

The Towers of Quayside 2
2026 Proposed Budget v1.3

2026 Budget	2025 thru 7/31/25	2025 Est. Bal	2025 Est. Total	2025 Budget	2026 Proposed	Monthly
<u>Income</u>						
6010-Maintenance Fees	\$2,279,249.00	\$2,527,966.00	\$4,807,215.00	\$4,807,215.00	\$4,499,137.00	\$374,928.08
6030-Interest Income	\$87.50	\$63.00	\$151.00	\$150.00	\$150.00	\$12.50
6040-Late Charges	\$5,490.60	\$2,746.00	\$8,237.00	\$3,000.00	\$3,000.00	\$250.00
6070-H.O.A. Water Bill Back	\$32,637.92	\$23,313.00	\$55,951.00	\$41,000.00	\$41,000.00	\$3,416.67
6075-Repair Income	\$4,528.47	\$3,235.00	\$7,764.00	\$7,200.00	\$7,200.00	\$600.00
6080-Parking Space Rental	\$16,473.53	\$11,767.00	\$28,241.00	\$28,800.00	\$28,800.00	\$2,400.00
6085- Vending Machine	\$422.93	\$303.00	\$726.00	\$600.00	\$600.00	
6090-Exclusive Elevator Use	\$3,000.00	\$2,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$416.67
6095-Other Income	\$635.00	\$0.00	\$635.00	\$0.00	\$1,200.00	\$100.00
Prior Year's Surplus	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00	
Total Income:	\$2,342,524.95	\$2,571,393.00	\$4,913,920.00	\$4,892,965.00	\$4,686,087.00	
<u>Expense</u>						
<u>Administrative Payroll</u>						
7010-Administrative	\$159,805.60	\$119,050.25	\$278,856.00	\$293,381.00	\$359,668.00	\$29,972.33
Administrative Payroll Total:	\$159,805.60			\$293,381.00	\$359,668.00	
<u>Administrative Other</u>						
7210-Accounting	\$0.00	\$0.00	\$6,500.00	\$6,500.00	\$7,500.00	\$625.00
7230-Bank Charges	\$1,102.00	\$98.00	\$1,200.00	\$1,200.00	\$1,200.00	\$100.00
7250-Bad Debts	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7290-Legal Fees	\$7,148.24	\$5,106.00	\$12,255.00	\$15,000.00	\$20,000.00	\$1,666.67
7292-Professional Fees	\$61.25	\$1,938.75	\$2,000.00	\$2,000.00	\$2,000.00	\$166.67
7310-Fees To Division	\$864.00	\$0.00	\$864.00	\$864.00	\$864.00	\$72.00
7330-Taxes & Licenses	\$3,840.87	\$800.00	\$4,641.00	\$4,000.00	\$5,000.00	\$416.67
7350-Miscellaneous	\$6,800.55	\$1,000.00	\$7,801.00	\$2,000.00	\$5,000.00	\$416.67
7352-Security Escort	\$3,990.60	\$1,996.00	\$5,987.00	\$5,500.00	\$5,500.00	\$458.33
7370-Postage	\$1,050.44	\$3,449.56	\$4,500.00	\$5,000.00	\$5,000.00	\$416.67
7410-Supplies & Expenses	\$3,481.81	\$2,488.00	\$5,970.00	\$7,000.00	\$7,000.00	\$583.33

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7420-Payroll Taxes	\$30,682.41	\$21,917.00	\$52,599.00	\$59,700.00	\$59,700.00	\$4,975.00
7425-Employee Benefit/Insurance	\$48,300.76	\$34,501.00	\$82,802.00	\$80,000.00	\$86,115.00	\$7,176.25
7427-401K Match 3%	\$7,194.73	\$5,140.00	\$12,335.00	\$19,596.00	\$22,614.00	
7430-Social Functions	\$20.78	\$1,179.22	\$1,200.00	\$1,200.00	\$1,200.00	\$100.00
7436-Contingency	\$0.00	\$5,000.00	\$5,000.00	\$10,000.00	\$110,000.00	\$9,166.67
7440-Computer Expense & Repairs	\$4,954.11	\$2,000.00	\$6,955.00	\$5,000.00	\$5,000.00	\$416.67
7449-Prior Year Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Administrative - Other Total:	\$119,492.55			\$224,560.00	\$343,693.00	
<u>Payroll Maintenance</u>						
7450-Maintenance	\$183,761.63	\$138,060.00	\$321,822.00	\$324,108.00	\$365,014.00	\$30,417.83
7510-Pool	\$56,615.95	\$41,583.00	\$98,199.00	\$92,685.00	\$101,103.00	\$8,425.25
Payroll Maintenance Total:	\$240,377.58			\$416,793.00	\$466,117.00	
<u>Pools & Pond</u>						
7530-Repairs	\$8,657.53	\$6,184.00	\$14,842.00	\$7,000.00	\$10,000.00	\$833.33
7540-Chemicals/Supplies	\$7,760.29	\$4,239.71	\$12,000.00	\$12,000.00	\$12,000.00	\$1,000.00
Pools & Pond Total:	\$16,417.82			\$19,000.00	\$22,000.00	
<u>Insurance</u>						
7610-Workers Compensation	\$9,118.00	\$6,513.00	\$15,631.00	\$17,000.00	\$17,000.00	\$1,416.67
7630-Property & General	\$601,457.72	\$429,613.00	\$1,031,071.00	\$1,491,143.00	\$788,101.00	\$65,675.08
7650-Flood	\$18,185.41	\$12,990.00	\$31,176.00	\$37,175.00	\$33,254.00	\$2,771.17
7710-Directors & Officers	\$2,107.05	\$1,506.00	\$3,614.00	\$3,546.00	\$3,738.00	\$311.50
7720-Glass	\$5,082.31	\$3,631.00	\$8,714.00	\$9,372.00	\$9,882.00	\$823.50
7725-Crime	\$787.50	\$563.00	\$1,351.00	\$1,261.00	\$1,656.00	\$138.00
7727-General Liability	\$30,061.21	\$21,473.00	\$51,535.00	\$47,329.00	\$74,376.00	\$6,198.00
7730-Umbrella	\$3,151.96	\$2,252.00	\$5,404.00	\$5,447.00	\$6,366.00	\$530.50
	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00
7735- Finance Agreement	\$25,162.39	\$17,974.00	\$51,535.00	\$44,620.00	\$40,000.00	\$3,333.33
Insurance Total:	\$695,113.55			\$1,656,893.00	\$974,373.00	\$81,197.75
<u>Utilities</u>						
7770-Electric	\$107,740.46	\$76,958.00	\$184,699.00	\$223,877.00	\$203,169.00	\$16,930.75

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2026 Budget	2025 thru 7/31/25	2025 Est. Bal	2025 Est. Total	2025 Budget	2026 Proposed	Monthly
7790-Gas	\$38,064.71	\$27,190.00	\$65,255.00	\$70,000.00	\$70,000.00	\$5,833.33
7810-Water & Sewer	\$225,389.25	\$160,993.00	\$386,383.00	\$351,344.00	\$388,000.00	\$32,333.33
7820-Clem Janes	\$660.00	\$472.00	\$1,132.00	\$1,485.00	\$1,550.00	\$129.17
7830-Waste Removal	\$15,464.47	\$11,047.00	\$26,512.00	\$24,840.00	\$26,500.00	\$2,208.33
7850-Telephone	\$3,469.49	\$2,479.00	\$5,949.00	\$4,740.00	\$6,450.00	\$537.50
7860-Internet	\$4,767.70	\$3,406.00	\$8,173.70	\$8,200.00	\$8,200.00	\$683.33
Utilities Total:	\$395,556.08			\$684,486.00	\$703,869.00	
<u>Repairs & Maintenance</u>						
7940-Electrical Repairs & Light Bulb	\$3,598.79	\$2,571.00	\$6,170.00	\$8,500.00	\$8,500.00	\$708.33
7950-Building Repairs	\$28,639.95	\$20,458.00	\$49,098.00	\$16,500.00	\$25,000.00	\$2,083.33
7952-Unbudgeted Expenses	\$29.40	\$21.00	\$50.40	\$0.00	\$0.00	\$0.00
7955-Air Conditioning	\$1,279.31	\$3,000.00	\$4,280.00	\$8,000.00	\$10,000.00	\$833.33
7960-Plumbing Repairs by Companies	\$870.00	\$622.00	\$1,492.00	\$6,000.00	\$6,000.00	\$500.00
7962-Plumbing Supplies	\$4,068.07	\$5,000.00	\$9,069.00	\$11,000.00	\$11,000.00	\$916.67
7970-Painting Supplies	\$5,352.92	\$3,824.00	\$9,177.00	\$10,000.00	\$15,000.00	\$1,250.00
7980-Supplies Other	\$1,804.70	\$1,290.00	\$3,095.00	\$6,000.00	\$6,000.00	\$500.00
7990-Equipment Maintenance	\$3,811.92	\$2,000.00	\$5,812.00	\$6,000.00	\$6,000.00	\$500.00
8010-Emergency Generator	\$4,697.44	\$1,000.00	\$5,698.00	\$4,000.00	\$6,000.00	\$500.00
8030-Uniforms	\$74.90	\$2,500.00	\$2,575.00	\$2,800.00	\$2,800.00	\$233.33
8050-Hand Tools & Equipment	\$4,006.87	\$0.00	\$4,007.00	\$4,000.00	\$10,000.00	\$833.33
8070-Gate Repairs	\$0.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00	\$83.33
8090-Security/Fire/Safety/Other	\$8,012.19	\$8,012.00	\$16,025.00	\$16,000.00	\$75,000.00	\$6,250.00
8095-Trash Chutes R&M	\$5,294.81	\$0.00	\$5,295.00	\$2,500.00	\$2,500.00	\$208.33
8097-Miscellaneous	\$13,113.65	\$1,000.00	\$14,114.00	\$10,000.00	\$15,000.00	\$1,250.00
8100-Landscape	\$16,086.46	\$4,000.00	\$20,086.00	\$20,000.00	\$20,000.00	\$1,666.67
8105-Irrigation Expense	\$51.87	\$625.00	\$677.00	\$1,500.00	\$1,500.00	\$125.00
Repairs & Maintenance Total:	\$100,793.25			\$133,800.00	\$221,300.00	

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2026 Budget	2025 thru 7/31/25	2025 Est. Bal	2025 Est. Total	2025 Budget	2026 Proposed	Monthly
<u>Service Contracts & Main</u>						
8424-Carpet Cleaning	\$5,569.55	\$3,978.25	\$9,548.00	\$9,907.00	\$9,907.00	\$825.58
8160-Trash Chutes	\$2,019.00	\$728.00	\$2,747.00	\$2,866.00	\$2,866.00	\$238.83
8130-Fire & Safety	\$18,142.23	\$11,170.80	\$29,314.00	\$26,810.00	\$26,810.00	\$2,234.17
8150-Interior Plants	\$5,747.98	\$4,106.00	\$9,854.00	\$9,854.00	\$10,150.00	\$845.83
8170-A/C & Boiler Repair	\$6,325.00	\$4,518.00	\$10,843.00	\$10,200.00	\$10,200.00	\$850.00
8190-Landscape Maint & Tree Trim	\$42,439.40	\$30,314.00	\$72,754.00	\$72,753.00	\$74,936.00	\$6,244.67
8210-Valet & Receiving	\$65,452.80	\$46,752.00	\$107,456.00	\$164,732.00	\$164,732.00	\$13,727.67
8230-TOPS Property Mgt Software	\$3,500.00	\$2,500.00	\$6,000.00	\$6,000.00	\$6,000.00	\$500.00
8232- Receiving Software	\$595.00	\$425.00	\$1,020.00	\$1,020.00	\$1,020.00	\$85.00
8235-Bookkeeping Service	\$11,450.00	\$5,750.00	\$17,200.00	\$17,200.00	\$17,800.00	\$1,483.33
8240-Paychex Payroll Service	\$6,118.50	\$4,371.00	\$10,490.00	\$10,066.00	\$10,066.00	\$838.83
8250-Exterminator	\$9,524.41	\$6,804.00	\$16,329.00	\$9,500.00	\$10,008.00	\$834.00
8310-Elevators	\$17,740.91	\$12,673.00	\$30,414.00	\$34,468.00	\$36,192.00	\$3,016.00
8330-Water Treatment	\$3,240.16	\$2,315.00	\$5,556.00	\$5,610.00	\$5,768.00	\$480.67
8400-Emergency Generator	\$709.26	\$2,209.26	\$2,919.00	\$2,800.00	\$2,800.00	\$233.33
8410-Copy Machine	\$1,404.41	\$1,004.00	\$2,409.00	\$3,100.00	\$3,100.00	\$258.33
8408-Garage Scrubber				\$0.00	\$10,908.00	\$909.00
8420-Housekeeping	\$99,392.23	\$68,803.79	\$168,197.00	\$170,386.00	\$185,024.00	\$15,418.67
8424-Web Site	\$0.00	\$780.00	\$780.00	\$780.00	\$780.00	\$65.00
8430-IT Support	\$0.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$500.00
Service Contracts & Maint Total:	\$299,370.84			\$564,052.00	\$595,067.00	
Grand Total (GT) Expenses				\$3,992,965.00	\$3,686,087.00	\$307,173.92
<i>Minus (-)</i>						
Income (Non Assmnt)				\$85,750.00	\$186,950.00	\$15,579.17
<i>Equals (=)</i>						
GT Net Expenses				\$3,907,215.00	\$3,499,137.00	\$291,594.75
<i>Plus (+)</i>						
Reserve Funding				\$900,000.00	\$1,000,000.00	\$83,333.33
<i>Equals (=)</i>						
Assessment				\$4,807,215.00	\$4,499,137.00	\$374,928.08

The Towers of Quayside 2 Proposed 2026 Pooled Reserves-SIRS v1.0

	Reserve Category	Est Life	Est Life	Estimated									
	Reserve Account	Bal	Year	Replacement Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034
	I SIRS												
A1	Roof Replacement	16	2041	\$1,299,406	-----	-----	-----	-----	-----	-----	-----	-----	-----
A2	Roof repairs or other procedures	16	2041	\$129,941	-----	-----	-----	-----	-----	-----	-----	-----	-----
B	Structure & Structural Elements	8-28	2033-53	\$5,465,146	-----	-----	-----	-----	-----	-----	-----	\$1,286,582	-----
C	Fireproofing & Fire Protection Systems	29	2054	\$1,994,349	-----	-----	-----	-----	-----	-----	-----	-----	-----
D	Plumbing	29	2054	\$7,478,810	-----	-----	-----	-----	-----	-----	-----	-----	-----
E	Electrical Systems	29	2054	\$3,490,111	-----	-----	-----	-----	-----	-----	-----	-----	-----
F1	Building Envelope Paint & Waterproof	8-28	2033-53	\$2,186,058	-----	-----	-----	-----	-----	-----	-----	\$514,633	-----
F2	Waterproof Exterior Slabs	8-28	2033-53	\$1,093,029	-----	-----	-----	-----	-----	-----	-----	\$257,316	-----
G1	Windows & SGD Openings-Repairs/Caulking	8-28	2033-53	\$573,840	-----	-----	-----	-----	-----	-----	-----	\$135,091	-----
G2	Windows & Storefront Replacement	1	2026	\$200,000	\$200,000	-----	-----	-----	-----	-----	-----	-----	-----
H1	Waterproof landscaped/Paved Decks	6	2031	\$3,624,094	-----	-----	-----	-----	-----	\$3,624,094	-----	-----	-----
H2	Waterproofing Repairs	1-5	2025-30	\$325,049	\$101,600	\$53,251	\$54,955	\$56,714	\$58,529	-----	-----	-----	-----
	SIRS Total			\$27,859,833	\$301,600	\$53,251	\$54,955	\$56,714	\$58,529	\$3,624,094	\$0	\$2,193,622	\$0
	II Mechanical												
1	AC (015)	2-16	2026-41	\$445,900	-----	\$9,300	\$7,100	\$36,100	\$19,200	-----	\$13,600	-----	\$10,600
2	AC Tower and Controls (016)	2-10	2026-34	\$673,200	-----	\$100,000	\$70,000	-----	\$18,000	\$221,200	-----	\$264,000	-----
3	Boiler and Plumbing (017)	3-5	2026-30	\$164,700	\$12,000	-----	\$22,000	\$3,200	\$127,500	-----	-----	-----	-----
4	Generator (018)	3-7	2028-32	\$71,400	-----	-----	\$9,400	-----	-----	-----	\$62,000	-----	-----
5	Elevator (019)	1-20	2026-45	\$1,064,000	\$25,000	-----	-----	-----	-----	-----	\$21,000	\$48,000	-----
6	Trash Compactor (023)	7	2032	\$85,000	-----	-----	-----	-----	-----	-----	\$85,000	-----	-----
	III Garden Deck												
7	Ponds and Waterfall (001)	18	2043	\$400,000	-----	-----	-----	-----	-----	-----	-----	-----	-----
8	Pools (003)	5	2030	\$100,000	-----	-----	-----	-----	\$100,000	-----	-----	-----	-----
9	Spa-Jacuzzi (024)	5	2030	\$50,000	-----	-----	-----	-----	\$50,000	-----	-----	-----	-----
10	Gazebo (025)	10	2035	\$135,000	-----	-----	-----	-----	-----	-----	-----	-----	-----
11	Fence and Bridge (005)	10	2035	\$45,000	-----	-----	-----	-----	-----	-----	-----	-----	-----
12	Outside Stairs (026)	9	2034	\$50,000	-----	-----	-----	-----	-----	-----	-----	-----	\$50,000
13	Pool Furniture* (027)	3	2028	\$30,000	-----	-----	\$30,000	-----	-----	-----	-----	-----	-----
	IV Paint Garage												
14	Garage Pipes (029)	5	2030	\$65,000	-----	-----	-----	-----	\$65,000	-----	-----	-----	-----
15	Garage (030)	10	2035	\$100,000	-----	-----	-----	-----	-----	-----	-----	-----	-----
	V Site Improvements												
16	Lobby and adjacent areas*UR (031)	17	2042	\$500,000	-----	-----	-----	-----	-----	-----	-----	-----	-----
17	Carpeting (033)	9	2034	\$225,000	-----	-----	-----	-----	-----	-----	-----	-----	\$225,000
18	Decorating (034)	16	2041	\$200,000	-----	-----	-----	-----	-----	-----	-----	-----	-----
19	Furniture (035)	9	2034	\$70,000	-----	-----	-----	-----	-----	-----	-----	-----	\$70,000
20	Office Furniture & Equipment (036)	9	2034	\$35,000	-----	-----	-----	-----	-----	-----	-----	-----	\$35,000
21	Road Resurfacing (032)	6	2031	\$25,000	-----	-----	-----	-----	-----	\$25,000	-----	-----	-----
22	Lighting (012)	7	2032	\$55,000	-----	-----	-----	-----	-----	-----	\$55,000	-----	-----
	VI Equipment												
23	Garage Floor Scubber (040)	14	2039	\$50,000	-----	-----	-----	-----	-----	-----	-----	-----	-----
24	Maintenance Electric Cart (041)	1	2026	\$5,000	\$5,000	-----	-----	-----	-----	-----	-----	-----	-----
25	Scissor Lift (042)	10	2035	\$50,000	-----	-----	-----	-----	-----	-----	-----	-----	-----
26	Unit Burglar Alarm (020)	8	2033	\$125,000	-----	-----	-----	-----	-----	-----	-----	\$125,000	-----
27	Security-Cameras & Key Control (021)	7	2032	\$100,000	-----	-----	-----	-----	-----	-----	\$100,000	-----	-----
	Totals			\$32,779,033	\$343,600	\$162,551	\$193,455	\$96,014	\$438,229	\$3,870,294	\$336,600	\$2,630,622	\$390,600
	Beginning Cash Balance			Beg Cash Bal	\$977,536	\$1,481,334	\$2,318,783	\$3,125,328	\$4,129,314	\$4,791,085	\$2,020,791	\$2,784,191	\$1,253,569
	Reserve Contribution			Contribution	\$1,000,000	\$1,000,000	\$1,000,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,200,000
	Loan Payment			Loan Payment	\$152,602								
	Expenditure			Expenditure	\$343,600	\$162,551	\$193,455	\$96,014	\$438,229	\$3,870,294	\$336,600	\$2,630,622	\$390,600
	Ending Cash Balance			End Cash Bal	\$1,481,334	\$2,318,783	\$3,125,328	\$4,129,314	\$4,791,085	\$2,020,791	\$2,784,191	\$1,253,569	\$2,062,969
	Ending SIRS Cash Balance			SIRS Cash Bal	\$1,476,304	\$2,043,428	\$2,620,192	\$3,324,902	\$4,041,891	\$1,207,655	\$1,940,828	\$495,042	\$1,355,767

The Towers of Quayside 2 Proposed 2026 Pooled Reserves-SIRS v1.0

	Reserve Category										
	Reserve Account	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
	I SIRS										
A1	Roof Replacement	-----	-----	-----	-----	-----	-----	\$1,299,406	-----	-----	-----
A2	Roof repairs or other procedures	-----	-----	-----	-----	-----	-----	\$129,941	-----	-----	-----
B	Structure & Structural Elements	-----	-----	-----	-----	-----	-----	-----	-----	\$1,762,928	-----
C	Fireproofing & Fire Protection Systems	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
D	Plumbing	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
E	Electrical Systems	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
F1	Building Envelope Paint & Waterproof	-----	-----	-----	-----	-----	-----	-----	-----	\$705,171	-----
F2	Waterproof Exterior Slabs	-----	-----	-----	-----	-----	-----	-----	-----	\$352,586	-----
G1	Windows & SGD Openings-Repairs/Caulking	-----	-----	-----	-----	-----	-----	-----	-----	\$185,107	-----
G2	Windows & Storefront Replacement	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
H1	Waterproof landscaped/Paved Decks	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
H2	Waterproofing Repairs	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	SIRS Total	\$0	\$0	\$0	\$0	\$0	\$0	\$1,429,347	\$0	\$3,005,792	\$0
	II Mechanical										
1	AC (015)	-----	-----	-----	-----	-----	-----	\$350,000	-----	-----	-----
2	AC Tower and Controls (016)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
3	Boiler and Plumbing (017)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
4	Generator (018)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
5	Elevator (019)	\$50,000	-----	-----	-----	-----	-----	-----	-----	-----	-----
6	Trash Compactor (023)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	III Garden Deck										
7	Ponds and Waterfall (001)	-----	-----	-----	-----	-----	-----	-----	-----	\$400,000	-----
8	Pools (003)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
9	Spa-Jacuzzi (024)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
10	Gazebo (025)	\$135,000	-----	-----	-----	-----	-----	-----	-----	-----	-----
11	Fence and Bridge (005)	\$45,000	-----	-----	-----	-----	-----	-----	-----	-----	-----
12	Outside Stairs (026)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
13	Pool Furniture* (027)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	IV Paint Garage										
14	Garage Pipes (029)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
15	Garage (030)	\$100,000	-----	-----	-----	-----	-----	-----	-----	-----	-----
	V Site Improvements										
16	Lobby and adjacent areas*UR (031)	-----	-----	-----	-----	-----	-----	-----	\$500,000	-----	-----
17	Carpeting (033)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
18	Decorating (034)	-----	-----	-----	-----	-----	-----	\$200,000	-----	-----	-----
19	Furniture (035)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
20	Office Furniture & Equipment (036)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
21	Road Resurfacing (032)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
22	Lighting (012)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	VI Equipment										
23	Garage Floor Scubber (040)	-----	-----	-----	-----	\$50,000	-----	-----	-----	-----	-----
24	Maintenance Electric Cart (041)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
25	Scissor Lift (042)	\$50,000	-----	-----	-----	-----	-----	-----	-----	-----	-----
26	Unit Burglar Alarm (020)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
27	Security-Cameras & Key Control (021)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	Totals	\$380,000	\$0	\$0	\$0	\$50,000	\$0	\$1,979,347	\$500,000	\$3,405,792	\$0
	Beginning Cash Balance	\$2,062,969	\$2,882,969	\$4,082,969	\$5,282,969	\$6,482,969	\$7,832,969	\$9,232,969	\$8,653,622	\$9,553,622	\$7,547,830
	Reserve Contribution	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,600,000
	<i>Loan Payment</i>										
	Expenditure	\$380,000	\$0	\$0	\$0	\$50,000	\$0	\$1,979,347	\$500,000	\$3,405,792	\$0
	Ending Cash Balance	\$2,882,969	\$4,082,969	\$5,282,969	\$6,482,969	\$7,832,969	\$9,232,969	\$8,653,622	\$9,553,622	\$7,547,830	\$9,147,830
	Ending SIRS Cash Balance	\$2,233,706	\$3,129,204	\$4,042,612	\$4,974,289	\$6,095,945	\$7,240,034	\$6,977,659	\$8,139,383	\$6,318,549	\$7,673,888

The Towers of Quayside 2 Proposed 2026 Pooled Reserves-SIRS v1.0

	Reserve Category										
	Reserve Account	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
	I SIRS										
A1	Roof Replacement	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
A2	Roof repairs or other procedures	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
B	Structure & Structural Elements	-----	-----	-----	-----	-----	-----	-----	-----	\$2,415,636	-----
C	Fireproofing & Fire Protection Systems	-----	-----	-----	-----	-----	-----	-----	-----	-----	\$1,994,349
D	Plumbing	-----	-----	-----	-----	-----	-----	-----	-----	-----	\$7,478,810
E	Electrical Systems	-----	-----	-----	-----	-----	-----	-----	-----	-----	\$3,490,111
F1	Building Envelope Paint & Waterproof	-----	-----	-----	-----	-----	-----	-----	-----	\$966,254	-----
F2	Waterproof Exterior Slabs	-----	-----	-----	-----	-----	-----	-----	-----	\$483,127	-----
G1	Windows & SGD Openings-Repairs/Caulking	-----	-----	-----	-----	-----	-----	-----	-----	\$253,642	-----
G2	Windows & Storefront Replacement	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
H1	Waterproof landscaped/Paved Decks	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
H2	Waterproofing Repairs	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	SIRS Total	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,118,659	\$12,963,270
	II Mechanical										
1	AC (015)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
2	AC Tower and Controls (016)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
3	Boiler and Plumbing (017)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
4	Generator (018)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
5	Elevator (019)	\$920,000	-----	-----	-----	-----	-----	-----	-----	-----	-----
6	Trash Compactor (023)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	III Garden Deck										
7	Ponds and Waterfall (001)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
8	Pools (003)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
9	Spa-Jacuzzi (024)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
10	Gazebo (025)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
11	Fence and Bridge (005)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
12	Outside Stairs (026)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
13	Pool Furniture* (027)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	IV Paint Garage										
14	Garage Pipes (029)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
15	Garage (030)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	V Site Improvements										
16	Lobby and adjacent areas*UR (031)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
17	Carpeting (033)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
18	Decorating (034)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
19	Furniture (035)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
20	Office Furniture & Equipment (036)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
21	Road Resurfacing (032)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
22	Lighting (012)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	VI Equipment										
23	Garage Floor Scubber (040)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
24	Maintenance Electric Cart (041)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
25	Scissor Lift (042)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
26	Unit Burglar Alarm (020)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
27	Security-Cameras & Key Control (021)	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
	Totals	\$920,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,118,659	\$12,963,270
	Beginning Cash Balance	\$9,147,830	\$9,827,830	\$11,427,830	\$13,027,830	\$14,627,830	\$16,427,830	\$18,227,830	\$20,027,830	\$21,827,830	\$19,509,171
	Reserve Contribution	\$1,600,000	\$1,600,000	\$1,600,000	\$1,600,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$1,800,000	\$2,100,000
	Loan Payment										
	Expenditure	\$920,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,118,659	\$12,963,270
	Ending Cash Balance	\$9,827,830	\$11,427,830	\$13,027,830	\$14,627,830	\$16,427,830	\$18,227,830	\$20,027,830	\$21,827,830	\$19,509,171	\$8,645,901
	Ending SIRS Cash Balance	\$9,056,334	\$10,466,428	\$11,904,725	\$13,371,787	\$15,116,348	\$16,895,800	\$18,710,841	\$20,562,183	\$18,331,892	\$7,507,810

2026 Tower 2 Unit Maintenance Assessment Schedule					
Assessment Amount		\$4,499,137			
		Unit	Total	Monthly	Annual
Qty	Description	Line Share	Line Share	Unit Cost	Line Total
16	01 Line	0.4896%	7.834%	\$1,836	\$29,370
16	02 Line	0.6075%	9.720%	\$2,278	\$36,443
16	03 Line	0.4151%	6.642%	\$1,556	\$24,901
16	04 Line	0.4151%	6.642%	\$1,556	\$24,901
16	05 Line	0.4799%	7.678%	\$1,799	\$28,788
16	06 Line	0.4799%	7.678%	\$1,799	\$28,788
16	07 Line	0.4862%	7.779%	\$1,823	\$29,166
1	Unit 308	0.3664%	0.366%	\$1,374	\$1,374
15	08 Line	0.3832%	5.748%	\$1,437	\$21,551
16	09 line	0.4151%	6.642%	\$1,556	\$24,901
16	10 Line	0.4151%	6.642%	\$1,556	\$24,901
16	11 Line	0.4837%	7.739%	\$1,814	\$29,016
16	12 Line	0.4837%	7.739%	\$1,814	\$29,016
2	PH01,TS01	0.4934%	0.987%	\$1,850	\$3,700
2	PH02, TS02	0.6114%	1.223%	\$2,292	\$4,585
2	PH03, TS03	0.4151%	0.830%	\$1,556	\$3,113
2	PH04, TS04	0.4151%	0.830%	\$1,556	\$3,113
2	PH05, TS05	0.4830%	0.966%	\$1,811	\$3,622
2	PH06, TS06	0.4830%	0.966%	\$1,811	\$3,622
2	PH07, TS07	0.4862%	0.972%	\$1,823	\$3,646
2	PH08, TS08	0.3832%	0.766%	\$1,437	\$2,873
2	PH09, TS09	0.4151%	0.830%	\$1,556	\$3,113
2	PH10, TS10	0.4151%	0.830%	\$1,556	\$3,113
2	PH11, TS11	0.4875%	0.975%	\$1,828	\$3,656
2	PH12, TS12	0.4875%	0.975%	\$1,828	\$3,656
216			100%	\$43,102	\$4,499,137