2026
Structural Integrity Reserve Study (SIRS) and Traditional Reserve Study (Non-SIRS)

Toscano Condominium Association, Inc.

7350 S.W. 89th Street
Miami, Florida 33156

Report No: 10119 Version 2

January 1, 2026 - December 31, 2026

DREUX ISAAC & ASSOCIATES, INC.

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www.dia-corp.com

Reserve Studies | Insurance Appraisals | Structural Integrity Reserve Studies

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October 3, 2025

Board of Directors
Toscano Condominium Association, Inc.
7350 S.W. 89th Street
Miami, Florida 33156

Re: Structural Integrity Reserve Study (SIRS) & Traditional Reserve Study (Non-SIRS)

As authorized, this Structural Integrity Reserve Study (SIRS) and traditional reserve study (Non-SIRS) has been prepared on the subject property Toscano Condominium Association, Inc. property, located at 7350 S.W. 89th Street in Miami, Florida.

This report meets current Florida Statutory SIRS requirements. A visual site inspection of the property was completed by the qualified credentialed undersigned. This report includes a detailed SIRS component schedule and full funding plan as well as a second separate, traditional reserve study (Non-SIRS) component schedule and full funding plan.

This report was developed in accordance with industry guidelines and through the process of meetings and discussions with property representatives, inspection, physical analysis, and financial forecasting. It should be used as a budgeting tool to aid in preparing a capital reserve plan that will provide a course for long term financial stability.

Thank you for this opportunity. Should you have any questions, please contact us.

Inspected and Prepared by

Mike McCartney, RS, PRA
Reserve Analyst/Insurance Appraiser

Michael McCartney Professional Reserve Analyst — APRA; Mike McCartney CAI-RS 00448 Designation Reserve Specialist

Reviewed by

Dreux Isaac, RS, PRA
President

Dreux Isaac Professional Reserve Analyst — APRA; Dreux Isaac CAI-RS 00425 Designation Reserve Specialist

Executive Summary

General Information

Property Name:	**Toscano Condominium Association, Inc.**		
Property Location:	**Miami, Florida**		
Property Number:	**3172**	Report Run Date:	**10/02/2025**
Property Type:	**Condominium**	Report No:	**10119 Version 2**
Total Units:	**396**	Budget Year Begins:	**01/01/2026**
Inspection Date(s):	**10/01/2024**	Budget Year Ends:	**12/31/2026**

Consolidated Findings

Reserve categories:	14
Reserve components:	205
Current cost of reserve components:	$29,024,733
Current reserve funding contribution:	$1,658,226
Estimated beginning year reserve balance:	$2,803,797
Fully funded (ideal) reserve balance:	$12,934,545
Fully funded percentage:	22%
Number of components scheduled for replacement in year 1:	30
Cost of components scheduled for replacement in year 1:	$1,532,741

Consolidated Funding Plans

Projected Beginning Year Reserve Balance

Allocated to SIRS:	39.00%	$1,093,481
Allocated to traditional reserve study (non-SIRS):	61.00%	$1,710,316
Total	**100.00%**	**$2,803,797**

Pooled Funding Plan

Pooled plan method:	Threshold
Pooled threshold amount for SIRS:	$200,000
Pooled threshold amount for traditional reserve study (Non-SIRS):	$100,000

Recommended Funding Contributions

SIRS:	67.13%	$1,073,933
Non-SIRS (waivable with majority vote of membership):	32.87%	$525,738
Total	**100.00%**	**$1,599,671**

Increase (decrease) $ between current and recommended funding:	-3.53%	($58,555)
Additional contributions (special assessments, loans, settlement):		$0

Report Process

The purpose of this report is to provide Toscano Condominium Association, Inc. with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2026 and ending December 31, 2026.

The process of preparing this report began with a re-inspection of the property. During this re-inspection we met with management and personnel and reviewed all reserve related work that had been done on the property since our last contact.

Replacement cost values have been adjusted to reflect current economic conditions. These economic conditions were determined through a combination of local contractor information, bid proposals, our own database of construction costs and published construction cost indexes.

Remaining lives were then adjusted according to schedule, except in cases where it was determined that a particular component's life should be extended or reduced by a greater amount based on its condition.

Based on the latest available financial records, projections were made as to what the Association's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

SIRS History and Explanation

What is a structural integrity reserve study (SIRS)?

A structural integrity reserve study, or "SIRS" as it is often referred to, is a specialized type of reserve study required for certain Florida condominiums and co-ops. It was a creation of Florida Lawmakers in 2022 and was amended in 2023.

Why was the SIRS created?

This was a response by Florida Lawmakers to the horrific collapse of Champlain Towers, a 12-story condo building in Surfside, Florida on June 24, 2021, which killed 98 people. In the aftermath, it was learned that the association had substantially underfunded their reserves for most of its 40-year existence. These inadequate reserve funds likely contributed to insufficient structural repairs being made over time and a delay in fully addressing the building's critical structural integrity issues.

Who is required to do a SIRS?

Any Florida condominium or co-op building that is three stories or higher in height (as determined by the Florida Building Code) is required to have a SIRS done. Florida condominium or co-ops buildings less than three stories in height; single-family, two-family, or three-family dwellings with three or fewer habitable stories above ground are not required to a SIRS.

What is required to be included in a SIRS?

a) Roof
b) Structure, including load-bearing walls and or other primary structural members and primary structural systems as those terms are defined in s. 627.706.
c) Fireproofing and fire protection systems
d) Plumbing
e) Electrical systems
f) Waterproofing and exterior painting
g) Windows and exterior doors (only those that the association is responsible for)

Any other item that has a deferred maintenance expense or replacement cost that exceeds $10,000 and the failure to replace or maintain such item negatively affects items a-g listed above as determined by the visual inspection portion of the structural integrity reserve study.

At a minimum, a structural integrity reserve study must identify each item of the condominium property being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of each item of the condominium property being visually inspected, and provide a reserve funding schedule with a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each item of condominium property being visually inspected by the end of the estimated remaining useful life of the item. The structural integrity reserve study may recommend that reserves do not need to be maintained for any item for which an estimate of useful life and an estimate of replacement cost cannot be determined, or the study may recommend a deferred maintenance expense amount for such item. The structural integrity reserve study may recommend that reserves for replacement costs do not need to be maintained for any item with an estimated remaining useful life of greater than 25 years, but the study may recommend a deferred maintenance expense amount for such item.

What is the deadline for completing the SIRS?

December 31, 2024. There is a conditional one-year extension for buildings turning 30 years old between 7/1/2022 and 12/31/2024. If the building turns 30 during this period, the association can delay doing a Milestone inspection and SIRS simultaneously until December 31, 2025.

SIRS Components

Roofs

This Structural Integrity Reserve Study (SIRS) includes roof components for the building(s) under consideration. These components are for replacement of both sloped and flat roofs.

Depending on the physical makeup of the building(s) roofs these costs may also include related expenses such as skylights, rooftop ac stand replacement, roof top electrical boxes and wiring, lightening protection equipment, parapet wall caps, etc. Roof component costs can also be used for related costs associated with roofing projects such as engineering, permitting, demolition, removal, and other relevant expenses.

Unless otherwise stated, these roof components are not based on a current scope of work or specifications. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Structure

This Structural Integrity Reserve Study (SIRS) includes a structural restoration allowance. This allowance is for any capital repair expenses related to maintaining the structural integrity of the building(s) under consideration. This includes such work as concrete spalling, delamination, corrosion, p-t cable/pocket repairs, settlement issues, cracks, etc. This allowance can also be used for related or associated costs, including engineering, permitting, demolition, removal, and other relevant expenses.

Unless otherwise stated in this SIRS, this allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic building structural and restoration corrective maintenance and capital repair costs that arise over time. Therefore, the allowance amount may or may not be sufficient to cover complete project costs.

We have excluded complete structure replacement from the SIRS schedule based on the understanding that such an occurrence would not only be extremely rare but would entail reconstruction of the entire building(s). Including complete structural replacement in the SIRS would be a form of self-insurance and its cost alone would be prohibitive.

This allowance strategy remains adjustable, adaptable, and responsive to evolving corrective maintenance and capital repair requirements, while also providing a more accurate reflection of the investment needed to maintain the structural integrity and functionality of the building(s) over time. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Fireproofing and Fire Protection

Depending on the physical makeup of your building(s) this Structural Integrity Reserve Study (SIRS) will include funding for select fireproofing and fire protection system equipment. This will include fire pump, jockey pump, and controller replacement, fire backflow preventers, fire alarm system and fire sprinkler system allowances.

Except for the fire sprinkler system, the estimated cost for these components is typically for complete replacement. Fire sprinkler systems often run throughout the entire building in both conditioned spaces (living areas) as well as unconditioned spaces (garages). They are typically monitored by tamper and flow switches which communicate with the fire alarm system.

SIRS Components

Fire sprinkler systems consist of several components including sprinkler heads, piping, valves, standpipes, and gauges. These various components have different lifespans. Additionally, their location within the building can significantly affect their life span. Fire sprinklers systems located in unconditioned areas, such as garages, typically have a much shorter lifespan. The corrosive salt air environment at coastal and beachfront properties will further reduce the life expectancy of these components. This type of uneven exposure typically leads to select components and sections of the system needing to be repaired or replaced as needed. It is uncommon that the entire fire sprinkler system will be completely replaced all at once.

Because complete fire sprinkler systems replacement at once is unlikely, a corrective maintenance and capital repair allowance had been included. Unless otherwise stated, this allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic corrective maintenance and capital repair costs that arise over time.

The allowance amount may or may not be sufficient to cover complete project costs. This allowance is also not intended to cover the cost of annual inspections nor the associated annual repairs that typically accompany these inspection test results. These costs should be accounted for in your operating budget. Should a fire protection project scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Plumbing

This Structural Integrity Reserve Study (SIRS) includes a plumbing capital allowance for the building(s) under consideration.

Plumbing systems in condominium buildings include potable water pipes or lines. These pipes bring in treated water from the local municipal water supply into the building and distribute it throughout. These pipes are made from materials such as copper, PVC, CPVC, and PEX. At the end of these potable water lines are plumbing fixtures such as toilets, faucets, shower heads, dishwashers, etc. and any appliance that has a connection to the potable water system.

These systems also have waste and vent stacks. Each water fixture has a drain line and a connection to a vent stack. The waste stack removes wastewater from the building. The vent stacks enable air to enter and exit the drain lines. This equilibrium ensures proper flow of wastewater down the drains into the main sewer line.

Over time potable water pipes deteriorate. The combined water makeup and pressure can lead to corrosion, cracks, and leaking. There are different approaches to performing capital repairs and replacement of the plumbing system. One approach includes piecemeal replacement of piping sections as needed. Some associations will coordinate scheduled replacement of sections of piping when a unit undergoes renovation. Others may do a pipe relining which can add many more years of life to the piping. Although less common, in some cases, complete replacement of all piping at one time may occur.

The capital plumbing allowance in this SIRS is for capital repairs and replacement of any part of the building's plumbing system that the association is responsible for. This would include potable water lines, waste stacks, vent stacks, valves, fittings, backflow preventer, and common area water fixtures. This allowance can also be used for related or associated plumbing project costs, including engineering, permitting, demolition, removal, relining and other relevant expenses.

SIRS Components

Unless otherwise stated, this plumbing allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic building plumbing capital repair and partial replacement costs that arise over time. Therefore, the allowance amount may or may not be sufficient to cover complete project costs.

If your building(s) is over 30 years old, or if there are known issues with the plumbing system, it is recommended that a comprehensive plumbing inspection be performed which may require a video pipe inspection and other forms of testing. Should a plumbing scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Electrical

This Structural Integrity Reserve Study (SIRS) includes an electrical capital allowance for the building(s) under consideration. This allowance is for any capital repair or replacement expenses of the electrical system of the building(s). This includes the main distribution panel, secondary or sub panels, switchgear, disconnects, meters, conduit/raceways, grounding, wiring, etc. This allowance can also be used for related or associated electrical system costs, including engineering, permitting, demolition, removal, and other relevant expenses.

Components of the electrical system will deteriorate over time and are known to have a long but finite lifespan. Maintenance and periodic inspections factor into this lifespan as does the equipment's environment and the ever-changing demands of modern technology.

Evidence of scorching, corrosion, loose connections, frequently tripped breakers, buzzing sounds, etc. are all indications of an aging system that needs attention. The system should be inspected periodically by a qualified professional. An infrared thermography inspection may also be needed.

Unless otherwise stated, this electrical allowance is not based on a scope of work or specifications. Instead, it serves as a general provision to address periodic building electrical capital repair and partial replacement costs that arise over time. Therefore, the allowance amount may or may not be sufficient to cover complete project costs. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

Waterproofing and Exterior Painting

This Structural Integrity Reserve Study (SIRS) includes waterproofing and exterior painting components for the building(s) under consideration. These components are for painting and waterproofing of the building's exterior envelope. This can include sealants, exterior walls, ceilings, doors, railings, overhangs, skylights, attached structures, etc.

Depending on the physical makeup of the building(s) these components may also include balconies, lanais, terraces, elevated decks, etc. These component costs can also be used for related costs associated with any waterproofing or exterior painting projects including engineering, permitting, demolition, removal, and other relevant expenses.

Unless otherwise stated, these waterproofing and exterior painting components are not based on a current scope of work or specifications. Should a scope of work with associated costs become available in the future, it is advisable to incorporate such information into subsequent updates of the SIRS schedule.

SIRS Components

Windows and Exterior Doors

This Structural Integrity Reserve Study (SIRS) may include replacement or deferred maintenance for windows and exterior doors of the building(s) under consideration. Only those windows and exterior doors which are the association's responsibility for replacement have been included.

As windows age the contact weather exposure and temperature changes begin to weaken the seals and degrade both the glass and frame. While repairs and maintenance can extend their life, eventually replacement becomes necessary.

Like their window counterparts, exterior doors also face contact weather exposure. These doors can be made of various material including wood, glass, steel, aluminum, fiberglass, and assorted composite materials. Building entry doors and exterior service doors have been included in this SIRS.

Exterior service doors, even those that are identical construction, can have varying lifespans depending upon their building location and usage. It is uncommon to replace all exterior building service doors at one time. For that reason, a periodic allowance is typically used to cover the replacement of exterior service doors, on an as-needed basis.

Dreux Isaac & Associates (DIA) relied on the Board (or management acting on the Board's behalf) to provide the determination of unit windows and unit exterior door responsibility and recommended the association get a legal opinion on this matter. DIA did not make any determination of responsibility or interpret the association's declaration.

Other SIRS Components

This Structural Integrity Reserve Study (SIRS) may include components that fall into the category "Other SIRS Components." Included in this category would be components, as determined by the SIRS visual inspection, that have either a deferred maintenance expense or replacement cost that exceeds $10,000 and the failure to replace or maintain them negatively affects any of the other SIRS components.

Florida Statute Chapter 718 Reserve Excerpts

718.103 Definitions
(1) “Alternative funding method” means a method approved by the division for funding the capital expenditures and deferred maintenance obligations for a multicondominium association which may reasonably be expected to fully satisfy the association’s reserve funding obligations by the allocation of funds in the annual operating budget.

(26) “Structural integrity reserve study” means a study of the reserve funds required for future major repairs and replacement of the condominium property performed as required under s. 718.112(2)(g).

718.111(16) Investment of Association Funds
(a) A board shall, in fulfilling its duty to manage operating and reserve funds of its association, use best efforts to make prudent investment decisions that carefully consider risk and return in an effort to maximize returns on invested funds.

(b) An association, including a multicondominium association, may invest reserve funds in one or any combination of certificates of deposit or in depository accounts at a community bank, savings bank, commercial bank, savings and loan association, or credit union without a vote of the unit owners.

718.112(2)(e) Budget meeting
2.b. Any determination of whether assessments exceed 115 percent of assessments for the prior fiscal year shall exclude any authorized provision for required reserves for repair or replacement of the condominium property, anticipated expenses of the association which the board does not expect to be incurred on a regular or annual basis for the repair, maintenance, or replacement of the items listed in paragraph (g), and insurance premiums, or assessments for betterments to the condominium property.

718.112(2)(f) Annual budget
2.a. In addition to annual operating expenses, the budget must include reserve accounts for capital expenditures and deferred maintenance. These accounts must include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and any other item that has a deferred maintenance expense or replacement cost that exceeds $25,000 or the inflation-adjusted amount determined by the division under subparagraph 6., whichever is greater. The amount to be reserved must be computed using a formula based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of the reserve item. In a budget adopted by an association that is required to obtain a structural integrity reserve study, reserves must be maintained for the items identified in paragraph (g) for which the association is responsible pursuant to the declaration of condominium, and the reserve amount for such items must be based on the findings and recommendations of the association’s most recent structural integrity reserve study. If an association votes to terminate the condominium in accordance with s. 718.117, the members may vote to waive the maintenance of reserves recommended by the association's most recent structural integrity reserve study. With respect to items for which an estimate of useful life is not readily ascertainable or with an estimated remaining useful life of greater than 25 years, an association is not required to reserve replacement costs for such items, but an association must reserve the amount of deferred maintenance expense, if any, which is recommended by the structural integrity reserve study for such items. The association may adjust replacement reserve assessments annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life of a reserve item caused by deferred maintenance.

Florida Statute Chapter 718 Reserve Excerpts

2.b. 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. For a budget adopted on or after December 31, 2024, the members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not determine to provide no reserves or less reserves than required by this subsection for items listed in paragraph (g), except that members of an association operating a multicondominium may determine to provide no reserves or less reserves than required by this subsection if an alternative funding method has been approved by the division.

c.(I) Reserves for the items listed in paragraph (g) may be funded by regular assessments, special assessments, lines of credit, or loans. A special assessment, a line of credit, or a loan under this sub-subparagraph requires the approval of a majority vote of the total voting interests of the association.

c.(II) A unit-owner-controlled association that must have a structural integrity reserve study may secure a line of credit or a loan to fund capital expenses required by a milestone inspection under s. 553.899 or a structural integrity reserve study. The line of credit or loan must be sufficient to fund the cumulative amount of any previously waived or unfunded portions of the reserve funding amount required by this paragraph and the most recent structural integrity reserve study. Funding from the line of credit or loan must be immediately available for access by the board to fund required repair, maintenance, or replacement expenses without further approval by the members of the association. A special assessment, a line of credit, or a loan secured under this sub-subparagraph and related details must be included in the annual financial statement that is required under s. 718.111(13) to be delivered to unit owners and required under s. 718.503 to be provided to prospective purchasers of a unit.

c.(III) This sub-subparagraph does not apply to associations controlled by a developer as defined in s. 718.103, an association in which the nondeveloper unit owners have been in control for less than 1 year, or an association controlled by one or more bulk assignees or bulk buyers as those terms are defined in s. 718.703.

d. If the local building official, as defined in s. 468.603, determines that the entire condominium building is uninhabitable due to a natural emergency, as defined in s. 252.34, the board, upon the approval of a majority of its members, may pause the contribution to its reserves or reduce reserve funding until the local building official determines that the condominium building is habitable. Any reserve account funds held by the association may be expended, pursuant to the board's determination, to make the condominium building and its structures habitable. Upon the determination by the local building official that the condominium building is habitable, the association must immediately resume contributing funds to its reserves.

Florida Statute Chapter 718 Reserve Excerpts

e. For a budget adopted on or before December 31, 2028, if the association has completed a milestone inspection pursuant to s. 553.899 within the previous 2 calendar years, the board, upon the approval of a majority of the total voting interests of the association, may temporarily pause, for a period of no more than two consecutive annual budgets, reserve fund contributions or reduce the amount of reserve funding for the purpose of funding repairs recommended by the milestone inspection. This sub-subparagraph does not apply to an association controlled by a developer as defined in s. 718.103, an association in which the nondeveloper unit owners have been in control for less than 1 year, or an association controlled by one or more bulk assignees or bulk buyers as those terms are defined in s. 718.703. An association that has paused reserve contributions under this subparagraph must have a structural integrity reserve study performed before the continuation of reserve contributions in order to determine the association's reserve funding needs and to recommend a reserve funding plan.

f. Before turnover of control of an association by a developer to unit owners other than a developer under s. 718.301, the developer-controlled association may not vote to waive the reserves or reduce funding of the reserves. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves and no such result is achieved or a quorum is not attained, the reserves included in the budget shall go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves.

3. Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts and may be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote of all the total voting interests of the association. Before turnover of control of an association by a developer to unit owners other than the developer pursuant to s. 718.301, the developer-controlled association may not vote to use reserves for purposes other than those for which they were intended. 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).

4. An association's reserve accounts may be pooled for two or more required components. Reserve funding for components listed in paragraph (g) may only be pooled with other components listed in paragraph (g). The reserve funding indicated in the proposed annual budget must be sufficient to ensure that available funds meet or exceed projected expenses for all components in the reserve pool based on the reserve funding plan or schedule of the most recent structural integrity reserve study. A vote of the members is not required for the board to change the accounting method for reserves to a pooling accounting method or a straight-line accounting method.

5. The only voting interests that are eligible to vote on questions that involve waiving or reducing the funding of reserves, or using existing reserve funds for purposes other than purposes for which the reserves were intended, are the voting interests of the units subject to assessment to fund the reserves in question. Proxy questions relating to waiving or reducing the funding of reserves or using existing reserve funds for purposes other than purposes for which the reserves were intended must contain the following statement in capitalized, bold letters in a font size larger than any other used on the face of the proxy ballot: WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

6. The division shall annually adjust for inflation, based on the Consumer Price Index for All Urban Consumers released in January of each year, the minimum $25,000 threshold amount for required reserves. By February 1, 2026, and annually thereafter, the division must conspicuously post on its website the inflation-adjusted minimum threshold amount for required reserves.

718.112(2)(g) Structural integrity reserve study
1. A residential condominium association must have a structural integrity reserve study completed at least every 10 years after the condominium's creation for each building on the condominium property that is three habitable stories or higher in height, as determined by the Florida Building Code, which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:

a. Roof.
b. Structure, including load-bearing walls and other primary structural members and primary structural systems as those terms are defined in s. 627.706.
c. Fireproofing and fire protection systems.
d. Plumbing.
e. Electrical systems.
f. Waterproofing and exterior painting.
g. Windows and exterior doors.
h. Any other item that has a deferred maintenance expense or replacement cost that exceeds $25,000 or the inflation-adjusted amount determined by the division under subparagraph (f)6., whichever is greater, and the failure to replace or maintain such item negatively affects the items listed in sub-subparagraphs a.-g., as determined by the visual inspection portion of the structural integrity reserve study.

2. A structural integrity reserve study is based on a visual inspection of the condominium property.

3.a. A structural integrity reserve study including the visual inspection portion of the structural integrity reserve study, must be performed or verified by an engineer licensed under chapter 471, an architect licensed under chapter 481, or a person certified as a reserve specialist or professional reserve analyst by the Community Associations Institute or the Association of Professional Reserve Analysts.

3.b. Any design professional as defined in s. 558.002 or any contractor licensed under chapter 489 who bids to perform a structural integrity reserve study must disclose in writing to the association his or her intent to bid on any services related to any maintenance, repair, or replacement that may be recommended by the structural integrity reserve study. Any design professional as defined in s. 558.002 or contractor licensed under chapter 489 who submits a bid to the association for performing any services recommended by the structural integrity reserve study may not have an interest, directly or indirectly, in the firm or entity providing the association's structural integrity reserve study or be a relative of any person having a direct or indirect interest in such firm, unless such relationship is disclosed to the association in writing. As used in this section, the term "relative" means a relative within the third degree of consanguinity by blood or marriage. A contract for services is voidable and terminates upon the association filing a written notice terminating the contract if the design professional or licensed contractor failed to provide the written disclosure of the interests or relationships required under this paragraph. A design professional or licensed contractor may be subject to discipline under the applicable practice act for his or her profession for failure to provide the written disclosure of the interests or relationships required under this paragraph.

Florida Statute Chapter 718 Reserve Excerpts

4.a. At a minimum, a structural integrity reserve study must identify each item of the condominium property being visually inspected, state the estimated remaining useful life and the estimated replacement cost or deferred maintenance expense of each item of the condominium property being visually inspected, and provide a reserve funding plan or schedule with a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each item of condominium property being visually inspected by the end of the estimated remaining useful life of the item. At a minimum, the structural integrity reserve study must include a recommendation for a reserve funding schedule based on a baseline funding plan that provides a reserve funding goal in which the reserve funding for each budget year is sufficient to maintain the reserve cash balance above zero. The study may recommend other types of reserve funding schedules, provided that each recommended schedule is sufficient to meet the association's maintenance obligation.

4.b. The structural integrity reserve study may recommend that reserves do not need to be maintained for any item for which an estimate of useful life and an estimate of replacement cost cannot be determined, or the study may recommend a deferred maintenance expense amount for such item. The structural integrity reserve study may recommend that reserves for replacement costs do not need to be maintained for any item with an estimated remaining useful life of greater than 25 years, but the study may recommend a deferred maintenance expense amount for such item. If the structural integrity reserve study recommends reserves for any item for which reserves are not required under this paragraph, the amount of the recommended reserves for such item must be separately identified in the structural integrity reserve study as an item for which reserves are not required under this paragraph.

4.c. The structural integrity reserve study must take into consideration the funding method or methods used by the association to fund its maintenance and reserve funding obligations through regular assessments, special assessments, lines of credit, or loans. If the structural integrity reserve study is performed before the association has approved a special assessment or secured a line of credit or a loan, the structural integrity reserve study must be updated to reflect the funding method selected by the association and its effect on the reserve funding schedule, including any anticipated change in the amount of regular assessments. The structural integrity reserve study may be updated to reflect any changes to the useful life of the reserve items after such items are repaired or replaced, and the effect such repair or replacement will have on the reserve funding schedule. The association must obtain an updated structural integrity reserve study before adopting any budget in which the reserve funding from regular assessments, special assessments, lines of credit, or loans do not align with the funding plan from the most recent version of the structural integrity reserve study.

5. This paragraph does not apply to buildings less than three stories in height; single-family, two-family, three-family, or four-family dwellings with three or fewer habitable stories above ground; any portion or component of a building that has not been submitted to the condominium form of ownership; or any portion or component of a building that is maintained by a party other than the association.

6. Before a developer turns over control of an association to unit owners other than the developer, the developer must have a turnover inspection report in compliance with s. 718.301(4)(p) and (q) for each building on the condominium property that is three stories or higher in height.

7. Associations existing on or before July 1, 2022, which are controlled by unit owners other than the developer, must have a structural integrity reserve study completed by December 31, 2025, for each building on the condominium property that is three stories or higher in height. An association that is required to complete a milestone inspection in accordance with s. 553.899 on or before December 31, 2026, may complete the structural integrity reserve study simultaneously with the milestone inspection. In no event may the structural integrity reserve study be completed after December 31, 2026.

8. If the milestone inspection required by s. 553.899, or an inspection completed for a similar local requirement, was performed within the past 5 years and meets the requirements of this paragraph, such inspection may be used in place of the visual inspection portion of the structural integrity reserve study.

9. If the association completes a milestone inspection required by s. 553.899, or an inspection completed for a similar local requirement, the association may delay performance of a required structural integrity reserve study for no more than the 2 consecutive budget years immediately following the milestone inspection in order to allow the association to focus its financial resources on completing the repair and maintenance recommendations of the milestone inspection.

10. If the officers or directors of an association willfully and knowingly fail to complete a structural integrity reserve study pursuant to this paragraph, such failure is a breach of an officer’s or a director’s fiduciary relationship to the unit owners under s. 718.111(1). An officer or a director of an association must sign an affidavit acknowledging receipt of the completed structural integrity reserve study.

11. Within 45 days after receiving the structural integrity reserve study, the association must distribute a copy of the study to each unit owner or deliver to each unit owner a notice that the completed study is available for inspection and copying upon a written request. Distribution of a copy of the study or notice must be made by United States mail or personal delivery to the mailing address, property address, or any other address of the owner provided to fulfill the association's notice requirements under this chapter, or by electronic transmission to the e-mail address or facsimile number provided to fulfill the association's notice requirements to unit owners who previously consented to receive notice by electronic transmission.

12. Within 45 days after receiving the structural integrity reserve study, the association must provide the division with a statement indicating that the study was completed, and that the association provided or made available such study to each unit owner in accordance with this section. The statement must be provided to the division in the manner established by the division using a form posted on the division's website.

13. The division shall adopt by rule the form for the structural integrity reserve study in coordination with the Florida Building Commission.

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

(1) Reserves required by statute. Reserves required by Section 718.112(2)(f), Florida Statutes, for capital expenditures and deferred maintenance including roofing, painting, paving, and any other item for which the deferred maintenance expense or replacement cost exceeds $10,000 shall be included in the budget. For the purpose of determining whether the deferred maintenance expense or replacement cost of an item exceeds $10,000, the association may consider each asset of the association separately. Alternatively, the association may group similar or related assets together. For example, an association responsible for the maintenance of two swimming pools, each of which will separately require $6,000 of total deferred maintenance, may establish a pool reserve, but is not required to do so.

(2) Commingling operating and reserve funds. Associations that collect operating and reserve assessments as a single payment shall not be considered to have commingled the funds provided the reserve portion of the payment is transferred to a separate reserve account, or accounts, within 30 calendar days from the date such funds were deposited.

(3) Calculating reserves required by statute. Reserves for deferred maintenance and capital expenditures required by Section 718.112(2)(f), Florida Statutes, shall be calculated using a formula that will provide funds equal to the total estimated deferred maintenance expense or total estimated replacement cost for an asset or group of assets over the remaining useful life of the asset or group of assets. Funding formulas for reserves required by Section 718.112(2)(f), Florida Statutes, shall be based on either a separate analysis of each of the required assets or a pooled analysis of two or more of the required assets.

(a) If the association maintains separate reserve accounts for each of the required assets, the amount of the current year contribution to each reserve account shall be the sum of the following two calculations:

1. The total amount necessary, if any, to bring a negative account balance to zero; and

2. The total estimated deferred maintenance expense or estimated replacement cost of the reserve asset less the estimated balance of the reserve account as of the beginning of the period for which the budget will be in effect. The remainder, if greater than zero, shall be divided by the estimated remaining useful life of the asset. The formula may be adjusted each year for changes in estimates and deferred maintenance performed during the year and may consider factors such as inflation and earnings on invested funds.

(b) If the association maintains a pooled account of two or more of the required reserve assets, the amount of the contribution to the pooled reserve account as disclosed on the proposed budget shall be not less than that required to ensure that the balance on hand at the beginning of the period for which the budget will go into effect plus the projected annual cash inflows over the remaining estimated useful lives of all of the assets that make up the reserve pool are equal to or greater than the projected annual cash outflows over the remaining estimated useful lives of all of the assets that make up the reserve pool, based on the current reserve analysis. The projected annual cash inflows may include estimated earnings from investment of principal. The reserve funding formula shall not include any type of balloon payments.

Florida Administrative Code Reserve Excerpts

61B-22.005 Reserves

(4) Estimating reserves that are not required by statute. Reserves that are not required by Section 718.112(2)(f), Florida Statutes, are not required to be based on any specific formula.

(5) Estimating non-converter reserves when the developer is funding converter reserves. For the purpose of estimating non-converter reserves, the estimated fund balance of the non-converter reserve account related to any asset for which the developer has established converter reserves pursuant to Section 718.618, Florida Statutes, shall be the sum of:

(a) The developer's total funding obligation, when all units are sold, for the converter reserve account pursuant to Section 718.618, Florida Statutes; and

(b) The estimated fund balance of the non-converter reserve account, excluding the developer's converter obligation, as of the beginning of the period for which the budget will be in effect.

(6) Timely funding. Reserves included in the adopted budget are common expenses and must be fully funded unless properly waived or reduced. Reserves shall be funded in at least the same frequency that assessments are due from the unit owners (e.g., monthly or quarterly).

(7) Restrictions on use. In a multicondominium association, no vote to allow an association to use reserve funds for purposes other than that for which the funds were originally reserved shall be effective as to a particular condominium unless conducted at a meeting at which the same percentage of voting interests in that condominium that would otherwise be required for a quorum of the association is present in person or by proxy, and a majority of those present in person or by limited proxy, vote to use reserve funds for another purpose. Expenditure of unallocated interest income earned on reserve funds is restricted to any of the capital expenditures, deferred maintenance or other items for which reserve accounts have been established.

(8) Annual vote required to waive reserves. Any vote to waive or reduce reserves for capital expenditures and deferred maintenance required by Section 718.112(2)(f)2., Florida Statutes, shall be effective for only one annual budget. Additionally, in a multicondominium association, no waiver or reduction is effective as to a particular condominium unless conducted at a meeting at which the same percentage of voting interests in that condominium that would otherside be required for a quorum of the association is present, in person or by proxy, and a majority of those present in person or by limited proxy vote to waive or reduce reserves. For multicondominium associations in which the developer is precluded from casting its votes to waive or reduce the funding of reserves, no waiver or reduction is effective as to a particular condominium unless conducted at a meeting at which the same percentage of non-developer voting interests in that condominium that would otherwise be required for a quorum of the association is present, in person or by proxy, and a majority of those present in person or by limited proxy vote to waive or reduce reserves.

Specific Authority 718.501(1)(f) FS. Law Implemented 718.112(2)(f), 718.501, 718.618 FS. History–New 7-11-93, Formerly 7D-22.005, Amended 12-20-95, 1-19-97, 12-18-01, 12-23-02.

61B-22.006 Financial Reporting Requirements.

(3) (a) The following reserve disclosures shall be made regardless of whether reserves have been waived for the fiscal period covered by the financial statements:

1. The beginning balance in each reserve account as of the beginning of the fiscal period covered by the financial statements;

2. The amount of assessments and other additions to each reserve account including authorized transfers from other reserve accounts;

3. The amount expended or removed from each reserve account, including authorized transfers to other reserve accounts;

4. The ending balance in each reserve account as of the end of the fiscal period covered by the financial statements;

5. The amount of annual funding required to fully fund each reserve account, or pool of accounts, over the remaining useful life of the applicable asset or group of assets;

6. The manner by which reserve items were estimated, the date the estimates were last made, the association's policies for allocating reserve fund interest, and whether reserves have been waived during the period covered by the financial statements; and

7. If the developer has established converter reserves pursuant to Section 718.618(1), F.S., each converter reserve account shall be identified and include the disclosures required by this rule.

Specific Authority 718.111(13), 718.501(1)(f) FS. Law Implemented 718.111(12)(a)11., (13), 718.301(4) FS. History–New 7-11-93, Formerly 7D-22.006, Amended 12-20-95, 2-13-97, 12-18-01, 6-24-04, 3-26-09.

Funding Plans

Pooled Cash Flow Funding Plan

This plan takes the total beginning year reserve balance along with the projected annual reserve expenditures over a 30-year period and arrives at a stable and equitable funding contribution amount over the plan years so as to provide a positive cash flow and sufficient funds when required.

The pooled cash flow method allows for different funding goals. **Baseline** funding is a goal of allowing the reserve cash balance to approach but never fall below zero during the cash flow projection. This is the riskiest goal that could lead to project delays, a special assessment, and/or financing. Baseline funding is not recommended. **Full Funding** is setting a reserve funding goal to attain and maintain reserves at or near 100% funded, which is when the actual or projected reserve balance is equal to the fully funded balance. **Threshold** funding is a goal of keeping the reserve balance above a specified minimum balance (could be $100,000 or $1 million). This “threshold” amount is the lowest the reserve fund balance will be at any given point.

Straight-Line (Component) Funding Plan

The straight-line funding method, also referred to as the component method, utilizes basic mathematic formulas and current costs to determine the individual funding requirement of each component. Only the current year’s reserve funding contribution is calculated, and neither interest nor inflation are factored into the calculations.

This funding method begins with allocating or assigning existing reserve funds to the individual reserve components. This allocation may be restricted depending on your governing regulations and/or the way these funds were accumulated. Ideally the existing reserve funds are not restricted and can be allocated in the most efficient and effective manner possible. Allocation of existing reserve funds can have a significant impact on the reserve contribution amount.

Once the reserve funds have been allocated, this funding plan takes each reserve component and computes its annual contribution amount by taking its unfunded balance (current cost minus allocated reserve funds) and divides it by the component's remaining life. This will give you the current budget year’s funding contribution amount for each component.

Why do these two funding plans sometimes provide such different funding contribution recommendations?

The straight-line (component) funding plan formulas are based on a single goal which is to rapidly achieve a fully funded plan balance. Fully funded is when the actual reserve balance equals the calculated fully funded balance. Straight-line plans often have segregated balance restrictions which typically creates inefficient fund allocations that can also increase funding.

Pooled cash flow funding allows choices. Funding goals can be baseline, full funding, or threshold. These goals play a large factor in the funding contribution amount. There are also no segregated balance restrictions and therefore no inefficient allocations. It is a much more flexible funding plan.

Definitions

Capital Improvements: Additions to the association's common area that previously did not exist. While these components should be added to the reserve study for future replacement, the cost of construction or installation cannot be taken from the reserve fund.

Cash Flow Method (also known as pooling): A method of developing a reserve funding plan where funding of reserves is designed to offset the annual expenditures from the reserve fund.

Common Area: The areas identified in the community association's master deed or declarations of covenant easements and restrictions that the association is obligated to maintain and replace or based on a well-established association precedent.

Community Association: A nonprofit entity that exists to preserve the nature of the community and protect the value of the property owned by members. Membership in the community association is mandatory and automatic for all owners. All owners pay mandatory lien-based assessments that fund the operation of the association and maintain the common area or elements, as defined in the governing documents. The community association is served and lead by an elected board of trustees or directors.

Component Inventory: The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, review of association precedents, and discussion with appropriate representative(s) of the association.

Cost Per Unit: The cost to replace a reserve component per unit of measurement.

Straight Line Method (also known as Component): A method of developing a reserve funding plan where the total funding is based on the sum of funding for the individual components.

Condition Assessment: The task of evaluating the current condition of the component based on observed or reported characteristics. The assessment is limited to a visual, non-invasive evaluation.

Current Cost: The estimated current year cost to repair or replace a reserve component.

Effective Age: The difference between useful life and estimated remaining useful life. Not always equivalent to chronological age since some components age irregularly. Used primarily in computations.

Financial Analysis: The portion of a reserve study in which the current status of the reserves (measured as cash or percent funded) and a recommended reserve funding plan are derived, and the projected reserve income and expense over a period of time are presented. The financial analysis is one of the two parts of a reserve study. A minimum of 30 years of income and expense are to be considered.

Funding Contribution: This is the annual funding contribution amount for the budget year.

Fully Funded: 100% funded. When the actual (or projected) reserve balance is equal to the fully funded balance.

Fully Funded Balance (FFB): An indicator against which the actual (or projected) reserve balance can be compared. The reserve balance that is in direct proportion to the fraction of life "used up" of the current repair or replacement cost. This number is calculated for each component, and then summed for an association total.

FFB = Current Cost X Effective Age/Useful Life

Fund Status: The status of the reserve fund reported in terms of cash or percent funded.

Funding Plan: An association's plan to provide income to a reserve fund to offset anticipated expenditures from that fund. The plan must be a minimum of 30 years of projected income and expenses.

Definitions

Funding Principles: A funding plan addressing these principles. These funding principles are the basis for the recommendations included within the reserve study:

Sufficient funds when required.
Stable funding rate over the years.
Equitable funding rate over the years.
Fiscally responsible.

Initial Year: The first fiscal year in the financial analysis or funding plan.

Life Estimates: The task of estimating useful life and remaining useful life of the reserve components.

Life Cycle Cost: The ongoing cost of deterioration which must be offset in order to maintain and replace common area components at the end of their useful life. Note that the cost of preventive maintenance and corrective maintenance determined through periodic structural inspections (if required) are included in the calculation of life cycle costs and often result in overall net lower life cycle costs.

Maintenance: Maintenance is the process of maintaining or preserving something, or the state of being maintained. Maintenance is often defined in three ways: preventive maintenance, corrective maintenance, and deferred maintenance. Maintenance projects commonly fall short of “replacement” but may pass the defining test of a reserve component and be appropriate for reserve funding.

Percent Funded: The ratio, at a particular point in time clearly identified as either the beginning or end of the association’s fiscal year, of the actual (or projected) reserve balance to the fully funded balance.

Physical Evaluation: The portion of the reserve study where the component inventory, condition assessment, and life and valuation estimate tasks are performed.

Quantity: The quantity or amount of each reserve component element.

Remaining Life (RL): Also referred to as “remaining useful life” (RUL). The estimated time, in years, that a component can be expected to serve its intended function, presuming timely preventive maintenance. Projects expected to occur in the initial year have zero remaining useful life.

Replacement Cost: The cost to replace, repair, or restore the component to its original functional condition during that particular year, including all related expenses (including but not limited to shipping, engineering, design, permits, installation, disposal, etc.).

Reserve Balance: Actual or projected funds, clearly identified as existing either at the beginning or end of the association’s fiscal year, which will be used to fund reserve component expenditures. The source of this information should be disclosed within the reserve study.

Reserve Study: A reserve study is a budget planning tool which identifies the components that a community association is responsible to maintain or replace, the current status of the reserve fund, and a stable and equitable funding plan to offset the anticipated future major common area expenditures. This limited evaluation is conducted for budget and cash flow purposes. Tasks outside the scope of a reserve study include, but are not limited to, design review, construction evaluation, intrusive or destructive testing, preventive maintenance plans, and structural or safety evaluations.

Site Visit: A visual assessment of the accessible areas of the components included within the reserve study.

Special Assessment: A temporary assessment levied on the members of an association in addition to regular assessments. Special assessments are often regulated by governing documents or local statutes.

Units: The unit of measurement for each quantity.

Unit Abbreviations

Allow - Allowance	Ln Ft - Linear Feet
Court - Court	Lp Sm - Lump Sum
Cu Ft - Cubic Feet	Pair - Pair
Cu Yds - Cubic Yards	Sq Ft - Square Feet
Dbl Ct - Double Tennis Court	Sq Yds - Square Yards
Each - Each	Squares - Squares (roofing)
Hp - Horsepower	Total - Total
Kw - Kilowatts	Units - Units

Company Information

Dreux Isaac & Associates is a Florida-based consulting firm that specializes in performing reserve studies, insurance value appraisals, and structural integrity reserve studies (SIRS) for condominiums, homeowners associations, golf and country clubs, timeshares, resorts, churches, schools, and civic organizations.

Through our process of property inspections, cost estimating, condition assessment, life cycle forecasting, and financial analysis we are able to provide our clients with critical cost data and long-range capital budget plans.

Since 1989 we have had the opportunity to serve and build long-term relationships with thousands of clients in Florida and the United States. Each day, as we continue to grow and strive for improvement, we remain committed to serving each client with the same professional dedication and commitment. Combined with experience and knowledge, we remain committed to helping each client. Our unrelenting focus will always be to provide our services with the most accurate information.

30+ Years in Business

2,000+ Properties Inspected

15,000+ Reports Completed

500,000+ Condominium Owners and Homeowners Serviced

Terms and Conditions

Dreux Isaac & Associates, Inc. ("DIA") has no present or contemplated future interest in the property that is the subject of this report and no personal interest or bias with respect to the subject matter of this report or the parties involved. Neither the employment to prepare this study, nor the compensation, is contingent upon the findings and conclusions contained herein.

Information provided to DIA by the Client or their representative(s), such as but not limited to, historical records, financial documents, proposals, contracts, correspondence, and construction plans will be deemed reliable and will not be independently verified or audited.

DIA has not investigated, nor assumes any responsibility for the existence of hazardous materials, latent or hidden defects or hidden conditions. Unless expressly stated in our report disclosures, there are no material issues that that would cause a distortion of the Client's situation.

No testing, invasive or non-invasive, has been performed by DIA. No warranty is made and no liability is assumed for the soundness of the structure or its components. DIA has made no investigation of, offers no opinion of, and assumes no responsibility for the structural integrity of the property, code compliance requirements, or any physical defects, regardless of cause.

DIA uses various sources to arrive at its opinion of estimated cost. The information obtained from these sources is considered to be accurate and reasonable but is not guaranteed. Factors such as inflation, availability of materials and qualified personnel and/or acts of nature as well as catastrophic conditions, could significantly affect current prices. No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances, or other legal restrictions; or the cost of demolition in connection with replacement or the removal of destroyed property. No value of land has been included. For update studies (Level II or III) prior quantities assumed to be accurate.

If complete construction plans/blueprints were not available for use in the completion of this report, assumptions were made regarding unseen construction components, based on our experience with properties similar to the subject. If these assumptions are in error, we reserve the right to modify this report, including value conclusions.

Estimates of useful life and remaining useful life used in this report assume proper installation and construction, adherence to recommended preventive maintenance guidelines and best practices. Natural disasters, catastrophic or severe condition changes could significantly affect the lives of any component. DIA does not warranty or guarantee the useful lives of any components.

Where feasible DIA may inspect and use a representative sampling of the Client's property to accurately replicate an entire group of similar components at the same property. This report data is not applicable to any other property regardless of similarity.

Client agrees to indemnify and hold harmless DIA, its officers, employees, affiliates, agents and independent contractors from any and all liabilities or claims made in connection with the preparation of this report. The liability of DIA its officers, employees, affiliates, agents and independent for errors and omissions, is limited in total to the amount collected for preparation of this report.

According to the best of our knowledge and belief, the statements of fact contained in this report which are used as the basis of the analysis, opinions and conclusions stated herein, are true and correct. Acceptance of, and/or use of, this report constitutes acceptance of the above conditions. Use of this report is limited to only the purpose stated herein.

Report Notes

1. On the component schedule summary page the range of useful life and remaining life numbers shown on this page reflect the minimum and maximum life expectancies of the individual items within each category.

2. To comply with Florida Administrative Code 61B-22.005(3)(b) for pooled cash flow plan funding calculations, any components whose remaining lives are currently greater than 30 years have been shortened to 30 years and their cost proportionally reduced. This provides for full funding of these components, over their remaining lives, within a 30 year pooled cash flow plan.

3. Based on information from the State of Florida's Compliance Office for the Division of Florida Condominiums, Timeshares, and Mobile Homes, the maximum annual funding increase in the pooled cash flow plan, except for year one, has been set to not exceed the plan's inflation rate. Otherwise it may be considered a balloon payment, which is prohibited under Florida Administrative Codes 61B-22.005(3)(b).

Recommendations and Findings

1. General Information

Property Name:	**Toscano Condominium Association, Inc.**		
Property Location:	**Miami, Florida**		
Property Number:	**3172**	Report Run Date:	**10/02/2025**
Property Type:	**Condominium**	Report No:	**10119 Version 2**
Total Units:	**396**	Budget Year Begins:	**01/01/2026**
Phase:	**SIRS (1 of 2)**	Budget Year Ends:	**12/31/2026**

2. Report Findings

Total number of categories set up in reserve schedule:	**8**
Total number of components scheduled for reserve funding:	**56**
Total current cost of all scheduled reserve components:	**$19,846,352**
Estimated Beginning Year Reserve Balance:	**$1,093,481**
Total number of components scheduled for replacement in the 2026 Budget Year:	**11**
Total cost of components scheduled for replacement in the 2026 Budget Year:	**$997,216**

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$1,113,244**
Recommended 2026 Reserve Funding Contribution Amount:	**$1,073,933**
Recommended 2026 Planned Special Assessment Amount:	**$0**
Total 2026 Reserve Funding and Planned Special Assessment Amount:	**$1,073,933**
Increase (decrease) between Current & Recommended Contribution Amounts:	**-$39,311**
Increase (decrease) between Current & Recommended Contribution Amounts:	**-3.53%**

Chart A

2026 Current Reserve Component Costs

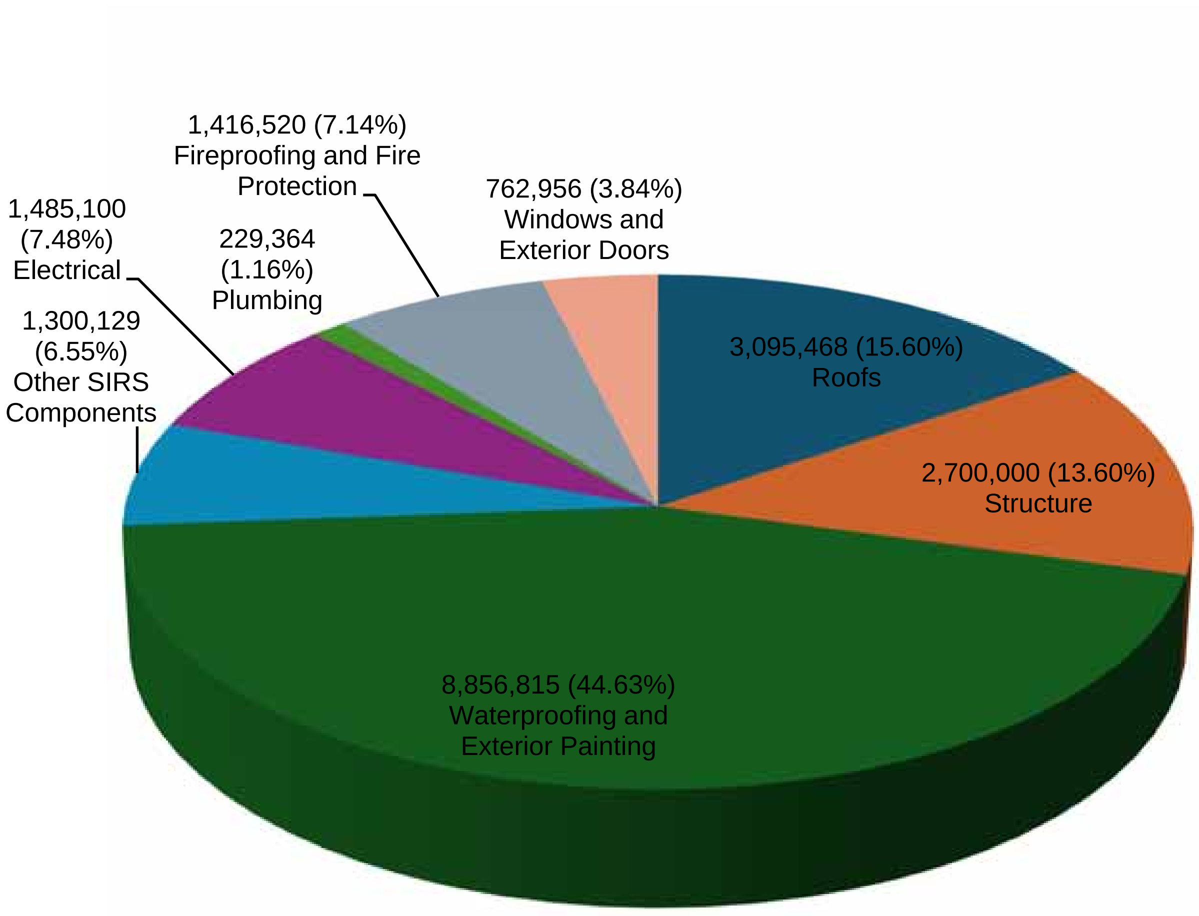


Chart B

2026 Actual vs. 100% Funded Reserve Balances

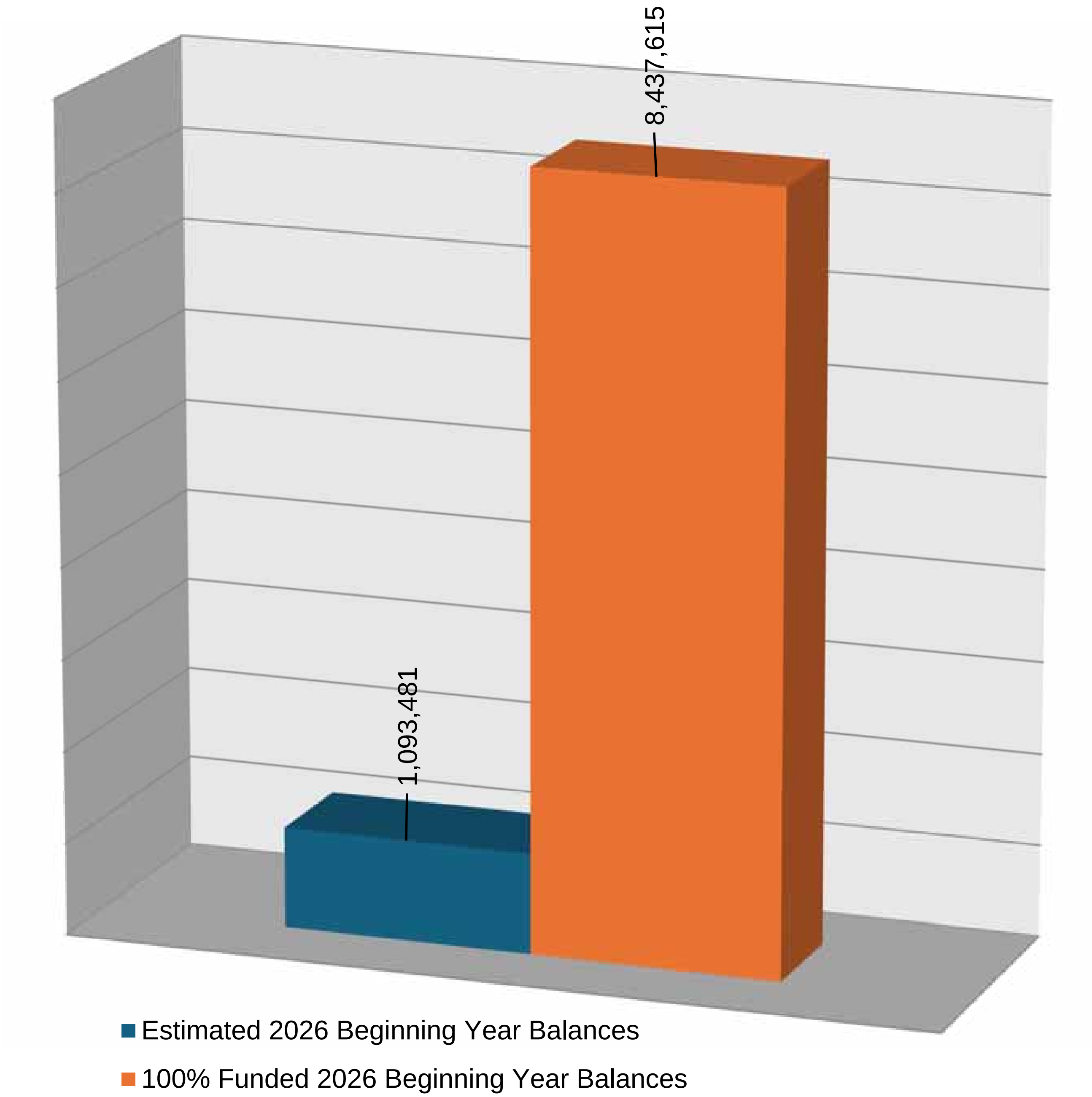


Chart C

2026 Funding Contribution Comparisons

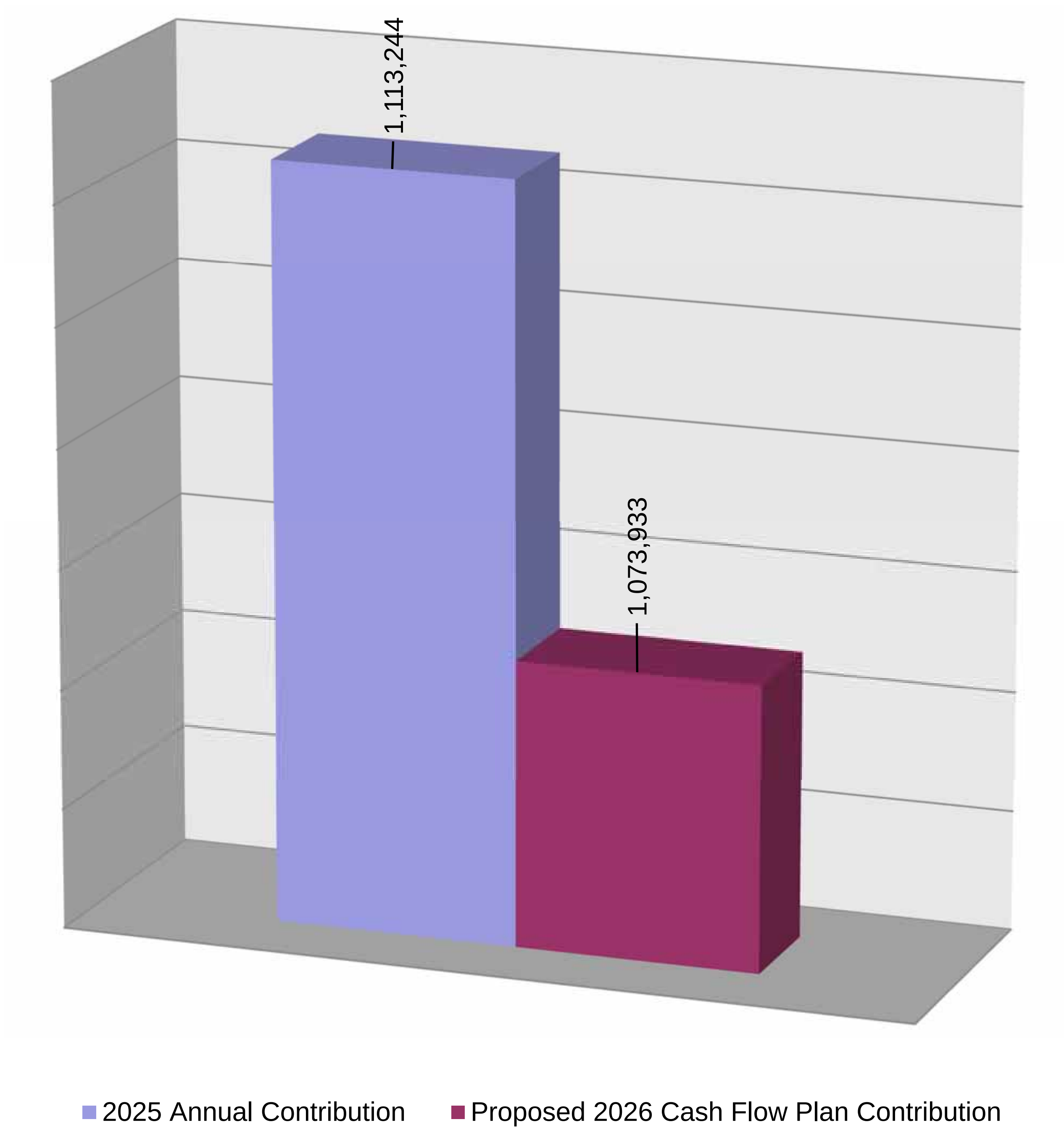
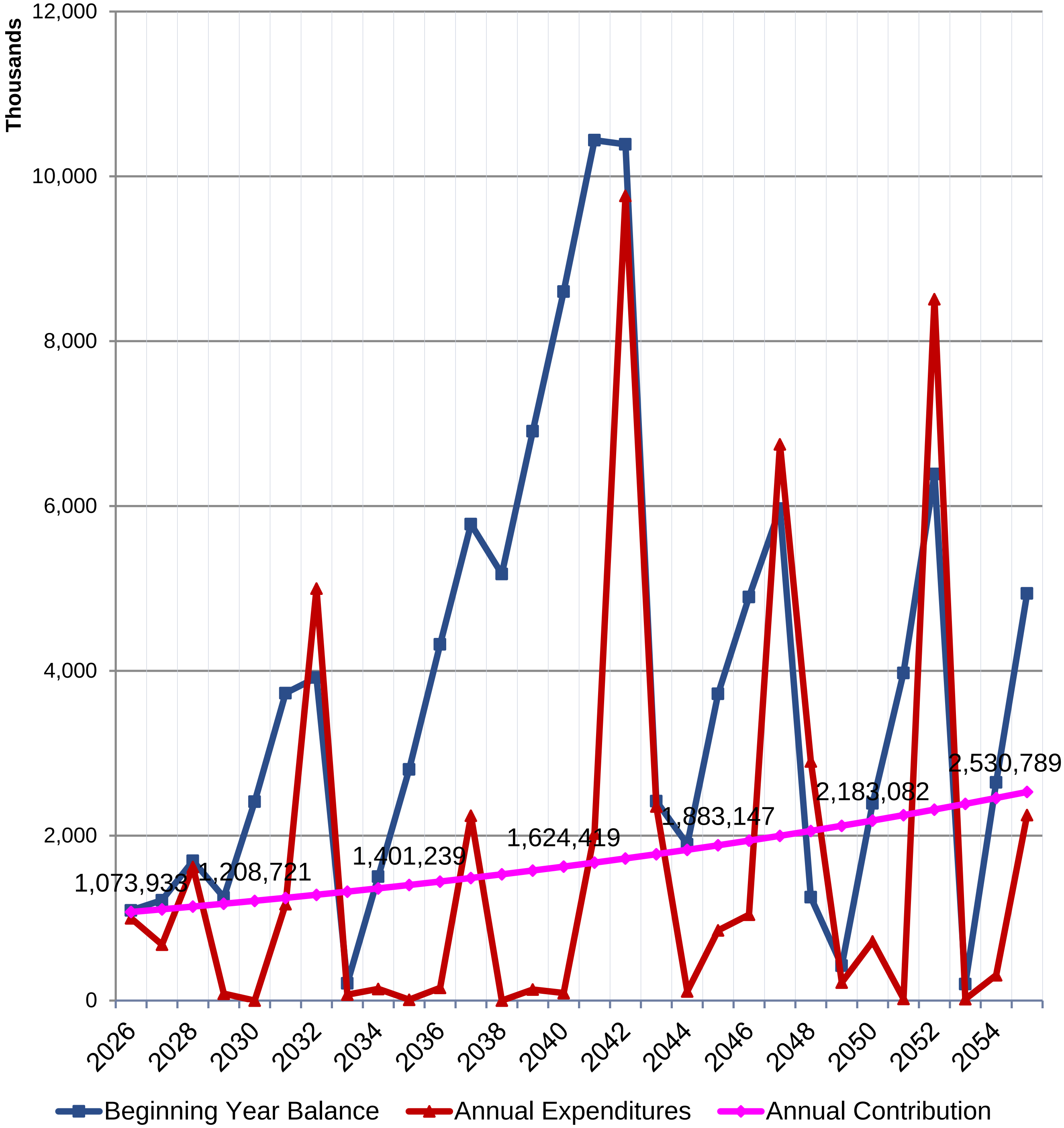


Chart D

30 Year Pooled Cash Flow Plan



Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Roofs	3,095,468	20-25	7-16
Structure	2,700,000	10-20	7-17
Waterproofing and Exterior Painting	8,856,815	10-20	1-18
Other SIRS Components	1,300,129	10-40	1-22
Electrical	1,485,100	9-40	8-22
Plumbing	229,364	7-45	1-27
Fireproofing and Fire Protection	1,416,520	5-40	1-22
Windows and Exterior Doors	762,956	15-40	7-22
Grand Total	**19,846,352**		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Roofs						
Roof, Concrete Barrel Tile - N Condo Bldg 94%	287	Squares	4,123.00	1,183,301	25	7
Roof, Concrete Barrel Tile - S Condo Bldg	150	Squares	4,078.00	611,700	25	7
Roof, Modified Membrane - N Condo Bldg 94%	123	Squares	6,029.00	741,567	20	16
Roof, Modified Membrane - S Condo Bldg	92	Squares	6,075.00	558,900	20	16
Roofs Total	4	Components		3,095,468	20-25	7-16
Structure						
Bldg Structural/Restoration/Engineering Allowance	1	Total	700,000.00	700,000	10	7
Bldg Structural/Restoration/Engineering Allowance - Major	1	Total	2,000,000.00	2,000,000	20	17
Structure Total	2	Components		2,700,000	10-20	7-17
Waterproofing and Exterior Painting						
Expansion Joint - Paseo (50%)	1	Total	32,834.00	32,834	20	17
Expansion Joint - Rec Deck	1	Total	181,779.00	181,779	20	17
Expansion Joint - Terraces	1	Total	27,802.00	27,802	20	17
Paint Exterior and Waterproof	396	Units	3,202.00	1,267,992	10	7
Sealants - Windows & Doors	1	Total	282,866.00	282,866	10	7
Waterproof Membrane - Rec Deck	27,379	Sq Ft	58.49	1,601,398	15	12
Waterproof Membrane (Excl Finish) - Terrace (Level 09)	8,907	Sq Ft	49.84	443,925	20	3
Waterproof Membrane (Excl Finish) - Terrace (Level 21)	5,637	Sq Ft	49.84	280,949	20	3
Waterproof Membrane w/Pavers - Bridge Deck (Level 6)	3,267	Sq Ft	91.92	300,303	20	17
Waterproof Membrane w/Pavers - Meditation Garden (L4)	1,518	Sq Ft	66.00	100,188	20	3
Waterproof Membrane w/Pavers - Paseo (50%)	11,031	Sq Ft	45.60	503,014	20	2
Waterproof Membrane w/Pavers - Rec Deck (Level 6)	11,702	Sq Ft	66.00	772,332	20	17
Waterproof Planters - Bridge Deck (Level 6)	2,926	Sq Ft	105.00	307,230	20	17
Waterproof Planters - Meditation Garden (Level 4)	6,564	Sq Ft	105.00	689,220	20	3
Waterproof Planters - Paseo (50%)	2,909	Sq Ft	53.32	155,108	20	2
Waterproof Planters - Paseo 2022 (50%)	774	Sq Ft	53.32	41,270	20	17
Waterproof Planters - Rec Deck (Level 6)	13,922	Sq Ft	101.00	1,406,122	20	18
Waterproof Pool & Spa w/Restoration Allowance	1	Total	462,483.00	462,483	20	1
Waterproofing and Exterior Painting Total	18	Components		8,856,815	10-20	1-18
Other SIRS Components						
Pool Finish, Exposed Aggregate	1	Total	47,644.00	47,644	10	1
Pool Finish, Tile Trim	1	Total	55,590.65	55,591	10	1

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Railing, Alum Picket - Balconies	8,952	Ln Ft	122.00	1,092,144	40	22
Recreation Surface, Turf - Rec Deck	4,076	Sq Ft	23.02	93,830	10	7
Spa Finish, Exposed Aggregate	1	Total	6,750.00	6,750	10	1
Spa Finish, Tile Trim	1	Total	4,170.00	4,170	10	1
Other SIRS Components Total	6	Components		1,300,129	10-40	1-22

Electrical

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Electrical Allowance	1	Total	990,000.00	990,000	40	22
Generator, Deferred Maintenance Allowance	1	Each	9,900.00	9,900	9	8
Generator, Diesel, 900 kW w/ATS	1	Each	485,200.00	485,200	38	20
Electrical Total	3	Components		1,485,100	9-40	8-22

Plumbing

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Backflow Preventer - Domestic Water	1	Each	16,344.00	16,344	30	14
Domestic Water Pump System Auto Transfer Switch	1	Each	18,463.00	18,463	14	4
Domestic Water Pump System Control Panel	1	Each	68,175.00	68,175	24	6
Domestic Water Pump System Var Freq Drive	1	Each	12,309.00	12,309	14	1
Domestic Water Pump System Var Freq Drive	1	Each	12,309.00	12,309	14	3
Domestic Water Pump/Motor, 30 Hp	2	Each	26,959.00	53,918	8	1
Lift Station, Pump & Control Panel - Lobby Sewerage	2	Each	6,775.00	13,550	7	1
Lift Station, Pump & Control Panel - Stormwater	4	Each	8,574.00	34,296	7	1
Plumbing Allowance - Life exceed 25yrs, add to SIRS by 2028	0	Total	1,600,000.00	0	45	27
Plumbing Total	9	Components		229,364	7-45	1-27

Fireproofing and Fire Protection

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Backflow Preventer - Fire	1	Each	18,387.00	18,387	30	12
Fire Alarm System Allowance	396	Units	2,240.00	887,040	24	6
Fire Jockey Pump/Motor - 94%	1	Each	7,399.00	7,399	9	1
Fire Protection Deferred Maintenance Allowance	1	Each	57,160.00	57,160	5	4
Fire Pump/Motor/Controller, 200 Hp - 94%	1	Each	94,004.00	94,004	40	22
Fire Smoke Detector Upgrade Allowance - 1x Expense	1	Each	299,106.00	299,106	24	1
Smoke Exhaust Fan, 3500 CFM - Stairwell	1	Each	5,615.00	5,615	18	6
Smoke Exhaust Fan, 8550 CFM - Stairwell	1	Each	6,141.00	6,141	18	6
Stairwell Pressurization Fan, 12600 CFM	2	Each	7,482.00	14,964	18	6
Stairwell Pressurization Fan, 3000 CFM - Stairwell	4	Each	4,044.00	16,176	18	6
Stairwell Pressurization Fan, 6000 CFM - Stairwell	2	Each	5,264.00	10,528	18	6
Fireproofing and Fire Protection Total	11	Components		1,416,520	5-40	1-22

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Windows and Exterior Doors						
Door Allowance, Roof Mech Rms - South Tower	1	Total	17,143.00	17,143	15	14
Door Allowance, Service Areas - Both Towers	1	Total	46,531.00	46,531	15	7
Window & Door Allowance - Common Areas	4,398	Sq Ft	159.00	699,282	40	22
Windows and Exterior Doors Total	3	Components		762,956	15-40	7-22
Grand Total	56	Components		19,846,352		

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2026	1,093,481	1,073,933	-3.53%	0	997,216	3.00%	46,808	4.00%	1,217,006
2	2027	1,217,006	1,106,151	3.00%	0	677,865	3.00%	49,359	3.00%	1,694,651
3	2028	1,694,651	1,139,336	3.00%	0	1,619,560	3.00%	36,433	3.00%	1,250,860
4	2029	1,250,860	1,173,516	3.00%	0	82,635	3.00%	70,252	3.00%	2,411,993
5	2030	2,411,993	1,208,721	3.00%	0	0	3.00%	108,621	3.00%	3,729,335
6	2031	3,729,335	1,244,983	3.00%	0	1,169,287	3.00%	114,151	3.00%	3,919,182
7	2032	3,919,182	1,282,332	3.00%	0	4,998,565	3.00%	6,088	3.00%	209,037
8	2033	209,037	1,320,802	3.00%	0	71,021	3.00%	43,765	3.00%	1,502,583
9	2034	1,502,583	1,360,426	3.00%	0	140,711	3.00%	81,669	3.00%	2,803,967
10	2035	2,803,967	1,401,239	3.00%	0	9,654	3.00%	125,867	3.00%	4,321,419
11	2036	4,321,419	1,443,276	3.00%	0	153,415	3.00%	168,338	3.00%	5,779,618
12	2037	5,779,618	1,486,574	3.00%	0	2,242,161	3.00%	150,721	3.00%	5,174,752
13	2038	5,174,752	1,531,171	3.00%	0	0	3.00%	201,178	3.00%	6,907,101
14	2039	6,907,101	1,577,106	3.00%	0	133,118	3.00%	250,533	3.00%	8,601,622
15	2040	8,601,622	1,624,419	3.00%	0	90,990	3.00%	304,052	3.00%	10,439,103
16	2041	10,439,103	1,673,152	3.00%	0	2,026,085	3.00%	302,585	3.00%	10,388,755
17	2042	10,388,755	1,723,347	3.00%	0	9,763,617	3.00%	70,455	3.00%	2,418,940
18	2043	2,418,940	1,775,047	3.00%	0	2,354,621	3.00%	55,181	3.00%	1,894,547
19	2044	1,894,547	1,828,298	3.00%	0	109,907	3.00%	108,388	3.00%	3,721,326
20	2045	3,721,326	1,883,147	3.00%	0	850,801	3.00%	142,610	3.00%	4,896,282
21	2046	4,896,282	1,939,640	3.00%	0	1,041,470	3.00%	173,834	3.00%	5,968,286
22	2047	5,968,286	1,997,829	3.00%	0	6,749,013	3.00%	36,513	3.00%	1,253,615
23	2048	1,253,615	2,057,764	3.00%	0	2,901,519	3.00%	12,296	3.00%	422,156
24	2049	422,156	2,119,497	3.00%	0	218,248	3.00%	69,702	3.00%	2,393,107
25	2050	2,393,107	2,183,082	3.00%	0	717,625	3.00%	115,757	3.00%	3,974,321
26	2051	3,974,321	2,248,574	3.00%	0	20,728	3.00%	186,065	3.00%	6,388,232
27	2052	6,388,232	2,316,031	3.00%	0	8,510,088	3.00%	5,825	3.00%	200,000
28	2053	200,000	2,385,512	3.00%	0	16,435	3.00%	77,072	3.00%	2,646,149
29	2054	2,646,149	2,457,077	3.00%	0	307,630	3.00%	143,868	3.00%	4,939,464
30	2055	4,939,464	2,530,789	3.00%	0	2,251,025	3.00%	156,577	3.00%	5,375,805
Grand Total			**51,092,771**		**0**	**50,225,010**		**3,414,563**		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2026		
Waterproofing and Exterior Painting	Waterproof Pool & Spa w/Restoration Allowance	462,483
Other SIRS Components	Pool Finish, Exposed Aggregate	47,644
Other SIRS Components	Pool Finish, Tile Trim	55,591
Other SIRS Components	Spa Finish, Exposed Aggregate	6,750
Other SIRS Components	Spa Finish, Tile Trim	4,170
Plumbing	Domestic Water Pump System Var Freq Drive	12,309
Plumbing	Domestic Water Pump/Motor, 30 Hp	53,918
Plumbing	Lift Station, Pump & Control Panel - Lobby Sewerage	13,550
Plumbing	Lift Station, Pump & Control Panel - Stormwater	34,296
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - 94%	7,399
Fireproofing and Fire Protection	Fire Smoke Detector Upgrade Allowance - 1x Expense	299,106
Year 1 Total		**997,216**
Year 2: 2027		
Waterproofing and Exterior Painting	Waterproof Membrane w/Pavers - Paseo (50%)	518,104
Waterproofing and Exterior Painting	Waterproof Planters - Paseo (50%)	159,761
Year 2 Total		**677,865**
Year 3: 2028		
Waterproofing and Exterior Painting	Waterproof Membrane (Excl Finish) - Terrace (Level 09)	470,960
Waterproofing and Exterior Painting	Waterproof Membrane (Excl Finish) - Terrace (Level 21)	298,059
Waterproofing and Exterior Painting	Waterproof Membrane w/Pavers - Meditation Garden (L4)	106,289
Waterproofing and Exterior Painting	Waterproof Planters - Meditation Garden (Level 4)	731,193
Plumbing	Domestic Water Pump System Var Freq Drive	13,059
Year 3 Total		**1,619,560**
Year 4: 2029		
Plumbing	Domestic Water Pump System Auto Transfer Switch	20,175
Fireproofing and Fire Protection	Fire Protection Deferred Maintenance Allowance	62,460
Year 4 Total		**82,635**
Year 5: 2030	No Expenses	
Year 6: 2031		
Plumbing	Domestic Water Pump System Control Panel	79,033
Fireproofing and Fire Protection	Fire Alarm System Allowance	1,028,322
Fireproofing and Fire Protection	Smoke Exhaust Fan, 3500 CFM - Stairwell	6,509
Fireproofing and Fire Protection	Smoke Exhaust Fan, 8550 CFM - Stairwell	7,119
Fireproofing and Fire Protection	Stairwell Pressurization Fan, 12600 CFM	17,347

Category	Description	Cost
Fireproofing and Fire Protection	Stairwell Pressurization Fan, 3000 CFM - Stairwell	18,752
Fireproofing and Fire Protection	Stairwell Pressurization Fan, 6000 CFM - Stairwell	12,205
Year 6 Total		**1,169,287**
Year 7: 2032		
Roofs	Roof, Concrete Barrel Tile - N Condo Bldg 94%	1,412,923
Roofs	Roof, Concrete Barrel Tile - S Condo Bldg	730,402
Structure	Bldg Structural/Restoration/Engineering Allowance	835,836
Waterproofing and Exterior Painting	Paint Exterior and Waterproof	1,514,049
Waterproofing and Exterior Painting	Sealants - Windows & Doors	337,757
Other SIRS Components	Recreation Surface, Turf - Rec Deck	112,038
Windows and Exterior Doors	Door Allowance, Service Areas - Both Towers	55,560
Year 7 Total		**4,998,565**
Year 8: 2033		
Electrical	Generator, Deferred Maintenance Allowance	12,176
Plumbing	Lift Station, Pump & Control Panel - Lobby Sewerage	16,665
Plumbing	Lift Station, Pump & Control Panel - Stormwater	42,180
Year 8 Total		**71,021**
Year 9: 2034		
Plumbing	Domestic Water Pump/Motor, 30 Hp	68,302
Fireproofing and Fire Protection	Fire Protection Deferred Maintenance Allowance	72,409
Year 9 Total		**140,711**
Year 10: 2035		
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - 94%	9,654
Year 10 Total		**9,654**
Year 11: 2036		
Other SIRS Components	Pool Finish, Exposed Aggregate	64,030
Other SIRS Components	Pool Finish, Tile Trim	74,710
Other SIRS Components	Spa Finish, Exposed Aggregate	9,071
Other SIRS Components	Spa Finish, Tile Trim	5,604
Year 11 Total		**153,415**
Year 12: 2037		
Waterproofing and Exterior Painting	Waterproof Membrane - Rec Deck	2,216,709
Fireproofing and Fire Protection	Backflow Preventer - Fire	25,452
Year 12 Total		**2,242,161**

Category	Description	Cost
Year 13: 2038	No Expenses	
Year 14: 2039		
Plumbing	Backflow Preventer - Domestic Water	24,002
Fireproofing and Fire Protection	Fire Protection Deferred Maintenance Allowance	83,941
Windows and Exterior Doors	Door Allowance, Roof Mech Rms - South Tower	25,175
Year 14 Total		**133,118**
Year 15: 2040		
Plumbing	Domestic Water Pump System Var Freq Drive	18,618
Plumbing	Lift Station, Pump & Control Panel - Lobby Sewerage	20,496
Plumbing	Lift Station, Pump & Control Panel - Stormwater	51,876
Year 15 Total		**90,990**
Year 16: 2041		
Roofs	Roof, Modified Membrane - N Condo Bldg 94%	1,155,337
Roofs	Roof, Modified Membrane - S Condo Bldg	870,748
Year 16 Total		**2,026,085**
Year 17: 2042		
Structure	Bldg Structural/Restoration/Engineering Allowance	1,123,294
Structure	Bldg Structural/Restoration/Engineering Allowance - Major	3,209,411
Waterproofing and Exterior Painting	Expansion Joint - Paseo (50%)	52,689
Waterproofing and Exterior Painting	Expansion Joint - Rec Deck	291,702
Waterproofing and Exterior Painting	Expansion Joint - Terraces	44,614
Waterproofing and Exterior Painting	Paint Exterior and Waterproof	2,034,754
Waterproofing and Exterior Painting	Sealants - Windows & Doors	453,917
Waterproofing and Exterior Painting	Waterproof Membrane w/Pavers - Bridge Deck (Level 6)	481,898
Waterproofing and Exterior Painting	Waterproof Membrane w/Pavers - Rec Deck (Level 6)	1,239,366
Waterproofing and Exterior Painting	Waterproof Planters - Bridge Deck (Level 6)	493,014
Waterproofing and Exterior Painting	Waterproof Planters - Paseo 2022 (50%)	66,226
Other SIRS Components	Recreation Surface, Turf - Rec Deck	150,570
Electrical	Generator, Deferred Maintenance Allowance	15,887
Plumbing	Domestic Water Pump System Var Freq Drive	19,752
Plumbing	Domestic Water Pump/Motor, 30 Hp	86,523
Year 17 Total		**9,763,617**
Year 18: 2043		
Waterproofing and Exterior Painting	Waterproof Planters - Rec Deck (Level 6)	2,324,104
Plumbing	Domestic Water Pump System Auto Transfer Switch	30,517
Year 18 Total		**2,354,621**

Category	Description	Cost
Year 19: 2044		
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - 94%	12,596
Fireproofing and Fire Protection	Fire Protection Deferred Maintenance Allowance	97,311
Year 19 Total		**109,907**
Year 20: 2045		
Electrical	Generator, Diesel, 900 kW w/ATS	850,801
Year 20 Total		**850,801**
Year 21: 2046		
Waterproofing and Exterior Painting	Waterproof Pool & Spa w/Restoration Allowance	835,295
Other SIRS Components	Pool Finish, Exposed Aggregate	86,050
Other SIRS Components	Pool Finish, Tile Trim	100,403
Other SIRS Components	Spa Finish, Exposed Aggregate	12,191
Other SIRS Components	Spa Finish, Tile Trim	7,531
Year 21 Total		**1,041,470**
Year 22: 2047		
Waterproofing and Exterior Painting	Waterproof Membrane w/Pavers - Paseo (50%)	935,754
Waterproofing and Exterior Painting	Waterproof Planters - Paseo (50%)	288,546
Other SIRS Components	Railing, Alum Picket - Balconies	2,031,708
Electrical	Electrical Allowance	1,841,691
Plumbing	Lift Station, Pump & Control Panel - Lobby Sewerage	25,207
Plumbing	Lift Station, Pump & Control Panel - Stormwater	63,801
Fireproofing and Fire Protection	Fire Pump/Motor/Controller, 200 Hp - 94%	174,875
Windows and Exterior Doors	Door Allowance, Service Areas - Both Towers	86,561
Windows and Exterior Doors	Window & Door Allowance - Common Areas	1,300,870
Year 22 Total		**6,749,013**
Year 23: 2048		
Waterproofing and Exterior Painting	Waterproof Membrane (Excl Finish) - Terrace (Level 09)	850,606
Waterproofing and Exterior Painting	Waterproof Membrane (Excl Finish) - Terrace (Level 21)	538,327
Waterproofing and Exterior Painting	Waterproof Membrane w/Pavers - Meditation Garden (L4)	191,970
Waterproofing and Exterior Painting	Waterproof Planters - Meditation Garden (Level 4)	1,320,616
Year 23 Total		**2,901,519**
Year 24: 2049		
Fireproofing and Fire Protection	Fire Protection Deferred Maintenance Allowance	112,810
Fireproofing and Fire Protection	Smoke Exhaust Fan, 3500 CFM - Stairwell	11,082
Fireproofing and Fire Protection	Smoke Exhaust Fan, 8550 CFM - Stairwell	12,120

Category	Description	Cost
Fireproofing and Fire Protection	Stairwell Pressurization Fan, 12600 CFM	29,533
Fireproofing and Fire Protection	Stairwell Pressurization Fan, 3000 CFM - Stairwell	31,925
Fireproofing and Fire Protection	Stairwell Pressurization Fan, 6000 CFM - Stairwell	20,778
Year 24 Total		**218,248**
Year 25: 2050		
Plumbing	Domestic Water Pump/Motor, 30 Hp	109,604
Fireproofing and Fire Protection	Fire Smoke Detector Upgrade Allowance - 1x Expense	608,021
Year 25 Total		**717,625**
Year 26: 2051		
Electrical	Generator, Deferred Maintenance Allowance	20,728
Year 26 Total		**20,728**
Year 27: 2052		
Structure	Bldg Structural/Restoration/Engineering Allowance	1,509,613
Waterproofing and Exterior Painting	Paint Exterior and Waterproof	2,734,538
Waterproofing and Exterior Painting	Sealants - Windows & Doors	610,026
Waterproofing and Exterior Painting	Waterproof Membrane - Rec Deck	3,453,558
Other SIRS Components	Recreation Surface, Turf - Rec Deck	202,353
Plumbing	Plumbing Allowance - Life exceed 25yrs, add to SIRS by 2028	0
Year 27 Total		**8,510,088**
Year 28: 2053		
Fireproofing and Fire Protection	Fire Jockey Pump/Motor - 94%	16,435
Year 28 Total		**16,435**
Year 29: 2054		
Plumbing	Domestic Water Pump System Var Freq Drive	28,162
Plumbing	Lift Station, Pump & Control Panel - Lobby Sewerage	31,001
Plumbing	Lift Station, Pump & Control Panel - Stormwater	78,467
Fireproofing and Fire Protection	Fire Protection Deferred Maintenance Allowance	130,778
Windows and Exterior Doors	Door Allowance, Roof Mech Rms - South Tower	39,222
Year 29 Total		**307,630**
Year 30: 2055		
Plumbing	Domestic Water Pump System Control Panel	160,659
Fireproofing and Fire Protection	Fire Alarm System Allowance	2,090,366
Year 30 Total		**2,251,025**

Recommendations and Findings

1. General Information

Property Name:	**Toscano Condominium Association, Inc.**		
Property Location:	**Miami, Florida**		
Property Number:	**3172**	Report Run Date:	**10/02/2025**
Property Type:	**Condominium**	Report No:	**10119 Version 2**
Total Units:	**396**	Budget Year Begins:	**01/01/2026**
Phase:	**Non SIRS (2 of 2)**	Budget Year Ends:	**12/31/2026**

2. Report Findings

Total number of categories set up in reserve schedule:	**6**
Total number of components scheduled for reserve funding:	**149**
Total current cost of all scheduled reserve components:	**$9,178,381**
Estimated Beginning Year Reserve Balance:	**$1,710,316**
Total number of components scheduled for replacement in the 2026 Budget Year:	**19**
Total cost of components scheduled for replacement in the 2026 Budget Year:	**$535,525**

3. 30 Year Pooled Cash Flow Funding Plan Analysis

Current Annual Reserve Funding Contribution Amount:	**$544,982**
Recommended 2026 Reserve Funding Contribution Amount:	**$525,738**
Recommended 2026 Planned Special Assessment Amount:	**$0**
Total 2026 Reserve Funding and Planned Special Assessment Amount:	**$525,738**
Increase (decrease) between Current & Recommended Contribution Amounts:	**-$19,244**
Increase (decrease) between Current & Recommended Contribution Amounts:	**-3.53%**

Chart A

2026 Current Reserve Component Costs

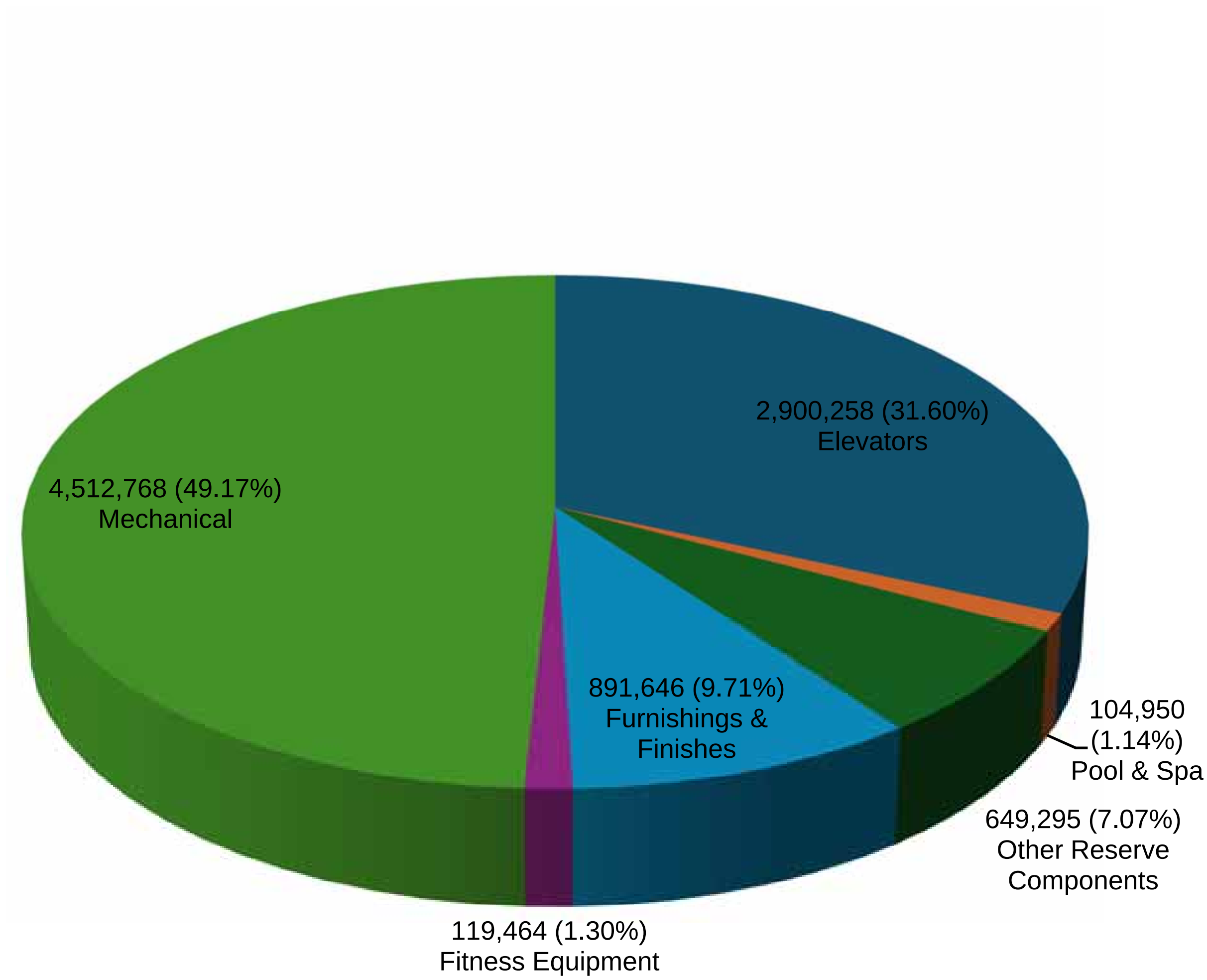


Chart B

2026 Actual vs. 100% Funded Reserve Balances

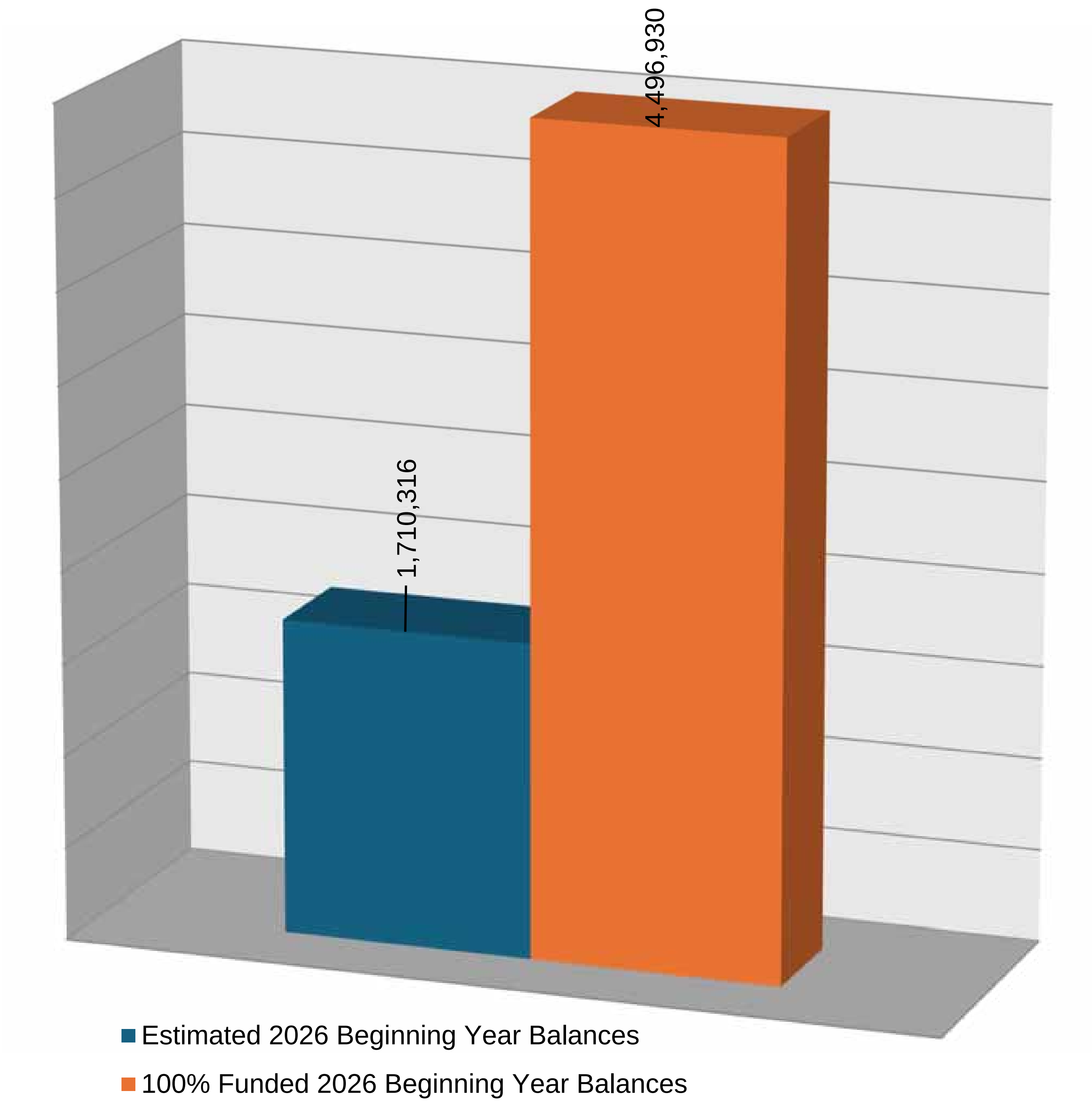


Chart C

2026 Funding Contribution Comparisons

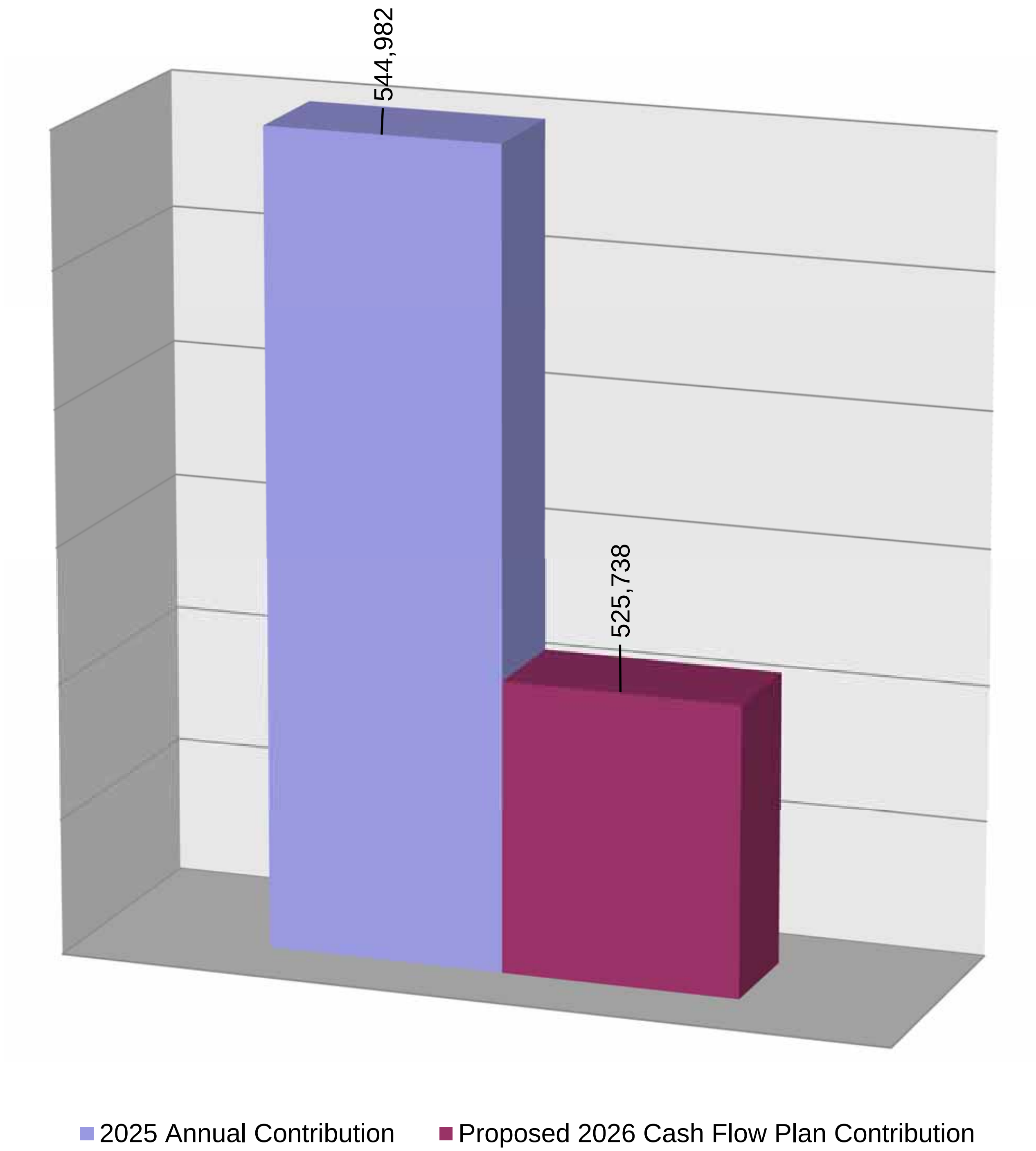
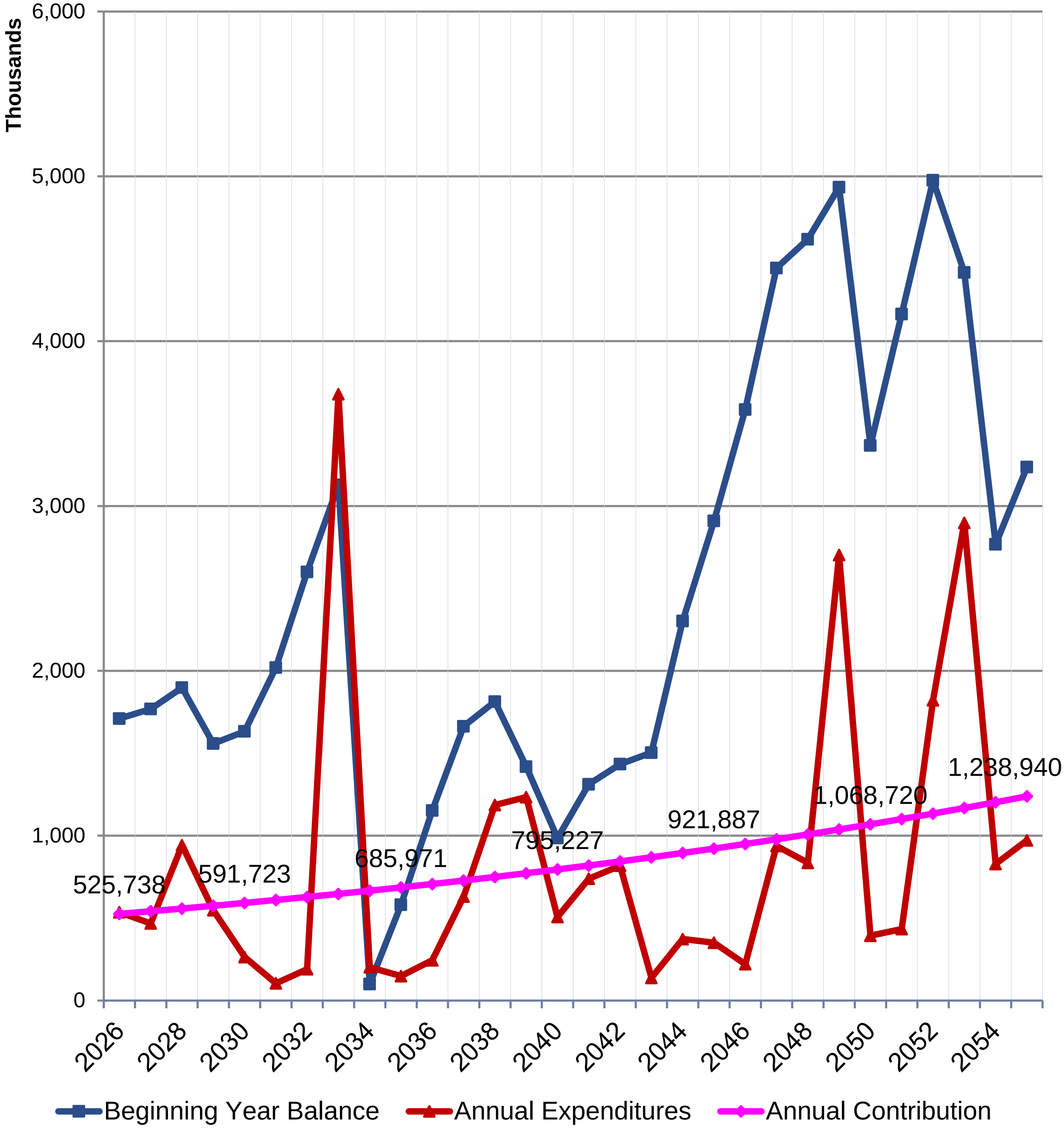


Chart D

30 Year Pooled Cash Flow Plan



Component Schedule Summary

Description	Current Cost	Useful Life	Remg Life
Elevators	2,900,258	20-25	2-8
Pool & Spa	104,950	3-20	1-17
Other Reserve Components	649,295	5-32	1-14
Furnishings & Finishes	891,646	2-24	2-13
Fitness Equipment	119,464	8-18	1-13
Mechanical	4,512,768	8-40	1-30
Grand Total	**9,178,381**		

Component Schedule Detail

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Elevators						
Elevator Cab Refurbishment Allowance - North Tower	3	Each	25,375.00	76,125	20	8
Elevator Cab Refurbishment Allowance - South Tower	5	Each	25,375.00	126,875	20	8
Elevator Door Operator, Code Upgrade Allowance - 1x Exp	1	Each	108,000.00	108,000	25	2
Elevator Modernization Allowance, 26 Stop - South	3	Each	415,050.00	1,245,150	25	8
Elevator Modernization Allowance, 7 Stop - North	3	Each	253,444.00	760,332	25	8
Elevator Modernization Allowance, 9 Stop - South	2	Each	291,888.00	583,776	25	8
Elevators Total	6	Components		2,900,258	20-25	2-8
Pool & Spa						
Pool Equipment Allowance	1	Total	5,782.00	5,782	3	3
Pool Equipment, Chemical Controller	1	Each	6,116.00	6,116	8	1
Pool Equipment, Circulation Pump, 10 Hp	1	Each	14,861.00	14,861	8	4
Pool Equipment, Heater, Gas	1	Each	5,843.00	5,843	8	6
Pool Equipment, Heater, Gas	1	Each	5,843.00	5,843	8	8
Pool Furniture	1	Total	27,683.00	27,683	8	5
Pool/Spa Equipment, Filtration System	1	Total	27,810.00	27,810	20	17
Spa Equipment, Chemical Controller	1	Each	6,116.00	6,116	8	1
Spa Equipment, Heater, Gas	1	Each	4,896.00	4,896	8	1
Pool & Spa Total	9	Components		104,950	3-20	1-17
Other Reserve Components						
Access Control, Camera Surveillance System	80	Each	1,191.00	95,280	8	1
Access Control, Enterphone Panel	1	Each	7,038.00	7,038	12	1
Access Control, FOB Reader	22	Each	2,650.00	58,300	10	1
Access Control, Gate Operator - Garage (Basement)	2	Each	7,600.00	15,200	8	3
Access Control, Gate Operator - Garage (Level 1)	2	Each	1,785.00	3,570	12	1
Access Control, Intercom Station	2	Each	1,758.00	3,516	12	3
Appliance Allowance - Clubhouse Kitchen	1	Each	5,457.00	5,457	12	3
Awning Fabric - Rec Deck	220	Sq Ft	18.99	4,178	8	5
Awning Frame, Alum - Rec Deck	220	Sq Ft	21.30	4,686	24	5
BBQ Grill - Rec Deck	2	Each	1,213.00	2,426	5	2
Door Automatic Opener, Pair Swing - Main Lobby	2	Each	18,554.00	37,108	18	1
Door Automatic Opener, Pair Swing - North Lobby	2	Each	18,554.00	37,108	18	1
Door, Roll-Up Grille, 25 x 16 - Receiving	1	Each	11,655.00	11,655	10	4
Drinking Fountain, Indoor - Gym	2	Each	1,962.00	3,924	20	3
Drinking Fountain, Indoor - Main Lobby	2	Each	1,962.00	3,924	20	2
Drinking Fountain, Outdoor - Rec Deck	2	Each	1,962.00	3,924	14	11

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Gate, Alum Picket, 10' x 6' - Garage (Basement)	2	Each	4,880.00	9,760	16	3
Gate, Alum Picket, 10' x 7' - Garage (Level 1)	2	Each	5,101.00	10,202	16	3
Housekeeping, Carpet Cleaner	1	Each	5,816.00	5,816	8	5
Sauna - Gym (Level 4 Restrooms)	2	Each	12,690.00	25,380	20	5
Sauna Control - Gym (Level 4 Restrooms)	2	Each	2,065.00	4,130	12	10
Signage Letters & Logo - Property Name	1	Total	4,948.00	4,948	12	4
Trash Chute Guillotine - North & South	2	Each	2,932.00	5,864	20	4
Trash Chute Intake Door/Throat Plate - North & South	36	Each	3,002.00	108,072	32	14
Trash Compactor - South	1	Each	21,143.00	21,143	15	11
Trellis, Wood - Balconies (Level 21)	262	Sq Ft	57.08	14,955	20	7
Trellis, Wood - Balconies (Level 9)	1,783	Sq Ft	57.08	101,774	20	7
Trellis, Wood - Rec Deck	700	Sq Ft	57.08	39,957	20	7
Other Reserve Components Total	28	Components		649,295	5-32	1-14

Furnishings & Finishes

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Finish, Carpet - Business Center	16	Sq Yds	56.39	903	10	2
Finish, Carpet - Mgmt Offices/Conference Rm	34	Sq Yds	56.39	1,918	10	2
Finish, Carpet - Office	146	Sq Yds	56.39	8,233	10	2
Finish, Carpet - Unit Hallways	7,425	Sq Yds	33.84	251,263	10	3
Finish, Ceiling Tile - Business Center	142	Sq Ft	7.85	1,115	24	2
Finish, Ceiling Tile - Gym & Yoga	1,487	Sq Ft	7.85	11,673	24	3
Finish, Ceiling Tile - Office	1,310	Sq Ft	7.85	10,284	24	2
Finish, Laminate Floor - Gym & Yoga	909	Sq Ft	7.38	6,709	18	13
Finish, Marble Floor - Main Lobby Foyer/Hallways	2,719	Sq Ft	34.56	93,969	24	8
Finish, Marble Floor - Main Lobby Restrooms	597	Sq Ft	34.56	20,633	24	8
Finish, Paint Interior, Mat$ Only - Common Areas	1	Total	20,382.00	20,382	2	2
Finish, Rubber Floor - Gym	1,071	Sq Ft	10.58	11,332	8	3
Finish, Tile Floor - Clubhouse	1,684	Sq Ft	22.10	37,217	24	3
Finish, Tile Floor - Garage Lobbies	1,863	Sq Ft	22.10	41,173	24	6
Finish, Tile Floor - North Lobby (Level 1)	179	Sq Ft	22.10	3,956	24	2
Finish, Tile Floor & Walls - Gym (Level 4 Restrooms)	553	Sq Ft	22.10	12,222	24	3
Finish, Tile Floor & Walls - Pool (Level 6 Restrooms)	787	Sq Ft	22.10	17,393	24	3
Finish, Tile Walls - Main Lobby Restrooms	765	Sq Ft	23.80	18,207	24	2
Furnishings/Decorating Allowance - Clubhouse	1	Total	44,458.00	44,458	12	3
Furnishings/Decorating Allowance - Main Lobby	1	Total	38,106.00	38,106	12	2
Furnishings/Decorating Allowance - Office	1	Total	27,522.00	27,522	12	2
Renovation Allowance - Business Center Desk	1	Total	10,300.00	10,300	20	2
Renovation Allowance - Clubhouse Kitchen	1	Total	31,000.00	31,000	20	3
Renovation Allowance - Concierge/Security Desk	1	Total	17,200.00	17,200	20	2
Renovation Allowance - Level 4 Gym Restrooms	1	Total	38,000.00	38,000	20	3
Renovation Allowance - Level 6 Pool Restrooms	1	Total	42,000.00	42,000	20	3

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Renovation Allowance - Main Lobby Restrooms	1	Total	47,000.00	47,000	20	2
Renovation Allowance - Office Cabinets & Counters	1	Total	11,600.00	11,600	20	2
Window Treatments, Drapes	1	Total	15,878.00	15,878	15	2
Furnishings & Finishes Total	29	Components		891,646	2-24	2-13

Fitness Equipment

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Fitness, Cardio, Arc Trainer	3	Each	8,726.00	26,178	8	3
Fitness, Cardio, Recumbent Bike	2	Each	4,889.00	9,778	8	1
Fitness, Cardio, Rower	1	Each	1,835.00	1,835	12	3
Fitness, Cardio, Spinning Bike	2	Each	1,719.00	3,438	8	1
Fitness, Cardio, Stair Stepper	1	Each	5,045.00	5,045	8	1
Fitness, Cardio, Treadmill	4	Each	7,134.00	28,536	8	3
Fitness, Weight Bench	3	Each	1,090.00	3,270	9	3
Fitness, Weight Machine, Ab Crunch/Lower Back	1	Each	5,098.00	5,098	18	13
Fitness, Weight Machine, Dual Pull Up Station	1	Each	1,274.00	1,274	12	3
Fitness, Weight Machine, Functional Trainer	1	Each	6,118.00	6,118	18	13
Fitness, Weight Machine, Lat Pull/Mid Row	1	Each	4,067.00	4,067	18	13
Fitness, Weight Machine, Leg Curl/Leg Ext	1	Each	5,211.00	5,211	18	13
Fitness, Weight Machine, Outer/Inner Thigh	1	Each	5,211.00	5,211	18	13
Fitness, Weight Machine, Overhead Press	1	Each	4,520.00	4,520	18	13
Fitness, Weight Machine, Vertical Chest Press	1	Each	5,098.00	5,098	18	13
Fitness, Weight Set, Dumbbells	1	Each	2,518.00	2,518	18	13
Fitness, Weight Set, Olympic Size	1	Total	2,269.00	2,269	18	13
Fitness Equipment Total	17	Components		119,464	8-18	1-13

Mechanical

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
A/C Condenser Wtr Pump Var Freq Drive - Closed Loop	2	Each	21,540.00	43,080	15	14
A/C Condenser Wtr Pump Var Freq Drive - Open Loop	2	Each	18,463.00	36,926	15	14
A/C Condenser Wtr Pump, 50 Hp - Open Loop	2	Each	36,928.00	73,856	15	13
A/C Condenser Wtr Pump, 75 Hp - Closed Loop	2	Each	44,874.00	89,748	15	5
A/C Condensing Unit - Trash Chute Center	2	Each	4,199.00	8,398	15	1
A/C Condensing Unit - Trash Chute North	2	Each	3,978.00	7,956	15	1
A/C Condensing Unit - Trash Chute South	1	Each	3,978.00	3,978	15	13
A/C Cooling Tower Deferred Maintenance Allowance	1	Total	344,013.00	344,013	12	12
A/C Cooling Tower Var Freq Drive	2	Each	15,386.00	30,772	15	15
A/C Cooling Tower, Stainless Steel	2	Each	471,893.00	943,786	24	24
A/C Heat Exchanger, Plate	1	Each	353,077.00	353,077	40	22
A/C Heat Exchanger, Plate - (Prorate $/39yr RL)	1	Each	288,120.00	288,120	40	30
A/C Heat Exchanger, Refurbishment Allowance	1	Total	26,463.00	26,463	20	19
A/C Mini Split System - C Tower Lobby Basement	1	Each	5,693.00	5,693	8	2

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
A/C Mini Split System - C Tower Lobby Level 2 & 3	2	Each	5,693.00	11,386	8	2
A/C Mini Split System - C Tower Lobby Level 4 & 5	2	Each	5,693.00	11,386	8	2
A/C Mini Split System - C Tower Phone Equip Rm	1	Each	5,693.00	5,693	8	6
A/C Mini Split System - C Tower Phone Equip Rm	1	Each	5,693.00	5,693	8	2
A/C Mini Split System - Maint Shop	1	Each	5,693.00	5,693	8	5
A/C Mini Split System - N Tower Elev Equip Rm	1	Each	5,693.00	5,693	8	2
A/C Mini Split System - N Tower Elev Equip Rm	1	Each	5,693.00	5,693	8	6
A/C Mini Split System - N Tower Elev Equip Rm	1	Each	5,693.00	5,693	8	2
A/C Mini Split System - N Tower Elev Equip Rm	1	Each	5,693.00	5,693	8	6
A/C Mini Split System - N Tower Lobbies (2)	2	Each	5,693.00	11,386	8	1
A/C Mini Split System - N Tower Lobby	1	Each	5,693.00	5,693	8	2
A/C Mini Split System - N Tower Lobby	1	Each	5,693.00	5,693	8	3
A/C Mini Split System - S Tower Electrical Rm	1	Each	5,693.00	5,693	8	5
A/C Mini Split System - S Tower Lobby Basement	1	Each	5,693.00	5,693	8	5
A/C Mini Split System - S Tower Lobby Level 1	1	Total	5,693.00	5,693	8	1
A/C Mini Split System - S Tower Lobby Level 2	1	Total	5,693.00	5,693	8	1
A/C Mini Split System - S Tower Lobby Level 3	1	Total	5,693.00	5,693	8	2
A/C Mini Split System - S Tower Lobby Level 4	1	Total	5,693.00	5,693	8	3
A/C Mini Split System - S Tower Lobby Level 5	1	Total	5,693.00	5,693	8	3
A/C Mini Split System - S Tower Lobby Level 6	1	Total	5,693.00	5,693	8	4
A/C Mini Split System - S Tower Lobby Level 7	1	Total	5,693.00	5,693	8	4
A/C Mini Split System - S Tower Lobby Level 8	1	Total	5,693.00	5,693	8	4
A/C RTU, 10 Ton - North Twr S. Hallways	1	Each	57,803.00	57,803	12	8
A/C RTU, 70 Ton - North Twr E. Hallways	1	Each	213,391.00	213,391	12	4
A/C RTU, 70 Ton - North Twr W. Hallways	1	Each	213,391.00	213,391	12	4
A/C Split System, 2.5 Ton - South Twr Elevator Rm	1	Each	8,460.00	8,460	12	3
A/C Split System, 3 Ton - Center Twr Elevator Rm	1	Each	9,282.00	9,282	12	2
A/C Split System, 5 Ton - South Twr Elevator Rm	1	Each	10,839.00	10,839	12	3
A/C WC Air Intake Unit, 35 Ton - South Twr (OAIU-4)	1	Each	70,254.00	70,254	14	1
A/C WC Air Intake Unit, 60 Ton - Center Twr (OAIU-1A)	1	Each	119,127.00	119,127	14	13
A/C WC Air Intake Unit, 60 Ton - Center Twr (OAIU-2)	1	Each	119,127.00	119,127	14	3
A/C WC Condensing Unit, 35 Ton - South Twr (WCCU-4)	1	Each	152,352.00	152,352	14	1
A/C WC Condensing Unit, 60 Ton - Center Twr (WCCU-1)	1	Each	261,174.00	261,174	14	14
A/C WC Condensing Unit, 60 Ton - Center Twr (WCCU-2)	1	Each	261,174.00	261,174	14	14
A/C WS Heat Pump, 5 Ton - Clubhouse	1	Each	13,207.00	13,207	14	3
A/C WS Heat Pump, 12.5 Ton - Gym	1	Each	32,133.00	32,133	14	10
A/C WS Heat Pump, 35 Ton - Lobby/Offices	1	Each	107,800.00	107,800	14	3
A/C WS Heat Pump, 60 Ton AAON - Center Twr	1	Each	271,272.00	271,272	14	13
Garage Exhaust Fan, 15750 CFM	1	Each	7,369.00	7,369	18	5
Garage Exhaust Fan, 41250 CFM	5	Each	10,499.00	52,495	18	5
Light Bollard - Rec Deck	31	Each	1,499.00	46,469	20	17
Light Fixture, Landscape Uplight - Paseo	30	Each	781.00	23,430	15	2

Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life
Light Fixture, Landscape Uplight - Rec Deck	10	Each	781.00	7,810	15	12
Light Pole & Fixture - Paseo/SW 73rd Pl (50%)	7	Each	2,486.00	17,402	26	2
Light Pole & Fixture - Rec Deck	2	Each	4,972.00	9,944	26	23
Lighting Replacement - Garage	1	Total	28,872.00	28,872	15	12
Mechanical Total	60	Components		4,512,768	8-40	1-30
Grand Total	149	Components		9,178,381		

Cash Flow Plan Summary

No	Year	Beginning Year Balance	Annual Reserve Contribution	Annual Increase	Planned Special Assessments	Expenses	Inflation Rate	Earned Interest	Interest Rate	Ending Year Balance
1	2026	1,710,316	525,738	-3.53%	0	535,525	3.00%	68,021	4.00%	1,768,550
2	2027	1,768,550	541,510	3.00%	0	467,620	3.00%	55,273	3.00%	1,897,713
3	2028	1,897,713	557,755	3.00%	0	942,082	3.00%	45,402	3.00%	1,558,788
4	2029	1,558,788	574,488	3.00%	0	548,081	3.00%	47,556	3.00%	1,632,751
5	2030	1,632,751	591,723	3.00%	0	263,858	3.00%	58,818	3.00%	2,019,434
6	2031	2,019,434	609,475	3.00%	0	104,636	3.00%	75,728	3.00%	2,600,001
7	2032	2,600,001	627,760	3.00%	0	189,987	3.00%	91,133	3.00%	3,128,907
8	2033	3,128,907	646,593	3.00%	0	3,678,413	3.00%	2,913	3.00%	100,000
9	2034	100,000	665,991	3.00%	0	201,699	3.00%	16,929	3.00%	581,221
10	2035	581,221	685,971	3.00%	0	148,189	3.00%	33,570	3.00%	1,152,573
11	2036	1,152,573	706,550	3.00%	0	244,179	3.00%	48,448	3.00%	1,663,392
12	2037	1,663,392	727,746	3.00%	0	630,584	3.00%	52,817	3.00%	1,813,371
13	2038	1,813,371	749,578	3.00%	0	1,185,776	3.00%	41,315	3.00%	1,418,488
14	2039	1,418,488	772,065	3.00%	0	1,234,001	3.00%	28,697	3.00%	985,249
15	2040	985,249	795,227	3.00%	0	506,716	3.00%	38,213	3.00%	1,311,973
16	2041	1,311,973	819,084	3.00%	0	738,957	3.00%	41,763	3.00%	1,433,863
17	2042	1,433,863	843,657	3.00%	0	817,739	3.00%	43,793	3.00%	1,503,574
18	2043	1,503,574	868,967	3.00%	0	137,343	3.00%	67,056	3.00%	2,302,254
19	2044	2,302,254	895,036	3.00%	0	372,775	3.00%	84,735	3.00%	2,909,250
20	2045	2,909,250	921,887	3.00%	0	350,480	3.00%	104,420	3.00%	3,585,077
21	2046	3,585,077	949,544	3.00%	0	220,540	3.00%	129,422	3.00%	4,443,503
22	2047	4,443,503	978,030	3.00%	0	937,618	3.00%	134,517	3.00%	4,618,432
23	2048	4,618,432	1,007,371	3.00%	0	835,410	3.00%	143,712	3.00%	4,934,105
24	2049	4,934,105	1,037,592	3.00%	0	2,702,742	3.00%	98,069	3.00%	3,367,024
25	2050	3,367,024	1,068,720	3.00%	0	393,048	3.00%	121,281	3.00%	4,163,977
26	2051	4,163,977	1,100,782	3.00%	0	433,259	3.00%	144,945	3.00%	4,976,445
27	2052	4,976,445	1,133,805	3.00%	0	1,821,547	3.00%	128,661	3.00%	4,417,364
28	2053	4,417,364	1,167,819	3.00%	0	2,897,971	3.00%	80,616	3.00%	2,767,828
29	2054	2,767,828	1,202,854	3.00%	0	828,353	3.00%	94,270	3.00%	3,236,599
30	2055	3,236,599	1,238,940	3.00%	0	971,896	3.00%	105,109	3.00%	3,608,752
Grand Total			**25,012,258**		**0**	**25,341,024**		**2,227,202**		

Cash Flow Plan Details

Category	Description	Cost
Year 1: 2026		
Pool & Spa	Pool Equipment, Chemical Controller	6,116
Pool & Spa	Spa Equipment, Chemical Controller	6,116
Pool & Spa	Spa Equipment, Heater, Gas	4,896
Other Reserve Components	Access Control, Camera Surveillance System	95,280
Other Reserve Components	Access Control, Enterphone Panel	7,038
Other Reserve Components	Access Control, FOB Reader	58,300
Other Reserve Components	Access Control, Gate Operator - Garage (Level 1)	3,570
Other Reserve Components	Door Automatic Opener, Pair Swing - Main Lobby	37,108
Other Reserve Components	Door Automatic Opener, Pair Swing - North Lobby	37,108
Fitness Equipment	Fitness, Cardio, Recumbent Bike	9,778
Fitness Equipment	Fitness, Cardio, Spinning Bike	3,438
Fitness Equipment	Fitness, Cardio, Stair Stepper	5,045
Mechanical	A/C Condensing Unit - Trash Chute Center	8,398
Mechanical	A/C Condensing Unit - Trash Chute North	7,956
Mechanical	A/C Mini Split System - N Tower Lobbies (2)	11,386
Mechanical	A/C Mini Split System - S Tower Lobby Level 1	5,693
Mechanical	A/C Mini Split System - S Tower Lobby Level 2	5,693
Mechanical	A/C WC Air Intake Unit, 35 Ton - South Twr (OAIU-4)	70,254
Mechanical	A/C WC Condensing Unit, 35 Ton - South Twr (WCCU-4)	152,352
Year 1 Total		**535,525**

Category	Description	Cost
Year 2: 2027		
Elevators	Elevator Door Operator, Code Upgrade Allowance - 1x Exp	111,240
Other Reserve Components	BBQ Grill - Rec Deck	2,499
Other Reserve Components	Drinking Fountain, Indoor - Main Lobby	4,042
Furnishings & Finishes	Finish, Carpet - Business Center	930
Furnishings & Finishes	Finish, Carpet - Mgmt Offices/Conference Rm	1,976
Furnishings & Finishes	Finish, Carpet - Office	8,480
Furnishings & Finishes	Finish, Ceiling Tile - Business Center	1,148
Furnishings & Finishes	Finish, Ceiling Tile - Office	10,593
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	20,993
Furnishings & Finishes	Finish, Tile Floor - North Lobby (Level 1)	4,075
Furnishings & Finishes	Finish, Tile Walls - Main Lobby Restrooms	18,753
Furnishings & Finishes	Furnishings/Decorating Allowance - Main Lobby	39,249
Furnishings & Finishes	Furnishings/Decorating Allowance - Office	28,348
Furnishings & Finishes	Renovation Allowance - Business Center Desk	10,609
Furnishings & Finishes	Renovation Allowance - Concierge/Security Desk	17,716
Furnishings & Finishes	Renovation Allowance - Main Lobby Restrooms	48,410
Furnishings & Finishes	Renovation Allowance - Office Cabinets & Counters	11,948
Furnishings & Finishes	Window Treatments, Drapes	16,354

Category	Description	Cost
Mechanical	A/C Mini Split System - C Tower Lobby Basement	5,864
Mechanical	A/C Mini Split System - C Tower Lobby Level 2 & 3	11,728
Mechanical	A/C Mini Split System - C Tower Lobby Level 4 & 5	11,728
Mechanical	A/C Mini Split System - C Tower Phone Equip Rm	5,864
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	5,864
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	5,864
Mechanical	A/C Mini Split System - N Tower Lobby	5,864
Mechanical	A/C Mini Split System - S Tower Lobby Level 3	5,864
Mechanical	A/C Split System, 3 Ton - Center Twr Elevator Rm	9,560
Mechanical	Light Fixture, Landscape Uplight - Paseo	24,133
Mechanical	Light Pole & Fixture - Paseo/SW 73rd Pl (50%)	17,924
Year 2 Total		**467,620**

Year 3: 2028

Category	Description	Cost
Pool & Spa	Pool Equipment Allowance	6,134
Other Reserve Components	Access Control, Gate Operator - Garage (Basement)	16,126
Other Reserve Components	Access Control, Intercom Station	3,730
Other Reserve Components	Appliance Allowance - Clubhouse Kitchen	5,789
Other Reserve Components	Drinking Fountain, Indoor - Gym	4,163
Other Reserve Components	Gate, Alum Picket, 10' x 6' - Garage (Basement)	10,354
Other Reserve Components	Gate, Alum Picket, 10' x 7' - Garage (Level 1)	10,823
Furnishings & Finishes	Finish, Carpet - Unit Hallways	266,564
Furnishings & Finishes	Finish, Ceiling Tile - Gym & Yoga	12,384
Furnishings & Finishes	Finish, Rubber Floor - Gym	12,022
Furnishings & Finishes	Finish, Tile Floor - Clubhouse	39,484
Furnishings & Finishes	Finish, Tile Floor & Walls - Gym (Level 4 Restrooms)	12,966
Furnishings & Finishes	Finish, Tile Floor & Walls - Pool (Level 6 Restrooms)	18,452
Furnishings & Finishes	Furnishings/Decorating Allowance - Clubhouse	47,165
Furnishings & Finishes	Renovation Allowance - Clubhouse Kitchen	32,888
Furnishings & Finishes	Renovation Allowance - Level 4 Gym Restrooms	40,314
Furnishings & Finishes	Renovation Allowance - Level 6 Pool Restrooms	44,558
Fitness Equipment	Fitness, Cardio, Arc Trainer	27,772
Fitness Equipment	Fitness, Cardio, Rower	1,947
Fitness Equipment	Fitness, Cardio, Treadmill	30,274
Fitness Equipment	Fitness, Weight Bench	3,469
Fitness Equipment	Fitness, Weight Machine, Dual Pull Up Station	1,352
Mechanical	A/C Mini Split System - N Tower Lobby	6,040
Mechanical	A/C Mini Split System - S Tower Lobby Level 4	6,040
Mechanical	A/C Mini Split System - S Tower Lobby Level 5	6,040
Mechanical	A/C Split System, 2.5 Ton - South Twr Elevator Rm	8,975
Mechanical	A/C Split System, 5 Ton - South Twr Elevator Rm	11,499
Mechanical	A/C WC Air Intake Unit, 60 Ton - Center Twr (OAIU-2)	126,382
Mechanical	A/C WS Heat Pump, 5 Ton - Clubhouse	14,011

Category	Description	Cost
Mechanical	A/C WS Heat Pump, 35 Ton - Lobby/Offices	114,365
Year 3 Total		**942,082**
Year 4: 2029		
Pool & Spa	Pool Equipment, Circulation Pump, 10 Hp	16,239
Other Reserve Components	Door, Roll-Up Grille, 25 x 16 - Receiving	12,736
Other Reserve Components	Signage Letters & Logo - Property Name	5,407
Other Reserve Components	Trash Chute Guillotine - North & South	6,408
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	22,272
Mechanical	A/C Mini Split System - S Tower Lobby Level 6	6,221
Mechanical	A/C Mini Split System - S Tower Lobby Level 7	6,221
Mechanical	A/C Mini Split System - S Tower Lobby Level 8	6,221
Mechanical	A/C RTU, 70 Ton - North Twr E. Hallways	233,178
Mechanical	A/C RTU, 70 Ton - North Twr W. Hallways	233,178
Year 4 Total		**548,081**
Year 5: 2030		
Pool & Spa	Pool Furniture	31,157
Other Reserve Components	Awning Fabric - Rec Deck	4,702
Other Reserve Components	Awning Frame, Alum - Rec Deck	5,274
Other Reserve Components	Housekeeping, Carpet Cleaner	6,546
Other Reserve Components	Sauna - Gym (Level 4 Restrooms)	28,565
Mechanical	A/C Condenser Wtr Pump, 75 Hp - Closed Loop	101,012
Mechanical	A/C Mini Split System - Maint Shop	6,408
Mechanical	A/C Mini Split System - S Tower Electrical Rm	6,408
Mechanical	A/C Mini Split System - S Tower Lobby Basement	6,408
Mechanical	Garage Exhaust Fan, 15750 CFM	8,294
Mechanical	Garage Exhaust Fan, 41250 CFM	59,084
Year 5 Total		**263,858**
Year 6: 2031		
Pool & Spa	Pool Equipment Allowance	6,703
Pool & Spa	Pool Equipment, Heater, Gas	6,774
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	23,628
Furnishings & Finishes	Finish, Tile Floor - Garage Lobbies	47,731
Mechanical	A/C Mini Split System - C Tower Phone Equip Rm	6,600
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	6,600
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	6,600
Year 6 Total		**104,636**
Year 7: 2032		
Other Reserve Components	BBQ Grill - Rec Deck	2,897

Category	Description	Cost
Other Reserve Components	Trellis, Wood - Balconies (Level 21)	17,857
Other Reserve Components	Trellis, Wood - Balconies (Level 9)	121,523
Other Reserve Components	Trellis, Wood - Rec Deck	47,710
Year 7 Total		**189,987**

Year 8: 2033		
Elevators	Elevator Cab Refurbishment Allowance - North Tower	93,624
Elevators	Elevator Cab Refurbishment Allowance - South Tower	156,040
Elevators	Elevator Modernization Allowance, 26 Stop - South	1,531,377
Elevators	Elevator Modernization Allowance, 7 Stop - North	935,112
Elevators	Elevator Modernization Allowance, 9 Stop - South	717,971
Pool & Spa	Pool Equipment, Heater, Gas	7,186
Furnishings & Finishes	Finish, Marble Floor - Main Lobby Foyer/Hallways	115,570
Furnishings & Finishes	Finish, Marble Floor - Main Lobby Restrooms	25,376
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	25,067
Mechanical	A/C RTU, 10 Ton - North Twr S. Hallways	71,090
Year 8 Total		**3,678,413**

Year 9: 2034		
Pool & Spa	Pool Equipment Allowance	7,324
Pool & Spa	Pool Equipment, Chemical Controller	7,748
Pool & Spa	Spa Equipment, Chemical Controller	7,748
Pool & Spa	Spa Equipment, Heater, Gas	6,202
Other Reserve Components	Access Control, Camera Surveillance System	120,698
Fitness Equipment	Fitness, Cardio, Recumbent Bike	12,386
Fitness Equipment	Fitness, Cardio, Spinning Bike	4,355
Fitness Equipment	Fitness, Cardio, Stair Stepper	6,391
Mechanical	A/C Mini Split System - N Tower Lobbies (2)	14,423
Mechanical	A/C Mini Split System - S Tower Lobby Level 1	7,212
Mechanical	A/C Mini Split System - S Tower Lobby Level 2	7,212
Year 9 Total		**201,699**

Year 10: 2035		
Other Reserve Components	Sauna Control - Gym (Level 4 Restrooms)	5,389
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	26,594
Mechanical	A/C Mini Split System - C Tower Lobby Basement	7,428
Mechanical	A/C Mini Split System - C Tower Lobby Level 2 & 3	14,856
Mechanical	A/C Mini Split System - C Tower Lobby Level 4 & 5	14,856
Mechanical	A/C Mini Split System - C Tower Phone Equip Rm	7,428
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	7,428
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	7,428
Mechanical	A/C Mini Split System - N Tower Lobby	7,428

Category	Description	Cost
Mechanical	A/C Mini Split System - S Tower Lobby Level 3	7,428
Mechanical	A/C WS Heat Pump, 12.5 Ton - Gym	41,926
Year 10 Total		**148,189**

Year 11: 2036		
Other Reserve Components	Access Control, FOB Reader	78,350
Other Reserve Components	Access Control, Gate Operator - Garage (Basement)	20,428
Other Reserve Components	Drinking Fountain, Outdoor - Rec Deck	5,274
Other Reserve Components	Trash Compactor - South	28,414
Furnishings & Finishes	Finish, Rubber Floor - Gym	15,229
Fitness Equipment	Fitness, Cardio, Arc Trainer	35,181
Fitness Equipment	Fitness, Cardio, Treadmill	38,350
Mechanical	A/C Mini Split System - N Tower Lobby	7,651
Mechanical	A/C Mini Split System - S Tower Lobby Level 4	7,651
Mechanical	A/C Mini Split System - S Tower Lobby Level 5	7,651
Year 11 Total		**244,179**

Year 12: 2037		
Pool & Spa	Pool Equipment Allowance	8,004
Pool & Spa	Pool Equipment, Circulation Pump, 10 Hp	20,571
Other Reserve Components	BBQ Grill - Rec Deck	3,358
Furnishings & Finishes	Finish, Carpet - Business Center	1,250
Furnishings & Finishes	Finish, Carpet - Mgmt Offices/Conference Rm	2,655
Furnishings & Finishes	Finish, Carpet - Office	11,396
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	28,213
Fitness Equipment	Fitness, Weight Bench	4,526
Mechanical	A/C Cooling Tower Deferred Maintenance Allowance	476,194
Mechanical	A/C Mini Split System - S Tower Lobby Level 6	7,880
Mechanical	A/C Mini Split System - S Tower Lobby Level 7	7,880
Mechanical	A/C Mini Split System - S Tower Lobby Level 8	7,880
Mechanical	Light Fixture, Landscape Uplight - Rec Deck	10,811
Mechanical	Lighting Replacement - Garage	39,966
Year 12 Total		**630,584**

Year 13: 2038		
Pool & Spa	Pool Furniture	39,469
Other Reserve Components	Access Control, Enterphone Panel	10,035
Other Reserve Components	Access Control, Gate Operator - Garage (Level 1)	5,090
Other Reserve Components	Awning Fabric - Rec Deck	5,957
Other Reserve Components	Housekeeping, Carpet Cleaner	8,292
Furnishings & Finishes	Finish, Carpet - Unit Hallways	358,239
Furnishings & Finishes	Finish, Laminate Floor - Gym & Yoga	9,565

Category	Description	Cost
Fitness Equipment	Fitness, Weight Machine, Ab Crunch/Lower Back	7,269
Fitness Equipment	Fitness, Weight Machine, Functional Trainer	8,723
Fitness Equipment	Fitness, Weight Machine, Lat Pull/Mid Row	5,799
Fitness Equipment	Fitness, Weight Machine, Leg Curl/Leg Ext	7,430
Fitness Equipment	Fitness, Weight Machine, Outer/Inner Thigh	7,430
Fitness Equipment	Fitness, Weight Machine, Overhead Press	6,444
Fitness Equipment	Fitness, Weight Machine, Vertical Chest Press	7,269
Fitness Equipment	Fitness, Weight Set, Dumbbells	3,590
Fitness Equipment	Fitness, Weight Set, Olympic Size	3,235
Mechanical	A/C Condenser Wtr Pump, 50 Hp - Open Loop	105,301
Mechanical	A/C Condensing Unit - Trash Chute South	5,672
Mechanical	A/C Mini Split System - Maint Shop	8,117
Mechanical	A/C Mini Split System - S Tower Electrical Rm	8,117
Mechanical	A/C Mini Split System - S Tower Lobby Basement	8,117
Mechanical	A/C WC Air Intake Unit, 60 Ton - Center Twr (OAIU-1A)	169,847
Mechanical	A/C WS Heat Pump, 60 Ton AAON - Center Twr	386,769
Year 13 Total		**1,185,776**

Year 14: 2039		
Pool & Spa	Pool Equipment, Heater, Gas	8,581
Other Reserve Components	Door, Roll-Up Grille, 25 x 16 - Receiving	17,116
Other Reserve Components	Trash Chute Intake Door/Throat Plate - North & South	158,707
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	29,932
Furnishings & Finishes	Furnishings/Decorating Allowance - Main Lobby	55,960
Furnishings & Finishes	Furnishings/Decorating Allowance - Office	40,417
Mechanical	A/C Condenser Wtr Pump Var Freq Drive - Closed Loop	63,264
Mechanical	A/C Condenser Wtr Pump Var Freq Drive - Open Loop	54,227
Mechanical	A/C Mini Split System - C Tower Phone Equip Rm	8,360
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	8,360
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	8,360
Mechanical	A/C Split System, 3 Ton - Center Twr Elevator Rm	13,631
Mechanical	A/C WC Condensing Unit, 60 Ton - Center Twr (WCCU-1)	383,543
Mechanical	A/C WC Condensing Unit, 60 Ton - Center Twr (WCCU-2)	383,543
Year 14 Total		**1,234,001**

Year 15: 2040		
Pool & Spa	Pool Equipment Allowance	8,746
Other Reserve Components	Access Control, Intercom Station	5,318
Other Reserve Components	Appliance Allowance - Clubhouse Kitchen	8,254
Furnishings & Finishes	Furnishings/Decorating Allowance - Clubhouse	67,247
Fitness Equipment	Fitness, Cardio, Rower	2,776
Fitness Equipment	Fitness, Weight Machine, Dual Pull Up Station	1,927
Mechanical	A/C Cooling Tower Var Freq Drive	46,545

Category	Description	Cost
Mechanical	A/C Split System, 2.5 Ton - South Twr Elevator Rm	12,797
Mechanical	A/C Split System, 5 Ton - South Twr Elevator Rm	16,395
Mechanical	A/C WC Air Intake Unit, 35 Ton - South Twr (OAIU-4)	106,265
Mechanical	A/C WC Condensing Unit, 35 Ton - South Twr (WCCU-4)	230,446
Year 15 Total		**506,716**
Year 16: 2041		
Pool & Spa	Pool Equipment, Heater, Gas	9,103
Other Reserve Components	Signage Letters & Logo - Property Name	7,709
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	31,754
Mechanical	A/C Condensing Unit - Trash Chute Center	13,084
Mechanical	A/C Condensing Unit - Trash Chute North	12,395
Mechanical	A/C RTU, 70 Ton - North Twr E. Hallways	332,456
Mechanical	A/C RTU, 70 Ton - North Twr W. Hallways	332,456
Year 16 Total		**738,957**
Year 17: 2042		
Pool & Spa	Pool Equipment, Chemical Controller	9,814
Pool & Spa	Pool/Spa Equipment, Filtration System	44,627
Pool & Spa	Spa Equipment, Chemical Controller	9,814
Pool & Spa	Spa Equipment, Heater, Gas	7,857
Other Reserve Components	Access Control, Camera Surveillance System	152,896
Other Reserve Components	BBQ Grill - Rec Deck	3,893
Furnishings & Finishes	Window Treatments, Drapes	25,480
Fitness Equipment	Fitness, Cardio, Recumbent Bike	15,691
Fitness Equipment	Fitness, Cardio, Spinning Bike	5,517
Fitness Equipment	Fitness, Cardio, Stair Stepper	8,096
Mechanical	A/C Mini Split System - N Tower Lobbies (2)	18,271
Mechanical	A/C Mini Split System - S Tower Lobby Level 1	9,136
Mechanical	A/C Mini Split System - S Tower Lobby Level 2	9,136
Mechanical	A/C WC Air Intake Unit, 60 Ton - Center Twr (OAIU-2)	191,164
Mechanical	A/C WS Heat Pump, 5 Ton - Clubhouse	21,193
Mechanical	A/C WS Heat Pump, 35 Ton - Lobby/Offices	172,987
Mechanical	Light Bollard - Rec Deck	74,569
Mechanical	Light Fixture, Landscape Uplight - Paseo	37,598
Year 17 Total		**817,739**
Year 18: 2043		
Pool & Spa	Pool Equipment Allowance	9,557
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	33,688
Mechanical	A/C Mini Split System - C Tower Lobby Basement	9,410
Mechanical	A/C Mini Split System - C Tower Lobby Level 2 & 3	18,819

Category	Description	Cost
Mechanical	A/C Mini Split System - C Tower Lobby Level 4 & 5	18,819
Mechanical	A/C Mini Split System - C Tower Phone Equip Rm	9,410
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	9,410
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	9,410
Mechanical	A/C Mini Split System - N Tower Lobby	9,410
Mechanical	A/C Mini Split System - S Tower Lobby Level 3	9,410
Year 18 Total		**137,343**
Year 19: 2044		
Other Reserve Components	Access Control, Gate Operator - Garage (Basement)	25,877
Other Reserve Components	Door Automatic Opener, Pair Swing - Main Lobby	63,174
Other Reserve Components	Door Automatic Opener, Pair Swing - North Lobby	63,174
Other Reserve Components	Gate, Alum Picket, 10' x 6' - Garage (Basement)	16,616
Other Reserve Components	Gate, Alum Picket, 10' x 7' - Garage (Level 1)	17,368
Furnishings & Finishes	Finish, Rubber Floor - Gym	19,292
Fitness Equipment	Fitness, Cardio, Arc Trainer	44,566
Fitness Equipment	Fitness, Cardio, Treadmill	48,581
Mechanical	A/C Heat Exchanger, Refurbishment Allowance	45,051
Mechanical	A/C Mini Split System - N Tower Lobby	9,692
Mechanical	A/C Mini Split System - S Tower Lobby Level 4	9,692
Mechanical	A/C Mini Split System - S Tower Lobby Level 5	9,692
Year 19 Total		**372,775**
Year 20: 2045		
Pool & Spa	Pool Equipment, Circulation Pump, 10 Hp	26,059
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	35,740
Mechanical	A/C Condenser Wtr Pump, 75 Hp - Closed Loop	157,374
Mechanical	A/C Mini Split System - S Tower Lobby Level 6	9,983
Mechanical	A/C Mini Split System - S Tower Lobby Level 7	9,983
Mechanical	A/C Mini Split System - S Tower Lobby Level 8	9,983
Mechanical	A/C RTU, 10 Ton - North Twr S. Hallways	101,358
Year 20 Total		**350,480**
Year 21: 2046		
Pool & Spa	Pool Equipment Allowance	10,443
Pool & Spa	Pool Furniture	49,999
Other Reserve Components	Access Control, FOB Reader	105,296
Other Reserve Components	Awning Fabric - Rec Deck	7,546
Other Reserve Components	Housekeeping, Carpet Cleaner	10,504
Fitness Equipment	Fitness, Weight Bench	5,906
Mechanical	A/C Mini Split System - Maint Shop	10,282
Mechanical	A/C Mini Split System - S Tower Electrical Rm	10,282

Category	Description	Cost
Mechanical	A/C Mini Split System - S Tower Lobby Basement	10,282
Year 21 Total		**220,540**
Year 22: 2047		
Pool & Spa	Pool Equipment, Heater, Gas	10,870
Other Reserve Components	BBQ Grill - Rec Deck	4,513
Other Reserve Components	Drinking Fountain, Indoor - Main Lobby	7,300
Other Reserve Components	Sauna Control - Gym (Level 4 Restrooms)	7,683
Furnishings & Finishes	Finish, Carpet - Business Center	1,680
Furnishings & Finishes	Finish, Carpet - Mgmt Offices/Conference Rm	3,568
Furnishings & Finishes	Finish, Carpet - Office	15,316
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	37,917
Furnishings & Finishes	Renovation Allowance - Business Center Desk	19,161
Furnishings & Finishes	Renovation Allowance - Concierge/Security Desk	31,997
Furnishings & Finishes	Renovation Allowance - Main Lobby Restrooms	87,434
Furnishings & Finishes	Renovation Allowance - Office Cabinets & Counters	21,579
Mechanical	A/C Heat Exchanger, Plate	656,827
Mechanical	A/C Mini Split System - C Tower Phone Equip Rm	10,591
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	10,591
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	10,591
Year 22 Total		**937,618**
Year 23: 2048		
Other Reserve Components	Drinking Fountain, Indoor - Gym	7,519
Furnishings & Finishes	Finish, Carpet - Unit Hallways	481,444
Furnishings & Finishes	Renovation Allowance - Clubhouse Kitchen	59,399
Furnishings & Finishes	Renovation Allowance - Level 4 Gym Restrooms	72,812
Furnishings & Finishes	Renovation Allowance - Level 6 Pool Restrooms	80,476
Mechanical	Garage Exhaust Fan, 15750 CFM	14,120
Mechanical	Garage Exhaust Fan, 41250 CFM	100,586
Mechanical	Light Pole & Fixture - Rec Deck	19,054
Year 23 Total		**835,410**
Year 24: 2049		
Pool & Spa	Pool Equipment Allowance	11,411
Pool & Spa	Pool Equipment, Heater, Gas	11,532
Other Reserve Components	Door, Roll-Up Grille, 25 x 16 - Receiving	23,002
Other Reserve Components	Trash Chute Guillotine - North & South	11,573
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	40,226
Mechanical	A/C Cooling Tower Deferred Maintenance Allowance	678,939
Mechanical	A/C Cooling Tower, Stainless Steel	1,862,642
Mechanical	A/C WS Heat Pump, 12.5 Ton - Gym	63,417
Year 24 Total		**2,702,742**

Category	Description	Cost
Year 25: 2050		
Pool & Spa	Pool Equipment, Chemical Controller	12,433
Pool & Spa	Spa Equipment, Chemical Controller	12,433
Pool & Spa	Spa Equipment, Heater, Gas	9,953
Other Reserve Components	Access Control, Camera Surveillance System	193,684
Other Reserve Components	Access Control, Enterphone Panel	14,307
Other Reserve Components	Access Control, Gate Operator - Garage (Level 1)	7,257
Other Reserve Components	Drinking Fountain, Outdoor - Rec Deck	7,977
Other Reserve Components	Sauna - Gym (Level 4 Restrooms)	51,592
Fitness Equipment	Fitness, Cardio, Recumbent Bike	19,877
Fitness Equipment	Fitness, Cardio, Spinning Bike	6,989
Fitness Equipment	Fitness, Cardio, Stair Stepper	10,255
Mechanical	A/C Mini Split System - N Tower Lobbies (2)	23,145
Mechanical	A/C Mini Split System - S Tower Lobby Level 1	11,573
Mechanical	A/C Mini Split System - S Tower Lobby Level 2	11,573
Year 25 Total		**393,048**
Year 26: 2051		
Other Reserve Components	Trash Compactor - South	44,269
Furnishings & Finishes	Finish, Ceiling Tile - Business Center	2,335
Furnishings & Finishes	Finish, Ceiling Tile - Office	21,532
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	42,675
Furnishings & Finishes	Finish, Tile Floor - North Lobby (Level 1)	8,283
Furnishings & Finishes	Finish, Tile Walls - Main Lobby Restrooms	38,121
Furnishings & Finishes	Furnishings/Decorating Allowance - Main Lobby	79,785
Furnishings & Finishes	Furnishings/Decorating Allowance - Office	57,625
Mechanical	A/C Mini Split System - C Tower Lobby Basement	11,920
Mechanical	A/C Mini Split System - C Tower Lobby Level 2 & 3	23,840
Mechanical	A/C Mini Split System - C Tower Lobby Level 4 & 5	23,840
Mechanical	A/C Mini Split System - C Tower Phone Equip Rm	11,920
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	11,920
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	11,920
Mechanical	A/C Mini Split System - N Tower Lobby	11,920
Mechanical	A/C Mini Split System - S Tower Lobby Level 3	11,920
Mechanical	A/C Split System, 3 Ton - Center Twr Elevator Rm	19,434
Year 26 Total		**433,259**
Year 27: 2052		
Pool & Spa	Pool Equipment Allowance	12,469
Other Reserve Components	Access Control, Gate Operator - Garage (Basement)	32,780
Other Reserve Components	Access Control, Intercom Station	7,583

Category	Description	Cost
Other Reserve Components	Appliance Allowance - Clubhouse Kitchen	11,769
Other Reserve Components	BBQ Grill - Rec Deck	5,232
Other Reserve Components	Trellis, Wood - Balconies (Level 21)	32,252
Other Reserve Components	Trellis, Wood - Balconies (Level 9)	219,485
Other Reserve Components	Trellis, Wood - Rec Deck	86,169
Furnishings & Finishes	Finish, Ceiling Tile - Gym & Yoga	25,174
Furnishings & Finishes	Finish, Rubber Floor - Gym	24,438
Furnishings & Finishes	Finish, Tile Floor - Clubhouse	80,262
Furnishings & Finishes	Finish, Tile Floor & Walls - Gym (Level 4 Restrooms)	26,358
Furnishings & Finishes	Finish, Tile Floor & Walls - Pool (Level 6 Restrooms)	37,510
Furnishings & Finishes	Furnishings/Decorating Allowance - Clubhouse	95,878
Fitness Equipment	Fitness, Cardio, Arc Trainer	56,455
Fitness Equipment	Fitness, Cardio, Rower	3,957
Fitness Equipment	Fitness, Cardio, Treadmill	61,540
Fitness Equipment	Fitness, Weight Machine, Dual Pull Up Station	2,747
Mechanical	A/C Mini Split System - N Tower Lobby	12,277
Mechanical	A/C Mini Split System - S Tower Lobby Level 4	12,277
Mechanical	A/C Mini Split System - S Tower Lobby Level 5	12,277
Mechanical	A/C Split System, 2.5 Ton - South Twr Elevator Rm	18,245
Mechanical	A/C Split System, 5 Ton - South Twr Elevator Rm	23,375
Mechanical	A/C WC Air Intake Unit, 60 Ton - Center Twr (OAIU-1A)	256,908
Mechanical	A/C WS Heat Pump, 60 Ton AAON - Center Twr	585,022
Mechanical	Light Fixture, Landscape Uplight - Rec Deck	16,843
Mechanical	Lighting Replacement - Garage	62,265
Year 27 Total		**1,821,547**

Year 28: 2053		
Elevators	Elevator Cab Refurbishment Allowance - North Tower	169,095
Elevators	Elevator Cab Refurbishment Allowance - South Tower	281,826
Pool & Spa	Pool Equipment, Circulation Pump, 10 Hp	33,011
Other Reserve Components	Signage Letters & Logo - Property Name	10,991
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	45,274
Mechanical	A/C Condenser Wtr Pump, 50 Hp - Open Loop	164,055
Mechanical	A/C Condensing Unit - Trash Chute South	8,836
Mechanical	A/C Mini Split System - S Tower Lobby Level 6	12,646
Mechanical	A/C Mini Split System - S Tower Lobby Level 7	12,646
Mechanical	A/C Mini Split System - S Tower Lobby Level 8	12,646
Mechanical	A/C RTU, 70 Ton - North Twr E. Hallways	474,003
Mechanical	A/C RTU, 70 Ton - North Twr W. Hallways	474,003
Mechanical	A/C WC Condensing Unit, 60 Ton - Center Twr (WCCU-1)	580,142
Mechanical	A/C WC Condensing Unit, 60 Ton - Center Twr (WCCU-2)	580,142
Mechanical	Light Pole & Fixture - Paseo/SW 73rd Pl (50%)	38,655
Year 28 Total		**2,897,971**

Category	Description	Cost
Year 29: 2054		
Pool & Spa	Pool Furniture	63,337
Other Reserve Components	Awning Fabric - Rec Deck	9,559
Other Reserve Components	Awning Frame, Alum - Rec Deck	10,721
Other Reserve Components	Housekeeping, Carpet Cleaner	13,307
Mechanical	A/C Condenser Wtr Pump Var Freq Drive - Closed Loop	98,564
Mechanical	A/C Condenser Wtr Pump Var Freq Drive - Open Loop	84,484
Mechanical	A/C Mini Split System - Maint Shop	13,025
Mechanical	A/C Mini Split System - S Tower Electrical Rm	13,025
Mechanical	A/C Mini Split System - S Tower Lobby Basement	13,025
Mechanical	A/C WC Air Intake Unit, 35 Ton - South Twr (OAIU-4)	160,736
Mechanical	A/C WC Condensing Unit, 35 Ton - South Twr (WCCU-4)	348,570
Year 29 Total		**828,353**
Year 30: 2055		
Pool & Spa	Pool Equipment Allowance	13,626
Pool & Spa	Pool Equipment, Heater, Gas	13,769
Furnishings & Finishes	Finish, Paint Interior, Mat$ Only - Common Areas	48,031
Furnishings & Finishes	Finish, Tile Floor - Garage Lobbies	97,027
Fitness Equipment	Fitness, Weight Bench	7,706
Mechanical	A/C Cooling Tower Var Freq Drive	72,516
Mechanical	A/C Heat Exchanger, Plate - (Prorate $/39yr RL)	678,973
Mechanical	A/C Mini Split System - C Tower Phone Equip Rm	13,416
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	13,416
Mechanical	A/C Mini Split System - N Tower Elev Equip Rm	13,416
Year 30 Total		**971,896**

North Tower

North Tower

Main Elevator Lobby - North Tower

Elevator Lobby, Upper Floor - North Tower

Hallway, Upper Floor - North Tower

Gym

Gym Lobby

Gym Locker Room, Men's

Meditation Garden

Meditation Garden Planters

North Tower Roof

North Tower Roof

North Tower Roof

Balcony Railings - North Tower

South Tower

South Tower

Main Lobby

Main Elevator Lobby

Main Lobby Restroom, Men's

Management Office

Business Center

Clubhouse

Clubhouse Bar

Clubhouse Kitchen

Main Electrical Room

Elevator Lobby, Upper Floor - South Tower

Hallway, Upper Floor - South Tower

Elevator Lobby, Level 6 - South Tower

Hallway, Level 6 - South Tower

South Tower Roof

South Tower Roof

Balcony Railings - South Tower

Service Hallway - South Tower

Receiving Area Gate

Windows & Doors - Lobby & Gar Elev Lobby

Windows & Door - Garage Elevator Lobby

Windows - Gym

Windows - Management Offices

Windows - Rooms To Go

Windows - North Tower Hallways

Windows - South Tower Hallways

Windows & Doors - North Tower Elevator Lobby

Windows & Doors - North Tower Hallways

Windows & Doors - Rooms To Go

Windows & Doors, Commercial Unit - South Tower

Covered Walkway - Rooms To Go

Door - North Tower Roof Access

Doors - North Tower Service Areas

Doors - Clubhouse

Doors - South Tower Roof Mech/Elec Room

Doors - South Tower Roof Mechanical Room

Doors - South Tower Service Areas

Doors - FPL Vault

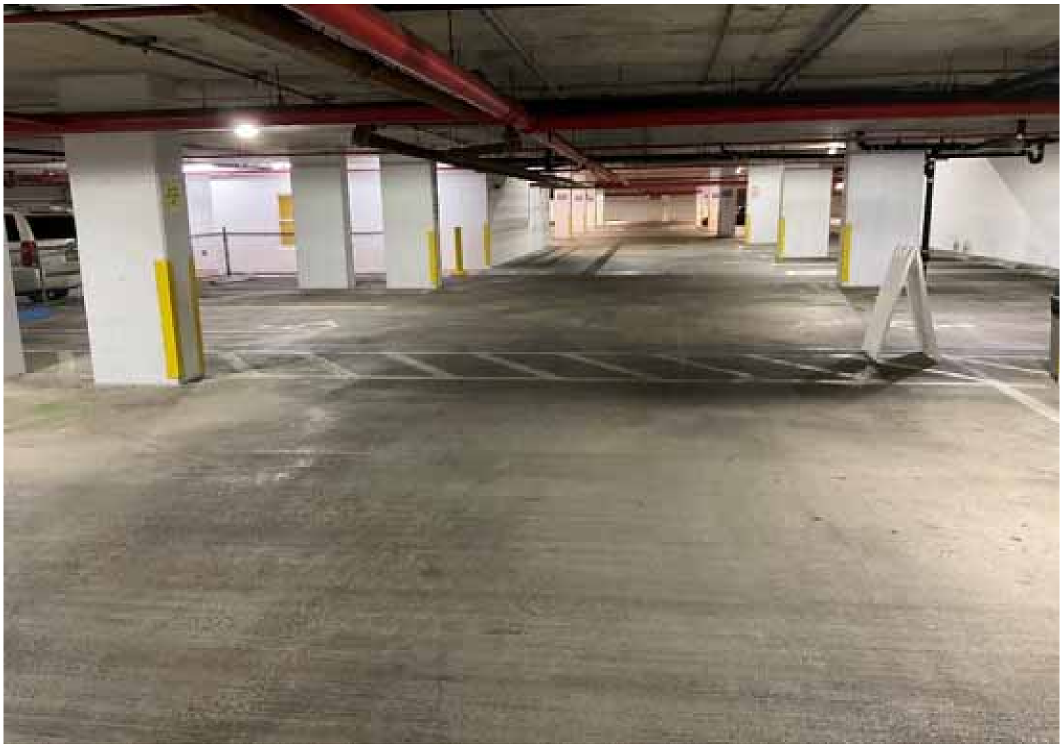
Doors - Recreation Deck Storage

Bridge

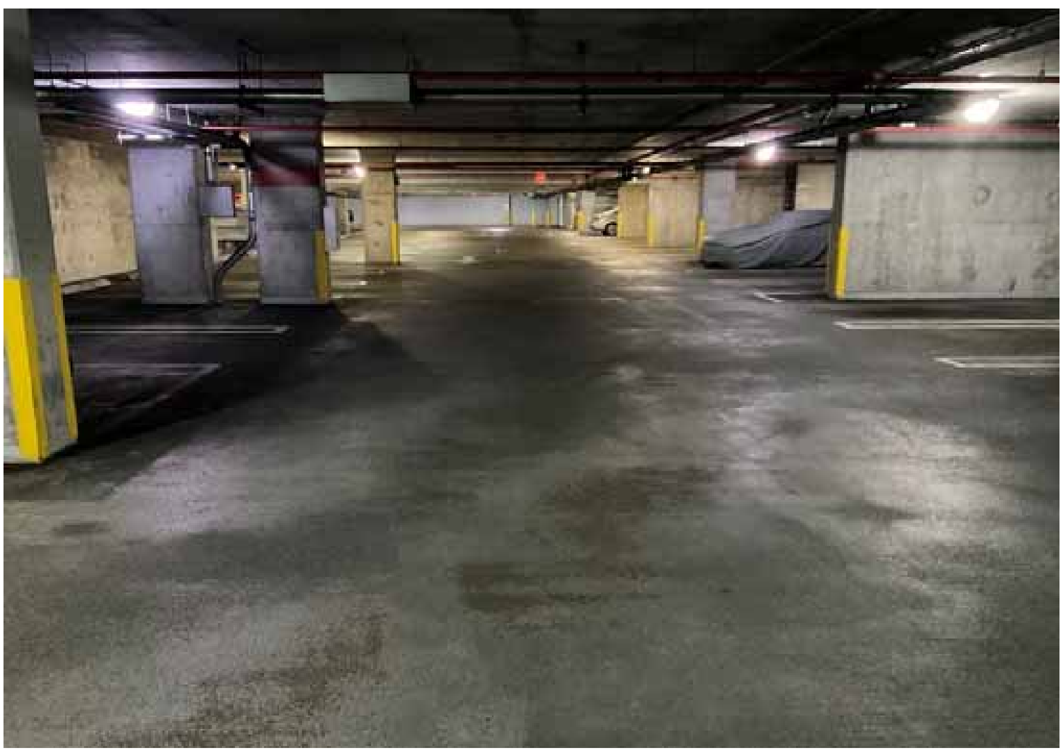
Bridge Roof

Bridge Planters

Bridge Terrace

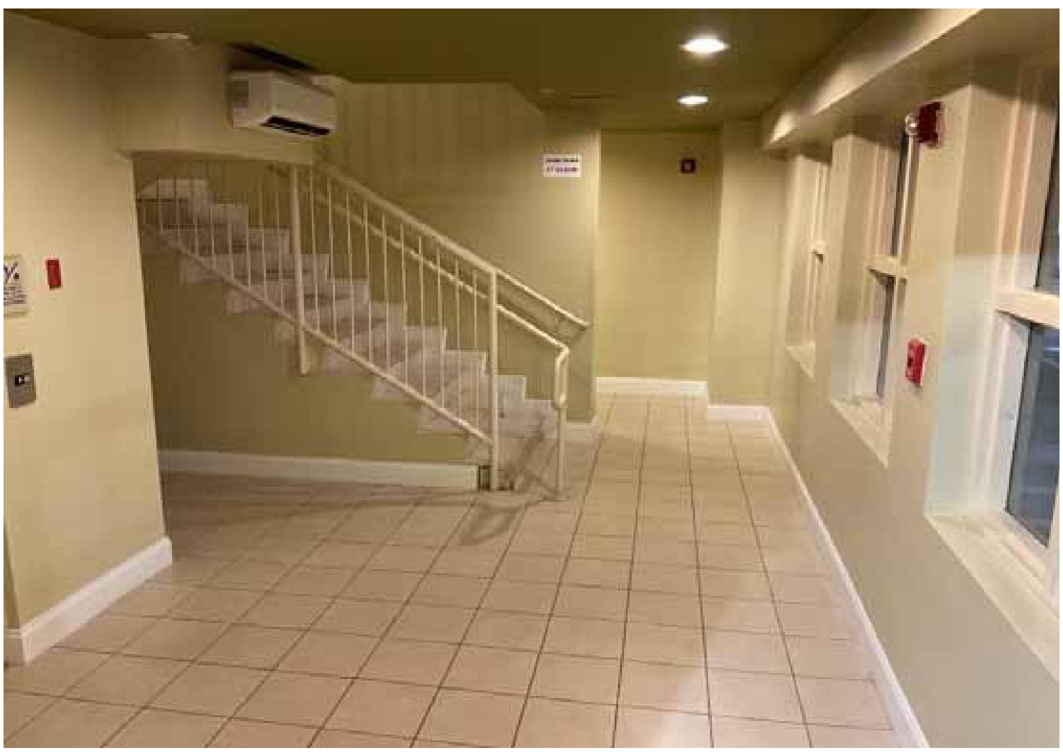


Garage



Garage

Garage Elevator Lobby



Garage Elevator Lobby - Rooms To Go

A/C Heat Exchanger

A/C Cooling Towers

A/C Condensing Pumps - Open Loop

A/C Condensing Pumps - Closed Loop

A/C RTU - North Tower Hallways


A/C RTU - North Tower Hallways

Access Control - FOB Reader

Backflow Preventer - Domestic Water

Domestic Water Booster Pump System

Domestic Water System Automatic Transfer Switch

Backflow Preventer - Fire

Fire Alarm Panel

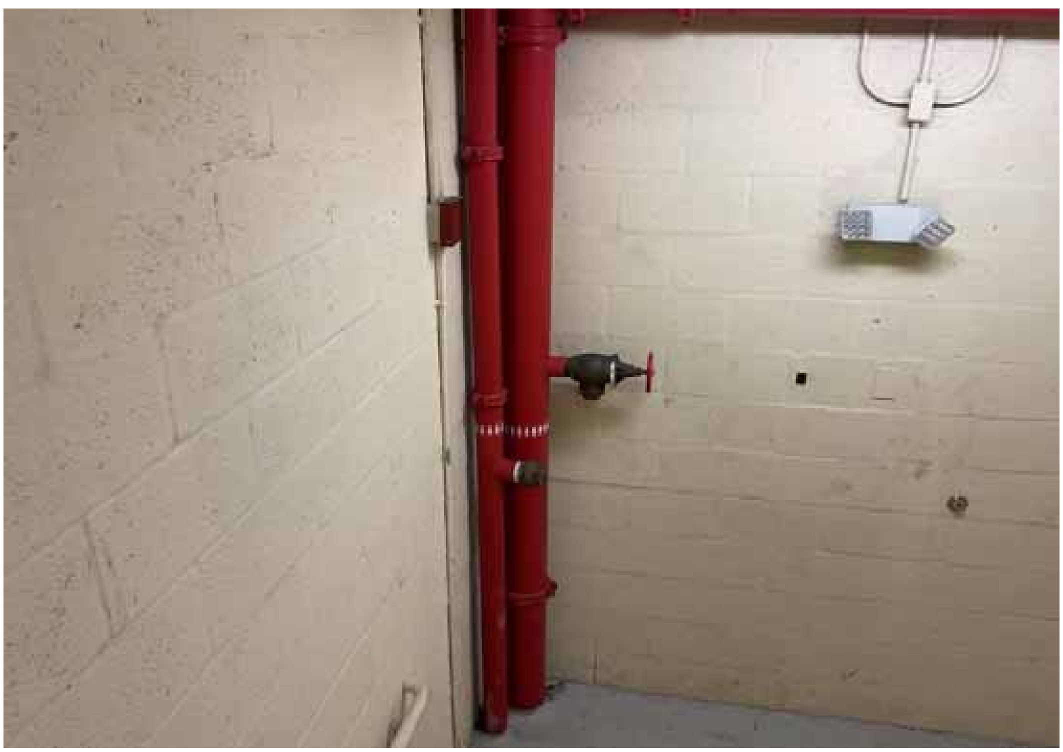
Fire Pump

Fire Pump Controller

Fire Jockey Pump


Fire Jockey Pump Controller

Fire Standpipe - North Tower



Fire Standpipe - South Tower

Pressurization Fan - North Tower

Pressurization Fan - North Tower

Elevator Equipment - North Tower

Elevator Equipment - North Tower

Elevator Equipment - South Tower

Elevator Equipment - South Tower

Elevator Cab Interior, Service - S Tower

Elevator Cab Interior, Passenger - S Tower

Elevator Equipment - Garage

Elevator Cab Interior - Garage

Electrical Panels - South Tower Roof Mech Room

Generator

Generator Automatic Transfer Switch #1

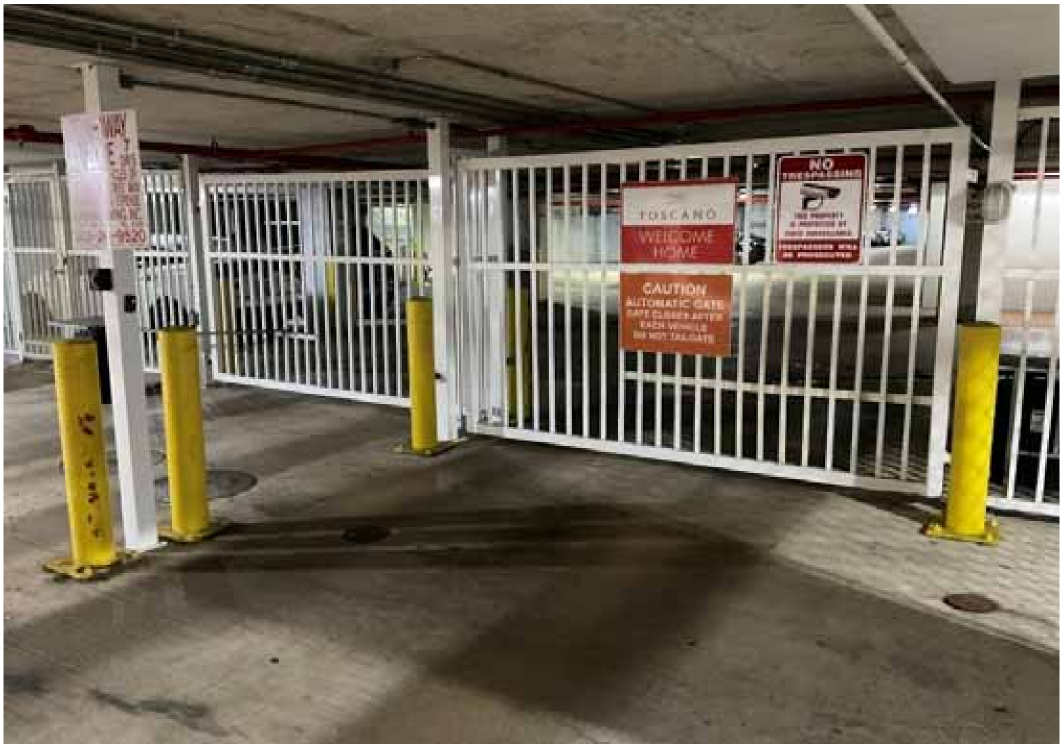
Generator Automatic Transfer Switch #3

Enterphone - North Tower

Trash Compactor

Trash Chute Door - North Tower

Trash Chute Door - South Tower



Garage Gates - Basement

Garage Gates - Level 1

Garage Exhaust Fan

Garage Expansion Joint

Lift Station - Sanitary Sewer

Lift Station - Stormwater

Swimming Pool

Pool & Spa Equipment

Pool Equipment, Heaters

Spa

Spa Equipment, Heater

Pool Deck

Pool Furniture

Pool Restroom, Men's

Recreation Deck

Recreation Deck Planters

Recreation Deck Grill Area

Recreation Deck Trellis

Light Bollard - Recreation Deck

Light Pole & Fixtures - Recreation Deck

Lighting, Landscape - Recreation Deck

Sign, Property Name

Pavers - Paseo

Planter - Paseo