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Ocean Summit C.A., Inc.
NON SIRS Components
Fort Lauderdale, FL



Report #: 46398-1
Beginning: January 1, 2025
Expires: December 31, 2025

RESERVE STUDY
Update "No-Site-Visit"

August 23, 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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Table of Contents

| | |
|--|-----------|
| Executive Summary | 4 |
| Executive Summary (Component List) | 7 |
| Introduction, Objectives, and Methodology | 9 |
| Which Physical Assets are Funded by Reserves? | 10 |
| How do we establish Useful Life and Remaining Useful Life estimates? | 10 |
| How do we establish Current Repair/Replacement Cost Estimates? | 10 |
| How much Reserves are enough? | 11 |
| How much should we transfer to Reserves? | 12 |
| What is our Recommended Funding Goal? | 12 |
| Projected Expenses | 13 |
| Annual Reserve Expenses Graph | 13 |
| Reserve Fund Status & Recommended Funding Plan | 14 |
| Annual Reserve Funding Graph | 14 |
| 30-Yr Cash Flow Graph | 15 |
| Percent Funded Graph | 15 |
| Table Descriptions | 16 |
| Fully Funded Balance | 17 |
| Component Significance | 19 |
| 30-Year Reserve Plan Summary | 21 |
| 30-Year Reserve Plan Summary (Alternate Funding Plan) | 22 |
| 30-Year Income/Expense Detail | 23 |
| 30-Year Reserve Plan Summary (Alternate Funding Plan) | 35 |
| Accuracy, Limitations, and Disclosures | 47 |
| Terms and Definitions | 48 |
| Component Details | 49 |
| Excluded Components | 50 |
| Site and Grounds | 53 |
| Building Exteriors | 56 |
| Mechanical/Electrical/Plumbing | 57 |
| Common Interiors | 64 |
| Exterior Amenities | 71 |

**Ocean Summit C.A., Inc. - NON SIRS Components**Report #: **46398-1**

Fort Lauderdale, FL

of Units: 229

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 | \$2,291,864 |
| Projected "Fully Funded" (Ideal) Reserve Balance | \$3,834,208 |
| Percent Funded | 59.8 % |
| Required 2025 Special Assessments | \$0 |
| Minimum 2025 Funding Required to Maintain Reserves above \$0 through Year 30 | \$360,000 |
| (Optional Alternative) Recommended 2025 Funding to Achieve 100% Funded by Year 30 .. | \$430,000 |

Reserve Fund Strength: 59.8%**Weak****Fair****Strong**

< 30%

< 70%

> 130%

**Risk of Special Assessment:****High****Medium****Low****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 on [2/7/2023].

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 59.8 % 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 contributions are subject to change in subsequent years. As such, this Reserve Study analysis expires at the end of the initial fiscal year (December, 31, 2024). Please contact our office to discuss options for updating your Reserve Study in future years.

Reserve Funding Goals and Methodology:

Allocation of Existing Pooled Reserve Funds:

As a result of the passage of Senate Bill 154 in 2023, Florida statutes have been amended to state: "For a budget adopted on or after December 31, 2024, members of a unit-owner-controlled association that must obtain a structural integrity reserve study may not vote to use reserve funds, or any interest accruing thereon, for any other purpose other than the replacement or deferred maintenance costs of the components listed in paragraph (g)."

In the event that the association has a single, pre-existing pool of reserve funds, which had heretofore been utilized for both "Structural" and "Non-Structural"(subsequently referred to as General) components, this existing pooled fund must now be allocated into separate pools of funds due to the restrictions upon spending described above. In order to facilitate the generation of separate funding recommendations, this study has allocated any pre-existing pooled reserve funding balances between Structural and General components, in the following manner:

A. The theoretical Fully Funded Balance has been independently calculated for each schedule of components, so as to determine the optimal amount of funds that should be on hand at present for each. (Please refer to the Fully Funded Balance table in this study to review in more detail.) Any existing pooled funds have been prioritized first toward those components identified as Structural, based on the condition that these components may no longer be waived or partially funded in any budgeted adopted on or after December 31, 2024.

B. Once the Structural components have been 100% funded, any leftover funds have been shown as available in the pooled fund for General components.

C. In the event that this allocation results in otherwise-unnecessary special assessments required for General components, some additional funds may be re-allocated to General Reserves at our discretion.

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 contributions 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 contribution rates 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 contribution 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 contribution 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 |
|--|----------------------|------------------------------|----------------------------|
| Site and Grounds | | | |
| 2123 Asphalt - Seal/Repair | 5 | 5 | \$2,945 |
| 2125 Asphalt - Resurface | 20 | 4 | \$49,600 |
| 2145 Entry/Exit Gate - Replace | 30 | 9 | \$12,300 |
| 2150 Fountain/Water Feature - Refurbish | 15 | 7 | \$18,400 |
| 2169 Sign/Monument - Refurbish/Replace | 30 | 14 | \$15,750 |
| 2175 Site Pole Lights - Replace | 30 | 9 | \$12,300 |
| 2320 Garage Deck (Entrance) - Resurface | 30 | 17 | \$300,000 |
| Building Exteriors | | | |
| 2306 Awnings/Canopies - Replace | 10 | 4 | \$4,900 |
| 2308 Awning/Canopy Frames - Replace | 30 | 14 | \$14,100 |
| Mechanical/Electrical/Plumbing | | | |
| 2503 Access Control System - Replace | 15 | 7 | \$18,400 |
| 2505 Automatic Doors - Replace | 20 | 18 | \$19,450 |
| 2508 RFID Sensor - Replace | 15 | 1 | \$3,675 |
| 2509 Gate Operator - Replace | 15 | 13 | \$7,435 |
| 2513 Elevators/Cabs - Modernize | 25 | 24 | \$1,285,000 |
| 2522 HVAC (Community Room) - Replace | 15 | 7 | \$35,450 |
| 2522 HVAC (Elevator Rooms) - Replace | 15 | 5 | \$16,300 |
| 2522 HVAC (Gym) - Replace | 15 | 2 | \$5,255 |
| 2522 HVAC (Hallways) - Replace | 15 | 4 | \$149,500 |
| 2522 HVAC (Lobby) - Replace | 15 | 0 | \$16,300 |
| 2522 HVAC (Terrace Lounge) - Replace | 15 | 2 | \$12,000 |
| 2532 Exhaust Vents - Partial Replace | 5 | 5 | \$17,500 |
| 2536 Heat Exchanger - Replace | 20 | 18 | \$77,000 |
| 2537 Cooling Tower - Refurbish | 10 | 8 | \$40,000 |
| 2538 Cooling Tower - Replace | 30 | 18 | \$672,000 |
| 2539 Condenser Water Pumps – Replace | 10 | 0 | \$47,250 |
| 2540 Variable Frequency Drives - Replace | 20 | 18 | \$21,810 |
| 2541 Trash Compactor - Replace | 15 | 4 | \$23,650 |
| 2542 Trash Chute - Replace | 50 | 7 | \$84,000 |
| 2543 Surveillance System - Replace | 10 | 4 | \$43,400 |
| 2571 Boiler - Replace | 25 | 8 | \$65,750 |
| 2575 Domestic Water System - Replace | 20 | 16 | \$27,500 |
| 2577 Sump Pump (2023) - Replace | 10 | 8 | \$8,400 |
| 2577 Sump Pump (Older) - Replace | 10 | 0 | \$8,400 |
| 2577 Sump Pumps (2018) - Replace | 10 | 3 | \$16,800 |
| Common Interiors | | | |

| # Component | Useful Life (yrs) | Rem. Useful Life (yrs) | Current Average Cost |
|--|----------------------|------------------------------|----------------------------|
| 2367 Unit Doors - Repair/Replace | 20 | 0 | \$262,000 |
| 2701 Interior Surfaces - Repaint | 10 | 0 | \$713,000 |
| 2705 Interior Lights - Replace | 20 | 0 | \$70,000 |
| 2711 Carpeting - Replace | 10 | 1 | \$408,000 |
| 2725 Fitness Room - Remodel | 15 | 0 | \$10,000 |
| 2726 Fitness Equipment - Replace | 10 | 0 | \$38,200 |
| 2744 Hallway Furnishings/Décor - Replace | 20 | 0 | \$62,000 |
| 2749 Bathrooms (Lower Lobby) - Remodel | 20 | 0 | \$50,000 |
| 2749 Bathrooms (Main Lobby) - Remodel | 20 | 0 | \$50,000 |
| 2749 Bathrooms (Pool Deck) - Remodel | 20 | 0 | \$30,000 |
| 2750 Lobbies - Remodel | 20 | 0 | \$900,000 |
| 2753 Community Room - Remodel | 20 | 0 | \$90,000 |
| 2753 Terrace Lounge/Kitchen - Remodel | 20 | 9 | \$60,000 |
| 2757 Conference Rooms - Remodel | 20 | 0 | \$15,000 |
| 2764 Bike/Storage Rooms - Remodel | 30 | 9 | \$21,000 |
| Exterior Amenities | | | |
| 2763 Pool/Beach Furniture - Replace | 8 | 5 | \$28,600 |
| 2769 Pool Deck (Pavers) - Resurface | 30 | 17 | \$112,900 |
| 2771 Pool Fence - Replace | 30 | 9 | \$32,100 |
| 2772 Pool Deck Lights - Replace | 30 | 9 | \$17,750 |
| 2773 Swimming Pool - Resurface | 12 | 1 | \$45,050 |
| 2781 Pool Heaters - Replace | 8 | 0 | \$12,600 |
| 2787 Pool Equipment - Repair/Replace | 8 | 0 | \$5,250 |

56 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

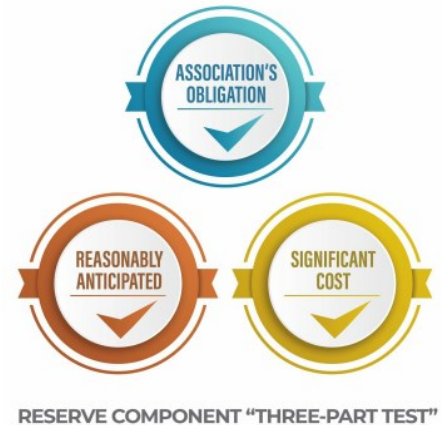


For this [Update No-Site-Visit Reserve Study](#), we started with a review of your prior Reserve Study, then looked into recent Reserve expenditures, evaluated how expenditures are handled (ongoing maintenance vs Reserves), and researched any well-established association

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.

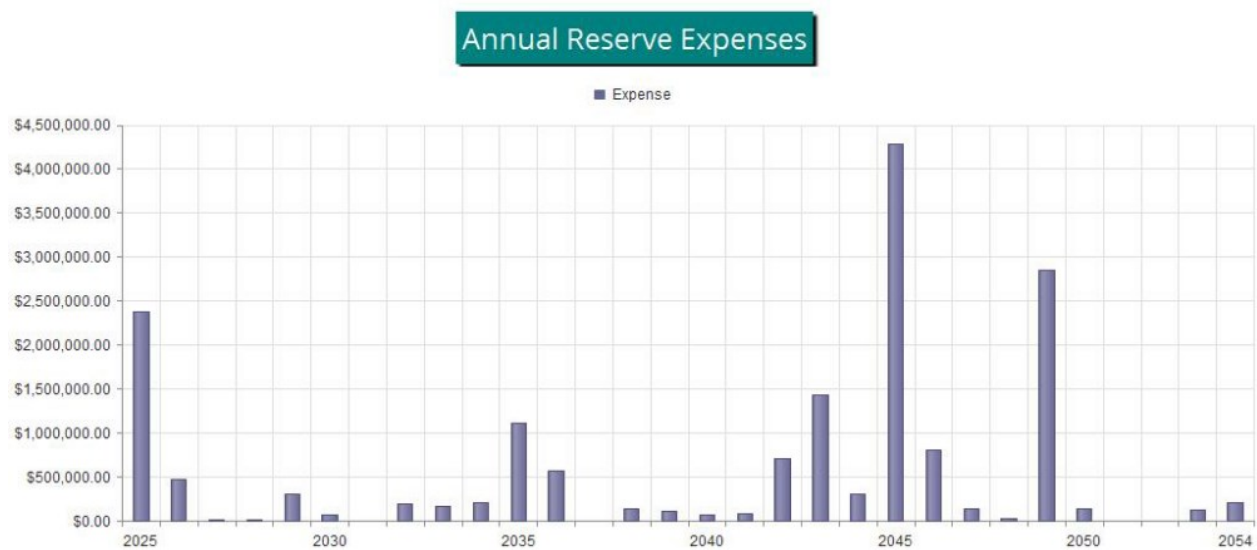


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$2,291,864 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 contributions 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 \$3,834,208. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 59.8 % Funded.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$430,000 in the upcoming fiscal year. At minimum, the Association must budget \$360,000 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.

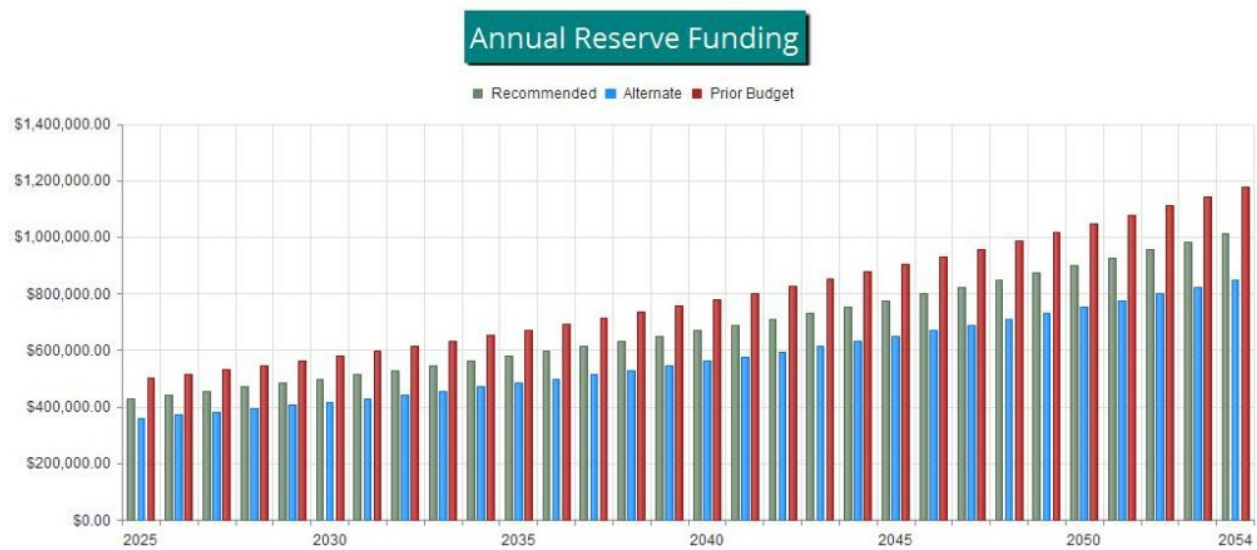


Figure 2

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

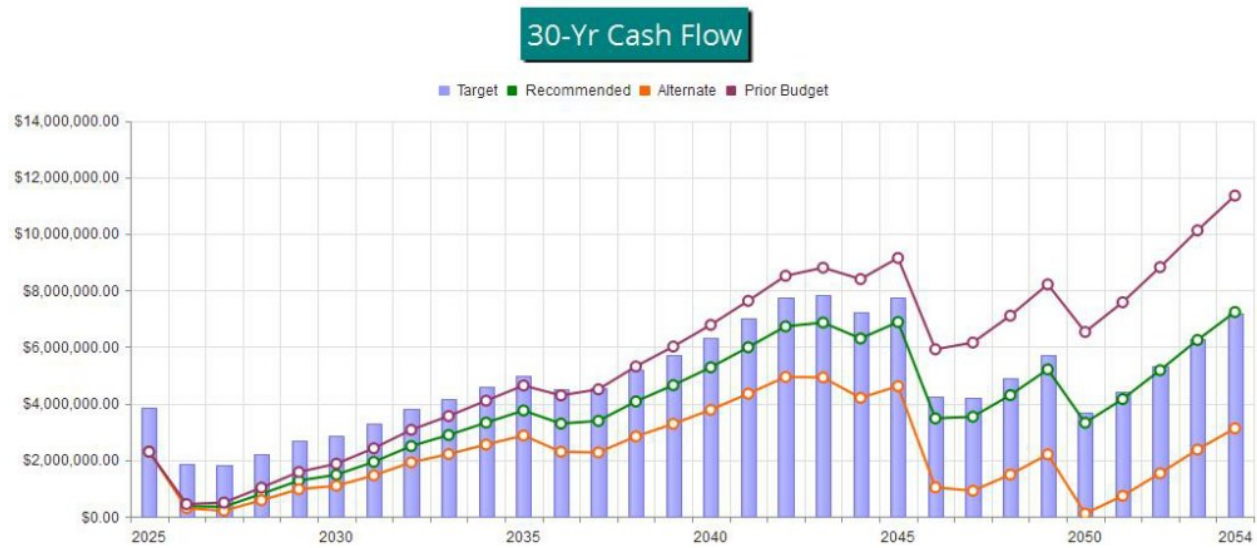


Figure 3

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.

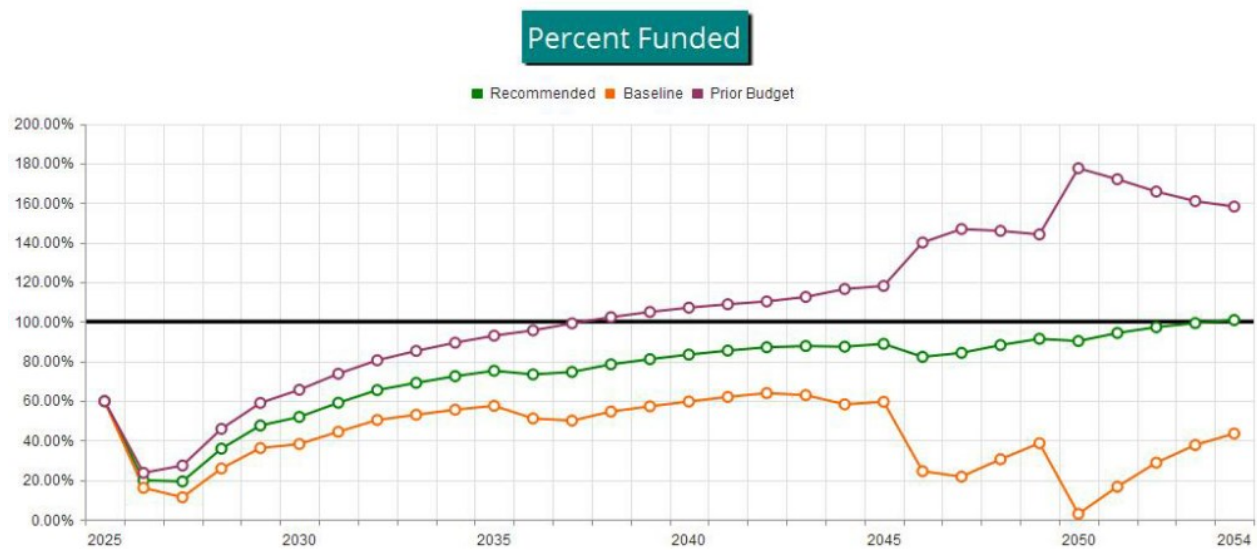


Figure 4



Table Descriptions

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 |
|---------------------------------------|-------------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| Site and Grounds | | | | | | | | |
| 2123 | Asphalt - Seal/Repair | \$2,945 | X | 0 | / | 5 | = | \$0 |
| 2125 | Asphalt - Resurface | \$49,600 | X | 16 | / | 20 | = | \$39,680 |
| 2145 | Entry/Exit Gate - Replace | \$12,300 | X | 21 | / | 30 | = | \$8,610 |
| 2150 | Fountain/Water Feature - Refurbish | \$18,400 | X | 8 | / | 15 | = | \$9,813 |
| 2169 | Sign/Monument - Refurbish/Replace | \$15,750 | X | 16 | / | 30 | = | \$8,400 |
| 2175 | Site Pole Lights - Replace | \$12,300 | X | 21 | / | 30 | = | \$8,610 |
| 2320 | Garage Deck (Entrance) - Resurface | \$300,000 | X | 13 | / | 30 | = | \$130,000 |
| Building Exteriors | | | | | | | | |
| 2306 | Awnings/Canopies - Replace | \$4,900 | X | 6 | / | 10 | = | \$2,940 |
| 2308 | Awning/Canopy Frames - Replace | \$14,100 | X | 16 | / | 30 | = | \$7,520 |
| Mechanical/Electrical/Plumbing | | | | | | | | |
| 2503 | Access Control System - Replace | \$18,400 | X | 8 | / | 15 | = | \$9,813 |
| 2505 | Automatic Doors - Replace | \$19,450 | X | 2 | / | 20 | = | \$1,945 |
| 2508 | RFID Sensor - Replace | \$3,675 | X | 14 | / | 15 | = | \$3,430 |
| 2509 | Gate Operator - Replace | \$7,435 | X | 2 | / | 15 | = | \$991 |
| 2513 | Elevators/Cabs - Modernize | \$1,285,000 | X | 1 | / | 25 | = | \$51,400 |
| 2522 | HVAC (Community Room) - Replace | \$35,450 | X | 8 | / | 15 | = | \$18,907 |
| 2522 | HVAC (Elevator Rooms) - Replace | \$16,300 | X | 10 | / | 15 | = | \$10,867 |
| 2522 | HVAC (Gym) - Replace | \$5,255 | X | 13 | / | 15 | = | \$4,554 |
| 2522 | HVAC (Hallways) - Replace | \$149,500 | X | 11 | / | 15 | = | \$109,633 |
| 2522 | HVAC (Lobby) - Replace | \$16,300 | X | 15 | / | 15 | = | \$16,300 |
| 2522 | HVAC (Terrace Lounge) - Replace | \$12,000 | X | 13 | / | 15 | = | \$10,400 |
| 2532 | Exhaust Vents - Partial Replace | \$17,500 | X | 0 | / | 5 | = | \$0 |
| 2536 | Heat Exchanger - Replace | \$77,000 | X | 2 | / | 20 | = | \$7,700 |
| 2537 | Cooling Tower - Refurbish | \$40,000 | X | 2 | / | 10 | = | \$8,000 |
| 2538 | Cooling Tower - Replace | \$672,000 | X | 12 | / | 30 | = | \$268,800 |
| 2539 | Condenser Water Pumps - Replace | \$47,250 | X | 10 | / | 10 | = | \$47,250 |
| 2540 | Variable Frequency Drives - Replace | \$21,810 | X | 2 | / | 20 | = | \$2,181 |
| 2541 | Trash Compactor - Replace | \$23,650 | X | 11 | / | 15 | = | \$17,343 |
| 2542 | Trash Chute - Replace | \$84,000 | X | 43 | / | 50 | = | \$72,240 |
| 2543 | Surveillance System - Replace | \$43,400 | X | 6 | / | 10 | = | \$26,040 |
| 2571 | Boiler - Replace | \$65,750 | X | 17 | / | 25 | = | \$44,710 |
| 2575 | Domestic Water System - Replace | \$27,500 | X | 4 | / | 20 | = | \$5,500 |
| 2577 | Sump Pump (2023) - Replace | \$8,400 | X | 2 | / | 10 | = | \$1,680 |
| 2577 | Sump Pump (Older) - Replace | \$8,400 | X | 10 | / | 10 | = | \$8,400 |
| 2577 | Sump Pumps (2018) - Replace | \$16,800 | X | 7 | / | 10 | = | \$11,760 |
| Common Interiors | | | | | | | | |
| 2367 | Unit Doors - Repair/Replace | \$262,000 | X | 20 | / | 20 | = | \$262,000 |
| 2701 | Interior Surfaces - Repaint | \$713,000 | X | 10 | / | 10 | = | \$713,000 |
| 2705 | Interior Lights - Replace | \$70,000 | X | 20 | / | 20 | = | \$70,000 |
| 2711 | Carpeting - Replace | \$408,000 | X | 9 | / | 10 | = | \$367,200 |
| 2725 | Fitness Room - Remodel | \$10,000 | X | 15 | / | 15 | = | \$10,000 |
| 2726 | Fitness Equipment - Replace | \$38,200 | X | 10 | / | 10 | = | \$38,200 |
| 2744 | Hallway Furnishings/Décor - Replace | \$62,000 | X | 20 | / | 20 | = | \$62,000 |

| # | Component | Current Cost Estimate | X | Effective Age | / | Useful Life | = | Fully Funded Balance |
|--------------------|-----------------------------------|-----------------------|---|---------------|---|-------------|---|----------------------|
| 2749 | Bathrooms (Lower Lobby) - Remodel | \$50,000 | X | 20 | / | 20 | = | \$50,000 |
| 2749 | Bathrooms (Main Lobby) - Remodel | \$50,000 | X | 20 | / | 20 | = | \$50,000 |
| 2749 | Bathrooms (Pool Deck) - Remodel | \$30,000 | X | 20 | / | 20 | = | \$30,000 |
| 2750 | Lobbies - Remodel | \$900,000 | X | 20 | / | 20 | = | \$900,000 |
| 2753 | Community Room - Remodel | \$90,000 | X | 20 | / | 20 | = | \$90,000 |
| 2753 | Terrace Lounge/Kitchen - Remodel | \$60,000 | X | 11 | / | 20 | = | \$33,000 |
| 2757 | Conference Rooms - Remodel | \$15,000 | X | 20 | / | 20 | = | \$15,000 |
| 2764 | Bike/Storage Rooms - Remodel | \$21,000 | X | 21 | / | 30 | = | \$14,700 |
| Exterior Amenities | | | | | | | | |
| 2763 | Pool/Beach Furniture - Replace | \$28,600 | X | 3 | / | 8 | = | \$10,725 |
| 2769 | Pool Deck (Pavers) - Resurface | \$112,900 | X | 13 | / | 30 | = | \$48,923 |
| 2771 | Pool Fence - Replace | \$32,100 | X | 21 | / | 30 | = | \$22,470 |
| 2772 | Pool Deck Lights - Replace | \$17,750 | X | 21 | / | 30 | = | \$12,425 |
| 2773 | Swimming Pool - Resurface | \$45,050 | X | 11 | / | 12 | = | \$41,296 |
| 2781 | Pool Heaters - Replace | \$12,600 | X | 8 | / | 8 | = | \$12,600 |
| 2787 | Pool Equipment - Repair/Replace | \$5,250 | X | 8 | / | 8 | = | \$5,250 |
| | | | | | | | | \$3,834,208 |



Component Significance

Report # 46398-1
No-Site-Visit

| # | Component | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|--------------------------------|-------------------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| Site and Grounds | | | | | |
| 2123 | Asphalt - Seal/Repair | 5 | \$2,945 | \$589 | 0.17 % |
| 2125 | Asphalt - Resurface | 20 | \$49,600 | \$2,480 | 0.70 % |
| 2145 | Entry/Exit Gate - Replace | 30 | \$12,300 | \$410 | 0.12 % |
| 2150 | Fountain/Water Feature - Refurbish | 15 | \$18,400 | \$1,227 | 0.35 % |
| 2169 | Sign/Monument - Refurbish/Replace | 30 | \$15,750 | \$525 | 0.15 % |
| 2175 | Site Pole Lights - Replace | 30 | \$12,300 | \$410 | 0.12 % |
| 2320 | Garage Deck (Entrance) - Resurface | 30 | \$300,000 | \$10,000 | 2.83 % |
| Building Exteriors | | | | | |
| 2306 | Awnings/Canopies - Replace | 10 | \$4,900 | \$490 | 0.14 % |
| 2308 | Awning/Canopy Frames - Replace | 30 | \$14,100 | \$470 | 0.13 % |
| Mechanical/Electrical/Plumbing | | | | | |
| 2503 | Access Control System - Replace | 15 | \$18,400 | \$1,227 | 0.35 % |
| 2505 | Automatic Doors - Replace | 20 | \$19,450 | \$973 | 0.28 % |
| 2508 | RFID Sensor - Replace | 15 | \$3,675 | \$245 | 0.07 % |
| 2509 | Gate Operator - Replace | 15 | \$7,435 | \$496 | 0.14 % |
| 2513 | Elevators/Cabs - Modernize | 25 | \$1,285,000 | \$51,400 | 14.57 % |
| 2522 | HVAC (Community Room) - Replace | 15 | \$35,450 | \$2,363 | 0.67 % |
| 2522 | HVAC (Elevator Rooms) - Replace | 15 | \$16,300 | \$1,087 | 0.31 % |
| 2522 | HVAC (Gym) - Replace | 15 | \$5,255 | \$350 | 0.10 % |
| 2522 | HVAC (Hallways) - Replace | 15 | \$149,500 | \$9,967 | 2.82 % |
| 2522 | HVAC (Lobby) - Replace | 15 | \$16,300 | \$1,087 | 0.31 % |
| 2522 | HVAC (Terrace Lounge) - Replace | 15 | \$12,000 | \$800 | 0.23 % |
| 2532 | Exhaust Vents - Partial Replace | 5 | \$17,500 | \$3,500 | 0.99 % |
| 2536 | Heat Exchanger - Replace | 20 | \$77,000 | \$3,850 | 1.09 % |
| 2537 | Cooling Tower - Refurbish | 10 | \$40,000 | \$4,000 | 1.13 % |
| 2538 | Cooling Tower - Replace | 30 | \$672,000 | \$22,400 | 6.35 % |
| 2539 | Condenser Water Pumps - Replace | 10 | \$47,250 | \$4,725 | 1.34 % |
| 2540 | Variable Frequency Drives - Replace | 20 | \$21,810 | \$1,091 | 0.31 % |
| 2541 | Trash Compactor - Replace | 15 | \$23,650 | \$1,577 | 0.45 % |
| 2542 | Trash Chute - Replace | 50 | \$84,000 | \$1,680 | 0.48 % |
| 2543 | Surveillance System - Replace | 10 | \$43,400 | \$4,340 | 1.23 % |
| 2571 | Boiler - Replace | 25 | \$65,750 | \$2,630 | 0.75 % |
| 2575 | Domestic Water System - Replace | 20 | \$27,500 | \$1,375 | 0.39 % |
| 2577 | Sump Pump (2023) - Replace | 10 | \$8,400 | \$840 | 0.24 % |
| 2577 | Sump Pump (Older) - Replace | 10 | \$8,400 | \$840 | 0.24 % |
| 2577 | Sump Pumps (2018) - Replace | 10 | \$16,800 | \$1,680 | 0.48 % |
| Common Interiors | | | | | |
| 2367 | Unit Doors - Repair/Replace | 20 | \$262,000 | \$13,100 | 3.71 % |
| 2701 | Interior Surfaces - Repaint | 10 | \$713,000 | \$71,300 | 20.21 % |
| 2705 | Interior Lights - Replace | 20 | \$70,000 | \$3,500 | 0.99 % |
| 2711 | Carpeting - Replace | 10 | \$408,000 | \$40,800 | 11.56 % |
| 2725 | Fitness Room - Remodel | 15 | \$10,000 | \$667 | 0.19 % |
| 2726 | Fitness Equipment - Replace | 10 | \$38,200 | \$3,820 | 1.08 % |
| 2744 | Hallway Furnishings/Décor - Replace | 20 | \$62,000 | \$3,100 | 0.88 % |

| # | Component | Useful Life (yrs) | Current Cost Estimate | Deterioration Cost/Yr | Deterioration Significance |
|---------------------------|-----------------------------------|-------------------|-----------------------|-----------------------|----------------------------|
| 2749 | Bathrooms (Lower Lobby) - Remodel | 20 | \$50,000 | \$2,500 | 0.71 % |
| 2749 | Bathrooms (Main Lobby) - Remodel | 20 | \$50,000 | \$2,500 | 0.71 % |
| 2749 | Bathrooms (Pool Deck) - Remodel | 20 | \$30,000 | \$1,500 | 0.43 % |
| 2750 | Lobbies - Remodel | 20 | \$900,000 | \$45,000 | 12.75 % |
| 2753 | Community Room - Remodel | 20 | \$90,000 | \$4,500 | 1.28 % |
| 2753 | Terrace Lounge/Kitchen - Remodel | 20 | \$60,000 | \$3,000 | 0.85 % |
| 2757 | Conference Rooms - Remodel | 20 | \$15,000 | \$750 | 0.21 % |
| 2764 | Bike/Storage Rooms - Remodel | 30 | \$21,000 | \$700 | 0.20 % |
| Exterior Amenities | | | | | |
| 2763 | Pool/Beach Furniture - Replace | 8 | \$28,600 | \$3,575 | 1.01 % |
| 2769 | Pool Deck (Pavers) - Resurface | 30 | \$112,900 | \$3,763 | 1.07 % |
| 2771 | Pool Fence - Replace | 30 | \$32,100 | \$1,070 | 0.30 % |
| 2772 | Pool Deck Lights - Replace | 30 | \$17,750 | \$592 | 0.17 % |
| 2773 | Swimming Pool - Resurface | 12 | \$45,050 | \$3,754 | 1.06 % |
| 2781 | Pool Heaters - Replace | 8 | \$12,600 | \$1,575 | 0.45 % |
| 2787 | Pool Equipment - Repair/Replace | 8 | \$5,250 | \$656 | 0.19 % |
| 56 | Total Funded Components | | | \$352,843 | 100.00 % |



30-Year Reserve Plan Summary

Report # 46398-1
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 | \$2,291,864 | \$3,834,208 | 59.8 % | Medium | \$430,000 | \$0 | \$26,580 | \$2,380,000 |
| 2026 | \$368,444 | \$1,861,262 | 19.8 % | High | \$442,900 | \$0 | \$7,159 | \$470,427 |
| 2027 | \$348,076 | \$1,806,892 | 19.3 % | High | \$456,187 | \$0 | \$11,445 | \$18,306 |
| 2028 | \$797,402 | \$2,227,806 | 35.8 % | Medium | \$469,873 | \$0 | \$20,652 | \$18,358 |
| 2029 | \$1,269,569 | \$2,672,860 | 47.5 % | Medium | \$483,969 | \$0 | \$27,431 | \$305,069 |
| 2030 | \$1,475,900 | \$2,847,866 | 51.8 % | Medium | \$498,488 | \$0 | \$34,056 | \$75,753 |
| 2031 | \$1,932,691 | \$3,276,591 | 59.0 % | Medium | \$513,442 | \$0 | \$44,192 | \$0 |
| 2032 | \$2,490,325 | \$3,808,841 | 65.4 % | Medium | \$528,846 | \$0 | \$53,663 | \$192,168 |
| 2033 | \$2,880,667 | \$4,172,145 | 69.0 % | Medium | \$544,711 | \$0 | \$61,954 | \$167,214 |
| 2034 | \$3,320,118 | \$4,585,460 | 72.4 % | Low | \$561,052 | \$0 | \$70,630 | \$202,827 |
| 2035 | \$3,748,974 | \$4,988,304 | 75.2 % | Low | \$577,884 | \$0 | \$70,282 | \$1,111,815 |
| 2036 | \$3,285,324 | \$4,481,201 | 73.3 % | Low | \$595,221 | \$0 | \$66,619 | \$564,767 |
| 2037 | \$3,382,397 | \$4,536,997 | 74.6 % | Low | \$613,077 | \$0 | \$74,459 | \$0 |
| 2038 | \$4,069,933 | \$5,191,269 | 78.4 % | Low | \$631,469 | \$0 | \$87,071 | \$143,747 |
| 2039 | \$4,644,726 | \$5,732,655 | 81.0 % | Low | \$650,414 | \$0 | \$99,122 | \$118,209 |
| 2040 | \$5,276,053 | \$6,332,598 | 83.3 % | Low | \$669,926 | \$0 | \$112,520 | \$72,827 |
| 2041 | \$5,985,671 | \$7,013,774 | 85.3 % | Low | \$690,024 | \$0 | \$126,987 | \$78,671 |
| 2042 | \$6,724,011 | \$7,726,353 | 87.0 % | Low | \$710,724 | \$0 | \$135,717 | \$710,981 |
| 2043 | \$6,859,472 | \$7,826,526 | 87.6 % | Low | \$732,046 | \$0 | \$131,433 | \$1,427,763 |
| 2044 | \$6,295,189 | \$7,209,439 | 87.3 % | Low | \$754,008 | \$0 | \$131,610 | \$303,620 |
| 2045 | \$6,877,187 | \$7,750,269 | 88.7 % | Low | \$776,628 | \$0 | \$103,403 | \$4,285,170 |
| 2046 | \$3,472,047 | \$4,225,444 | 82.2 % | Low | \$799,927 | \$0 | \$69,957 | \$812,205 |
| 2047 | \$3,529,726 | \$4,191,721 | 84.2 % | Low | \$823,924 | \$0 | \$78,163 | \$138,438 |
| 2048 | \$4,293,375 | \$4,871,248 | 88.1 % | Low | \$848,642 | \$0 | \$94,889 | \$33,156 |
| 2049 | \$5,203,750 | \$5,700,492 | 91.3 % | Low | \$874,101 | \$0 | \$85,119 | \$2,847,436 |
| 2050 | \$3,315,534 | \$3,677,423 | 90.2 % | Low | \$900,325 | \$0 | \$74,624 | \$137,132 |
| 2051 | \$4,153,351 | \$4,407,439 | 94.2 % | Low | \$927,334 | \$0 | \$93,192 | \$0 |
| 2052 | \$5,173,877 | \$5,323,430 | 97.2 % | Low | \$955,154 | \$0 | \$114,071 | \$0 |
| 2053 | \$6,243,102 | \$6,290,413 | 99.2 % | Low | \$983,809 | \$0 | \$134,653 | \$127,746 |
| 2054 | \$7,233,817 | \$7,179,045 | 100.8 % | Low | \$1,013,323 | \$0 | \$154,129 | \$208,792 |



30-Year Reserve Plan Summary (Alternate Funding Plan)

Report # 46398-1
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 | \$2,291,864 | \$3,834,208 | 59.8 % | | Medium | \$360,000 | \$0 | \$25,874 | \$2,380,000 |
| 2026 | \$297,738 | \$1,861,262 | 16.0 % | | High | \$370,800 | \$0 | \$5,004 | \$470,427 |
| 2027 | \$203,115 | \$1,806,892 | 11.2 % | | High | \$381,924 | \$0 | \$7,769 | \$18,306 |
| 2028 | \$574,503 | \$2,227,806 | 25.8 % | | High | \$393,382 | \$0 | \$15,381 | \$18,358 |
| 2029 | \$964,907 | \$2,672,860 | 36.1 % | | Medium | \$405,183 | \$0 | \$20,486 | \$305,069 |
| 2030 | \$1,085,508 | \$2,847,866 | 38.1 % | | Medium | \$417,339 | \$0 | \$25,358 | \$75,753 |
| 2031 | \$1,452,451 | \$3,276,591 | 44.3 % | | Medium | \$429,859 | \$0 | \$33,655 | \$0 |
| 2032 | \$1,915,965 | \$3,808,841 | 50.3 % | | Medium | \$442,755 | \$0 | \$41,201 | \$192,168 |
| 2033 | \$2,207,753 | \$4,172,145 | 52.9 % | | Medium | \$456,037 | \$0 | \$47,477 | \$167,214 |
| 2034 | \$2,544,054 | \$4,585,460 | 55.5 % | | Medium | \$469,718 | \$0 | \$54,044 | \$202,827 |
| 2035 | \$2,864,989 | \$4,988,304 | 57.4 % | | Medium | \$483,810 | \$0 | \$51,490 | \$1,111,815 |
| 2036 | \$2,288,473 | \$4,481,201 | 51.1 % | | Medium | \$498,324 | \$0 | \$45,521 | \$564,767 |
| 2037 | \$2,267,551 | \$4,536,997 | 50.0 % | | Medium | \$513,274 | \$0 | \$50,949 | \$0 |
| 2038 | \$2,831,774 | \$5,191,269 | 54.5 % | | Medium | \$528,672 | \$0 | \$61,042 | \$143,747 |
| 2039 | \$3,277,741 | \$5,732,655 | 57.2 % | | Medium | \$544,532 | \$0 | \$70,462 | \$118,209 |
| 2040 | \$3,774,526 | \$6,332,598 | 59.6 % | | Medium | \$560,868 | \$0 | \$81,112 | \$72,827 |
| 2041 | \$4,343,679 | \$7,013,774 | 61.9 % | | Medium | \$577,694 | \$0 | \$92,711 | \$78,671 |
| 2042 | \$4,935,413 | \$7,726,353 | 63.9 % | | Medium | \$595,025 | \$0 | \$98,448 | \$710,981 |
| 2043 | \$4,917,905 | \$7,826,526 | 62.8 % | | Medium | \$612,876 | \$0 | \$91,041 | \$1,427,763 |
| 2044 | \$4,194,060 | \$7,209,439 | 58.2 % | | Medium | \$631,262 | \$0 | \$87,961 | \$303,620 |
| 2045 | \$4,609,663 | \$7,750,269 | 59.5 % | | Medium | \$650,200 | \$0 | \$56,358 | \$4,285,170 |
| 2046 | \$1,031,051 | \$4,225,444 | 24.4 % | | High | \$669,706 | \$0 | \$19,373 | \$812,205 |
| 2047 | \$907,926 | \$4,191,721 | 21.7 % | | High | \$689,797 | \$0 | \$23,890 | \$138,438 |
| 2048 | \$1,483,175 | \$4,871,248 | 30.4 % | | Medium | \$710,491 | \$0 | \$36,773 | \$33,156 |
| 2049 | \$2,197,282 | \$5,700,492 | 38.5 % | | Medium | \$731,806 | \$0 | \$22,999 | \$2,847,436 |
| 2050 | \$104,651 | \$3,677,423 | 2.8 % | | High | \$753,760 | \$0 | \$8,335 | \$137,132 |
| 2051 | \$729,615 | \$4,407,439 | 16.6 % | | High | \$776,373 | \$0 | \$22,562 | \$0 |
| 2052 | \$1,528,550 | \$5,323,430 | 28.7 % | | High | \$799,664 | \$0 | \$38,923 | \$0 |
| 2053 | \$2,367,137 | \$6,290,413 | 37.6 % | | Medium | \$823,654 | \$0 | \$54,802 | \$127,746 |
| 2054 | \$3,117,847 | \$7,179,045 | 43.4 % | | Medium | \$848,364 | \$0 | \$69,386 | \$208,792 |

30-Year Income/Expense Detail

Report # 46398-1
No-Site-Visit

| Fiscal Year | 2025 | 2026 | 2027 | 2028 | 2029 |
|--|-------------|-----------|-----------|-------------|-------------|
| Starting Reserve Balance | \$2,291,864 | \$368,444 | \$348,076 | \$797,402 | \$1,269,569 |
| Annual Reserve Funding | \$430,000 | \$442,900 | \$456,187 | \$469,873 | \$483,969 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$26,580 | \$7,159 | \$11,445 | \$20,652 | \$27,431 |
| Total Income | \$2,748,444 | \$818,503 | \$815,708 | \$1,287,927 | \$1,780,969 |
| # Component | | | | | |
| Site and Grounds | | | | | |
| 2123 Asphalt - Seal/Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2125 Asphalt - Resurface | \$0 | \$0 | \$0 | \$0 | \$55,825 |
| 2145 Entry/Exit Gate - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2150 Fountain/Water Feature - Refurbish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2169 Sign/Monument - Refurbish/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2175 Site Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2320 Garage Deck (Entrance) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| Building Exteriors | | | | | |
| 2306 Awnings/Canopies - Replace | \$0 | \$0 | \$0 | \$0 | \$5,515 |
| 2308 Awning/Canopy Frames - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Mechanical/Electrical/Plumbing | | | | | |
| 2503 Access Control System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2505 Automatic Doors - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2508 RFID Sensor - Replace | \$0 | \$3,785 | \$0 | \$0 | \$0 |
| 2509 Gate Operator - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2513 Elevators/Cabs - Modernize | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Community Room) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Elevator Rooms) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Gym) - Replace | \$0 | \$0 | \$5,575 | \$0 | \$0 |
| 2522 HVAC (Hallways) - Replace | \$0 | \$0 | \$0 | \$0 | \$168,264 |
| 2522 HVAC (Lobby) - Replace | \$16,300 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Terrace Lounge) - Replace | \$0 | \$0 | \$12,731 | \$0 | \$0 |
| 2532 Exhaust Vents - Partial Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2536 Heat Exchanger - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2537 Cooling Tower - Refurbish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2538 Cooling Tower - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2539 Condenser Water Pumps - Replace | \$47,250 | \$0 | \$0 | \$0 | \$0 |
| 2540 Variable Frequency Drives - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2541 Trash Compactor - Replace | \$0 | \$0 | \$0 | \$0 | \$26,618 |
| 2542 Trash Chute - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2543 Surveillance System - Replace | \$0 | \$0 | \$0 | \$0 | \$48,847 |
| 2571 Boiler - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2575 Domestic Water System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (2023) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (Older) - Replace | \$8,400 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pumps (2018) - Replace | \$0 | \$0 | \$0 | \$18,358 | \$0 |
| Common Interiors | | | | | |
| 2367 Unit Doors - Repair/Replace | \$262,000 | \$0 | \$0 | \$0 | \$0 |
| 2701 Interior Surfaces - Repaint | \$713,000 | \$0 | \$0 | \$0 | \$0 |
| 2705 Interior Lights - Replace | \$70,000 | \$0 | \$0 | \$0 | \$0 |
| 2711 Carpeting - Replace | \$0 | \$420,240 | \$0 | \$0 | \$0 |
| 2725 Fitness Room - Remodel | \$10,000 | \$0 | \$0 | \$0 | \$0 |
| 2726 Fitness Equipment - Replace | \$38,200 | \$0 | \$0 | \$0 | \$0 |
| 2744 Hallway Furnishings/Décor - Replace | \$62,000 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Lower Lobby) - Remodel | \$50,000 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Main Lobby) - Remodel | \$50,000 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Pool Deck) - Remodel | \$30,000 | \$0 | \$0 | \$0 | \$0 |
| 2750 Lobbies - Remodel | \$900,000 | \$0 | \$0 | \$0 | \$0 |
| 2753 Community Room - Remodel | \$90,000 | \$0 | \$0 | \$0 | \$0 |
| 2753 Terrace Lounge/Kitchen - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2757 Conference Rooms - Remodel | \$15,000 | \$0 | \$0 | \$0 | \$0 |
| 2764 Bike/Storage Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exterior Amenities | | | | | |
| 2763 Pool/Beach Furniture - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |

| Fiscal Year | 2025 | 2026 | 2027 | 2028 | 2029 |
|--------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 2769 Pool Deck (Pavers) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2771 Pool Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2772 Pool Deck Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2773 Swimming Pool - Resurface | \$0 | \$46,402 | \$0 | \$0 | \$0 |
| 2781 Pool Heaters - Replace | \$12,600 | \$0 | \$0 | \$0 | \$0 |
| 2787 Pool Equipment - Repair/Replace | \$5,250 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$2,380,000 | \$470,427 | \$18,306 | \$18,358 | \$305,069 |
| Ending Reserve Balance | \$368,444 | \$348,076 | \$797,402 | \$1,269,569 | \$1,475,900 |

| Fiscal Year | 2030 | 2031 | 2032 | 2033 | 2034 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$1,475,900 | \$1,932,691 | \$2,490,325 | \$2,880,667 | \$3,320,118 |
| Annual Reserve Funding | \$498,488 | \$513,442 | \$528,846 | \$544,711 | \$561,052 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$34,056 | \$44,192 | \$53,663 | \$61,954 | \$70,630 |
| Total Income | \$2,008,444 | \$2,490,325 | \$3,072,835 | \$3,487,332 | \$3,951,801 |
| # Component | | | | | |
| Site and Grounds | | | | | |
| 2123 Asphalt - Seal/Repair | \$3,414 | \$0 | \$0 | \$0 | \$0 |
| 2125 Asphalt - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2145 Entry/Exit Gate - Replace | \$0 | \$0 | \$0 | \$0 | \$16,049 |
| 2150 Fountain/Water Feature - Refurbish | \$0 | \$0 | \$22,630 | \$0 | \$0 |
| 2169 Sign/Monument - Refurbish/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2175 Site Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$16,049 |
| 2320 Garage Deck (Entrance) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| Building Exteriors | | | | | |
| 2306 Awnings/Canopies - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2308 Awning/Canopy Frames - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Mechanical/Electrical/Plumbing | | | | | |
| 2503 Access Control System - Replace | \$0 | \$0 | \$22,630 | \$0 | \$0 |
| 2505 Automatic Doors - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2508 RFID Sensor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2509 Gate Operator - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2513 Elevators/Cabs - Modernize | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Community Room) - Replace | \$0 | \$0 | \$43,599 | \$0 | \$0 |
| 2522 HVAC (Elevator Rooms) - Replace | \$18,896 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Gym) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Hallways) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Lobby) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Terrace Lounge) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2532 Exhaust Vents - Partial Replace | \$20,287 | \$0 | \$0 | \$0 | \$0 |
| 2536 Heat Exchanger - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2537 Cooling Tower - Refurbish | \$0 | \$0 | \$0 | \$50,671 | \$0 |
| 2538 Cooling Tower - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2539 Condenser Water Pumps - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2540 Variable Frequency Drives - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2541 Trash Compactor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2542 Trash Chute - Replace | \$0 | \$0 | \$103,309 | \$0 | \$0 |
| 2543 Surveillance System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2571 Boiler - Replace | \$0 | \$0 | \$0 | \$83,290 | \$0 |
| 2575 Domestic Water System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (2023) - Replace | \$0 | \$0 | \$0 | \$10,641 | \$0 |
| 2577 Sump Pump (Older) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pumps (2018) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Common Interiors | | | | | |
| 2367 Unit Doors - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2701 Interior Surfaces - Repaint | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2705 Interior Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2711 Carpeting - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2725 Fitness Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2726 Fitness Equipment - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2744 Hallway Furnishings/Décor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Lower Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Main Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Pool Deck) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2750 Lobbies - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Community Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Terrace Lounge/Kitchen - Remodel | \$0 | \$0 | \$0 | \$0 | \$78,286 |
| 2757 Conference Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2764 Bike/Storage Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$27,400 |
| Exterior Amenities | | | | | |
| 2763 Pool/Beach Furniture - Replace | \$33,155 | \$0 | \$0 | \$0 | \$0 |
| 2769 Pool Deck (Pavers) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2771 Pool Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$41,883 |
| 2772 Pool Deck Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$23,160 |
| 2773 Swimming Pool - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2781 Pool Heaters - Replace | \$0 | \$0 | \$0 | \$15,961 | \$0 |
| 2787 Pool Equipment - Repair/Replace | \$0 | \$0 | \$0 | \$6,651 | \$0 |

| Fiscal Year | 2030 | 2031 | 2032 | 2033 | 2034 |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Total Expenses | \$75,753 | \$0 | \$192,168 | \$167,214 | \$202,827 |
| Ending Reserve Balance | \$1,932,691 | \$2,490,325 | \$2,880,667 | \$3,320,118 | \$3,748,974 |

| Fiscal Year | 2035 | 2036 | 2037 | 2038 | 2039 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$3,748,974 | \$3,285,324 | \$3,382,397 | \$4,069,933 | \$4,644,726 |
| Annual Reserve Funding | \$577,884 | \$595,221 | \$613,077 | \$631,469 | \$650,414 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$70,282 | \$66,619 | \$74,459 | \$87,071 | \$99,122 |
| Total Income | \$4,397,140 | \$3,947,165 | \$4,069,933 | \$4,788,474 | \$5,394,262 |
| # Component | | | | | |
| Site and Grounds | | | | | |
| 2123 Asphalt - Seal/Repair | \$3,958 | \$0 | \$0 | \$0 | \$0 |
| 2125 Asphalt - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2145 Entry/Exit Gate - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2150 Fountain/Water Feature - Refurbish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2169 Sign/Monument - Refurbish/Replace | \$0 | \$0 | \$0 | \$0 | \$23,823 |
| 2175 Site Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2320 Garage Deck (Entrance) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| Building Exteriors | | | | | |
| 2306 Awnings/Canopies - Replace | \$0 | \$0 | \$0 | \$0 | \$7,412 |
| 2308 Awning/Canopy Frames - Replace | \$0 | \$0 | \$0 | \$0 | \$21,328 |
| Mechanical/Electrical/Plumbing | | | | | |
| 2503 Access Control System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2505 Automatic Doors - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2508 RFID Sensor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2509 Gate Operator - Replace | \$0 | \$0 | \$0 | \$10,919 | \$0 |
| 2513 Elevators/Cabs - Modernize | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Community Room) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Elevator Rooms) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Gym) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Hallways) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Lobby) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Terrace Lounge) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2532 Exhaust Vents - Partial Replace | \$23,519 | \$0 | \$0 | \$0 | \$0 |
| 2536 Heat Exchanger - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2537 Cooling Tower - Refurbish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2538 Cooling Tower - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2539 Condenser Water Pumps - Replace | \$63,500 | \$0 | \$0 | \$0 | \$0 |
| 2540 Variable Frequency Drives - 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 - Replace | \$0 | \$0 | \$0 | \$0 | \$65,646 |
| 2571 Boiler - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2575 Domestic Water System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (2023) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (Older) - Replace | \$11,289 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pumps (2018) - Replace | \$0 | \$0 | \$0 | \$24,671 | \$0 |
| Common Interiors | | | | | |
| 2367 Unit Doors - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2701 Interior Surfaces - Repaint | \$958,212 | \$0 | \$0 | \$0 | \$0 |
| 2705 Interior Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2711 Carpeting - Replace | \$0 | \$564,767 | \$0 | \$0 | \$0 |
| 2725 Fitness Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2726 Fitness Equipment - Replace | \$51,338 | \$0 | \$0 | \$0 | \$0 |
| 2744 Hallway Furnishings/Décor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Lower Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Main Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Pool Deck) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2750 Lobbies - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Community Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Terrace Lounge/Kitchen - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2757 Conference Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2764 Bike/Storage Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exterior Amenities | | | | | |
| 2763 Pool/Beach Furniture - Replace | \$0 | \$0 | \$0 | \$42,000 | \$0 |
| 2769 Pool Deck (Pavers) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2771 Pool Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2772 Pool Deck Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2773 Swimming Pool - Resurface | \$0 | \$0 | \$0 | \$66,157 | \$0 |
| 2781 Pool Heaters - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2787 Pool Equipment - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |

| Fiscal Year | 2035 | 2036 | 2037 | 2038 | 2039 |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Total Expenses | \$1,111,815 | \$564,767 | \$0 | \$143,747 | \$118,209 |
| Ending Reserve Balance | \$3,285,324 | \$3,382,397 | \$4,069,933 | \$4,644,726 | \$5,276,053 |

| Fiscal Year | 2040 | 2041 | 2042 | 2043 | 2044 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$5,276,053 | \$5,985,671 | \$6,724,011 | \$6,859,472 | \$6,295,189 |
| Annual Reserve Funding | \$669,926 | \$690,024 | \$710,724 | \$732,046 | \$754,008 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$112,520 | \$126,987 | \$135,717 | \$131,433 | \$131,610 |
| Total Income | \$6,058,499 | \$6,802,682 | \$7,570,453 | \$7,722,951 | \$7,180,806 |
| # Component | | | | | |
| Site and Grounds | | | | | |
| 2123 Asphalt - Seal/Repair | \$4,588 | \$0 | \$0 | \$0 | \$0 |
| 2125 Asphalt - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2145 Entry/Exit Gate - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2150 Fountain/Water Feature - Refurbish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2169 Sign/Monument - Refurbish/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2175 Site Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2320 Garage Deck (Entrance) - Resurface | \$0 | \$0 | \$495,854 | \$0 | \$0 |
| Building Exteriors | | | | | |
| 2306 Awnings/Canopies - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2308 Awning/Canopy Frames - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Mechanical/Electrical/Plumbing | | | | | |
| 2503 Access Control System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2505 Automatic Doors - Replace | \$0 | \$0 | \$0 | \$33,112 | \$0 |
| 2508 RFID Sensor - Replace | \$0 | \$5,897 | \$0 | \$0 | \$0 |
| 2509 Gate Operator - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2513 Elevators/Cabs - Modernize | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Community Room) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Elevator Rooms) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Gym) - Replace | \$0 | \$0 | \$8,686 | \$0 | \$0 |
| 2522 HVAC (Hallways) - Replace | \$0 | \$0 | \$0 | \$0 | \$262,149 |
| 2522 HVAC (Lobby) - Replace | \$25,395 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Terrace Lounge) - Replace | \$0 | \$0 | \$19,834 | \$0 | \$0 |
| 2532 Exhaust Vents - Partial Replace | \$27,264 | \$0 | \$0 | \$0 | \$0 |
| 2536 Heat Exchanger - Replace | \$0 | \$0 | \$0 | \$131,087 | \$0 |
| 2537 Cooling Tower - Refurbish | \$0 | \$0 | \$0 | \$68,097 | \$0 |
| 2538 Cooling Tower - Replace | \$0 | \$0 | \$0 | \$1,144,035 | \$0 |
| 2539 Condenser Water Pumps - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2540 Variable Frequency Drives - Replace | \$0 | \$0 | \$0 | \$37,130 | \$0 |
| 2541 Trash Compactor - Replace | \$0 | \$0 | \$0 | \$0 | \$41,470 |
| 2542 Trash Chute - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2543 Surveillance System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2571 Boiler - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2575 Domestic Water System - Replace | \$0 | \$44,129 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (2023) - Replace | \$0 | \$0 | \$0 | \$14,300 | \$0 |
| 2577 Sump Pump (Older) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pumps (2018) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Common Interiors | | | | | |
| 2367 Unit Doors - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2701 Interior Surfaces - Repaint | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2705 Interior Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2711 Carpeting - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2725 Fitness Room - Remodel | \$15,580 | \$0 | \$0 | \$0 | \$0 |
| 2726 Fitness Equipment - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2744 Hallway Furnishings/Décor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Lower Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Main Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Pool Deck) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2750 Lobbies - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Community Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Terrace Lounge/Kitchen - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2757 Conference Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2764 Bike/Storage Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exterior Amenities | | | | | |
| 2763 Pool/Beach Furniture - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2769 Pool Deck (Pavers) - Resurface | \$0 | \$0 | \$186,606 | \$0 | \$0 |
| 2771 Pool Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2772 Pool Deck Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2773 Swimming Pool - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2781 Pool Heaters - Replace | \$0 | \$20,219 | \$0 | \$0 | \$0 |
| 2787 Pool Equipment - Repair/Replace | \$0 | \$8,425 | \$0 | \$0 | \$0 |

| Fiscal Year | 2040 | 2041 | 2042 | 2043 | 2044 |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Total Expenses | \$72,827 | \$78,671 | \$710,981 | \$1,427,763 | \$303,620 |
| Ending Reserve Balance | \$5,985,671 | \$6,724,011 | \$6,859,472 | \$6,295,189 | \$6,877,187 |

| Fiscal Year | 2045 | 2046 | 2047 | 2048 | 2049 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$6,877,187 | \$3,472,047 | \$3,529,726 | \$4,293,375 | \$5,203,750 |
| Annual Reserve Funding | \$776,628 | \$799,927 | \$823,924 | \$848,642 | \$874,101 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$103,403 | \$69,957 | \$78,163 | \$94,889 | \$85,119 |
| Total Income | \$7,757,217 | \$4,341,930 | \$4,431,814 | \$5,236,906 | \$6,162,971 |
| # Component | | | | | |
| Site and Grounds | | | | | |
| 2123 Asphalt - Seal/Repair | \$5,319 | \$0 | \$0 | \$0 | \$0 |
| 2125 Asphalt - Resurface | \$0 | \$0 | \$0 | \$0 | \$100,827 |
| 2145 Entry/Exit Gate - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2150 Fountain/Water Feature - Refurbish | \$0 | \$0 | \$35,256 | \$0 | \$0 |
| 2169 Sign/Monument - Refurbish/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2175 Site Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2320 Garage Deck (Entrance) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| Building Exteriors | | | | | |
| 2306 Awnings/Canopies - Replace | \$0 | \$0 | \$0 | \$0 | \$9,961 |
| 2308 Awning/Canopy Frames - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Mechanical/Electrical/Plumbing | | | | | |
| 2503 Access Control System - Replace | \$0 | \$0 | \$35,256 | \$0 | \$0 |
| 2505 Automatic Doors - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2508 RFID Sensor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2509 Gate Operator - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2513 Elevators/Cabs - Modernize | \$0 | \$0 | \$0 | \$0 | \$2,612,140 |
| 2522 HVAC (Community Room) - Replace | \$0 | \$0 | \$67,926 | \$0 | \$0 |
| 2522 HVAC (Elevator Rooms) - Replace | \$29,440 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Gym) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Hallways) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Lobby) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Terrace Lounge) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2532 Exhaust Vents - Partial Replace | \$31,607 | \$0 | \$0 | \$0 | \$0 |
| 2536 Heat Exchanger - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2537 Cooling Tower - Refurbish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2538 Cooling Tower - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2539 Condenser Water Pumps - Replace | \$85,339 | \$0 | \$0 | \$0 | \$0 |
| 2540 Variable Frequency Drives - 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 - Replace | \$0 | \$0 | \$0 | \$0 | \$88,223 |
| 2571 Boiler - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2575 Domestic Water System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (2023) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (Older) - Replace | \$15,171 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pumps (2018) - Replace | \$0 | \$0 | \$0 | \$33,156 | \$0 |
| Common Interiors | | | | | |
| 2367 Unit Doors - Repair/Replace | \$473,201 | \$0 | \$0 | \$0 | \$0 |
| 2701 Interior Surfaces - Repaint | \$1,287,757 | \$0 | \$0 | \$0 | \$0 |
| 2705 Interior Lights - Replace | \$126,428 | \$0 | \$0 | \$0 | \$0 |
| 2711 Carpeting - Replace | \$0 | \$759,000 | \$0 | \$0 | \$0 |
| 2725 Fitness Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2726 Fitness Equipment - Replace | \$68,993 | \$0 | \$0 | \$0 | \$0 |
| 2744 Hallway Furnishings/Décor - Replace | \$111,979 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Lower Lobby) - Remodel | \$90,306 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Main Lobby) - Remodel | \$90,306 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Pool Deck) - Remodel | \$54,183 | \$0 | \$0 | \$0 | \$0 |
| 2750 Lobbies - Remodel | \$1,625,500 | \$0 | \$0 | \$0 | \$0 |
| 2753 Community Room - Remodel | \$162,550 | \$0 | \$0 | \$0 | \$0 |
| 2753 Terrace Lounge/Kitchen - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2757 Conference Rooms - Remodel | \$27,092 | \$0 | \$0 | \$0 | \$0 |
| 2764 Bike/Storage Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exterior Amenities | | | | | |
| 2763 Pool/Beach Furniture - Replace | \$0 | \$53,204 | \$0 | \$0 | \$0 |
| 2769 Pool Deck (Pavers) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2771 Pool Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2772 Pool Deck Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2773 Swimming Pool - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2781 Pool Heaters - Replace | \$0 | \$0 | \$0 | \$0 | \$25,613 |
| 2787 Pool Equipment - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$10,672 |

| Fiscal Year | 2045 | 2046 | 2047 | 2048 | 2049 |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Total Expenses | \$4,285,170 | \$812,205 | \$138,438 | \$33,156 | \$2,847,436 |
| Ending Reserve Balance | \$3,472,047 | \$3,529,726 | \$4,293,375 | \$5,203,750 | \$3,315,534 |

| Fiscal Year | 2050 | 2051 | 2052 | 2053 | 2054 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$3,315,534 | \$4,153,351 | \$5,173,877 | \$6,243,102 | \$7,233,817 |
| Annual Reserve Funding | \$900,325 | \$927,334 | \$955,154 | \$983,809 | \$1,013,323 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$74,624 | \$93,192 | \$114,071 | \$134,653 | \$154,129 |
| Total Income | \$4,290,483 | \$5,173,877 | \$6,243,102 | \$7,361,563 | \$8,401,270 |
| # Component | | | | | |
| Site and Grounds | | | | | |
| 2123 Asphalt - Seal/Repair | \$6,166 | \$0 | \$0 | \$0 | \$0 |
| 2125 Asphalt - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2145 Entry/Exit Gate - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2150 Fountain/Water Feature - Refurbish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2169 Sign/Monument - Refurbish/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2175 Site Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2320 Garage Deck (Entrance) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| Building Exteriors | | | | | |
| 2306 Awnings/Canopies - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2308 Awning/Canopy Frames - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Mechanical/Electrical/Plumbing | | | | | |
| 2503 Access Control System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2505 Automatic Doors - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2508 RFID Sensor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2509 Gate Operator - Replace | \$0 | \$0 | \$0 | \$17,011 | \$0 |
| 2513 Elevators/Cabs - Modernize | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Community Room) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Elevator Rooms) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Gym) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Hallways) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Lobby) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Terrace Lounge) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2532 Exhaust Vents - Partial Replace | \$36,641 | \$0 | \$0 | \$0 | \$0 |
| 2536 Heat Exchanger - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2537 Cooling Tower - Refurbish | \$0 | \$0 | \$0 | \$91,517 | \$0 |
| 2538 Cooling Tower - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2539 Condenser Water Pumps - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2540 Variable Frequency Drives - 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 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2571 Boiler - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2575 Domestic Water System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (2023) - Replace | \$0 | \$0 | \$0 | \$19,219 | \$0 |
| 2577 Sump Pump (Older) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pumps (2018) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Common Interiors | | | | | |
| 2367 Unit Doors - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2701 Interior Surfaces - Repaint | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2705 Interior Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2711 Carpeting - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2725 Fitness Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2726 Fitness Equipment - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2744 Hallway Furnishings/Décor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Lower Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Main Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Pool Deck) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2750 Lobbies - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Community Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Terrace Lounge/Kitchen - Remodel | \$0 | \$0 | \$0 | \$0 | \$141,394 |
| 2757 Conference Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2764 Bike/Storage Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exterior Amenities | | | | | |
| 2763 Pool/Beach Furniture - Replace | \$0 | \$0 | \$0 | \$0 | \$67,398 |
| 2769 Pool Deck (Pavers) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2771 Pool Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2772 Pool Deck Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2773 Swimming Pool - Resurface | \$94,325 | \$0 | \$0 | \$0 | \$0 |
| 2781 Pool Heaters - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2787 Pool Equipment - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |

| Fiscal Year | 2050 | 2051 | 2052 | 2053 | 2054 |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Total Expenses | \$137,132 | \$0 | \$0 | \$127,746 | \$208,792 |
| Ending Reserve Balance | \$4,153,351 | \$5,173,877 | \$6,243,102 | \$7,233,817 | \$8,192,478 |



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

Report # 46398-1
No-Site-Visit

| Fiscal Year | 2025 | 2026 | 2027 | 2028 | 2029 |
|--|-------------|-----------|-----------|-----------|-------------|
| Starting Reserve Balance | \$2,291,864 | \$297,738 | \$203,115 | \$574,503 | \$964,907 |
| Annual Reserve Funding | \$360,000 | \$370,800 | \$381,924 | \$393,382 | \$405,183 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$25,874 | \$5,004 | \$7,769 | \$15,381 | \$20,486 |
| Total Income | \$2,677,738 | \$673,542 | \$592,808 | \$983,265 | \$1,390,577 |
| # Component | | | | | |
| Site and Grounds | | | | | |
| 2123 Asphalt - Seal/Repair | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2125 Asphalt - Resurface | \$0 | \$0 | \$0 | \$0 | \$55,825 |
| 2145 Entry/Exit Gate - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2150 Fountain/Water Feature - Refurbish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2169 Sign/Monument - Refurbish/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2175 Site Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2320 Garage Deck (Entrance) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| Building Exteriors | | | | | |
| 2306 Awnings/Canopies - Replace | \$0 | \$0 | \$0 | \$0 | \$5,515 |
| 2308 Awning/Canopy Frames - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Mechanical/Electrical/Plumbing | | | | | |
| 2503 Access Control System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2505 Automatic Doors - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2508 RFID Sensor - Replace | \$0 | \$3,785 | \$0 | \$0 | \$0 |
| 2509 Gate Operator - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2513 Elevators/Cabs - Modernize | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Community Room) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Elevator Rooms) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Gym) - Replace | \$0 | \$0 | \$5,575 | \$0 | \$0 |
| 2522 HVAC (Hallways) - Replace | \$0 | \$0 | \$0 | \$0 | \$168,264 |
| 2522 HVAC (Lobby) - Replace | \$16,300 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Terrace Lounge) - Replace | \$0 | \$0 | \$12,731 | \$0 | \$0 |
| 2532 Exhaust Vents - Partial Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2536 Heat Exchanger - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2537 Cooling Tower - Refurbish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2538 Cooling Tower - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2539 Condenser Water Pumps - Replace | \$47,250 | \$0 | \$0 | \$0 | \$0 |
| 2540 Variable Frequency Drives - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2541 Trash Compactor - Replace | \$0 | \$0 | \$0 | \$0 | \$26,618 |
| 2542 Trash Chute - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2543 Surveillance System - Replace | \$0 | \$0 | \$0 | \$0 | \$48,847 |
| 2571 Boiler - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2575 Domestic Water System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (2023) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (Older) - Replace | \$8,400 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pumps (2018) - Replace | \$0 | \$0 | \$0 | \$18,358 | \$0 |
| Common Interiors | | | | | |
| 2367 Unit Doors - Repair/Replace | \$262,000 | \$0 | \$0 | \$0 | \$0 |
| 2701 Interior Surfaces - Repaint | \$713,000 | \$0 | \$0 | \$0 | \$0 |
| 2705 Interior Lights - Replace | \$70,000 | \$0 | \$0 | \$0 | \$0 |
| 2711 Carpeting - Replace | \$0 | \$420,240 | \$0 | \$0 | \$0 |
| 2725 Fitness Room - Remodel | \$10,000 | \$0 | \$0 | \$0 | \$0 |
| 2726 Fitness Equipment - Replace | \$38,200 | \$0 | \$0 | \$0 | \$0 |
| 2744 Hallway Furnishings/Décor - Replace | \$62,000 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Lower Lobby) - Remodel | \$50,000 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Main Lobby) - Remodel | \$50,000 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Pool Deck) - Remodel | \$30,000 | \$0 | \$0 | \$0 | \$0 |
| 2750 Lobbies - Remodel | \$900,000 | \$0 | \$0 | \$0 | \$0 |
| 2753 Community Room - Remodel | \$90,000 | \$0 | \$0 | \$0 | \$0 |
| 2753 Terrace Lounge/Kitchen - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2757 Conference Rooms - Remodel | \$15,000 | \$0 | \$0 | \$0 | \$0 |
| 2764 Bike/Storage Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exterior Amenities | | | | | |
| 2763 Pool/Beach Furniture - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2769 Pool Deck (Pavers) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |

| Fiscal Year | 2025 | 2026 | 2027 | 2028 | 2029 |
|--------------------------------------|-------------|-------------|-------------|-------------|-------------|
| 2771 Pool Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2772 Pool Deck Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2773 Swimming Pool - Resurface | \$0 | \$46,402 | \$0 | \$0 | \$0 |
| 2781 Pool Heaters - Replace | \$12,600 | \$0 | \$0 | \$0 | \$0 |
| 2787 Pool Equipment - Repair/Replace | \$5,250 | \$0 | \$0 | \$0 | \$0 |
| Total Expenses | \$2,380,000 | \$470,427 | \$18,306 | \$18,358 | \$305,069 |
| Ending Reserve Balance | \$297,738 | \$203,115 | \$574,503 | \$964,907 | \$1,085,508 |

| Fiscal Year | 2030 | 2031 | 2032 | 2033 | 2034 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$1,085,508 | \$1,452,451 | \$1,915,965 | \$2,207,753 | \$2,544,054 |
| Annual Reserve Funding | \$417,339 | \$429,859 | \$442,755 | \$456,037 | \$469,718 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$25,358 | \$33,655 | \$41,201 | \$47,477 | \$54,044 |
| Total Income | \$1,528,204 | \$1,915,965 | \$2,399,921 | \$2,711,268 | \$3,067,816 |
| # Component | | | | | |
| Site and Grounds | | | | | |
| 2123 Asphalt - Seal/Repair | \$3,414 | \$0 | \$0 | \$0 | \$0 |
| 2125 Asphalt - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2145 Entry/Exit Gate - Replace | \$0 | \$0 | \$0 | \$0 | \$16,049 |
| 2150 Fountain/Water Feature - Refurbish | \$0 | \$0 | \$22,630 | \$0 | \$0 |
| 2169 Sign/Monument - Refurbish/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2175 Site Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$16,049 |
| 2320 Garage Deck (Entrance) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| Building Exteriors | | | | | |
| 2306 Awnings/Canopies - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2308 Awning/Canopy Frames - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Mechanical/Electrical/Plumbing | | | | | |
| 2503 Access Control System - Replace | \$0 | \$0 | \$22,630 | \$0 | \$0 |
| 2505 Automatic Doors - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2508 RFID Sensor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2509 Gate Operator - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2513 Elevators/Cabs - Modernize | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Community Room) - Replace | \$0 | \$0 | \$43,599 | \$0 | \$0 |
| 2522 HVAC (Elevator Rooms) - Replace | \$18,896 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Gym) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Hallways) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Lobby) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Terrace Lounge) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2532 Exhaust Vents - Partial Replace | \$20,287 | \$0 | \$0 | \$0 | \$0 |
| 2536 Heat Exchanger - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2537 Cooling Tower - Refurbish | \$0 | \$0 | \$0 | \$50,671 | \$0 |
| 2538 Cooling Tower - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2539 Condenser Water Pumps - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2540 Variable Frequency Drives - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2541 Trash Compactor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2542 Trash Chute - Replace | \$0 | \$0 | \$103,309 | \$0 | \$0 |
| 2543 Surveillance System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2571 Boiler - Replace | \$0 | \$0 | \$0 | \$83,290 | \$0 |
| 2575 Domestic Water System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (2023) - Replace | \$0 | \$0 | \$0 | \$10,641 | \$0 |
| 2577 Sump Pump (Older) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pumps (2018) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Common Interiors | | | | | |
| 2367 Unit Doors - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2701 Interior Surfaces - Repaint | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2705 Interior Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2711 Carpeting - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2725 Fitness Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2726 Fitness Equipment - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2744 Hallway Furnishings/Décor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Lower Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Main Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Pool Deck) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2750 Lobbies - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Community Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Terrace Lounge/Kitchen - Remodel | \$0 | \$0 | \$0 | \$0 | \$78,286 |
| 2757 Conference Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2764 Bike/Storage Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$27,400 |
| Exterior Amenities | | | | | |
| 2763 Pool/Beach Furniture - Replace | \$33,155 | \$0 | \$0 | \$0 | \$0 |
| 2769 Pool Deck (Pavers) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2771 Pool Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$41,883 |
| 2772 Pool Deck Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$23,160 |
| 2773 Swimming Pool - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2781 Pool Heaters - Replace | \$0 | \$0 | \$0 | \$15,961 | \$0 |
| 2787 Pool Equipment - Repair/Replace | \$0 | \$0 | \$0 | \$6,651 | \$0 |

| Fiscal Year | 2030 | 2031 | 2032 | 2033 | 2034 |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Total Expenses | \$75,753 | \$0 | \$192,168 | \$167,214 | \$202,827 |
| Ending Reserve Balance | \$1,452,451 | \$1,915,965 | \$2,207,753 | \$2,544,054 | \$2,864,989 |

| Fiscal Year | 2035 | 2036 | 2037 | 2038 | 2039 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$2,864,989 | \$2,288,473 | \$2,267,551 | \$2,831,774 | \$3,277,741 |
| Annual Reserve Funding | \$483,810 | \$498,324 | \$513,274 | \$528,672 | \$544,532 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$51,490 | \$45,521 | \$50,949 | \$61,042 | \$70,462 |
| Total Income | \$3,400,289 | \$2,832,318 | \$2,831,774 | \$3,421,488 | \$3,892,735 |
| # Component | | | | | |
| Site and Grounds | | | | | |
| 2123 Asphalt - Seal/Repair | \$3,958 | \$0 | \$0 | \$0 | \$0 |
| 2125 Asphalt - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2145 Entry/Exit Gate - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2150 Fountain/Water Feature - Refurbish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2169 Sign/Monument - Refurbish/Replace | \$0 | \$0 | \$0 | \$0 | \$23,823 |
| 2175 Site Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2320 Garage Deck (Entrance) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| Building Exteriors | | | | | |
| 2306 Awnings/Canopies - Replace | \$0 | \$0 | \$0 | \$0 | \$7,412 |
| 2308 Awning/Canopy Frames - Replace | \$0 | \$0 | \$0 | \$0 | \$21,328 |
| Mechanical/Electrical/Plumbing | | | | | |
| 2503 Access Control System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2505 Automatic Doors - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2508 RFID Sensor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2509 Gate Operator - Replace | \$0 | \$0 | \$0 | \$10,919 | \$0 |
| 2513 Elevators/Cabs - Modernize | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Community Room) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Elevator Rooms) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Gym) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Hallways) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Lobby) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Terrace Lounge) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2532 Exhaust Vents - Partial Replace | \$23,519 | \$0 | \$0 | \$0 | \$0 |
| 2536 Heat Exchanger - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2537 Cooling Tower - Refurbish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2538 Cooling Tower - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2539 Condenser Water Pumps - Replace | \$63,500 | \$0 | \$0 | \$0 | \$0 |
| 2540 Variable Frequency Drives - 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 - Replace | \$0 | \$0 | \$0 | \$0 | \$65,646 |
| 2571 Boiler - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2575 Domestic Water System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (2023) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (Older) - Replace | \$11,289 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pumps (2018) - Replace | \$0 | \$0 | \$0 | \$24,671 | \$0 |
| Common Interiors | | | | | |
| 2367 Unit Doors - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2701 Interior Surfaces - Repaint | \$958,212 | \$0 | \$0 | \$0 | \$0 |
| 2705 Interior Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2711 Carpeting - Replace | \$0 | \$564,767 | \$0 | \$0 | \$0 |
| 2725 Fitness Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2726 Fitness Equipment - Replace | \$51,338 | \$0 | \$0 | \$0 | \$0 |
| 2744 Hallway Furnishings/Décor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Lower Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Main Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Pool Deck) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2750 Lobbies - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Community Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Terrace Lounge/Kitchen - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2757 Conference Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2764 Bike/Storage Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exterior Amenities | | | | | |
| 2763 Pool/Beach Furniture - Replace | \$0 | \$0 | \$0 | \$42,000 | \$0 |
| 2769 Pool Deck (Pavers) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2771 Pool Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2772 Pool Deck Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2773 Swimming Pool - Resurface | \$0 | \$0 | \$0 | \$66,157 | \$0 |
| 2781 Pool Heaters - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2787 Pool Equipment - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |

| Fiscal Year | 2035 | 2036 | 2037 | 2038 | 2039 |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Total Expenses | \$1,111,815 | \$564,767 | \$0 | \$143,747 | \$118,209 |
| Ending Reserve Balance | \$2,288,473 | \$2,267,551 | \$2,831,774 | \$3,277,741 | \$3,774,526 |

| Fiscal Year | 2040 | 2041 | 2042 | 2043 | 2044 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$3,774,526 | \$4,343,679 | \$4,935,413 | \$4,917,905 | \$4,194,060 |
| Annual Reserve Funding | \$560,868 | \$577,694 | \$595,025 | \$612,876 | \$631,262 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$81,112 | \$92,711 | \$98,448 | \$91,041 | \$87,961 |
| Total Income | \$4,416,506 | \$5,014,084 | \$5,628,886 | \$5,621,822 | \$4,913,283 |
| # Component | | | | | |
| Site and Grounds | | | | | |
| 2123 Asphalt - Seal/Repair | \$4,588 | \$0 | \$0 | \$0 | \$0 |
| 2125 Asphalt - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2145 Entry/Exit Gate - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2150 Fountain/Water Feature - Refurbish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2169 Sign/Monument - Refurbish/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2175 Site Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2320 Garage Deck (Entrance) - Resurface | \$0 | \$0 | \$495,854 | \$0 | \$0 |
| Building Exteriors | | | | | |
| 2306 Awnings/Canopies - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2308 Awning/Canopy Frames - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Mechanical/Electrical/Plumbing | | | | | |
| 2503 Access Control System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2505 Automatic Doors - Replace | \$0 | \$0 | \$0 | \$33,112 | \$0 |
| 2508 RFID Sensor - Replace | \$0 | \$5,897 | \$0 | \$0 | \$0 |
| 2509 Gate Operator - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2513 Elevators/Cabs - Modernize | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Community Room) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Elevator Rooms) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Gym) - Replace | \$0 | \$0 | \$8,686 | \$0 | \$0 |
| 2522 HVAC (Hallways) - Replace | \$0 | \$0 | \$0 | \$0 | \$262,149 |
| 2522 HVAC (Lobby) - Replace | \$25,395 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Terrace Lounge) - Replace | \$0 | \$0 | \$19,834 | \$0 | \$0 |
| 2532 Exhaust Vents - Partial Replace | \$27,264 | \$0 | \$0 | \$0 | \$0 |
| 2536 Heat Exchanger - Replace | \$0 | \$0 | \$0 | \$131,087 | \$0 |
| 2537 Cooling Tower - Refurbish | \$0 | \$0 | \$0 | \$68,097 | \$0 |
| 2538 Cooling Tower - Replace | \$0 | \$0 | \$0 | \$1,144,035 | \$0 |
| 2539 Condenser Water Pumps - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2540 Variable Frequency Drives - Replace | \$0 | \$0 | \$0 | \$37,130 | \$0 |
| 2541 Trash Compactor - Replace | \$0 | \$0 | \$0 | \$0 | \$41,470 |
| 2542 Trash Chute - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2543 Surveillance System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2571 Boiler - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2575 Domestic Water System - Replace | \$0 | \$44,129 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (2023) - Replace | \$0 | \$0 | \$0 | \$14,300 | \$0 |
| 2577 Sump Pump (Older) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pumps (2018) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Common Interiors | | | | | |
| 2367 Unit Doors - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2701 Interior Surfaces - Repaint | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2705 Interior Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2711 Carpeting - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2725 Fitness Room - Remodel | \$15,580 | \$0 | \$0 | \$0 | \$0 |
| 2726 Fitness Equipment - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2744 Hallway Furnishings/Décor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Lower Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Main Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Pool Deck) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2750 Lobbies - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Community Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Terrace Lounge/Kitchen - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2757 Conference Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2764 Bike/Storage Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exterior Amenities | | | | | |
| 2763 Pool/Beach Furniture - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2769 Pool Deck (Pavers) - Resurface | \$0 | \$0 | \$186,606 | \$0 | \$0 |
| 2771 Pool Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2772 Pool Deck Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2773 Swimming Pool - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2781 Pool Heaters - Replace | \$0 | \$20,219 | \$0 | \$0 | \$0 |
| 2787 Pool Equipment - Repair/Replace | \$0 | \$8,425 | \$0 | \$0 | \$0 |

| Fiscal Year | 2040 | 2041 | 2042 | 2043 | 2044 |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Total Expenses | \$72,827 | \$78,671 | \$710,981 | \$1,427,763 | \$303,620 |
| Ending Reserve Balance | \$4,343,679 | \$4,935,413 | \$4,917,905 | \$4,194,060 | \$4,609,663 |

| Fiscal Year | 2045 | 2046 | 2047 | 2048 | 2049 |
|--|-------------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$4,609,663 | \$1,031,051 | \$907,926 | \$1,483,175 | \$2,197,282 |
| Annual Reserve Funding | \$650,200 | \$669,706 | \$689,797 | \$710,491 | \$731,806 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$56,358 | \$19,373 | \$23,890 | \$36,773 | \$22,999 |
| Total Income | \$5,316,222 | \$1,720,130 | \$1,621,613 | \$2,230,438 | \$2,952,088 |
| # Component | | | | | |
| Site and Grounds | | | | | |
| 2123 Asphalt - Seal/Repair | \$5,319 | \$0 | \$0 | \$0 | \$0 |
| 2125 Asphalt - Resurface | \$0 | \$0 | \$0 | \$0 | \$100,827 |
| 2145 Entry/Exit Gate - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2150 Fountain/Water Feature - Refurbish | \$0 | \$0 | \$35,256 | \$0 | \$0 |
| 2169 Sign/Monument - Refurbish/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2175 Site Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2320 Garage Deck (Entrance) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| Building Exteriors | | | | | |
| 2306 Awnings/Canopies - Replace | \$0 | \$0 | \$0 | \$0 | \$9,961 |
| 2308 Awning/Canopy Frames - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Mechanical/Electrical/Plumbing | | | | | |
| 2503 Access Control System - Replace | \$0 | \$0 | \$35,256 | \$0 | \$0 |
| 2505 Automatic Doors - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2508 RFID Sensor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2509 Gate Operator - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2513 Elevators/Cabs - Modernize | \$0 | \$0 | \$0 | \$0 | \$2,612,140 |
| 2522 HVAC (Community Room) - Replace | \$0 | \$0 | \$67,926 | \$0 | \$0 |
| 2522 HVAC (Elevator Rooms) - Replace | \$29,440 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Gym) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Hallways) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Lobby) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Terrace Lounge) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2532 Exhaust Vents - Partial Replace | \$31,607 | \$0 | \$0 | \$0 | \$0 |
| 2536 Heat Exchanger - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2537 Cooling Tower - Refurbish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2538 Cooling Tower - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2539 Condenser Water Pumps - Replace | \$85,339 | \$0 | \$0 | \$0 | \$0 |
| 2540 Variable Frequency Drives - 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 - Replace | \$0 | \$0 | \$0 | \$0 | \$88,223 |
| 2571 Boiler - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2575 Domestic Water System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (2023) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (Older) - Replace | \$15,171 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pumps (2018) - Replace | \$0 | \$0 | \$0 | \$33,156 | \$0 |
| Common Interiors | | | | | |
| 2367 Unit Doors - Repair/Replace | \$473,201 | \$0 | \$0 | \$0 | \$0 |
| 2701 Interior Surfaces - Repaint | \$1,287,757 | \$0 | \$0 | \$0 | \$0 |
| 2705 Interior Lights - Replace | \$126,428 | \$0 | \$0 | \$0 | \$0 |
| 2711 Carpeting - Replace | \$0 | \$759,000 | \$0 | \$0 | \$0 |
| 2725 Fitness Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2726 Fitness Equipment - Replace | \$68,993 | \$0 | \$0 | \$0 | \$0 |
| 2744 Hallway Furnishings/Décor - Replace | \$111,979 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Lower Lobby) - Remodel | \$90,306 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Main Lobby) - Remodel | \$90,306 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Pool Deck) - Remodel | \$54,183 | \$0 | \$0 | \$0 | \$0 |
| 2750 Lobbies - Remodel | \$1,625,500 | \$0 | \$0 | \$0 | \$0 |
| 2753 Community Room - Remodel | \$162,550 | \$0 | \$0 | \$0 | \$0 |
| 2753 Terrace Lounge/Kitchen - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2757 Conference Rooms - Remodel | \$27,092 | \$0 | \$0 | \$0 | \$0 |
| 2764 Bike/Storage Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exterior Amenities | | | | | |
| 2763 Pool/Beach Furniture - Replace | \$0 | \$53,204 | \$0 | \$0 | \$0 |
| 2769 Pool Deck (Pavers) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2771 Pool Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2772 Pool Deck Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2773 Swimming Pool - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2781 Pool Heaters - Replace | \$0 | \$0 | \$0 | \$0 | \$25,613 |
| 2787 Pool Equipment - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$10,672 |

| Fiscal Year | 2045 | 2046 | 2047 | 2048 | 2049 |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Total Expenses | \$4,285,170 | \$812,205 | \$138,438 | \$33,156 | \$2,847,436 |
| Ending Reserve Balance | \$1,031,051 | \$907,926 | \$1,483,175 | \$2,197,282 | \$104,651 |

| Fiscal Year | 2050 | 2051 | 2052 | 2053 | 2054 |
|--|-----------|-------------|-------------|-------------|-------------|
| Starting Reserve Balance | \$104,651 | \$729,615 | \$1,528,550 | \$2,367,137 | \$3,117,847 |
| Annual Reserve Funding | \$753,760 | \$776,373 | \$799,664 | \$823,654 | \$848,364 |
| Recommended Special Assessments | \$0 | \$0 | \$0 | \$0 | \$0 |
| Interest Earnings | \$8,335 | \$22,562 | \$38,923 | \$54,802 | \$69,386 |
| Total Income | \$866,747 | \$1,528,550 | \$2,367,137 | \$3,245,593 | \$4,035,597 |
| # Component | | | | | |
| Site and Grounds | | | | | |
| 2123 Asphalt - Seal/Repair | \$6,166 | \$0 | \$0 | \$0 | \$0 |
| 2125 Asphalt - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2145 Entry/Exit Gate - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2150 Fountain/Water Feature - Refurbish | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2169 Sign/Monument - Refurbish/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2175 Site Pole Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2320 Garage Deck (Entrance) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| Building Exteriors | | | | | |
| 2306 Awnings/Canopies - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2308 Awning/Canopy Frames - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Mechanical/Electrical/Plumbing | | | | | |
| 2503 Access Control System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2505 Automatic Doors - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2508 RFID Sensor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2509 Gate Operator - Replace | \$0 | \$0 | \$0 | \$17,011 | \$0 |
| 2513 Elevators/Cabs - Modernize | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Community Room) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Elevator Rooms) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Gym) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Hallways) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Lobby) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2522 HVAC (Terrace Lounge) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2532 Exhaust Vents - Partial Replace | \$36,641 | \$0 | \$0 | \$0 | \$0 |
| 2536 Heat Exchanger - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2537 Cooling Tower - Refurbish | \$0 | \$0 | \$0 | \$91,517 | \$0 |
| 2538 Cooling Tower - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2539 Condenser Water Pumps - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2540 Variable Frequency Drives - 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 - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2571 Boiler - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2575 Domestic Water System - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pump (2023) - Replace | \$0 | \$0 | \$0 | \$19,219 | \$0 |
| 2577 Sump Pump (Older) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2577 Sump Pumps (2018) - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| Common Interiors | | | | | |
| 2367 Unit Doors - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2701 Interior Surfaces - Repaint | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2705 Interior Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2711 Carpeting - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2725 Fitness Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2726 Fitness Equipment - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2744 Hallway Furnishings/Décor - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Lower Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Main Lobby) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2749 Bathrooms (Pool Deck) - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2750 Lobbies - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Community Room - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2753 Terrace Lounge/Kitchen - Remodel | \$0 | \$0 | \$0 | \$0 | \$141,394 |
| 2757 Conference Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2764 Bike/Storage Rooms - Remodel | \$0 | \$0 | \$0 | \$0 | \$0 |
| Exterior Amenities | | | | | |
| 2763 Pool/Beach Furniture - Replace | \$0 | \$0 | \$0 | \$0 | \$67,398 |
| 2769 Pool Deck (Pavers) - Resurface | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2771 Pool Fence - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2772 Pool Deck Lights - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2773 Swimming Pool - Resurface | \$94,325 | \$0 | \$0 | \$0 | \$0 |
| 2781 Pool Heaters - Replace | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2787 Pool Equipment - Repair/Replace | \$0 | \$0 | \$0 | \$0 | \$0 |

| Fiscal Year | 2050 | 2051 | 2052 | 2053 | 2054 |
|------------------------|-------------|-------------|-------------|-------------|-------------|
| Total Expenses | \$137,132 | \$0 | \$0 | \$127,746 | \$208,792 |
| Ending Reserve Balance | \$729,615 | \$1,528,550 | \$2,367,137 | \$3,117,847 | \$3,826,805 |



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 SIRS-related 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:

- Unit Windows & Doors
- Unit Interiors (Within Wall Boundaries)
- 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 SIRS-related 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:

- Site Drainage
- Building Foundation(s)
- Non-Accessible Building Structural Members (Load Bearing Walls, Beams, Columns, Etc.)
- Comprehensive Replacement of Non-Accessible Utility Infrastructure (Cable, Electrical, Water, Sanitary Sewer)

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." There may be certain SIRS-related 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:

- Landscaping renovations

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 SIRS-related components included within this assumption are listed below:

- Pressure Washing
- Roof Cleaning/Treatment
- Roof Repairs (Minor/Ongoing)

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:

Site and Grounds

Comp #: 2123 Asphalt - Seal/Repair**Quantity: Approx 1,400 GSY**

Location: Asphalt throughout property

Funded?: Yes.

History: Note: Seal-coating is recommended, but only after completion of asphalt resurfacing (see component #2125) in order to obtain a good return on investment. Remaining useful life shown here is intended to cycle initial application one year later than remaining useful life shown for asphalt resurfacing as noted elsewhere in this study.

Comments: Post-Resurface: Seal-coating is recommended, but only after completion of asphalt resurfacing in order to obtain a good return on investment. Remaining useful life shown here is intended to cycle initial application one year later than remaining useful life shown for asphalt resurfacing as noted elsewhere in this study. Typical vendor and manufacturer recommendations call for initial application roughly 6-12 months following repaving/resurfacing. Asphalt should then be re-sealed at recurring intervals based on the useful life shown for this component.

Regular cycles of seal coating (along with any needed repair) has proven to be the best program in our opinion for the long term care of asphalt pavement. The primary reason to seal coat asphalt pavement is to protect the pavement from the deteriorating effects of sun and water. When asphalt pavement is exposed, the asphalt oxidizes, or hardens which causes the pavement to become more brittle. As a result, the pavement will be more likely to crack because it is unable to bend and flex when subjected to traffic and temperature changes. A seal coat combats this situation by providing a water-resistant membrane, which not only slows down the oxidation process but also helps the pavement to shed water, preventing it from entering the base material. Seal coating also provides uniform appearance, concealing the inevitable patching and repairs which accumulate over time. Seal coating ultimately can extend the useful life of asphalt, postponing the need for asphalt resurfacing. If asphalt is already cracked, raveled and otherwise deteriorated, seal-coating will not provide much physical benefit, but still may have aesthetic benefits for curb appeal.

Useful Life: 5 years

Remaining Life: 5 years

Best Case: \$ 2,630

Worst Case: \$3,260

Lower estimate to seal/repair

Higher estimate

Cost Source: AR Cost Database

Comp #: 2125 Asphalt - Resurface**Quantity: Approx 1,400 GSY**

Location: Asphalt throughout property

Funded?: Yes.

History:

Comments: As routine maintenance, keep roadway clean, free of debris and well drained; fill/seal cracks to prevent water from penetrating into the sub-base and accelerating damage. Even with ordinary care and maintenance, plan for eventual large scale resurface (milling and overlay of all asphalt surfaces is recommended here, unless otherwise noted) at roughly the time frame below. Take note of any areas of ponding water or other drainage concerns, and incorporate repairs into scope of work for resurfacing. Our inspection is visual only and does not incorporate any core sampling or other testing, which may be advisable when asphalt is nearing end of useful life. Some communities choose to work with independent paving consultants or engineering firms in order to identify any hidden concerns and develop scope of work prior to bidding. If more comprehensive analysis becomes available, incorporate findings into future Reserve Study updates as appropriate.

Useful Life: 20 years

Remaining Life: 4 years

Best Case: \$ 43,700

Worst Case: \$55,500

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2145 Entry/Exit Gate - Replace**Quantity: (1) Gate**

Location: Entry/exit to property

Funded?: Yes.

History:

Comments: We strongly recommend regular inspections, maintenance and repairs to help extend useful life cycles. Clean for appearance and paint/touch-up as needed within general maintenance/Operating funds. Although metal gates are typically durable, we recommend setting aside funding for regular intervals of replacement due to constant wear/usage, exposure and vehicle damage. Replacement can also be warranted for aesthetic changes over time. Plan to replace at roughly the time frame shown below.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 11,100

Worst Case: \$13,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

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

Location: Entry to property

Funded?: Yes.

History:

Comments: All water features should be inspected routinely for leaks and mechanical problems. This component represents a general allowance for inspection, waterproofing, repair/refurbishment, etc. Interior finishes should be regularly cleaned and sealed to ensure good appearance and watertight surface. Repairs/replacement of drains, lighting, pumps, filters, etc. should be included as needed.

Useful Life: 15 years

Remaining Life: 7 years

Best Case: \$ 15,800

Worst Case: \$21,000

Lower allowance to maintain/refurbish

Higher allowance

Cost Source: AR Cost Database

Comp #: 2157 Perimeter Walls - Repair/Paint**Quantity: Lump Sum Allowance**

Location: North of Property

Funded?: No. General Maintenance

History:

Comments: Perimeter site walls should be inspected periodically to identify and weakened/leaning sections which may need to be stabilized. In general, costs related to this component are expected to be included in the Client's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2169 Sign/Monument - Refurbish/Replace**Quantity: (1) Sign**

Location: Building Exterior

Funded?: Yes.

History:

Comments: As routine maintenance, inspect regularly, clean/touch-up and repair as an Operating expense. Plan to refurbish or replace at the interval below. Timing and scope of refurbishing or replacement projects is subjective but should always be scheduled in order to maintain good curb appeal. In our experience, most clients choose to refurbish or replace signage periodically in order to maintain good appearance and aesthetics in keeping with local area, often before signage is in poor physical condition. If present, concrete walls are expected to be painted and repaired as part of refurbishing, but not fully replaced unless otherwise noted. Costs can vary significantly depending on style/type desired, and may include additional costs for design work, landscaping, lighting, water features, etc. Reserve Study updates should incorporate any estimates or information collected regarding potential projects.

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 13,100

Worst Case: \$18,400

Lower estimate to refurbish/replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2175 Site Pole Lights - Replace**Quantity: Approx (9) Lights**

Location: Throughout property

Funded?: Yes.

History:

Comments: Observed during daylight hours; assumed to be in functional operating condition. As routine maintenance, inspect, repair/change bulbs as needed. Best to plan for large scale replacement at roughly the time frame below for cost efficiency and consistent quality/appearance throughout property. Replacement costs can vary greatly; estimates shown here are based on replacement with a comparable size and design, unless otherwise noted.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 11,300

Worst Case: \$13,300

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2320 Garage Deck (Entrance) - Resurface

Quantity: Approx 15,000 GSF

Location: Parking deck area

Funded?: Yes.

History: Per information provided, deck over garage replaced in 2012 for \$1,200,000. Note: This component refers to the non-structural portion of the garage deck (not sitting above garage structure)

Comments: As routine maintenance, pavers should be inspected to identify any physical issues such as lifting, cracking, and excessive surface wear. We recommend maintaining a small amount of spare pavers on site for replacement in the event of breakage. At long intervals sunlight, weather and vehicle traffic can degrade the condition of the material, requiring replacement for structural and/or aesthetic reasons. Schedule shown here may be updated based on the aesthetic preferences of the Client and standards in the local area. Cost estimates below are based on replacement to a similar quality and style as existing pavers. Some Clients choose to apply a sealer coat, which may help preserve and/or enhance aesthetic appeal.

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 270,000

Worst Case: \$330,000

Lower estimate to resurface/restore

Higher estimate

Cost Source: AR Cost Database

Building Exteriors

Comp #: 2306 Awnings/Canopies - Replace**Quantity: (1) Awnings/Canopies**

Location: Pool Deck

Funded?: Yes.

History:

Comments: Fabric/canopy should be washed periodically to maintain appearance and inspected regularly to identify any potential maintenance needs. Ensure that anchor points and hardware are intact and take note of any recommendations for removal during high winds or storms to prevent damage to the awning, framing, and/or building structure. Framing should be repaired and usually painted to prolong life expectancy. Minor repairs should be considered an Operating expense. Remaining useful life below is based on consideration of original installation date, evident conditions, and/or any repair/replacement information provided by the Client during this engagement. Existing framing can be re-used in most cases when a new canopy is installed. As such, cost estimates shown below assume replacement of fabric/canopy only with funding for eventual frame replacement being included in component #2308.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 3,900

Worst Case: \$5,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2308 Awning/Canopy Frames - Replace**Quantity: (1) Frame**

Location: Pool Deck

Funded?: Yes.

History:

Comments: Fabric/canopy should be washed periodically to maintain appearance and inspected regularly to identify any potential maintenance needs. Ensure that anchor points and hardware are intact and take note of any recommendations for fabric/canopy removal during high winds or storms to prevent damage to the framing. Framing should be repaired and usually painted to prolong life expectancy. Minor repairs should be considered an Operating expense. Remaining useful life below is based on consideration of original installation date, evident conditions, and/or any repair/replacement information provided by the Client during this engagement. Component #2307 funds for replacement of the canopy itself, while this component (#2308) funds for replacement of the framework at longer intervals. Cost estimates shown below assume replacement with similar size/style as existing framework..

Useful Life: 30 years

Remaining Life: 14 years

Best Case: \$ 12,200

Worst Case: \$16,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Mechanical/Electrical/Plumbing

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

Location: Entrances to building, amenity areas, etc.

Funded?: Yes.

History:

Comments: Manufacturer: CDVI

Number of Readers: (20)

Manufacture Date: 2017

Card/fob reader devices are assumed to be functional. Minimal or no subjective/aesthetic value for this component. Individual readers can often be replaced as an Operating expense due to damage or localized failures. Due to use, exposure, and advancements in technology, we recommend to plan for replacement of devices and control system at the approximate interval shown below. To ensure a functional, compatible system and obtain better pricing, plan on replacing all devices together as one project. Any partial repair and/or replacement expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available.

Useful Life: 15 years

Remaining Life: 7 years

Best Case: \$ 15,800

Worst Case: \$21,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2505 Automatic Doors - Replace**Quantity: (2) Doors**

Location: Upper/Lower lobbies

Funded?: Yes.

History: Replaced in 2023 for \$18,500 (per information provided)

Comments: Clean frequently and repair promptly when needed to maintain good appearance. Doors should be inspected regularly as an Operating/maintenance expense to ensure proper function. Useful life is based primarily on normal expectations for service/performance life in this location. Plan to replace at the approximate interval shown here due to use, exposure, and advancements in technology. Any partial repair and/or replacement expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available.

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 18,900

Worst Case: \$20,000

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2508 RFID Sensor - Replace**Quantity: (1) Sensor**

Location: Gate entrance

Funded?: Yes.

History:

Comments: No project history reported since prior reserve study conducted for fiscal year 2024.

Useful Life: 15 years

Remaining Life: 1 years

Best Case: \$ 3,150

Worst Case: \$4,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2509 Gate Operator - Replace**Quantity: (1) Operator**

Location: Gate entrance

Funded?: Yes.

History: Reportedly replaced in 2023 for \$7,435

Comments: We recommend regular inspections, including service and repairs as-needed, to be paid through the Operating budget. Minimal or no subjective/aesthetic value for this component. Useful life can vary greatly depending on level of use, exposure to the elements, etc. Even with ongoing maintenance, we recommend that the Client plan for replacement at typical life expectancy indicated below. Remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. However, replacement cycles should be tracked and reported by the Client. This component should then be re-evaluated during future Reserve Study updates based on the most current information available at that time.

Useful Life: 15 years

Remaining Life: 13 years

Best Case: \$ 6,435

Worst Case: \$8,435

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2513 Elevators/Cabs - Modernize**Quantity: (3) Elevators**

Location: Elevator room, elevator cabs

Funded?: Yes.

History: Elevator modernization project began in 2023 and still in progress. Project to be completed in 2024 (estimated cost of project is \$1,225,000). On this basis, RUL adjusted below (per information provided)

Comments: Elevators should be inspected regularly and tested as a preventive maintenance expense. A modernization project typically includes replacement/upgrade of controller, mechanical door equipment, push-button fixtures, and minor electrical work or fire alarm work by others (such as code-required changes, etc.). Traction elevators may require replacement of the hoist machine and hydraulic elevators may require replacement of the hydraulic pumping unit, but replacement depends on the functionality, age, and integration potential of the respective systems. We recommend thorough evaluation of these components by qualified professionals in order to determine whether they will need to be included with the scope of work for modernization. Elevator vendors typically recommend modernization cycles every 20-30 years for continued smooth, safe operation, technology advances and/or code changes. In our experience, actual interval will typically vary depending on level of use, maintenance, availability of replacement parts, etc. For coastal properties or those where the elevator equipment is more exposed to environmental factors, useful life can be closer to 15-20 years. Properties with higher levels of use and/or instances of vandalism can also experience shorter useful lives. When remaining useful life is below 5 years, we recommend beginning discussion with your elevator vendor to determine the most cost effective specifications and approach to a modernization project. Modernization should be anticipated and planned proactively, as lead time for required parts can be months-long if done on short notice. To minimize elevator downtime, schedule the project ahead of time and consult with elevator vendor for more information. Some properties opt to hire an elevator consultant to draft a scope of work and oversee the process of obtaining estimates, and installation for compliance. Costs shown here may need to be re-evaluated during future Reserve Study updates depending on scopes of work (such as unpredictable electrical/fire safety code changes, machinery replacement, etc.) and should be monitored during future Reserve Study updates.

Useful Life: 25 years

Remaining Life: 24 years

Best Case: \$ 1,050,000

Worst Case: \$1,520,000

Lower estimate to modernize

Higher estimate

Cost Source: Estimate Provided by Client

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

Location: Condensers at exterior of building, air handlers at interior

Funded?: Yes.

History:

Comments: No project history reported since prior reserve study conducted for fiscal year 2024.

Useful Life: 15 years

Remaining Life: 7 years

Best Case: \$ 31,500

Worst Case: \$39,400

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC (Elevator Rooms) - Replace**Quantity: (2) Systems**

Location: Condensers at exterior of building, air handlers at interior

Funded?: Yes.

History:

Comments: No project history reported since prior reserve study conducted for fiscal year 2024.

Useful Life: 15 years

Remaining Life: 5 years

Best Case: \$ 14,900

Worst Case: \$17,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

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

Location: Condensers at exterior of building, air handlers at interior

Funded?: Yes.

History:

Comments: No project history reported since prior reserve study conducted for fiscal year 2024.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 4,730

Worst Case: \$5,780

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC (Hallways) - Replace**Quantity: (15) Systems**

Location: Condensers at exterior of building, air handlers at interior

Funded?: Yes.

History:

Comments: No project history reported since prior reserve study conducted for fiscal year 2024.

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 134,000

Worst Case: \$165,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

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

Location: Condensers at exterior of building, air handlers at interior

Funded?: Yes.

History:

Comments: No project history reported since prior reserve study conducted for fiscal year 2024.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 14,900

Worst Case: \$17,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2522 HVAC (Terrace Lounge) - Replace**Quantity: (2) Systems**

Location: Condensers at exterior of building, air handlers at interior

Funded?: Yes.

History:

Comments: No project history reported since prior reserve study conducted for fiscal year 2024.

Useful Life: 15 years

Remaining Life: 2 years

Best Case: \$ 10,000

Worst Case: \$14,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2532 Exhaust Vents - Partial Replace**Quantity: (28) Vents**

Location: Building rooftop

Funded?: Yes.

History: Replaced as needed (Client reports approx. 5-6 replacement exhaust vents are in storage).

Comments: No project history reported since prior reserve study conducted for fiscal year 2024.

Fans should be inspected and serviced regularly by HVAC vendor or maintenance staff to ensure proper function and to help attain full life expectancy. Due to varying conditions and/or ages noted at the time of inspection, comprehensive replacement of all exhaust fans at once is not anticipated. Thus, this component represents a "supplemental" allowance to repair, rebuild, and/or replace fans as needed. Remaining useful life has been adjusted based on available visual condition, manufacture dates, and/or Client cost history. The Client should continually track repair/replacement expenses and report them during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life: 5 years

Remaining Life: 5 years

Best Case: \$ 15,000

Worst Case: \$20,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2536 Heat Exchanger - Replace**Quantity: (1) Heat Exchanger**

Location: Mechanical room (Ground Floor)

Funded?: Yes.

History:

Comments: Per information provided, plates and gaskets replaced in 2023 for \$73,758. On this basis, remaining useful life extended below.

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 67,800

Worst Case: \$86,200

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2537 Cooling Tower - Refurbish**Quantity: (1) Tower**

Location: Ground Floor

Funded?: Yes.

History: Per information provided, cooling tower repairs completed in 2023 for \$106,983 (included new plates/gaskets for heat exchanger, estimated at \$73,758).

Comments: Manufacturer: BAC

Model Number: 3728C-NM

Serial Number: U083929903

Size/Capacity: ~728 tons

Manufacture Date: 2008

At periodic intervals, typically every 7-10 years, cooling tower refurbishment projects should be anticipated. Refurbishment can often include replacement of the tower's moving parts such as fan and gearbox, as well as the PVC fill. To ensure proper water quality and prolong useful life of the tower, we recommend ongoing monitoring and service by professional vendors. Costs can vary depending on scope of work; we recommend budgeting for refurbishment at the approximate interval shown here. Actual project costs should be tracked and incorporated into future Reserve Study updates as appropriate.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 35,000

Worst Case: \$45,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database/Client Cost History

Comp #: 2538 Cooling Tower - Replace**Quantity: (1) Tower**

Location: Ground Floor

Funded?: Yes.

History: Remaining useful life extended based on reported repairs completed in 2023 (see component #2537).

Comments: Manufacturer: BAC

Model Number: 3728C-NM

Serial Number: U083929903

Size/Capacity: ~728 tons

Manufacture Date: 2008

Minimal or no subjective/aesthetic value for this component. Cooling tower should be inspected and serviced regularly throughout its life cycle to ensure optimal performance and attain a full useful life. Individual component parts (fan motors, etc.) should be replaced as an Operating expense. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. When evaluating replacement options, higher priority should be given to durable materials (i.e. stainless steel) in order to reach a longer useful life. Replacement cost estimates shown here are based on replacement with tower of same approximate type and nominal tonnage.

Useful Life: 30 years

Remaining Life: 18 years

Best Case: \$ 651,000

Worst Case: \$693,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2539 Condenser Water Pumps – Replace**Quantity: (2) Pumps**

Location: Ground Floor

Funded?: Yes.

History:

Comments: No project history reported since prior reserve study conducted for fiscal year 2024.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 42,500

Worst Case: \$52,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2540 Variable Frequency Drives - Replace**Quantity: (2) VF Drives**

Location: Mechanical room (Ground Floor)

Funded?: Yes.

History: Per information provided, drives replaced in 2023 for \$21,810

Comments: Variable frequency drives (AKA variable speed drives) are used to control electrical motor output for mechanical equipment when full power is not required at all times. Should be inspected and repaired as needed by servicing vendor to ensure proper function and optimal performance. Unless otherwise noted, assumed to be functional and in good condition. Plan to replace at the approximate interval shown below. The "payback" period for these systems, measured in energy savings, is often a fraction of the design life of the unit itself. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life: 20 years

Remaining Life: 18 years

Best Case: \$ 19,810

Worst Case: \$23,810

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

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

Location: Trash room (Ground Floor)

Funded?: Yes.

History:

Comments: Inspect, service and maintain professionally using general maintenance and repair funds. Plan for future replacement at roughly the time frame below. Proactive maintenance can extend life of these units. Costs to replace are based on replacement with same-sized unit unless otherwise noted, including replacement of trash containers. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life: 15 years

Remaining Life: 4 years

Best Case: \$ 21,300

Worst Case: \$26,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

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

Location: Throughout building

Funded?: Yes.

History: Chute reportedly original - Remaining useful life adjusted to cycle with future concrete restoration project

Comments: Interior analysis of trash chutes is not within the scope of a Reserve Study. In our experience, useful life should be very long under normal circumstances, possibly indefinite. We recommend that routine inspections and minor local repairs be completed as needed and funded through the Operating budget. In some cases, especially in coastal locations, complete replacement is recommended by industry professionals with an average life of approximately 40-50 years. We recommend further inspection by qualified contractors in order to determine a scope of work and timeline for replacement. Based on available information at this time, we recommend financially preparing for complete replacement at the approximate timeline shown below. However, this component should be re-evaluated during future Reserve Study updates based on any new information obtained by the Client regarding conditions and cost estimates.

Useful Life: 50 years

Remaining Life: 7 years

Best Case: \$ 76,100

Worst Case: \$91,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2543 Surveillance System - Replace**Quantity: Approx (44) Cameras**

Location: Throughout property

Funded?: Yes.

History: Some cameras added at gym area in 2023 for \$3,561

Comments: Security/surveillance systems should be monitored closely to ensure proper function. Whenever possible, camera locations should be protected and isolated to prevent tampering and/or theft. Typical modernization projects may include addition and/or replacement of cameras, recording equipment, monitors, software, etc. Unless otherwise noted, costs assume that existing wiring can be re-used and only the actual cameras and other equipment will be replaced. In many cases, replacement or modernization is warranted due to advancement in technology, not necessarily due to functional failure of the existing system. Keep track of any partial replacements and include cost history during future Reserve Study updates.

Useful Life: 10 years

Remaining Life: 4 years

Best Case: \$ 38,400

Worst Case: \$48,400

Lower allowance to upgrade/replace

Higher allowance

Cost Source: AR Cost Database

Comp #: 2571 Boiler - Replace**Quantity: (1) Boiler**

Location: Mechanical room (Ground Floor)

Funded?: Yes.

History:

Comments: Manufacturer: LAARS

Model: RHCH2400NACF2EXN

Size/Capacity: 2,400,000 BTU/hr

Manufacture Date: 2008

With routine inspection and maintenance, the boiler should have an approximate useful life as shown below before replacement with future technology and efficiencies will be warranted. Life expectancy can vary based on level of use and location on the property. When considering replacements, the Client should strongly consider replacing with high-efficiency models. Although initial cost may be higher than conventional alternatives, the payback period in energy savings is often a fraction of the overall life span of the boiler itself. Costs to replace are based on replacement with same approximate size and capacity. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life: 25 years

Remaining Life: 8 years

Best Case: \$ 58,000

Worst Case: \$73,500

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:

Comments: Pump/Motor Count: (2) 5-HP

Manufacture Date: 2021

Water pumps and control system should be inspected regularly and repaired as-needed by servicing vendor or maintenance staff to ensure proper function and optimal performance. Pumps should have an electronic controller or variable frequency drives to optimize output, minimize energy consumption and prolong life expectancy. Minor repairs such as pump motor replacements, electronic system parts, etc. should be considered an Operating expense. Plan to replace the entire system at the approximate interval shown below based on our experience and research with similar systems. Total life span can vary based on level of use, preventive maintenance, quality of materials and installation, etc. Minimal or no subjective/aesthetic value for this component. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life: 20 years

Remaining Life: 16 years

Best Case: \$ 25,000

Worst Case: \$30,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2577 Sump Pump (2023) - Replace**Quantity: (1) Pump**

Location: Mechanical room

Funded?: Yes.

History: Per information provided, pump replaced in 2023 for \$8,000

Comments: No access to see pump closely. Should be inspected regularly and repaired as-needed by servicing vendor or maintenance staff to ensure proper function and optimal performance. Sump pump systems can have a highly variable life expectancy depending on level of use, but useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Costs based on input from building/management staff and/or experience with similar installations.

Useful Life: 10 years

Remaining Life: 8 years

Best Case: \$ 7,350

Worst Case: \$9,450

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2577 Sump Pump (Older) - Replace**Quantity: (1) Pump**

Location: Mechanical room

Funded?: Yes.

History:

Comments: No access to see pump closely. Should be inspected regularly and repaired as-needed by servicing vendor or maintenance staff to ensure proper function and optimal performance. Sump pump systems can have a highly variable life expectancy depending on level of use, but useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Costs based on input from building/management staff and/or experience with similar installations.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 7,350

Worst Case: \$9,450

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Comp #: 2577 Sump Pumps (2018) - Replace**Quantity: (2) Pumps**

Location: Work room

Funded?: Yes.

History:

Comments: No access to see pump closely. Should be inspected regularly and repaired as-needed by servicing vendor or maintenance staff to ensure proper function and optimal performance. Sump pump systems can have a highly variable life expectancy depending on level of use, but useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance. Costs based on input from building/management staff and/or experience with similar installations.

Useful Life: 10 years

Remaining Life: 3 years

Best Case: \$ 14,700

Worst Case: \$18,900

Lower estimate to replace

Higher estimate

Cost Source: Client Cost History

Common Interiors

Comp #: 2367 Unit Doors - Repair/Replace**Quantity: (229) Units**

Location: Hallways

Funded?: Yes.

History: Per client, hallway renovations planned for 2024-2025 (estimated cost of entire project is \$1,046,000). Scope includes unit doors, interior painting, and lighting.

Comments: Per information provided, Association will sand, patch, and repair all door surfaces as part of upcoming hallway remodel project, scheduled in 2024-2025 for \$1,046,000.

This component has been added to allocate future reserve funds for a similar refurbish project for unit doors.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 242,000

Worst Case: \$282,000

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2701 Interior Surfaces - Repaint**Quantity: Approx 110,000 GSF**

Location: Interior common areas

Funded?: Yes.

History: Per client, hallway renovations planned for 2024-2025 (estimated cost of \$1,046,000). Estimated cost for drywall patching/painting is \$599,434. Additional costs included for mobilization/procurement/demolition, estimated at \$221,430 (this amount has been prorated to the painting project cost below).

Comments: Regular cycles of professional painting are recommended to maintain appearance. Small touch-up projects can be conducted as needed as a maintenance expense, but comprehensive painting of interior areas will restore a consistent look and quality to all areas. Best practice is to coordinate at same time as other interior projects (flooring, furnishings, lighting, etc.) whenever possible to minimize downtime and maintain consistent quality standard.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 700,000

Worst Case: \$726,000

Lower estimate to repaint

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2705 Interior Lights - Replace**Quantity: Approx (245) Lights**

Location: Interior common areas

Funded?: Yes.

History: Per client, hallway renovations planned for 2024-2025 (estimated cost of \$1,046,000). Additional costs included for mobilization/procurement/demolition, estimated at \$221,430 (this amount has been prorated to the painting project cost below).

Comments: Approximate fixture count-

(5) ceiling lights (Ground Floor)

(30) ceiling lights (Floors 1-17th)

(210) recessed lights (Floors 1-17th)

As routine maintenance, inspect, repair and change bulbs as needed. Best practice is to coordinate at same time as other interior projects (especially painting) whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities. A wide variety of fixture styles is available; unless otherwise noted, funding recommendations are based on replacement with comparable quality fixtures.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 60,000

Worst Case: \$80,000

Lower estimate to replace

Higher estimate

Cost Source: Estimate Provided by Client

Comp #: 2711 Carpeting - Replace**Quantity: Approx 3,530 GSY**

Location: Interior common areas

Funded?: Yes.

History: Carpet was replaced in 2014 for \$160,000 (per information provided). Per client, carpeting will not be included as part of upcoming hallway remodel project. Remaining useful life set to 2026 replacement date.

Comments: As part of ongoing maintenance program, vacuum regularly and professionally clean as needed. Best practice is to coordinate at same time as other interior projects whenever possible to minimize downtime and maintain consistent quality standard. Timing of replacements is ultimately subjective. Estimates shown here are based on our experience with similar properties and general aesthetic qualities.

Useful Life: 10 years

Remaining Life: 1 years

Best Case: \$ 378,000

Worst Case: \$438,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2721 Mailboxes - Replace**Quantity: Approx (229) Boxes**

Location: Lobby

Funded?: No.

History: Per client, lobby/common area renovations planned for 2024-2025 (estimated cost of entire project is \$1,246,141). Cost for replacing mailboxes accounted for under component "#2750 Lobbies - Remodel"

Comments: Per client, lobby/common area renovations planned for 2024-2025 (estimated cost of entire project is \$1,246,141).

Cost for replacing mailboxes accounted for under component "#2750 Lobbies - Remodel". No funding allocated here.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: Fitness room

Funded?: Yes.

History: Per client, lobby/common area renovations planned for 2024-2025 (estimated cost of entire project is \$1,246,141).

Comments: Approximate Room Measurements/FF&E Count -

50 GSY of Carpet Flooring

(1) Television

Fitness room should be remodeled at the approximate interval shown here in order to maintain good appearance and functionality. In our experience, the scope of work for remodeling may include replacement or addition of some or all of the following: flooring, lighting, mirrors, water fountains, TVs, etc. Unless otherwise noted, costs are based on replacement of like kind and quantity, and does not factor in any major structural or other sub-surface changes. In our experience, best practice is often to coordinate remodeling with other projects, such as remodeling of other amenity areas, or with replacement of exercise equipment.

Useful Life: 15 years

Remaining Life: 0 years

Best Case: \$ 7,500

Worst Case: \$12,500

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2726 Fitness Equipment - Replace**Quantity: Approx (8) Pieces**

Location: Fitness room

Funded?: Yes.

History: Per client, lobby/common area renovations planned for 2024-2025 (estimated cost of entire project is \$1,246,141).

Comments: Fitness Equipment Count -

(2) Treadmills

(1) Ellipticals

(2) Exercise Bikes

(2) Single-Exercise Machines

(1) Fixed/Adjustable Benches

Poor condition: Fitness equipment determined to be in poor condition typically exhibits more advanced signs of wear and usage, such as rusting on exposed surfaces, deterioration at handgrips, malfunctioning electronics, etc. If equipment is still in usable physical condition, replacement may still be warranted in order to upgrade to more modern technology that would be more appropriate for the property.

Equipment was not tested at time of inspection and our observations do not make any judgement about safety of the equipment. In our experience, cardio equipment tends to have a shorter useful life overall than strength equipment due to reliance on more electronic components, more moving parts, and obsolescence due to advancements in technology. Inspect regularly, clean for appearance, maintain and repair promptly as needed from Operating budget to ensure safety. Best practice is to coordinate replacement of all equipment together to obtain better pricing and achieve consistent style and quality. Unless otherwise noted, costs are based on replacement with similar quality standard and quantity/types of equipment.

Useful Life: 10 years

Remaining Life: 0 years

Best Case: \$ 34,400

Worst Case: \$42,000

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2741 Remodel Project - 2024-2025**Quantity: Lump Sum Allowance**

Location: Clubhouse interior

Funded?: No.

History: Per client, lobby/common area renovations planned for 2024-2025 via approved special assessment and reserve funds (estimated cost of \$1,246,000). On this basis, remaining useful life adjusted accordingly

Comments: Per information provided, Association plans to re-model common areas in 2024-2025 with a budget amount set to \$1,246,000. Scope of work will reportedly include:

- Common areas on the first floor
- Lobby and mailroom
- Bathrooms
- Offices, conference room, and community room
- Includes re-locating guard/reception desk away from elevator landings and closer to main door

The remaining useful life of all components that will be included in this remodel project (ie. #2721, #2749, 2750, #2752, #2753, #2757) will be reset. Refer to individual component for further details.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2744 Hallway Furnishings/Décor - Replace**Quantity: Lump Sum Allowance**

Location: Interior Hallways

Funded?: Yes.

History: Per client, lobby/common area renovations planned for 2024-2025 (estimated cost of entire project is \$1,246,141).

Comments: This component recommends funding for periodic replacement/refurbishment of hallway furnishings in order to maintain a desirable aesthetic in the common areas. Cost estimates can vary greatly depending the style and quality of replacement options. Best practice is to coordinate this type of project with other interior projects such as flooring replacement, painting, etc.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 52,000

Worst Case: \$72,000

Lower estimate to update/replace

Higher estimate

Cost Source: Estimate Provided by Client

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

Location: Lower Lobby

Funded?: Yes.

History: Per client, lobby/common area renovations planned for 2024-2025 (estimated cost of entire project is \$1,246,141).

Comments: Women's bathroom noted to include approximately 110 GSF of tile flooring, (1) sink, (1) toilet, (1) shower. Men's bathroom assumed to be of similar size, style, and condition.

Fair condition: Bathrooms determined to be in fair condition typically exhibit some light to moderate signs of use and age. Finishes are clean but showing some wear. All fixtures are assumed to be functional, but may be becoming outdated at this stage. Generally in serviceable condition.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Costs can vary greatly depending on scope of work involved. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 40,000

Worst Case: \$60,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

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

Location: Main Lobby

Funded?: Yes.

History: Per client, lobby/common area renovations planned for 2024-2025 (estimated cost of entire project is \$1,246,141).

Comments: Men's bathroom noted to include approximately 80 GSF of tile flooring, (1) sink, (1) toilet, (1) urinal, (1) standard stall. Women's bathroom assumed to be of similar size, style, and condition.

Fair condition: Bathrooms determined to be in fair condition typically exhibit some light to moderate signs of use and age. Finishes are clean but showing some wear. All fixtures are assumed to be functional, but may be becoming outdated at this stage. Generally in serviceable condition.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Costs can vary greatly depending on scope of work involved. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 40,000

Worst Case: \$60,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2749 Bathrooms (Pool Deck) - Remodel**Quantity: (2) Bathrooms**

Location: Pool deck

Funded?: Yes.

History: Per client, lobby/common area renovations planned for 2024-2025 (estimated cost of entire project is \$1,246,141).

Comments: Women's bathroom noted to include approximately 60 GSF of tile flooring, (1) sink, (1) toilet, (1) standard stall. Men's bathroom assumed to be of similar size, style, and condition.

Fair condition: Bathrooms determined to be in fair condition typically exhibit some light to moderate signs of use and age. Finishes are clean but showing some wear. All fixtures are assumed to be functional, but may be becoming outdated at this stage. Generally in serviceable condition.

As routine maintenance, inspect regularly and perform any needed repairs promptly utilizing general Operating funds. Typical remodeling project can include some or all of the following: replacement of plumbing fixtures, partitions, countertops, lighting, flooring, ventilation fans, accessories, décor, etc. Costs can vary greatly depending on scope of work involved. Unless otherwise noted, estimates shown are based primarily on light to moderate cosmetic remodeling, not complete "gut" remodel projects.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 25,000

Worst Case: \$35,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2750 Lobbies - Remodel**Quantity: Lump Sum Allowance**

Location: Main entry to building

Funded?: Yes.

History: Per client, lobby/common area renovations planned for 2024-2025 (estimated cost of entire project is \$1,246,141).

Comments: Approximate Room Measurements/FF&E Count -

3,380 GSF of Tile Flooring

(6) Wall Lights

(4) Loveseats

(4) Lounge Chairs

(2) Area Rugs

(2) Coffee Tables

(2) Side/End Tables

(2) Mirrors

Periodic lobby remodeling is prudent in order to maintain an attractive, desirable appearance for existing owners as well as potential buyers and other guests. Typical projects often include replacement of finishes and furnishings, artwork, lighting, etc. Life estimates can vary greatly depending on level of usage and subjective preferences of Client. Costs can vary greatly depending on scope of work and types of materials selected for replacement. Some clients choose to work with design personnel to maintain a coordinated, attractive aesthetic. Funding recommendation shown here is for remodeling to an appropriate standard for this Client. Life and cost estimates should be re-evaluated during future Reserve Study updates based on any new information obtained.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 800,000

Worst Case: \$1,000,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

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

Location: Adjacent to lobby

Funded?: No. Operating.

History: Per client, lobby/common area renovations planned for 2024-2025.

Comments: In general, costs related to this component are expected to be included in the Client's Operating budget. No recommendation for Reserve funding at this time. However, any repair and maintenance or other related expenditures should be tracked, and this component should be re-evaluated during future Reserve Study updates based on most recent information and data available at that time. If deemed appropriate for Reserve funding, component can be included in the funding plan at that time.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

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

Location: 1st floor amenity areas

Funded?: Yes.

History: Per client, lobby/common area renovations planned for 2024-2025 (estimated cost of entire project is \$1,246,141).

Comments: Approximate Room Measurements/FF&E Count -

120 GSY of Carpeting

1,920 GSF of Painted Surfaces

(12) Ceiling Lights

(1) Side/End Table

(6) Artworks

(34) Chairs

(9) Tables

(7) Book Cabinets

(1) Piano

Fair condition: Meeting/social rooms determined to be in fair condition typically exhibit some signs of wear and tear, but no unusual or advanced deterioration. FF&E is still serviceable and consistent, not detrimental to desired aesthetic standards.

Social rooms should be considered a significant aesthetic priority, even if use is minimal. Costs to remodel shown here may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 65,000

Worst Case: \$115,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2753 Terrace Lounge/Kitchen - Remodel**Quantity: Lump Sum Allowance**

Location: Terrace Lounge (Pool Deck building)

Funded?: Yes.

History: Per information provided, terrace lounge will not be included as part of upcoming remodel project. However, in the past year, Association installed sprinklers, completed major repair work to soffits, replaced interior ceilings and insulation.

Comments: Approximate Room Measurements/FF&E Count -

1,260 GSF of Tile Flooring

280 GSF of Mirrored Walls

1,560 GSF of Painted Surfaces

(31) Ceiling Lights

(2) Televisions

(70) Chairs

(1) Sink

(1) Ice Machine

(13) Tables

Kitchen:

(1) Double sink

(1) Dishwasher

(1) Refrigerator

(1) Stove

(1) Microwave

Fair condition: Meeting/social rooms determined to be in fair condition typically exhibit some signs of wear and tear, but no unusual or advanced deterioration. FF&E is still serviceable and consistent, not detrimental to desired aesthetic standards.

Social rooms should be considered a significant aesthetic priority, even if use is minimal. Costs to remodel shown here may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers.

Useful Life: 20 years

Remaining Life: 9 years

Best Case: \$ 50,000

Worst Case: \$70,000

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2757 Conference Rooms - Remodel**Quantity: Lump Sum Allowance**

Location: 1st floor amenity areas

Funded?: Yes.

History: Per client, lobby/common area renovations planned for 2024-2025 (estimated cost of entire project is \$1,246,141).

Comments: Approximate Room Measurements/FF&E Count -

40 GSY of Carpeting

(5) Artworks

(1) Conference Table

(11) Conference Chairs

(1) Floor Lamp

In some cases, business center areas may be a lower aesthetic priority than other amenities, depending on the level of usage and subjective standards of the property. Business center remodeling typically includes refurbishment or replacement of (as applicable) desks/workstations, IT equipment, furnishings, lighting, decor, etc. Should ideally be coordinated with other amenity areas or staff offices, if present. Scope of work can vary greatly—unless otherwise noted, costs shown here are based on replacement with comparable quality and quantity of existing assets.

Useful Life: 20 years

Remaining Life: 0 years

Best Case: \$ 12,500

Worst Case: \$17,500

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Comp #: 2761 Laundry Machines - Replace**Quantity: (13) Machines**

Location: Lobby

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

History:

Comments: Manufacturer: Speed Queen

Number of Washers: (7)

Number of Dryers: (6)

Per information provided, the Client is reportedly not responsible for the replacement of laundry machines. As such, there is no basis for Reserve funding at this time. However, the findings within this report are not intended to be a legal opinion and we reserve the right to revise this component if the Client is found to be otherwise responsible.

Useful Life:

Remaining Life:

Best Case:

Worst Case:

Cost Source:

Comp #: 2764 Bike/Storage Rooms - Remodel**Quantity: Lump Sum Allowance**

Location: Terrace Lounge (Pool Deck building)

Funded?: Yes.

History:

Comments: (3) Storage Rooms

(1) Bike Room

Fair condition: Storage rooms determined to be in fair condition typically exhibit some signs of wear and tear, but no unusual or advanced deterioration. FF&E is still serviceable and consistent, not detrimental to desired aesthetic standards.

Costs to remodel shown here may include replacement/restoration of flooring, interior painting, lighting, furnishings, decor, etc. Costs can vary greatly depending on overall scope of work and types of finishes/furnishings selected. Comprehensive updating should be anticipated at longer intervals to maintain a current, high-quality standard attractive to existing owners as well as potential buyers.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 18,400

Worst Case: \$23,600

Lower allowance to remodel

Higher allowance

Cost Source: AR Cost Database

Exterior Amenities

Comp #: 2763 Pool/Beach Furniture - Replace**Quantity: Approx (78) Pieces**

Location: Pool deck

Funded?: Yes.

History:

Comments: We recommend regular inspections and repair or replacement of any damaged pieces promptly to ensure safety.

Protected storage of furniture when not in use can help to extend useful life. Best practice is to replace all pieces together in order to maintain consistent style and quality in the pool/recreation area. Individual pieces can be replaced as needed each year as an Operating expense. Costs can vary greatly based on quantity and type of pieces selected for replacement. Funding recommendation shown here is based on replacement with comparable number and quality of pieces.

Useful Life: 8 years

Remaining Life: 5 years

Best Case: \$ 25,700

Worst Case: \$31,500

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2769 Pool Deck (Pavers) - Resurface**Quantity: Approx 7,100 GSF**

Location: Pool deck

Funded?: Yes.

History:

Comments: Paver decks should have a long useful life under normal circumstances. Should be pressure-washed as needed to preserve appearance and remove stains, chemical residue, etc. Replacement costs can vary depending on style of pavers chosen, configuration of deck, etc. We recommend budgeting for replacement at the approximate interval shown here.

Useful Life: 30 years

Remaining Life: 17 years

Best Case: \$ 99,800

Worst Case: \$126,000

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2771 Pool Fence - Replace**Quantity: Approx 450 LF**

Location: Perimeter of pool deck/area

Funded?: Yes.

History:

Comments: As a routine maintenance item, fence should be inspected regularly and repaired as-needed to ensure safety.

Periodically clean with an appropriate cleaner and touch up paint as needed in between regular paint cycles. When evaluating replacements, be sure to comply with any applicable building codes. Gates and locks should be inspected to make sure they close and lock properly. Faulty perimeter around a pool area can expose a development to significant liability risk. When possible, replacement should be coordinated with other projects, such as pool deck projects, other fencing/railing work, etc.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 29,500

Worst Case: \$34,700

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2772 Pool Deck Lights - Replace**Quantity: Approx (13) Lights**

Location: Pool deck

Funded?: Yes.

History:

Comments: Lighting around the pool deck should be inspected regularly to ensure adequate brightness at night for safety.

Replacement is often coordinated with other exterior or site lighting, or with pool fence or other components in this area. Cost shown are based on replacement with comparable size and design standards.

Useful Life: 30 years

Remaining Life: 9 years

Best Case: \$ 15,700

Worst Case: \$19,800

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2773 Swimming Pool - Resurface**Quantity: (1) Pool**

Location: Pool deck (interior surfaces of pool)

Funded?: Yes.

History: Resurfaced in 2014 for \$25,000 (per information provided)

Comments: Pool resurfacing will restore the aesthetic quality of the pool while protecting the actual concrete shell of the pool from deterioration. While drained for resurfacing, any other repairs to lighting, handrails, stairs, ladders, etc. should be conducted as needed. This type of project is best suited for slow/offseason to minimize downtime during periods when pool is used heavily.

Should be expected at the approximate interval shown below; in some cases, schedule may need to be accelerated due to improper chemical balances or aesthetic preferences of the Client.

Useful Life: 12 years

Remaining Life: 1 years

Best Case: \$ 40,600

Worst Case: \$49,500

Lower estimate to resurface

Higher estimate

Cost Source: AR Cost Database

Comp #: 2781 Pool Heaters - Replace**Quantity: (2) Heaters**

Location: Pool equipment room

Funded?: Yes.

History:

Comments: Pool vendor should inspect heater regularly to ensure proper function, identify any required repairs, etc. Internal components were not analyzed during our site inspection. Many clients choose not to heat their pools year-round, which can prolong the life of the heater while reducing energy costs. When replacement models are being evaluated, we recommend considering high efficiency models which may have a higher initial cost but will ultimately be less expensive due to reduced energy usage. Minimal or no subjective/aesthetic value for pool and spa equipment. Useful life is based primarily on normal expectations for service/performance life in this location. Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar systems/components, and assuming normal amount of usage and good preventive maintenance.

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 11,300

Worst Case: \$13,900

Lower estimate to replace

Higher estimate

Cost Source: AR Cost Database

Comp #: 2787 Pool Equipment - Repair/Replace**Quantity: Numerous Pieces**

Location: Pool equipment room

Funded?: Yes.

History:

Comments: Minimal or no subjective/aesthetic value for pool and spa equipment. Pool and spa pumps, filters, chemical feeders, and other miscellaneous equipment can be repaired or replaced for relatively low cost in most cases. Due to varying ages and/or information provided during this inspection, comprehensive replacement of all equipment at once is not anticipated. Thus, this component represents a "supplemental" allowance to repair, rebuild, and/or replace equipment as needed. Remaining useful life has been adjusted based on available visual condition, manufacture dates (if available), and/or Client cost history provided. The Client should continually track relevant repair/replacement expenses and report them during future Reserve Study updates. This component should then be re-evaluated based on the most current information available at that time.

Useful Life: 8 years

Remaining Life: 0 years

Best Case: \$ 4,200

Worst Case: \$6,300

Lower allowance to repair/replace equipment

Higher allowance

Cost Source: AR Cost Database