deck (Lower) - Repair/Recoat	\$13,663	\$0	\$0	\$0	\$0
2768 Pool Deck (Lower) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Lower) - Replace	\$0	\$0	\$0	\$0	\$25,308
2773 Lower Pool - Resurface	\$0	\$0	\$0	\$71,246	\$0
2773 Upper Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$35,821	\$0
2809 Tennis Courts - Re-Coat/Resurface	\$24,653	\$0	\$0	\$0	\$0
2811 Tennis Courts - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$0
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,145,418	\$566,088	\$2,732,268	\$338,963	\$185,370
Ending Reserve Balance	\$5,134,330	\$5,746,627	\$4,215,655	\$5,104,626	\$6,201,071

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$6,201,071	\$49,367	\$1,302,918	\$2,554,560	\$3,383,433
Annual Reserve Funding	\$1,203,922	\$1,240,040	\$1,277,241	\$1,315,558	\$1,355,025
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$62,450	\$13,511	\$38,541	\$59,329	\$77,706
Total Income	\$7,467,444	\$1,302,918	\$2,618,700	\$3,929,447	\$4,816,164
# Component					
Site and Grounds					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
2123 Asphalt (All) - Seal/Repair	\$78,726	\$0	\$0	\$0	\$88,607
2125 Asphalt (Covered) - Resurface	\$0	\$0	\$0	\$0	\$0
2125 Asphalt (Exposed) - Resurface	\$0	\$0	\$0	\$0	\$0
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$263,935
2143 Site Fencing (Chain Link) - Replace	\$0	\$0	\$0	\$0	\$0
2175 Marina Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Parking Lot Lights - Replace	\$0	\$0	\$0	\$0	\$0
2175 Upper Pool Deck Lights - Replace	\$0	\$0	\$0	\$0	\$0
2305 Garage Lights - 1/2 Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2507 Barcode Readers - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2513 Hydraulic Elevator/Cab - Modernize	\$171,365	\$0	\$0	\$0	\$0
2513 Traction Elevators - Modernize	\$6,591,223	\$0	\$0	\$0	\$0
2513 Traction Elevators Cabs - Modernize	\$322,442	\$0	\$0	\$0	\$0
2523 HVAC (Offices) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2525 HVAC (Hallways - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Century) - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lobby - Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Auditorium) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century M's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Century W's) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 1996) - Replace	\$0	\$0	\$0	\$0	\$0
2528 HVAC (Gym - Tower 2013) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVAC (Century Elevator) - Replace	\$0	\$0	\$17,493	\$0	\$0
2529 HVAC (Tower Elevator) - Replace	\$0	\$0	\$0	\$0	\$0
2529 HVACs (Party Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Large Exhaust Fans - (1/3) Replace	\$98,931	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$504,488	\$0
2537 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Century) Replace	\$0	\$0	\$0	\$0	\$0
2538 Cooling Twr Pump (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2540 Variable Frequency Drives - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Century)- Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 1 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boiler 2 (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers (Tower) - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Century)- Repl	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks (Tower) - Repl.	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Century) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Booster Pumps (Tower) - Repl	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2599 Golf Carts - 1/2 Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Rooms - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Century) - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathroom (Pool) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Century)-Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (3rd Flr Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Century) - Remodel	\$0	\$0	\$46,647	\$0	\$0
2750 Bathrooms (Emp. Lounge) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby (Century) - Remodel	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2050	2051	2052	2053	2054
2750 Lobby (Tower) - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Party Room - Remodel	\$0	\$0	\$0	\$0	\$0
2755 Billiards Room - Remodel	\$0	\$0	\$0	\$0	\$0
2758 Auditorium - Remodel	\$0	\$0	\$0	\$0	\$0
2767 Pool Deck (Lower) - Repair/Recoat	\$15,839	\$0	\$0	\$0	\$0
2768 Pool Deck (Lower) - Resurface	\$0	\$0	\$0	\$0	\$0
2771 Pool Fence (Lower) - Replace	\$0	\$0	\$0	\$0	\$0
2773 Lower Pool - Resurface	\$0	\$0	\$0	\$0	\$0
2773 Upper Pool - Resurface	\$110,970	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$41,526	\$0
2809 Tennis Courts - Re-Coat/Resurface	\$28,580	\$0	\$0	\$0	\$0
2811 Tennis Courts - Rebuild/Reconstruct	\$0	\$0	\$0	\$0	\$0
2813 Tennis Court Fencing - Replace	\$0	\$0	\$0	\$0	\$69,754
2817 Tennis Court Lighting - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$7,418,077	\$0	\$64,140	\$546,014	\$422,297
Ending Reserve Balance	\$49,367	\$1,302,918	\$2,554,560	\$3,383,433	\$4,393,868



Accuracy, Limitations, and Disclosures

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



Terms and Definitions

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



Component Details

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

Informational

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

Location: Throughout property/development

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

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org. The first part of the test is that the client/association "has the obligation to maintain or replace the existing element." Additional component selection guidelines state "Association maintenance/replacement responsibility is generally established by a review of governing documents as well as established association precedent." In our opinion, there are multiple components throughout the property that do not pass this test on the basis that they are either the responsibility of individual unit owners or the responsibility of another entity (i.e. local municipality, third-party vendor, master association, or adjacent development). These components include but are not necessarily limited to:

- Dock/Gangways
- Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)
- Unit Interiors (Within Wall Boundaries)
- Unit Electrical Infrastructure (Serving Individual Unit Only)
- Unit HVAC Systems (Serving Individual Unit Only)
- Unit Plumbing Infrastructure (Serving Individual Unit Only)
- Pool Furniture (reportedly leased)
- Gym/Fitness Equipment at Tower (reportedly leased)

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2010 Not Reasonably Anticipated**Quantity: Numerous Components**

Location: Throughout property/development

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

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org. The second part of the test is that the "the need and schedule for this project can be reasonably anticipated." Additional component selection guidelines state: "When a project becomes 'reasonably anticipated' will vary based on building age, construction type, and the judgment of the reserve study provider. This test means that component definitions should be based on some degree of certainty." There are multiple components throughout the property that do not currently pass this test on the basis that their useful life (need) and/or remaining useful life (schedule) cannot be reasonably anticipated. Those components include but are not limited to:

- Stormwater Drainage Infrastructure
- Paving Infrastructure (Base, Subbase)
- Irrigation Infrastructure (i.e. Underground Lines)
- Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)
- Dropdown Ceilings

In some cases, adequate evaluation would require additional diagnostics, destructive testing, or inspection beyond the limited visual inspection which serves as the basis of this engagement. Since the components listed above are currently deemed to be too indeterminate for Reserve designation, there are no funding recommendations within this Reserve Study for those items. However, this determination is not a guarantee that substantial expenses will not occur, as these elements may eventually require repair/replacement projects at potentially a significant cost to the client. In the event that the client desires to incorporate funding for any of the above components within the Reserve Study, we recommend further consultation with qualified professionals (i.e. engineer, contractor, and/or vendor) in order to define the following values for projects under consideration: 1. Total Life Expectancy (Recurring Interval Between Project Cycles) 2. Remaining Useful Life (Before Next Project) 3. Total Project Cost Estimate (In Current Dollars) In the event that these values can be reasonably anticipated, they can be provided for our review, at which time funding recommendations may be incorporated into subsequent Reserve Studies.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2020 Immaterial/Unpredictable Cost**Quantity: Numerous Components**

Location: Throughout property/development

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

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org. The third part of the test is that the "The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs." Additional component selection guidelines state: "The community's budget should be reviewed, to establish the amount of maintenance planned and which projects are being funded from the operating account." After discussion with the client and/or consideration of the association's size, a minimum threshold of \$10,000 was used for Reserve consideration. There are multiple components throughout the property that do not pass this test on the basis that projected costs are immaterial in nature, or cannot be reasonably estimated. Those components include but are not limited to:

- Concrete Sidewalk Repairs/Replacements
- Concrete Curb & Gutter Repairs/Replacements
- Directional/Street Sign Replacements (Basic/U-Channel Type)
- Flag Pole Replacement
- Entry Sign/Monument
- Guardhouse Refurbishment
- Shuffleboard Courts
- Tennis Court Windscreens
- Saunas

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

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2030 Including in Operating Budget**Quantity: Numerous Components**

Location: Throughout property/development

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

History:

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

- Cable/Utility Services
- Tree Trimming
- Pressure Washing
- Minor Pool Equipment Replacements
- Computer/IT Equipment
- Landscaping Maintenance
- Landscaping Refurbishment/Renovation
- Landscape Light Replacements
- Recessed/Utility Light Replacements (Mechanical Rooms, Storage Rooms, Stairwell Interiors)

Because costs related to the above items are anticipated to be handled through the client's Operating budget, there is no recommendation for Reserve funding at this time. However, in unison with these assumptions, we recommend that the client track any related expenditures and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time. [COMMENTARY] Certain components within a Reserve Study may not qualify for Reserve consideration based on the assumption that the client will incur all related costs through their general Operating budget. This may or may not include ongoing maintenance contracts with client vendors, or agreements between the client and management officials. The components included within this assumption are listed below: - Retention Pond Maintenance (Excluding Erosion Control Measures) - Landscaping Maintenance - Landscaping Refurbishment/Renovation - Tree Trimming - Pressure Washing - Roof Cleaning/Treatment - Cable/Utility Services - Computer/IT Equipment - Minor Pool Equipment Replacements (Pumps, Filters, Chemical Feeders, Etc.) Because costs related to the above items are anticipated to be handled through the client's Operating budget, there is no recommendation for Reserve funding at this time. However, in unison with these assumptions, we recommend that the client track any related expenditures and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Site and Grounds

Comp #: 2113 Site Drainage System - Clean/Repair**Quantity: (1) System**

Location: Throughout development

Funded?: No.

History:

Comments: 2024: Client reports significant flooding issues during weather events. Client believes that the issues are not related to the current drainage system on site. To be monitored and updated during future reserve study updates..

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2119 Pavers (Roadways) - Replace**Quantity: Approx 5,340 GSF**

Location: Entry area

Funded?: Yes.

History: Per information provided, a paver repair project was completed in 2019 for \$5,325

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 40 years

Remaining Life: 12 years

Best Case: \$ 45,500

Worst Case: \$55,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2123 Asphalt (All) - Seal/Repair**Quantity: Approx 27,550 GSY**

Location: Parking lot

Funded?: Yes.

History:

Comments: Post-Resurface: Seal-coating is recommended, but only after completion of asphalt resurfacing in order to obtain a good return on investment. Remaining useful life shown here is intended to cycle initial application one year later than remaining useful life shown for asphalt resurfacing as noted elsewhere in this study. Typical vendor and manufacturer recommendations call for initial application roughly 6-12 months following repaving/resurfacing. Asphalt should then be re-sealed at recurring intervals based on the useful life shown for this component.

Useful Life: 4 years

Remaining Life: 1 years

Best Case: \$ 33,800

Worst Case: \$41,400

Lower estimate to seal/repair

Higher estimate

Cost Source: AR Cost Database

Comp #: 2125 Asphalt (Covered) - Resurface**Quantity: Approx 9,030 GSY**

Location: Covered sections under parking garage

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 250,000

Worst Case: \$291,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2125 Asphalt (Exposed) - Resurface**Quantity: Approx 18,520 GSY**

Location: Parking lots

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year). Client is reportedly considering installation of a paver system instead of the asphalt. To be monitored and updated during future reserve study updates..

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 280,000

Worst Case: \$342,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2137 Site Fencing (Metal) - Replace**Quantity: Approx 1,735 LF**

Location: Perimeter areas of development

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 101,000

Worst Case: \$123,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2143 Site Fencing (Chain Link) - Replace**Quantity: Approx 966 LF**

Location: Perimeter of development

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 30 years

Remaining Life: 0 years

Best Case: \$ 25,100

Worst Case: \$30,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2175 Marina Lights - Replace**Quantity: (8) Lights**

Location: Marina

Funded?: Yes.

History: Per information provided, marina lights replaced in 2019 for \$22,312

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 27,000

Worst Case: \$33,200

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2175 Parking Lot Lights - Replace**Quantity: (67) Pole Lights**

Location: Parking areas, garage

Funded?: Yes.

History: Per information provided, parking lot/garage lights replaced in 2019 for \$81,194.69

Comments: 2024: According to information provided, the client is reportedly considering upgrades to the lighting fixtures on property. To date, there are no specific plans or projects. To be monitored and updated during future reserve study updates..

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 190,000

Worst Case: \$232,000

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2175 Upper Pool Deck Lights - Replace**Quantity: (5) Lights**

Location: Upper Pool Deck Area

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 16,600

Worst Case: \$20,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2305 Garage Lights - 1/2 Replace

Location: Garage interior/exterior

Funded?: Yes.

History: Per information provided, parking lot/garage lights replaced in 2019 for \$81,194.69

Comments: 2024: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

2023: Per the information provided, 1/2 of the lights replaced in 2019 have already malfunctioned are are in need of replacement. The funding shown below reflects the replacement of approximately 50% of the total lights. The component is to be tracked and monitored with future reserve study updates.

Useful Life: 10 years

Best Case: \$ 10,500

Lower estimate to replace

Cost Source: AR Cost Database

Quantity: **Approx (125) Lights**

Remaining Life: 0 years

Worst Case: \$15,800

Higher estimate

M.E.P.

Comp #: 2507 Barcode Readers - Replace**Quantity: (2) Readers**

Location: Entry lane

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 21,700

Worst Case: \$26,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2511 Barrier Arm Operators - Replace**Quantity: (4) Operators**

Location: Entry Lanes

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 6 years

Best Case: \$ 19,800

Worst Case: \$24,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2513 Hydraulic Elevator/Cab - Modernize**Quantity: (1) Elevator**

Location: Garage

Funded?: Yes.

History:

Comments: 2024: To be modernized for \$81,845.23 (per information provided).

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 70,000

Worst Case: \$93,690

Lower estimate to modernize

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2513 Traction Elevators - Modernize**Quantity: (6) Elevators**

Location: Elevator room, elevator cab

Funded?: Yes.

History:

Comments: 2024: Client provided an estimate for traction elevator modernization of \$3,148,004.78.

2023: Per information provided, client recently received quote to modernize all (6) traction elevators for \$2,454,592.14, with \$398,150.24 added for hoistway door panel replacements.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 3,148,005

Worst Case: \$3,148,005

Lower estimate to modernize

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2513 Traction Elevators Cabs - Modernize**Quantity: (6) Elevators**

Location: Elevator room, elevator cab

Funded?: Yes.

History:

Comments: Client reports cab remodel bids of \$154,000 (per information provided). Project reportedly scheduled for 2025.

Useful Life: 25 years

Remaining Life: 0 years

Best Case: \$ 134,000

Worst Case: \$174,000

Lower estimate to modernize

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2523 HVAC (Offices) - Replace**Quantity: (1) System**

Location: Heat pump at offices/break room, Century building

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 5 years

Best Case: \$ 5,250

Worst Case: \$7,350

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2525 HVAC (Hallways - Century) - Replace**Quantity: (3) Systems**

Location: North tower rooftop

Funded?: Yes.

History: Per information provided, east system had 2 compressors replaced in 2019 but is reportedly in poor condition overall

Comments: 2024: Client estimates \$2,000,000 for replacement of the Hallway AC Systems in 2025. Project cost is assumed to be split 50/50 between the Century and Tower building. To be monitored and updated during future reserve study updates.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 800,000

Worst Case: \$1,200,000

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2525 HVAC (Hallways - Tower) - Replace**Quantity: (2) Systems**

Location: South tower rooftop

Funded?: Yes.

History: Per information provided, 6 of 8 compressors recently replaced but reportedly in poor condition

Comments: 2024: Client estimates \$2,000,000 for replacement of the Hallway AC Systems in 2025. Project cost is assumed to be split 50/50 between the Century and Tower building. To be monitored and updated during future reserve study updates.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 800,000

Worst Case: \$1,200,000

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2526 HVAC (Lobby - Century) - Replace**Quantity: (1) System**

Location: Heat pump at lobby, Tower building

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 9,450

Worst Case: \$12,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2526 HVAC (Lobby - Tower) - Replace**Quantity: (1) System**

Location: Heat pump at lobby, Tower building

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 13,100

Worst Case: \$18,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2527 HVAC (Auditorium) - Replace**Quantity: (2) Systems**

Location: Heat pump at Tower building auditorium

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 35,000

Worst Case: \$45,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2528 HVAC (Gym - Century M's) - Replace**Quantity: (1) System**

Location: Heat pump at men's gym, Century building

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 5,250

Worst Case: \$7,350

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2528 HVAC (Gym - Century W's) - Replace**Quantity: (1) System**

Location: Heat pump at women's gym, Century building

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 5,250

Worst Case: \$7,350

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2528 HVAC (Gym - Tower 1996) - Replace**Quantity: (1) System**

Location: Heat pumps at Tower building gym

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 7,880

Worst Case: \$11,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2528 HVAC (Gym - Tower 2013) - Replace**Quantity: (1) System**

Location: Heat pumps at Tower building gym

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 3 years

Best Case: \$ 7,880

Worst Case: \$13,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2529 HVAC (Century Elevator) - Replace**Quantity: (1) System**

Location: Rooftop elevator room at Century Building

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 6,300

Worst Case: \$9,450

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2529 HVAC (Tower Elevator) - Replace**Quantity: (1) System**

Location: Rooftop elevator room at Tower Building

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 6,300

Worst Case: \$9,450

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2529 HVACs (Party Room) - Replace**Quantity: (4) Systems**

Location: Party Room

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 26,300

Worst Case: \$36,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2532 Large Exhaust Fans - (1/3) Replace**Quantity: (6) of (17) Fans**

Location: Rooftops

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 42,000

Worst Case: \$52,500

Lower allowance to repair/replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2537 Cooling Tower - Refurbish**Quantity: (3) Cooling Towers**

Location: Rooftops at each tower

Funded?: Yes.

History:

Comments: 2024: Per information provided, there are potential issues at the concrete support beams at the cooling towers. However, said beams are reportedly already included in the scheduled 2025 concrete restoration. To be monitored and updated during future reserve study updates.

Useful Life: 7 years

Remaining Life: 0 years

Best Case: \$ 198,000

Worst Case: \$243,000

Lower allowance to refurbish

Higher allowance

Cost Source: AR Cost Database

Comp #: 2537 Cooling Towers - Replace**Quantity: (3) Cooling Towers**

Location: Rooftops at each tower

Funded?: Yes.

History: Per information provided at time of inspection, cooling towers are operational but are reportedly leaking and require maintenance (tower fans & VFD replaced in 2018 for \$7,943.87)

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 28 years

Remaining Life: 6 years

Best Case: \$ 919,000

Worst Case: \$1,090,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2538 Cooling Twr Pump (Century) Replace**Quantity: (1) Pump**

Location: Century building; Mechanical room

Funded?: Yes.

History: Per information provided, pump replaced in 2017

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 52,500

Worst Case: \$73,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2538 Cooling Twr Pump (Tower) - Replace**Quantity: (1) Pump**

Location: Tower Building; Mechanical room

Funded?: Yes.

History: Per information provided, pump replaced in 2017

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 12 years

Best Case: \$ 63,000

Worst Case: \$94,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2540 Variable Frequency Drives - Replace**Quantity: (4) Drives**

Location: Mechanical rooms

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 26,300

Worst Case: \$36,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2541 Trash Compactor (Century)- Replace**Quantity: (1) Compactor**

Location: Trash room

Funded?: Yes.

History: Trash Compactor was replaced around 2020-2022 (per information provided)

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 18,400

Worst Case: \$23,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2541 Trash Compactor (Tower) - Replace**Quantity: (1) Compactor**

Location: Trash room

Funded?: Yes.

History: Per information provided, compactor replaced in 2018 for \$12,750

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 13 years

Best Case: \$ 18,400

Worst Case: \$23,600

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2542 Trash Chute - Replace**Quantity: (2) Chute, (21/28) Floors**

Location: Throughout building

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 60 years

Remaining Life: 6 years

Best Case: \$ 318,000

Worst Case: \$390,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Security Cameras - Upgrade/Replace**Quantity: Approx (80) Cameras**

Location: Throughout development

Funded?: Yes.

History: Per information provided, system replaced in 2018 for \$27,820

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 86,900

Worst Case: \$106,000

Lower allowance to upgrade/replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2571 Boiler 1 (Century) - Replace**Quantity: (1) Boiler**

Location: Mechanical room at rooftop

Funded?: Yes.

History: (1) Boiler replaced with RBI in 2020 (per information provided)

Comments: 2024: Boiler to be replaced in 2024 for \$104,560 (project cost reportedly includes (1) Boiler at the Tower Building).

Project cost assumed to be split 50/50 between the (2) buildings. To be monitored and updated during future reserve study updates..

Useful Life: 25 years

Remaining Life: 24 years

Best Case: \$ 40,000

Worst Case: \$65,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2571 Boiler 2 (Century) - Replace**Quantity: (1) Boiler**

Location: Mechanical room at rooftop

Funded?: Yes.

History: (1) Boiler replaced with RBI in 2020 (per information provided)

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 20 years

Best Case: \$ 52,500

Worst Case: \$63,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2571 Boilers (Tower) - Replace**Quantity: (2) Boilers**

Location: Mechanical room at rooftop

Funded?: Yes.

History: Per information provided, boilers replaced in 2017 for \$64,536.50

Comments: 2024: Boiler to be replaced in 2024 for \$104,560 (project cost reportedly includes (1) Boiler at the Century Building).

Project cost assumed to be split 50/50 between the (2) buildings. To be monitored and updated during future reserve study updates..

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 40,000

Worst Case: \$65,000

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2573 Water Storage Tanks (Century)- Repl**Quantity: (2) Tanks**

Location: Rooftop Mechanical Room

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 16 years

Best Case: \$ 18,400

Worst Case: \$23,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2573 Water Storage Tanks (Tower) - Repl.**Quantity: (2) Tanks**

Location: Rooftop Mechanical Room

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 17 years

Best Case: \$ 18,400

Worst Case: \$23,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2575 Booster Pumps (Century) - Repl**Quantity: (1) System**

Location: Trash Compactor Room at Century

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 14 years

Best Case: \$ 13,100

Worst Case: \$18,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2575 Booster Pumps (Tower) - Repl**Quantity: (1) System**

Location: Mechanical room at Tower

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 13,100

Worst Case: \$18,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2575 Domestic Water System - Replace

Quantity: (1) System

Location: Mechanical room at garage
Funded?: Yes.
History: Per information provided, domestic water system had repairs completed in 2018 for \$21,612.49
Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).
Useful Life: 20 years
Best Case: \$ 73,500
Lower estimate to replace
Cost Source: AR Cost Database

Remaining Life: 2 years
Worst Case: \$105,000
Higher estimate

Comp #: 2599 Golf Carts - 1/2 Replace

Quantity: (2) Carts

Location: Parking garage
Funded?: Yes.
History:
Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).
Useful Life: 6 years
Best Case: \$ 7,880
Lower estimate to replace
Cost Source: AR Cost Database

Remaining Life: 0 years
Worst Case: \$13,100
Higher estimate

Interiors and Amenities

Comp #: 2701 Interior Surfaces - Repaint**Quantity: Approx 211,800 GSF**

Location: Interior common areas

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 170,000

Worst Case: \$208,000

Lower estimate to repaint

Higher estimate

Cost Source: AR Cost Database

Comp #: 2705 Interior Lights - Replace**Quantity: Approx (340) Lights**

Location: Interior common areas

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 40,500

Worst Case: \$50,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2709 Tile Flooring - Replace**Quantity: Approx 19,000 GSF**

Location: Interior common areas

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 215,000

Worst Case: \$263,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2711 Carpeting - Replace**Quantity: Approx 7,320 GSY**

Location: Interior common areas

Funded?: Yes.

History: Per information provided, carpet replaced in 2016

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 484,000

Worst Case: \$592,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2725 Fitness Rooms - Remodel**Quantity: (3) Rooms**

Location: Fitness room interior

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 42,000

Worst Case: \$63,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2727 Fitness Eqpmt (Century) - Replace**Quantity: Numerous Pieces**

Location: Fitness room

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 67,600

Worst Case: \$82,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2728 Fitness Eqpmt (Tower) - Replace**Quantity: Numerous Pieces**

Location: Fitness room

Funded?: No.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2749 Bathroom (Pool) - Remodel**Quantity: (1) Bathroom**

Location: Lower Pool Deck

Funded?: Yes.

History: Remodeled in 2020 (per information provided)

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 15 years

Best Case: \$ 7,880

Worst Case: \$13,100

Lower allowance to renovate/remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms (3rd Flr Century)-Remodel**Quantity: (2) Bathrooms**

Location: 3rd Floor Century

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 36,800

Worst Case: \$47,300

Lower allowance to renovate/remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms (3rd Flr Tower) - Remodel**Quantity: (2) Bathrooms**

Location: 3rd Floor Tower

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 26,300

Worst Case: \$36,800

Lower allowance to renovate/remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms (Century) - Remodel**Quantity: (2) Bathrooms**

Location: Common area bathrooms

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 7 years

Best Case: \$ 18,900

Worst Case: \$23,100

Lower allowance to renovate/remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2750 Bathrooms (Emp. Lounge) - Remodel**Quantity: (2) Bathrooms**

Location: Employee Lounge

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 13,100

Worst Case: \$18,400

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2750 Lobby (Century) - Remodel**Quantity: (1) Lobby**

Location: Main entry to building

Funded?: Yes.

History: Per information provided, lobby furniture is leased

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 52,500

Worst Case: \$105,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2750 Lobby (Tower) - Remodel**Quantity: (1) Lobby**

Location: Main entry to Tower building

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 52,500

Worst Case: \$105,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2752 Office - Remodel**Quantity: (1) Office Area**

Location: Adjacent to lobby

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 3 years

Best Case: \$ 15,800

Worst Case: \$26,300

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2753 Party Room - Remodel**Quantity: (1) Social Room**

Location: Social Room interior

Funded?: Yes.

History: Per information provided, appliances in kitchen area recently replaced

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 51,300

Worst Case: \$74,300

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2755 Billiards Room - Remodel**Quantity: (1) Room**

Location: Tower 3rd Floor

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 23,600

Worst Case: \$28,900

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2758 Auditorium - Remodel**Quantity: (1) Room**

Location: Tower building

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 47,300

Worst Case: \$57,800

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2767 Pool Deck (Lower) - Repair/Recoat**Quantity: Approx 4,120 GSF**

Location: Pool deck

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 6,830

Worst Case: \$8,300

Lower estimate to clean/seal/repair

Higher estimate

Cost Source: AR Cost Database

Comp #: 2768 Pool Deck (Lower) - Resurface**Quantity: Approx 4,120 GSF**

Location: Pool deck

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 31,200

Worst Case: \$38,100

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2771 Pool Fence (Lower) - Replace**Quantity: Approx 237 LF**

Location: Perimeter of pool area

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 11,200

Worst Case: \$13,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Lower Pool - Resurface**Quantity: (1) Pool**

Location: Interior finishes of pool

Funded?: Yes.

History: Per information provided, pool resurfaced in 2018 for \$25,768.93

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 31,700

Worst Case: \$40,500

Lower estimate to resurface

Higher estimate

Cost Source: Client Cost History, plus Inflation

Comp #: 2773 Upper Pool - Resurface**Quantity: (1) Pool**

Location: Interior finishes of pool

Funded?: Yes.

History: Reportedly done with 2019-2020 deck project (per information provided)

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 5 years

Best Case: \$ 47,700

Worst Case: \$58,300

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2781 Pool/Spa Heaters - Replace**Quantity: (3) Heaters**

Location: Pool equipment room

Funded?: Yes.

History: Per information provided, 2 of 3 heaters not operating at time of inspection (upper pool)

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 5 years

Remaining Life: 3 years

Best Case: \$ 16,300

Worst Case: \$20,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2809 Tennis Courts - Re-Coat/Resurface**Quantity: (2) Courts**

Location: Tennis courts

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 5 years

Remaining Life: 0 years

Best Case: \$ 12,300

Worst Case: \$15,000

Lower estimate to repair/re-coat/resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2811 Tennis Courts - Rebuild/Reconstruct**Quantity: (2) Courts**

Location: Tennis courts

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 30 years

Remaining Life: 4 years

Best Case: \$ 42,500

Worst Case: \$52,000

Lower estimate to rebuild/reconstruct

Higher estimate

Cost Source: AR Cost Database

Comp #: 2813 Tennis Court Fencing - Replace**Quantity: Approx 433 LF**

Location: Tennis court

Funded?: Yes.

History:

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 4 years

Best Case: \$ 26,600

Worst Case: \$32,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2817 Tennis Court Lighting - Replace**Quantity: (4) Lights**

Location: Tennis court

Funded?: Yes.

History: Per information provided, tennis court lights replaced in 2019 for \$8,000

Comments: No changes or project history reported by the client since the prior engagement (reserve study completed in 2023 for the 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 19 years

Best Case: \$ 9,460

Worst Case: \$12,200

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History, plus Inflation