

Budget_Statement
3W53 NEO LOFTS CONDOMINIUM
ASSOCIATION INC
01/01/2026

FIRSTSERVICE RESIDENTIAL
C/O FIRSTSERVICE RESIDENTIAL
Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
REVENUE			
40000	Owner Assessments	158,796	1,905,552
40002 00	Reserve Income	14,965	179,584
40002 01	Reserve Income SIRS	38,945	467,343
40011	Late Fee Income	250	3,000
40025	Returned Check Fees	42	500
40030	Screening Fees	83	1,000
40033	Parking Income	1,917	23,000
40054	ATM Income	4	50
40060	Gate/Key Cards	63	750
40065	Violation Fees	25	300
40066	Transmitter Income	125	1,500
40068	Key Fob Income	50	600
40079	Clubhouse Fee	75	900
40080	Interest Income	167	2,000
40081	Reserve Interest	1,500	18,000
40090	Miscellaneous Income	17	200
41005	Storage Income	900	10,800
**TOTAL REVENUE		\$217,924	\$2,615,079
EXPENSES			
**ADMINISTRATIVE			
50004	Administration	41	490
50008	Accounting Fees-CPA	556	6,675
50012 00	Bad Debts	667	8,000
50015	Bank Charges	58	700
50024	IT Support	83	1,000
50035	Dues & Subscriptions	429	5,152
50045 00	Legal Fees	1,250	15,000
50048	Annual Condo Fees	67	805
50050 00	License,Taxes,Permit	225	2,704
50053	Corporate Annual Rep	7	87
50075	Office Supplies	354	4,250
50081	Printing And Postage	229	2,750
50090 00	Professional Fees	208	2,500
50126 00	Parking Revenue Tax	217	2,600
50130	Maintenance Fee Exp	183	2,200
**TOTAL ADMINISTRATIVE		\$4,574	\$54,913
**INSURANCE			
52028	Property Insurance	23,384	280,608
52029	Package	4,712	56,547
52031	Cyber Liability	129	1,553
52032	Umbrella Insurance	397	4,761
52034	Flood Insurance	1,163	13,959
52035	Directors & Officers	347	4,164
52036	Crime	141	1,692
52038	Boiler	270	3,243
52040	Ins Finance Charge	861	10,326
52042	Bold Legal Defense	292	3,499
52062 00	Insurance - Other	37	449
52063	Workers Comp Ins.	47	565

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Account	Description	Monthly Budget	Year Budget
**TOTAL INSURANCE		\$31,780	\$381,366
**UTILITIES			
54050 00	Electricity	5,000	60,000
54070 00	Water & Sewer	12,500	150,000
54100 00	Telephone	167	2,000
**TOTAL UTILITIES		\$17,667	\$212,000
**CONTRACTS			
60006	Bi-Directional Amp	250	3,000
60030	Copier Lease	162	1,944
60035	Elevator Contract	1,880	22,560
60045	Fire Equipment	333	4,000
60046 57	Equipment Contract - Smart Bldg. Svc.	513	6,150
60050	Fire Alarm System	2,329	27,950
60070	Generator	117	1,400
60074	Hvac System	1,660	19,920
60082	Internet Access	4,625	55,500
60090	Lawn Maintenance	1,550	18,600
61000	Management Services	4,733	56,800
61008	Odor Control	180	2,160
61010	Pest Control	892	10,700
61017	Dog Park	125	1,500
61020	Pool/Spa Contract	850	10,200
61036	Roof Contract	250	3,000
61045 34	Security Services - Surveillance System	1,683	20,200
61055	Trash Removal	3,167	38,000
61058	Trash Chute	332	3,980
61061	Uniforms	125	1,500
61065	Valet Service	6,463	77,550
**TOTAL CONTRACTS		\$32,219	\$386,614
**SALARIES & BENEFITS			
65000 01	Salaries - Manager	8,884	106,605
65000 02	Salaries - Maintenance	3,926	47,117
65000 05	Salaries - Janitorial	10,641	127,686
65000 09	Salaries - Security	6,662	79,946
65000 11	Salaries - Admin	5,750	69,000
65000 14	Salaries - Engineer	9,150	109,800
65000 32	Salaries - Front Desk	13,337	160,045
65040	Medical Insurance	9,520	114,240
**TOTAL SALARIES & BENEFITS		\$67,870	\$814,439
**REPAIRS & MAINTENANCE			
70005	R&M-Air Conditioning	417	5,000
70025	R&M-Building	1,458	17,500
70048 180	R&M Equip - False Alarm Fee	125	1,500
70048 52	R&M Equip - Rep/Supply - Access Controls	50	600
70040	R&M-Elevator	500	6,000
70045	R&M-Electrical	542	6,500
70051	Gym Equipment Repair	208	2,500
70054	R&M-Gate	208	2,500

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FIRSTSERVICE RESIDENTIAL
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Plantation FL 33317

Account	Description	Monthly Budget	Year Budget
70063	R&M-Generator	950	11,400
70083	R&M-Fire Safety	375	4,500
70090	R&M-Plumbing	667	8,000
70095	R&M-Pool/Spa/Fountai	83	1,000
70134	Landscaping	443	5,320
70141	Access Cards	83	1,000
70156	R&M - Painting	208	2,500
70216	R&M Janitorial Supplies	1,500	18,000
70289 62	Contingency - Emergency Repairs Non Budget	583	7,000
**TOTAL REPAIRS & MAINTENANCE		\$8,400	\$100,820
**RESERVE TRANSFERS			
80000 00	Reserve Transfers	14,965	179,584
80001	Reserve Interest	1,500	18,000
80004 00	SIRS Reserve transfer	38,945	467,343
**TOTAL RESERVE TRANSFERS		\$55,410	\$664,927
**TOTAL EXPENSES		\$217,920	\$2,615,079
NET INCOME/(LOSS)		\$4	\$0

BUDGET SUBMISSION FORM

Association name

Entity Number

Number of Units

Please select (by checking the box) only one action (A or B)

A. ☒ Approved new budget

B. ☐ Amended budget ☐ Retroactive for full year? ☐ Or partial year, if so, From: To

Homeowner's accounts to be adjusted? If Yes, what is the effective date

Please complete all items below

1. Is this community under Developer control?
2. Are the Maintenance fees changing? If all units pay the same, enter amount \$ /Unit
3. Frequency: If Other, specify which months:
4. Is there a master association fee collected as a separate charge through this entity?
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$ /Unit
5. Are there additional fees collected as a separate charge through this entity (i.e. parking, dock, etc.)?
If yes, please submit a separate fee schedule or enter the amount here if all homeowners pay the same amount. \$ /Unit
- 6 a. Are Reserves included in the budget? (A schedule must be included)
- 6 b. Are SIRS Reserves included in the budget? (A schedule must be included)
7. Is your Late Fee policy changing?
☒ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).
☐ Yes (If both Flat and Percentage rates are selected, only whichever is Greater will apply)
☐ No Late Fee
☐ Flat rate \$ after days OR
☐ Percentage rate only \$ % after days
8. Is your Interest Fee policy changing?
☒ No, same as last year. (Note: if selected, the policy indicated on your payment notification will remain the same as last year).
☐ Yes (select one interest fee policy)
☐ No Interest Fee
☐ New Interest rate \$ % per annum after days*
*Interest is charged on the total cumulative assessment balances.
9. Do you have a continuing special assessment that requires payment notification?

Order Instructions

10. Payment Notification Type: ☒ Payment Notification Letter ☐ Statements ☐ Both
11. Delivery Method:
12. Letter of Correspondence to be included:

If yes, then please return to the previous page and attach a PDF copy as a general attachment (Maximum 6 pages).

Instructions :

Please ensure your budget package contains a final budget, reserve schedule, fee schedule by unit type and any correspondences (as a separate file). Any omissions will result in a rejected submission and no further action will occur.

3014-NEO LOFTS CONDOMINIUM ASSOCIATION INC - BudgetActuals

Proposed Operating Budget

January 1, 2026 - December 31, 2026

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**REVENUE				
40000	Owner Assessments	166,851	2,002,212	158,796	1,905,552
40002-00	Reserve Income	32,524	390,283	14,965	179,584
40002-01	Reserve Income-SIRS	0	0	38,945	467,343
40004	Special Assess Fees	0	0	0	0
40011	Late Fee Income	200	2,400	250	3,000
40025	Returned Check Fees	53	630	42	500
40030	Screening Fees	208	2,493	83	1,000
40032	Monthly Parking	450	5,400	0	0
40033	Parking Income	1,667	20,000	1,917	23,000
40054	ATM Income	08	100	04	50
40060	Gate/Key Cards	58	700	63	750
40065	Violation Fees	200	2,400	25	300
40066	Transmitter Income	225	2,700	125	1,500
40068	Key Fob Income	70	840	50	600
40079	Clubhouse Fee	100	1,200	75	900
40080	Interest Income	02	22	167	2,000
40081	Reserve Interest	0	0	1,500	18,000
40082	Spec Assess Interest	0	0	0	0
40090	Miscellaneous Income	32	385	17	200
41005	Storage Income	920	11,040	900	10,800
42020	Cable Income	183	2,200	0	0
	**TOTAL REVENUE	203,751	2,445,005	217,923	2,615,079
	EXPENSES				
	**ADMINISTRATIVE				
50004	Administration	41	495	41	490

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
50008	Accounting Fees-CPA	523	6,280	556	6,675
50012-00	Bad Debts	642	7,700	667	8,000
50015	Bank Charges	46	550	58	700
50024	IT Support	208	2,500	83	1,000
50026	US Bank Credit Card Expenses	0	0	0	0
50035	Dues & Subscriptions	476	5,715	429	5,152
50045-00	Legal Fees	1,667	20,000	1,250	15,000
50048	Annual Condo Fees	67	804	67	805
50050-00	License,Taxes,Permit	95	1,145	225	2,704
50053	Corporate Annual Rep	06	70	07	87
50075	Office Supplies	367	4,400	354	4,250
50081	Printing And Postage	229	2,750	229	2,750
50090-00	Professional Fees	667	8,000	208	2,500
50122	Prior Year Deficit	0	0	0	0
50126-00	Parking Revenue Tax	183	2,200	217	2,600
50130	Maintenance Fee Exp	0	0	183	2,200
	**TOTAL ADMINISTRATIVE	5,217	62,609	4,576	54,913
	**PROPERTY INSURANCE				
52028	Property Insurance	35,779	429,352	23,384	280,608
52029	Package	4,098	49,171	4,712	56,547
52031	Cyber Liability	123	1,479	129	1,553
52032	Umbrella Insurance	317	3,809	397	4,761
52034	Flood Insurance	1,077	12,925	1,163	13,959
52035	Directors & Officers	315	3,785	347	4,164
52036	Crime	128	1,538	141	1,692
52038	Boiler	258	3,101	270	3,243
52040	Ins Finance Charge	1,250	15,000	861	10,326
52041	Documentary Stamps	116	1,390	0	0
52042	Bold Legal Defense	292	3,499	292	3,499
52062-00	Insurance - Other	36	428	37	449

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
52063	Workers Comp Ins.	47	565	47	565
	**TOTAL PROPERTY INSURANCE	43,836	526,042	31,781	381,366
	**UTILITIES				
54050-00	Electricity	7,827	93,928	5,000	60,000
54070-00	Water & Sewer	13,121	157,457	12,500	150,000
54100-00	Telephone	665	7,980	167	2,000
	**TOTAL UTILITIES	21,613	259,365	17,667	212,000
	**CONTRACTS				
60006	Bi-Directional Amp	400	4,800	250	3,000
60030	Copier Lease	150	1,800	162	1,944
60035	Elevator Contract	1,880	22,560	1,880	22,560
60045	Fire Equipment	333	4,000	333	4,000
60046-57	Equipment Contract- - Smart Bldg. Svc.	486	5,837	513	6,150
60050	Fire Alarm System	1,352	16,224	2,329	27,950
60070	Generator	117	1,400	117	1,400
60074	Hvac System	1,500	18,000	1,660	19,920
60082	Internet Access	2,312	27,738	4,625	55,500
60090	Lawn Maintenance	1,540	18,480	1,550	18,600
61000	Management Services	4,654	55,845	4,733	56,800
61008	Odor Control	159	1,904	180	2,160
61010	Pest Control	862	10,344	892	10,700
61017	Dog Park	92	1,100	125	1,500
61020	Pool/Spa Contract	800	9,600	850	10,200
61036	Roof Contract	250	3,000	250	3,000
61045-34	Security Services- - Surveillance System	1,667	20,000	1,683	20,200
61055	Trash Removal	5,000	60,000	3,167	38,000
61058	Trash Chute	250	3,000	332	3,980
61061	Uniforms	117	1,400	125	1,500

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
61065	Valet Service	5,692	68,302	6,463	77,550
61075	Window Services	375	4,500	0	0
	**TOTAL CONTRACTS	29,988	359,834	32,218	386,614
	**SALARIES & BENEFITS				
65000-01	Salaries- - Manager	8,625	103,500	8,884	106,605
65000-02	Salaries- - Maintenance	3,921	47,047	3,926	47,117
65000-05	Salaries- - Janitorial	9,802	117,618	10,641	127,686
65000-09	Salaries- - Security	6,855	82,254	6,662	79,946
65000-11	Salaries- - Admin	7,188	86,250	5,750	69,000
65000-14	Salaries- - Engineer	9,150	109,800	9,150	109,800
65000-32	Salaries- - Front Desk	12,114	145,362	13,337	160,045
65000-83	Salaries- - Bonuses	0	0	0	0
65040	Medical Insurance	5,268	63,216	9,520	114,240
	**TOTAL SALARIES & BENEFITS	62,923	755,047	67,870	814,439
	**REPAIRS/MAINTENANCE				
70005	R&M-Air Conditioning	333	4,000	417	5,000
70025	R&M-Building	2,500	30,000	1,458	17,500
70040	R&M-Elevator	500	6,000	500	6,000
70045	R&M-Electrical	417	5,000	542	6,500
70048-180	R&M Equip- - False Alarm Fee	142	1,700	125	1,500
70048-52	R&M Equip- - Rep/Supply - Access Controls	388	4,650	50	600
70051	Gym Equipment Repair	56	675	208	2,500
70054	R&M-Gate	258	3,100	208	2,500
70063	R&M-Generator	0	0	950	11,400
70083	R&M-Fire Safety	167	2,000	375	4,500
70090	R&M-Plumbing	583	7,000	667	8,000
70091-85	Parking Expense- -General Maintenance	500	6,000	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
70095	R&M-Pool/Spa/Fountai	83	1,000	83	1,000
70110	R&M-Roof	83	1,000	0	0
70120	R&M-Tennis Courts	0	0	0	0
70134	Landscaping	0	0	443	5,320
70141	Access Cards	100	1,200	83	1,000
70156-00	R&M - Painting	0	0	208	2,500
70216	R&M Janitorial Supplies	1,542	18,500	1,500	18,000
70289-62	Contingency-- Emergency Repairs Non Budget	0	0	583	7,000
	**TOTAL REPAIRS/MAINTENANCE	7,652	91,825	8,402	100,820
	**AMENITIES				
	**TOTAL AMENITIES	0	0	0	0
	**RECREATION CENTER				
	**TOTAL RECREATION CENTER	0	0	0	0
	**HOTEL SERVICES				
	**TOTAL HOTEL SERVICES	0	0	0	0
	**MORTGAGE EXPENSES				
	**TOTAL MORTGAGE EXPENSES	0	0	0	0
	**CLUB OPERATIONS				
	**TOTAL CLUB OPERATIONS	0	0	0	0
	**CABANAS				
	**TOTAL CABANAS	0	0	0	0

GL_Account_Number	Description	MonthlyApprovedBudget	AnnualApprovedBudget	ProposedMonthlyBudget	ProposedAnnualBudget
	**MARINA				
	**TOTAL MARINA	0	0	0	0
	**SOCIAL DEPARTMENT				
	**TOTAL SOCIAL DEPARTMENT	0	0	0	0
	**SPECIAL PROJECTS				
74005-00	Special Projects	0	0	0	0
	**TOTAL SPECIAL PROJECTS	0	0	0	0
	**SPECIAL ASSESSMENT				
73000	Special Assess Transfer	0	0	0	0
73001	Spec Assess-Interest	0	0	0	0
	**TOTAL SPECIAL ASSESSMENT	0	0	0	0
	**RESERVE TRANSFERS				
80000-00	Reserve Transfers	32,524	390,283	14,965	179,584
80001	Reserve Interest	0	0	1,500	18,000
80004-00	SIRS Reserve Transfer	0	0	38,945	467,343
	**TOTAL RESERVE TRANSFERS	32,524	390,283	55,411	664,927
	**PRIOR YEAR ACTIVITY				
	**TOTAL PRIOR YEAR ACTIVITY	0	0	0	0
	**TOTAL EXPENSES	203,753	2,445,005	217,925	2,615,079
	Operating Net Income or Loss	-02	0	-02	0

3014-NEO LOFTS CONDOMINIUM ASSOCIATION INC - Proposed_Maintenance

Schedule Of Proposed Maintenance

January 1, 2026 - December 31, 2026

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-601		0.546400000	1	0.546400000	\$1089.38	\$867.66	\$81.77	\$212.80	\$1162.23	\$1162.23
0000-602		0.469600000	1	0.469600000	\$936.26	\$745.71	\$70.28	\$182.89	\$998.88	\$998.88
0000-603		0.581500000	1	0.581500000	\$1159.36	\$923.40	\$87.02	\$226.47	\$1236.89	\$1236.89
0000-604		0.525500000	1	0.525500000	\$1047.71	\$834.47	\$78.64	\$204.66	\$1117.77	\$1117.77
0000-605		0.362900000	1	0.362900000	\$723.53	\$576.27	\$54.31	\$141.33	\$771.91	\$771.91
0000-606		0.351500000	1	0.351500000	\$700.80	\$558.17	\$52.60	\$136.89	\$747.66	\$747.66
0000-607		0.422900000	1	0.422900000	\$843.15	\$671.55	\$63.29	\$164.70	\$899.54	\$899.54
0000-608		0.515500000	1	0.515500000	\$1027.78	\$818.59	\$77.15	\$200.76	\$1096.50	\$1096.50
0000-609		0.370100000	1	0.370100000	\$737.89	\$587.70	\$55.39	\$144.14	\$787.23	\$787.23
0000-610		0.634400000	1	0.634400000	\$1264.83	\$1007.40	\$94.94	\$247.07	\$1349.41	\$1349.41
0000-611		0.501000000	1	0.501000000	\$998.86	\$795.57	\$74.98	\$195.12	\$1065.67	\$1065.67
0000-701 1801		0.537200000	11	5.909200000	\$1071.04	\$853.05	\$80.39	\$209.21	\$1142.65	\$12569.15
0000-702 1802		0.468900000	11	5.157900000	\$934.86	\$744.59	\$70.17	\$182.61	\$997.37	\$10971.07
0000-703 1803		0.580200000	11	6.382200000	\$1156.77	\$921.33	\$86.83	\$225.96	\$1234.12	\$13575.32
0000-704 1804		0.539000000	11	5.929000000	\$1074.63	\$855.91	\$80.66	\$209.91	\$1146.48	\$12611.28
0000-705 1805		0.349100000	11	3.840100000	\$696.02	\$554.36	\$52.24	\$135.96	\$742.56	\$8168.16
0000-706 1806		0.545700000	11	6.002700000	\$1087.99	\$866.55	\$81.67	\$212.52	\$1160.74	\$12768.14
0000-707 1807		0.380500000	11	4.185500000	\$758.62	\$604.22	\$56.94	\$148.19	\$809.35	\$8902.85
0000-708 1808		0.376200000	11	4.138200000	\$750.04	\$597.39	\$56.30	\$146.51	\$800.20	\$8802.20
0000-709 1809		0.540700000	11	5.947700000	\$1078.02	\$858.61	\$80.92	\$210.58	\$1150.11	\$12651.21
0000-710 1810		0.379800000	11	4.177800000	\$757.22	\$603.11	\$56.84	\$147.91	\$807.86	\$8886.46
0000-711 1811		0.546100000	11	6.007100000	\$1088.78	\$867.18	\$81.73	\$212.68	\$1161.59	\$12777.49
0000-712 1812		0.393600000	11	4.329600000	\$784.74	\$625.02	\$58.90	\$153.29	\$837.21	\$9209.31
0000-713 1813		0.517700000	11	5.694700000	\$1032.16	\$822.09	\$77.48	\$201.62	\$1101.19	\$12113.09
0000-714 1814		0.634400000	11	6.978400000	\$1264.83	\$1007.40	\$94.94	\$247.07	\$1349.41	\$14843.51

Building#-Unit Type	Unit Remarks	Percentage Of Unit Ownership	Number Of Units	Total Percentage	Current Payment	Proposed Monthly Without Reserves	Proposed Monthly Reserves	Proposed Monthly SIRS Reserves	Proposed Monthly Per Unit Maintenance	Proposed Monthly Total All Units Maintenance
0000-715 1815		0.499800000	11	5.497800000	\$996.47	\$793.66	\$74.80	\$194.65	\$1063.11	\$11694.21
0000-CU1		0.819500000	1	0.819500000	\$1633.87	\$1301.33	\$122.64	\$319.16	\$1743.13	\$1743.13
0000-CU2		0.369800000	1	0.369800000	\$737.28	\$587.23	\$55.34	\$144.02	\$786.59	\$786.59
0000-PH101		0.537200000	1	0.537200000	\$1071.04	\$853.05	\$80.39	\$209.21	\$1142.65	\$1142.65
0000-PH102		0.468900000	1	0.468900000	\$934.86	\$744.59	\$70.17	\$182.61	\$997.37	\$997.37
0000-PH103		0.580200000	1	0.580200000	\$1156.77	\$921.33	\$86.83	\$225.96	\$1234.12	\$1234.12
0000-PH104		0.539000000	1	0.539000000	\$1074.63	\$855.91	\$80.66	\$209.91	\$1146.48	\$1146.48
0000-PH105		0.349100000	1	0.349100000	\$696.02	\$554.36	\$52.24	\$135.96	\$742.56	\$742.56
0000-PH106		0.545700000	1	0.545700000	\$1087.99	\$866.55	\$81.67	\$212.52	\$1160.74	\$1160.74
0000-PH107		0.380500000	1	0.380500000	\$758.62	\$604.22	\$56.94	\$148.19	\$809.35	\$809.35
0000-PH108		0.376200000	1	0.376200000	\$750.04	\$597.39	\$56.30	\$146.51	\$800.20	\$800.20
0000-PH109		0.540700000	1	0.540700000	\$1078.02	\$858.61	\$80.92	\$210.58	\$1150.11	\$1150.11
0000-PH110		0.379800000	1	0.379800000	\$757.22	\$603.11	\$56.84	\$147.91	\$807.86	\$807.86
0000-PH111		0.546100000	1	0.546100000	\$1088.78	\$867.18	\$81.73	\$212.68	\$1161.59	\$1161.59
0000-PH112		0.393600000	1	0.393600000	\$784.74	\$625.02	\$58.90	\$153.29	\$837.21	\$837.21
0000-PH113		0.517700000	1	0.517700000	\$1032.16	\$822.09	\$77.48	\$201.62	\$1101.19	\$1101.19
0000-PH114		0.634400000	1	0.634400000	\$1264.83	\$1007.40	\$94.94	\$247.07	\$1349.41	\$1349.41
0000-PH115		0.499800000	1	0.499800000	\$996.47	\$793.66	\$74.80	\$194.65	\$1063.11	\$1063.11
0000-PH201		0.715900000	1	0.715900000	\$1427.33	\$1136.82	\$107.14	\$278.81	\$1522.77	\$1522.77
0000-PH202		0.784200000	1	0.784200000	\$1563.50	\$1245.28	\$117.36	\$305.41	\$1668.05	\$1668.05
0000-PH203		0.790300000	1	0.790300000	\$1575.65	\$1254.96	\$118.27	\$307.78	\$1681.01	\$1681.01
0000-PH204		0.774800000	1	0.774800000	\$1544.75	\$1230.35	\$115.95	\$301.75	\$1648.05	\$1648.05
0000-PH205		0.705000000	1	0.705000000	\$1405.59	\$1119.51	\$105.51	\$274.56	\$1499.58	\$1499.58
0000-PH206		0.783400000	1	0.783400000	\$1561.90	\$1244.01	\$117.24	\$305.10	\$1666.35	\$1666.35
0000-PH207		0.743900000	1	0.743900000	\$1483.14	\$1181.28	\$111.33	\$289.71	\$1582.32	\$1582.32
0000-PH208		0.766700000	1	0.766700000	\$1528.61	\$1217.49	\$114.74	\$298.59	\$1630.82	\$1630.82
Total			201	100.001600000						\$212709.76

3014-NEO LOFTS CONDOMINIUM ASSOCIATION INC

Pooled Reserve Analysis Worksheet

January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFulLife	EstimatedUsefulRemainingLife
30000-002	Reserves	Access Control	\$109,852	16	3
30000-025	Reserves	Bank Fees	\$0	0	0
30000-012a	Reserves	A/C Units - Common	\$1,159,244	14	14
30000-16e	Reserves	Equip - Pool/Deck/Spa	\$95,423	28	28
30000-210f	Reserves	Domestic Water Pump	\$93,856	24	9
30000-15g	Reserves	Elevator Cab	\$104,000	20	4
30000-201	Reserves	Fire Proofing/Protec	\$0	0	0
30000-001	Reserves	Pooled	\$0	0	0
30000-42a	Reserves	Plumbing/Electric	\$0	0	0
30000-75c	Reserves	Renovation - Bldg	\$478,372	20	17
30000-20a	Reserves	Fire Pump	\$0	0	0
30000-19b	Reserves	Furniture - Pool	\$87,306	10	10
30000-108c	Reserves	Clubhouse - Furnishing	\$51,700	20	19
30000-107	Reserves	Computer Systems	\$14,544	6	3
30000-93	Reserves	Painting	\$0	0	0
30000-24	Reserves	Gym Equipment	\$58,912	16	9
30000-19	Reserves	Furniture/Fixtures	\$23,237	20	5
30000-22	Reserves	Generator	\$213,686	36	14
30000-39	Reserves	Other	\$0	0	0
30000-15	Reserves	Elevator	\$1,332,212	26	4
30000-03	Reserves	Building Exterior	\$766,935	36	25
30000-50	Reserves	Paving	\$12,909	5	4
		Totals	\$4,602,188		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$799,832
Additional Reserve Funding Thru Year End	\$195,144

Total Reserves Thru Year End	\$994,976
Estimated Expenses Thru Year End	\$0
Balance To Be Funded	\$3,607,212
Annual Contribution	\$179,584
Monthly Contribution	\$14,965

3014-NEO LOFTS CONDOMINIUM ASSOCIATION INC
SIRS Pooled Reserve Analysis Worksheet
January 1, 2026 - December 31, 2026

GLCode	Type	Short_Description	CostOfReplacement	UseFullLife	EstimatedUsefulRemainingLife
30003-80	SIRS Reserves	Roof	\$1,499,872	20	20
30003-42	SIRS Reserves	Plumbing	\$1,043,753	46	24
30003-90	SIRS Reserves	Windows	\$283,098	45	23
30003-70	SIRS Reserves	Structure	\$1,989,980	20	19
30003-60	SIRS Reserves	Waterproofing	\$1,011,195	20	19
30003-50	SIRS Reserves	Painting	\$1,011,195	20	19
30003-40	SIRS Reserves	Fire System	\$475,769	40	21
30003-30	SIRS Reserves	Fire Proofing	\$475,769	40	21
30003-20	SIRS Reserves	Electrical	\$400,000	40	19
30003-10	SIRS Reserves	Doors	\$283,097	45	23
30003-00	SIRS Reserves	SIRS Reserves	\$770,678	42	41
		Totals	\$9,244,406		

ReserveHeaders	ReserveTotals
Accumulated Balance	\$0
Additional Reserve Funding Thru Year End	\$0
Total Reserves Thru Year End	\$0
Estimated Expenses Thru Year End	\$0
Balance To Be Funded	\$9,244,406
Annual Contribution	\$467,343
Monthly Contribution	\$38,945