

OPERA TOWER CONDOMINIUM ASSOCIATION, INC.
PROPOSED BUDGET
FOR THE PERIOD JANUARY 1, 2025 - DECEMBER 31, 2025
655 UNITS

	2024 Adopted Annual Budget	2025 Proposed Annual Budget	Inc / (Dec)
Income:			
6010 Maintenance Assessments	\$ 6,210,793	\$ 10,895,871	4,685,078
6020 Reserve Assessment Income	1,241,000	1,645,000	404,000
6040 Interest Income	5,000	5,000	-
6050 Application Fees	60,000	60,000	-
6055 Parking Income	15,000	15,000	-
6065 Key Income	10,000	10,000	-
6070 Move In/Out Fees	15,000	15,000	-
6090 Miscellaneous Income	25,000	25,000	-
6100 Late Fee Income	10,000	10,000	-
	<u>7,591,793</u>	<u>12,680,871</u>	<u>5,089,078</u>
Expenses:			
Payroll:			
7400 Payroll	455,936	493,146	37,210
7410 Payroll Overhead	60,638	45,000	(15,638)
7415 Bonus	10,800	10,800	-
7420 Health Benefits	40,000	55,000	15,000
	<u>567,374</u>	<u>603,946</u>	<u>36,572</u>
Administrative:			
7500 Annual Corporate Report	100	100	-
7505 Annual DBPR Condo Dues	2,800	2,800	-
7510 Bad Debt	75,000	75,000	-
7515 Legal Fees	75,000	75,000	-
7530 Licenses & Permits	4,000	3,000	(1,000)
7535 Office Supplies & Expenses	25,000	24,500	(500)
7545 Uniforms	1,500	2,000	500
7550 Information Technology Svc	100,000	50,000	(50,000)
7551 Bi-Directional Amplifier	200,000	88,823	(111,177)
7553 Smart Application	17,325	18,186	861
7565 Signs	2,000	2,000	-
7570 Monthly Accounting Fees	37,200	43,230	6,030
7575 Audit & Tax Return	8,000	8,000	-
7580 Miscellaneous Office Expense	2,000	2,000	-
	<u>549,925</u>	<u>394,639</u>	<u>(155,286)</u>

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OPERA TOWER CONDOMINIUM ASSOCIATION, INC.
PROPOSED BUDGET
FOR THE PERIOD JANUARY 1, 2025 - DECEMBER 31, 2025
655 UNITS

	2024 Adopted Annual Budget	2025 Proposed Annual Budget	Inc / (Dec)
Utilities:			
7020 Water & Sewer	460,000	460,000	-
7030 Electricity	421,000	325,000	(96,000)
7040 Natural Gas	63,000	60,000	(3,000)
7050 Cable / Internet	567,000	586,410	19,410
7060 Telephone	15,000	15,000	-
7070 Trash Removal	154,800	230,000	75,200
	<u>1,680,800</u>	<u>1,676,410</u>	<u>(4,390)</u>
Insurance:			
7600 Property	1,150,027	1,312,541	162,514
7605 Flood	17,000	16,593	(407)
7610 Crime	1,400	1,342	(58)
7615 Liability	112,000	116,767	4,767
7620 Directors & Officers	8,200	8,174	(26)
7625 Umbrella	25,400	25,308	(92)
	<u>1,314,027</u>	<u>1,480,725</u>	<u>166,698</u>
Contracts:			
7300 Air Conditioning	-	17,040	17,040
7310 Copy Machine	3,600	4,000	400
7315 Elevator Maintenance	60,000	60,564	564
7320 Fire Alarm, Monitoring & Service	14,124	14,124	-
7322 Janitorial Service	526,504	523,600	(2,904)
7325 Pest Control	6,000	6,568	568
7330 Odor Control	2,300	2,400	100
7335 Pool Service	31,200	15,000	(16,200)
7340 Water Treatment	4,524	5,729	1,205
7345 Security Guard	799,740	818,682	18,942
7350 Valet Parking Service	230,000	230,000	-
7355 Roof Maintenance	1,500	2,900	1,400
7360 Lawn and Landscaping	3,500	3,600	100
	<u>1,682,992</u>	<u>1,704,207</u>	<u>21,214</u>

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OPERA TOWER CONDOMINIUM ASSOCIATION, INC.
PROPOSED BUDGET
FOR THE PERIOD JANUARY 1, 2025 - DECEMBER 31, 2025
655 UNITS

	2024 Adopted Annual Budget	2025 Proposed Annual Budget	Inc / (Dec)
Repairs & Maintenance:			
7100 Air Conditioning / HVAC	75,000	75,000	-
7105 Elevators	100,000	100,000	-
7110 Annual Backflow Testing	875	875	-
7115 Contingency	50,000	50,000	-
7205 Drywall Repairs	50,000	50,000	-
7120 Electrical Repairs	30,000	30,000	-
7125 Entry / Security System	10,000	5,000	(5,000)
7130 Fitness Equipment	6,000	6,000	-
7135 Locks	4,000	4,000	-
7140 Painting & Decorating	15,000	15,000	-
7150 Plumbing	10,000	15,000	5,000
7155 Pool / Spa	5,000	-	(5,000)
7160 Radios	2,000	2,000	-
7165 Parking Garage Maintenance	10,000	10,000	-
7167 Landscaping Extras	3,600	3,600	-
7170 Window Cleaning	3,000	3,000	-
7175 General Repairs & Maintenance	110,000	110,000	-
7180 Safety Equipment	10,000	10,000	-
7185 Sidewalk Pavement Repairs & Maintenance	1,200	1,200	-
TBD Pool Project	-	4,645,269	4,645,269
7196 General Supplies	60,000	40,000	(20,000)
	<u>555,675</u>	<u>5,175,944</u>	<u>4,620,269</u>
Pooled Reserves General	1,241,000	910,000	(331,000)
Pooled Reserves SIRS	-	735,000	735,000
Total Reserves	<u>1,241,000</u>	<u>1,645,000</u>	<u>404,000</u>
Expense Total:	<u>\$ 7,591,793</u>	<u>\$ 12,680,871</u>	<u>5,089,078</u>

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Opera Tower Condominium Association, Inc
Pooled Reserve Funding 2025
Component Funding Analysis - Items

General Reserves	Useful Life	Remaining Life	Current Cost	Year						
				1	2	3	4	5	6	7
				2025	2026	2027	2028	2029	2030	2031
Pavement Resurfacing - Pavers Masonry, Valet Drive	20	7	51,000	-	-	-	-	-	-	-
HVAC System	20	7	500,000	500,000	-	-	-	-	-	51,000
HVAC Controls	30	1	120,000	120,000	-	-	-	-	-	-
Pool - Machinery, Pump & Equipment	15	12	55,000	-	-	-	-	-	-	-
Common Corridor Renovation	10	2	1,200,000	-	1,200,000	-	-	-	-	-
Gym Renovation	10	9	100,000	-	-	-	-	-	-	-
Recreation Room Renovation	10	9	50,000	-	-	-	-	-	-	-
Elevators - 6 Passenger Elevators, 55 Stops	25	10	2,464,000	-	-	-	-	-	-	-
Elevator - 1 Service Elevator, 56 Stops	35	20	406,000	-	-	-	-	-	-	-
			4,946,000	620,000	1,200,000	-	-	-	-	51,000
Estimated Beginning Cash Balance				-	290,000	-	910,000	1,820,000	2,730,000	3,640,000
Annual Reserve Requirement				910,000	910,000	910,000	910,000	910,000	910,000	910,000
Ending Cash Balance				290,000	-	910,000	1,820,000	2,730,000	3,640,000	4,499,000
Structural Integrity Reserve Study (SIRS)	Useful Life	Remaining Life	Current Cost	Year						
				1	2	3	4	5	6	7
				2025	2026	2027	2028	2029	2030	2031
Balconies, Concrete, Repairs & Waterproof Coating Applications, Phased	10-15	1-8	1,620,000	838,350	-	-	-	-	-	-
Balconies, Railings, Aluminum, Paint Finishes & Capital Repairs	10-15	1	588,000	608,580	-	-	-	-	-	-
Balconies, Railings, Aluminum Replacement	50	29	2,352,000	-	-	-	-	-	-	-
Doors, Common, Inspections & Partial Replacements	15	1	20,000	20,700	-	-	-	-	-	-
Roofs, Metal, Accent	30	7	100,000	-	-	-	-	-	-	127,228
Roofs, Modified Bitumen	15-20	3	855,000	-	-	947,954	-	-	-	-
Structural Members, Inspection, Milestone	10	13	25,000	-	-	-	-	-	-	-
Walls, Stucco, Paint Finishes & Capital Repairs	6-8	1	1,101,750	-	-	-	-	-	-	-
Fans, Stairwell Pressurization	25	8	105,000	-	-	-	-	-	-	-
Generator, Emergency, 750-kw	25-35	13	260,000	-	-	-	-	-	-	-
Life Safety System, Control Panels	15	5	45,000	-	-	-	-	53,446	-	-
Life Safety System, Emergency Devices	25	5	380,000	-	-	-	-	451,321	-	-
Pumps, Fire Suppression (Incl. Controller)	45	28	280,000	-	-	-	-	-	-	-
Waterproof Membrane, Inspection & Capital Repairs, Plaza	10-15	15	203,000	-	-	-	-	-	-	-
Waterproof Membrane, Replacement & Concrete Structure Repairs, Plaza	25-35	-	1,827,000	-	-	-	-	-	-	-
Pool Finishes, Plaster & Tile	10-15	6	72,900	-	-	-	-	-	-	-
Concrete, Elevated Floors, Inspections & Capital Repairs	45	28	472,500	-	-	-	-	-	-	-
Fire Suppression System	15	1	283,500	293,423	-	-	-	-	-	-
Paint Finishes	10-15	1	551,600	570,906	-	-	-	-	-	-
Traffic Coating, Elevated Floors	10-15	1	12,224,750	2,331,959	-	947,954	-	504,767	580,823	127,228
			361,502	361,502	1,661,280	2,439,905	2,303,535	3,149,747	3,531,855	3,874,583
Annual Reserve Requirement				735,000	760,600	787,200	814,800	843,300	872,800	903,300
Additional Assessment				2,888,000	-	-	-	-	-	-
Estimated Interest Earned During Year				1,661,280	18,025	24,384	31,412	43,574	50,751	62,446
Ending Cash Balance				1,661,280	2,439,905	2,303,535	3,149,747	3,531,855	3,874,583	4,713,101

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Opera Tower Condominium Association, Inc
Pooled Reserve Funding 2025
Component Funding Analysis - Items

General Reserves	Useful Life	Remaining Life	Current Cost	Year													
				2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
Pavement Resurfacing - Pavers Masonry, Valet Drive	20	7	51,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC System	20	1	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC Controls	30	1	120,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool - Machinery, Pump & Equipment	15	12	55,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Corridor Renovation	10	2	1,200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gym Renovation	10	9	100,000	-	100,000	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Room Renovation	10	9	50,000	-	50,000	-	-	-	-	-	-	-	-	-	-	-	-
Elevators - 6 Passenger Elevators, 55 Stops	25	10	2,464,000	-	-	2,464,000	-	-	-	-	-	-	-	-	-	-	-
Elevator - 1 Service Elevator, 56 Stops	35	20	406,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			4,946,000	-	150,000	2,464,000	-	-	1,255,000	-	-	-	-	-	-	-	-
Estimated Beginning Cash Balance				4,499,000	5,409,000	6,169,000	4,615,000	5,525,000	5,180,000	6,090,000	6,090,000	910,000	910,000	910,000	910,000	910,000	910,000
Annual Reserve Requirement				910,000	910,000	910,000	910,000	910,000	910,000	910,000	910,000	910,000	910,000	910,000	910,000	910,000	910,000
Ending Cash Balance				5,409,000	6,169,000	4,615,000	5,525,000	5,180,000	6,090,000	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000	7,000,000
Structural Integrity Reserve Study (SIRS)	Useful Life	Remaining Life	Current Cost	Year													
				2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
Balconies, Concrete, Repairs & Waterproof Coating Applications, Phased	10-15	1-8	1,620,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Balconies, Railings, Aluminum, Paint Finishes & Capital Repairs	10-15	1	588,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Balconies, Railings, Aluminum Replacement	50	29	2,352,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Doors, Common, Inspections & Partial Replacements	15	1	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roofs, Metal, Accent	30	7	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roofs, Modified Bitumen	15-20	3	855,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structural Members, Inspection, Milestone	10	13	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Walls, Stucco, Paint Finishes & Capital Repairs	6-8	1	1,101,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fans, Stairwell Pressurization	25	8	105,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Generator, Emergency, 750-kw	25-35	13	260,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Life Safety System, Control Panels	15	5	45,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Life Safety System, Emergency Devices	25	5	380,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pumps, Fire Suppression (Incl. Controller)	45	28	260,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterproof Membrane, Inspection & Capital Repairs, Plaza	10-15	15	203,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterproof Membrane, Replacement & Concrete Structure Repairs, Plaza	25-35	-	1,827,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Finishes, Plaster & Tile	10-15	6	72,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Concrete, Elevated Floors, Inspections & Capital Repairs	10-15	28	472,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire Suppression System	45	28	1,102,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Paint Finishes	15	1	283,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Traffic Coating, Elevated Floors	10-15	1	551,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			12,224,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Estimated Beginning Cash Balance			361,502	4,713,101	3,046,574	4,061,975	5,131,923	6,258,721	7,444,718	8,242,226	8,242,226	910,000	910,000	910,000	910,000	910,000	910,000
Annual Reserve Requirement				934,900	967,600	1,001,500	1,036,600	1,072,900	1,110,500	1,149,400	1,149,400	1,149,400	1,149,400	1,149,400	1,149,400	1,149,400	1,149,400
Additional Assessment				-	-	-	-	-	-	-	-	-	-	-	-	-	-
Estimated Interest Earned During Year				54,248	47,801	68,448	90,198	113,097	132,736	152,352	152,352	152,352	152,352	152,352	152,352	152,352	152,352
Ending Cash Balance				3,046,574	4,061,975	5,131,923	6,258,721	7,444,718	8,242,226	9,425,976	9,425,976	9,425,976	9,425,976	9,425,976	9,425,976	9,425,976	9,425,976

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Opera Tower Condominium Association, Inc
Pooled Reserve Funding 2025
Component Funding Analysis - Items

General Reserves	Useful Life	Remaining Life	Current Cost	Year							Year						
				2039	2040	2041	2042	2043	2044	2045	2039	2040	2041	2042	2043	2044	2045
Pavement Resurfacing - Pavers Masonry, Valet Drive	20	7	51,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HVAC System	20	1	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	500,000
HVAC Controls	30	1	120,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool - Machinery, Pump & Equipment	15	12	55,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Common Corridor Renovation	10	2	1,200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gym Renovation	10	9	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation Room Renovation	10	9	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevators - 6 Passenger Elevators, 55 Stops	25	10	2,464,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elevator - 1 Service Elevator, 50 Stops	35	20	406,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
			4,946,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Estimated Beginning Cash Balance				7,000,000	7,910,000	8,820,000	9,730,000	10,640,000	11,400,000	11,904,000							
Annual Reserve Requirement				910,000	910,000	910,000	910,000	910,000	910,000	910,000							
Ending Cash Balance				7,910,000	8,820,000	9,730,000	10,640,000	11,400,000	11,904,000	12,314,000							
Structural Integrity Reserve Study (SIRS)	Useful Life	Remaining Life	Current Cost	Year							Year						
				2039	2040	2041	2042	2043	2044	2045	2039	2040	2041	2042	2043	2044	2045
Balconies, Concrete, Repairs & Waterproof Coating Applications, Phased	10-15	1-8	1,620,000	1,357,033	-	-	-	-	-	-	-	-	-	-	-	-	-
Balconies, Railings, Aluminum, Paint Finishes & Capital Repairs	10-15	1	588,000	885,105	-	-	-	-	-	-	-	-	-	-	-	-	-
Balconies, Railings, Aluminum Replacement	50	29	2,352,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Doors, Common, Inspections & Partial Replacements	15	1	20,000	33,507	-	-	-	-	-	-	-	-	-	-	-	-	-
Roofs, Metal, Accent	30	7	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Roofs, Modified Blument	15-20	3	855,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Structural Members, Inspection, Milestone	10	13	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Walls, Stucco, Paint Finishes & Capital Repairs	6-8	1	1,101,750	1,845,816	-	-	-	-	-	-	-	-	-	-	-	-	-
Fans, Stairwell Pressurization	25	8	105,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Generator, Emergency, 750-kw	25-35	13	260,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Life Safety System, Control Panels	15	5	415,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Life Safety System, Emergency Devices	25	5	380,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pumps, Fire Suppression (Incl. Controller)	45	28	260,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterproof Membrane, Inspection & Capital Repairs, Plaza	10-15	15	203,000	340,096	-	-	-	-	-	-	-	-	-	-	-	-	-
Waterproof Membrane, Replacement & Concrete Structure Repairs, Plaza	25-35	-	1,827,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Pool Finishes, Plaster & Tile	10-15	-	72,900	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Concrete, Elevated Floors, Inspections & Capital Repairs	10-15	6	472,500	-	819,306	-	-	-	-	-	-	-	-	-	-	-	-
Fire Suppression System	45	28	1,102,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Paint Finishes	15	1	283,500	-	491,585	-	-	-	-	-	-	-	-	-	-	-	-
Traffic Coating, Elevated Floors	10-15	1	551,600	-	956,467	-	-	-	-	-	-	-	-	-	-	-	-
			12,224,750	4,561,557	2,267,358	-	-	-	-	-	-	-	-	-	-	-	-
Estimated Beginning Cash Balance			361,502	9,425,976	6,186,014	5,240,405	6,809,450	8,050,922	9,567,885	11,073,030							
Annual Reserve Requirement				1,189,600	1,231,200	1,274,300	1,318,900	1,365,100	1,412,800	1,462,400							
Additional Assessment				-	-	-	-	-	-	-							
Estimated Interest Earned During Year				131,994	90,552	94,745	122,572	151,863	181,785	213,278							
Ending Cash Balance				6,186,014	5,240,405	6,809,450	8,050,922	9,567,885	11,073,030	12,748,708							

PCD

Opera Tower Condominium Association, Inc
Pooled Reserve Funding 2025
Component Funding Analysis - Items

General Reserves	Useful Life	Remaining Life	Current Cost	Year										
				22	23	24	25	26	27	28	29	30	31	32
				2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Pavement Resurfacing - Pavers Masonry, Valet Drive	20	7	51,000	-	-	-	-	-	-	-	-	-	-	-
HVAC System	20	1	500,000	-	-	-	-	-	-	-	-	-	-	-
HVAC Controls	30	1	120,000	-	-	-	-	-	-	-	-	-	-	-
Pool - Machinery, Pump & Equipment	15	12	55,000	-	-	-	-	-	-	-	-	-	-	-
Common Corridor Renovation	10	2	1,200,000	-	-	-	-	-	-	-	-	-	-	-
Gym Renovation	10	9	100,000	-	-	-	-	-	-	-	-	-	-	-
Recreation Room Renovation	10	9	50,000	-	-	-	-	-	-	-	-	-	-	-
Elevators - 6 Passenger Elevators, 55 Stops	25	10	2,464,000	-	-	-	-	-	-	-	-	-	-	-
Elevator - 1 Service Elevator, 50 Stops	35	20	406,000	-	-	-	-	-	-	-	-	-	-	-
			4,946,000	-	-	-	-	-	-	-	-	-	-	-
Estimated Beginning Cash Balance				12,314,000	12,024,000	12,934,000	13,844,000	14,754,000	15,664,000	16,574,000	17,484,000	18,394,000	19,304,000	20,214,000
Annual Reserve Requirement				910,000	910,000	910,000	910,000	910,000	910,000	910,000	910,000	910,000	910,000	910,000
Ending Cash Balance				12,024,000	12,934,000	13,844,000	14,754,000	15,664,000	16,574,000	17,484,000	18,394,000	19,304,000	20,214,000	21,124,000
Structural Integrity Reserve Study (SIRS)														
				22	23	24	25	26	27	28	29	30	31	32
				2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
Balconies, Concrete, Repairs & Waterproof Coating Applications, Phased	10-15	1-8	1,620,000	1,726,524	-	-	-	-	-	-	-	-	-	-
Balconies, Railings, Aluminum, Paint Finishes & Capital Repairs	10-15	1	588,000	-	-	-	-	-	-	-	-	-	-	-
Balconies, Railings, Aluminum Replacement	50	29	2,352,000	-	-	-	-	-	-	-	-	-	-	-
Doors, Common, Inspections & Partial Replacements	15	1	20,000	-	-	-	-	-	-	-	-	-	-	-
Roofs, Metal, Accent	30	7	100,000	-	-	-	-	-	-	-	-	-	-	-
Roofs, Modified Bitumen	15-20	3	855,000	-	1,886,228	-	-	-	-	-	-	-	-	-
Structural Members, Inspection, Milestone	10	13	25,000	-	55,153	-	-	-	-	-	-	-	-	-
Walls, Stucco, Paint Finishes & Capital Repairs	6-8	1	1,101,750	2,348,393	-	-	-	-	-	-	-	-	-	-
Fans, Stairwell Pressurization	25	8	105,000	-	-	-	-	-	-	-	-	-	-	-
Generator, Emergency, 750-kw	25-35	13	260,000	-	-	-	-	-	-	-	-	-	-	-
Life Safety System, Control Panels	15	5	45,000	-	-	-	-	-	-	-	-	-	-	-
Life Safety System, Emergency Devices	25	5	380,000	-	-	-	-	-	-	-	-	-	-	-
Pumps, Fire Suppression (Incl. Controller)	45	28	260,000	-	-	-	-	-	-	-	-	-	-	-
Waterproof Membrane, Inspection & Capital Repairs, Plaza	10-15	15	293,000	-	-	-	-	-	-	-	-	-	-	-
Waterproof Membrane, Replacement & Concrete Structure Repairs, Plaza	25-35	-	1,827,000	-	-	-	-	-	-	-	-	-	-	-
Pool Finishes, Plaster & Tile	10-15	-	72,900	-	-	-	-	-	-	-	-	-	-	-
Concrete, Elevated Floors, Inspections & Capital Repairs	10-15	6	472,500	-	-	-	-	-	-	-	-	-	-	-
Fire Suppression System	45	28	1,102,500	-	-	-	-	-	-	-	-	-	-	-
Paint Finishes	15	1	283,500	-	-	-	-	-	-	-	-	-	-	-
Traffic Coating, Elevated Floors	10-15	1	551,600	-	-	-	-	-	-	-	-	-	-	-
			12,224,750	4,074,917	1,941,381	-	-	-	-	-	-	-	-	-
Estimated Beginning Cash Balance				12,748,708	10,393,946	10,200,490	12,019,308	13,831,769	15,644,166	17,456,566	19,268,966	21,081,366	22,893,766	24,706,166
Annual Reserve Requirement				1,513,600	1,566,600	1,621,400	1,676,200	1,731,000	1,785,800	1,840,600	1,895,400	1,950,200	2,005,000	2,059,800
Additional Assessment				-	-	-	-	-	-	-	-	-	-	-
Estimated Interest Earned During Year				206,555	181,325	197,418	234,361	273,197	314,005	354,811	395,617	436,423	477,229	518,035
Ending Cash Balance				10,393,946	10,200,490	12,019,308	13,831,769	15,644,166	17,456,566	19,268,966	21,081,366	22,893,766	24,706,166	26,518,566

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Opera Tower Condominium Association, Inc
Pooled Reserve Funding 2025
Component Funding Analysis - Items

General Reserves				Year														
Useful Life	Remaining Life	Current Cost		29	30	31	32	33	34	35								
				2053	2054	2055	2056	2057	2058	2059								
Pavement Resurfacing - Pavers Masonry, Valet Drive	20	7	51,000	-	-	-	-	-	-	-								
HVAC System	20	1	500,000	-	-	-	-	-	-	-								
HVAC Controls	30	1	120,000	-	-	120,000	-	-	-	-								
Pool - Machinery, Pump & Equipment	15	12	55,000	-	-	-	-	-	-	-								
Common Corridor Renovation	10	2	1,200,000	-	-	-	1,200,000	-	-	-								
Gym Renovation	10	9	100,000	-	-	-	-	-	-	-								
Recreation Room Renovation	10	9	50,000	-	-	-	-	-	-	-								
Elevators - 6 Passenger Elevators, 55 Stops	25	10	2,464,000	-	-	-	-	-	-	2,464,000								
Elevator - 1 Service Elevator, 56 Stops	35	20	406,000	-	-	-	-	-	-	-								
			4,946,000	150,000	-	120,000	1,200,000	-	-	2,464,000								
Estimated Beginning Cash Balance				17,378,000	18,138,000	19,048,000	19,838,000	19,548,000	20,458,000	21,368,000								
Annual Reserve Requirement				910,000	910,000	910,000	910,000	910,000	910,000	910,000								
Ending Cash Balance				18,138,000	19,048,000	19,838,000	19,548,000	20,458,000	21,368,000	19,814,000								
Structural Integrity Reserve Study (SIRS)				Year							35							
Useful Life	Remaining Life	Current Cost		29	30	31	32	33	34	2059								
				2053	2054	2055	2056	2057	2058									
Balconies, Concrete, Repairs & Waterproof Coating Applications, Phased	10-15	1-8	1,620,000	2,196,621	-	-	-	-	-	-								
Balconies, Railings, Aluminum, Paint Finishes & Capital Repairs	10-15	1	588,000	-	-	-	-	-	-	-								
Balconies, Railings, Aluminum Replacement	50	29	2,352,000	6,376,337	-	-	-	-	-	-								
Doors, Common, Inspections & Partial Replacements	15	1	20,000	54,238	-	-	-	-	-	-								
Roofs, Metal, Accent	30	7	100,000	-	-	-	-	-	-	-								
Roofs, Modified Bitumen	15-20	3	855,000	-	-	-	-	-	-	-								
Structural Members, Inspection, Milestone	10	13	25,000	-	-	-	-	-	-	-								
Walls, Stucco, Paint Finishes & Capital Repairs	6-8	1	1,101,750	2,987,812	-	-	-	-	-	-								
Fans, Stairwell Pressurization	25	8	105,000	-	-	-	-	-	-	-								
Generator, Emergency, 750-kw	25-35	13	260,000	-	-	-	-	-	-	-								
Life Safety System, Control Panels	15	5	45,000	-	-	-	-	-	-	-								
Life Safety System, Emergency Devices	25	5	380,000	-	-	-	-	-	-	-								
Pumps, Fire Suppression (Incl. Controller)	45	28	260,000	-	-	-	-	-	-	-								
Waterproof Membrane, Inspection & Capital Repairs, Plaza	10-15	15	203,000	-	-	-	-	-	-	-								
Waterproof Membrane, Replacement & Concrete Structure Repairs, Plaza	25-35	-	1,827,000	-	-	-	-	-	-	-								
Pool Finishes, Plaster & Tile	10-15	-	72,900	-	-	-	-	-	-	-								
Concrete, Elevated Floors, Inspections & Capital Repairs	10-15	6	472,500	-	-	-	-	-	-	-								
Fire Suppression System	45	28	1,102,500	-	-	-	-	-	-	-								
Paint Finishes	15	1	283,500	-	-	-	-	-	-	-								
Traffic Coating, Elevated Floors	10-15	1	551,600	-	-	-	-	-	-	-								
			12,224,750	11,617,008	6,194,594	-	-	-	-	-								
Estimated Beginning Cash Balance			361,502	16,472,132	6,990,447	-	-	-	-	-								
Annual Reserve Requirement				1,925,600	1,993,000	-	-	-	-	-								
Additional Assessment				-	-	-	-	-	-	-								
Estimated Interest Earned During Year				209,722	74,987	-	-	-	-	-								
Ending Cash Balance				6,990,447	2,863,840	-	-	-	-	-								

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OPERA TOWER CONDOMINIUM ASSOCIATION, INC.
MAINTENANCE FEES
FOR THE PERIOD JANUARY 1, 2025 - DECEMBER 31, 2025

Type	% of Ownership	# of Units	Total % by type	2024 Adopted Annual Operating Assessment	2024 Adopted Monthly Reserve Assessment	2024 Adopted Total Monthly Assessment	2024 Adopted Annual Reserve Assessment	2025 Proposed Annual Operating Assessment	2025 Proposed Monthly Reserve Assessment	2025 Proposed Total Monthly Assessment	2025 Proposed Annual Reserve Assessment	Total Increase / (Decrease)
A1	0.094699109	44	4.166760801	5,881.57	133.22	5,881.57	1,175.22	490.13	133.22	5,881.57	1,175.22	401.61
A2	0.095640452	44	4.208179894	5,940.03	133.22	5,940.03	1,186.90	495.00	133.22	5,940.03	1,186.90	405.80
A3	0.077754935	4	0.311019738	4,325.20	104.13	4,325.20	946.94	402.43	104.13	4,325.20	946.94	329.76
A4	0.076248786	2	0.312497571	4,735.65	94.64	4,735.65	946.25	394.64	94.64	4,735.65	946.25	323.36
A5	0.079440352	2	0.158893704	4,334.43	411.20	4,334.43	985.97	411.20	411.20	4,334.43	985.97	336.94
A6	0.07568398	2	0.15136796	4,700.58	391.72	4,700.58	939.24	391.72	391.72	4,700.58	939.24	320.98
A7	0.075495711	4	0.301982845	4,688.88	390.74	4,688.88	936.90	390.74	390.74	4,688.88	936.90	320.17
A8	0.075495711	4	0.301982845	4,688.88	390.74	4,688.88	936.90	390.74	390.74	4,688.88	936.90	320.17
A9	0.076060517	2	0.152121034	4,723.96	393.66	4,723.96	943.91	393.66	393.66	4,723.96	943.91	322.57
A10	0.075495711	2	0.150891422	4,688.88	390.74	4,688.88	936.90	390.74	390.74	4,688.88	936.90	320.17
B1	0.154568526	86	13.29289324	9,599.93	799.99	9,599.93	1,918.20	799.99	799.99	9,599.93	1,918.20	655.51
B2	0.1553216	86	13.35765764	9,646.70	803.89	9,646.70	1,927.54	803.89	803.89	9,646.70	1,927.54	658.70
B3	0.150803154	86	12.96907123	9,365.07	780.51	9,365.07	1,871.47	780.51	780.51	9,365.07	1,871.47	639.54
B4	0.148920468	86	12.80716023	9,249.14	770.76	9,249.14	1,848.10	770.76	770.76	9,249.14	1,848.10	631.56
C1	0.1973055	178	35.12037895	12,254.24	1,021.19	12,254.24	2,448.56	1,021.19	1,021.19	12,254.24	2,448.56	836.75
A4a	0.075248786	2	0.152497571	4,735.65	394.64	4,735.65	946.25	394.64	394.64	4,735.65	946.25	323.36
A1a	0.094699109	1	0.094699109	5,881.57	490.13	5,881.57	1,175.22	490.13	490.13	5,881.57	1,175.22	401.61
Comm 1	0.835536076	1	0.835536076	51,893.41	4,324.45	51,893.41	10,389.00	864.08	864.08	51,893.41	10,389.00	3,543.42
Comm 2	0.1067483	1	0.1067483	6,629.92	552.49	6,629.92	1,324.75	552.49	552.49	6,629.92	1,324.75	452.71
Comm 3	0.037653721	1	0.037653721	2,338.59	194.88	2,338.59	467.28	194.88	194.88	2,338.59	467.28	159.89
Comm 4	0.045749271	1	0.045749271	2,841.39	236.78	2,841.39	567.75	236.78	236.78	2,841.39	567.75	194.02
Comm 5	0.039346139	1	0.039346139	2,443.83	203.65	2,443.83	488.31	203.65	203.65	2,443.83	488.31	166.87
Comm 6	0.038971602	1	0.038971602	2,420.45	201.70	2,420.45	483.64	201.70	201.70	2,420.45	483.64	165.27
Comm 7	0.049514644	1	0.049514644	3,075.25	256.27	3,075.25	614.48	256.27	256.27	3,075.25	614.48	209.99
Comm 8	0.111643284	1	0.111643284	6,933.93	577.83	6,933.93	1,385.49	577.83	577.83	6,933.93	1,385.49	473.47
Comm 9	0.141577992	1	0.141577992	8,793.12	732.76	8,793.12	1,756.98	732.76	732.76	8,793.12	1,756.98	600.43
Comm 10	0.043676317	1	0.043676317	2,712.77	226.06	2,712.77	542.05	226.06	226.06	2,712.77	542.05	185.25
Comm 11	0.017320712	1	0.017320712	1,075.75	89.65	1,075.75	214.95	89.65	89.65	1,075.75	214.95	73.46
Comm 12	0.031252589	1	0.031252589	1,941.03	161.75	1,941.03	387.84	161.75	161.75	1,941.03	387.84	132.54
Comm 13	0.03106432	1	0.03106432	1,929.34	160.78	1,929.34	385.51	160.78	160.78	1,929.34	385.51	131.74
Comm 14	0.068718041	1	0.068718041	4,267.94	355.66	4,267.94	852.79	355.66	355.66	4,267.94	852.79	291.43
Comm 15	0.062316909	1	0.062316909	3,870.37	322.53	3,870.37	773.35	322.53	322.53	3,870.37	773.35	264.28
Comm 16	0.017320712	1	0.017320712	1,075.75	89.65	1,075.75	214.95	89.65	89.65	1,075.75	214.95	73.46
Comm 17	0.188266607	1	0.188266607	11,892.97	974.41	11,892.97	2,336.41	974.41	974.41	11,892.97	2,336.41	798.43
Comm 18	0.107501374	1	0.107501374	6,678.69	556.39	6,678.69	1,334.09	556.39	556.39	6,678.69	1,334.09	455.91
Comm 19	0.115598924	1	0.115598924	7,179.49	598.28	7,179.49	1,434.56	598.28	598.28	7,179.49	1,434.56	490.33
Comm 20	0.060057686	1	0.060057686	3,730.06	310.84	3,730.06	745.32	310.84	310.84	3,730.06	745.32	254.70

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OPERA TOWER CONDOMINIUM ASSOCIATION, INC.
PROPOSED MAINTENANCE FEES WITH AND WITHOUT POOL PROJECT
FOR THE PERIOD JANUARY 1, 2025 - DECEMBER 31, 2025

Type	% of Ownership	# of Units	Total % by type	2025 Proposed Annual Budget With Pool Project	2025 Proposed Monthly Budget With Pool Project	2025 Proposed Annual Budget Without Pool Project	2025 Proposed Monthly budget Without Pool Project	Proposed Annual Increase Due to Pool Project	Proposed Monthly Increase Due to Pool Project
A1	0.094699109	44	4.166760801	11,876.09	989.67	7,477.06	623.09	4,399.03	366.59
A2	0.095640452	44	4.208179894	11,994.15	999.51	7,551.39	629.28	4,442.76	370.23
A3	0.077754935	4	0.311019738	9,751.15	812.60	6,139.22	511.60	3,611.93	300.99
A4	0.076248786	2	0.152497571	9,562.26	796.86	6,020.30	501.69	3,541.96	295.16
A5	0.079449352	2	0.158998704	9,963.64	830.30	6,273.00	522.75	3,690.64	307.55
A6	0.07568398	2	0.15136796	9,491.43	790.95	5,975.71	497.98	3,515.72	292.98
A7	0.075495711	4	0.301982845	9,467.82	788.98	5,960.84	496.74	3,506.98	292.25
A8	0.075495711	4	0.301982845	9,467.82	788.98	5,960.84	496.74	3,506.98	292.25
A9	0.076060517	2	0.152121034	9,538.65	794.89	6,005.44	500.45	3,533.21	294.43
A10	0.075495711	2	0.150991422	9,467.82	788.98	5,960.84	496.74	3,506.98	292.25
B1	0.154568526	86	13.29289324	19,384.24	1,615.35	12,204.12	1,017.01	7,180.12	596.34
B2	0.1563216	86	13.35765764	19,478.68	1,623.22	12,263.58	1,021.97	7,215.10	601.26
B3	0.150803154	86	12.96907123	18,912.03	1,576.00	11,906.82	992.24	7,005.21	583.77
B4	0.148920468	86	12.80716023	18,675.92	1,556.33	11,758.17	979.85	6,917.75	576.48
C1	0.1973055	178	35.12037895	24,743.83	2,061.99	15,578.46	1,298.21	9,165.37	763.78
A4a	0.076248786	2	0.152497571	9,562.26	796.86	6,020.30	501.69	3,541.96	295.16
A1a	0.094699109	1	0.094699109	11,876.09	989.67	7,477.06	623.09	4,399.03	366.59
Comm 1	0.835536076	1	0.835536076	104,783.50	8,731.96	65,970.60	5,497.55	38,812.90	3,234.41
Comm 2	0.1067483	1	0.1067483	13,387.17	1,115.60	8,428.42	702.37	4,958.75	413.23
Comm 3	0.037653721	1	0.037653721	4,722.10	393.51	2,972.99	247.75	1,749.11	145.76
Comm 4	0.045749271	1	0.045749271	5,737.36	478.11	3,612.18	301.02	2,125.18	177.10
Comm 5	0.039348139	1	0.039348139	4,934.60	411.22	3,106.77	258.90	1,827.83	152.32
Comm 6	0.038971602	1	0.038971602	4,887.38	407.28	3,077.04	256.42	1,810.34	150.86
Comm 7	0.049514644	1	0.049514644	6,209.57	517.46	3,909.48	325.79	2,300.09	191.67
Comm 8	0.111643284	1	0.111643284	14,001.04	1,166.75	8,814.91	734.58	5,186.13	432.18
Comm 9	0.141577992	1	0.141577992	17,755.11	1,479.59	11,178.43	931.54	6,576.68	548.06
Comm 10	0.043678317	1	0.043678317	5,477.64	456.47	3,448.67	287.39	2,028.97	169.08
Comm 11	0.017320712	1	0.017320712	2,172.17	181.01	1,367.57	113.96	804.60	67.05
Comm 12	0.031252589	1	0.031252589	3,919.35	326.61	2,467.58	203.63	1,451.77	120.98
Comm 13	0.03106432	1	0.03106432	3,895.74	324.64	2,452.72	204.39	1,443.02	120.25
Comm 14	0.068718041	1	0.068718041	8,617.84	718.15	5,425.70	452.14	3,192.14	266.01
Comm 15	0.062316909	1	0.062316909	7,815.08	651.26	4,920.29	410.02	2,894.79	241.23
Comm 16	0.017320712	1	0.017320712	2,172.17	181.01	1,367.57	113.96	804.60	67.05
Comm 17	0.188268607	1	0.188268607	23,610.52	1,967.54	14,864.94	1,238.75	8,745.58	728.80
Comm 18	0.107501374	1	0.107501374	13,481.61	1,123.47	8,487.88	707.32	4,993.73	416.14
Comm 19	0.115596924	1	0.115596924	14,496.86	1,208.07	9,127.07	760.59	5,369.79	447.48
Comm 20	0.060057686	1	0.060057686	7,531.76	627.65	4,741.92	395.16	2,789.84	232.49
		655	100						

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