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Centro Downtown C.A., Inc.
Non-SIRS Components
Miami, FL



Report #: 31648-2
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY
Update "With-Site-Visit"

October 14, 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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Centro Downtown C.A., Inc. - Non-SIRS Components

Report #: **31648-2**

Miami, FL

of Units: 358

Level of Service: **Update "With-Site-Visit"**

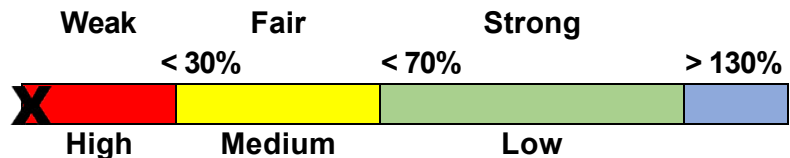
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance	\$0
Projected "Fully Funded" (Ideal) Reserve Balance	\$3,020,918
Percent Funded	0.0 %
Required 2025 Special Assessments	\$0
Minimum 2025 Funding Required to Maintain Reserves above \$0 through Year 30	\$416,254
(Optional Alternative) Recommended 2025 Funding to Achieve 100% Funded by Year 30 ..	\$469,600

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 an "Update, With-Site-Visit" Reserve Study based on a prior study prepared by Association Reserves for your 2020 Fiscal Year. We performed the site inspection on 9/10/2024.

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:

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

Minimum Funding Required:

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

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

Recommended Funding Plan:

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

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:

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.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Site and Exteriors			
2137 Site Fencing (Metal) - Replace	25	16	\$27,350
2303 Ext. Lights (Decorative) - Replace	20	11	\$15,000
M.E.P.			
2513 Tower Elevators - Modernize	25	16	\$2,100,000
2517 Elevator Cabs (Passenger) - Remodel	25	16	\$82,500
2523 HVAC (Electrical Room)-Mini-Split - Repl	15	5	\$6,000
2523 HVAC (Fire Cmd. Room) -Mini-Split - Repl	15	5	\$6,000
2523 HVAC (Misc.) - Mini-Splits - Replace	15	5	\$36,000
2524 HVAC (Elevator Room) - Split - Replace	15	5	\$10,550
2526 HVAC (Hallways) - Packaged/RTU - Replace	15	5	\$797,550
2526 HVAC (Lounge) - Packaged/RTU - Replace	15	5	\$71,550
2527 HVAC (Gym) - Replace	20	11	\$18,750
2527 HVAC (HP-8) - Replace	20	11	\$12,550
2527 HVAC (Lower Lounge) - Replace	20	11	\$12,550
2527 HVAC (Main Lobby Lvl 1) - Replace	20	11	\$7,550
2527 HVAC (Main Lobby Lvl 2) - Replace	20	11	\$37,550
2527 HVAC (Office) - Replace	20	11	\$12,550
2527 HVAC (Trash Room) - Replace	15	6	\$5,000
2527 HVAC (Upper Lounge) - Replace	15	6	\$18,750
2531 Boiler (Space Heating) - Replace	30	20	\$65,000
2532 Exhaust Fans - Repair/Replace	15	5	\$12,550
2536 Heat Exchangers - Replace	20	10	\$150,000
2537 Cooling Tower - Refurbish	20	5	\$150,000
2538 Cooling Tower - Replace	20	15	\$1,000,000
2539 Condenser Water Pumps - Replace	20	10	\$108,000
2540 VFDs (Closed Loop Pumps) - Replace	20	10	\$15,550
2540 VFDs (Cooling Tower Fans) - Replace	20	16	\$22,200
2540 VFDs (Elevator Press. Fans) - Replace	20	10	\$18,450
2540 VFDs (Open Loop Pumps) - Replace	20	10	\$22,200
2540 VFDs (Stairwell Press. Fans) - Replace	20	10	\$16,400
2541 Trash Compactor - Replace	20	11	\$32,550
2543 Security Cameras - Upgrade/Replace	10	1	\$34,400
2571 Boilers - Replace	20	8	\$44,700
2573 Water Storage Tanks - Replace	20	10	\$20,650
2575 Cooling Tower Booster System - Replace	20	11	\$50,000
2575 Domestic Water System - Replace	20	11	\$75,000
Interiors and Amenities			

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2701 Interior Surfaces - Repaint	10	1	\$180,000
2709 Hallway Tile Flooring - Replace	20	11	\$96,300
2711 Hallway Carpeting - Replace	10	1	\$216,000
2721 Mailboxes - Replace	30	21	\$110,800
2725 Fitness Room - Remodel	15	6	\$50,000
2727 Fitness Eqpmt (Cardio) - Replace	10	1	\$55,550
2728 Fitness Eqpmt (Strength) - Replace	15	6	\$37,550
2729 Sauna/Steam Rooms - Refurbish	20	11	\$30,000
2749 Bathrooms (Locker Rms) - Remodel	20	11	\$60,000
2750 Lobby - Remodel	20	11	\$250,000
2753 Lounge - Remodel	20	11	\$250,000
2753 Offices/Admin Area - Remodel	20	11	\$20,000
2763 Pool Deck Furniture - Replace	10	1	\$28,100
2781 Pool/Spa Heaters - Replace	10	5	\$7,395

49 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

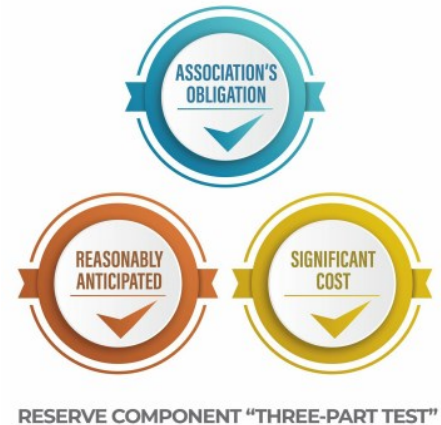


For this [Update With-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We performed an on-site inspection to evaluate your common areas, updating and adjusting your Reserve Component List as appropriate.

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?

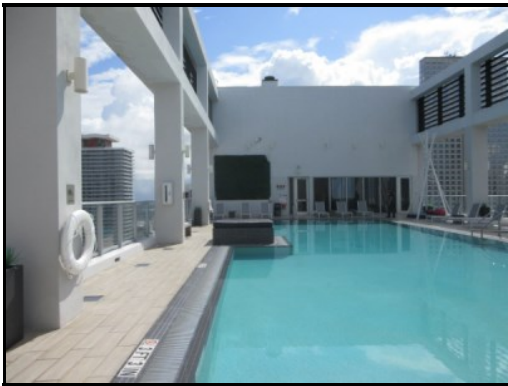
Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 -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

Site Inspection Notes

During our site visit on 9/10/2024, we visually inspected all common areas, amenities, and other components that are the responsibility of the Client. Please refer to the Component Details section at the end of this document for additional photos, observations and other information regarding each component.



Projected Expenses

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

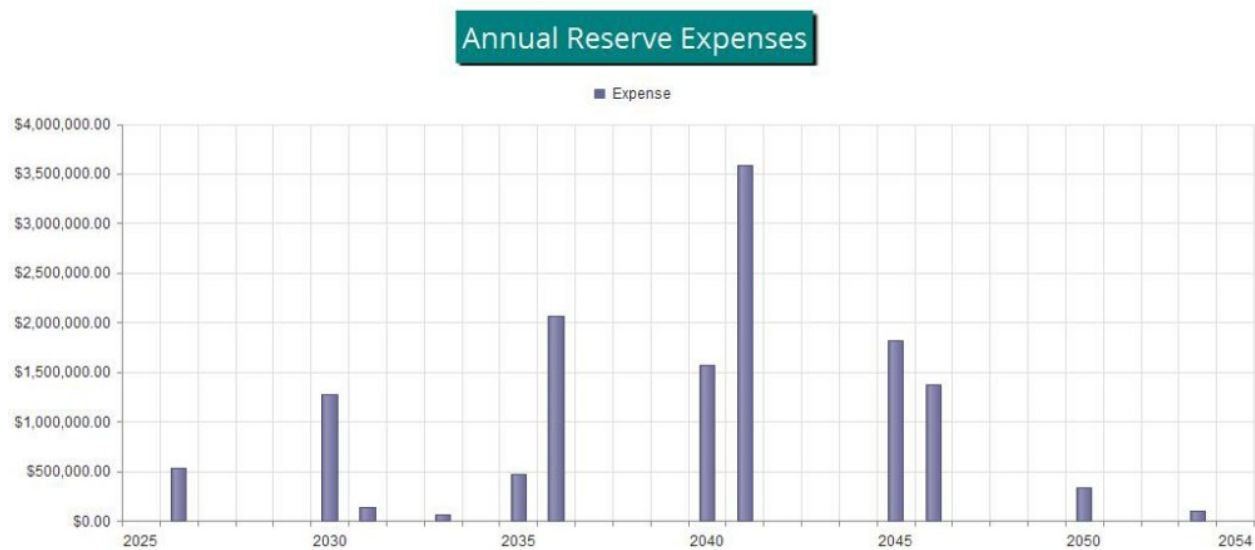


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$0 as-of the start of your Fiscal Year on 1/1/2025. 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 \$3,020,918. 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 \$469,600 in the upcoming fiscal year. At minimum, the Association must budget \$416,254 for Reserves in the upcoming year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

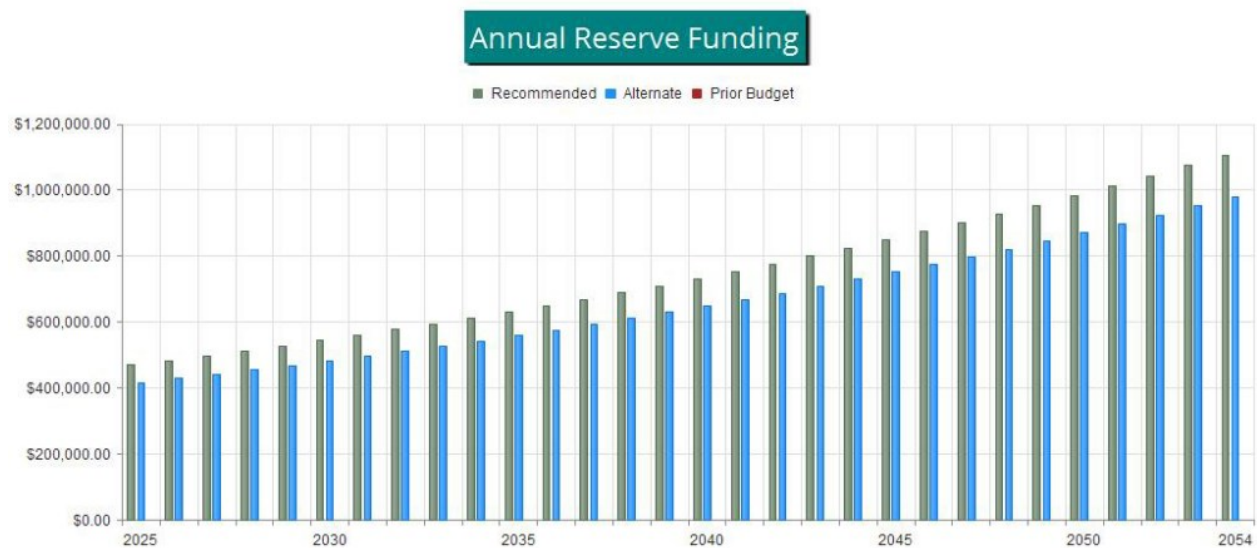


Figure 2

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

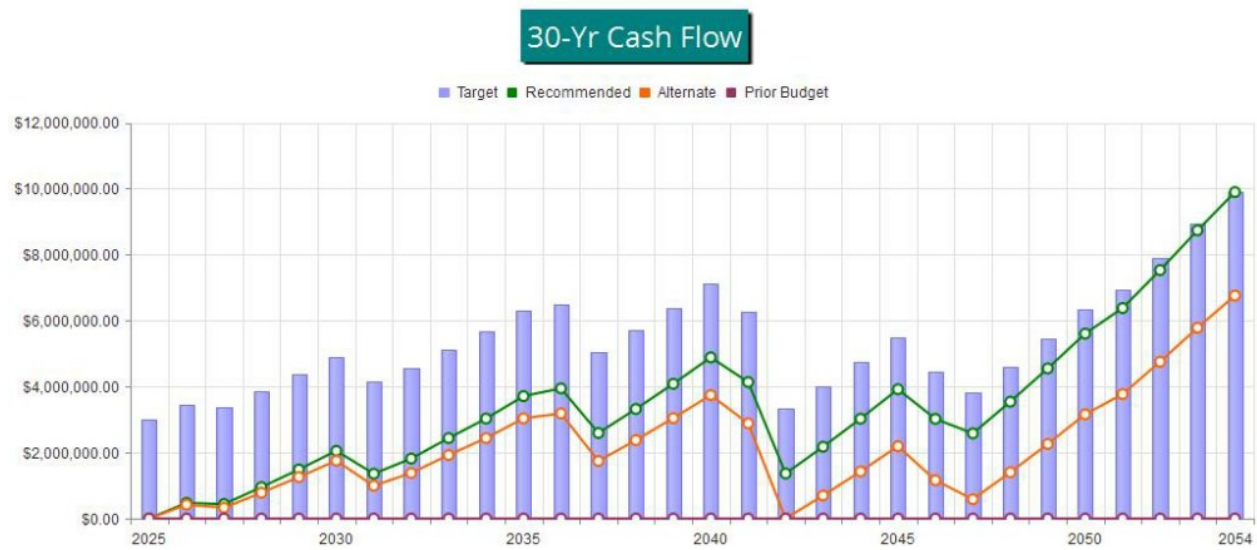


Figure 3

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.

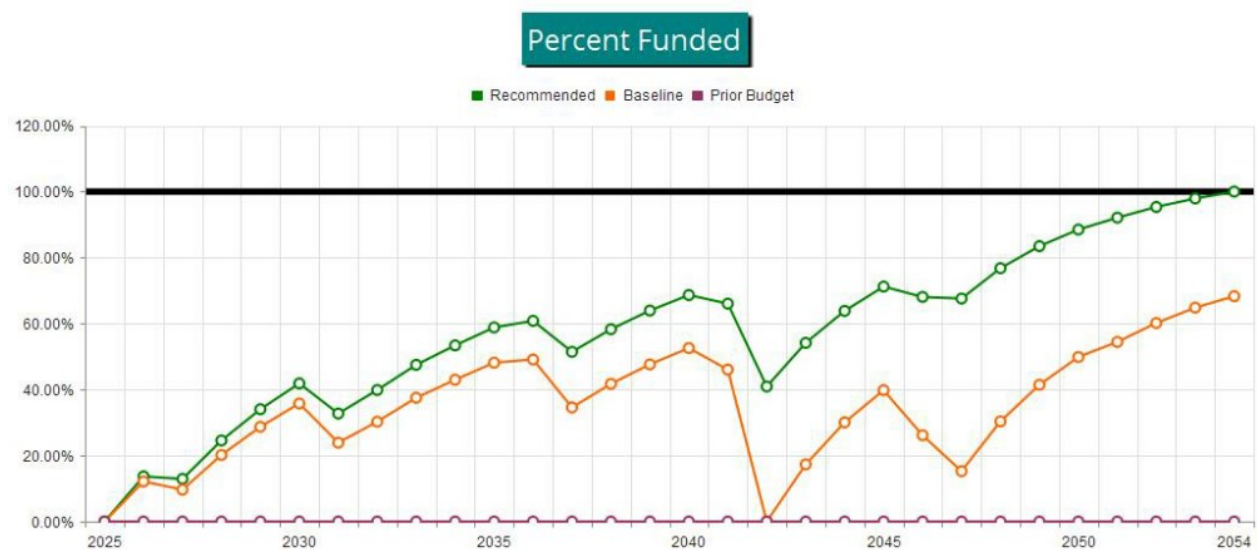


Figure 4



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 Exteriors								
2137	Site Fencing (Metal) - Replace	\$27,350	X	9	/	25	=	\$9,846
2303	Ext. Lights (Decorative) - Replace	\$15,000	X	9	/	20	=	\$6,750
M.E.P.								
2513	Tower Elevators - Modernize	\$2,100,000	X	9	/	25	=	\$756,000
2517	Elevator Cabs (Passenger) - Remodel	\$82,500	X	9	/	25	=	\$29,700
2523	HVAC (Electrical Room)-Mini-Split - Repl	\$6,000	X	10	/	15	=	\$4,000
2523	HVAC (Fire Cmd. Room) -Mini-Split - Repl	\$6,000	X	10	/	15	=	\$4,000
2523	HVAC (Misc.) - Mini-Splits - Replace	\$36,000	X	10	/	15	=	\$24,000
2524	HVAC (Elevator Room) - Split - Replace	\$10,550	X	10	/	15	=	\$7,033
2526	HVAC (Hallways) - Packaged/RTU - Replace	\$797,550	X	10	/	15	=	\$531,700
2526	HVAC (Lounge) - Packaged/RTU - Replace	\$71,550	X	10	/	15	=	\$47,700
2527	HVAC (Gym) - Replace	\$18,750	X	9	/	20	=	\$8,438
2527	HVAC (HP-8) - Replace	\$12,550	X	9	/	20	=	\$5,648
2527	HVAC (Lower Lounge) - Replace	\$12,550	X	9	/	20	=	\$5,648
2527	HVAC (Main Lobby Lvl 1) - Replace	\$7,550	X	9	/	20	=	\$3,398
2527	HVAC (Main Lobby Lvl 2) - Replace	\$37,550	X	9	/	20	=	\$16,898
2527	HVAC (Office) - Replace	\$12,550	X	9	/	20	=	\$5,648
2527	HVAC (Trash Room) - Replace	\$5,000	X	9	/	15	=	\$3,000
2527	HVAC (Upper Lounge) - Replace	\$18,750	X	9	/	15	=	\$11,250
2531	Boiler (Space Heating) - Replace	\$65,000	X	10	/	30	=	\$21,667
2532	Exhaust Fans - Repair/Replace	\$12,550	X	10	/	15	=	\$8,367
2536	Heat Exchangers - Replace	\$150,000	X	10	/	20	=	\$75,000
2537	Cooling Tower - Refurbish	\$150,000	X	15	/	20	=	\$112,500
2538	Cooling Tower - Replace	\$1,000,000	X	5	/	20	=	\$250,000
2539	Condenser Water Pumps – Replace	\$108,000	X	10	/	20	=	\$54,000
2540	VFDs (Closed Loop Pumps) - Replace	\$15,550	X	10	/	20	=	\$7,775
2540	VFDs (Cooling Tower Fans) - Replace	\$22,200	X	4	/	20	=	\$4,440
2540	VFDs (Elevator Press. Fans) - Replace	\$18,450	X	10	/	20	=	\$9,225
2540	VFDs (Open Loop Pumps) - Replace	\$22,200	X	10	/	20	=	\$11,100
2540	VFDs (Stairwell Press. Fans) - Replace	\$16,400	X	10	/	20	=	\$8,200
2541	Trash Compactor - Replace	\$32,550	X	9	/	20	=	\$14,648
2543	Security Cameras - Upgrade/Replace	\$34,400	X	9	/	10	=	\$30,960
2571	Boilers - Replace	\$44,700	X	12	/	20	=	\$26,820
2573	Water Storage Tanks - Replace	\$20,650	X	10	/	20	=	\$10,325
2575	Cooling Tower Booster System - Replace	\$50,000	X	9	/	20	=	\$22,500
2575	Domestic Water System - Replace	\$75,000	X	9	/	20	=	\$33,750
Interiors and Amenities								
2701	Interior Surfaces - Repaint	\$180,000	X	9	/	10	=	\$162,000
2709	Hallway Tile Flooring - Replace	\$96,300	X	9	/	20	=	\$43,335
2711	Hallway Carpeting - Replace	\$216,000	X	9	/	10	=	\$194,400
2721	Mailboxes - Replace	\$110,800	X	9	/	30	=	\$33,240
2725	Fitness Room - Remodel	\$50,000	X	9	/	15	=	\$30,000
2727	Fitness Eqpmt (Cardio) - Replace	\$55,550	X	9	/	10	=	\$49,995
2728	Fitness Eqpmt (Strength) - Replace	\$37,550	X	9	/	15	=	\$22,530

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2729	Sauna/Steam Rooms - Refurbish	\$30,000	X	9	/	20	=	\$13,500
2749	Bathrooms (Locker Rms) - Remodel	\$60,000	X	9	/	20	=	\$27,000
2750	Lobby - Remodel	\$250,000	X	9	/	20	=	\$112,500
2753	Lounge - Remodel	\$250,000	X	9	/	20	=	\$112,500
2753	Offices/Admin Area - Remodel	\$20,000	X	9	/	20	=	\$9,000
2763	Pool Deck Furniture - Replace	\$28,100	X	9	/	10	=	\$25,290
2781	Pool/Spa Heaters - Replace	\$7,395	X	5	/	10	=	\$3,698
								\$3,020,918



#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Site and Exteriors					
2137	Site Fencing (Metal) - Replace	25	\$27,350	\$1,094	0.32 %
2303	Ext. Lights (Decorative) - Replace	20	\$15,000	\$750	0.22 %
M.E.P.					
2513	Tower Elevators - Modernize	25	\$2,100,000	\$84,000	24.42 %
2517	Elevator Cabs (Passenger) - Remodel	25	\$82,500	\$3,300	0.96 %
2523	HVAC (Electrical Room)-Mini-Split - Repl	15	\$6,000	\$400	0.12 %
2523	HVAC (Fire Cmd. Room) -Mini-Split - Repl	15	\$6,000	\$400	0.12 %
2523	HVAC (Misc.) - Mini-Splits - Replace	15	\$36,000	\$2,400	0.70 %
2524	HVAC (Elevator Room) - Split - Replace	15	\$10,550	\$703	0.20 %
2526	HVAC (Hallways) - Packaged/RTU - Replace	15	\$797,550	\$53,170	15.46 %
2526	HVAC (Lounge) - Packaged/RTU - Replace	15	\$71,550	\$4,770	1.39 %
2527	HVAC (Gym) - Replace	20	\$18,750	\$938	0.27 %
2527	HVAC (HP-8) - Replace	20	\$12,550	\$628	0.18 %
2527	HVAC (Lower Lounge) - Replace	20	\$12,550	\$628	0.18 %
2527	HVAC (Main Lobby Lvl 1) - Replace	20	\$7,550	\$378	0.11 %
2527	HVAC (Main Lobby Lvl 2) - Replace	20	\$37,550	\$1,878	0.55 %
2527	HVAC (Office) - Replace	20	\$12,550	\$628	0.18 %
2527	HVAC (Trash Room) - Replace	15	\$5,000	\$333	0.10 %
2527	HVAC (Upper Lounge) - Replace	15	\$18,750	\$1,250	0.36 %
2531	Boiler (Space Heating) - Replace	30	\$65,000	\$2,167	0.63 %
2532	Exhaust Fans - Repair/Replace	15	\$12,550	\$837	0.24 %
2536	Heat Exchangers - Replace	20	\$150,000	\$7,500	2.18 %
2537	Cooling Tower - Refurbish	20	\$150,000	\$7,500	2.18 %
2538	Cooling Tower - Replace	20	\$1,000,000	\$50,000	14.54 %
2539	Condenser Water Pumps – Replace	20	\$108,000	\$5,400	1.57 %
2540	VFDs (Closed Loop Pumps) - Replace	20	\$15,550	\$778	0.23 %
2540	VFDs (Cooling Tower Fans) - Replace	20	\$22,200	\$1,110	0.32 %
2540	VFDs (Elevator Press. Fans) - Replace	20	\$18,450	\$923	0.27 %
2540	VFDs (Open Loop Pumps) - Replace	20	\$22,200	\$1,110	0.32 %
2540	VFDs (Stairwell Press. Fans) - Replace	20	\$16,400	\$820	0.24 %
2541	Trash Compactor - Replace	20	\$32,550	\$1,628	0.47 %
2543	Security Cameras - Upgrade/Replace	10	\$34,400	\$3,440	1.00 %
2571	Boilers - Replace	20	\$44,700	\$2,235	0.65 %
2573	Water Storage Tanks - Replace	20	\$20,650	\$1,033	0.30 %
2575	Cooling Tower Booster System - Replace	20	\$50,000	\$2,500	0.73 %
2575	Domestic Water System - Replace	20	\$75,000	\$3,750	1.09 %
Interiors and Amenities					
2701	Interior Surfaces - Repaint	10	\$180,000	\$18,000	5.23 %
2709	Hallway Tile Flooring - Replace	20	\$96,300	\$4,815	1.40 %
2711	Hallway Carpeting - Replace	10	\$216,000	\$21,600	6.28 %
2721	Mailboxes - Replace	30	\$110,800	\$3,693	1.07 %
2725	Fitness Room - Remodel	15	\$50,000	\$3,333	0.97 %
2727	Fitness Eqpmt (Cardio) - Replace	10	\$55,550	\$5,555	1.62 %
2728	Fitness Eqpmt (Strength) - Replace	15	\$37,550	\$2,503	0.73 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2729	Sauna/Steam Rooms - Refurbish	20	\$30,000	\$1,500	0.44 %
2749	Bathrooms (Locker Rms) - Remodel	20	\$60,000	\$3,000	0.87 %
2750	Lobby - Remodel	20	\$250,000	\$12,500	3.63 %
2753	Lounge - Remodel	20	\$250,000	\$12,500	3.63 %
2753	Offices/Admin Area - Remodel	20	\$20,000	\$1,000	0.29 %
2763	Pool Deck Furniture - Replace	10	\$28,100	\$2,810	0.82 %
2781	Pool/Spa Heaters - Replace	10	\$7,395	\$740	0.22 %
49	Total Funded Components			\$343,923	100.00 %



30-Year Reserve Plan Summary

Report # 31648-2
With-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	\$3,020,918	0.0 %	High	\$469,600	\$0	\$4,739	\$0
2026	\$474,339	\$3,465,786	13.7 %	High	\$483,688	\$0	\$9,112	\$529,472
2027	\$437,668	\$3,389,273	12.9 %	High	\$498,199	\$0	\$13,862	\$0
2028	\$949,729	\$3,866,765	24.6 %	High	\$513,145	\$0	\$24,348	\$0
2029	\$1,487,222	\$4,369,857	34.0 %	Medium	\$528,539	\$0	\$35,353	\$0
2030	\$2,051,113	\$4,899,655	41.9 %	Medium	\$544,395	\$0	\$34,053	\$1,272,413
2031	\$1,357,148	\$4,146,721	32.7 %	Medium	\$560,727	\$0	\$31,711	\$132,898
2032	\$1,816,688	\$4,557,220	39.9 %	Medium	\$577,549	\$0	\$42,497	\$0
2033	\$2,436,734	\$5,129,609	47.5 %	Medium	\$594,875	\$0	\$54,616	\$56,625
2034	\$3,029,601	\$5,673,916	53.4 %	Medium	\$612,721	\$0	\$67,334	\$0
2035	\$3,709,656	\$6,306,338	58.8 %	Medium	\$631,103	\$0	\$76,482	\$472,051
2036	\$3,945,191	\$6,485,386	60.8 %	Medium	\$650,036	\$0	\$65,315	\$2,068,599
2037	\$2,591,943	\$5,039,644	51.4 %	Medium	\$669,537	\$0	\$59,074	\$0
2038	\$3,320,554	\$5,695,896	58.3 %	Medium	\$689,623	\$0	\$73,983	\$0
2039	\$4,084,161	\$6,386,988	63.9 %	Medium	\$710,312	\$0	\$89,605	\$0
2040	\$4,884,077	\$7,114,420	68.7 %	Medium	\$731,621	\$0	\$90,126	\$1,569,489
2041	\$4,136,336	\$6,263,175	66.0 %	Medium	\$753,570	\$0	\$54,946	\$3,581,785
2042	\$1,363,068	\$3,330,285	40.9 %	Medium	\$776,177	\$0	\$35,346	\$0
2043	\$2,174,591	\$4,015,700	54.2 %	Medium	\$799,463	\$0	\$51,961	\$0
2044	\$3,026,015	\$4,739,243	63.9 %	Medium	\$823,446	\$0	\$69,389	\$0
2045	\$3,918,850	\$5,502,585	71.2 %	Low	\$848,150	\$0	\$69,337	\$1,815,503
2046	\$3,020,833	\$4,437,493	68.1 %	Medium	\$873,594	\$0	\$55,969	\$1,369,456
2047	\$2,580,941	\$3,819,071	67.6 %	Medium	\$899,802	\$0	\$61,176	\$0
2048	\$3,541,919	\$4,612,406	76.8 %	Low	\$926,796	\$0	\$80,845	\$0
2049	\$4,549,560	\$5,449,904	83.5 %	Low	\$954,600	\$0	\$101,464	\$0
2050	\$5,605,624	\$6,333,501	88.5 %	Low	\$983,238	\$0	\$119,743	\$329,550
2051	\$6,379,055	\$6,925,771	92.1 %	Low	\$1,012,735	\$0	\$138,978	\$0
2052	\$7,530,768	\$7,897,498	95.4 %	Low	\$1,043,117	\$0	\$162,531	\$0
2053	\$8,736,416	\$8,921,295	97.9 %	Low	\$1,074,411	\$0	\$186,150	\$102,270
2054	\$9,894,707	\$9,894,074	100.0 %	Low	\$1,106,643	\$0	\$210,887	\$0



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 31648-2
With-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	\$3,020,918	0.0 %	High	\$416,254	\$0	\$4,201	\$0
2026	\$420,455	\$3,465,786	12.1 %	High	\$428,742	\$0	\$7,470	\$529,472
2027	\$327,195	\$3,389,273	9.7 %	High	\$441,604	\$0	\$11,061	\$0
2028	\$779,860	\$3,866,765	20.2 %	High	\$454,852	\$0	\$20,331	\$0
2029	\$1,255,043	\$4,369,857	28.7 %	High	\$468,498	\$0	\$30,060	\$0
2030	\$1,753,601	\$4,899,655	35.8 %	Medium	\$482,552	\$0	\$27,424	\$1,272,413
2031	\$991,164	\$4,146,721	23.9 %	High	\$497,029	\$0	\$23,681	\$132,898
2032	\$1,378,976	\$4,557,220	30.3 %	Medium	\$511,940	\$0	\$33,000	\$0
2033	\$1,923,916	\$5,129,609	37.5 %	Medium	\$527,298	\$0	\$43,583	\$56,625
2034	\$2,438,173	\$5,673,916	43.0 %	Medium	\$543,117	\$0	\$54,694	\$0
2035	\$3,035,984	\$6,306,338	48.1 %	Medium	\$559,411	\$0	\$62,161	\$472,051
2036	\$3,185,505	\$6,485,386	49.1 %	Medium	\$576,193	\$0	\$49,236	\$2,068,599
2037	\$1,742,335	\$5,039,644	34.6 %	Medium	\$593,479	\$0	\$41,157	\$0
2038	\$2,376,971	\$5,695,896	41.7 %	Medium	\$611,283	\$0	\$54,147	\$0
2039	\$3,042,401	\$6,386,988	47.6 %	Medium	\$629,622	\$0	\$67,763	\$0
2040	\$3,739,785	\$7,114,420	52.6 %	Medium	\$648,510	\$0	\$66,190	\$1,569,489
2041	\$2,884,997	\$6,263,175	46.1 %	Medium	\$667,965	\$0	\$28,825	\$3,581,785
2042	\$3	\$3,330,285	0.0 %	High	\$688,004	\$0	\$6,944	\$0
2043	\$694,951	\$4,015,700	17.3 %	High	\$708,645	\$0	\$21,179	\$0
2044	\$1,424,774	\$4,739,243	30.1 %	Medium	\$729,904	\$0	\$36,124	\$0
2045	\$2,190,803	\$5,502,585	39.8 %	Medium	\$751,801	\$0	\$33,485	\$1,815,503
2046	\$1,160,586	\$4,437,493	26.2 %	High	\$774,355	\$0	\$17,420	\$1,369,456
2047	\$582,905	\$3,819,071	15.3 %	High	\$797,586	\$0	\$19,815	\$0
2048	\$1,400,305	\$4,612,406	30.4 %	Medium	\$821,513	\$0	\$36,555	\$0
2049	\$2,258,374	\$5,449,904	41.4 %	Medium	\$846,159	\$0	\$54,123	\$0
2050	\$3,158,656	\$6,333,501	49.9 %	Medium	\$871,543	\$0	\$69,225	\$329,550
2051	\$3,769,874	\$6,925,771	54.4 %	Medium	\$897,690	\$0	\$85,152	\$0
2052	\$4,752,716	\$7,897,498	60.2 %	Medium	\$924,620	\$0	\$105,262	\$0
2053	\$5,782,598	\$8,921,295	64.8 %	Medium	\$952,359	\$0	\$125,297	\$102,270
2054	\$6,757,984	\$9,894,074	68.3 %	Medium	\$980,930	\$0	\$146,305	\$0



30-Year Income/Expense Detail

Report # 31648-2
With-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$0	\$474,339	\$437,668	\$949,729	\$1,487,222
Annual Reserve Funding	\$469,600	\$483,688	\$498,199	\$513,145	\$528,539
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,739	\$9,112	\$13,862	\$24,348	\$35,353
Total Income	\$474,339	\$967,139	\$949,729	\$1,487,222	\$2,051,113
# Component					
Site and Exteriors					
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2513 Tower Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Passenger) - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Electrical Room)-Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Fire Cmd. Room) -Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Misc.) - Mini-Splits - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC (Elevator Room) - Split - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Hallways) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lounge) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (HP-8) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Lower Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 1) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 2) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Upper Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2536 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Closed Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Cooling Tower Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Elevator Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Open Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Stairwell Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$35,432	\$0	\$0	\$0
2571 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
2575 Cooling Tower Booster System - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$185,400	\$0	\$0	\$0
2709 Hallway Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Hallway Carpeting - Replace	\$0	\$222,480	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$57,217	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2729 Sauna/Steam Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Locker Rms) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Offices/Admin Area - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$28,943	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$529,472	\$0	\$0	\$0
Ending Reserve Balance	\$474,339	\$437,668	\$949,729	\$1,487,222	\$2,051,113

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$2,051,113	\$1,357,148	\$1,816,688	\$2,436,734	\$3,029,601
Annual Reserve Funding	\$544,395	\$560,727	\$577,549	\$594,875	\$612,721
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$34,053	\$31,711	\$42,497	\$54,616	\$67,334
Total Income	\$2,629,561	\$1,949,586	\$2,436,734	\$3,086,225	\$3,709,656
# Component					
Site and Exteriors					
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2513 Tower Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Passenger) - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Electrical Room)-Mini-Split - Repl	\$6,956	\$0	\$0	\$0	\$0
2523 HVAC (Fire Cmd. Room) -Mini-Split - Repl	\$6,956	\$0	\$0	\$0	\$0
2523 HVAC (Misc.) - Mini-Splits - Replace	\$41,734	\$0	\$0	\$0	\$0
2524 HVAC (Elevator Room) - Split - Replace	\$12,230	\$0	\$0	\$0	\$0
2526 HVAC (Hallways) - Packaged/RTU - Replace	\$924,579	\$0	\$0	\$0	\$0
2526 HVAC (Lounge) - Packaged/RTU - Replace	\$82,946	\$0	\$0	\$0	\$0
2527 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (HP-8) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Lower Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 1) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 2) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Trash Room) - Replace	\$0	\$5,970	\$0	\$0	\$0
2527 HVAC (Upper Lounge) - Replace	\$0	\$22,388	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$14,549	\$0	\$0	\$0	\$0
2536 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$173,891	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Closed Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Cooling Tower Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Elevator Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Open Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Stairwell Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers - Replace	\$0	\$0	\$0	\$56,625	\$0
2573 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
2575 Cooling Tower Booster System - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Hallway Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Hallway Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$59,703	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$44,837	\$0	\$0	\$0
2729 Sauna/Steam Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Locker Rms) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Offices/Admin Area - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$8,573	\$0	\$0	\$0	\$0
Total Expenses	\$1,272,413	\$132,898	\$0	\$56,625	\$0
Ending Reserve Balance	\$1,357,148	\$1,816,688	\$2,436,734	\$3,029,601	\$3,709,656

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$3,709,656	\$3,945,191	\$2,591,943	\$3,320,554	\$4,084,161
Annual Reserve Funding	\$631,103	\$650,036	\$669,537	\$689,623	\$710,312
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$76,482	\$65,315	\$59,074	\$73,983	\$89,605
Total Income	\$4,417,242	\$4,660,542	\$3,320,554	\$4,084,161	\$4,884,077
# Component					
Site and Exteriors					
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2303 Ext. Lights (Decorative) - Replace	\$0	\$20,764	\$0	\$0	\$0
M.E.P.					
2513 Tower Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Passenger) - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Electrical Room)-Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Fire Cmd. Room) -Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Misc.) - Mini-Splits - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC (Elevator Room) - Split - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Hallways) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lounge) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Gym) - Replace	\$0	\$25,954	\$0	\$0	\$0
2527 HVAC (HP-8) - Replace	\$0	\$17,372	\$0	\$0	\$0
2527 HVAC (Lower Lounge) - Replace	\$0	\$17,372	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 1) - Replace	\$0	\$10,451	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 2) - Replace	\$0	\$51,978	\$0	\$0	\$0
2527 HVAC (Office) - Replace	\$0	\$17,372	\$0	\$0	\$0
2527 HVAC (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Upper Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2536 Heat Exchangers - Replace	\$201,587	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pumps - Replace	\$145,143	\$0	\$0	\$0	\$0
2540 VFDs (Closed Loop Pumps) - Replace	\$20,898	\$0	\$0	\$0	\$0
2540 VFDs (Cooling Tower Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Elevator Press. Fans) - Replace	\$24,795	\$0	\$0	\$0	\$0
2540 VFDs (Open Loop Pumps) - Replace	\$29,835	\$0	\$0	\$0	\$0
2540 VFDs (Stairwell Press. Fans) - Replace	\$22,040	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$45,057	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$47,618	\$0	\$0	\$0
2571 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks - Replace	\$27,752	\$0	\$0	\$0	\$0
2575 Cooling Tower Booster System - Replace	\$0	\$69,212	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$103,818	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$249,162	\$0	\$0	\$0
2709 Hallway Tile Flooring - Replace	\$0	\$133,302	\$0	\$0	\$0
2711 Hallway Carpeting - Replace	\$0	\$298,995	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$76,894	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2729 Sauna/Steam Rooms - Refurbish	\$0	\$41,527	\$0	\$0	\$0
2749 Bathrooms (Locker Rms) - Remodel	\$0	\$83,054	\$0	\$0	\$0
2750 Lobby - Remodel	\$0	\$346,058	\$0	\$0	\$0
2753 Lounge - Remodel	\$0	\$346,058	\$0	\$0	\$0
2753 Offices/Admin Area - Remodel	\$0	\$27,685	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$38,897	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$472,051	\$2,068,599	\$0	\$0	\$0
Ending Reserve Balance	\$3,945,191	\$2,591,943	\$3,320,554	\$4,084,161	\$4,884,077

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$4,884,077	\$4,136,336	\$1,363,068	\$2,174,591	\$3,026,015
Annual Reserve Funding	\$731,621	\$753,570	\$776,177	\$799,463	\$823,446
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$90,126	\$54,946	\$35,346	\$51,961	\$69,389
Total Income	\$5,705,825	\$4,944,853	\$2,174,591	\$3,026,015	\$3,918,850
# Component					
Site and Exteriors					
2137 Site Fencing (Metal) - Replace	\$0	\$43,889	\$0	\$0	\$0
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2513 Tower Elevators - Modernize	\$0	\$3,369,884	\$0	\$0	\$0
2517 Elevator Cabs (Passenger) - Remodel	\$0	\$132,388	\$0	\$0	\$0
2523 HVAC (Electrical Room)-Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Fire Cmd. Room) -Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Misc.) - Mini-Splits - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC (Elevator Room) - Split - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Hallways) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lounge) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (HP-8) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Lower Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 1) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 2) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Upper Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2536 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$1,557,967	\$0	\$0	\$0	\$0
2539 Condenser Water Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Closed Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Cooling Tower Fans) - Replace	\$0	\$35,624	\$0	\$0	\$0
2540 VFDs (Elevator Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Open Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Stairwell Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
2575 Cooling Tower Booster System - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Hallway Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Hallway Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2729 Sauna/Steam Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Locker Rms) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Offices/Admin Area - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$11,521	\$0	\$0	\$0	\$0
Total Expenses	\$1,569,489	\$3,581,785	\$0	\$0	\$0
Ending Reserve Balance	\$4,136,336	\$1,363,068	\$2,174,591	\$3,026,015	\$3,918,850

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$3,918,850	\$3,020,833	\$2,580,941	\$3,541,919	\$4,549,560
Annual Reserve Funding	\$848,150	\$873,594	\$899,802	\$926,796	\$954,600
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$69,337	\$55,969	\$61,176	\$80,845	\$101,464
Total Income	\$4,836,336	\$3,950,397	\$3,541,919	\$4,549,560	\$5,605,624
# Component					
Site and Exteriors					
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2513 Tower Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Passenger) - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Electrical Room)-Mini-Split - Repl	\$10,837	\$0	\$0	\$0	\$0
2523 HVAC (Fire Cmd. Room) -Mini-Split - Repl	\$10,837	\$0	\$0	\$0	\$0
2523 HVAC (Misc.) - Mini-Splits - Replace	\$65,020	\$0	\$0	\$0	\$0
2524 HVAC (Elevator Room) - Split - Replace	\$19,054	\$0	\$0	\$0	\$0
2526 HVAC (Hallways) - Packaged/RTU - Replace	\$1,440,464	\$0	\$0	\$0	\$0
2526 HVAC (Lounge) - Packaged/RTU - Replace	\$129,227	\$0	\$0	\$0	\$0
2527 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (HP-8) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Lower Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 1) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 2) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Trash Room) - Replace	\$0	\$9,301	\$0	\$0	\$0
2527 HVAC (Upper Lounge) - Replace	\$0	\$34,881	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$117,397	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$22,667	\$0	\$0	\$0	\$0
2536 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Closed Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Cooling Tower Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Elevator Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Open Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Stairwell Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$63,994	\$0	\$0	\$0
2571 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
2575 Cooling Tower Booster System - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$334,853	\$0	\$0	\$0
2709 Hallway Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Hallway Carpeting - Replace	\$0	\$401,824	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$206,121	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$93,015	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$103,339	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$69,854	\$0	\$0	\$0
2729 Sauna/Steam Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Locker Rms) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Offices/Admin Area - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$52,274	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,815,503	\$1,369,456	\$0	\$0	\$0
Ending Reserve Balance	\$3,020,833	\$2,580,941	\$3,541,919	\$4,549,560	\$5,605,624

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$5,605,624	\$6,379,055	\$7,530,768	\$8,736,416	\$9,894,707
Annual Reserve Funding	\$983,238	\$1,012,735	\$1,043,117	\$1,074,411	\$1,106,643
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$119,743	\$138,978	\$162,531	\$186,150	\$210,887
Total Income	\$6,708,605	\$7,530,768	\$8,736,416	\$9,996,977	\$11,212,236
# Component					
Site and Exteriors					
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2513 Tower Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Passenger) - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Electrical Room)-Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Fire Cmd. Room) -Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Misc.) - Mini-Splits - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC (Elevator Room) - Split - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Hallways) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lounge) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (HP-8) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Lower Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 1) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 2) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Upper Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2536 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$314,067	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Closed Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Cooling Tower Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Elevator Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Open Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Stairwell Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers - Replace	\$0	\$0	\$0	\$102,270	\$0
2573 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
2575 Cooling Tower Booster System - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Hallway Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Hallway Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2729 Sauna/Steam Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Locker Rms) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Offices/Admin Area - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$15,483	\$0	\$0	\$0	\$0
Total Expenses	\$329,550	\$0	\$0	\$102,270	\$0
Ending Reserve Balance	\$6,379,055	\$7,530,768	\$8,736,416	\$9,894,707	\$11,212,236



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

Report # 31648-2
With-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$0	\$420,455	\$327,195	\$779,860	\$1,255,043
Annual Reserve Funding	\$416,254	\$428,742	\$441,604	\$454,852	\$468,498
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$4,201	\$7,470	\$11,061	\$20,331	\$30,060
Total Income	\$420,455	\$856,667	\$779,860	\$1,255,043	\$1,753,601
# Component					
Site and Exteriors					
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2513 Tower Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Passenger) - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Electrical Room)-Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Fire Cmd. Room) -Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Misc.) - Mini-Splits - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC (Elevator Room) - Split - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Hallways) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lounge) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (HP-8) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Lower Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 1) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 2) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Upper Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2536 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Closed Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Cooling Tower Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Elevator Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Open Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Stairwell Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$35,432	\$0	\$0	\$0
2571 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
2575 Cooling Tower Booster System - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$185,400	\$0	\$0	\$0
2709 Hallway Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Hallway Carpeting - Replace	\$0	\$222,480	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$57,217	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2729 Sauna/Steam Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Locker Rms) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Offices/Admin Area - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$28,943	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$0	\$529,472	\$0	\$0	\$0
Ending Reserve Balance	\$420,455	\$327,195	\$779,860	\$1,255,043	\$1,753,601

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$1,753,601	\$991,164	\$1,378,976	\$1,923,916	\$2,438,173
Annual Reserve Funding	\$482,552	\$497,029	\$511,940	\$527,298	\$543,117
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$27,424	\$23,681	\$33,000	\$43,583	\$54,694
Total Income	\$2,263,578	\$1,511,874	\$1,923,916	\$2,494,798	\$3,035,984
# Component					
Site and Exteriors					
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2513 Tower Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Passenger) - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Electrical Room)-Mini-Split - Repl	\$6,956	\$0	\$0	\$0	\$0
2523 HVAC (Fire Cmd. Room) -Mini-Split - Repl	\$6,956	\$0	\$0	\$0	\$0
2523 HVAC (Misc.) - Mini-Splits - Replace	\$41,734	\$0	\$0	\$0	\$0
2524 HVAC (Elevator Room) - Split - Replace	\$12,230	\$0	\$0	\$0	\$0
2526 HVAC (Hallways) - Packaged/RTU - Replace	\$924,579	\$0	\$0	\$0	\$0
2526 HVAC (Lounge) - Packaged/RTU - Replace	\$82,946	\$0	\$0	\$0	\$0
2527 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (HP-8) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Lower Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 1) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 2) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Trash Room) - Replace	\$0	\$5,970	\$0	\$0	\$0
2527 HVAC (Upper Lounge) - Replace	\$0	\$22,388	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$14,549	\$0	\$0	\$0	\$0
2536 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$173,891	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Closed Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Cooling Tower Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Elevator Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Open Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Stairwell Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers - Replace	\$0	\$0	\$0	\$56,625	\$0
2573 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
2575 Cooling Tower Booster System - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Hallway Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Hallway Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$59,703	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$44,837	\$0	\$0	\$0
2729 Sauna/Steam Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Locker Rms) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Offices/Admin Area - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$8,573	\$0	\$0	\$0	\$0
Total Expenses	\$1,272,413	\$132,898	\$0	\$56,625	\$0
Ending Reserve Balance	\$991,164	\$1,378,976	\$1,923,916	\$2,438,173	\$3,035,984

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$3,035,984	\$3,185,505	\$1,742,335	\$2,376,971	\$3,042,401
Annual Reserve Funding	\$559,411	\$576,193	\$593,479	\$611,283	\$629,622
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$62,161	\$49,236	\$41,157	\$54,147	\$67,763
Total Income	\$3,657,556	\$3,810,934	\$2,376,971	\$3,042,401	\$3,739,785
# Component					
Site and Exteriors					
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2303 Ext. Lights (Decorative) - Replace	\$0	\$20,764	\$0	\$0	\$0
M.E.P.					
2513 Tower Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Passenger) - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Electrical Room)-Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Fire Cmd. Room) -Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Misc.) - Mini-Splits - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC (Elevator Room) - Split - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Hallways) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lounge) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Gym) - Replace	\$0	\$25,954	\$0	\$0	\$0
2527 HVAC (HP-8) - Replace	\$0	\$17,372	\$0	\$0	\$0
2527 HVAC (Lower Lounge) - Replace	\$0	\$17,372	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 1) - Replace	\$0	\$10,451	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 2) - Replace	\$0	\$51,978	\$0	\$0	\$0
2527 HVAC (Office) - Replace	\$0	\$17,372	\$0	\$0	\$0
2527 HVAC (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Upper Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2536 Heat Exchangers - Replace	\$201,587	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pumps - Replace	\$145,143	\$0	\$0	\$0	\$0
2540 VFDs (Closed Loop Pumps) - Replace	\$20,898	\$0	\$0	\$0	\$0
2540 VFDs (Cooling Tower Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Elevator Press. Fans) - Replace	\$24,795	\$0	\$0	\$0	\$0
2540 VFDs (Open Loop Pumps) - Replace	\$29,835	\$0	\$0	\$0	\$0
2540 VFDs (Stairwell Press. Fans) - Replace	\$22,040	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$45,057	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$47,618	\$0	\$0	\$0
2571 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks - Replace	\$27,752	\$0	\$0	\$0	\$0
2575 Cooling Tower Booster System - Replace	\$0	\$69,212	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$103,818	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$249,162	\$0	\$0	\$0
2709 Hallway Tile Flooring - Replace	\$0	\$133,302	\$0	\$0	\$0
2711 Hallway Carpeting - Replace	\$0	\$298,995	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$76,894	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2729 Sauna/Steam Rooms - Refurbish	\$0	\$41,527	\$0	\$0	\$0
2749 Bathrooms (Locker Rms) - Remodel	\$0	\$83,054	\$0	\$0	\$0
2750 Lobby - Remodel	\$0	\$346,058	\$0	\$0	\$0
2753 Lounge - Remodel	\$0	\$346,058	\$0	\$0	\$0
2753 Offices/Admin Area - Remodel	\$0	\$27,685	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$38,897	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$472,051	\$2,068,599	\$0	\$0	\$0
Ending Reserve Balance	\$3,185,505	\$1,742,335	\$2,376,971	\$3,042,401	\$3,739,785

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$3,739,785	\$2,884,997	\$3	\$694,951	\$1,424,774
Annual Reserve Funding	\$648,510	\$667,965	\$688,004	\$708,645	\$729,904
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$66,190	\$28,825	\$6,944	\$21,179	\$36,124
Total Income	\$4,454,486	\$3,581,788	\$694,951	\$1,424,774	\$2,190,803
# Component					
Site and Exteriors					
2137 Site Fencing (Metal) - Replace	\$0	\$43,889	\$0	\$0	\$0
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2513 Tower Elevators - Modernize	\$0	\$3,369,884	\$0	\$0	\$0
2517 Elevator Cabs (Passenger) - Remodel	\$0	\$132,388	\$0	\$0	\$0
2523 HVAC (Electrical Room)-Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Fire Cmd. Room) -Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Misc.) - Mini-Splits - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC (Elevator Room) - Split - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Hallways) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lounge) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (HP-8) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Lower Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 1) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 2) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Upper Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2536 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$1,557,967	\$0	\$0	\$0	\$0
2539 Condenser Water Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Closed Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Cooling Tower Fans) - Replace	\$0	\$35,624	\$0	\$0	\$0
2540 VFDs (Elevator Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Open Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Stairwell Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
2575 Cooling Tower Booster System - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Hallway Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Hallway Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2729 Sauna/Steam Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Locker Rms) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Offices/Admin Area - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$11,521	\$0	\$0	\$0	\$0
Total Expenses	\$1,569,489	\$3,581,785	\$0	\$0	\$0
Ending Reserve Balance	\$2,884,997	\$3	\$694,951	\$1,424,774	\$2,190,803

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$2,190,803	\$1,160,586	\$582,905	\$1,400,305	\$2,258,374
Annual Reserve Funding	\$751,801	\$774,355	\$797,586	\$821,513	\$846,159
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$33,485	\$17,420	\$19,815	\$36,555	\$54,123
Total Income	\$2,976,089	\$1,952,360	\$1,400,305	\$2,258,374	\$3,158,656
# Component					
Site and Exteriors					
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2513 Tower Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Passenger) - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Electrical Room)-Mini-Split - Repl	\$10,837	\$0	\$0	\$0	\$0
2523 HVAC (Fire Cmd. Room) -Mini-Split - Repl	\$10,837	\$0	\$0	\$0	\$0
2523 HVAC (Misc.) - Mini-Splits - Replace	\$65,020	\$0	\$0	\$0	\$0
2524 HVAC (Elevator Room) - Split - Replace	\$19,054	\$0	\$0	\$0	\$0
2526 HVAC (Hallways) - Packaged/RTU - Replace	\$1,440,464	\$0	\$0	\$0	\$0
2526 HVAC (Lounge) - Packaged/RTU - Replace	\$129,227	\$0	\$0	\$0	\$0
2527 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (HP-8) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Lower Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 1) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 2) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Trash Room) - Replace	\$0	\$9,301	\$0	\$0	\$0
2527 HVAC (Upper Lounge) - Replace	\$0	\$34,881	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$117,397	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$22,667	\$0	\$0	\$0	\$0
2536 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$0	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Closed Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Cooling Tower Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Elevator Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Open Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Stairwell Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$63,994	\$0	\$0	\$0
2571 Boilers - Replace	\$0	\$0	\$0	\$0	\$0
2573 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
2575 Cooling Tower Booster System - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$334,853	\$0	\$0	\$0
2709 Hallway Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Hallway Carpeting - Replace	\$0	\$401,824	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$206,121	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$93,015	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$103,339	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$69,854	\$0	\$0	\$0
2729 Sauna/Steam Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Locker Rms) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Offices/Admin Area - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$52,274	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,815,503	\$1,369,456	\$0	\$0	\$0
Ending Reserve Balance	\$1,160,586	\$582,905	\$1,400,305	\$2,258,374	\$3,158,656

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$3,158,656	\$3,769,874	\$4,752,716	\$5,782,598	\$6,757,984
Annual Reserve Funding	\$871,543	\$897,690	\$924,620	\$952,359	\$980,930
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$69,225	\$85,152	\$105,262	\$125,297	\$146,305
Total Income	\$4,099,424	\$4,752,716	\$5,782,598	\$6,860,255	\$7,885,220
# Component					
Site and Exteriors					
2137 Site Fencing (Metal) - Replace	\$0	\$0	\$0	\$0	\$0
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
M.E.P.					
2513 Tower Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Passenger) - Remodel	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Electrical Room)-Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Fire Cmd. Room) -Mini-Split - Repl	\$0	\$0	\$0	\$0	\$0
2523 HVAC (Misc.) - Mini-Splits - Replace	\$0	\$0	\$0	\$0	\$0
2524 HVAC (Elevator Room) - Split - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Hallways) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2526 HVAC (Lounge) - Packaged/RTU - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (HP-8) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Lower Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 1) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Main Lobby Lvl 2) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Office) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2527 HVAC (Upper Lounge) - Replace	\$0	\$0	\$0	\$0	\$0
2531 Boiler (Space Heating) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2536 Heat Exchangers - Replace	\$0	\$0	\$0	\$0	\$0
2537 Cooling Tower - Refurbish	\$314,067	\$0	\$0	\$0	\$0
2538 Cooling Tower - Replace	\$0	\$0	\$0	\$0	\$0
2539 Condenser Water Pumps - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Closed Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Cooling Tower Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Elevator Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Open Loop Pumps) - Replace	\$0	\$0	\$0	\$0	\$0
2540 VFDs (Stairwell Press. Fans) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2543 Security Cameras - Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2571 Boilers - Replace	\$0	\$0	\$0	\$102,270	\$0
2573 Water Storage Tanks - Replace	\$0	\$0	\$0	\$0	\$0
2575 Cooling Tower Booster System - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
Interiors and Amenities					
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2709 Hallway Tile Flooring - Replace	\$0	\$0	\$0	\$0	\$0
2711 Hallway Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
2721 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2729 Sauna/Steam Rooms - Refurbish	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Locker Rms) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Offices/Admin Area - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool/Spa Heaters - Replace	\$15,483	\$0	\$0	\$0	\$0
Total Expenses	\$329,550	\$0	\$0	\$102,270	\$0
Ending Reserve Balance	\$3,769,874	\$4,752,716	\$5,782,598	\$6,757,984	\$7,885,220



Accuracy, Limitations, and Disclosures

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



Terms and Definitions

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



Component Details

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

Excluded Components

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

Location: Throughout property/development

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

History:

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

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

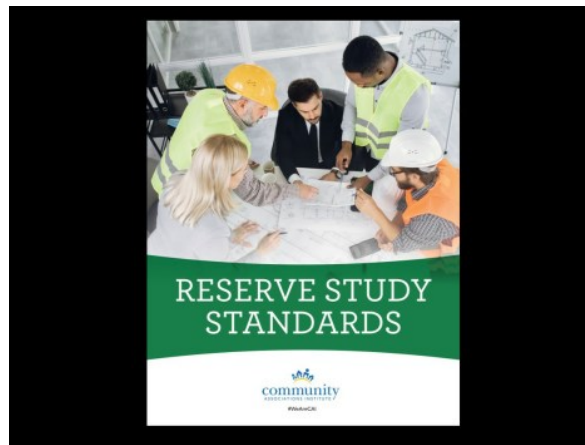
In our opinion, there are multiple components throughout the property that do not pass this test on the basis that they are either the responsibility of individual unit owners or the responsibility of another entity (i.e. local municipality, third-party vendor, master association, or adjacent development).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

- Commercial Elevator Modernize
- Interior Spaces of Commercial Elements
- Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)
- Balcony/Lanai Floor Coverings (Excluding Concrete Slab/Structure)
- Balcony/Lanai Lights & Fixtures
- Unit Windows & Doors
- Unit Interiors (Within Wall Boundaries)
- Unit Electrical Infrastructure (Serving Individual Unit Only)
- Unit HVAC Systems (Serving Individual Unit Only)
- Unit Plumbing Infrastructure (Serving Individual Unit Only)

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2010 Not Reasonably Anticipated

Quantity: Numerous Components

Location: Throughout property/development

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

History:

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

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

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

- Comprehensive Repair/Replacement of Stormwater Drainage Infrastructure
- Comprehensive Repair/Replacement of Paving Infrastructure (Base, Subbase)
- Comprehensive Repair/Replacement of Building Foundation(s)
- Comprehensive Repair/Replacement of Non-Accessible Building Structural Members (Load Bearing Walls, Beams, Columns, Etc.)
- Comprehensive Repair/Replacement of Non-Accessible Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)

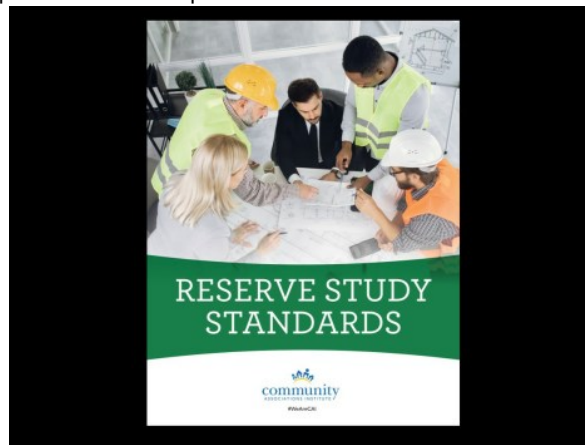
In some cases, adequate evaluation would require additional diagnostics, destructive testing, or inspection beyond the limited visual inspection which serves as the basis of this engagement. Since the components listed above are currently deemed to be too indeterminate for Reserve designation, there 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."

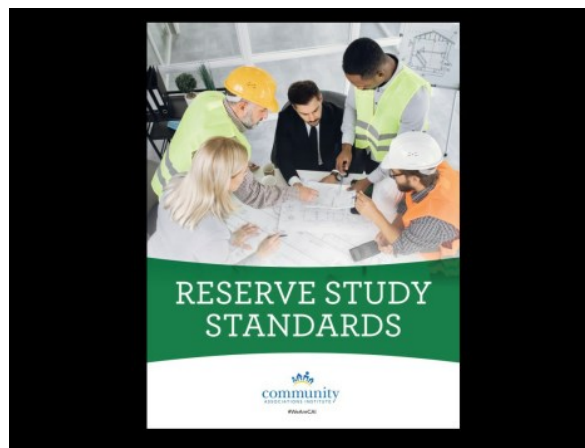
After discussion with the client and/or consideration of the association's size, a minimum threshold of \$10,000 was used for Reserve consideration. There are multiple components throughout the property that do not pass this test on the basis that projected costs are immaterial in nature, or cannot be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

- Signage Refurbish/Replacement
- Interior Lights Replacement
- Pool/Spa Equipment Maintain/Replacement
- Lobby Bathroom Remodeling
- Lounge Bathrooms Remodeling
- Landscape Light Replacements
- Recessed/Utility Light Replacements (Mechanical Rooms, Storage Rooms, Stairwell Interiors)
- Exit/Emergency Fixture Replacements
- Landscaping Maintenance
- Landscaping Refurbishment/Renovation
- Pressure Washing
- Roof Cleaning/Treatment
- Cable/Utility Services
- Computer/IT Equipment
- Minor Pool Equipment Replacements (Pumps, Filters, Chemical Feeders, Etc.)

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

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 2030 Including in Operating Budget

Quantity: Numerous Components

Location: Throughout property/development

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

History:

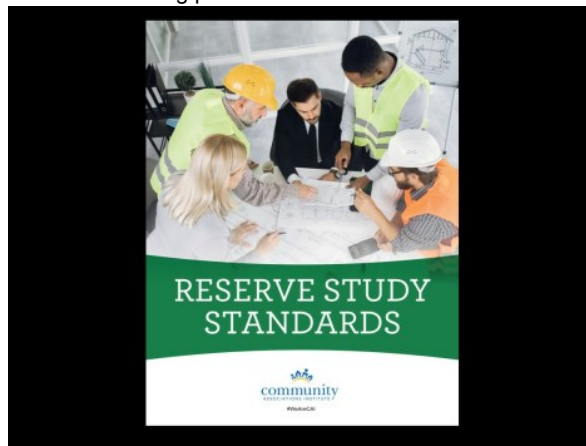
Comments: Certain components within a Reserve Study may not qualify for Reserve consideration based on the assumption that the client will incur all related costs through their general Operating budget. This may or may not include ongoing maintenance contracts with client vendors, or agreements between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

- Landscaping Maintenance
- Landscaping Refurbishment/Renovation
- 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 Exteriors

Comp #: 2137 Site Fencing (Metal) - Replace

Quantity: Approx 245 Total LF

Location: Perimeter areas of development

Funded?: Yes.

History: Presumed to be original to the building, 2016.

Comments: Approximate Dimensions-

145 LF of 6 ft. tall, plain design fence

100 LF of more decorative sections (pictured) including gates.

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

In our experience, metal fencing will typically eventually break down due to a combination of sun and weather exposure, which is sometimes exacerbated by other factors such as irrigation overspray, abuse and lack of preventive maintenance. For some types of fencing, complete replacement is advisable over minor repairs paired with recoating or refinishing due to relatively short lifespan of coatings and consideration of total life-cycle cost. Based on evident conditions at the time of inspection, plan to replace at the approximate interval below. Remaining useful life of the fencing may be prolonged through painting/re-coating, so this component should be re-evaluated during future Reserve Study updates based on the most current conditions and information available at that time. Cost estimate range below assumes replacement with similar quantity, material, and style as existing fencing.

Useful Life:
25 years

Remaining Life:
16 years



Best Case: \$ 24,600

Worst Case: \$ 30,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2303 Ext. Lights (Decorative) - Replace

Quantity: Approx (60) Total Lights

Location: Building exterior
Funded?: Yes.
History: Presumed to be original to the building, 2016.
Comments: Approximate Fixture Count -
(22) Lights at ground level
(28) Larger cylindrical lights at miscellaneous exteriors including pool deck
(10) Larger ceiling lights at covered driveway area

Good condition: Exterior lights determined to be in good condition typically exhibit only minor signs of normal wear and tear, and are consistent with local aesthetic standards for the development.

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

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 13,500

Worst Case: \$ 16,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

M.E.P.

Comp #: 2513 Tower Elevators - Modernize**Quantity: (3) Elevators**

Location: Elevator room (Rooftop), elevator cab

Funded?: Yes.

History: Manufacture date of 2014, in service date 2016.

Comments: Manufacturer: Thyssen Krupp

Number of Stops: (37)

Model: TAC 50

Manufacture Date: 2014

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

Useful Life:
25 years

Remaining Life:
16 years



Best Case: \$ 1,680,000

Worst Case: \$ 2,520,000

Lower estimate to modernize

Higher estimate

Cost Source: AR Cost Database

Comp #: 2517 Elevator Cabs (Passenger) - Remodel

Quantity: (3) Cabs

Location: Passenger elevator interiors

Funded?: Yes.

History: Presumed to be original to the building, 2016.

Comments: Good condition: Elevator cabs determined to be in good condition typically exhibit, clean, intact finishes and fixtures with no significant wear or abuse, vandalism, etc. Flooring, wall paneling and lighting are of a design quality appropriate for the standard of the community.

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

Useful Life:
25 years

Remaining Life:
16 years



Best Case: \$ 70,100

Worst Case: \$ 94,900

Lower estimate to remodel

Higher estimate

Cost Source: AR Cost Database

Comp #: 2523 HVAC (Electrical Room)-Mini-Split - Repl**Quantity: (1) System**

Location: Electrical Room

Funded?: Yes.

History:

Comments: Type: Mini-Split System

Manufacturer: Mitsubishi Electric

Size/Capacity: 2-Tons

Manufacture Date: 2015

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

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 5,400

Worst Case: \$ 6,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2523 HVAC (Fire Cmd. Room) -Mini-Split - Repl

Quantity: (1) System

Location: Fire Command Room
Funded?: Yes.
History:
Comments: Type: Mini-Split System
Manufacturer: Mitsubishi Electric
Size/Capacity: 1.5-Tons
Manufacture Date: 2015

Please refer to the prior component (#2523) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 5,400

Worst Case: \$ 6,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2523 HVAC (Misc.) - Mini-Splits - Replace
Location: Mechanical building roof, ground level areas
Funded?: Yes.
History:
Comments: (4)
Manufacturer: Mitsubishi Electric
Size/Capacity: 1.5-Tons
Manufacture Date: 2015

Quantity: (6) Systems

(2)
Manufacturer: Mitsubishi Electric
Size/Capacity: 2-Tons
Manufacture Date: 2015

Please refer to the prior component (#2523) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 32,400

Worst Case: \$ 39,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2524 HVAC (Elevator Room) - Split - Replace

Quantity: (1) System

Location: Rooftop elevator room

Funded?: Yes.

History: Manufactured in 2015

Comments: Manufacturer: American Standard

Size/Capacity: 5-Tons

Manufacture Date: 2016

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

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 9,500

Worst Case: \$ 11,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2526 HVAC (Hallways) - Packaged/RTU - Replace

Location: Rooftop

Funded?: Yes.

History: Manufactured in 2015.

Comments: Type: Outside Air Handling Unit/Package Unit

Manufacturer: Petra

Size/Capacity: 145-Tons

Manufacture Date: 2015

Quantity: () System

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

Useful Life:

15 years

Remaining Life:

5 years



Best Case: \$ 717,800

Worst Case: \$ 877,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2526 HVAC (Lounge) - Packaged/RTU - Replace

Quantity: (1) System

Location: Mechanical room
Funded?: Yes.
History: Manufactured in 2015.
Comments: Type: Outside Air Handling Unit/Package Unit
Manufacturer: Petra
Size/Capacity: 13-Tons
Manufacture Date: 2015

Please refer to the prior component (#2526) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 64,400

Worst Case: \$ 78,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2527 HVAC (Gym) - Replace

Quantity: (1) System

Location: Gym

Funded?: Yes.

History: Manufactured in 2016

Comments: Type: Water Source Heat Pump

Manufacturer: Florida Heat Pump/Bosch

Size/Capacity: 7.5-Tons

Manufacture Date: 2016

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

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 16,900

Worst Case: \$ 20,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

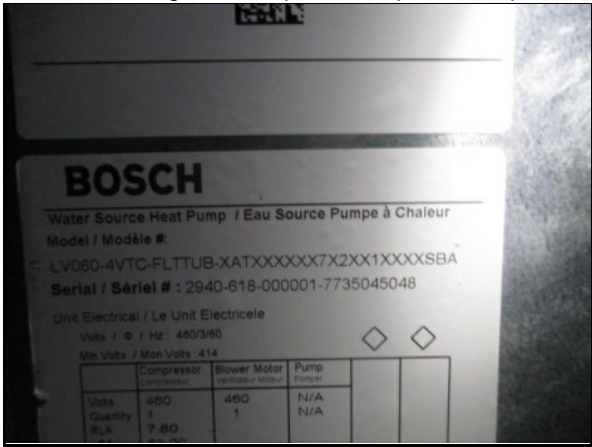
Comp #: 2527 HVAC (HP-8) - Replace
Location: Heat pumps at closets, etc.
Funded?: Yes.
History: Manufactured in 2016
Comments: Type: Water Source Heat Pump
Manufacturer: Florida Heat Pump/Bosch
Size/Capacity: 5-Tons
Manufacture Date: 2016

Quantity: (1) System

Please refer to the prior component (#2527) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 11,300

Worst Case: \$ 13,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2527 HVAC (Lower Lounge) - Replace

Quantity: (1) System

Location: Heat pumps at closets, etc.
Funded?: Yes.
History: Manufactured in 2016
Comments: Type: Water Source Heat Pump
Manufacturer: Florida Heat Pump/Bosch
Size/Capacity: 5-Tons
Manufacture Date: 2016

Please refer to the prior component (#2527) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 11,300

Worst Case: \$ 13,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2527 HVAC (Main Lobby Lvl 1) - Replace

Quantity: (1) System

Location: Heat pumps at closets, etc.
Funded?: Yes.
History: Manufactured in 2016
Comments: Type: Water Source Heat Pump
Manufacturer: Florida Heat Pump/Bosch
Size/Capacity: 3-Tons
Manufacture Date: 2016

Please refer to the prior component (#2527) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 6,800

Worst Case: \$ 8,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2527 HVAC (Main Lobby Lvl 2) - Replace

Quantity: (1) System

Location: Heat pumps at closets, etc.
Funded?: Yes.
History: Manufactured in 2016
Comments: Type: Water Source Heat Pump
Manufacturer: Florida Heat Pump/Bosch
Size/Capacity: 15-Tons
Manufacture Date: 2016

Please refer to the prior component (#2527) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 33,800

Worst Case: \$ 41,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2527 HVAC (Office) - Replace

Quantity: (1) System

Location: Heat pumps at closets, etc.
Funded?: Yes.
History: Manufactured in 2016
Comments: *NOTE (2024): No access at the time of inspection, assumed to be the same unit from previous engagements.

Type: Water Source Heat Pump
Manufacturer: Florida Heat Pump/Bosch
Size/Capacity: 5-Tons
Manufacture Date: 2016

Please refer to the prior component (#2527) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 11,300

Worst Case: \$ 13,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2527 HVAC (Trash Room) - Replace

Quantity: (1) System

Location: Heat pumps at closets, etc.
Funded?: Yes.
History: Manufactured in 2016
Comments: Type: Water Source Heat Pump
Manufacturer: Florida Heat Pump/Bosch
Size/Capacity: 2-Tons
Manufacture Date: 2016

Please refer to the prior component (#2527) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 4,500

Worst Case: \$ 5,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2527 HVAC (Upper Lounge) - Replace

Quantity: (1) System

Location: Heat pumps at closets, etc.
Funded?: Yes.
History: Manufactured in 2016
Comments: Type: Water Source Heat Pump
Manufacturer: Florida Heat Pump/Bosch
Size/Capacity: 7.5-Tons
Manufacture Date: 2016

Please refer to the prior component (#2527) in this series for more general information and commentary on HVAC replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 16,900

Worst Case: \$ 20,600

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2531 Boiler (Space Heating) - Replace

Quantity: (1) Boiler

Location: Mechanical room
Funded?: Yes.
History: Manufactured in 2015
Comments: Manufacturer: RBI
Model: FW1950
Size/Capacity: 1,950,000 BTU/hr
Manufacture Date: 2015

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

Useful Life:
30 years

Remaining Life:
20 years



Best Case: \$ 58,500

Worst Case: \$ 71,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2532 Exhaust Fans - Repair/Replace**Quantity: (5) Fans**

Location: Building rooftop

Funded?: Yes.

History:

Comments: Manufacturer: Greenheck

Size/Capacity: (1) 300 CFM, (3) 1000 CFM, (1) 1300 CFM; (4) 0.25 HP, (1) 0.33HP

Manufacture Date: 2015

Fans should be inspected and serviced regularly by HVAC vendor or maintenance staff to ensure proper function and to help attain full life expectancy. Individual motor repair/replacement is typically completed as an Operating expense. At longer intervals, we recommend complete replacement of all fans together to obtain better pricing through economies of scale. Pricing shown is based on replacement with same type/capacity as those currently in place. Remaining useful life has been adjusted based on available visual condition, manufacture dates (if available), and/or Client cost history. The Client should continually track repair/replacement expenses and report them during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life:
15 years

Remaining Life:
5 years



Best Case: \$ 11,300

Worst Case: \$ 13,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2536 Heat Exchangers - Replace

Quantity: (2) Heat Exchangers

Location: Mechanical room

Funded?: Yes.

History: Manufactured in 2015

Comments: Manufacturer: GEA - Gesellschaft für Entstaubungs-Anlagen mbH

Model: NT150L-BYF150

Manufacture Date: 2015

Heat exchanger should be inspected and serviced regularly as an Operating expense. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. In some cases, individual parts (i.e. plates for plate heat exchanger units) can be replaced without needing to replace the entire unit. However, costs shown below are based on complete replacement unless otherwise noted. The Client should continually track repair/replacement expenses and report them during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 135,000

Worst Case: \$ 165,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2537 Cooling Tower - Refurbish

Quantity: (1) Cooling Tower

Location: Building rooftop

Funded?: Yes.

History: Manufactured in 2015.

Comments: Manufacturer: BAC (Baltimore Aircoil)

Model: PT2-1212A-3W2S

Number of Cells: (2)

Size/Capacity: 1,000 Tons

Manufacture Date: 2015

At periodic intervals, typically every 7-10 years, cooling tower refurbishment projects should be anticipated. Refurbishment can often include replacement of the tower's moving parts such as fan and gearbox, as well as the PVC fill. To ensure proper water quality and prolong useful life of the tower, we recommend ongoing monitoring and service by professional vendors. However, it's important to note that while refurbishment efforts can extend the lifespan of the cooling tower, they may not eliminate the eventual need for replacement due to structural degradation over time. Costs can vary depending on scope of work; we recommend budgeting for refurbishment at the approximate interval shown here. Actual project costs should be tracked and incorporated into future Reserve Study updates as appropriate.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 135,000

Worst Case: \$ 165,000

Lower allowance to refurbish

Higher allowance

Cost Source: AR Cost Database

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

Location: Building rooftop

Funded?: Yes.

History: Manufactured in 2015.

Comments: Manufacturer: BAC (Baltimore Aircoil)

Model: PT2-1212A-3W2S

Number of Cells: (2)

Size/Capacity: 1,000 Tons

Manufacture Date: 2015

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

Useful Life:
20 years

Remaining Life:
15 years



Best Case: \$ 900,000

Worst Case: \$ 1,100,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2539 Condenser Water Pumps – Replace

Quantity: (4) Pumps/Motors

Location: Mechanical room (Rooftop)

Funded?: Yes.

History: Manufactured in 2015.

Comments: Approximate count-

(2) 25 HP Pumps (Closed Loop, CWP #1&2)

(2) 40 HP Pumps (Open Loop, CWP # 3&4)

Pumps should be replaced at same time as cooling tower whenever possible to minimize downtime and obtain better pricing for installation, etc. Costs to replace are based on replacement with same size pumps unless otherwise noted. In many cases, motors can be replaced and pump can be rebuilt to restore function and prolong life expectancy, but at longer intervals, complete replacement may be warranted. Consult with HVAC vendor to discuss opportunities for energy-saving options such as variable speed drives.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 97,200

Worst Case: \$ 118,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2540 VFDs (Closed Loop Pumps) - Replace

Quantity: (2) VFDs

Location: Mechanical room
Funded?: Yes.
History:
Comments: Equipment Served: Condenser Water Pumps # 1 and 2
Manufacturer: Schneider Electric
Size/Capacity: 25-HP
Manufacture Date: 2015

Variable frequency drives (AKA variable speed drives) are used to control electrical motor output for mechanical equipment when full power is not required at all times. The "payback" period for these systems, measured in energy savings, is often a fraction of the design life of the unit itself. Minimal or no subjective/aesthetic value for this component. Unless otherwise noted, assumed to be in functional condition. Drives should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Useful life is based primarily on normal expectations for service/performance life in this location. Even with ongoing maintenance, we recommend that the Client plan to replace at the approximate interval shown below.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 14,000

Worst Case: \$ 17,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2540 VFDs (Cooling Tower Fans) - Replace

Quantity: (2) VFDs

Location: Mechanical room

Funded?: Yes.

History:

Comments: Equipment Served: Cooling Tower Fans

Manufacturer: Franklin Control System

Size/Capacity: 40-HP

Serial Number: CXD060A4T21430002

Variable frequency drives (AKA variable speed drives) are used to control electrical motor output for mechanical equipment when full power is not required at all times. The "payback" period for these systems, measured in energy savings, is often a fraction of the design life of the unit itself. Minimal or no subjective/aesthetic value for this component. Unless otherwise noted, assumed to be in functional condition. Drives should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Useful life is based primarily on normal expectations for service/performance life in this location. Even with ongoing maintenance, we recommend that the Client plan to replace at the approximate interval shown below.

Useful Life:
20 years

Remaining Life:
16 years



Best Case: \$ 20,000

Worst Case: \$ 24,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2540 VFDs (Elevator Press. Fans) - Replace

Quantity: (4) VFDs

Location: Mechanical room
Funded?: Yes.
History:
Comments: Equipment Served: Elevator Pressurization Fans
Manufacturer: Franklin Control System
Size/Capacity: 10-HP
Manufacture Date: 2015

Variable frequency drives (AKA variable speed drives) are used to control electrical motor output for mechanical equipment when full power is not required at all times. The "payback" period for these systems, measured in energy savings, is often a fraction of the design life of the unit itself. Minimal or no subjective/aesthetic value for this component. Unless otherwise noted, assumed to be in functional condition. Drives should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Useful life is based primarily on normal expectations for service/performance life in this location. Even with ongoing maintenance, we recommend that the Client plan to replace at the approximate interval shown below.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 16,600

Worst Case: \$ 20,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2540 VFDs (Open Loop Pumps) - Replace

Quantity: (2) VFDs

Location: Mechanical room
Funded?: Yes.
History:
Comments: Equipment Served: Condenser Water Pumps # 3 and 4
Manufacturer: Franklin Electric Controls
Size/Capacity: 40-HP
Manufacture Date: 2015

Variable frequency drives (AKA variable speed drives) are used to control electrical motor output for mechanical equipment when full power is not required at all times. The "payback" period for these systems, measured in energy savings, is often a fraction of the design life of the unit itself. Minimal or no subjective/aesthetic value for this component. Unless otherwise noted, assumed to be in functional condition. Drives should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Useful life is based primarily on normal expectations for service/performance life in this location. Even with ongoing maintenance, we recommend that the Client plan to replace at the approximate interval shown below.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 20,000

Worst Case: \$ 24,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2540 VFDs (Stairwell Press. Fans) - Replace

Quantity: (4) VFDs

Location: Mechanical room

Funded?: Yes.

History:

Comments: Equipment Served: Stairwells

Manufacturer: Cerus Industrial Controls

Size/Capacity: (2) 5-HP, (2) 10-HP

Manufacture Date: 2015

Variable frequency drives (AKA variable speed drives) are used to control electrical motor output for mechanical equipment when full power is not required at all times. The "payback" period for these systems, measured in energy savings, is often a fraction of the design life of the unit itself. Minimal or no subjective/aesthetic value for this component. Unless otherwise noted, assumed to be in functional condition. Drives should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Useful life is based primarily on normal expectations for service/performance life in this location. Even with ongoing maintenance, we recommend that the Client plan to replace at the approximate interval shown below.

Useful Life:

20 years

Remaining Life:

10 years



Best Case: \$ 14,800

Worst Case: \$ 18,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2541 Trash Compactor - Replace

Quantity: (1) Compactor

Location: Trash room
Funded?: Yes.
History: Presumed to be original to building, 2016.
Comments: Size/Capacity: 2 Cubic Yard

Inspect, service, and maintain professionally using Operating/maintenance funds. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. The remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost estimates shown below assume replacement with a same-sized unit unless otherwise noted, potentially including replacement of trash containers.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 29,300

Worst Case: \$ 35,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Security Cameras - Upgrade/Replace

Quantity: (1) System, (18) Cameras

Location: Throughout development

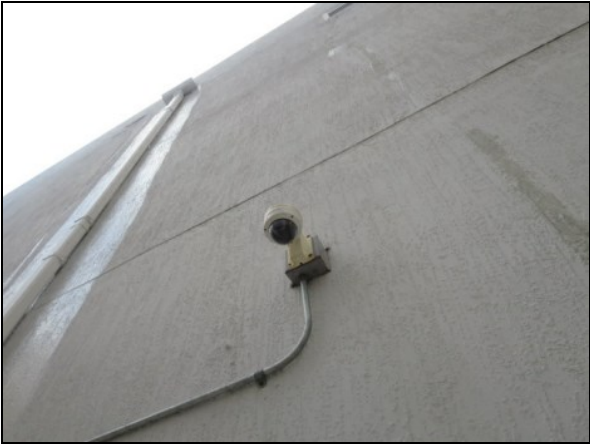
Funded?: Yes.

History: Presumed to be original to the building, 2016.

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

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 31,000

Worst Case: \$ 37,800

Lower allowance to upgrade/replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2571 Boilers - Replace

Quantity: (2) Boilers

Location: Mechanical room
Funded?: Yes.
History: Manufactured in 2013.
Comments: Manufacturer: Lochinvar
Model: AWN501PM,
Size/Capacity: 500,000 BTU.
Manufacture Date: 2013

With routine inspection and maintenance, the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements, the Association should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives, the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity.

Useful Life:
20 years

Remaining Life:
8 years



Best Case: \$ 40,200

Worst Case: \$ 49,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2573 Water Storage Tanks - Replace

Quantity: (2) Tanks

Location: Mechanical room
Funded?: Yes.
History: Manufactured in 2015.
Comments: Manufacturer: Lochinvar
Model RGA0265
Size/Capacity: 265 gallons
Manufacture Date: 2015

Hot water storage tanks should be inspected for leaks and other problems routinely by servicing vendor or maintenance staff. Small repairs and cleaning should be considered an Operating expense and conducted as needed. Plan to replace at the approximate interval shown below, ideally coordinated with replacement of the boiler/hot water heater itself in order to achieve better pricing and minimize system downtime.

Useful Life:
20 years

Remaining Life:
10 years



Best Case: \$ 18,600

Worst Case: \$ 22,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2575 Cooling Tower Booster System - Replace**Quantity: (1) System**

Location: Mechanical room

Funded?: Yes.

History: Presumed to be original to the building, 2016.

Comments: Controller Manufacturer: Cerus Industrial Controls

Pump/Motor Count: (2) 15-HP

Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Total life span can vary based on level of use, preventive maintenance, quality of materials and installation, etc. As such, water pumps and control system should be inspected regularly and repaired as-needed by servicing vendor or maintenance staff to ensure proper function and optimal performance. Pumps should have an electronic controller or variable frequency drives to optimize output, minimize energy consumption and prolong life expectancy. Minor repairs such as pump motor replacements and electronic system parts should be considered an Operating expense. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Cost estimates shown below anticipate replacement with a similar sized system as currently in place. However, any anticipated changes should be reported by the Client and this component should be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2575 Domestic Water System - Replace

Quantity: (1) System

Location: Mechanical room
Funded?: Yes.
History: Presumed to be original to the building, 2016.
Comments: Controller Manufacturer: Cerus Industrial Controls
Pump/Motor Count: (3) 30-HP

Please refer to the prior component (#2575) in this series for more general information and commentary on domestic water system replacement. The useful life, remaining useful life, and cost range for this specific component are provided below.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 67,500

Worst Case: \$ 82,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Interiors and Amenities

Comp #: 2701 Interior Surfaces - Repaint**Quantity: Approx 120,000 GSF**

Location: Interior common areas

Funded?: Yes.

History: Presumed to be original to the building, 2016.

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

Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard. Based on evident conditions and/or project history provided during this engagement, we recommend repainting at the approximate interval shown below. Unless otherwise noted, cost estimates below are intended for painting only and not inclusive of any extensive wall repairs/renovations (such as trim work, etc.).

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 162,000

Worst Case: \$ 198,000

Lower estimate to repaint

Higher estimate

Cost Source:

Comp #: 2709 Hallway Tile Flooring - Replace

Quantity: Approx 5,500 GSF

Location: Elevator landing area at hallways

Funded?: Yes.

History: Presumed to be original to the building, 2016.

Comments: Good condition: Interior tile flooring determined to be in good condition typically exhibits little to no significant wear. Few or no cracks, and style is still appropriate and upholding the aesthetic standards of the property.

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

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 86,600

Worst Case: \$ 106,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2711 Hallway Carpeting - Replace

Quantity: Approx 2,400 GSY

Location: Interior common areas

Funded?: Yes.

History: In 2020, an unspecified quantity of hallway carpet was replaced for \$13,294.86. (per information provided)

Comments: Fair condition: Carpeting determined to be in fair condition typically exhibits light to moderate signs of age, such as fraying, stains and fading. Deterioration may be more noteworthy at higher-traffic areas.

As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. Schedule can be updated/adjusted at the discretion of the Association for planning purposes.

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 194,000

Worst Case: \$ 238,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2721 Mailboxes - Replace

Quantity: Approx (484) Boxes

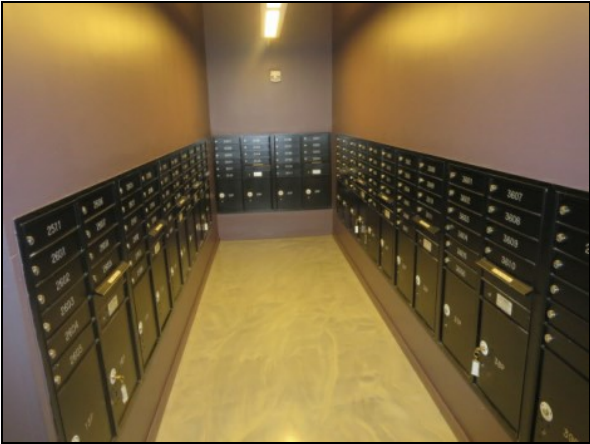
Location: Mail room
Funded?: Yes.
History: Presumed to be original to building, 2016.
Comments: Approximate count-
(17) 12-box Panel
(20) 12-box/2-Outgoing Panel

Good condition: Mailboxes determined to be in good condition typically exhibit little to no surface wear, rust or signs of age. All boxes appear to close and lock properly, and if present, addressee names and/or unit numbers are clearly visible.

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

Useful Life:
30 years

Remaining Life:
21 years



Best Case: \$ 99,700

Worst Case: \$ 121,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2725 Fitness Room - Remodel

Quantity: (1) Room

Location: Fitness room interior

Funded?: Yes.

History: Presumed to be original to the building, 2016.

Comments: Approximate Room Measurements/Count at Time of Inspection -

1,940 GSF Rubber Flooring

(6) Televisions

(2) Water Fountains

Wood Bench Seats attached to the walls

Decorative Wall Art

Lighting and A/V Equipment

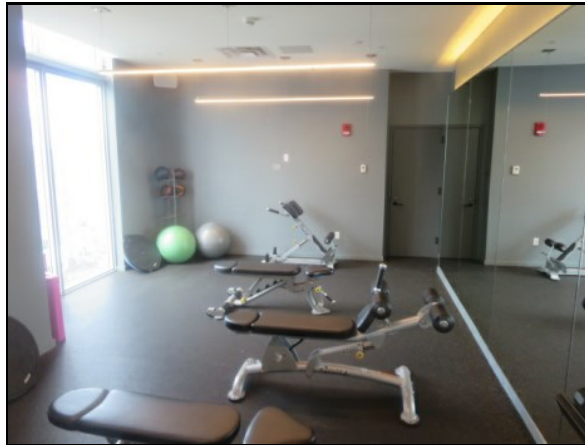
(1) Water Fountain

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

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

Useful Life:
15 years

Remaining Life:
6 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2727 Fitness Eqpmt (Cardio) - Replace

Quantity: (9) Pieces

Location: Fitness room
Funded?: Yes.
History: Presumed to be original to the building, 2016.
Comments: Fitness Equipment Count at Time of Inspection -
(3) Bikes
(3) Treadmills
(3) Ellipticals

True brand, commercial grade equipment.

Fair condition: Cardio machines/equipment determined to be in fair condition typically exhibits noticeable but not excessive signs of wear, but all equipment is assumed to be functioning properly and up to an appropriate standard for the property. Heavily used pieces (treadmills and ellipticals, in most cases), may have faster rate of deterioration.

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

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 50,000

Worst Case: \$ 61,100

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2728 Fitness Eqpmt (Strength) - Replace

Quantity: (11) Pieces

Location: Fitness room

Funded?: Yes.

History: Presumed to be original to the building, 2016.

Comments: Fitness Equipment Count at Time of Inspection -

(3) Benches

(1) Dumbbell set

(5) Single exercise machines

(1) Cable tower

(1) Hyperextension

Hoist Fitness brand commercial grade pieces.

Fair condition: Strength/resistance equipment determined to be in fair condition typically exhibits noticeable but not excessive signs of wear. All equipment is still assumed to be functioning properly and up to an appropriate standard for the property. Heavily used pieces may have faster rate of deterioration.

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

Useful Life:

15 years

Remaining Life:

6 years



Best Case: \$ 33,800

Worst Case: \$ 41,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2729 Sauna/Steam Rooms - Refurbish

Quantity: (2) Rooms

Location: Adjacent to bathrooms in locker rooms
Funded?: Yes.
History: Presumed to be original to the building, 2016.
Comments: Approximate dimensions-
490 GSF of Steam Room
450 GSF of Sauna Room

Good condition: Sauna rooms determined to be in good condition typically exhibit smooth and consistent surfaces, especially at bench seats. No signs of damage or vandalism. Lighting is functional and all finishes are in good, attractive condition.

Clean, inspect and repair as needed as an Operating expense. Tile surfaces should eventually be replaced for aesthetic reasons. Life expectancy can vary greatly depending on level of use and aesthetic preferences. Funding recommendation shown here is based on our experience with similar properties, but schedule can be adjusted during future Reserve Study updates at the Association's discretion. Timing of remodeling is ultimately subjective. Best practice is to coordinate remodeling with other amenities, such as bathrooms or other facilities.

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 27,000

Worst Case: \$ 33,000

Lower allowance to refurbish

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms (Locker Rms) - Remodel

Quantity: (2) Bathrooms

Location: Adjacent to fitness center

Funded?: Yes.

History: Presumed to be original to the building, 2016.

Comments: Men's bathroom noted to include approximately:

(3) Sinks

(1) Shower

(1) Toilet

(2) Urinals

(20) Lockers

Tiled floors and wall surfaces

Decorative fixtures and lighting

Women's is believed to be approximately the same size and design.

Good condition: Bathrooms determined to be in good condition typically exhibit clean, attractive countertops (and cabinetry, if present). Fixtures all appear to be functional and in good aesthetic condition. Flooring and wall finishes show only minor, routine signs of wear and age. Overall, appearance and design aesthetic is good and appropriate for the standards of the community.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical locker room remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, re-tiling of shower stalls, replacement of storage lockers, ventilation fans, accessories, décor, etc Best practice is to coordinate this project with other amenity areas, such as kitchens or other amenity rooms. Remaining useful life is based on consideration of materials, evident conditions, and/or remodeling/renovation history provided during the engagement. Costs can significantly vary based on an anticipated scope of work as well as materials chosen for remodeling/renovation. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life:

20 years

Remaining Life:

11 years



Best Case: \$ 54,000

Worst Case: \$ 66,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2750 Lobby - Remodel

Quantity: (1) Lobby

Location: Entry to building
Funded?: Yes.
History: Presumed to be original to the building, 2016.
Comments: *NOTE (2024): The Association provided us with bids to reapply epoxy to the flooring for approximately \$15,000. They also provided us with bids to re-upholster and re-dye the sofa for approximately \$18,750 in total.

- Approximate Measurements/Count at Time of Inspection –
- (1) Large Guard/Reception Desk,
 - (1) Extra-Large Sofa
 - (1) Coffee Table
 - (3) Bench Seats
 - (2) Clusters of Hanging Light Fixtures
 - Large custom wall artworks

Wall finishes are a mix of wood paneling, tile, concrete, and painted surfaces. Polished concrete flooring.

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

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

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 225,000	Worst Case: \$ 275,000
Lower allowance to remodel	Higher allowance
Cost Source: AR Cost Database	

Comp #: 2753 Lounge - Remodel

Quantity: (1) Room

Location: 37-38th floors
Funded?: Yes.
History: Presumed to be original to the building, 2016.
Comments: Approximate Measurements/Count at Time of Inspection –

2-Level Lounge Area:
4,265 GSF of tile flooring.
Numerous lounges, seats, benches, bookcases, artwork, decorative lighting, televisions, etc.

Bar Area:
(1) Dishwasher
(1) Refrigerator

Good condition: Meeting/social rooms determined to be in good condition typically exhibit attractive FF&E, appropriate for the size and design criteria of the property. Overall aesthetic is welcoming for residents and guests. Furnishings are adequate in terms of quantity and quality to maintain desired aesthetic standards.

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

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 225,000

Worst Case: \$ 275,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2753 Offices/Admin Area - Remodel

Quantity: Numerous Spaces

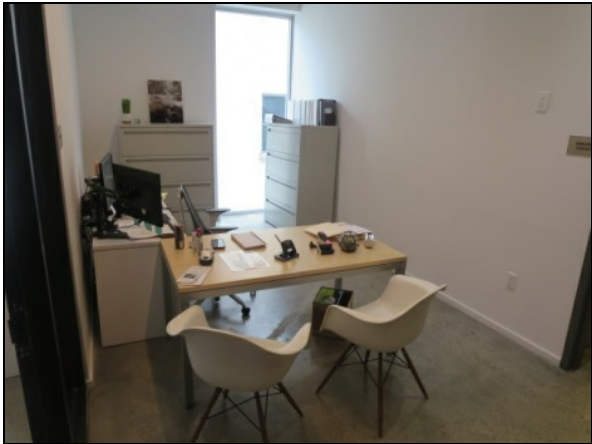
Location: Adjacent to lobby
Funded?: Yes.
History: Presumed to be original to the building, 2016.
Comments: Approximate dimensions/count-
1,150 GSF of Office Area
(1) Conference Room
(1) Sitting/lounge Area
(1) Reception Area
(1) Manager's Office
(1) Small Separate Leasing Office
Multiple desks, tables, chairs, decor, etc.

Good condition: Meeting/social rooms determined to be in good condition typically exhibit attractive FF&E, appropriate for the size and design criteria of the property. Overall aesthetic is welcoming for residents and guests. Furnishings are adequate in terms of quantity and quality to maintain desired aesthetic standards.

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

Useful Life:
20 years

Remaining Life:
11 years



Best Case: \$ 18,000

Worst Case: \$ 22,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2763 Pool Deck Furniture - Replace

Quantity: (27) Pieces

Location: Pool deck

Funded?: Yes.

History: According to information provided mesh of lounge chairs and sofa covers were replaced in 2019 for \$5,906.40.

Comments: Approximate Furniture Count -

- (18) Lounge Chairs
- (8) Side/Drink Tables
- (1) Bench
- (2) Daybeds
- (1) Large sofa
- (1) Large Cushion

Fair condition: Pool deck furniture determined to be in fair condition typically exhibits routine, noticeable signs of wear and age, but appearance is still decent and consistent, acceptable for the standards of the property. Some pieces, especially lounge chairs, tend to show more signs of age at this stage.

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

Useful Life:
10 years

Remaining Life:
1 years



Best Case: \$ 21,900

Worst Case: \$ 34,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2781 Pool/Spa Heaters - Replace

Quantity: (2) Heaters

Location: Mechanical room adjacent to pool deck area

Funded?: Yes.

History: (2) pool heaters were replaced in 2019 for \$5,404.50 due to improper shutdown prior to service. (per information provided)

Comments: Manufacturer: Pentair

Model: HTR 420

Manufacture Date: 2020

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

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 6,710

Worst Case: \$ 8,080

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database