

THE CLUB AT BRICKELL BAY PLAZA
The Club at Brickell Bay Plaza-2026

Pooled Reserves

GL Code	Type	Description	Cost Of Replacement	Useful Life (Years)	Est Useful Remaining Life(Years)
30003-001	SIRS Reserves	Pooled	0	0	0
30000-002	Reserves	Access Control	226,645	8	5
30000-35e	Reserves	Mechan/HVAC/Elevators	4,825,000	24	4
30000-19c	Reserves	Furniture & Fitness	351,461	10	5
30000-361	Reserves	Misc Site Impr.	207,205	20	15
30000-97a	Reserves	Misc Building - Site Components	1,854,079	15	9
30000-35a	Reserves	Mechanical - Electrical	3,310,590	20	14
30000-03	Reserves	Building Exterior	4,367,974	25	15
30000-60	Reserves	Roof	0	0	0
30000-50	Reserves	Paving	79,674	20	5
30000-00	Reserves	Reserves	0	0	0
		Totals	15,222,628		

Accumulated Balance Thru August	3,872,741
Additional Reserve Funding Thru Year End	376,668
Total Reserves Thru Year End	4,249,409
Estimated Expenses Thru Year End	76,770
Balance To Be Funded	11,049,989
Annual Contribution	1,727,706
Monthly Contribution	143,976