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Puerta de Palmas C.A., Inc.
Non-SIRS Components
Coral Gables, FL



Report #: 35607-3
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY
Update "No-Site-Visit"

September 9, 2024

Welcome to your Reserve Study!

A Reserve Study is a valuable tool to help you budget responsibly for your property. This report contains all the information you need to avoid surprise expenses, make informed decisions, save money, and protect property values.

Regardless of the property type, it's a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The operative word is "predictable" because planning for the inevitable is what a Reserve Study by **Association Reserves** is all about!

In this Report, you will find three key results:

- **Component List**

Unique to each property, the Component List serves as the foundation of the Reserve Study and details the scope and schedule of all necessary repairs & replacements.

- **Reserve Fund Strength**

A calculation that measures how well the Reserve Fund has kept pace with the property's physical deterioration.

- **Reserve Funding Plan**

A multi-year funding plan based on current Reserve Fund strength that allows for component repairs and replacements to be completed in a timely manner, with an emphasis on fairness and avoiding "catch-up" funding.

Questions?

Please contact your Project Manager directly.



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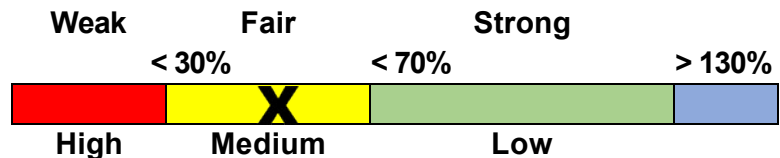
**Puerta de Palmas C.A., Inc. - Non-SIRS Components**Report #: **35607-3**

Coral Gables, FL

of Units: 198

Level of Service: **Update "No-Site-Visit"****January 1, 2025 through December 31, 2025****Findings & Recommendations****as of January 1, 2025**

Projected Starting Reserve Balance	\$1,489,417
Projected "Fully Funded" (Ideal) Reserve Balance	\$2,869,595
Percent Funded	51.9 %
Required 2025 Special Assessments	\$0
Minimum 2025 Funding Required to Maintain Reserves above \$0 through Year 30	\$313,000
(Optional Alternative) Recommended 2025 Funding to Achieve 100% Funded by Year 30 ...	\$327,000

Reserve Fund Strength: 51.9%**Risk of Special Assessment:****Economic Assumptions:**Net Annual "After Tax" Interest Earnings Accruing to Reserves **2.00 %**Annual Inflation Rate **3.00 %**

This document is a "Update, No-Site-Visit" Reserve Study based on a prior Report prepared by Association Reserves for your 2024 Fiscal Year. The most recent visual inspection of the property was conducted 6/13/2023.

This analysis was prepared or verified by a credentialed Reserve Specialist (RS). No assets appropriate for Reserve designation were excluded. As of the start of the initial fiscal year shown in this study, your Reserve fund is determined to be 51.9 % Funded. Based on this figure, the Client's risk of special assessments & deferred maintenance is currently Medium.

Component cost estimates, life expectancies, and recommended reserve funding amounts are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2025). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:**Special Assessments:**

There are no recommendations for any special assessments for Reserve funding included in the Reserve Study at this time.

Minimum Funding Required:

For Florida community associations using the pooled method, Florida Administrative Code requires that, at minimum: "the current year contribution should not be less than that required to ensure that the balance on hand at the beginning of the period when the budget will go into effect plus the projected annual cash inflows over the estimated remaining lives of the items in the pool are greater than the estimated cash outflows over the estimated remaining lives of the items in the pool." It should be noted that while this is often understood to describe "fully funding" of reserves in Florida, this practice is also described in the Community Association Institute's Reserve Study Standards (RSS) as "baseline funding." RSS characterizes baseline funding as "establishing a reserve funding goal of allowing the reserve cash balance to never be below zero during the cash flow projection. This is the funding goal with the greatest risk due to the variabilities encountered in the timing of component replacements and repair and replacement costs."

Our projection of the minimum reserve funding required (taken together with any projected special assessments) is designed to maintain this pooled fund balance above \$0 throughout the forecast period.

Recommended Funding Plan:

Our "recommended" funding plan is an optional, more conservative alternative to the minimum funding plan described above. This recommended amount is intended to help the Association to (gradually, over 30 years) attain and maintain Reserves at or near 100 percent-funded. This goal is more likely to provide an adequate cushion of accumulated funds, which will help reduce the risk of special assessments and/or loans in the event of higher-than-expected component costs, reduced component life expectancies, or other "surprise" circumstances.

Annual Increases to Reserve Funding:

In accordance with Florida statutes, the Association may adjust reserve funding amounts annually to take into account an inflation adjustment and any changes in estimates or extension of the useful life on a reserve item caused by deferred maintenance. As such, we recommend increasing the Reserve funding annually as illustrated in the 30-Year Reserve Plan Summary Tables shown later in this document, or in accordance with subsequent Reserve Study updates.

Waiving or Partial Funding of Reserves:

For components not considered "structural" in nature, Florida statutes allow that: "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." As such, a majority of the association's voting interests may elect to fund the reserves at lower amounts than shown in this study—or to waive reserve funding entirely—but only for these specific components. Please consult with your Association's legal counsel for additional guidance regarding the waiving or partial funding of reserves.

STRAIGHT-LINE FUNDING (AKA "Component Method"):

For Clients currently using the "straight-line" method of Reserve funding (also known as the component method), an additional table has been added to the Reserve Study to provide recommendations calculated using this method.

By nature, the straight-line method may only be used to generate recommended funding amounts for one fiscal year at a time, and does not include any assumptions for interest earnings or inflationary cost increases. When using this method, the required funding for each component is calculated by estimating the replacement cost for the component, subtracting any available funds already collected, and dividing the resulting difference (herein labeled as the "unfunded balance," measured in dollars) by the remaining useful life of the component, measured in years. The resulting figure is the required amount to fund that component. For groups of like components (i.e. multiple individual roof components, all falling within a 'roof reserve'), the individual funding amounts are added together to determine the total amount required to fund the group as a whole.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Paving			
2119 Pavers (Roadways) - Replace	40	22	\$56,000
Mechanical & Electrical			
2303 Ext. Lights (Decorative) - Replace	25	7	\$25,750
2503 Access Control System - Replace	15	2	\$50,000
2509 Gate Operators - Replace	15	0	\$16,000
2511 Barrier Arm Operators - Replace	15	4	\$12,000
2522 HVAC - MS (Elev Rm -Public) - Repl.	10	0	\$5,250
2522 HVAC - MS (Valet) - Replace	10	0	\$4,000
2522 HVAC - RTU (Hallways) - Replace	15	14	\$550,000
2522 HVAC - Split (8th Hallway) -Replace	15	0	\$6,250
2522 HVAC - Split (Admin Office) - Repl.	15	0	\$8,550
2522 HVAC - Split (Club Room) - Replace	15	0	\$6,550
2522 HVAC - Split (Elev Rm - Serv)-Repl.	15	5	\$6,000
2522 HVAC - Split (Elev Rm -West) -Repl.	15	11	\$6,000
2522 HVAC - Split (Gym) - Replace	15	9	\$8,000
2522 HVAC - Split (Lobby) - Replace	15	7	\$20,000
2522 HVAC - Split (Mail/Bath) - Replace	15	9	\$6,550
2522 HVAC - Split (Storage) - Replace	15	0	\$24,500
2522 HVAC - Split (Telephone Rm) - Repl.	15	7	\$6,250
2522 HVAC - Split (Trash Room) - Replace	15	12	\$5,000
2532 Exhaust Fans (Garage) - Replace	20	2	\$42,000
2541 Trash Compactor - Replace	15	10	\$18,000
2542 Trash Chute - Replace	40	22	\$102,000
2543 Surveillance System-Upgrade/Replace	10	9	\$45,000
2558 Exit/Emergency Fixtures - Replace	25	7	\$15,500
2575 Domestic Water System - Replace	20	2	\$52,500
2781 Pool Heater - Replace	8	0	\$6,250
2781 Spa Heater - Replace	8	6	\$6,250
Misc. Building Components			
2144 Garage Gates- Replace	30	12	\$62,500
2144 Loading Area Gate - Replace	30	25	\$8,200
2701 Interior Surfaces - Repaint	10	7	\$160,000
2711 Carpeting - Replace	10	7	\$256,500
Misc. Site Improvements			
2146 Arbors - Repair/Replace	25	7	\$51,750
2150 Fountain (Lobby) - Refurbish	10	8	\$7,000
2150 Fountain (Sidewalk)-Refurbish	10	1	\$10,500

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
2169 Sign/Monuments - Refurbish/Replace	25	7	\$10,500
2185 Landscaping - Refurbish	10	2	\$195,000
Furniture, Fixtures & Equipment			
2703 Wallcoverings - Replace	20	2	\$53,000
2705 Interior Lights - Replace	20	2	\$41,500
2709 8th Flr Hllwy Tile Floor - Replace	20	2	\$37,000
2725 Fitness Room - Remodel	15	4	\$31,500
2727 Fitness Eqpmt (Cardio) - Replace	10	1	\$33,000
2728 Fitness Eqpmt (Strength) - Replace	15	4	\$43,000
2749 Bathrooms (8th Floor) - Remodel	20	2	\$25,500
2749 Bathrooms (Lobby Level) - Remodel	20	2	\$29,000
2750 Lobby/Mezzanine - Remodel	25	7	\$400,000
2752 Office - Remodel	25	7	\$37,500
2753 Club Room - Remodel	25	7	\$175,000
2757 Business Lounge - Remodel	25	7	\$40,000
2763 Pool Deck Furniture - Replace	8	2	\$43,750
Elevator			
2513 Elevators (Public/Serv) - Modernize	25	7	\$250,000
2513 Elevators (Residential) - Modernize	25	7	\$1,500,000
2517 Elevator Cabs (Pub/Serv.) -Remodel	25	7	\$54,000
2517 Elevator Cabs (Residential)-Remodel	25	7	\$70,000

53 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year, light blue highlighted items are expected to occur within the first-five years.

Introduction



A Reserve Study is the art and science of anticipating, and preparing for, an association's major common area repair and replacement expenses. Partially art, because in this field we are making projections about the future. Partially science, because our work is a combination of research and well-defined computations, following consistent National Reserve Study Standard principles.

The foundation of this and every Reserve Study is your Reserve Component List (what you are reserving for). This is because the Reserve Component List defines the *scope and schedule* of all your anticipated upcoming Reserve projects. Based on that List and your starting balance, we calculate the association's Reserve Fund Strength (reported in terms of "Percent Funded"). Then we compute a Reserve Funding Plan to provide for the Reserve needs of the association. These form the three results of your Reserve Study.



Reserve funding is not "for the future". Ongoing Reserve transfers are intended to offset the ongoing, daily deterioration of your Reserve assets. Done well, a stable, budgeted Reserve Funding Plan will collect sufficient funds from the owners who enjoyed the use of those assets, so the association is financially prepared for the irregular expenditures scattered through future years when those projects eventually require replacement.

Methodology



For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

precedents. We updated and adjusted your Reserve Component List on the basis of time elapsed since the last Reserve Study and interviews with association representatives.

Which Physical Assets are Funded by Reserves?

There is a national-standard three-part test to determine which projects should appear in a Reserve Component List. First, it must be a common area maintenance obligation. Second, both the need and schedule of a component's project can be reasonably anticipated. Third, the project's total cost is material to the client, can be reasonably anticipated, and includes all direct and related costs. A project cost is commonly considered *material* if it is more than 0.5% to 1% of the total annual budget. This limits Reserve components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to natural disasters and/or insurable events), and expenses more appropriately handled from the Operational budget.



How do we establish Useful Life and Remaining Useful Life estimates?

- 1) Visual Inspection (observed wear and age)
- 2) Association Reserves database of experience
- 3) Client History (install dates & previous life cycle information)
- 4) Vendor Evaluation and Recommendation

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

- 1) Actual client cost history, or current proposals
- 2) Comparison to Association Reserves database of work done at similar associations
- 3) Vendor Recommendations
- 4) Reliable National Industry cost estimating guidebooks

How much Reserves are enough?

Reserve adequacy is not measured in cash terms. Reserve adequacy is found when the *amount* of current Reserve cash is compared to Reserve component deterioration (the *needs of the association*). Having *enough* means the association can execute its projects in a timely manner with existing Reserve funds. Not having *enough* typically creates deferred maintenance or special assessments.

Adequacy is measured in a two-step process:

- 1) Calculate the *value of deterioration* at the association (called Fully Funded Balance, or FFB).
- 2) Compare that to the Reserve Fund Balance, and express as a percentage.



Each year, the *value of deterioration* at the association changes. When there is more deterioration (as components approach the time they need to be replaced), there should be more cash to offset that deterioration and prepare for the expenditure. Conversely, the *value of deterioration* shrinks after projects are accomplished. The *value of deterioration* (the FFB) changes each year, and is a moving but predictable target.

There is a high risk of special assessments and deferred maintenance when the Percent Funded is *weak*, below 30%. Approximately 30% of all associations are in this high risk range. While the 100% point is Ideal (indicating Reserve cash is equal to the *value of deterioration*), a Reserve Fund in the 70% - 130% range is considered strong (low risk of special assessment).

Measuring your Reserves by Percent Funded tells how well prepared your association is for upcoming Reserve expenses. New buyers should be very aware of this important disclosure!

How much should we transfer to Reserves?



According to National Reserve Study Standards, there are four Funding Principles to balance in developing your Reserve Funding Plan. Our first objective is to design a plan that provides you with sufficient cash to perform your Reserve projects on time. Second, a stable rate of ongoing Reserve transfers is desirable because it keeps these naturally irregular expenses from unsettling the budget.

Reserve transfers that are evenly distributed over current and future owners enable each owner to pay their fair share of the association's Reserve expenses over the years. And finally, we develop a plan that is fiscally responsible and safe for Board members to recommend to their association. Remember, it is the Board's job to provide for the ongoing care of the common areas. Board members invite liability exposure when Reserve transfers are inadequate to offset ongoing common area deterioration.

What is our Recommended Funding Goal?

Maintaining the Reserve Fund at a level equal to the *value* of deterioration is called "Full Funding" (100% Funded). As each asset ages and becomes "used up," the Reserve Fund grows proportionally. **This is simple, responsible, and our recommendation.** Evidence shows that associations in the 70 - 130% range *enjoy a low risk of special assessments or deferred maintenance.*



Allowing the Reserves to fall close to zero, but not below zero, is called Baseline Funding. Doing so allows the Reserve Fund to drop into the 0 - 30% range, where there is a high risk of special assessments & deferred maintenance. Since Baseline Funding still provides for the timely execution of all Reserve projects, and only the "margin of safety" is different, recommended Reserve transfers for Baseline Funding average only 10% to 15% less than Full Funding recommendations. Threshold Funding is the title of all other Cash or Percent Funded objectives *between* Baseline Funding and Full Funding.

Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections. The figure below summarizes the projected future expenses as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Cash Flow Detail table.

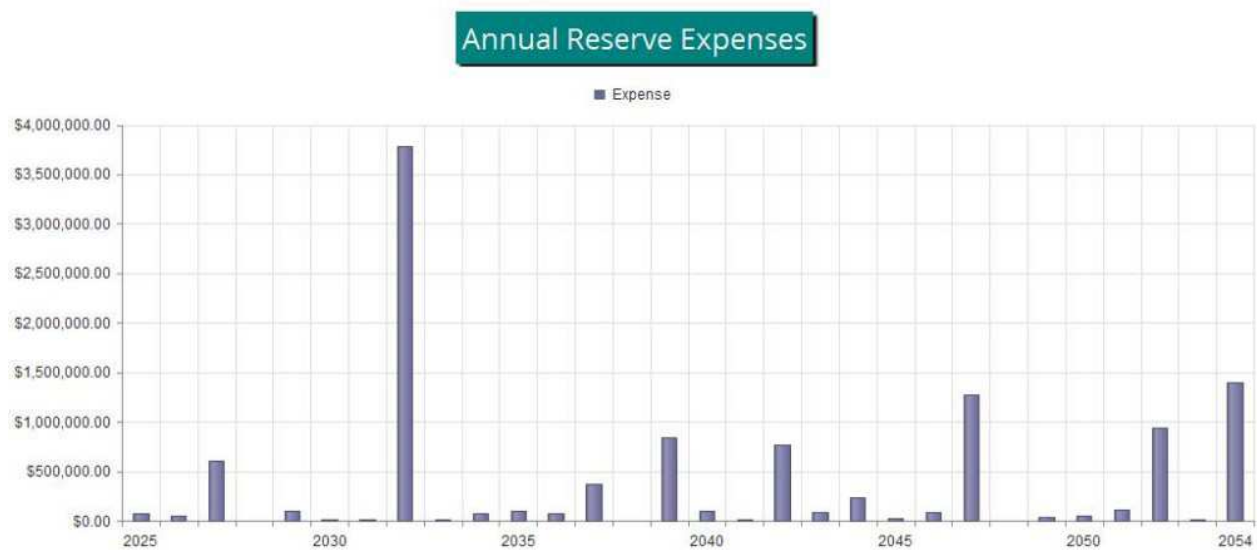


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$1,489,417 as-of the start of your Fiscal Year on 1/1/2025. This is based either on information provided directly to us, or using your most recent available Reserve account balance, plus any budgeted funding amounts and less any planned expenses through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$2,869,595. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 51.9 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted funding of \$327,000 in the upcoming fiscal year. At minimum, the Association must budget \$313,000 for Reserves in the upcoming year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

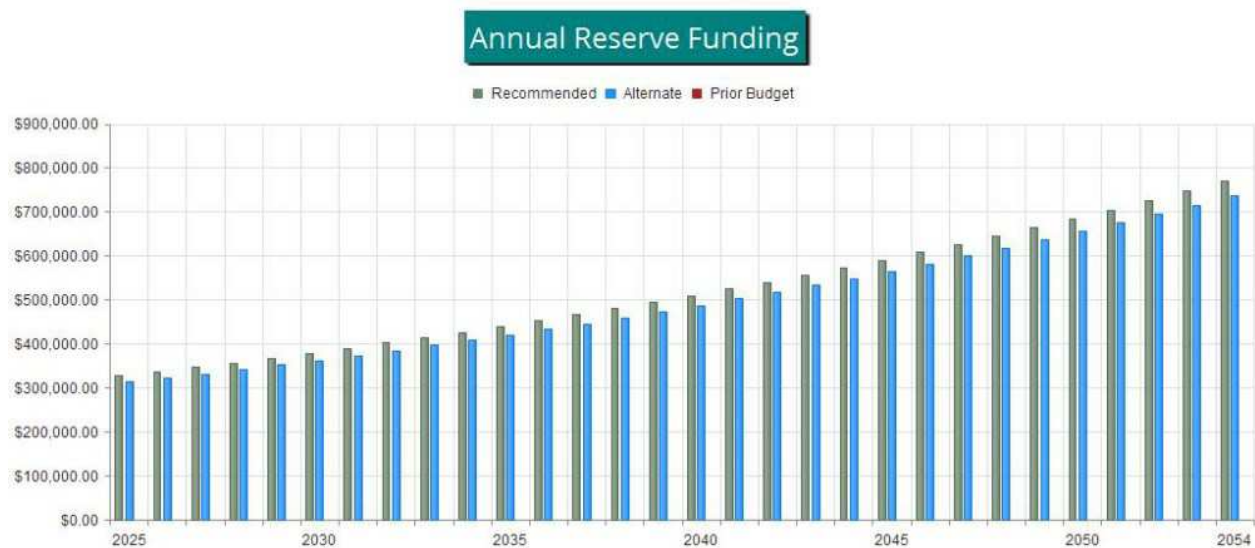


Figure 2

The following chart shows your Reserve balance under our recommended plan, the minimum funding plan and at the Association’s current funding rate, all compared to your always-changing Fully Funded Balance target.

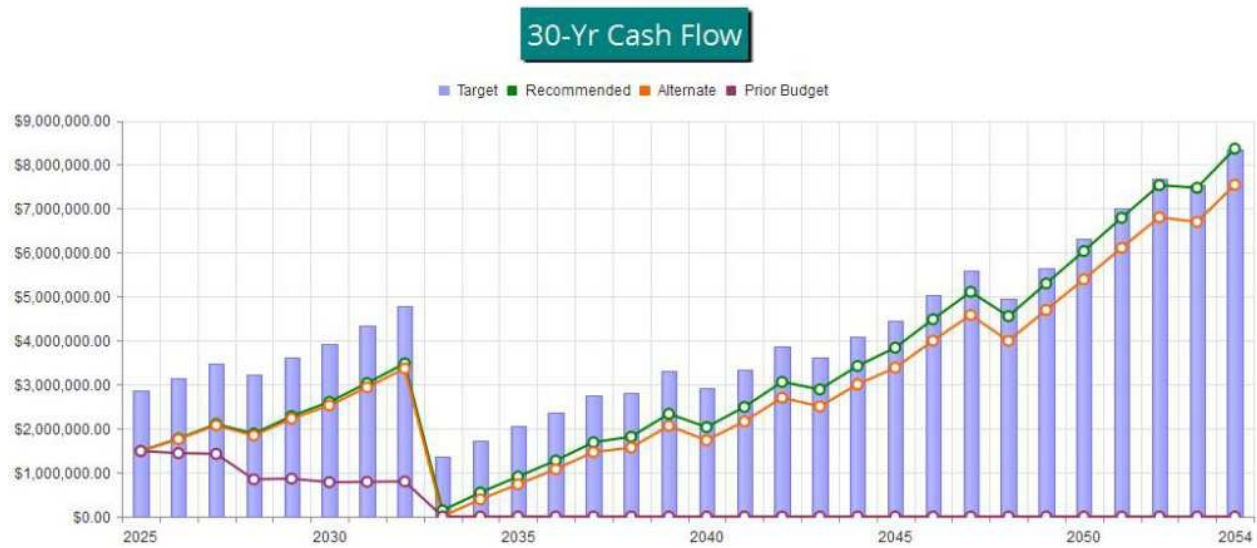


Figure 3

This figure shows the same information described above, but plotted on a Percent Funded scale. It is clear here to see how your Reserve Fund strength approaches the 100% Funded level under our recommended multi-yr Funding Plan.

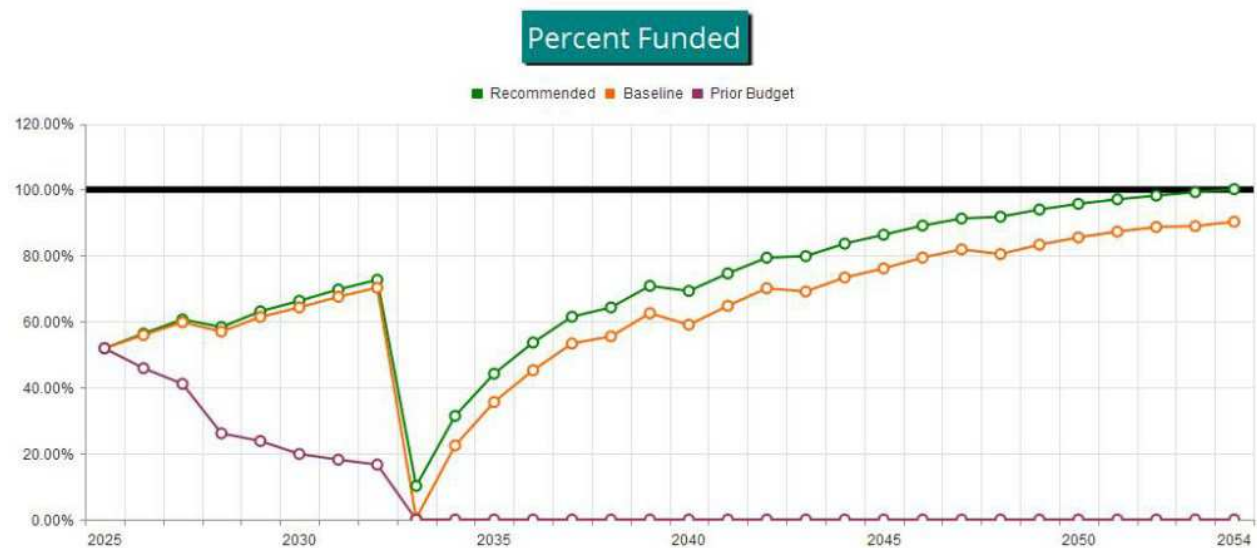


Figure 4



Executive Summary is a summary of your Reserve Components

Fully Funded Balance shows the calculation of the Fully Funded Balance for each of your components, and their specific proportion related to the property total. For each component, the Fully Funded Balance is the fraction of life used up multiplied by its estimated Current Replacement Cost.

Component Significance shows the relative significance of each component to Reserve funding needs of the property, helping you see which components have more (or less) influence than others on your total Reserve funding requirements. The deterioration cost/yr of each component is calculated by dividing the estimated Current Replacement Cost by its Useful Life, then that component's percentage of the total is displayed.

30-Yr Reserve Plan Summary provides a one-page 30-year summary of the cash flowing into and out of the Reserve Fund, with a display of the Fully Funded Balance, Percent Funded, and special assessment risk at the beginning of each year.

30-Year Income/Expense Detail shows the detailed income and expenses for each of the next 30 years. This table makes it possible to see which components are projected to require repair or replacement in a particular year, and the size of those individual expenses.



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Paving								
2119	Pavers (Roadways) - Replace	\$56,000	X	18	/	40	=	\$25,200
Mechanical & Electrical								
2303	Ext. Lights (Decorative) - Replace	\$25,750	X	18	/	25	=	\$18,540
2503	Access Control System - Replace	\$50,000	X	13	/	15	=	\$43,333
2509	Gate Operators - Replace	\$16,000	X	15	/	15	=	\$16,000
2511	Barrier Arm Operators - Replace	\$12,000	X	11	/	15	=	\$8,800
2522	HVAC - MS (Elev Rm -Public) - Repl.	\$5,250	X	10	/	10	=	\$5,250
2522	HVAC - MS (Valet) - Replace	\$4,000	X	10	/	10	=	\$4,000
2522	HVAC - RTU (Hallways) - Replace	\$550,000	X	1	/	15	=	\$36,667
2522	HVAC - Split (8th Hallway) -Replace	\$6,250	X	15	/	15	=	\$6,250
2522	HVAC - Split (Admin Office) - Repl.	\$8,550	X	15	/	15	=	\$8,550
2522	HVAC - Split (Club Room) - Replace	\$6,550	X	15	/	15	=	\$6,550
2522	HVAC - Split (Elev Rm - Serv)-Repl.	\$6,000	X	10	/	15	=	\$4,000
2522	HVAC - Split (Elev Rm -West) -Repl.	\$6,000	X	4	/	15	=	\$1,600
2522	HVAC - Split (Gym) - Replace	\$8,000	X	6	/	15	=	\$3,200
2522	HVAC - Split (Lobby) - Replace	\$20,000	X	8	/	15	=	\$10,667
2522	HVAC - Split (Mail/Bath) - Replace	\$6,550	X	6	/	15	=	\$2,620
2522	HVAC - Split (Storage) - Replace	\$24,500	X	15	/	15	=	\$24,500
2522	HVAC - Split (Telephone Rm) - Repl.	\$6,250	X	8	/	15	=	\$3,333
2522	HVAC - Split (Trash Room) - Replace	\$5,000	X	3	/	15	=	\$1,000
2532	Exhaust Fans (Garage) - Replace	\$42,000	X	18	/	20	=	\$37,800
2541	Trash Compactor - Replace	\$18,000	X	5	/	15	=	\$6,000
2542	Trash Chute - Replace	\$102,000	X	18	/	40	=	\$45,900
2543	Surveillance System-Upgrade/Replace	\$45,000	X	1	/	10	=	\$4,500
2558	Exit/Emergency Fixtures - Replace	\$15,500	X	18	/	25	=	\$11,160
2575	Domestic Water System - Replace	\$52,500	X	18	/	20	=	\$47,250
2781	Pool Heater - Replace	\$6,250	X	8	/	8	=	\$6,250
2781	Spa Heater - Replace	\$6,250	X	2	/	8	=	\$1,563
Misc. Building Components								
2144	Garage Gates- Replace	\$62,500	X	18	/	30	=	\$37,500
2144	Loading Area Gate - Replace	\$8,200	X	5	/	30	=	\$1,367
2701	Interior Surfaces - Repaint	\$160,000	X	3	/	10	=	\$48,000
2711	Carpeting - Replace	\$256,500	X	3	/	10	=	\$76,950
Misc. Site Improvements								
2146	Arbors - Repair/Replace	\$51,750	X	18	/	25	=	\$37,260
2150	Fountain (Lobby) - Refurbish	\$7,000	X	2	/	10	=	\$1,400
2150	Fountain (Sidewalk)-Refurbish	\$10,500	X	9	/	10	=	\$9,450
2169	Sign/Monuments - Refurbish/Replace	\$10,500	X	18	/	25	=	\$7,560
2185	Landscaping - Refurbish	\$195,000	X	8	/	10	=	\$156,000
Furniture, Fixtures & Equipment								
2703	Wallcoverings - Replace	\$53,000	X	18	/	20	=	\$47,700
2705	Interior Lights - Replace	\$41,500	X	18	/	20	=	\$37,350
2709	8th Flr Hllwy Tile Floor - Replace	\$37,000	X	18	/	20	=	\$33,300
2725	Fitness Room - Remodel	\$31,500	X	11	/	15	=	\$23,100

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
2727	Fitness Eqpmt (Cardio) - Replace	\$33,000	X	9	/	10	=	\$29,700
2728	Fitness Eqpmt (Strength) - Replace	\$43,000	X	11	/	15	=	\$31,533
2749	Bathrooms (8th Floor) - Remodel	\$25,500	X	18	/	20	=	\$22,950
2749	Bathrooms (Lobby Level) - Remodel	\$29,000	X	18	/	20	=	\$26,100
2750	Lobby/Mezzanine - Remodel	\$400,000	X	18	/	25	=	\$288,000
2752	Office - Remodel	\$37,500	X	18	/	25	=	\$27,000
2753	Club Room - Remodel	\$175,000	X	18	/	25	=	\$126,000
2757	Business Lounge - Remodel	\$40,000	X	18	/	25	=	\$28,800
2763	Pool Deck Furniture - Replace	\$43,750	X	6	/	8	=	\$32,813
Elevator								
2513	Elevators (Public/Serv) - Modernize	\$250,000	X	18	/	25	=	\$180,000
2513	Elevators (Residential) - Modernize	\$1,500,000	X	18	/	25	=	\$1,080,000
2517	Elevator Cabs (Pub/Serv.) -Remodel	\$54,000	X	18	/	25	=	\$38,880
2517	Elevator Cabs (Residential)-Remodel	\$70,000	X	18	/	25	=	\$50,400
								\$2,869,595



Component Significance

Report # 35607-3
No-Site-Visit

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Paving					
2119	Pavers (Roadways) - Replace	40	\$56,000	\$1,400	0.54 %
Mechanical & Electrical					
2303	Ext. Lights (Decorative) - Replace	25	\$25,750	\$1,030	0.40 %
2503	Access Control System - Replace	15	\$50,000	\$3,333	1.29 %
2509	Gate Operators - Replace	15	\$16,000	\$1,067	0.41 %
2511	Barrier Arm Operators - Replace	15	\$12,000	\$800	0.31 %
2522	HVAC - MS (Elev Rm -Public) - Repl.	10	\$5,250	\$525	0.20 %
2522	HVAC - MS (Valet) - Replace	10	\$4,000	\$400	0.15 %
2522	HVAC - RTU (Hallways) - Replace	15	\$550,000	\$36,667	14.15 %
2522	HVAC - Split (8th Hallway) -Replace	15	\$6,250	\$417	0.16 %
2522	HVAC - Split (Admin Office) - Repl.	15	\$8,550	\$570	0.22 %
2522	HVAC - Split (Club Room) - Replace	15	\$6,550	\$437	0.17 %
2522	HVAC - Split (Elev Rm - Serv)-Repl.	15	\$6,000	\$400	0.15 %
2522	HVAC - Split (Elev Rm -West) -Repl.	15	\$6,000	\$400	0.15 %
2522	HVAC - Split (Gym) - Replace	15	\$8,000	\$533	0.21 %
2522	HVAC - Split (Lobby) - Replace	15	\$20,000	\$1,333	0.51 %
2522	HVAC - Split (Mail/Bath) - Replace	15	\$6,550	\$437	0.17 %
2522	HVAC - Split (Storage) - Replace	15	\$24,500	\$1,633	0.63 %
2522	HVAC - Split (Telephone Rm) - Repl.	15	\$6,250	\$417	0.16 %
2522	HVAC - Split (Trash Room) - Replace	15	\$5,000	\$333	0.13 %
2532	Exhaust Fans (Garage) - Replace	20	\$42,000	\$2,100	0.81 %
2541	Trash Compactor - Replace	15	\$18,000	\$1,200	0.46 %
2542	Trash Chute - Replace	40	\$102,000	\$2,550	0.98 %
2543	Surveillance System-Upgrade/Replace	10	\$45,000	\$4,500	1.74 %
2558	Exit/Emergency Fixtures - Replace	25	\$15,500	\$620	0.24 %
2575	Domestic Water System - Replace	20	\$52,500	\$2,625	1.01 %
2781	Pool Heater - Replace	8	\$6,250	\$781	0.30 %
2781	Spa Heater - Replace	8	\$6,250	\$781	0.30 %
Misc. Building Components					
2144	Garage Gates- Replace	30	\$62,500	\$2,083	0.80 %
2144	Loading Area Gate - Replace	30	\$8,200	\$273	0.11 %
2701	Interior Surfaces - Repaint	10	\$160,000	\$16,000	6.17 %
2711	Carpeting - Replace	10	\$256,500	\$25,650	9.90 %
Misc. Site Improvements					
2146	Arbors - Repair/Replace	25	\$51,750	\$2,070	0.80 %
2150	Fountain (Lobby) - Refurbish	10	\$7,000	\$700	0.27 %
2150	Fountain (Sidewalk)-Refurbish	10	\$10,500	\$1,050	0.41 %
2169	Sign/Monuments - Refurbish/Replace	25	\$10,500	\$420	0.16 %
2185	Landscaping - Refurbish	10	\$195,000	\$19,500	7.53 %
Furniture, Fixtures & Equipment					
2703	Wallcoverings - Replace	20	\$53,000	\$2,650	1.02 %
2705	Interior Lights - Replace	20	\$41,500	\$2,075	0.80 %
2709	8th Flr Hllwy Tile Floor - Replace	20	\$37,000	\$1,850	0.71 %
2725	Fitness Room - Remodel	15	\$31,500	\$2,100	0.81 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
2727	Fitness Eqpmt (Cardio) - Replace	10	\$33,000	\$3,300	1.27 %
2728	Fitness Eqpmt (Strength) - Replace	15	\$43,000	\$2,867	1.11 %
2749	Bathrooms (8th Floor) - Remodel	20	\$25,500	\$1,275	0.49 %
2749	Bathrooms (Lobby Level) - Remodel	20	\$29,000	\$1,450	0.56 %
2750	Lobby/Mezzanine - Remodel	25	\$400,000	\$16,000	6.17 %
2752	Office - Remodel	25	\$37,500	\$1,500	0.58 %
2753	Club Room - Remodel	25	\$175,000	\$7,000	2.70 %
2757	Business Lounge - Remodel	25	\$40,000	\$1,600	0.62 %
2763	Pool Deck Furniture - Replace	8	\$43,750	\$5,469	2.11 %
Elevator					
2513	Elevators (Public/Serv) - Modernize	25	\$250,000	\$10,000	3.86 %
2513	Elevators (Residential) - Modernize	25	\$1,500,000	\$60,000	23.15 %
2517	Elevator Cabs (Pub/Serv.) -Remodel	25	\$54,000	\$2,160	0.83 %
2517	Elevator Cabs (Residential)-Remodel	25	\$70,000	\$2,800	1.08 %
53	Total Funded Components			\$259,131	100.00 %



30-Year Reserve Plan Summary

Report # 35607-3
No-Site-Visit

Fiscal Year Start: 2025

Interest: 2.00 %

Inflation: 3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date					Projected Reserve Balance Changes			
Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$1,489,417	\$2,869,595	51.9 %	Medium	\$327,000	\$0	\$32,582	\$77,350
2026	\$1,771,649	\$3,142,918	56.4 %	Medium	\$336,810	\$0	\$38,707	\$44,805
2027	\$2,102,361	\$3,465,968	60.7 %	Medium	\$346,914	\$0	\$39,841	\$603,917
2028	\$1,885,199	\$3,231,072	58.3 %	Medium	\$357,322	\$0	\$41,658	\$0
2029	\$2,284,178	\$3,619,659	63.1 %	Medium	\$368,041	\$0	\$48,836	\$97,357
2030	\$2,603,700	\$3,928,376	66.3 %	Medium	\$379,083	\$0	\$56,310	\$6,956
2031	\$3,032,136	\$4,348,479	69.7 %	Medium	\$390,455	\$0	\$65,067	\$7,463
2032	\$3,480,196	\$4,789,945	72.7 %	Low	\$402,169	\$0	\$36,165	\$3,779,095
2033	\$139,434	\$1,369,435	10.2 %	High	\$414,234	\$0	\$6,826	\$16,785
2034	\$543,709	\$1,731,338	31.4 %	Medium	\$426,661	\$0	\$14,496	\$77,699
2035	\$907,167	\$2,051,498	44.2 %	Medium	\$439,461	\$0	\$21,783	\$95,418
2036	\$1,272,992	\$2,373,461	53.6 %	Medium	\$452,644	\$0	\$29,571	\$68,520
2037	\$1,686,688	\$2,743,549	61.5 %	Medium	\$466,224	\$0	\$34,973	\$374,262
2038	\$1,813,623	\$2,820,908	64.3 %	Medium	\$480,211	\$0	\$41,453	\$0
2039	\$2,335,286	\$3,297,495	70.8 %	Low	\$494,617	\$0	\$43,637	\$841,378
2040	\$2,032,162	\$2,933,518	69.3 %	Medium	\$509,455	\$0	\$45,187	\$96,360
2041	\$2,490,444	\$3,338,102	74.6 %	Low	\$524,739	\$0	\$55,463	\$10,029
2042	\$3,060,616	\$3,856,220	79.4 %	Low	\$540,481	\$0	\$59,450	\$771,053
2043	\$2,889,493	\$3,618,875	79.8 %	Low	\$556,696	\$0	\$63,069	\$86,398
2044	\$3,422,859	\$4,092,839	83.6 %	Low	\$573,396	\$0	\$72,548	\$230,586
2045	\$3,838,218	\$4,446,140	86.3 %	Low	\$590,598	\$0	\$83,154	\$27,543
2046	\$4,484,427	\$5,033,215	89.1 %	Low	\$608,316	\$0	\$95,838	\$80,923
2047	\$5,107,658	\$5,597,384	91.3 %	Low	\$626,566	\$0	\$96,539	\$1,276,125
2048	\$4,554,639	\$4,962,314	91.8 %	Low	\$645,363	\$0	\$98,446	\$0
2049	\$5,298,447	\$5,637,944	94.0 %	Low	\$664,724	\$0	\$113,228	\$42,282
2050	\$6,034,116	\$6,306,095	95.7 %	Low	\$684,665	\$0	\$128,151	\$54,857
2051	\$6,792,075	\$6,997,616	97.1 %	Low	\$705,205	\$0	\$143,128	\$107,290
2052	\$7,533,118	\$7,672,640	98.2 %	Low	\$726,362	\$0	\$149,933	\$936,273
2053	\$7,473,139	\$7,531,332	99.2 %	Low	\$748,152	\$0	\$158,229	\$16,015
2054	\$8,363,505	\$8,351,435	100.1 %	Low	\$770,597	\$0	\$162,438	\$1,402,156



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 35607-3
No-Site-Visit

Fiscal Year Start: 2025

Interest:

2.00 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$1,489,417	\$2,869,595	51.9 %		Medium	\$313,000	\$0	\$32,441	\$77,350
2026	\$1,757,508	\$3,142,918	55.9 %		Medium	\$322,390	\$0	\$38,276	\$44,805
2027	\$2,073,369	\$3,465,968	59.8 %		Medium	\$332,062	\$0	\$39,106	\$603,917
2028	\$1,840,619	\$3,231,072	57.0 %		Medium	\$342,024	\$0	\$40,603	\$0
2029	\$2,223,246	\$3,619,659	61.4 %		Medium	\$352,284	\$0	\$47,448	\$97,357
2030	\$2,525,621	\$3,928,376	64.3 %		Medium	\$362,853	\$0	\$54,570	\$6,956
2031	\$2,936,088	\$4,348,479	67.5 %		Medium	\$373,738	\$0	\$62,960	\$7,463
2032	\$3,365,324	\$4,789,945	70.3 %		Low	\$384,951	\$0	\$33,673	\$3,779,095
2033	\$4,852	\$1,369,435	0.4 %		High	\$396,499	\$0	\$3,930	\$16,785
2034	\$388,496	\$1,731,338	22.4 %		High	\$408,394	\$0	\$11,179	\$77,699
2035	\$730,370	\$2,051,498	35.6 %		Medium	\$420,646	\$0	\$18,024	\$95,418
2036	\$1,073,622	\$2,373,461	45.2 %		Medium	\$433,265	\$0	\$25,351	\$68,520
2037	\$1,463,719	\$2,743,549	53.4 %		Medium	\$446,263	\$0	\$30,271	\$374,262
2038	\$1,565,991	\$2,820,908	55.5 %		Medium	\$459,651	\$0	\$36,247	\$0
2039	\$2,061,889	\$3,297,495	62.5 %		Medium	\$473,441	\$0	\$37,905	\$841,378
2040	\$1,731,856	\$2,933,518	59.0 %		Medium	\$487,644	\$0	\$38,905	\$96,360
2041	\$2,162,045	\$3,338,102	64.8 %		Medium	\$502,273	\$0	\$48,607	\$10,029
2042	\$2,702,896	\$3,856,220	70.1 %		Low	\$517,341	\$0	\$51,996	\$771,053
2043	\$2,501,180	\$3,618,875	69.1 %		Medium	\$532,862	\$0	\$54,990	\$86,398
2044	\$3,002,633	\$4,092,839	73.4 %		Low	\$548,847	\$0	\$63,818	\$230,586
2045	\$3,384,713	\$4,446,140	76.1 %		Low	\$565,313	\$0	\$73,746	\$27,543
2046	\$3,996,228	\$5,033,215	79.4 %		Low	\$582,272	\$0	\$85,721	\$80,923
2047	\$4,583,298	\$5,597,384	81.9 %		Low	\$599,740	\$0	\$85,685	\$1,276,125
2048	\$3,992,599	\$4,962,314	80.5 %		Low	\$617,733	\$0	\$86,822	\$0
2049	\$4,697,154	\$5,637,944	83.3 %		Low	\$636,265	\$0	\$100,804	\$42,282
2050	\$5,391,940	\$6,306,095	85.5 %		Low	\$655,352	\$0	\$114,893	\$54,857
2051	\$6,107,328	\$6,997,616	87.3 %		Low	\$675,013	\$0	\$129,002	\$107,290
2052	\$6,804,053	\$7,672,640	88.7 %		Low	\$695,263	\$0	\$134,903	\$936,273
2053	\$6,697,946	\$7,531,332	88.9 %		Low	\$716,121	\$0	\$142,259	\$16,015
2054	\$7,540,311	\$8,351,435	90.3 %		Low	\$737,605	\$0	\$145,490	\$1,402,156

30-Year Income/Expense Detail

Report # 35607-3
No-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$1,489,417	\$1,771,649	\$2,102,361	\$1,885,199	\$2,284,178
Annual Reserve Funding	\$327,000	\$336,810	\$346,914	\$357,322	\$368,041
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$32,582	\$38,707	\$39,841	\$41,658	\$48,836
Total Income	\$1,848,999	\$2,147,166	\$2,489,116	\$2,284,178	\$2,701,056
# Component					
Paving					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical					
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$53,045	\$0	\$0
2509 Gate Operators - Replace	\$16,000	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$13,506
2522 HVAC - MS (Elev Rm -Public) - Repl.	\$5,250	\$0	\$0	\$0	\$0
2522 HVAC - MS (Valet) - Replace	\$4,000	\$0	\$0	\$0	\$0
2522 HVAC - RTU (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (8th Hallway) -Replace	\$6,250	\$0	\$0	\$0	\$0
2522 HVAC - Split (Admin Office) - Repl.	\$8,550	\$0	\$0	\$0	\$0
2522 HVAC - Split (Club Room) - Replace	\$6,550	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm - Serv)-Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm -West) -Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Mail/Bath) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Storage) - Replace	\$24,500	\$0	\$0	\$0	\$0
2522 HVAC - Split (Telephone Rm) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Garage) - Replace	\$0	\$0	\$44,558	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$55,697	\$0	\$0
2781 Pool Heater - Replace	\$6,250	\$0	\$0	\$0	\$0
2781 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
Misc. Building Components					
2144 Garage Gates- Replace	\$0	\$0	\$0	\$0	\$0
2144 Loading Area Gate - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
Misc. Site Improvements					
2146 Arbors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Lobby) - Refurbish	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Sidewalk)-Refurbish	\$0	\$10,815	\$0	\$0	\$0
2169 Sign/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$206,876	\$0	\$0
Furniture, Fixtures & Equipment					
2703 Wallcoverings - Replace	\$0	\$0	\$56,228	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$44,027	\$0	\$0
2709 8th Flr Hllwy Tile Floor - Replace	\$0	\$0	\$39,253	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$35,454
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$33,990	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$48,397
2749 Bathrooms (8th Floor) - Remodel	\$0	\$0	\$27,053	\$0	\$0
2749 Bathrooms (Lobby Level) - Remodel	\$0	\$0	\$30,766	\$0	\$0
2750 Lobby/Mezzanine - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Club Room - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Business Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$46,414	\$0	\$0
Elevator					

Fiscal Year		2025	2026	2027	2028	2029
2513	Elevators (Public/Serv) - Modernize	\$0	\$0	\$0	\$0	\$0
2513	Elevators (Residential) - Modernize	\$0	\$0	\$0	\$0	\$0
2517	Elevator Cabs (Pub/Serv.) -Remodel	\$0	\$0	\$0	\$0	\$0
2517	Elevator Cabs (Residential)-Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$77,350	\$44,805	\$603,917	\$0	\$97,357
Ending Reserve Balance		\$1,771,649	\$2,102,361	\$1,885,199	\$2,284,178	\$2,603,700

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$2,603,700	\$3,032,136	\$3,480,196	\$139,434	\$543,709
Annual Reserve Funding	\$379,083	\$390,455	\$402,169	\$414,234	\$426,661
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$56,310	\$65,067	\$36,165	\$6,826	\$14,496
Total Income	\$3,039,092	\$3,487,658	\$3,918,529	\$560,494	\$984,866
# Component					
Paving					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical					
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$31,669	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - MS (Elev Rm -Public) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - MS (Valet) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - RTU (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (8th Hallway) -Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Admin Office) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Club Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm - Serv)-Repl.	\$6,956	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm -West) -Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Gym) - Replace	\$0	\$0	\$0	\$0	\$10,438
2522 HVAC - Split (Lobby) - Replace	\$0	\$0	\$24,597	\$0	\$0
2522 HVAC - Split (Mail/Bath) - Replace	\$0	\$0	\$0	\$0	\$8,546
2522 HVAC - Split (Storage) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Telephone Rm) - Repl.	\$0	\$0	\$7,687	\$0	\$0
2522 HVAC - Split (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$58,715
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$19,063	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$0	\$7,917	\$0
2781 Spa Heater - Replace	\$0	\$7,463	\$0	\$0	\$0
Misc. Building Components					
2144 Garage Gates- Replace	\$0	\$0	\$0	\$0	\$0
2144 Loading Area Gate - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$196,780	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$315,463	\$0	\$0
Misc. Site Improvements					
2146 Arbors - Repair/Replace	\$0	\$0	\$63,646	\$0	\$0
2150 Fountain (Lobby) - Refurbish	\$0	\$0	\$0	\$8,867	\$0
2150 Fountain (Sidewalk)-Refurbish	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monuments - Refurbish/Replace	\$0	\$0	\$12,914	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
Furniture, Fixtures & Equipment					
2703 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 8th Flr Hllwy Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (8th Floor) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby Level) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby/Mezzanine - Remodel	\$0	\$0	\$491,950	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$46,120	\$0	\$0
2753 Club Room - Remodel	\$0	\$0	\$215,228	\$0	\$0
2757 Business Lounge - Remodel	\$0	\$0	\$49,195	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Elevator					
2513 Elevators (Public/Serv) - Modernize	\$0	\$0	\$307,468	\$0	\$0
2513 Elevators (Residential) - Modernize	\$0	\$0	\$1,844,811	\$0	\$0
2517 Elevator Cabs (Pub/Serv.) -Remodel	\$0	\$0	\$66,413	\$0	\$0
2517 Elevator Cabs (Residential)-Remodel	\$0	\$0	\$86,091	\$0	\$0
Total Expenses	\$6,956	\$7,463	\$3,779,095	\$16,785	\$77,699

Fiscal Year	2030	2031	2032	2033	2034
Ending Reserve Balance	\$3,032,136	\$3,480,196	\$139,434	\$543,709	\$907,167

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$907,167	\$1,272,992	\$1,686,688	\$1,813,623	\$2,335,286
Annual Reserve Funding	\$439,461	\$452,644	\$466,224	\$480,211	\$494,617
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$21,783	\$29,571	\$34,973	\$41,453	\$43,637
Total Income	\$1,368,410	\$1,755,208	\$2,187,885	\$2,335,286	\$2,873,540
# Component					
Paving					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical					
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - MS (Elev Rm -Public) - Repl.	\$7,056	\$0	\$0	\$0	\$0
2522 HVAC - MS (Valet) - Replace	\$5,376	\$0	\$0	\$0	\$0
2522 HVAC - RTU (Hallways) - Replace	\$0	\$0	\$0	\$0	\$831,924
2522 HVAC - Split (8th Hallway) -Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Admin Office) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Club Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm - Serv)-Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm -West) -Repl.	\$0	\$8,305	\$0	\$0	\$0
2522 HVAC - Split (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Mail/Bath) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Storage) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Telephone Rm) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Trash Room) - Replace	\$0	\$0	\$7,129	\$0	\$0
2532 Exhaust Fans (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$24,190	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$9,454
Misc. Building Components					
2144 Garage Gates- Replace	\$0	\$0	\$89,110	\$0	\$0
2144 Loading Area Gate - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
Misc. Site Improvements					
2146 Arbors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Lobby) - Refurbish	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Sidewalk)-Refurbish	\$0	\$14,534	\$0	\$0	\$0
2169 Sign/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$278,023	\$0	\$0
Furniture, Fixtures & Equipment					
2703 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 8th Flr Hllwy Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$45,680	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (8th Floor) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby Level) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby/Mezzanine - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Club Room - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Business Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$58,796	\$0	\$0	\$0	\$0
Elevator					
2513 Elevators (Public/Serv) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (Residential) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Pub/Serv.) -Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Residential)-Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$95,418	\$68,520	\$374,262	\$0	\$841,378

Fiscal Year	2035	2036	2037	2038	2039
Ending Reserve Balance	\$1,272,992	\$1,686,688	\$1,813,623	\$2,335,286	\$2,032,162

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$2,032,162	\$2,490,444	\$3,060,616	\$2,889,493	\$3,422,859
Annual Reserve Funding	\$509,455	\$524,739	\$540,481	\$556,696	\$573,396
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$45,187	\$55,463	\$59,450	\$63,069	\$72,548
Total Income	\$2,586,804	\$3,070,645	\$3,660,547	\$3,509,258	\$4,068,804
# Component					
Paving					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical					
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$82,642	\$0	\$0
2509 Gate Operators - Replace	\$24,927	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$21,042
2522 HVAC - MS (Elev Rm -Public) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - MS (Valet) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - RTU (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (8th Hallway) -Replace	\$9,737	\$0	\$0	\$0	\$0
2522 HVAC - Split (Admin Office) - Repl.	\$13,321	\$0	\$0	\$0	\$0
2522 HVAC - Split (Club Room) - Replace	\$10,205	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm - Serv)-Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm -West) -Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Mail/Bath) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Storage) - Replace	\$38,170	\$0	\$0	\$0	\$0
2522 HVAC - Split (Telephone Rm) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$78,908
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$10,029	\$0	\$0	\$0
2781 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
Misc. Building Components					
2144 Garage Gates- Replace	\$0	\$0	\$0	\$0	\$0
2144 Loading Area Gate - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$264,456	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$423,955	\$0	\$0
Misc. Site Improvements					
2146 Arbors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Lobby) - Refurbish	\$0	\$0	\$0	\$11,917	\$0
2150 Fountain (Sidewalk)-Refurbish	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
Furniture, Fixtures & Equipment					
2703 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 8th Flr Hllwy Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$55,235
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$75,401
2749 Bathrooms (8th Floor) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby Level) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby/Mezzanine - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Club Room - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Business Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$74,481	\$0
Elevator					
2513 Elevators (Public/Serv) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (Residential) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Pub/Serv.) -Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Residential)-Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$96,360	\$10,029	\$771,053	\$86,398	\$230,586

Fiscal Year	2040	2041	2042	2043	2044
Ending Reserve Balance	\$2,490,444	\$3,060,616	\$2,889,493	\$3,422,859	\$3,838,218

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$3,838,218	\$4,484,427	\$5,107,658	\$4,554,639	\$5,298,447
Annual Reserve Funding	\$590,598	\$608,316	\$626,566	\$645,363	\$664,724
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$83,154	\$95,838	\$96,539	\$98,446	\$113,228
Total Income	\$4,511,970	\$5,188,581	\$5,830,764	\$5,298,447	\$6,076,398
# Component					
Paving					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$107,302	\$0	\$0
Mechanical & Electrical					
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - MS (Elev Rm -Public) - Repl.	\$9,482	\$0	\$0	\$0	\$0
2522 HVAC - MS (Valet) - Replace	\$7,224	\$0	\$0	\$0	\$0
2522 HVAC - RTU (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (8th Hallway) -Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Admin Office) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Club Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm - Serv)-Repl.	\$10,837	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm -West) -Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Gym) - Replace	\$0	\$0	\$0	\$0	\$16,262
2522 HVAC - Split (Lobby) - Replace	\$0	\$0	\$38,322	\$0	\$0
2522 HVAC - Split (Mail/Bath) - Replace	\$0	\$0	\$0	\$0	\$13,315
2522 HVAC - Split (Storage) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Telephone Rm) - Repl.	\$0	\$0	\$11,976	\$0	\$0
2522 HVAC - Split (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Garage) - Replace	\$0	\$0	\$80,476	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$195,443	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$100,595	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$12,705
2781 Spa Heater - Replace	\$0	\$0	\$11,976	\$0	\$0
Misc. Building Components					
2144 Garage Gates- Replace	\$0	\$0	\$0	\$0	\$0
2144 Loading Area Gate - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
Misc. Site Improvements					
2146 Arbors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Lobby) - Refurbish	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Sidewalk)-Refurbish	\$0	\$19,533	\$0	\$0	\$0
2169 Sign/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$373,640	\$0	\$0
Furniture, Fixtures & Equipment					
2703 Wallcoverings - Replace	\$0	\$0	\$101,553	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$79,518	\$0	\$0
2709 8th Flr Hllwy Tile Floor - Replace	\$0	\$0	\$70,896	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$61,390	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (8th Floor) - Remodel	\$0	\$0	\$48,861	\$0	\$0
2749 Bathrooms (Lobby Level) - Remodel	\$0	\$0	\$55,567	\$0	\$0
2750 Lobby/Mezzanine - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Club Room - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Business Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Elevator					
2513 Elevators (Public/Serv) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (Residential) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Pub/Serv.) -Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Residential)-Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$27,543	\$80,923	\$1,276,125	\$0	\$42,282

Fiscal Year	2045	2046	2047	2048	2049
Ending Reserve Balance	\$4,484,427	\$5,107,658	\$4,554,639	\$5,298,447	\$6,034,116

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$6,034,116	\$6,792,075	\$7,533,118	\$7,473,139	\$8,363,505
Annual Reserve Funding	\$684,665	\$705,205	\$726,362	\$748,152	\$770,597
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$128,151	\$143,128	\$149,933	\$158,229	\$162,438
Total Income	\$6,846,932	\$7,640,409	\$8,409,412	\$8,379,521	\$9,296,540
# Component					
Paving					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical					
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - MS (Elev Rm -Public) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - MS (Valet) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - RTU (Hallways) - Replace	\$0	\$0	\$0	\$0	\$1,296,111
2522 HVAC - Split (8th Hallway) -Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Admin Office) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Club Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm - Serv)-Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm -West) -Repl.	\$0	\$12,940	\$0	\$0	\$0
2522 HVAC - Split (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Mail/Bath) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Storage) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Telephone Rm) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Trash Room) - Replace	\$0	\$0	\$11,106	\$0	\$0
2532 Exhaust Fans (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$37,688	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$106,045
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
Misc. Building Components					
2144 Garage Gates- Replace	\$0	\$0	\$0	\$0	\$0
2144 Loading Area Gate - Replace	\$17,169	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$355,406	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$569,761	\$0	\$0
Misc. Site Improvements					
2146 Arbors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Lobby) - Refurbish	\$0	\$0	\$0	\$16,015	\$0
2150 Fountain (Sidewalk)-Refurbish	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
Furniture, Fixtures & Equipment					
2703 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 8th Flr Hllwy Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmnt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmnt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (8th Floor) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby Level) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby/Mezzanine - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Club Room - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Business Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$94,351	\$0	\$0	\$0
Elevator					
2513 Elevators (Public/Serv) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (Residential) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Pub/Serv.) -Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Residential)-Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$54,857	\$107,290	\$936,273	\$16,015	\$1,402,156

Fiscal Year	2050	2051	2052	2053	2054
Ending Reserve Balance	\$6,792,075	\$7,533,118	\$7,473,139	\$8,363,505	\$7,894,384



30-Year Income/Expense Detail (Alternate Funding Plan)

Report # 35607-3

No-Site-Visit

Fiscal Year	2025	2026	2027	2028	2029
Starting Reserve Balance	\$1,489,417	\$1,757,508	\$2,073,369	\$1,840,619	\$2,223,246
Annual Reserve Funding	\$313,000	\$322,390	\$332,062	\$342,024	\$352,284
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$32,441	\$38,276	\$39,106	\$40,603	\$47,448
Total Income	\$1,834,858	\$2,118,174	\$2,444,536	\$2,223,246	\$2,622,978
# Component					
Paving					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical					
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$53,045	\$0	\$0
2509 Gate Operators - Replace	\$16,000	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$13,506
2522 HVAC - MS (Elev Rm -Public) - Repl.	\$5,250	\$0	\$0	\$0	\$0
2522 HVAC - MS (Valet) - Replace	\$4,000	\$0	\$0	\$0	\$0
2522 HVAC - RTU (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (8th Hallway) -Replace	\$6,250	\$0	\$0	\$0	\$0
2522 HVAC - Split (Admin Office) - Repl.	\$8,550	\$0	\$0	\$0	\$0
2522 HVAC - Split (Club Room) - Replace	\$6,550	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm - Serv)-Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm -West) -Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Mail/Bath) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Storage) - Replace	\$24,500	\$0	\$0	\$0	\$0
2522 HVAC - Split (Telephone Rm) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Garage) - Replace	\$0	\$0	\$44,558	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$55,697	\$0	\$0
2781 Pool Heater - Replace	\$6,250	\$0	\$0	\$0	\$0
2781 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
Misc. Building Components					
2144 Garage Gates- Replace	\$0	\$0	\$0	\$0	\$0
2144 Loading Area Gate - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
Misc. Site Improvements					
2146 Arbors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Lobby) - Refurbish	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Sidewalk)-Refurbish	\$0	\$10,815	\$0	\$0	\$0
2169 Sign/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$206,876	\$0	\$0
Furniture, Fixtures & Equipment					
2703 Wallcoverings - Replace	\$0	\$0	\$56,228	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$44,027	\$0	\$0
2709 8th Flr Hllwy Tile Floor - Replace	\$0	\$0	\$39,253	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$35,454
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$33,990	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$48,397
2749 Bathrooms (8th Floor) - Remodel	\$0	\$0	\$27,053	\$0	\$0
2749 Bathrooms (Lobby Level) - Remodel	\$0	\$0	\$30,766	\$0	\$0
2750 Lobby/Mezzanine - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Club Room - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Business Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$46,414	\$0	\$0
Elevator					

Fiscal Year		2025	2026	2027	2028	2029
2513	Elevators (Public/Serv) - Modernize	\$0	\$0	\$0	\$0	\$0
2513	Elevators (Residential) - Modernize	\$0	\$0	\$0	\$0	\$0
2517	Elevator Cabs (Pub/Serv.) -Remodel	\$0	\$0	\$0	\$0	\$0
2517	Elevator Cabs (Residential)-Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$77,350	\$44,805	\$603,917	\$0	\$97,357
Ending Reserve Balance		\$1,757,508	\$2,073,369	\$1,840,619	\$2,223,246	\$2,525,621

Fiscal Year	2030	2031	2032	2033	2034
Starting Reserve Balance	\$2,525,621	\$2,936,088	\$3,365,324	\$4,852	\$388,496
Annual Reserve Funding	\$362,853	\$373,738	\$384,951	\$396,499	\$408,394
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$54,570	\$62,960	\$33,673	\$3,930	\$11,179
Total Income	\$2,943,044	\$3,372,786	\$3,783,947	\$405,281	\$808,069
# Component					
Paving					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical					
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$31,669	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - MS (Elev Rm -Public) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - MS (Valet) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - RTU (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (8th Hallway) -Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Admin Office) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Club Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm - Serv)-Repl.	\$6,956	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm -West) -Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Gym) - Replace	\$0	\$0	\$0	\$0	\$10,438
2522 HVAC - Split (Lobby) - Replace	\$0	\$0	\$24,597	\$0	\$0
2522 HVAC - Split (Mail/Bath) - Replace	\$0	\$0	\$0	\$0	\$8,546
2522 HVAC - Split (Storage) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Telephone Rm) - Repl.	\$0	\$0	\$7,687	\$0	\$0
2522 HVAC - Split (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$58,715
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$19,063	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$0	\$7,917	\$0
2781 Spa Heater - Replace	\$0	\$7,463	\$0	\$0	\$0
Misc. Building Components					
2144 Garage Gates- Replace	\$0	\$0	\$0	\$0	\$0
2144 Loading Area Gate - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$196,780	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$315,463	\$0	\$0
Misc. Site Improvements					
2146 Arbors - Repair/Replace	\$0	\$0	\$63,646	\$0	\$0
2150 Fountain (Lobby) - Refurbish	\$0	\$0	\$0	\$8,867	\$0
2150 Fountain (Sidewalk)-Refurbish	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monuments - Refurbish/Replace	\$0	\$0	\$12,914	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
Furniture, Fixtures & Equipment					
2703 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 8th Flr Hllwy Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (8th Floor) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby Level) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby/Mezzanine - Remodel	\$0	\$0	\$491,950	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$46,120	\$0	\$0
2753 Club Room - Remodel	\$0	\$0	\$215,228	\$0	\$0
2757 Business Lounge - Remodel	\$0	\$0	\$49,195	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Elevator					
2513 Elevators (Public/Serv) - Modernize	\$0	\$0	\$307,468	\$0	\$0
2513 Elevators (Residential) - Modernize	\$0	\$0	\$1,844,811	\$0	\$0
2517 Elevator Cabs (Pub/Serv.) -Remodel	\$0	\$0	\$66,413	\$0	\$0
2517 Elevator Cabs (Residential)-Remodel	\$0	\$0	\$86,091	\$0	\$0
Total Expenses	\$6,956	\$7,463	\$3,779,095	\$16,785	\$77,699

Fiscal Year	2030	2031	2032	2033	2034
Ending Reserve Balance	\$2,936,088	\$3,365,324	\$4,852	\$388,496	\$730,370

Fiscal Year	2035	2036	2037	2038	2039
Starting Reserve Balance	\$730,370	\$1,073,622	\$1,463,719	\$1,565,991	\$2,061,889
Annual Reserve Funding	\$420,646	\$433,265	\$446,263	\$459,651	\$473,441
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$18,024	\$25,351	\$30,271	\$36,247	\$37,905
Total Income	\$1,169,040	\$1,532,239	\$1,940,253	\$2,061,889	\$2,573,234
# Component					
Paving					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical					
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - MS (Elev Rm -Public) - Repl.	\$7,056	\$0	\$0	\$0	\$0
2522 HVAC - MS (Valet) - Replace	\$5,376	\$0	\$0	\$0	\$0
2522 HVAC - RTU (Hallways) - Replace	\$0	\$0	\$0	\$0	\$831,924
2522 HVAC - Split (8th Hallway) -Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Admin Office) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Club Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm - Serv)-Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm -West) -Repl.	\$0	\$8,305	\$0	\$0	\$0
2522 HVAC - Split (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Mail/Bath) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Storage) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Telephone Rm) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Trash Room) - Replace	\$0	\$0	\$7,129	\$0	\$0
2532 Exhaust Fans (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$24,190	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$9,454
Misc. Building Components					
2144 Garage Gates- Replace	\$0	\$0	\$89,110	\$0	\$0
2144 Loading Area Gate - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
Misc. Site Improvements					
2146 Arbors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Lobby) - Refurbish	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Sidewalk)-Refurbish	\$0	\$14,534	\$0	\$0	\$0
2169 Sign/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$278,023	\$0	\$0
Furniture, Fixtures & Equipment					
2703 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 8th Flr Hllwy Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$45,680	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (8th Floor) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby Level) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby/Mezzanine - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Club Room - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Business Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$58,796	\$0	\$0	\$0	\$0
Elevator					
2513 Elevators (Public/Serv) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (Residential) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Pub/Serv.) -Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Residential)-Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$95,418	\$68,520	\$374,262	\$0	\$841,378

Fiscal Year	2035	2036	2037	2038	2039
Ending Reserve Balance	\$1,073,622	\$1,463,719	\$1,565,991	\$2,061,889	\$1,731,856

Fiscal Year	2040	2041	2042	2043	2044
Starting Reserve Balance	\$1,731,856	\$2,162,045	\$2,702,896	\$2,501,180	\$3,002,633
Annual Reserve Funding	\$487,644	\$502,273	\$517,341	\$532,862	\$548,847
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$38,905	\$48,607	\$51,996	\$54,990	\$63,818
Total Income	\$2,258,406	\$2,712,926	\$3,272,233	\$3,089,032	\$3,615,299
# Component					
Paving					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical					
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$82,642	\$0	\$0
2509 Gate Operators - Replace	\$24,927	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$21,042
2522 HVAC - MS (Elev Rm -Public) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - MS (Valet) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - RTU (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (8th Hallway) -Replace	\$9,737	\$0	\$0	\$0	\$0
2522 HVAC - Split (Admin Office) - Repl.	\$13,321	\$0	\$0	\$0	\$0
2522 HVAC - Split (Club Room) - Replace	\$10,205	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm - Serv)-Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm -West) -Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Mail/Bath) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Storage) - Replace	\$38,170	\$0	\$0	\$0	\$0
2522 HVAC - Split (Telephone Rm) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$78,908
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$10,029	\$0	\$0	\$0
2781 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
Misc. Building Components					
2144 Garage Gates- Replace	\$0	\$0	\$0	\$0	\$0
2144 Loading Area Gate - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$264,456	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$423,955	\$0	\$0
Misc. Site Improvements					
2146 Arbors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Lobby) - Refurbish	\$0	\$0	\$0	\$11,917	\$0
2150 Fountain (Sidewalk)-Refurbish	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
Furniture, Fixtures & Equipment					
2703 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 8th Flr Hllwy Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$55,235
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$75,401
2749 Bathrooms (8th Floor) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby Level) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby/Mezzanine - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Club Room - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Business Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$74,481	\$0
Elevator					
2513 Elevators (Public/Serv) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (Residential) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Pub/Serv.) -Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Residential)-Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$96,360	\$10,029	\$771,053	\$86,398	\$230,586

Fiscal Year	2040	2041	2042	2043	2044
Ending Reserve Balance	\$2,162,045	\$2,702,896	\$2,501,180	\$3,002,633	\$3,384,713

Fiscal Year	2045	2046	2047	2048	2049
Starting Reserve Balance	\$3,384,713	\$3,996,228	\$4,583,298	\$3,992,599	\$4,697,154
Annual Reserve Funding	\$565,313	\$582,272	\$599,740	\$617,733	\$636,265
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$73,746	\$85,721	\$85,685	\$86,822	\$100,804
Total Income	\$4,023,771	\$4,664,221	\$5,268,724	\$4,697,154	\$5,434,222
# Component					
Paving					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$107,302	\$0	\$0
Mechanical & Electrical					
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - MS (Elev Rm -Public) - Repl.	\$9,482	\$0	\$0	\$0	\$0
2522 HVAC - MS (Valet) - Replace	\$7,224	\$0	\$0	\$0	\$0
2522 HVAC - RTU (Hallways) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (8th Hallway) -Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Admin Office) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Club Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm - Serv)-Repl.	\$10,837	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm -West) -Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Gym) - Replace	\$0	\$0	\$0	\$0	\$16,262
2522 HVAC - Split (Lobby) - Replace	\$0	\$0	\$38,322	\$0	\$0
2522 HVAC - Split (Mail/Bath) - Replace	\$0	\$0	\$0	\$0	\$13,315
2522 HVAC - Split (Storage) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Telephone Rm) - Repl.	\$0	\$0	\$11,976	\$0	\$0
2522 HVAC - Split (Trash Room) - Replace	\$0	\$0	\$0	\$0	\$0
2532 Exhaust Fans (Garage) - Replace	\$0	\$0	\$80,476	\$0	\$0
2541 Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$195,443	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$0
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$100,595	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$12,705
2781 Spa Heater - Replace	\$0	\$0	\$11,976	\$0	\$0
Misc. Building Components					
2144 Garage Gates- Replace	\$0	\$0	\$0	\$0	\$0
2144 Loading Area Gate - Replace	\$0	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$0	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$0	\$0	\$0
Misc. Site Improvements					
2146 Arbors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Lobby) - Refurbish	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Sidewalk)-Refurbish	\$0	\$19,533	\$0	\$0	\$0
2169 Sign/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$373,640	\$0	\$0
Furniture, Fixtures & Equipment					
2703 Wallcoverings - Replace	\$0	\$0	\$101,553	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$79,518	\$0	\$0
2709 8th Flr Hllwy Tile Floor - Replace	\$0	\$0	\$70,896	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$61,390	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (8th Floor) - Remodel	\$0	\$0	\$48,861	\$0	\$0
2749 Bathrooms (Lobby Level) - Remodel	\$0	\$0	\$55,567	\$0	\$0
2750 Lobby/Mezzanine - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Club Room - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Business Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$0	\$0	\$0	\$0
Elevator					
2513 Elevators (Public/Serv) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (Residential) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Pub/Serv.) -Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Residential)-Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$27,543	\$80,923	\$1,276,125	\$0	\$42,282

Fiscal Year	2045	2046	2047	2048	2049
Ending Reserve Balance	\$3,996,228	\$4,583,298	\$3,992,599	\$4,697,154	\$5,391,940

Fiscal Year	2050	2051	2052	2053	2054
Starting Reserve Balance	\$5,391,940	\$6,107,328	\$6,804,053	\$6,697,946	\$7,540,311
Annual Reserve Funding	\$655,352	\$675,013	\$695,263	\$716,121	\$737,605
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$114,893	\$129,002	\$134,903	\$142,259	\$145,490
Total Income	\$6,162,185	\$6,911,343	\$7,634,219	\$7,556,327	\$8,423,406
# Component					
Paving					
2119 Pavers (Roadways) - Replace	\$0	\$0	\$0	\$0	\$0
Mechanical & Electrical					
2303 Ext. Lights (Decorative) - Replace	\$0	\$0	\$0	\$0	\$0
2503 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
2509 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
2511 Barrier Arm Operators - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - MS (Elev Rm -Public) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - MS (Valet) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - RTU (Hallways) - Replace	\$0	\$0	\$0	\$0	\$1,296,111
2522 HVAC - Split (8th Hallway) -Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Admin Office) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Club Room) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm - Serv)-Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Elev Rm -West) -Repl.	\$0	\$12,940	\$0	\$0	\$0
2522 HVAC - Split (Gym) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Lobby) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Mail/Bath) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Storage) - Replace	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Telephone Rm) - Repl.	\$0	\$0	\$0	\$0	\$0
2522 HVAC - Split (Trash Room) - Replace	\$0	\$0	\$11,106	\$0	\$0
2532 Exhaust Fans (Garage) - Replace	\$0	\$0	\$0	\$0	\$0
2541 Trash Compactor - Replace	\$37,688	\$0	\$0	\$0	\$0
2542 Trash Chute - Replace	\$0	\$0	\$0	\$0	\$0
2543 Surveillance System-Upgrade/Replace	\$0	\$0	\$0	\$0	\$106,045
2558 Exit/Emergency Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
2575 Domestic Water System - Replace	\$0	\$0	\$0	\$0	\$0
2781 Pool Heater - Replace	\$0	\$0	\$0	\$0	\$0
2781 Spa Heater - Replace	\$0	\$0	\$0	\$0	\$0
Misc. Building Components					
2144 Garage Gates- Replace	\$0	\$0	\$0	\$0	\$0
2144 Loading Area Gate - Replace	\$17,169	\$0	\$0	\$0	\$0
2701 Interior Surfaces - Repaint	\$0	\$0	\$355,406	\$0	\$0
2711 Carpeting - Replace	\$0	\$0	\$569,761	\$0	\$0
Misc. Site Improvements					
2146 Arbors - Repair/Replace	\$0	\$0	\$0	\$0	\$0
2150 Fountain (Lobby) - Refurbish	\$0	\$0	\$0	\$16,015	\$0
2150 Fountain (Sidewalk)-Refurbish	\$0	\$0	\$0	\$0	\$0
2169 Sign/Monuments - Refurbish/Replace	\$0	\$0	\$0	\$0	\$0
2185 Landscaping - Refurbish	\$0	\$0	\$0	\$0	\$0
Furniture, Fixtures & Equipment					
2703 Wallcoverings - Replace	\$0	\$0	\$0	\$0	\$0
2705 Interior Lights - Replace	\$0	\$0	\$0	\$0	\$0
2709 8th Flr Hllwy Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
2725 Fitness Room - Remodel	\$0	\$0	\$0	\$0	\$0
2727 Fitness Eqpmt (Cardio) - Replace	\$0	\$0	\$0	\$0	\$0
2728 Fitness Eqpmt (Strength) - Replace	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (8th Floor) - Remodel	\$0	\$0	\$0	\$0	\$0
2749 Bathrooms (Lobby Level) - Remodel	\$0	\$0	\$0	\$0	\$0
2750 Lobby/Mezzanine - Remodel	\$0	\$0	\$0	\$0	\$0
2752 Office - Remodel	\$0	\$0	\$0	\$0	\$0
2753 Club Room - Remodel	\$0	\$0	\$0	\$0	\$0
2757 Business Lounge - Remodel	\$0	\$0	\$0	\$0	\$0
2763 Pool Deck Furniture - Replace	\$0	\$94,351	\$0	\$0	\$0
Elevator					
2513 Elevators (Public/Serv) - Modernize	\$0	\$0	\$0	\$0	\$0
2513 Elevators (Residential) - Modernize	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Pub/Serv.) -Remodel	\$0	\$0	\$0	\$0	\$0
2517 Elevator Cabs (Residential)-Remodel	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$54,857	\$107,290	\$936,273	\$16,015	\$1,402,156

Fiscal Year	2050	2051	2052	2053	2054
Ending Reserve Balance	\$6,107,328	\$6,804,053	\$6,697,946	\$7,540,311	\$7,021,249



Component Method (Straight-Line) Funding

Component	Current			Existing Funds (Group)	Group Fund Allocation	Unfunded Balance	2025 Funding (Component)	2025 Funding (Group)
	Useful Life	Useful Life	Cost (Component)					
Excluded Components								
-	0	0	\$0.00	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Paving								
Pavers (Roadways) - Replace	40	22	\$56,000	\$21,052	\$21,052	\$34,948	\$1,588.55	\$1,588.55
Mechanical & Electrical								
Ext. Lights (Decorative) - Replace	25	7	\$25,750	\$434,746	\$10,619.66	\$15,130.34	\$2,161.48	\$127,967.69
Access Control System - Replace	15	2	\$50,000	\$434,746	\$20,620.69	\$29,379.31	\$14,689.66	
Gate Operators - Replace	15	0	\$16,000	\$434,746	\$6,598.62	\$9,401.38	\$9,401.38	
Barrier Arm Operators - Replace	15	4	\$12,000	\$434,746	\$4,948.97	\$7,051.03	\$1,762.76	
HVAC - MS (Elev Rm -Public) - Repl.	10	0	\$5,250	\$434,746	\$2,165.17	\$3,084.83	\$3,084.83	
HVAC - MS (Valet) - Replace	10	0	\$4,000	\$434,746	\$1,649.66	\$2,350.34	\$2,350.34	
HVAC - RTU (Hallways) - Replace	15	14	\$550,000	\$434,746	\$226,827.59	\$323,172.41	\$23,083.74	
HVAC - Split (8th Hallway) -Replace	15	0	\$6,250	\$434,746	\$2,577.59	\$3,672.41	\$3,672.41	
HVAC - Split (Admin Office) - Repl.	15	0	\$8,550	\$434,746	\$3,526.14	\$5,023.86	\$5,023.86	
HVAC - Split (Club Room) - Replace	15	0	\$6,550	\$434,746	\$2,701.31	\$3,848.69	\$3,848.69	
HVAC - Split (Elev Rm - Serv)-Repl.	15	5	\$6,000	\$434,746	\$2,474.48	\$3,525.52	\$705.1	
HVAC - Split (Elev Rm -West) -Repl.	15	11	\$6,000	\$434,746	\$2,474.48	\$3,525.52	\$320.5	
HVAC - Split (Gym) - Replace	15	9	\$8,000	\$434,746	\$3,299.31	\$4,700.69	\$522.3	
HVAC - Split (Lobby) - Replace	15	7	\$20,000	\$434,746	\$8,248.28	\$11,751.72	\$1,678.82	
HVAC - Split (Mail/Bath) - Replace	15	9	\$6,550	\$434,746	\$2,701.31	\$3,848.69	\$427.63	
HVAC - Split (Storage) - Replace	15	0	\$24,500	\$434,746	\$10,104.14	\$14,395.86	\$14,395.86	
HVAC - Split (Telephone Rm) - Repl.	15	7	\$6,250	\$434,746	\$2,577.59	\$3,672.41	\$524.63	
HVAC - Split (Trash Room) - Replace	15	12	\$5,000	\$434,746	\$2,062.07	\$2,937.93	\$244.83	
Exhaust Fans (Garage) - Replace	20	2	\$42,000	\$434,746	\$17,321.38	\$24,678.62	\$12,339.31	
Trash Compactor - Replace	15	10	\$18,000	\$434,746	\$7,423.45	\$10,576.55	\$1,057.66	
Trash Chute - Replace	40	22	\$102,000	\$434,746	\$42,066.21	\$59,933.79	\$2,724.26	
Surveillance System-Upgrade/Replace	10	9	\$45,000	\$434,746	\$18,558.62	\$26,441.38	\$2,937.93	
Exit/Emergency Fixtures - Replace	25	7	\$15,500	\$434,746	\$6,392.41	\$9,107.59	\$1,301.08	
Domestic Water System - Replace	20	2	\$52,500	\$434,746	\$21,651.72	\$30,848.28	\$15,424.14	
Pool Heater - Replace	8	0	\$6,250	\$434,746	\$2,577.59	\$3,672.41	\$3,672.41	
Spa Heater - Replace	8	6	\$6,250	\$434,746	\$2,577.59	\$3,672.41	\$612.07	
Misc. Building Components								
Garage Gates- Replace	30	12	\$62,500	\$276,570	\$35,479.53	\$27,020.47	\$2,251.71	\$28,117.00
Loading Area Gate - Replace	30	25	\$8,200	\$276,570	\$4,654.91	\$3,545.09	\$141.8	
Interior Surfaces - Repaint	10	7	\$160,000	\$276,570	\$90,827.59	\$69,172.41	\$9,881.77	
Carpeting - Replace	10	7	\$256,500	\$276,570	\$145,607.97	\$110,892.03	\$15,841.72	
Misc. Site Improvements								
Arbors - Repair/Replace	25	7	\$51,750	\$119,834	\$22,571.1	\$29,178.9	\$4,168.41	\$66,402.64
Fountain (Lobby) - Refurbish	10	8	\$7,000	\$119,834	\$3,053.1	\$3,946.9	\$493.36	
Fountain (Sidewalk)-Refurbish	10	1	\$10,500	\$119,834	\$4,579.64	\$5,920.36	\$5,920.36	
Sign/Monuments - Refurbish/Replace	25	7	\$10,500	\$119,834	\$4,579.64	\$5,920.36	\$845.77	
Landscaping - Refurbish	10	2	\$195,000	\$119,834	\$85,050.52	\$109,949.48	\$54,974.74	
Furniture, Fixtures & Equipment								
Wallcoverings - Replace	20	2	\$53,000	\$358,908	\$19,219.12	\$33,780.88	\$16,890.44	\$165,535.42
Interior Lights - Replace	20	2	\$41,500	\$358,908	\$15,048.93	\$26,451.07	\$13,225.53	
8th Flr Hllwy Tile Floor - Replace	20	2	\$37,000	\$358,908	\$13,417.12	\$23,582.88	\$11,791.44	
Fitness Room - Remodel	15	4	\$31,500	\$358,908	\$11,422.68	\$20,077.32	\$5,019.33	
Fitness Eqpmt (Cardio) - Replace	10	1	\$33,000	\$358,908	\$11,966.62	\$21,033.38	\$21,033.38	
Fitness Eqpmt (Strength) - Replace	15	4	\$43,000	\$358,908	\$15,592.87	\$27,407.13	\$6,851.78	
Bathrooms (8th Floor) - Remodel	20	2	\$25,500	\$358,908	\$9,246.94	\$16,253.06	\$8,126.53	
Bathrooms (Lobby Level) - Remodel	20	2	\$29,000	\$358,908	\$10,516.12	\$18,483.88	\$9,241.94	
Lobby/Mezzanine - Remodel	25	7	\$400,000	\$358,908	\$145,049.96	\$254,950.04	\$36,421.43	
Office - Remodel	25	7	\$37,500	\$358,908	\$13,598.43	\$23,901.57	\$3,414.51	
Club Room - Remodel	25	7	\$175,000	\$358,908	\$63,459.36	\$111,540.64	\$15,934.38	
Business Lounge - Remodel	25	7	\$40,000	\$358,908	\$14,505	\$25,495	\$3,642.14	
Pool Deck Furniture - Replace	8	2	\$43,750	\$358,908	\$15,864.84	\$27,885.16	\$13,942.58	
Elevator								
Elevators (Public/Serv) - Modernize	25	7	\$250,000	\$278,307	\$37,127.4	\$212,872.6	\$30,410.37	\$227,956.14
Elevators (Residential) - Modernize	25	7	\$1,500,000	\$278,307	\$222,764.41	\$1,277,235.59	\$182,462.23	
Elevator Cabs (Pub/Serv.) -Remodel	25	7	\$54,000	\$278,307	\$8,019.52	\$45,980.48	\$6,568.64	
Elevator Cabs (Residential)-Remodel	25	7	\$70,000	\$278,307	\$10,395.67	\$59,604.33	\$8,514.9	

Component	Useful Life	Rem. Useful Life	Current	Existing Funds (Group)	Group Fund Allocation	Unfunded Balance	2025	2025
			Replacement Cost (Component)				Funding (Component)	Funding (Group)
			Grand Total:				\$617,567.44	



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. William G. Simons, RS is the President of Association Reserves – Florida, LLC and is a credentialed Reserve Specialist (#190). All work done by Association Reserves – Florida, LLC is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation. In accordance with National Reserve Study Standards, information provided by the official representative(s) of the client regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable for use in preparing the Reserve Study, and is not intended to be used for the purpose of performing any type of audit, quality/forensic analysis, or background checks of historical records. For "Full" Reserve Study levels of service, we attempt to establish measurements and component quantities within 5% accuracy through a combination of on-site measurements and observations, review of any available building plans or drawings, and/or any other reliable means. For "Update, With Site Visit" and "Update, No Site Visit" Reserve Study levels of service, the client is considered to have deemed previously developed component quantities as accurate and reliable, including quantities that may have been established by other individuals/firms. The scope of work for "Full" and "Update, With-Site-Visit" Reserve Studies includes visual inspection of accessible areas and components, and does not include any destructive or other means of testing. We do not inspect or investigate for construction defects, hazardous materials, or hidden issues such as plumbing or electrical problems, or problems with sub-surface drainage system components. The scope of work for "Update, No-Site-Visit" Reserve Studies does not include any inspections. Information provided to us about historical or upcoming projects, including information provided by the client's vendors and suppliers, will be considered reliable. Any on-site inspection should not be considered a project audit or quality inspection. Our opinions of component useful life, remaining useful life, and cost estimates assume proper original installation/construction, adherence to recommended preventive maintenance guidelines and best practices, a stable economic environment and do not consider the frequency or severity of natural disasters. Our opinions of component useful life, remaining useful life and current and future cost estimates are not a warranty or guarantee of the actual costs and timing of any component repairs or replacements. The actual or projected total Reserve account balance(s) presented in the Reserve Study is/are based upon information provided and was/were not audited. Because the physical condition of the client's components, the client's Reserve balance, the economic environment, and the legislative environment change each year, this Reserve Study is by nature a "one-year" document. Reality often differs from even the best assumptions due to the changing economy, physical factors including weather and usage, client financial decisions, legislation, or owner expectations. It is only because a long-term perspective improves the accuracy of near-term planning that this Reserve Study projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of these expense projections, and the funding necessary to prepare for those estimated expenses. Because we have no control over future events, we do not expect that all the events we anticipate will occur as planned. We expect that inflationary trends will continue, and we expect Reserve funds to continue to earn interest, so we believe that reasonable estimates for these figures are much more accurate than ignoring these economic realities. The Funding Plan in this Report was developed using the cash-flow methodology to achieve the specified Funding Objective. Compensation for this Reserve Study is not contingent upon client's agreement with our conclusions or recommendations, and Association Reserves' liability in any matter involving this Reserve Study is limited to our Fees for services rendered.



Terms and Definitions

BTU	British Thermal Unit (a standard unit of energy)
DIA	Diameter
GSF	Gross Square Feet (area). Equivalent to Square Feet
GSY	Gross Square Yards (area). Equivalent to Square Yards
HP	Horsepower
LF	Linear Feet (length)
Effective Age	The difference between Useful Life and Remaining Useful Life. Note that this is not necessarily equivalent to the chronological age of the component.
Fully Funded Balance (FFB)	The value of the deterioration of the Reserve Components. This is the fraction of life "used up" of each component multiplied by its estimated Current Replacement. While calculated for each component, it is summed together for an association total.
Inflation	Cost factors are adjusted for inflation at the rate defined in the Executive Summary and compounded annually. These increasing costs can be seen as you follow the recurring cycles of a component on the "30-yr Income/Expense Detail" table.
Interest	Interest earnings on Reserve Funds are calculated using the average balance for the year (taking into account income and expenses through the year) and compounded monthly using the rate defined in the Executive Summary. Annual interest earning assumption appears in the Executive Summary.
Percent Funded	The ratio, at a particular point in time (the first day of the Fiscal Year), of the actual (or projected) Reserve Balance to the Fully Funded Balance, expressed as a percentage.
Remaining Useful Life (RUL)	The estimated time, in years, that a common area component can be expected to continue to serve its intended function.
Useful Life (UL)	The estimated time, in years, that a common area component can be expected to serve its intended function.



Component Details

The following pages contain a great deal of detailed observations, photos, and commentary related to each component included in the Reserve Study. All components are included as necessary and appropriate, consistent with Florida Statutes and National Reserve Study Standards. Inspecting for construction defects, performing diagnostic or destructive testing to search for hidden issues (such as plumbing or electrical problems), environmental hazards (asbestos, radon, lead, etc.), or accounting for unpredictable acts of nature are all outside our scope of work and such components are not included herein unless otherwise noted.

Excluded Components

Comp #: 2000 Client Not Responsible**Quantity: Numerous Components**

Location: Throughout property/development

Funded?: No. Per information provided - Client/Association not responsible.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. For more information on Reserve Study Standards, please visit www.cai-online.org. The first part of the test is that the client/association "has the obligation to maintain or replace the existing element." Additional component selection guidelines state "Association maintenance/replacement responsibility is generally established by a review of governing documents as well as established association precedent." In our opinion, there are multiple components throughout the property that do not pass this test on the basis that they are either the responsibility of individual unit owners or the responsibility of another entity (i.e. local municipality, third-party vendor, master association, or adjacent development). These components include but are not necessarily limited to:

- Individual Unit Lots (Including Property/Assets Within)
- Unit Windows & Doors
- Unit Electrical Infrastructure (Serving Individual Unit Only)
- Unit HVAC Systems (Serving Individual Unit Only)
- Unit Plumbing Infrastructure (Serving Individual Unit Only)

Since the client is not deemed to be responsible for the above components, there is no basis for funding inclusion within the Reserve Study at this time. However, the findings/statements within this report are not intended to be a professional legal opinion and we reserve the right to incorporate funding for any of these components if the client is otherwise found to be responsible for replacement.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2010 Not Reasonably Anticipated**Quantity: Numerous Components**

Location: Throughout property/development

Funded?: No. Life expectancy and/or cost too indeterminate for Reserve designation.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. (For more information on Reserve Study Standards, please visit www.cai-online.org.)

The second part of the test is that the "the need and schedule for this project can be reasonably anticipated." Additional component selection guidelines state: "When a project becomes 'reasonably anticipated' will vary based on building age, construction type, and the judgment of the reserve study provider. This test means that component definitions should be based on some degree of certainty."

There are multiple components throughout the property that do not currently pass this test on the basis that their useful life (need) and/or remaining useful life (schedule) cannot be reasonably anticipated. Those components include but are not limited to:

- Stormwater Drainage Infrastructure
- Paving Infrastructure (Base, Subbase)

In some cases, adequate evaluation would require additional diagnostics, destructive testing, or inspection beyond the limited visual inspection which serves as the basis of this engagement. Since the components listed above are currently deemed to be too indeterminate for Reserve designation, there are no funding recommendations within this Reserve Study for those items. However, this determination is not a guarantee that substantial expenses will not occur, as these elements may eventually require repair/replacement projects at potentially a significant cost to the client. In the event that the client desires to incorporate funding for any of the above components within the Reserve Study, we recommend further consultation with qualified professionals (i.e. engineer, contractor, and/or vendor) in order to define the following values for projects under consideration:

1. Total Life Expectancy (Recurring Interval Between Project Cycles)
2. Remaining Useful Life (Before Next Project)
3. Total Project Cost Estimate (In Current Dollars)

In the event that these values can be reasonably anticipated, they can be provided for our review, at which time funding recommendations may be incorporated into subsequent Reserve Studies.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2020 Immaterial/Unpredictable Cost**Quantity: Numerous Components**

Location: Throughout property/development

Funded?: No. Cost estimates below minimum threshold set for Reserve consideration.

History:

Comments: The Community Associations Institute is a leading international authority with respect to Reserve Studies and has published a set of industry practices collectively known as "Reserve Study Standards." These standards include a Three-Part Test which professional providers use to determine which individual components should be included in the physical analysis. (For more information on Reserve Study Standards, please visit www.cai-online.org.)

The third part of the test is that the "The total cost for the project is material to the association, can be reasonably estimated, and includes all direct and related costs." Additional component selection guidelines state: "The community's budget should be reviewed, to establish the amount of maintenance planned and which projects are being funded from the operating account."

After discussion with the client and/or consideration of the association's size, a minimum threshold of \$10,000 was used for Reserve consideration. There are multiple components throughout the property that do not pass this test on the basis that projected costs are immaterial in nature, or cannot be reasonably estimated. Those components include but are not limited to:

- Landscape Light Replacements
- Garage Light Replacements
- Awning Replacements
- Recessed/Utility Light Replacements (Mechanical Rooms, Storage Rooms, Stairwell Interiors)
- Exit/Emergency Fixture Replacements
- Landscaping Maintenance
- Landscaping Refurbishment/Renovation
- Tree Trimming
- Pressure Washing
- Roof Cleaning/Treatment
- Cable/Utility Services

Because the anticipated (full and/or partial) replacement costs for the above components are not anticipated to meet the above threshold, we anticipate that the client will incorporate any related expenditures within their Operating budget. However, in unison with these assumptions, we recommend that the client track any related expenditures, and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2030 Including in Operating Budget**Quantity: Numerous Components**

Location: Throughout property/development

Funded?: No. Expected to be handled through the client's annual Operating budget.

History:

Comments: Certain components within a Reserve Study may not qualify for Reserve consideration based on the assumption that the client will incur all related costs through their general Operating budget. This may or may not include ongoing maintenance contracts with client vendors, or agreements between the client and management officials. The components included within this assumption are listed below:

- Landscaping Maintenance
- Tree Trimming
- Pressure Washing
- Roof Cleaning/Treatment
- Computer/IT Equipment
- Minor Pool Equipment Replacements (Pumps, Filters, Chemical Feeders, Etc.)

Because costs related to the above items are anticipated to be handled through the client's Operating budget, there is no recommendation for Reserve funding at this time. However, in unison with these assumptions, we recommend that the client track any related expenditures and funding assumptions should be re-evaluated during each Reserve Study update engagement to ensure accuracy. If any above project is deemed appropriate for Reserve funding during a future engagement, that component can be included within the client's Reserve funding plan at that time.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Paving

Comp #: 2119 Pavers (Roadways) - Replace**Quantity: Approx 6,237 GSF**

Location: Adjacent to entry area

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 40 years

Remaining Life: 22 years

Best Case: \$ 50,500

Worst Case: \$61,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Mechanical & Electrical

Comp #: 2303 Ext. Lights (Decorative) - Replace**Quantity: Approx (59) Total Lights**

Location: Building exterior

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 23,500

Worst Case: \$28,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2503 Access Control System - Replace**Quantity: (1) System**

Location: Entrances to building, amenity areas, etc.

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 45,000

Worst Case: \$55,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2509 Gate Operators - Replace**Quantity: (4) Operators**

Location: Garage (main entrances and upper ramp)

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 14,500

Worst Case: \$17,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2511 Barrier Arm Operators - Replace**Quantity: (2) Operators**

Location: Garage entrance

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 11,000

Worst Case: \$13,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC - MS (Elev Rm -Public) - Repl.**Quantity: (1) Mini-Split System**

Location: Elevator room (Public)

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 4,700

Worst Case: \$5,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC - MS (Valet) - Replace**Quantity: (1) Mini-Split System**

Location: Valet office

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 3,500

Worst Case: \$4,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC - RTU (Hallways) - Replace**Quantity: (3) RTU/Packaged Systems**

Location: Building rooftop

Funded?: Yes.

History: (Listed below)

Comments: *NOTE (2024): Per information provided by the client, the roof top units are scheduled for replacement in 2024 for \$550,000 as part of a special assessment passed in 2024. On that basis, the remaining useful life of the units was extended accordingly to account for the 2024 replacement. This component should be re-evaluated in future reserve studies updates or revision processes and adjusted if it fails to be completed as scheduled.

Useful Life: 15 years

Remaining Life: 14 years

Best Case: \$ 500,000

Worst Case: \$600,000

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2522 HVAC - Split (8th Hallway) -Replace**Quantity: (1) Split System**

Location: 8th Floor Hallway

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 5,500

Worst Case: \$7,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC - Split (Admin Office) - Repl.**Quantity: (1) Split System**

Location: Office

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 7,700

Worst Case: \$9,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC - Split (Club Room) - Replace**Quantity: (1) Split System**

Location: Club room

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 5,900

Worst Case: \$7,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC - Split (Elev Rm - Serv)-Repl.**Quantity: (1) Split System**

Location: Elevator room (Service)

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 5 years

Best Case: \$ 5,500

Worst Case: \$6,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC - Split (Elev Rm -West) -Repl.**Quantity: (1) Split System**

Location: Elevator room (West)

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 11 years

Best Case: \$ 5,500

Worst Case: \$6,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC - Split (Gym) - Replace**Quantity: (1) Split System**

Location: Gym

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 9 years

Best Case: \$ 7,200

Worst Case: \$8,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC - Split (Lobby) - Replace**Quantity: (1) Split System**

Location: Lobby

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 7 years

Best Case: \$ 18,000

Worst Case: \$22,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC - Split (Mail/Bath) - Replace**Quantity: (1) Split System**

Location: Closet adjacent to bathroom

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 9 years

Best Case: \$ 5,900

Worst Case: \$7,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC - Split (Storage) - Replace**Quantity: (4) Split Systems**

Location: Storage rooms

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 22,000

Worst Case: \$27,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC - Split (Telephone Rm) - Repl.**Quantity: (1) Split System**

Location: Telephone room

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 7 years

Best Case: \$ 5,500

Worst Case: \$7,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC - Split (Trash Room) - Replace**Quantity: (1) Split System**

Location: Trash room

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 12 years

Best Case: \$ 4,500

Worst Case: \$5,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2532 Exhaust Fans (Garage) - Replace**Quantity: (8) Exhaust Fans**

Location: Garage

Funded?: Yes.

History: (Listed below)

Comments: Project History (As Reported/Available) -

2005-2007: Original construction of the property/building (per information provided)

2023: Fan motor at 1st floor replaced at an approximate cost of \$1,376.55 (per information provided)

No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 37,800

Worst Case: \$46,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2541 Trash Compactor - Replace**Quantity: (1) Compactor**

Location: Trash room

Funded?: Yes.

History: Compactor replaced in 2020 for approximately \$12,600 (per information provided)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 10 years

Best Case: \$ 16,000

Worst Case: \$20,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Comp #: 2542 Trash Chute - Replace**Quantity: (1) Chute**

Location: Throughout building

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 40 years

Remaining Life: 22 years

Best Case: \$ 92,000

Worst Case: \$112,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Surveillance System-Upgrade/Replace**Quantity: (1) System, (40) Cameras**

Location: Central recording station, cameras in common areas

Funded?: Yes.

History: Replaced in 2010 (per information provided)

Comments: *NOTE (2024): Per information provided by the client, the surveillance system is scheduled for replacement in 2024 for \$45,000 as part of a special assessment passed in 2024. On that basis, the remaining useful life of the system was extended accordingly to account for the 2024 replacement. This component should be re-evaluated in future reserve studies updates or revision processes and adjusted if it fails to be completed as scheduled.

Useful Life: 10 years

Remaining Life: 9 years

Best Case: \$ 40,500

Worst Case: \$49,500

Lower allowance to upgrade/replace

Higher allowance

Cost Source: Estimate Provided by Client

Comp #: 2558 Exit/Emergency Fixtures - Replace**Quantity: Approx (102) Fixtures**

Location: Throughout common areas

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 14,000

Worst Case: \$17,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2575 Domestic Water System - Replace**Quantity: (1) System**

Location: Mechanical room

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 50,000

Worst Case: \$55,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2781 Pool Heater - Replace**Quantity: (1) Heater**

Location: Pool equipment room

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 5,500

Worst Case: \$7,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Comp #: 2781 Spa Heater - Replace

Quantity: (1) Heater

Location: Pool equipment room

Funded?: Yes.

History: Replaced in 2023 for \$6,033.09, including new plumbing (per information provided)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 8 years

Remaining Life: 6 years

Best Case: \$ 5,500

Worst Case: \$7,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Misc. Building Components

Comp #: 2144 Garage Gates- Replace**Quantity: Approx 900 GSF**

Location: Garage entry/exits, perimeter walls

Funded?: Yes.

History: North entry gate replaced in 2022 for \$4,650 (per information provided)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 30 years

Remaining Life: 12 years

Best Case: \$ 55,000

Worst Case: \$70,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2144 Loading Area Gate - Replace**Quantity: (1) Gate**

Location: Garage exterior (NE perimeter/corner)

Funded?: Yes.

History: Replaced in 2020 at an approximate cost of \$6,800 (per information provided)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 30 years

Remaining Life: 25 years

Best Case: \$ 7,400

Worst Case: \$9,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Comp #: 2701 Interior Surfaces - Repaint**Quantity: Approx 71,000 GSF**

Location: Interior common areas

Funded?: Yes.

History: Common interior painting project completed in 2022 for approximately \$143,536 (per information provided)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 145,000

Worst Case: \$175,000

Lower estimate to repaint

Higher estimate

Cost Source: Prior Estimate Provided by Client, plus Inflation

Comp #: 2711 Carpeting - Replace**Quantity: Approx 2,300 GSY**

Location: Hallways

Funded?: Yes.

History: Replaced in 2022 for approximately \$243,930.91 (per information provided)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 7 years

Best Case: \$ 230,000

Worst Case: \$283,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost

History, plus Inflation

Misc. Site Improvements

Comp #: 2146 Arbors - Repair/Replace**Quantity: Approx 828 GSF**

Location: Common areas at sidewalk and plaza deck

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 41,500

Worst Case: \$62,000

Lower allowance for repairs/replacements

Higher allowance

Cost Source: AR Cost Database

Comp #: 2150 Fountain (Lobby) - Refurbish**Quantity: (1) Feature**

Location: Lobby entry

Funded?: Yes.

History: Refurbished in 2023 for \$6,475 (per information provided)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 6,500

Worst Case: \$7,500

Lower allowance to maintain/refurbish

Higher allowance

Cost Source: Client Cost History, plus Inflation

Comp #: 2150 Fountain (Sidewalk)-Refurbish**Quantity: (1) Feature**

Location: Courtyard area and sidewalk

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 9,500

Worst Case: \$11,500

Lower allowance to maintain/refurbish

Higher allowance

Cost Source: AR Cost Database

Comp #: 2169 Sign/Monuments - Refurbish/Replace**Quantity: (2) Signs**

Location: Main entry to community, SW corner at sidewalk

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 9,500

Worst Case: \$11,500

Lower estimate to refurbish/replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2185 Landscaping - Refurbish**Quantity: Numerous Areas**

Location: Landscaped common areas

Funded?: Yes.

History: Major landscaping and irrigation project completed in 2017 for \$149,000 (per information provided)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 2 years

Best Case: \$ 175,000

Worst Case: \$215,000

Lower allowance to refurbish

Higher allowance

Cost Source: Client Cost History, plus Inflation

Furniture, Fixtures & Equipment

Comp #: 2703 Wallcoverings - Replace**Quantity: Approx 5,300 GSF**

Location: Elevator Landings and 8th Floor Hallways

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 47,700

Worst Case: \$58,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2705 Interior Lights - Replace**Quantity: Approx (297) Lights**

Location: Interior common areas

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 37,500

Worst Case: \$45,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2709 8th Flr Hllwy Tile Floor - Replace**Quantity: Approx 2,240 GSF**

Location: 8th floor hallway

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 33,500

Worst Case: \$40,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2725 Fitness Room - Remodel**Quantity: Lump Sum Allowance**

Location: Fitness room interior

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 28,000

Worst Case: \$35,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2727 Fitness Eqpmt (Cardio) - Replace**Quantity: (6) Pieces**

Location: Fitness room

Funded?: Yes.

History: Replaced in 2014 (per information provided)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 29,500

Worst Case: \$36,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2728 Fitness Eqpmt (Strength) - Replace**Quantity: (13) Pieces**

Location: Fitness room

Funded?: Yes.

History: Replaced in 2014 (per information provided)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 38,500

Worst Case: \$47,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms (8th Floor) - Remodel**Quantity: (2) Bathrooms**

Location: 8th floor, adjacent to gym

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 20,500

Worst Case: \$30,500

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms (Lobby Level) - Remodel**Quantity: (2) Bathrooms**

Location: Adjacent to lobby

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 20 years

Remaining Life: 2 years

Best Case: \$ 23,500

Worst Case: \$34,500

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2750 Lobby/Mezzanine - Remodel**Quantity: Lump Sum Allowance**

Location: Main entry to building

Funded?: Yes.

History: Majority of room presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 350,000

Worst Case: \$450,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2752 Office - Remodel**Quantity: Lump Sum Allowance**

Location: Adjacent to lobby

Funded?: Yes.

History:

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 30,000

Worst Case: \$45,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2753 Club Room - Remodel**Quantity: Lump Sum Allowance**

Location: 8th Floor

Funded?: Yes.

History: Majority of room presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 150,000

Worst Case: \$200,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2757 Business Lounge - Remodel**Quantity: Lump Sum Allowance**

Location: 1st floor amenity areas

Funded?: Yes.

History: Majority of room presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 36,000

Worst Case: \$44,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2763 Pool Deck Furniture - Replace**Quantity: Approx (89) Pieces**

Location: Pool deck

Funded?: Yes.

History: Replaced in 2017 (per information provided)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 8 years

Remaining Life: 2 years

Best Case: \$ 39,500

Worst Case: \$48,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Elevator

Comp #: 2513 Elevators (Public/Serv) - Modernize**Quantity: (2) Hydraulic Elevators**

Location: Elevator room (2nd Floor), elevator cabs

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 200,000

Worst Case: \$300,000

Lower estimate to modernize

Higher estimate

Cost Source: AR Cost Database

Comp #: 2513 Elevators (Residential) - Modernize**Quantity: (3) Traction Elevators**

Location: Rooftop elevator room, elevator cabs

Funded?: Yes.

History: (Listed below)

Comments: Project History:

2005-2007: Original construction of the property/building (per information provided/satellite imagery)

2021: South lobby elevator drive replaced at the cost of \$10,500 (per information provided)

2021: Service Elevator (#3) drive and motor replaced at the cost of \$19,389 (per information provided)

No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 1,200,000

Worst Case: \$1,800,000

Lower estimate to modernize

Higher estimate

Cost Source: AR Cost Database

Comp #: 2517 Elevator Cabs (Pub/Serv.) -Remodel**Quantity: (3) Cabs**

Location: Passenger elevator interiors (Public/Service)

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 48,500

Worst Case: \$59,500

Lower estimate to remodel

Higher estimate

Cost Source: AR Cost Database

Comp #: 2517 Elevator Cabs (Residential)-Remodel**Quantity: (2) Cabs**

Location: Passenger elevator interiors

Funded?: Yes.

History: Presumed to be original to the construction of the property/building (2005-2007, per information provided/satellite imagery)

Comments: No project history or other relevant information provided by Client during this engagement. Remaining useful life and cost estimates shown here have been adjusted to account for changes since prior Reserve Study engagement (completed in 2023 for 2024 fiscal year).

Useful Life: 25 years

Remaining Life: 7 years

Best Case: \$ 65,000

Worst Case: \$75,000

Lower estimate to remodel

Higher estimate

Cost Source: AR Cost Database