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Reserve Study Report

Level I Full With-Site-Visit Study

The Collection

Honolulu, HI

Report # 6092-0
Prepared October 4, 2017
Fiscal Year January 1, 2018 through December 31, 2018
Report Expires December 31, 2018



ALOHA!

This Reserve Study Report was prepared in compliance with National Reserves Study Standards and Hawaii State Law.

A Reserve Study Report is a budgeting tool that provides the following information to assist with decision making:

- **An evaluation of the association or property's major physical assets' current deteriorated condition. These major physical assets are defined as Reserve Components.**
- **A comparison of the cost of total Reserve Component current deteriorated condition to the association's current Reserve Fund Balance. This is a statement of "where the current Reserve Fund is" financially.**
- **A Recommended Reserve Fund Contribution to adequately fund for accumulated Reserve Component deterioration, and to have enough cash on hand to timely replace Reserve Components at the end of their useful life in the future without cash flow problems and need for Special Assessments or loans.**
- **A 30-Year Funding Plan projection that adjusts the annual Recommended Reserve Fund Contribution based on the Reserve Component List projections, this report current fiscal year inflation rate and current Reserve Fund interest rate. This is a statement of "where you need to go" for a successfully future.**

This Reserve Study Report is a one-year recommended plan that needs to be reviewed and adjusted annually to then current conditions by the association/property decision makers to meet their fiduciary duty.

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Executive Summary

2017 Status		
Association		The Collection
Location		Honolulu, HI
# Units		451
Base Year		2018
Fiscal Year Start		1/1/2018
Fiscal Year End		12/31/2018
Site Inspection Date		6/27/2017
Total Monthly Assessment		\$0.00
Monthly Reserve Contribution		\$0.00
Starting Balance		\$525,000
Current Inflation		2.50%
Current Interest		0.00%
Threshold Value		\$10,000
Fully Funded Balance		\$1,084,108
Percent Funded		48.4%
2018 Recommendations		
Recommended Monthly Contribution		\$105,000
Annual Increase		3.00%
# of Years		30

This is a Level I Full With-Site Visit Report with development and creation of a component list. The site inspection was performed on 6/27/2017. Information provided by the association contact person regarding financial, physical, quality, and known historical issues are deemed accurate and reliable. No known assets meeting Reserve Component requirements were excluded.

- This Reserve Study Report was prepared or supervised by a Reserve Specialist (RS) in compliance with National Reserve Study Standards (NRSS).
- Your Reserve Percent Funded is 48.4% and below 70% Funded indicating a Fair Fund Strength and some risk of cash flow problems and need for Special Assessments or loans in the future.
- This Reserve Study Report calculations, analysis and projects are based on the following Table 1 Reserve Component List.
- The first five (5) years of the plan in the following Table 5-1 are important to the association decision makers short term planning. Note the minimal expenses in these first years that drive the recommended contribution rate and funding plan.
- The Funding goal of this Reserve Study Report is to gradually increase contributions to obtain 100% Fully Funded.

Component List

Table 1: Executive Summary

6092-0

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost	Future Average Cost
Common Group					
101	Asphalt - Replace	30	29	\$126,750	\$259,382
111	Asphalt - Seal/Repair	5	0	\$9,750	\$11,031
271	Parking Deck - Seal/Repair	10	9	\$214,063	\$267,335
272	Parking Deck - Resurface	20	19	\$359,625	\$574,915
320	Metal Gates - Replace	20	19	\$90,000	\$143,879
325	Metal Panel - Replace	25	24	\$301,875	\$546,009
401	Gate Operators - Replace	8	7	\$17,400	\$20,683
402	Fob Entry System - Replace	10	9	\$26,000	\$32,470
404	Roll Up Door - Replace	10	9	\$16,000	\$19,982
410	Generator - Rebuild	15	14	\$60,000	\$84,778
412	Exhaust Fan - Replace	15	14	\$10,800	\$15,260
413	Intake Fan - Replace	10	9	\$22,500	\$28,099
414	Pressure Fan - Replace	15	14	\$7,500	\$10,597
426	Pole Lights - Replace	25	24	\$23,000	\$41,601
432	Electric Vehicle Charging - Repair/Replacement	10	9	\$55,000	\$68,687
445	Security Camera System - Replace/Upgrade	10	9	\$140,000	\$174,841
472	Dom. Water Booster Pumps -Replace	15	14	\$375,000	\$529,865
472	Dom. Water Booster Pumps -Replace	10	9	\$33,000	\$41,212
476	Fire Pump - Replace	25	24	\$55,000	\$99,480
715	Office - Remodel	10	9	\$12,500	\$15,611
716	Office Equipment - Replace/Upgrade	4	3	\$15,000	\$16,153
718	Office Furniture - Replace	15	14	\$28,000	\$39,563
722	Employee Break Room - Refurbish	15	14	\$7,500	\$10,597
742	Emergency Lights - Replace	10	9	\$17,000	\$21,231
780	RM Unit - Remodel	6	5	\$15,000	\$16,971
910	Landscaping - Restoration	15	14	\$87,500	\$123,635
1002	Exterior Concrete - Paint	10	9	\$1,250,000	\$1,561,079
Commercial Units Group					
1025	Window Seal - Test/Repair	10	9	\$8,246	\$10,298
1026	Window Seal - Replace	20	19	\$37,745	\$60,342
1070	Glass Doors and Windows - Replace	25	24	\$125,000	\$226,091
Tower Group					
280	7th Floor Pavers - Replace	20	19	\$122,375	\$195,635
312	Aluminum/Glass Handrail - Replace	25	24	\$1,170,000	\$2,116,209
312	Pool Handrail - Replace	25	24	\$10,000	\$18,087
414	Pressure Fan - Replace	15	14	\$67,500	\$95,376

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414	Supply Fan - Replace	15	14	\$30,000	\$42,389
416	Trash Chute - Partial Replace	20	19	\$48,000	\$76,735
417	Trash Compactor - Replace	10	9	\$16,500	\$20,606
419	Trash Compactor Bins - Replace	15	14	\$13,950	\$19,711
425	Crown Lighting - Replace	10	9	\$119,500	\$149,239
430	Fire Alarm System - Replace/Upgrade	20	19	\$275,000	\$439,629
431	Electrical Panels - Inspect/Repair	4	3	\$10,000	\$10,769
436	Fan Coil - Replace	15	14	\$34,100	\$48,182
437	Condenser - Replace	10	9	\$13,000	\$16,235
438	Split System Fan - Replace	15	14	\$12,700	\$17,945
439	Spit System Condenser - Replace	10	9	\$12,700	\$15,861
441	Outdoor Air Handler - Replace	30	29	\$875,000	\$1,790,606
442	Compressor - Replace	5	4	\$14,500	\$16,005
450	Elevator - Modernize	25	24	\$1,450,000	\$2,622,653
451	Elevator Cab - Remodel	15	14	\$200,000	\$282,595
452	Elevator - Realign/Leveling	2	3	\$25,000	\$26,922
501	Mailboxes - Replace	20	19	\$90,000	\$143,879
515	Artwork - Replace	20	19	\$210,000	\$335,717
542	Exercise Equipment - Replace	12	11	\$224,153	\$294,108
552	Pool Teak Deck - Replace	20	19	\$100,375	\$160,465
555	Pool - Resurface	10	9	\$32,500	\$40,588
556	Spa - Resurface	8	7	\$11,500	\$13,670
562	Pool Heater - Gas - Replace	15	15	\$7,500	\$10,862
563	Pool/Spa Filter - Replace	15	14	\$6,300	\$8,902
564	Pool Ph & Cl Control - Replace	10	9	\$15,000	\$18,733
565	Pool Pump - Replace	10	9	\$9,000	\$11,240
570	Pool Metal Furniture - Replace	10	9	\$100,000	\$124,886
570	Pool Wood Furniture - Replace	15	14	\$180,000	\$254,335
587	Artificial Green Turf - Replace	10	9	\$36,400	\$45,459
588	Dog Park Furniture - Replace	10	9	\$11,000	\$13,737
588	Dog Park Turf - Replace	12	11	\$9,100	\$11,940
605	Water Submetering - Replace	15	14	\$334,050	\$472,004
621	Plumbing Drain/Stacks - Major Replacement	35	34	\$3,431,250	\$7,944,449
709	Window Treatment - Replace	10	9	\$15,750	\$19,670
710	Restrooms - Remodel	8	7	\$28,750	\$34,175
713	Tower Hallway Carpet - Replace	10	9	\$377,300	\$471,196
714	Tile Floor - Replace	25	24	\$162,000	\$293,014
718	Lobby & Club Furniture - Replace	10	9	\$152,250	\$190,139
726	Soft Goods - Lobby & 7th	5	4	\$95,000	\$104,862
726	Soft Goods - Pool Deck	5	4	\$31,500	\$34,770
730	Utility Doors - Partial Replace	5	10	\$60,000	\$76,805
731	Elevator Fire Doors - Replace	25	24	\$840,000	\$1,519,330
740	Ceiling Lights - Replace	15	14	\$40,000	\$56,519
740	Elevator Lobby Lighting - Replace	12	11	\$42,672	\$55,989
741	Exit Lights - Replace	10	9	\$60,000	\$74,932
742	Emergency Lights - Replace	10	9	\$85,000	\$106,153

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904	Flower Planters - Replace	25	24	\$126,500	\$228,804
1019	Metal Awnings - Repair/Replace	25	24	\$13,200	\$23,875
1025	Window Seal - Test/Repair	10	9	\$416,640	\$520,326
1026	Window Seal - Replace	20	19	\$1,907,520	\$3,049,457
1070	Glass Doors - Replace	25	24	\$68,750	\$124,350
1107	Tower/Annex Roof - Replace	20	19	\$162,000	\$258,981
1110	Metal Roof - Repair/Replace	15	14	\$23,625	\$33,382
1115	Pavilion Roof - Replace	20	19	\$17,500	\$27,976

Lofts Group

402	Entry System - Replace	10	9	\$22,500	\$28,099
412	Exhaust Fan - Replace	10	9	\$22,000	\$27,475
416	Trash Chute - Partial Replace	20	19	\$16,000	\$25,578
430	Fire Alarm System - Replace/Upgrade	20	19	\$45,000	\$71,939
431	Electrical Panels - Inspect/Repair	4	3	\$10,000	\$10,769
436	Fan Coil - Replace	15	14	\$21,700	\$30,662
437	Condenser - Replace	10	9	\$6,500	\$8,118
441	Outdoor Air Handler - Replace	30	29	\$225,000	\$460,442
442	Compressor - Replace	5	4	\$14,500	\$16,005
450	Elevator - Modernize	25	24	\$250,000	\$452,181
451	Elevator Cab - Remodel	15	14	\$100,000	\$141,297
501	Mailboxes - Replace	20	19	\$21,000	\$33,572
511	Pool Table - Replace	20	19	\$11,250	\$17,985
515	Artwork - Replace	20	19	\$42,500	\$67,943
542	Exercise Equipment - Replace	12	11	\$14,157	\$18,575
543	Rubber Flooring - Replace	8	7	\$6,750	\$8,024
605	Water Submetering - Replace	10	9	\$45,900	\$57,323
702	Wall Covering - Replace	12	11	\$5,850	\$7,676
709	Window Treatment - Replace	10	9	\$15,750	\$19,670
710	Restroom - Remodel	8	7	\$5,750	\$6,835
713	Carpet - Replace	8	7	\$92,400	\$109,835
714	Tile Floor - Replace	20	19	\$46,500	\$74,337
718	Furniture - Replace	10	9	\$50,750	\$63,380
726	Soft Goods - Replace	5	4	\$18,000	\$19,869
730	Utility Doors - Partial Replace	5	10	\$10,000	\$12,801
740	Interior Lighting - Replace	12	11	\$15,000	\$19,681
772	Appliances - Replace	10	9	\$10,000	\$12,489
1002	Exterior Concrete - Paint	10	9	\$93,750	\$117,081
1019	Awnings - Replace	20	19	\$10,400	\$16,626
1070	Glass Doors and Windows - Replace	25	24	\$255,000	\$461,225
1107	Single Ply Membrane - Replace	20	19	\$117,000	\$187,042
119	Total Funded Components				

5 Year Plan

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)

6092-0

Fiscal Year	2018	2019	2020	2021	2022
Starting Reserve Balance	\$525,000	\$1,775,250	\$3,073,050	\$4,409,784	\$5,722,007
Annual Reserve Contribution	\$1,260,000	\$1,297,800	\$1,336,734	\$1,376,836	\$1,418,141
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$1,785,000	\$3,073,050	\$4,409,784	\$5,786,620	\$7,140,148
# Component					
Common Group					
101 Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
111 Asphalt - Seal/Repair	\$9,750	\$0	\$0	\$0	\$0
271 Parking Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$0
272 Parking Deck - Resurface	\$0	\$0	\$0	\$0	\$0
320 Metal Gates - Replace	\$0	\$0	\$0	\$0	\$0
325 Metal Panel - Replace	\$0	\$0	\$0	\$0	\$0
401 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
402 Fob Entry System - Replace	\$0	\$0	\$0	\$0	\$0
404 Roll Up Door - Replace	\$0	\$0	\$0	\$0	\$0
410 Generator - Rebuild	\$0	\$0	\$0	\$0	\$0
412 Exhaust Fan - Replace	\$0	\$0	\$0	\$0	\$0
413 Intake Fan - Replace	\$0	\$0	\$0	\$0	\$0
414 Pressure Fan - Replace	\$0	\$0	\$0	\$0	\$0
426 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
432 Electric Vehicle Charging - Repair/Replacement	\$0	\$0	\$0	\$0	\$0
445 Security Camera System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
472 Dom. Water Booster Pumps -Replace	\$0	\$0	\$0	\$0	\$0
472 Dom. Water Booster Pumps -Replace	\$0	\$0	\$0	\$0	\$0
476 Fire Pump - Replace	\$0	\$0	\$0	\$0	\$0
715 Office - Remodel	\$0	\$0	\$0	\$0	\$0
716 Office Equipment - Replace/Upgrade	\$0	\$0	\$0	\$16,153	\$0
718 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
722 Employee Break Room - Refurbish	\$0	\$0	\$0	\$0	\$0
742 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
780 RM Unit - Remodel	\$0	\$0	\$0	\$0	\$0
910 Landscaping - Restoration	\$0	\$0	\$0	\$0	\$0

1002	Exterior Concrete - Paint	\$0	\$0	\$0	\$0	\$0
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Commercial Units Group

1025	Window Seal - Test/Repair	\$0	\$0	\$0	\$0	\$0
1026	Window Seal - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors and Windows - Replace	\$0	\$0	\$0	\$0	\$0

Tower Group

280	7th Floor Pavers - Replace	\$0	\$0	\$0	\$0	\$0
312	Aluminum/Glass Handrail - Replace	\$0	\$0	\$0	\$0	\$0
312	Pool Handrail - Replace	\$0	\$0	\$0	\$0	\$0
414	Pressure Fan - Replace	\$0	\$0	\$0	\$0	\$0
414	Supply Fan - Replace	\$0	\$0	\$0	\$0	\$0
416	Trash Chute - Partial Replace	\$0	\$0	\$0	\$0	\$0
417	Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
419	Trash Compactor Bins - Replace	\$0	\$0	\$0	\$0	\$0
425	Crown Lighting - Replace	\$0	\$0	\$0	\$0	\$0
430	Fire Alarm System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
431	Electrical Panels - Inspect/Repair	\$0	\$0	\$0	\$10,769	\$0
436	Fan Coil - Replace	\$0	\$0	\$0	\$0	\$0
437	Condenser - Replace	\$0	\$0	\$0	\$0	\$0
438	Split System Fan - Replace	\$0	\$0	\$0	\$0	\$0
439	Spit System Condenser - Replace	\$0	\$0	\$0	\$0	\$0
441	Outdoor Air Handler - Replace	\$0	\$0	\$0	\$0	\$0
442	Compressor - Replace	\$0	\$0	\$0	\$0	\$16,005
450	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
451	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
452	Elevator - Realign/Leveling	\$0	\$0	\$0	\$26,922	\$0
501	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
515	Artwork - Replace	\$0	\$0	\$0	\$0	\$0
542	Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
552	Pool Teak Deck - Replace	\$0	\$0	\$0	\$0	\$0
555	Pool - Resurface	\$0	\$0	\$0	\$0	\$0
556	Spa - Resurface	\$0	\$0	\$0	\$0	\$0
562	Pool Heater - Gas - Replace	\$0	\$0	\$0	\$0	\$0
563	Pool/Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
564	Pool Ph & Cl Control - Replace	\$0	\$0	\$0	\$0	\$0
565	Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0

570	Pool Metal Furniture - Replace	\$0	\$0	\$0	\$0	\$0
570	Pool Wood Furniture - Replace	\$0	\$0	\$0	\$0	\$0
587	Artificial Green Turf - Replace	\$0	\$0	\$0	\$0	\$0
588	Dog Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
588	Dog Park Turf - Replace	\$0	\$0	\$0	\$0	\$0
605	Water Submetering - Replace	\$0	\$0	\$0	\$0	\$0
621	Plumbing Drain/Stacks - Major Replacement	\$0	\$0	\$0	\$0	\$0
709	Window Treatment - Replace	\$0	\$0	\$0	\$0	\$0
710	Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
713	Tower Hallway Carpet - Replace	\$0	\$0	\$0	\$0	\$0
714	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
718	Lobby & Club Furniture - Replace	\$0	\$0	\$0	\$0	\$0
726	Soft Goods - Lobby & 7th	\$0	\$0	\$0	\$0	\$104,862
726	Soft Goods - Pool Deck	\$0	\$0	\$0	\$0	\$34,770
730	Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
731	Elevator Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
740	Ceiling Lights - Replace	\$0	\$0	\$0	\$0	\$0
740	Elevator Lobby Lighting - Replace	\$0	\$0	\$0	\$0	\$0
741	Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
742	Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
904	Flower Planters - Replace	\$0	\$0	\$0	\$0	\$0
1019	Metal Awnings - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1025	Window Seal - Test/Repair	\$0	\$0	\$0	\$0	\$0
1026	Window Seal - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
1107	Tower/Annex Roof - Replace	\$0	\$0	\$0	\$0	\$0
1110	Metal Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1115	Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0

Lofts Group

402	Entry System - Replace	\$0	\$0	\$0	\$0	\$0
412	Exhaust Fan - Replace	\$0	\$0	\$0	\$0	\$0
416	Trash Chute - Partial Replace	\$0	\$0	\$0	\$0	\$0
430	Fire Alarm System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
431	Electrical Panels - Inspect/Repair	\$0	\$0	\$0	\$10,769	\$0
436	Fan Coil - Replace	\$0	\$0	\$0	\$0	\$0
437	Condenser - Replace	\$0	\$0	\$0	\$0	\$0
441	Outdoor Air Handler - Replace	\$0	\$0	\$0	\$0	\$0

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442	Compressor - Replace	\$0	\$0	\$0	\$0	\$16,005
450	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
451	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
501	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
511	Pool Table - Replace	\$0	\$0	\$0	\$0	\$0
515	Artwork - Replace	\$0	\$0	\$0	\$0	\$0
542	Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
543	Rubber Flooring - Replace	\$0	\$0	\$0	\$0	\$0
605	Water Submetering - Replace	\$0	\$0	\$0	\$0	\$0
702	Wall Covering - Replace	\$0	\$0	\$0	\$0	\$0
709	Window Treatment - Replace	\$0	\$0	\$0	\$0	\$0
710	Restroom - Remodel	\$0	\$0	\$0	\$0	\$0
713	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
714	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
718	Furniture - Replace	\$0	\$0	\$0	\$0	\$0
726	Soft Goods - Replace	\$0	\$0	\$0	\$0	\$19,869
730	Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
740	Interior Lighting - Replace	\$0	\$0	\$0	\$0	\$0
772	Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1002	Exterior Concrete - Paint	\$0	\$0	\$0	\$0	\$0
1019	Awnings - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors and Windows - Replace	\$0	\$0	\$0	\$0	\$0
1107	Single Ply Membrane - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$9,750	\$0	\$0	\$64,613	\$191,512
Ending Reserve Balance:		\$1,775,250	\$3,073,050	\$4,409,784	\$5,722,007	\$6,948,636

General Information

The association decision makers have a duty to maintain the property components and replace or repair them in a timely manner. All Components begin to age and deteriorate as soon as they are put into use. This deterioration can be measured, and with current cost of component replacement a proportional cost of deterioration can be calculated for each component. For example, a \$100,000 roof that normal has a normal useful life (UL) of 20 years is observed to be aged and deteriorated to a half the expected life, or remaining useful life (RUL) of 10 years. This calculates to a deteriorated cost of \$50,000 ($\$100,000 \times 10 \text{ years} / 20 \text{ years} = \$50,000$). Ideally this \$50,000 should have been collected and be available in the Reserve Fund.

The total deterioration of all reserve components can be calculated. This total pooled deteriorated cost needs to be adequately funded by the current owners. The Reserve Study Report 30-year Funding Plan projects the recommended contribution rate to meet the Funding Goal, selected by the association decision makers. This recommended contribution is the "fair share" cost levied on the present and future owners to offset the owners' use of the common area Reserve Components.

A Reserve Study prepared to National Reserve Study Standards (NRSS) includes two (2) parts. The **Physical Analysis** provides a Reserve Component List of:

- Component **quantities** and/or identifying **descriptions**.
- Each component's **Useful Life (UL)**.
- Each component's **Remaining Useful Life (RUL)**.
- Each component's **Current Replacement Cost**.

The Component List is the foundation for the second part of the Reserve Study. The **Financial Analysis** evaluates the associations Reserve Fund Balance, current reserve funding plan and current reserve contribution. This information is used to calculate:

- Reserve Fund **Percent Funded**.
- **Recommended Reserve Contribution**.
- Projected **30-year Reserve Funding Plan**.

Terms and Definitions

Cash Flow Method: A method of developing a Reserve Funding Plan where pooled contributions to the **Reserve Fund** are designed to offset the variable annual expenditures from the Reserve Fund. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired **Funding Goal** is achieved. Also see **Component Method**.

Component: An asset or item listed in the Reserve Study, developed or updated in the **Physical Analysis**. Components requiring Reserve Funding form the building blocks and foundation of the Reserve Study.

Component Inventory: The task of selecting and quantifying **Reserve Components**. This task is accomplished through on-site visual observations, review of association design drawings, review of governing documents, review of prior reserve study reports, and interviews with client representatives.

Component Method: A method of developing a Reserve Funding Plan where the total contribution is based on the sum of individual component contributions. Different Reserve Funding Plans are tested against the anticipated schedule of Reserve expenses until the desired **Funding Goal** is achieved. Also see **Cash Flow Method**.

Effective Age: The difference between **Useful Life** and **Remaining Useful Life**. Not always equal to chronological age, since some components age irregularly. Used in calculations.

Fully Funded Balance (FFB): This is the total accumulated deterioration cost of all reserve components. Individual component deterioration costs are calculated separately and then summed together for the total accumulated deterioration cost.

Fund Status: The strength of the reserve fund as compared to an established benchmark like **Percent Funded**.

Inflation: Future cost of component replacement is adjusted for current published inflation rates. Hawaii State Law establishes the minimum rate as the Honolulu Consumer Price Index (CPI) for All Consumers published by the U. S. Bureau of Statistics.

Interest: Interest earnings on Reserve Funds are calculated using the average Reserve Fund balance for the year, accounting for income and expenses, multiplied and compounded monthly using the rate provided by the client. The maximum interest rate allowed in Hawaii is based on the 7 Year U. S. Treasury Bill Rate.

Percent Funded: This industry benchmark is a ratio of the **Reserve Fund Balance** to the **Fully Funded Balance** at a particular time. The ratio is expressed as a percentage

and used as a measure of risk of cash flow problems requiring need for Special Assessments and loans in the future.

Remaining Useful Life: The estimated time, in years, that a common area element can be expected to continue to serve its intended function.

Replacement Cost: The cost of replacing, repairing, or restoring a **component** to its original functioning condition.

Reserve Fund: A separate client account in a financial institution for depositing reserve contribution collections, investing in approved financial instruments, and withdrawing cash for Reserve expenditures when needed.

Useful Life: The estimated time, in years, that a common area element can be expected to serve its intended function.

BTU: British Thermal Unit, also expressed as BTUH (British Thermal Unit per Hour) is a unit of energy.

DIA: Diameter

GSF: Gross Square Feet (area measure)

GSY: Gross Square Yards (area measure)

HP: Horsepower (unit measure of motor power)

KWH: Kilowatt per Hour (electricity measure)

LF: Linear Feet (length)

USG: U. S. Gallon (liquid volume measure)

Methodology

The association **selects one of the following service options:**

- Level I Full Study with:
 - Review of association Declarations and Bylaws to determine association component maintenance responsibilities.
 - Site inspection
 - Development of Reserve Component List
 - Calculate Percent Funded status
 - Calculate Recommended Reserve Contribution
 - Calculate and project Funding Plan

- Level II With-Site-Visit (WSV) Study
 - Site inspection
 - Update of prior Reserve Component List (with measurements)
 - Calculate Percent Funded status
 - Calculate Recommended Reserve Contribution
 - Calculate and project Funding Plan

- Level III No-Site-Visit (NSV) Study
 - Update of prior Reserve Component List (with measurements)
 - Calculate Percent Funded status
 - Calculate Recommended Reserve Contribution
 - Calculate and project Funding Plan

A **Full Study was selected** for this Reserve Study.

A review of the associations past maintenance history and reserve finances is conducted. The **Reserve Component List is verified by NRSS 4 Part Test** to determine if the component should be included on the list and funded through the Reserve Fund. All the parts of the test are:

- The component must be an **Association common area maintenance responsibility**.
- The component must have a **limited life**.
- The component **limited life must be predictable**.

- The component replacement cost must be above the established minimum **Threshold Value** cost.

Estimating Component Useful Life (UL), Remaining Useful Life (RUL) and current replacement cost.

- **UL and RUL are determined by:**
 - **Visual observation**
 - Our professional **experience and collected data**
 - Association client's **historical information**
 - Vendor **evaluations and recommendations**
- **Current Replacement Cost is estimated from:**
 - Our **collected cost data** from similar nearby properties
 - Association **historic costs**
 - Vendor **recommendation and/or budget estimates**
 - National maintenance **estimating guide books**

Calculation of Percent Funded as follows:

- Each reserve component's deterioration is calculated:
 - $\text{Current Replacement Cost} \times \text{Effective Age} / \text{UL} = \text{deteriorated cost}$
- The deteriorated cost of all Reserve components is accumulated as the Total Deteriorated Balance stated as **Fully Funded Balance**.
- Using the association client's reported current Reserve Fund Balance and projected reserve contributions and expenses until the end of the fiscal year before the Reserve Study fiscal year, the **Starting Reserve Balance** estimate is calculated.
- **Percent Funded** is the comparison of the **Fully Funded Balance** to the **Starting Reserve Balance** as follows:
 - $\text{Starting Reserve Balance} / \text{Fully Funded Balance} = \text{Percent Funded}$

Note that the Fully Funded Balance increases as components age and if maintenance is deferred. Fully Funded Balance decreases as components are replaced new and

deterioration starts from \$0.00. The Starting Reserve Balance is maintained by the rate of owner Reserve Fund contributions.

Percent Funded importance is that this industry benchmark is an indication of the association's Reserve Fund strength:

- **70% - 120%** Percent Funded is considered "strong" indicating very **low risk** of future cash flow problems, need for Special Assessments or loans, and the ability to manage unexpected future expense events with a strong margin of pooled cash.
- **30% - 70%** Percent Funded is "fair" status with **some risk** of future cash flow problems, need for Special Assessments or loans, and fair ability to manage smaller unexpected future expense events with a margin of pooled cash.
- **0% - 30%** Percent Funded is a "weak" status with **high risk** of future cash flow problems, need for Special Assessments or loans, and minimal ability to manage higher than projected costs of replacement or earlier failure of components.

Funding Plan Principles used in developing the 30-year projected plan are:

- Provide **sufficient cash funds** when needed
- **Stable contribution rate** over duration of Fund Plan
- **Evenly and fairly distribute contributions** over all existing and future owners for the duration of the Fund Plan
- Provide a **Fiscally Responsible** funding plan

There are **3 Funding Goals** available as follows:

- **Baseline Funding (Hawaii Cash Flow Method)** goal keeps the Reserve Fund Balance above \$0.00 for a minimal 20-year period plan without the need for future Special Assessments or loans.
- **Threshold Funding (Hawaii 50% Funded)** goal keeps the Reserve Fund Balance above a specified dollar amount and Percent Funded (maintaining 50% Funded in Hawaii).
- **Full Funding** goal is gradually attaining and maintaining at or near 100% Fully Funded.

Our company goal is to partner with our clients to craft a sound funding plan that meets the NRSS 4 Funding Principles and provides adequate funding for low risk of

cash flow problems and deferred maintenance due to “surprises” in the Funding Plan. We use the cash flow method of pooling Reserve funds to have available cash and an adequate margin for needed component replacement and repair that may not occur as projected and may be at higher cost. We use Special Assessments as the last option to provide for stable, fair and adequate future Reserve funding. We strongly recommend gradually obtaining Full Funded as a sound and safe plan for decision makers to responsibly manage their association.

Disclosures

We have no control over future events and cannot claim that all the events we anticipate will occur as planned and at cost projections. We assume inflationary/deflationary current trends will continue. The expectation is that financial institutions will continue to provide interest earnings on funds on deposit. Reasonable estimates for these future events, costs and variables are much more accurate than ignoring economic trends and data. We assume a stable economic environment excluding unpredictable natural disasters. What we can control is the accuracy of our component quantities. We strive for accuracy within 5% for our measurements. The report Starting Reserve Balance and Reserve Interest earnings can be calculated with a high degree of accuracy based on financial information provided by the client. This financial information is not audited or independently verified by us, but assumed accurate and reliable.

Because both the physical and financial status of the association change each year, this is a one year document. This reserve study information should be reviewed and adjusted annually to reflect current situations as part of the annual Reserve Study Update process. Current reality is often different from the best past assumptions about the future due to changing economic conditions, physical conditions, ownership expectations and statutory regulation. The reserve study report provides a powerful 30-year view of future expenses, in order to assist with adequate funding for large cost longer life components. We expect adjustments in cost and schedule will be needed annually in future years to these distant future component expense projects as conditions change. The American Institute of Certified Public Accountants (AICPA), and Akamai Reserves recommend annually updating the reserve study to current conditions.

Akamai Reserves and its staff have no ownership, management or other business relationship or interest with the client or the property other than this Reserve Study Report engagement. Akamai Reserves is an independent company with no affiliation with any other management or reserve study provider company. Any potential conflict of interest, actual or perceived, Akamai Reserves may have with the client to our knowledge has been disclosed to the client. President Andrew Price, Reserve Specialist #256 is in Responsible Charge of all work performed on this reserve Study. There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client association's reserve funding situation.

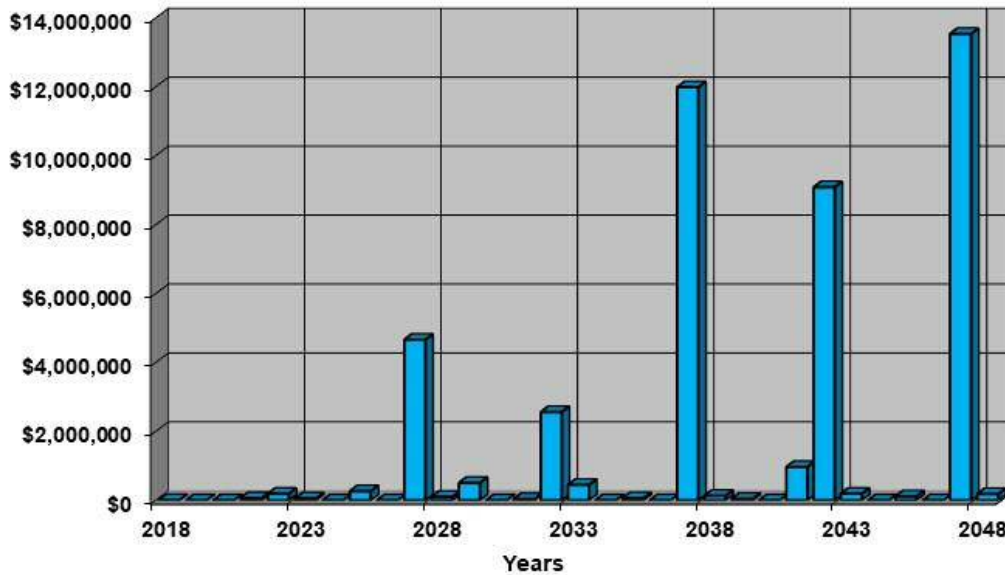
Information provided by the official representative of the client, their vendors, suppliers

or their authorized agent regarding financial, physical, quantity, or historical issues is deemed reliable by Akamai Reserves. This information was not independently verified or audited. Any on-site inspection should not be considered a quality/ forensic analyses, project audit or quality inspection. No destructive testing or intrusive testing was performed. Inspection of a sampling of the whole component is performed, and substituting drawing take offs for actual field measurements is performed when the reliability is deemed accurate. The site inspection is performed for budget purposes only.

Funding Plan

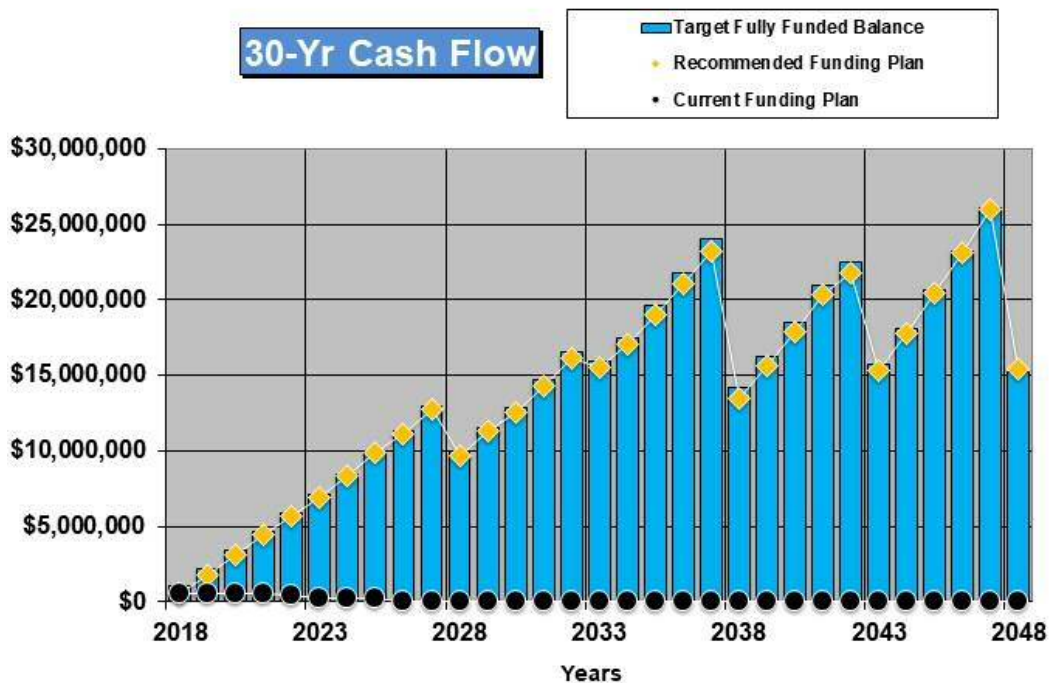
The following graphs show the funding plan expenses. The expenses per year vary greatly as you can note.

Annual Reserve Expenses

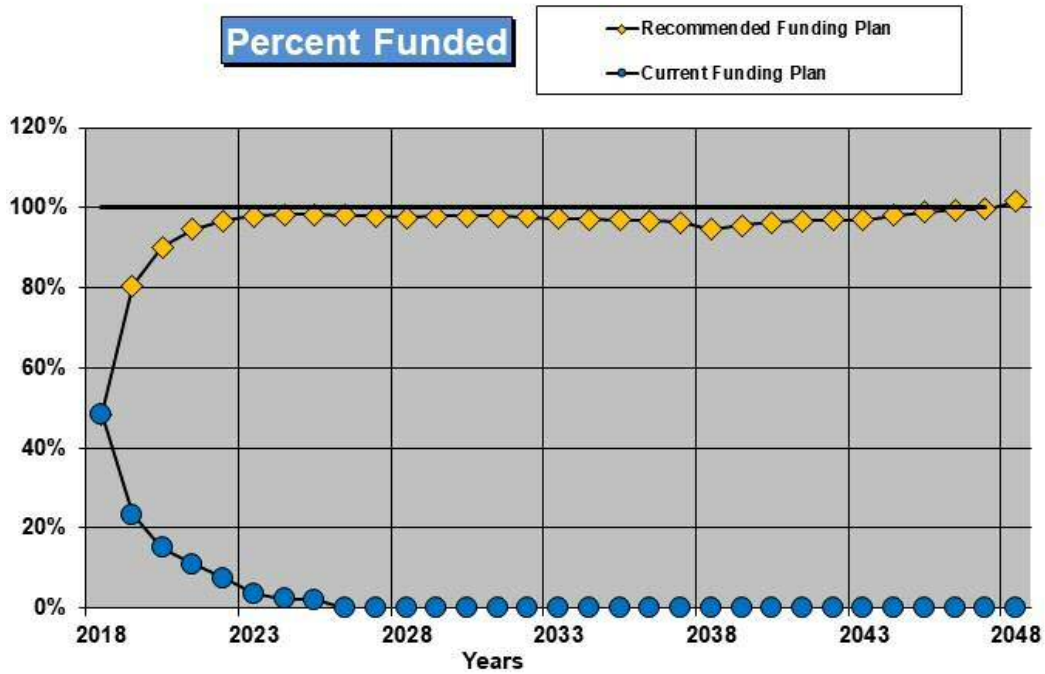


The 30 Year Cash Flow graph compares the current funding plan to the recommended funding plan with the Fully Funded Balance vertical bars. Note how the recommended funding plan collections gradually cover more of the Fully Funded Balance expense.

30-Yr Cash Flow



The Percent Funded graph shows reserve fund balance gradually increasing in relationship the intended funding goal.



Tables Details

The **National Reserve Study Standards (NRSS)** compliant tabular information in this Report is included in the following five tables:

Table 1 – Executive Summary Component List summarizes the individual Reserve Components found to be appropriate for Reserve funding based on **NRSS 4 Part Test**, indicating **Useful Life (UL)**, **Remaining Useful Life (RUL)**, current average cost and future average cost at time of projected replacement of each component.

Table 2 –Detailed Reserve Component List includes Useful Life (**UL**), Remaining Useful Life (**RUL**), quantified component description, and current cost of replacement expressed over a range from low “Best Cost” to higher budgeted “Worst Cost”.

Table 3 – Contributions and Fund Breakdown is an accountant’s summary. After listing **Useful Life (UL)**, **Remaining Useful Life (RUL)**, current average cost for each component, the calculated deteriorated value or **Fully Funded Balance** for each component on the beginning date of this report is listed. The total pooled Fully Funded Balance is indicated at the bottom of this column. Current Fund Balance column shows the distribution of total current **Reserve Funds** offsetting the Fully Funded Balance of each component prioritizing those components with the shortest **RUL** first until available funds are exhausted. Note that underfunding the Reserve Fund leaves certain components with no current fund balance unless the **Starting Reserve Fund Balance** equals the **Fully Funded Balance (100% Fully Funded)**.

The Reserve Contribution column indicates a proportional distribution of the **Recommended Contribution** according to component cost significance (current cost divided by **UL**). This is only a way to distribute the reserve contribution evenly toward all the listed components. This presentation is not meant to cause redistribution of reserve funds. This is a cash flow method (pooled funds) reserve study report and not a component method (each component individually funded) report. The Board of Directors has the flexibility to manage reserve contributions to timely replace needed components based on pooled available reserve funds.

Table 4 – 30 Year Reserve Plan Summary shows annual cash flow into and out of the reserve fund compared to the **Fully Funded Balance**. Comparing the **Starting**

Reserve Balance to Fully Funded Balance provides the **Percent Funded strength**. **Percent Funded strength** each year is also indicated with the colored bar (red for high risk of cash problems, yellow for fair or manageable risk, and green for low risk) and risk strength rating system (weak, fair or strong). Annual Reserve Contributions, Loans or Special Assessments, and Reserve Expenses are shown in separate columns.

Table 5 – 30 Year Income/Expense Detail presents annual cash flow detail for the next 30 years. Each table column indicates which components are projected to need repair or replacement in that particular year with the projected cost. This is a scheduling tool for decision makers and on-site staff involved in the annual budget process.

Table 2: Reserve Component List Detail

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#	Component	Quantity	Usefu Life	Rem. Usefu Life	Best Cost	Worst Cost
Common Group						
101	Asphalt - Replace	Approx 19,500 GSF	30	29	\$97,500	\$156,000
111	Asphalt - Seal/Repair	Approx 19,500 GSF	5	0	\$7,800	\$11,700
271	Parking Deck - Seal/Repair	Approx 68,500 GSF	10	9	\$188,375	\$239,750
272	Parking Deck - Resurface	Approx 68,500 GSF	20	19	\$308,250	\$411,000
320	Metal Gates - Replace	(4) Entry Gates	20	19	\$80,000	\$100,000
325	Metal Panel - Replace	Approx 5,750 GSF	25	24	\$258,750	\$345,000
401	Gate Operators - Replace	(4) Operators	8	7	\$16,800	\$18,000
402	Fob Entry System - Replace	Undetermined	10	9	\$25,000	\$27,000
404	Roll Up Door - Replace	(2) Gates	10	9	\$15,000	\$17,000
410	Generator - Rebuild	(1) Generator	15	14	\$55,000	\$65,000
412	Exhaust Fan - Replace	(2) Fans	15	14	\$9,600	\$12,000
413	Intake Fan - Replace	(3) Units	10	9	\$15,000	\$30,000
414	Pressure Fan - Replace	(1) Unit	15	14	\$5,000	\$10,000
426	Pole Lights - Replace	(4) Pole Lights	25	24	\$20,000	\$26,000
432	Electric Vehicle Charging -	(2) EV Stations	10	9	\$50,000	\$60,000
445	Security Camera System - Replace/Upgrade	Approx 80 Cameras	10	9	\$120,000	\$160,000
472	Dom. Water Booster Pumps -Replace	(3) 25 HP Pumps & Mods	15	14	\$360,000	\$390,000
472	Dom. Water Booster Pumps -Replace	(3) 7.5 HP Pumps	10	9	\$30,000	\$36,000
476	Fire Pump - Replace	(1) Pentair Fire Pump	25	24	\$50,000	\$60,000
715	Office - Remodel	Minimal	10	9	\$10,000	\$15,000
716	Office Equipment - Replace/Upgrade	Approx 5 Pieces	4	3	\$12,500	\$17,500
718	Office Furniture - Replace	Approx 9 Pieces	15	14	\$26,000	\$30,000
722	Employee Break Room - Refurbish	Break Room	15	14	\$5,000	\$10,000
742	Emergency Lights - Replace	Approx 20 Lights	10	9	\$16,000	\$18,000
780	RM Unit - Remodel	Manager's Unit	6	5	\$14,000	\$16,000
910	Landscaping - Restoration	Undetermined	15	14	\$75,000	\$100,000
1002	Exterior Concrete - Paint	Approx 400,000 GSF	10	9	\$1,100,00	\$1,400,00
Commercial Units Group						
1025	Window Seal - Test/Repair	Approx 3,800 GSF	10	9	\$7,942	\$8,550
1026	Window Seal - Replace	Approx 3,800 GSF	20	19	\$35,895	\$39,596
1070	Glass Doors and Windows - Replace	(4) Doors & Windows	25	24	\$100,000	\$150,000
Tower Group						
280	7th Floor Pavers - Replace	Approx 4,450 GSF	20	19	\$111,250	\$133,500
312	Aluminum/Glass Handrail - Replace	Approx 11,700 LF	25	24	\$1,053,00	\$1,287,00
312	Pool Handrail - Replace	Approx 90 LF	25	24	\$9,000	\$11,000
414	Pressure Fan - Replace	(3) Fans	15	14	\$60,000	\$75,000
414	Supply Fan - Replace	(6) Units	15	14	\$20,000	\$40,000

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416	Trash Chute - Partial Replace	43 Floors	20	19	\$45,000	\$51,000
417	Trash Compactor - Replace	(1) Compactor	10	9	\$15,000	\$18,000
419	Trash Compactor Bins - Replace	(3) Compactor Bins	15	14	\$12,900	\$15,000
425	Crown Lighting - Replace	Crown LED Lights	10	9	\$114,000	\$125,000
430	Fire Alarm System - Replace/Upgrade	Numerous Panels	20	19	\$250,000	\$300,000
431	Electrical Panels - Inspect/Repair	Heat Scan	4	3	\$9,000	\$11,000
436	Fan Coil - Replace	Approx 11 Units	15	14	\$33,000	\$35,200
437	Condenser - Replace	(2) Condensers	10	9	\$10,000	\$16,000
438	Split System Fan - Replace	(4) Units	15	14	\$12,000	\$13,400
439	Spit System Condenser - Replace	(4) Units	10	9	\$12,000	\$13,400
441	Outdoor Air Handler - Replace	(1) Petra OAU	30	29	\$750,000	\$1,000,00
442	Compressor - Replace	(2) Compressors	5	4	\$14,000	\$15,000
450	Elevator - Modernize	(4) Elevators	25	24	\$1,400,00	\$1,500,00
451	Elevator Cab - Remodel	(4) Cab Interiors	15	14	\$180,000	\$220,000
452	Elevator - Realign/Leveling	(4) Elevators	2	3	\$24,000	\$26,000
501	Mailboxes - Replace	(60) Kiosks	20	19	\$75,000	\$105,000
515	Artwork - Replace	Undetermined	20	19	\$200,000	\$220,000
542	Exercise Equipment - Replace	Approx 95 Pieces	12	11	\$210,805	\$237,500
552	Pool Teak Deck - Replace	Approx 3,650 GSF	20	19	\$73,000	\$127,750
555	Pool - Resurface	Approx 900 GSF	10	9	\$30,000	\$35,000
556	Spa - Resurface	(2) 8 X 8 Spas	8	7	\$11,000	\$12,000
562	Pool Heater - Gas - Replace	(3) Heaters	15	15	\$6,750	\$8,250
563	Pool/Spa Filter - Replace	(3) Filters	15	14	\$5,400	\$7,200
564	Pool Ph & Cl Control - Replace	(3) Units & (2) Tanks	10	9	\$12,500	\$17,500
565	Pool Pump - Replace	(5) Pumps	10	9	\$8,000	\$10,000
570	Pool Metal Furniture - Replace	Approx 43 Pieces	10	9	\$95,000	\$105,000
570	Pool Wood Furniture - Replace	Approx 66 Pieces	15	14	\$175,000	\$185,000
587	Artificial Green Turf - Replace	Approx 1,400 GSF	10	9	\$32,200	\$40,600
588	Dog Park Furniture - Replace	(2) Benches & (1) Wash	10	9	\$10,000	\$12,000
588	Dog Park Turf - Replace	Approx 350 GSF	12	11	\$8,050	\$10,150
605	Water Submetering - Replace	(393) Submeters	15	14	\$314,400	\$353,700
621	Plumbing Drain/Stacks - Major	Undetermined	35	34	\$3,262,50	\$3,600,00
709	Window Treatment - Replace	(3) Roller Shades	10	9	\$15,000	\$16,500
710	Restrooms - Remodel	(5) Restrooms	8	7	\$22,500	\$35,000
713	Tower Hallway Carpet - Replace	Approx 4,900 GSY	10	9	\$362,600	\$392,000
714	Tile Floor - Replace	Approx 5,400 GSF	25	24	\$135,000	\$189,000
718	Lobby & Club Furniture - Replace	Approx 105 Pieces	10	9	\$147,000	\$157,500
726	Soft Goods - Lobby & 7th	Approx 415 Pieces	5	4	\$90,000	\$100,000
726	Soft Goods - Pool Deck	Approx 175 Pieces	5	4	\$30,625	\$32,375
730	Utility Doors - Partial Replace	Approx 380 Doors	5	10	\$45,000	\$75,000
731	Elevator Fire Doors - Replace	(336) Doors	25	24	\$672,000	\$1,008,00
740	Ceiling Lights - Replace	Numerous	15	14	\$38,000	\$42,000
740	Elevator Lobby Lighting - Replace	Approx 84 Lights	12	11	\$34,944	\$50,400
741	Exit Lights - Replace	Approx 200 Lights	10	9	\$50,000	\$70,000
742	Emergency Lights - Replace	Approx 100 Lights	10	9	\$80,000	\$90,000
904	Flower Planters - Replace	Approx 4,600 GSF	25	24	\$115,000	\$138,000

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1019	Metal Awnings - Repair/Replace	Approx 12 Awnings	25	24	\$12,000	\$14,400
1025	Window Seal - Test/Repair	Approx 192,000 GSF	10	9	\$401,280	\$432,000
1026	Window Seal - Replace	Approx 192,000 GSF	20	19	\$1,814,40	\$2,000,64
1070	Glass Doors - Replace	Approx 25 Doors	25	24	\$62,500	\$75,000
1107	Tower/Annex Roof - Replace	Approx 18,000 GSF	20	19	\$144,000	\$180,000
1110	Metal Roof - Repair/Replace	Approx 2,700 GSF	15	14	\$21,600	\$25,650
1115	Pavilion Roof - Replace	Approx 875 GSF	20	19	\$13,125	\$21,875

Lofts Group

402	Entry System - Replace	(1) Entry System	10	9	\$20,000	\$25,000
412	Exhaust Fan - Replace	(11) Units	10	9	\$19,800	\$24,200
416	Trash Chute - Partial Replace	(4) Floors	20	19	\$15,000	\$17,000
430	Fire Alarm System - Replace/Upgrade	Fire Alarm System	20	19	\$40,000	\$50,000
431	Electrical Panels - Inspect/Repair	Heat Scan	4	3	\$9,000	\$11,000
436	Fan Coil - Replace	Approx 7 Fan Coils	15	14	\$21,000	\$22,400
437	Condenser - Replace	(1) Unit	10	9	\$5,000	\$8,000
441	Outdoor Air Handler - Replace	(1) Unit	30	29	\$200,000	\$250,000
442	Compressor - Replace	(2) Compressor	5	4	\$14,000	\$15,000
450	Elevator - Modernize	(2) Elevators	25	24	\$240,000	\$260,000
451	Elevator Cab - Remodel	(2) Cab Interiors	15	14	\$90,000	\$110,000
501	Mailboxes - Replace	(14) Kiosks	20	19	\$17,500	\$24,500
511	Pool Table - Replace	(1) Pool Table	20	19	\$10,000	\$12,500
515	Artwork - Replace	Various Pieces	20	19	\$35,000	\$50,000
542	Exercise Equipment - Replace	(6) Pieces	12	11	\$13,314	\$15,000
543	Rubber Flooring - Replace	Approx 450 GSF	8	7	\$4,500	\$9,000
605	Water Submetering - Replace	Approx 54 Meters	10	9	\$43,200	\$48,600
702	Wall Covering - Replace	Approx 1,800 GSF	12	11	\$5,400	\$6,300
709	Window Treatment - Replace	Undetermined	10	9	\$15,000	\$16,500
710	Restroom - Remodel	(1) Restroom	8	7	\$4,500	\$7,000
713	Carpet - Replace	Approx 1,200 GSY	8	7	\$88,800	\$96,000
714	Tile Floor - Replace	Approx 1,550 GSF	20	19	\$38,750	\$54,250
718	Furniture - Replace	Undetermined	10	9	\$49,000	\$52,500
726	Soft Goods - Replace	Undetermined	5	4	\$17,500	\$18,500
730	Utility Doors - Partial Replace	Approx 45 Doors	5	10	\$7,500	\$12,500
740	Interior Lighting - Replace	Undetermined	12	11	\$10,000	\$20,000
772	Appliances - Replace	(7) Pieces	10	9	\$9,000	\$11,000
1002	Exterior Concrete - Paint	Approx 30,000 GSF	10	9	\$82,500	\$105,000
1019	Awnings - Replace	Approx 130 GSF	20	19	\$9,100	\$11,700
1070	Glass Doors and Windows - Replace	Approx 2,000 GSF	25	24	\$230,000	\$280,000
1107	Single Ply Membrane - Replace	Approx 13,000 GSF	20	19	\$104,000	\$130,000
119	Total Funded Components					

Table 3: Contribution and Fund Breakdown**6092-0**

#	Component	Useful Life	Rem. Useful Life	Current (Avg) Cost	Fully Funded Balance	Current Fund Balance	Reserve Contributions
Common Group							
101	Asphalt - Replace	30	29	\$126,750	\$4,225	\$0.00	\$412.17
111	Asphalt - Seal/Repair	5	0	\$9,750	\$9,750	\$9,750.00	\$190.23
271	Parking Deck - Seal/Repair	10	9	\$214,063	\$21,406	\$21,406.25	\$2,088.30
272	Parking Deck - Resurface	20	19	\$359,625	\$17,981	\$0.00	\$1,754.17
320	Metal Gates - Replace	20	19	\$90,000	\$4,500	\$0.00	\$439.00
325	Metal Panel - Replace	25	24	\$301,875	\$12,075	\$0.00	\$1,177.99
401	Gate Operators - Replace	8	7	\$17,400	\$2,175	\$2,175.00	\$212.18
402	Fob Entry System - Replace	10	9	\$26,000	\$2,600	\$2,600.00	\$253.64
404	Roll Up Door - Replace	10	9	\$16,000	\$1,600	\$1,600.00	\$156.09
410	Generator - Rebuild	15	14	\$60,000	\$4,000	\$4,000.00	\$390.22
412	Exhaust Fan - Replace	15	14	\$10,800	\$720	\$720.00	\$70.24
413	Intake Fan - Replace	10	9	\$22,500	\$2,250	\$2,250.00	\$219.50
414	Pressure Fan - Replace	15	14	\$7,500	\$500	\$500.00	\$48.78
426	Pole Lights - Replace	25	24	\$23,000	\$920	\$0.00	\$89.75
432	Electric Vehicle Charging - Repair/Replacement	10	9	\$55,000	\$5,500	\$5,500.00	\$536.56
445	Security Camera System - Replace/Upgrade	10	9	\$140,000	\$14,000	\$14,000.00	\$1,365.78
472	Dom. Water Booster Pumps -Replace	15	14	\$375,000	\$25,000	\$25,000.00	\$2,438.89
472	Dom. Water Booster Pumps -Replace	10	9	\$33,000	\$3,300	\$3,300.00	\$321.93
476	Fire Pump - Replace	25	24	\$55,000	\$2,200	\$0.00	\$214.62
715	Office - Remodel	10	9	\$12,500	\$1,250	\$1,250.00	\$121.94
716	Office Equipment - Replace/Upgrade	4	3	\$15,000	\$3,750	\$3,750.00	\$365.83
718	Office Furniture - Replace	15	14	\$28,000	\$1,867	\$0.00	\$182.10
722	Employee Break Room - Refurbish	15	14	\$7,500	\$500	\$0.00	\$48.78
742	Emergency Lights - Replace	10	9	\$17,000	\$1,700	\$1,700.00	\$165.84
780	RM Unit - Remodel	6	5	\$15,000	\$2,500	\$2,500.00	\$243.89
910	Landscaping - Restoration	15	14	\$87,500	\$5,833	\$0.00	\$569.08
1002	Exterior Concrete - Paint	10	9	\$1,250,000	\$125,000	\$125,000.00	\$12,194.47
Commercial Units Group							
1025	Window Seal - Test/Repair	10	9	\$8,246	\$825	\$824.60	\$80.44
1026	Window Seal - Replace	20	19	\$37,745	\$1,887	\$0.00	\$184.11
1070	Glass Doors and Windows - Replace	25	24	\$125,000	\$5,000	\$0.00	\$487.78
Tower Group							
280	7th Floor Pavers - Replace	20	19	\$122,375	\$6,119	\$0.00	\$596.92
312	Aluminum/Glass Handrail - Replace	25	24	\$1,170,000	\$46,800	\$0.00	\$4,565.61
312	Pool Handrail - Replace	25	24	\$10,000	\$400	\$0.00	\$39.02
414	Pressure Fan - Replace	15	14	\$67,500	\$4,500	\$4,500.00	\$439.00
414	Supply Fan - Replace	15	14	\$30,000	\$2,000	\$2,000.00	\$195.11

Association #6092-0

416	Trash Chute - Partial Replace	20	19	\$48,000	\$2,400	\$0.00	\$234.13
417	Trash Compactor - Replace	10	9	\$16,500	\$1,650	\$1,650.00	\$160.97
419	Trash Compactor Bins - Replace	15	14	\$13,950	\$930	\$930.00	\$90.73
425	Crown Lighting - Replace	10	9	\$119,500	\$11,950	\$11,950.00	\$1,165.79
430	Fire Alarm System - Replace/Upgrade	20	19	\$275,000	\$13,750	\$0.00	\$1,341.39
431	Electrical Panels - Inspect/Repair	4	3	\$10,000	\$2,500	\$2,500.00	\$243.89
436	Fan Coil - Replace	15	14	\$34,100	\$2,273	\$2,273.33	\$221.78
437	Condenser - Replace	10	9	\$13,000	\$1,300	\$1,300.00	\$126.82
438	Split System Fan - Replace	15	14	\$12,700	\$847	\$846.67	\$82.60
439	Spit System Condenser - Replace	10	9	\$12,700	\$1,270	\$1,270.00	\$123.90
441	Outdoor Air Handler - Replace	30	29	\$875,000	\$29,167	\$0.00	\$2,845.38
442	Compressor - Replace	5	4	\$14,500	\$2,900	\$2,900.00	\$282.91
450	Elevator - Modernize	25	24	\$1,450,000	\$58,000	\$0.00	\$5,658.23
451	Elevator Cab - Remodel	15	14	\$200,000	\$13,333	\$13,333.33	\$1,300.74
452	Elevator - Realign/Leveling	2	3	\$25,000	\$0	\$0.00	\$0.00
501	Mailboxes - Replace	20	19	\$90,000	\$4,500	\$0.00	\$439.00
515	Artwork - Replace	20	19	\$210,000	\$10,500	\$0.00	\$1,024.34
542	Exercise Equipment - Replace	12	11	\$224,153	\$18,679	\$18,679.38	\$1,822.28
552	Pool Teak Deck - Replace	20	19	\$100,375	\$5,019	\$0.00	\$489.61
555	Pool - Resurface	10	9	\$32,500	\$3,250	\$3,250.00	\$317.06
556	Spa - Resurface	8	7	\$11,500	\$1,438	\$1,437.50	\$140.24
562	Pool Heater - Gas - Replace	15	15	\$7,500	\$0	\$0.00	\$0.00
563	Pool/Spa Filter - Replace	15	14	\$6,300	\$420	\$420.00	\$40.97
564	Pool Ph & Cl Control - Replace	10	9	\$15,000	\$1,500	\$1,500.00	\$146.33
565	Pool Pump - Replace	10	9	\$9,000	\$900	\$900.00	\$87.80
570	Pool Metal Furniture - Replace	10	9	\$100,000	\$10,000	\$10,000.00	\$975.56
570	Pool Wood Furniture - Replace	15	14	\$180,000	\$12,000	\$7,033.78	\$1,170.67
587	Artificial Green Turf - Replace	10	9	\$36,400	\$3,640	\$3,640.00	\$355.10
588	Dog Park Furniture - Replace	10	9	\$11,000	\$1,100	\$1,100.00	\$107.31
588	Dog Park Turf - Replace	12	11	\$9,100	\$758	\$758.33	\$73.98
605	Water Submetering - Replace	15	14	\$334,050	\$22,270	\$0.00	\$2,172.57
621	Plumbing Drain/Stacks - Major Replacement	35	34	\$3,431,250	\$98,036	\$0.00	\$9,563.95
709	Window Treatment - Replace	10	9	\$15,750	\$1,575	\$1,575.00	\$153.65
710	Restrooms - Remodel	8	7	\$28,750	\$3,594	\$3,593.75	\$350.59
713	Tower Hallway Carpet - Replace	10	9	\$377,300	\$37,730	\$37,730.00	\$3,680.78
714	Tile Floor - Replace	25	24	\$162,000	\$6,480	\$0.00	\$632.16
718	Lobby & Club Furniture - Replace	10	9	\$152,250	\$15,225	\$15,225.00	\$1,485.29
726	Soft Goods - Lobby & 7th	5	4	\$95,000	\$19,000	\$19,000.00	\$1,853.56
726	Soft Goods - Pool Deck	5	4	\$31,500	\$6,300	\$6,300.00	\$614.60
730	Utility Doors - Partial Replace	5	10	\$60,000	\$0	\$0.00	\$0.00
731	Elevator Fire Doors - Replace	25	24	\$840,000	\$33,600	\$0.00	\$3,277.87
740	Ceiling Lights - Replace	15	14	\$40,000	\$2,667	\$0.00	\$260.15
740	Elevator Lobby Lighting - Replace	12	11	\$42,672	\$3,556	\$3,556.00	\$346.91
741	Exit Lights - Replace	10	9	\$60,000	\$6,000	\$6,000.00	\$585.33
742	Emergency Lights - Replace	10	9	\$85,000	\$8,500	\$8,500.00	\$829.22
904	Flower Planters - Replace	25	24	\$126,500	\$5,060	\$0.00	\$493.63

Association #6092-0

1019	Metal Awnings - Repair/Replace	25	24	\$13,200	\$528	\$0.00	\$51.51
1025	Window Seal - Test/Repair	10	9	\$416,640	\$41,664	\$41,664.00	\$4,064.56
1026	Window Seal - Replace	20	19	\$1,907,520	\$95,376	\$0.00	\$9,304.48
1070	Glass Doors - Replace	25	24	\$68,750	\$2,750	\$0.00	\$268.28
1107	Tower/Annex Roof - Replace	20	19	\$162,000	\$8,100	\$0.00	\$790.20
1110	Metal Roof - Repair/Replace	15	14	\$23,625	\$1,575	\$0.00	\$153.65
1115	Pavilion Roof - Replace	20	19	\$17,500	\$875	\$0.00	\$85.36

Lofts Group

402	Entry System - Replace	10	9	\$22,500	\$2,250	\$2,250.00	\$219.50
412	Exhaust Fan - Replace	10	9	\$22,000	\$2,200	\$2,200.00	\$214.62
416	Trash Chute - Partial Replace	20	19	\$16,000	\$800	\$0.00	\$78.04
430	Fire Alarm System - Replace/Upgrade	20	19	\$45,000	\$2,250	\$0.00	\$219.50
431	Electrical Panels - Inspect/Repair	4	3	\$10,000	\$2,500	\$2,500.00	\$243.89
436	Fan Coil - Replace	15	14	\$21,700	\$1,447	\$1,446.67	\$141.13
437	Condenser - Replace	10	9	\$6,500	\$650	\$650.00	\$63.41
441	Outdoor Air Handler - Replace	30	29	\$225,000	\$7,500	\$0.00	\$731.67
442	Compressor - Replace	5	4	\$14,500	\$2,900	\$2,900.00	\$282.91
450	Elevator - Modernize	25	24	\$250,000	\$10,000	\$0.00	\$975.56
451	Elevator Cab - Remodel	15	14	\$100,000	\$6,667	\$6,666.67	\$650.37
501	Mailboxes - Replace	20	19	\$21,000	\$1,050	\$0.00	\$102.43
511	Pool Table - Replace	20	19	\$11,250	\$563	\$0.00	\$54.88
515	Artwork - Replace	20	19	\$42,500	\$2,125	\$0.00	\$207.31
542	Exercise Equipment - Replace	12	11	\$14,157	\$1,180	\$1,179.75	\$115.09
543	Rubber Flooring - Replace	8	7	\$6,750	\$844	\$843.75	\$82.31
605	Water Submetering - Replace	10	9	\$45,900	\$4,590	\$4,590.00	\$447.78
702	Wall Covering - Replace	12	11	\$5,850	\$488	\$487.50	\$47.56
709	Window Treatment - Replace	10	9	\$15,750	\$1,575	\$1,575.00	\$153.65
710	Restroom - Remodel	8	7	\$5,750	\$719	\$718.75	\$70.12
713	Carpet - Replace	8	7	\$92,400	\$11,550	\$11,550.00	\$1,126.77
714	Tile Floor - Replace	20	19	\$46,500	\$2,325	\$0.00	\$226.82
718	Furniture - Replace	10	9	\$50,750	\$5,075	\$5,075.00	\$495.10
726	Soft Goods - Replace	5	4	\$18,000	\$3,600	\$3,600.00	\$351.20
730	Utility Doors - Partial Replace	5	10	\$10,000	\$0	\$0.00	\$0.00
740	Interior Lighting - Replace	12	11	\$15,000	\$1,250	\$1,250.00	\$121.94
772	Appliances - Replace	10	9	\$10,000	\$1,000	\$1,000.00	\$97.56
1002	Exterior Concrete - Paint	10	9	\$93,750	\$9,375	\$9,375.00	\$914.59
1019	Awnings - Replace	20	19	\$10,400	\$520	\$0.00	\$50.73
1070	Glass Doors and Windows - Replace	25	24	\$255,000	\$10,200	\$0.00	\$995.07
1107	Single Ply Membrane - Replace	20	19	\$117,000	\$5,850	\$0.00	\$570.70
119	Total Funded Components				\$1,084,108	\$525,000	\$105,000

Table 4: 30-Year Reserve Plan Summary

6092-0

Fiscal Year Beginning: 01/01/18

Interest: 0.00% Inflation: 2.5%

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Rating	Annual Reserve Contribs.	Loans or Special Assmts	Interest Income	Projected Reserve Expenses
2018	\$525,000	\$1,084,108	48.4%	Fair	\$1,260,000	\$0	\$0	\$9,750
2019	\$1,775,250	\$2,204,945	80.5%	Strong	\$1,297,800	\$0	\$0	\$0
2020	\$3,073,050	\$3,404,522	90.3%	Strong	\$1,336,734	\$0	\$0	\$0
2021	\$4,409,784	\$4,662,701	94.6%	Strong	\$1,376,836	\$0	\$0	\$64,613
2022	\$5,722,007	\$5,915,431	96.7%	Strong	\$1,418,141	\$0	\$0	\$191,512
2023	\$6,948,636	\$7,099,470	97.9%	Strong	\$1,460,685	\$0	\$0	\$56,288
2024	\$8,353,034	\$8,498,761	98.3%	Strong	\$1,504,506	\$0	\$0	\$0
2025	\$9,857,540	\$10,022,716	98.4%	Strong	\$1,549,641	\$0	\$0	\$264,542
2026	\$11,142,639	\$11,346,402	98.2%	Strong	\$1,596,130	\$0	\$0	\$0
2027	\$12,738,769	\$13,007,942	97.9%	Strong	\$1,644,014	\$0	\$0	\$4,661,379
2028	\$9,721,404	\$9,967,554	97.5%	Strong	\$1,693,335	\$0	\$0	\$102,087
2029	\$11,312,652	\$11,559,739	97.9%	Strong	\$1,744,135	\$0	\$0	\$506,376
2030	\$12,550,411	\$12,813,524	97.9%	Strong	\$1,796,459	\$0	\$0	\$0
2031	\$14,346,870	\$14,654,784	97.9%	Strong	\$1,850,352	\$0	\$0	\$34,463
2032	\$16,162,760	\$16,544,775	97.7%	Strong	\$1,905,863	\$0	\$0	\$2,562,746
2033	\$15,505,877	\$15,929,498	97.3%	Strong	\$1,963,039	\$0	\$0	\$448,683
2034	\$17,020,233	\$17,505,702	97.2%	Strong	\$2,021,930	\$0	\$0	\$0
2035	\$19,042,163	\$19,622,158	97.0%	Strong	\$2,082,588	\$0	\$0	\$60,865
2036	\$21,063,886	\$21,771,109	96.8%	Strong	\$2,145,066	\$0	\$0	\$0
2037	\$23,208,952	\$24,079,190	96.4%	Strong	\$2,209,418	\$0	\$0	\$11,985,542
2038	\$13,432,827	\$14,203,887	94.6%	Strong	\$2,275,700	\$0	\$0	\$130,680
2039	\$15,577,848	\$16,278,134	95.7%	Strong	\$2,343,971	\$0	\$0	\$41,990
2040	\$17,879,829	\$18,541,471	96.4%	Strong	\$2,414,290	\$0	\$0	\$0
2041	\$20,294,120	\$20,951,916	96.9%	Strong	\$2,486,719	\$0	\$0	\$967,856
2042	\$21,812,982	\$22,479,243	97.0%	Strong	\$2,561,321	\$0	\$0	\$9,086,723
2043	\$15,287,580	\$15,772,804	96.9%	Strong	\$2,638,160	\$0	\$0	\$194,201
2044	\$17,731,540	\$18,064,676	98.2%	Strong	\$2,717,305	\$0	\$0	\$0
2045	\$20,448,845	\$20,665,316	99.0%	Strong	\$2,798,824	\$0	\$0	\$116,868
2046	\$23,130,801	\$23,264,908	99.4%	Strong	\$2,882,789	\$0	\$0	\$0
2047	\$26,013,590	\$26,104,348	99.7%	Strong	\$2,969,273	\$0	\$0	\$13,535,907

Table 5: 30-Year Income/Expense Detail (yrs 0 through 4)**6092-0**

Fiscal Year	2018	2019	2020	2021	2022
Starting Reserve Balance	\$525,000	\$1,775,250	\$3,073,050	\$4,409,784	\$5,722,007
Annual Reserve Contribution	\$1,260,000	\$1,297,800	\$1,336,734	\$1,376,836	\$1,418,141
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$1,785,000	\$3,073,050	\$4,409,784	\$5,786,620	\$7,140,148
# Component					
Common Group					
101 Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
111 Asphalt - Seal/Repair	\$9,750	\$0	\$0	\$0	\$0
271 Parking Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$0
272 Parking Deck - Resurface	\$0	\$0	\$0	\$0	\$0
320 Metal Gates - Replace	\$0	\$0	\$0	\$0	\$0
325 Metal Panel - Replace	\$0	\$0	\$0	\$0	\$0
401 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
402 Fob Entry System - Replace	\$0	\$0	\$0	\$0	\$0
404 Roll Up Door - Replace	\$0	\$0	\$0	\$0	\$0
410 Generator - Rebuild	\$0	\$0	\$0	\$0	\$0
412 Exhaust Fan - Replace	\$0	\$0	\$0	\$0	\$0
413 Intake Fan - Replace	\$0	\$0	\$0	\$0	\$0
414 Pressure Fan - Replace	\$0	\$0	\$0	\$0	\$0
426 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
432 Electric Vehicle Charging - Repair/Replacement	\$0	\$0	\$0	\$0	\$0
445 Security Camera System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
472 Dom. Water Booster Pumps -Replace	\$0	\$0	\$0	\$0	\$0
472 Dom. Water Booster Pumps -Replace	\$0	\$0	\$0	\$0	\$0
476 Fire Pump - Replace	\$0	\$0	\$0	\$0	\$0
715 Office - Remodel	\$0	\$0	\$0	\$0	\$0
716 Office Equipment - Replace/Upgrade	\$0	\$0	\$0	\$16,153	\$0
718 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
722 Employee Break Room - Refurbish	\$0	\$0	\$0	\$0	\$0
742 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
780 RM Unit - Remodel	\$0	\$0	\$0	\$0	\$0
910 Landscaping - Restoration	\$0	\$0	\$0	\$0	\$0

1002	Exterior Concrete - Paint	\$0	\$0	\$0	\$0	\$0
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Commercial Units Group

1025	Window Seal - Test/Repair	\$0	\$0	\$0	\$0	\$0
1026	Window Seal - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors and Windows - Replace	\$0	\$0	\$0	\$0	\$0

Tower Group

280	7th Floor Pavers - Replace	\$0	\$0	\$0	\$0	\$0
312	Aluminum/Glass Handrail - Replace	\$0	\$0	\$0	\$0	\$0
312	Pool Handrail - Replace	\$0	\$0	\$0	\$0	\$0
414	Pressure Fan - Replace	\$0	\$0	\$0	\$0	\$0
414	Supply Fan - Replace	\$0	\$0	\$0	\$0	\$0
416	Trash Chute - Partial Replace	\$0	\$0	\$0	\$0	\$0
417	Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
419	Trash Compactor Bins - Replace	\$0	\$0	\$0	\$0	\$0
425	Crown Lighting - Replace	\$0	\$0	\$0	\$0	\$0
430	Fire Alarm System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
431	Electrical Panels - Inspect/Repair	\$0	\$0	\$0	\$10,769	\$0
436	Fan Coil - Replace	\$0	\$0	\$0	\$0	\$0
437	Condenser - Replace	\$0	\$0	\$0	\$0	\$0
438	Split System Fan - Replace	\$0	\$0	\$0	\$0	\$0
439	Spit System Condenser - Replace	\$0	\$0	\$0	\$0	\$0
441	Outdoor Air Handler - Replace	\$0	\$0	\$0	\$0	\$0
442	Compressor - Replace	\$0	\$0	\$0	\$0	\$16,005
450	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
451	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
452	Elevator - Realign/Leveling	\$0	\$0	\$0	\$26,922	\$0
501	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
515	Artwork - Replace	\$0	\$0	\$0	\$0	\$0
542	Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
552	Pool Teak Deck - Replace	\$0	\$0	\$0	\$0	\$0
555	Pool - Resurface	\$0	\$0	\$0	\$0	\$0
556	Spa - Resurface	\$0	\$0	\$0	\$0	\$0
562	Pool Heater - Gas - Replace	\$0	\$0	\$0	\$0	\$0
563	Pool/Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
564	Pool Ph & Cl Control - Replace	\$0	\$0	\$0	\$0	\$0
565	Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0

570	Pool Metal Furniture - Replace	\$0	\$0	\$0	\$0	\$0
570	Pool Wood Furniture - Replace	\$0	\$0	\$0	\$0	\$0
587	Artificial Green Turf - Replace	\$0	\$0	\$0	\$0	\$0
588	Dog Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
588	Dog Park Turf - Replace	\$0	\$0	\$0	\$0	\$0
605	Water Submetering - Replace	\$0	\$0	\$0	\$0	\$0
621	Plumbing Drain/Stacks - Major Replacement	\$0	\$0	\$0	\$0	\$0
709	Window Treatment - Replace	\$0	\$0	\$0	\$0	\$0
710	Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
713	Tower Hallway Carpet - Replace	\$0	\$0	\$0	\$0	\$0
714	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
718	Lobby & Club Furniture - Replace	\$0	\$0	\$0	\$0	\$0
726	Soft Goods - Lobby & 7th	\$0	\$0	\$0	\$0	\$104,862
726	Soft Goods - Pool Deck	\$0	\$0	\$0	\$0	\$34,770
730	Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
731	Elevator Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
740	Ceiling Lights - Replace	\$0	\$0	\$0	\$0	\$0
740	Elevator Lobby Lighting - Replace	\$0	\$0	\$0	\$0	\$0
741	Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
742	Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
904	Flower Planters - Replace	\$0	\$0	\$0	\$0	\$0
1019	Metal Awnings - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1025	Window Seal - Test/Repair	\$0	\$0	\$0	\$0	\$0
1026	Window Seal - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
1107	Tower/Annex Roof - Replace	\$0	\$0	\$0	\$0	\$0
1110	Metal Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1115	Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0

Lofts Group

402	Entry System - Replace	\$0	\$0	\$0	\$0	\$0
412	Exhaust Fan - Replace	\$0	\$0	\$0	\$0	\$0
416	Trash Chute - Partial Replace	\$0	\$0	\$0	\$0	\$0
430	Fire Alarm System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
431	Electrical Panels - Inspect/Repair	\$0	\$0	\$0	\$10,769	\$0
436	Fan Coil - Replace	\$0	\$0	\$0	\$0	\$0
437	Condenser - Replace	\$0	\$0	\$0	\$0	\$0
441	Outdoor Air Handler - Replace	\$0	\$0	\$0	\$0	\$0

Association #6092-0

442	Compressor - Replace	\$0	\$0	\$0	\$0	\$16,005
450	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
451	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
501	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
511	Pool Table - Replace	\$0	\$0	\$0	\$0	\$0
515	Artwork - Replace	\$0	\$0	\$0	\$0	\$0
542	Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
543	Rubber Flooring - Replace	\$0	\$0	\$0	\$0	\$0
605	Water Submetering - Replace	\$0	\$0	\$0	\$0	\$0
702	Wall Covering - Replace	\$0	\$0	\$0	\$0	\$0
709	Window Treatment - Replace	\$0	\$0	\$0	\$0	\$0
710	Restroom - Remodel	\$0	\$0	\$0	\$0	\$0
713	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
714	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
718	Furniture - Replace	\$0	\$0	\$0	\$0	\$0
726	Soft Goods - Replace	\$0	\$0	\$0	\$0	\$19,869
730	Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
740	Interior Lighting - Replace	\$0	\$0	\$0	\$0	\$0
772	Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1002	Exterior Concrete - Paint	\$0	\$0	\$0	\$0	\$0
1019	Awnings - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors and Windows - Replace	\$0	\$0	\$0	\$0	\$0
1107	Single Ply Membrane - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$9,750	\$0	\$0	\$64,613	\$191,512
Ending Reserve Balance:		\$1,775,250	\$3,073,050	\$4,409,784	\$5,722,007	\$6,948,636

Table 5: 30-Year Income/Expense Detail (yrs 5 through 9)**6092-0**

Fiscal Year	2023	2024	2025	2026	2027
Starting Reserve Balance	\$6,948,636	\$8,353,034	\$9,857,540	\$11,142,639	\$12,738,769
Annual Reserve Contribution	\$1,460,685	\$1,504,506	\$1,549,641	\$1,596,130	\$1,644,014
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$8,409,321	\$9,857,540	\$11,407,181	\$12,738,769	\$14,382,783
# Component					
Common Group					
101 Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
111 Asphalt - Seal/Repair	\$11,031	\$0	\$0	\$0	\$0
271 Parking Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$267,335
272 Parking Deck - Resurface	\$0	\$0	\$0	\$0	\$0
320 Metal Gates - Replace	\$0	\$0	\$0	\$0	\$0
325 Metal Panel - Replace	\$0	\$0	\$0	\$0	\$0
401 Gate Operators - Replace	\$0	\$0	\$20,683	\$0	\$0
402 Fob Entry System - Replace	\$0	\$0	\$0	\$0	\$32,470
404 Roll Up Door - Replace	\$0	\$0	\$0	\$0	\$19,982
410 Generator - Rebuild	\$0	\$0	\$0	\$0	\$0
412 Exhaust Fan - Replace	\$0	\$0	\$0	\$0	\$0
413 Intake Fan - Replace	\$0	\$0	\$0	\$0	\$28,099
414 Pressure Fan - Replace	\$0	\$0	\$0	\$0	\$0
426 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
432 Electric Vehicle Charging - Repair/Replacement	\$0	\$0	\$0	\$0	\$68,687
445 Security Camera System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$174,841
472 Dom. Water Booster Pumps -Replace	\$0	\$0	\$0	\$0	\$0
472 Dom. Water Booster Pumps -Replace	\$0	\$0	\$0	\$0	\$41,212
476 Fire Pump - Replace	\$0	\$0	\$0	\$0	\$0
715 Office - Remodel	\$0	\$0	\$0	\$0	\$15,611
716 Office Equipment - Replace/Upgrade	\$0	\$0	\$17,830	\$0	\$0
718 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
722 Employee Break Room - Refurbish	\$0	\$0	\$0	\$0	\$0
742 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$21,231
780 RM Unit - Remodel	\$16,971	\$0	\$0	\$0	\$0
910 Landscaping - Restoration	\$0	\$0	\$0	\$0	\$0
1002 Exterior Concrete - Paint	\$0	\$0	\$0	\$0	\$1,561,079

Commercial Units Group

1025	Window Seal - Test/Repair	\$0	\$0	\$0	\$0	\$10,298
1026	Window Seal - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors and Windows - Replace	\$0	\$0	\$0	\$0	\$0

Tower Group

280	7th Floor Pavers - Replace	\$0	\$0	\$0	\$0	\$0
312	Aluminum/Glass Handrail - Replace	\$0	\$0	\$0	\$0	\$0
312	Pool Handrail - Replace	\$0	\$0	\$0	\$0	\$0
414	Pressure Fan - Replace	\$0	\$0	\$0	\$0	\$0
414	Supply Fan - Replace	\$0	\$0	\$0	\$0	\$0
416	Trash Chute - Partial Replace	\$0	\$0	\$0	\$0	\$0
417	Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$20,606
419	Trash Compactor Bins - Replace	\$0	\$0	\$0	\$0	\$0
425	Crown Lighting - Replace	\$0	\$0	\$0	\$0	\$149,239
430	Fire Alarm System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
431	Electrical Panels - Inspect/Repair	\$0	\$0	\$11,887	\$0	\$0
436	Fan Coil - Replace	\$0	\$0	\$0	\$0	\$0
437	Condenser - Replace	\$0	\$0	\$0	\$0	\$16,235
438	Split System Fan - Replace	\$0	\$0	\$0	\$0	\$0
439	Spit System Condenser - Replace	\$0	\$0	\$0	\$0	\$15,861
441	Outdoor Air Handler - Replace	\$0	\$0	\$0	\$0	\$0
442	Compressor - Replace	\$0	\$0	\$0	\$0	\$18,109
450	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
451	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
452	Elevator - Realign/Leveling	\$28,285	\$0	\$29,717	\$0	\$31,222
501	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
515	Artwork - Replace	\$0	\$0	\$0	\$0	\$0
542	Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
552	Pool Teak Deck - Replace	\$0	\$0	\$0	\$0	\$0
555	Pool - Resurface	\$0	\$0	\$0	\$0	\$40,588
556	Spa - Resurface	\$0	\$0	\$13,670	\$0	\$0
562	Pool Heater - Gas - Replace	\$0	\$0	\$0	\$0	\$0
563	Pool/Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
564	Pool Ph & Cl Control - Replace	\$0	\$0	\$0	\$0	\$18,733
565	Pool Pump - Replace	\$0	\$0	\$0	\$0	\$11,240
570	Pool Metal Furniture - Replace	\$0	\$0	\$0	\$0	\$124,886

Association #6092-0

570	Pool Wood Furniture - Replace	\$0	\$0	\$0	\$0	\$0
587	Artificial Green Turf - Replace	\$0	\$0	\$0	\$0	\$45,459
588	Dog Park Furniture - Replace	\$0	\$0	\$0	\$0	\$13,737
588	Dog Park Turf - Replace	\$0	\$0	\$0	\$0	\$0
605	Water Submetering - Replace	\$0	\$0	\$0	\$0	\$0
621	Plumbing Drain/Stacks - Major Replacement	\$0	\$0	\$0	\$0	\$0
709	Window Treatment - Replace	\$0	\$0	\$0	\$0	\$19,670
710	Restrooms - Remodel	\$0	\$0	\$34,175	\$0	\$0
713	Tower Hallway Carpet - Replace	\$0	\$0	\$0	\$0	\$471,196
714	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
718	Lobby & Club Furniture - Replace	\$0	\$0	\$0	\$0	\$190,139
726	Soft Goods - Lobby & 7th	\$0	\$0	\$0	\$0	\$118,642
726	Soft Goods - Pool Deck	\$0	\$0	\$0	\$0	\$39,339
730	Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
731	Elevator Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
740	Ceiling Lights - Replace	\$0	\$0	\$0	\$0	\$0
740	Elevator Lobby Lighting - Replace	\$0	\$0	\$0	\$0	\$0
741	Exit Lights - Replace	\$0	\$0	\$0	\$0	\$74,932
742	Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$106,153
904	Flower Planters - Replace	\$0	\$0	\$0	\$0	\$0
1019	Metal Awnings - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1025	Window Seal - Test/Repair	\$0	\$0	\$0	\$0	\$520,326
1026	Window Seal - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
1107	Tower/Annex Roof - Replace	\$0	\$0	\$0	\$0	\$0
1110	Metal Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1115	Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0

Lofts Group

402	Entry System - Replace	\$0	\$0	\$0	\$0	\$28,099
412	Exhaust Fan - Replace	\$0	\$0	\$0	\$0	\$27,475
416	Trash Chute - Partial Replace	\$0	\$0	\$0	\$0	\$0
430	Fire Alarm System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
431	Electrical Panels - Inspect/Repair	\$0	\$0	\$11,887	\$0	\$0
436	Fan Coil - Replace	\$0	\$0	\$0	\$0	\$0
437	Condenser - Replace	\$0	\$0	\$0	\$0	\$8,118
441	Outdoor Air Handler - Replace	\$0	\$0	\$0	\$0	\$0
442	Compressor - Replace	\$0	\$0	\$0	\$0	\$18,109

Association #6092-0

450	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
451	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
501	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
511	Pool Table - Replace	\$0	\$0	\$0	\$0	\$0
515	Artwork - Replace	\$0	\$0	\$0	\$0	\$0
542	Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
543	Rubber Flooring - Replace	\$0	\$0	\$8,024	\$0	\$0
605	Water Submetering - Replace	\$0	\$0	\$0	\$0	\$57,323
702	Wall Covering - Replace	\$0	\$0	\$0	\$0	\$0
709	Window Treatment - Replace	\$0	\$0	\$0	\$0	\$19,670
710	Restroom - Remodel	\$0	\$0	\$6,835	\$0	\$0
713	Carpet - Replace	\$0	\$0	\$109,835	\$0	\$0
714	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
718	Furniture - Replace	\$0	\$0	\$0	\$0	\$63,380
726	Soft Goods - Replace	\$0	\$0	\$0	\$0	\$22,480
730	Utility Doors - Partial Replace	\$0	\$0	\$0	\$0	\$0
740	Interior Lighting - Replace	\$0	\$0	\$0	\$0	\$0
772	Appliances - Replace	\$0	\$0	\$0	\$0	\$12,489
1002	Exterior Concrete - Paint	\$0	\$0	\$0	\$0	\$117,081
1019	Awnings - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors and Windows - Replace	\$0	\$0	\$0	\$0	\$0
1107	Single Ply Membrane - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$56,288	\$0	\$264,542	\$0	\$4,661,379
Ending Reserve Balance:		\$8,353,034	\$9,857,540	\$11,142,639	\$12,738,769	\$9,721,404

Table 5: 30-Year Income/Expense Detail (yrs 10 through 14) 6092-0

Fiscal Year	2028	2029	2030	2031	2032
Starting Reserve Balance	\$9,721,404	\$11,312,652	\$12,550,411	\$14,346,870	\$16,162,760
Annual Reserve Contribution	\$1,693,335	\$1,744,135	\$1,796,459	\$1,850,352	\$1,905,863
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$11,414,739	\$13,056,787	\$14,346,870	\$16,197,222	\$18,068,623
# Component					
Common Group					
101 Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
111 Asphalt - Seal/Repair	\$12,481	\$0	\$0	\$0	\$0
271 Parking Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$0
272 Parking Deck - Resurface	\$0	\$0	\$0	\$0	\$0
320 Metal Gates - Replace	\$0	\$0	\$0	\$0	\$0
325 Metal Panel - Replace	\$0	\$0	\$0	\$0	\$0
401 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
402 Fob Entry System - Replace	\$0	\$0	\$0	\$0	\$0
404 Roll Up Door - Replace	\$0	\$0	\$0	\$0	\$0
410 Generator - Rebuild	\$0	\$0	\$0	\$0	\$84,778
412 Exhaust Fan - Replace	\$0	\$0	\$0	\$0	\$15,260
413 Intake Fan - Replace	\$0	\$0	\$0	\$0	\$0
414 Pressure Fan - Replace	\$0	\$0	\$0	\$0	\$10,597
426 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
432 Electric Vehicle Charging - Repair/Replacement	\$0	\$0	\$0	\$0	\$0
445 Security Camera System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
472 Dom. Water Booster Pumps -Replace	\$0	\$0	\$0	\$0	\$529,865
472 Dom. Water Booster Pumps -Replace	\$0	\$0	\$0	\$0	\$0
476 Fire Pump - Replace	\$0	\$0	\$0	\$0	\$0
715 Office - Remodel	\$0	\$0	\$0	\$0	\$0
716 Office Equipment - Replace/Upgrade	\$0	\$19,681	\$0	\$0	\$0
718 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$39,563
722 Employee Break Room - Refurbish	\$0	\$0	\$0	\$0	\$10,597
742 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
780 RM Unit - Remodel	\$0	\$19,681	\$0	\$0	\$0
910 Landscaping - Restoration	\$0	\$0	\$0	\$0	\$123,635
1002 Exterior Concrete - Paint	\$0	\$0	\$0	\$0	\$0

Commercial Units Group

1025	Window Seal - Test/Repair	\$0	\$0	\$0	\$0	\$0
1026	Window Seal - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors and Windows - Replace	\$0	\$0	\$0	\$0	\$0

Tower Group

280	7th Floor Pavers - Replace	\$0	\$0	\$0	\$0	\$0
312	Aluminum/Glass Handrail - Replace	\$0	\$0	\$0	\$0	\$0
312	Pool Handrail - Replace	\$0	\$0	\$0	\$0	\$0
414	Pressure Fan - Replace	\$0	\$0	\$0	\$0	\$95,376
414	Supply Fan - Replace	\$0	\$0	\$0	\$0	\$42,389
416	Trash Chute - Partial Replace	\$0	\$0	\$0	\$0	\$0
417	Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
419	Trash Compactor Bins - Replace	\$0	\$0	\$0	\$0	\$19,711
425	Crown Lighting - Replace	\$0	\$0	\$0	\$0	\$0
430	Fire Alarm System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
431	Electrical Panels - Inspect/Repair	\$0	\$13,121	\$0	\$0	\$0
436	Fan Coil - Replace	\$0	\$0	\$0	\$0	\$48,182
437	Condenser - Replace	\$0	\$0	\$0	\$0	\$0
438	Split System Fan - Replace	\$0	\$0	\$0	\$0	\$17,945
439	Spit System Condenser - Replace	\$0	\$0	\$0	\$0	\$0
441	Outdoor Air Handler - Replace	\$0	\$0	\$0	\$0	\$0
442	Compressor - Replace	\$0	\$0	\$0	\$0	\$20,488
450	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
451	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$282,595
452	Elevator - Realign/Leveling	\$0	\$32,802	\$0	\$34,463	\$0
501	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
515	Artwork - Replace	\$0	\$0	\$0	\$0	\$0
542	Exercise Equipment - Replace	\$0	\$294,108	\$0	\$0	\$0
552	Pool Teak Deck - Replace	\$0	\$0	\$0	\$0	\$0
555	Pool - Resurface	\$0	\$0	\$0	\$0	\$0
556	Spa - Resurface	\$0	\$0	\$0	\$0	\$0
562	Pool Heater - Gas - Replace	\$0	\$0	\$0	\$0	\$0
563	Pool/Spa Filter - Replace	\$0	\$0	\$0	\$0	\$8,902
564	Pool Ph & Cl Control - Replace	\$0	\$0	\$0	\$0	\$0
565	Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
570	Pool Metal Furniture - Replace	\$0	\$0	\$0	\$0	\$0

Association #6092-0

570	Pool Wood Furniture - Replace	\$0	\$0	\$0	\$0	\$254,335
587	Artificial Green Turf - Replace	\$0	\$0	\$0	\$0	\$0
588	Dog Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
588	Dog Park Turf - Replace	\$0	\$11,940	\$0	\$0	\$0
605	Water Submetering - Replace	\$0	\$0	\$0	\$0	\$472,004
621	Plumbing Drain/Stacks - Major Replacement	\$0	\$0	\$0	\$0	\$0
709	Window Treatment - Replace	\$0	\$0	\$0	\$0	\$0
710	Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
713	Tower Hallway Carpet - Replace	\$0	\$0	\$0	\$0	\$0
714	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
718	Lobby & Club Furniture - Replace	\$0	\$0	\$0	\$0	\$0
726	Soft Goods - Lobby & 7th	\$0	\$0	\$0	\$0	\$134,233
726	Soft Goods - Pool Deck	\$0	\$0	\$0	\$0	\$44,509
730	Utility Doors - Partial Replace	\$76,805	\$0	\$0	\$0	\$0
731	Elevator Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
740	Ceiling Lights - Replace	\$0	\$0	\$0	\$0	\$56,519
740	Elevator Lobby Lighting - Replace	\$0	\$55,989	\$0	\$0	\$0
741	Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
742	Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
904	Flower Planters - Replace	\$0	\$0	\$0	\$0	\$0
1019	Metal Awnings - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1025	Window Seal - Test/Repair	\$0	\$0	\$0	\$0	\$0
1026	Window Seal - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
1107	Tower/Annex Roof - Replace	\$0	\$0	\$0	\$0	\$0
1110	Metal Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$33,382
1115	Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0

Lofts Group

402	Entry System - Replace	\$0	\$0	\$0	\$0	\$0
412	Exhaust Fan - Replace	\$0	\$0	\$0	\$0	\$0
416	Trash Chute - Partial Replace	\$0	\$0	\$0	\$0	\$0
430	Fire Alarm System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
431	Electrical Panels - Inspect/Repair	\$0	\$13,121	\$0	\$0	\$0
436	Fan Coil - Replace	\$0	\$0	\$0	\$0	\$30,662
437	Condenser - Replace	\$0	\$0	\$0	\$0	\$0
441	Outdoor Air Handler - Replace	\$0	\$0	\$0	\$0	\$0
442	Compressor - Replace	\$0	\$0	\$0	\$0	\$20,488

Association #6092-0

450 Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
451 Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$141,297
501 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
511 Pool Table - Replace	\$0	\$0	\$0	\$0	\$0
515 Artwork - Replace	\$0	\$0	\$0	\$0	\$0
542 Exercise Equipment - Replace	\$0	\$18,575	\$0	\$0	\$0
543 Rubber Flooring - Replace	\$0	\$0	\$0	\$0	\$0
605 Water Submetering - Replace	\$0	\$0	\$0	\$0	\$0
702 Wall Covering - Replace	\$0	\$7,676	\$0	\$0	\$0
709 Window Treatment - Replace	\$0	\$0	\$0	\$0	\$0
710 Restroom - Remodel	\$0	\$0	\$0	\$0	\$0
713 Carpet - Replace	\$0	\$0	\$0	\$0	\$0
714 Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
718 Furniture - Replace	\$0	\$0	\$0	\$0	\$0
726 Soft Goods - Replace	\$0	\$0	\$0	\$0	\$25,434
730 Utility Doors - Partial Replace	\$12,801	\$0	\$0	\$0	\$0
740 Interior Lighting - Replace	\$0	\$19,681	\$0	\$0	\$0
772 Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1002 Exterior Concrete - Paint	\$0	\$0	\$0	\$0	\$0
1019 Awnings - Replace	\$0	\$0	\$0	\$0	\$0
1070 Glass Doors and Windows - Replace	\$0	\$0	\$0	\$0	\$0
1107 Single Ply Membrane - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$102,087	\$506,376	\$0	\$34,463	\$2,562,746
Ending Reserve Balance:	\$11,312,652	\$12,550,411	\$14,346,870	\$16,162,760	\$15,505,877

Table 5: 30-Year Income/Expense Detail (yrs 15 through 19)**6092-0**

Fiscal Year	2033	2034	2035	2036	2037
Starting Reserve Balance	\$15,505,877	\$17,020,233	\$19,042,163	\$21,063,886	\$23,208,952
Annual Reserve Contribution	\$1,963,039	\$2,021,930	\$2,082,588	\$2,145,066	\$2,209,418
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$17,468,916	\$19,042,163	\$21,124,751	\$23,208,952	\$25,418,370
# Component					
Common Group					
101 Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
111 Asphalt - Seal/Repair	\$14,121	\$0	\$0	\$0	\$0
271 Parking Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$342,211
272 Parking Deck - Resurface	\$0	\$0	\$0	\$0	\$574,915
320 Metal Gates - Replace	\$0	\$0	\$0	\$0	\$143,879
325 Metal Panel - Replace	\$0	\$0	\$0	\$0	\$0
401 Gate Operators - Replace	\$25,200	\$0	\$0	\$0	\$0
402 Fob Entry System - Replace	\$0	\$0	\$0	\$0	\$41,565
404 Roll Up Door - Replace	\$0	\$0	\$0	\$0	\$25,578
410 Generator - Rebuild	\$0	\$0	\$0	\$0	\$0
412 Exhaust Fan - Replace	\$0	\$0	\$0	\$0	\$0
413 Intake Fan - Replace	\$0	\$0	\$0	\$0	\$35,970
414 Pressure Fan - Replace	\$0	\$0	\$0	\$0	\$0
426 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
432 Electric Vehicle Charging - Repair/Replacement	\$0	\$0	\$0	\$0	\$87,926
445 Security Camera System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$223,811
472 Dom. Water Booster Pumps -Replace	\$0	\$0	\$0	\$0	\$0
472 Dom. Water Booster Pumps -Replace	\$0	\$0	\$0	\$0	\$52,755
476 Fire Pump - Replace	\$0	\$0	\$0	\$0	\$0
715 Office - Remodel	\$0	\$0	\$0	\$0	\$19,983
716 Office Equipment - Replace/Upgrade	\$21,724	\$0	\$0	\$0	\$23,980
718 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
722 Employee Break Room - Refurbish	\$0	\$0	\$0	\$0	\$0
742 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$27,177
780 RM Unit - Remodel	\$0	\$0	\$22,824	\$0	\$0
910 Landscaping - Restoration	\$0	\$0	\$0	\$0	\$0
1002 Exterior Concrete - Paint	\$0	\$0	\$0	\$0	\$1,998,313

Commercial Units Group

1025	Window Seal - Test/Repair	\$0	\$0	\$0	\$0	\$13,182
1026	Window Seal - Replace	\$0	\$0	\$0	\$0	\$60,342
1070	Glass Doors and Windows - Replace	\$0	\$0	\$0	\$0	\$0

Tower Group

280	7th Floor Pavers - Replace	\$0	\$0	\$0	\$0	\$195,635
312	Aluminum/Glass Handrail - Replace	\$0	\$0	\$0	\$0	\$0
312	Pool Handrail - Replace	\$0	\$0	\$0	\$0	\$0
414	Pressure Fan - Replace	\$0	\$0	\$0	\$0	\$0
414	Supply Fan - Replace	\$0	\$0	\$0	\$0	\$0
416	Trash Chute - Partial Replace	\$0	\$0	\$0	\$0	\$76,735
417	Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$26,378
419	Trash Compactor Bins - Replace	\$0	\$0	\$0	\$0	\$0
425	Crown Lighting - Replace	\$0	\$0	\$0	\$0	\$191,039
430	Fire Alarm System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$439,629
431	Electrical Panels - Inspect/Repair	\$14,483	\$0	\$0	\$0	\$15,987
436	Fan Coil - Replace	\$0	\$0	\$0	\$0	\$0
437	Condenser - Replace	\$0	\$0	\$0	\$0	\$20,782
438	Split System Fan - Replace	\$0	\$0	\$0	\$0	\$0
439	Spit System Condenser - Replace	\$0	\$0	\$0	\$0	\$20,303
441	Outdoor Air Handler - Replace	\$0	\$0	\$0	\$0	\$0
442	Compressor - Replace	\$0	\$0	\$0	\$0	\$23,180
450	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
451	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
452	Elevator - Realign/Leveling	\$36,207	\$0	\$38,040	\$0	\$39,966
501	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$143,879
515	Artwork - Replace	\$0	\$0	\$0	\$0	\$335,717
542	Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
552	Pool Teak Deck - Replace	\$0	\$0	\$0	\$0	\$160,465
555	Pool - Resurface	\$0	\$0	\$0	\$0	\$51,956
556	Spa - Resurface	\$16,655	\$0	\$0	\$0	\$0
562	Pool Heater - Gas - Replace	\$10,862	\$0	\$0	\$0	\$0
563	Pool/Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
564	Pool Ph & Cl Control - Replace	\$0	\$0	\$0	\$0	\$23,980
565	Pool Pump - Replace	\$0	\$0	\$0	\$0	\$14,388
570	Pool Metal Furniture - Replace	\$0	\$0	\$0	\$0	\$159,865

Association #6092-0

570	Pool Wood Furniture - Replace	\$0	\$0	\$0	\$0	\$0
587	Artificial Green Turf - Replace	\$0	\$0	\$0	\$0	\$58,191
588	Dog Park Furniture - Replace	\$0	\$0	\$0	\$0	\$17,585
588	Dog Park Turf - Replace	\$0	\$0	\$0	\$0	\$0
605	Water Submetering - Replace	\$0	\$0	\$0	\$0	\$0
621	Plumbing Drain/Stacks - Major Replacement	\$0	\$0	\$0	\$0	\$0
709	Window Treatment - Replace	\$0	\$0	\$0	\$0	\$25,179
710	Restrooms - Remodel	\$41,639	\$0	\$0	\$0	\$0
713	Tower Hallway Carpet - Replace	\$0	\$0	\$0	\$0	\$603,171
714	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
718	Lobby & Club Furniture - Replace	\$0	\$0	\$0	\$0	\$243,394
726	Soft Goods - Lobby & 7th	\$0	\$0	\$0	\$0	\$151,872
726	Soft Goods - Pool Deck	\$0	\$0	\$0	\$0	\$50,357
730	Utility Doors - Partial Replace	\$86,898	\$0	\$0	\$0	\$0
731	Elevator Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
740	Ceiling Lights - Replace	\$0	\$0	\$0	\$0	\$0
740	Elevator Lobby Lighting - Replace	\$0	\$0	\$0	\$0	\$0
741	Exit Lights - Replace	\$0	\$0	\$0	\$0	\$95,919
742	Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$135,885
904	Flower Planters - Replace	\$0	\$0	\$0	\$0	\$0
1019	Metal Awnings - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1025	Window Seal - Test/Repair	\$0	\$0	\$0	\$0	\$666,062
1026	Window Seal - Replace	\$0	\$0	\$0	\$0	\$3,049,457
1070	Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
1107	Tower/Annex Roof - Replace	\$0	\$0	\$0	\$0	\$258,981
1110	Metal Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1115	Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$27,976

Lofts Group

402	Entry System - Replace	\$0	\$0	\$0	\$0	\$35,970
412	Exhaust Fan - Replace	\$0	\$0	\$0	\$0	\$35,170
416	Trash Chute - Partial Replace	\$0	\$0	\$0	\$0	\$25,578
430	Fire Alarm System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$71,939
431	Electrical Panels - Inspect/Repair	\$14,483	\$0	\$0	\$0	\$15,987
436	Fan Coil - Replace	\$0	\$0	\$0	\$0	\$0
437	Condenser - Replace	\$0	\$0	\$0	\$0	\$10,391
441	Outdoor Air Handler - Replace	\$0	\$0	\$0	\$0	\$0
442	Compressor - Replace	\$0	\$0	\$0	\$0	\$23,180

Association #6092-0

450	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
451	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
501	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$33,572
511	Pool Table - Replace	\$0	\$0	\$0	\$0	\$17,985
515	Artwork - Replace	\$0	\$0	\$0	\$0	\$67,943
542	Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
543	Rubber Flooring - Replace	\$9,776	\$0	\$0	\$0	\$0
605	Water Submetering - Replace	\$0	\$0	\$0	\$0	\$73,378
702	Wall Covering - Replace	\$0	\$0	\$0	\$0	\$0
709	Window Treatment - Replace	\$0	\$0	\$0	\$0	\$25,179
710	Restroom - Remodel	\$8,328	\$0	\$0	\$0	\$0
713	Carpet - Replace	\$133,823	\$0	\$0	\$0	\$0
714	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$74,337
718	Furniture - Replace	\$0	\$0	\$0	\$0	\$81,131
726	Soft Goods - Replace	\$0	\$0	\$0	\$0	\$28,776
730	Utility Doors - Partial Replace	\$14,483	\$0	\$0	\$0	\$0
740	Interior Lighting - Replace	\$0	\$0	\$0	\$0	\$0
772	Appliances - Replace	\$0	\$0	\$0	\$0	\$15,987
1002	Exterior Concrete - Paint	\$0	\$0	\$0	\$0	\$149,873
1019	Awnings - Replace	\$0	\$0	\$0	\$0	\$16,626
1070	Glass Doors and Windows - Replace	\$0	\$0	\$0	\$0	\$0
1107	Single Ply Membrane - Replace	\$0	\$0	\$0	\$0	\$187,042
Total Expenses		\$448,683	\$0	\$60,865	\$0	\$11,985,542
Ending Reserve Balance:		\$17,020,233	\$19,042,163	\$21,063,886	\$23,208,952	\$13,432,827

Table 5: 30-Year Income/Expense Detail (yrs 20 through 24)**6092-0**

Fiscal Year	2038	2039	2040	2041	2042
Starting Reserve Balance	\$13,432,82	\$15,577,84	\$17,879,82	\$20,294,12	\$21,812,98
Annual Reserve Contribution	\$2,275,700	\$2,343,971	\$2,414,290	\$2,486,719	\$2,561,321
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$15,708,52	\$17,921,81	\$20,294,12	\$22,780,83	\$24,374,30
# Component					
Common Group					
101 Asphalt - Replace	\$0	\$0	\$0	\$0	\$0
111 Asphalt - Seal/Repair	\$15,977	\$0	\$0	\$0	\$0
271 Parking Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$0
272 Parking Deck - Resurface	\$0	\$0	\$0	\$0	\$0
320 Metal Gates - Replace	\$0	\$0	\$0	\$0	\$0
325 Metal Panel - Replace	\$0	\$0	\$0	\$0	\$546,009
401 Gate Operators - Replace	\$0	\$0	\$0	\$30,704	\$0
402 Fob Entry System - Replace	\$0	\$0	\$0	\$0	\$0
404 Roll Up Door - Replace	\$0	\$0	\$0	\$0	\$0
410 Generator - Rebuild	\$0	\$0	\$0	\$0	\$0
412 Exhaust Fan - Replace	\$0	\$0	\$0	\$0	\$0
413 Intake Fan - Replace	\$0	\$0	\$0	\$0	\$0
414 Pressure Fan - Replace	\$0	\$0	\$0	\$0	\$0
426 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$41,601
432 Electric Vehicle Charging -	\$0	\$0	\$0	\$0	\$0
445 Security Camera System -	\$0	\$0	\$0	\$0	\$0
472 Dom. Water Booster Pumps -Replace	\$0	\$0	\$0	\$0	\$0
472 Dom. Water Booster Pumps -Replace	\$0	\$0	\$0	\$0	\$0
476 Fire Pump - Replace	\$0	\$0	\$0	\$0	\$99,480
715 Office - Remodel	\$0	\$0	\$0	\$0	\$0
716 Office Equipment - Replace/Upgrade	\$0	\$0	\$0	\$26,469	\$0
718 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$0
722 Employee Break Room - Refurbish	\$0	\$0	\$0	\$0	\$0
742 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
780 RM Unit - Remodel	\$0	\$0	\$0	\$26,469	\$0
910 Landscaping - Restoration	\$0	\$0	\$0	\$0	\$0
1002 Exterior Concrete - Paint	\$0	\$0	\$0	\$0	\$0

Commercial Units Group

1025	Window Seal - Test/Repair	\$0	\$0	\$0	\$0	\$0
1026	Window Seal - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors and Windows - Replace	\$0	\$0	\$0	\$0	\$226,091

Tower Group

280	7th Floor Pavers - Replace	\$0	\$0	\$0	\$0	\$0
312	Aluminum/Glass Handrail - Replace	\$0	\$0	\$0	\$0	\$2,116,209
312	Pool Handrail - Replace	\$0	\$0	\$0	\$0	\$18,087
414	Pressure Fan - Replace	\$0	\$0	\$0	\$0	\$0
414	Supply Fan - Replace	\$0	\$0	\$0	\$0	\$0
416	Trash Chute - Partial Replace	\$0	\$0	\$0	\$0	\$0
417	Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$0
419	Trash Compactor Bins - Replace	\$0	\$0	\$0	\$0	\$0
425	Crown Lighting - Replace	\$0	\$0	\$0	\$0	\$0
430	Fire Alarm System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
431	Electrical Panels - Inspect/Repair	\$0	\$0	\$0	\$17,646	\$0
436	Fan Coil - Replace	\$0	\$0	\$0	\$0	\$0
437	Condenser - Replace	\$0	\$0	\$0	\$0	\$0
438	Split System Fan - Replace	\$0	\$0	\$0	\$0	\$0
439	Spit System Condenser - Replace	\$0	\$0	\$0	\$0	\$0
441	Outdoor Air Handler - Replace	\$0	\$0	\$0	\$0	\$0
442	Compressor - Replace	\$0	\$0	\$0	\$0	\$26,227
450	Elevator - Modernize	\$0	\$0	\$0	\$0	\$2,622,653
451	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
452	Elevator - Realign/Leveling	\$0	\$41,990	\$0	\$44,115	\$0
501	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
515	Artwork - Replace	\$0	\$0	\$0	\$0	\$0
542	Exercise Equipment - Replace	\$0	\$0	\$0	\$395,542	\$0
552	Pool Teak Deck - Replace	\$0	\$0	\$0	\$0	\$0
555	Pool - Resurface	\$0	\$0	\$0	\$0	\$0
556	Spa - Resurface	\$0	\$0	\$0	\$20,293	\$0
562	Pool Heater - Gas - Replace	\$0	\$0	\$0	\$0	\$0
563	Pool/Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
564	Pool Ph & Cl Control - Replace	\$0	\$0	\$0	\$0	\$0
565	Pool Pump - Replace	\$0	\$0	\$0	\$0	\$0
570	Pool Metal Furniture - Replace	\$0	\$0	\$0	\$0	\$0

570	Pool Wood Furniture - Replace	\$0	\$0	\$0	\$0	\$0
587	Artificial Green Turf - Replace	\$0	\$0	\$0	\$0	\$0
588	Dog Park Furniture - Replace	\$0	\$0	\$0	\$0	\$0
588	Dog Park Turf - Replace	\$0	\$0	\$0	\$16,058	\$0
605	Water Submetering - Replace	\$0	\$0	\$0	\$0	\$0
621	Plumbing Drain/Stacks - Major	\$0	\$0	\$0	\$0	\$0
709	Window Treatment - Replace	\$0	\$0	\$0	\$0	\$0
710	Restrooms - Remodel	\$0	\$0	\$0	\$50,733	\$0
713	Tower Hallway Carpet - Replace	\$0	\$0	\$0	\$0	\$0
714	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$293,014
718	Lobby & Club Furniture - Replace	\$0	\$0	\$0	\$0	\$0
726	Soft Goods - Lobby & 7th	\$0	\$0	\$0	\$0	\$171,829
726	Soft Goods - Pool Deck	\$0	\$0	\$0	\$0	\$56,975
730	Utility Doors - Partial Replace	\$98,317	\$0	\$0	\$0	\$0
731	Elevator Fire Doors - Replace	\$0	\$0	\$0	\$0	\$1,519,330
740	Ceiling Lights - Replace	\$0	\$0	\$0	\$0	\$0
740	Elevator Lobby Lighting - Replace	\$0	\$0	\$0	\$75,299	\$0
741	Exit Lights - Replace	\$0	\$0	\$0	\$0	\$0
742	Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
904	Flower Planters - Replace	\$0	\$0	\$0	\$0	\$228,804
1019	Metal Awnings - Repair/Replace	\$0	\$0	\$0	\$0	\$23,875
1025	Window Seal - Test/Repair	\$0	\$0	\$0	\$0	\$0
1026	Window Seal - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors - Replace	\$0	\$0	\$0	\$0	\$124,350
1107	Tower/Annex Roof - Replace	\$0	\$0	\$0	\$0	\$0
1110	Metal Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1115	Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0

Lofts Group

402	Entry System - Replace	\$0	\$0	\$0	\$0	\$0
412	Exhaust Fan - Replace	\$0	\$0	\$0	\$0	\$0
416	Trash Chute - Partial Replace	\$0	\$0	\$0	\$0	\$0
430	Fire Alarm System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
431	Electrical Panels - Inspect/Repair	\$0	\$0	\$0	\$17,646	\$0
436	Fan Coil - Replace	\$0	\$0	\$0	\$0	\$0
437	Condenser - Replace	\$0	\$0	\$0	\$0	\$0
441	Outdoor Air Handler - Replace	\$0	\$0	\$0	\$0	\$0
442	Compressor - Replace	\$0	\$0	\$0	\$0	\$26,227

Association #6092-0

450	Elevator - Modernize	\$0	\$0	\$0	\$0	\$452,181
451	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$0
501	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
511	Pool Table - Replace	\$0	\$0	\$0	\$0	\$0
515	Artwork - Replace	\$0	\$0	\$0	\$0	\$0
542	Exercise Equipment - Replace	\$0	\$0	\$0	\$24,982	\$0
543	Rubber Flooring - Replace	\$0	\$0	\$0	\$11,911	\$0
605	Water Submetering - Replace	\$0	\$0	\$0	\$0	\$0
702	Wall Covering - Replace	\$0	\$0	\$0	\$10,323	\$0
709	Window Treatment - Replace	\$0	\$0	\$0	\$0	\$0
710	Restroom - Remodel	\$0	\$0	\$0	\$10,147	\$0
713	Carpet - Replace	\$0	\$0	\$0	\$163,050	\$0
714	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
718	Furniture - Replace	\$0	\$0	\$0	\$0	\$0
726	Soft Goods - Replace	\$0	\$0	\$0	\$0	\$32,557
730	Utility Doors - Partial Replace	\$16,386	\$0	\$0	\$0	\$0
740	Interior Lighting - Replace	\$0	\$0	\$0	\$26,469	\$0
772	Appliances - Replace	\$0	\$0	\$0	\$0	\$0
1002	Exterior Concrete - Paint	\$0	\$0	\$0	\$0	\$0
1019	Awnings - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors and Windows - Replace	\$0	\$0	\$0	\$0	\$461,225
1107	Single Ply Membrane - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$130,680	\$41,990	\$0	\$967,856	\$9,086,723
Ending Reserve Balance:		\$15,577,84	\$17,879,82	\$20,294,12	\$21,812,98	\$15,287,58

Table 5: 30-Year Income/Expense Detail (yrs 25 through 29)**6092-0**

Fiscal Year	2043	2044	2045	2046	2047
Starting Reserve Balance	\$15,287,580	\$17,731,540	\$20,448,845	\$23,130,801	\$26,013,590
Annual Reserve Contribution	\$2,638,160	\$2,717,305	\$2,798,824	\$2,882,789	\$2,969,273
Planned Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$0	\$0	\$0	\$0	\$0
Total Income	\$17,925,741	\$20,448,845	\$23,247,669	\$26,013,590	\$28,982,862
# Component					
Common Group					
101 Asphalt - Replace	\$0	\$0	\$0	\$0	\$259,382
111 Asphalt - Seal/Repair	\$18,076	\$0	\$0	\$0	\$0
271 Parking Deck - Seal/Repair	\$0	\$0	\$0	\$0	\$438,059
272 Parking Deck - Resurface	\$0	\$0	\$0	\$0	\$0
320 Metal Gates - Replace	\$0	\$0	\$0	\$0	\$0
325 Metal Panel - Replace	\$0	\$0	\$0	\$0	\$0
401 Gate Operators - Replace	\$0	\$0	\$0	\$0	\$0
402 Fob Entry System - Replace	\$0	\$0	\$0	\$0	\$53,207
404 Roll Up Door - Replace	\$0	\$0	\$0	\$0	\$32,743
410 Generator - Rebuild	\$0	\$0	\$0	\$0	\$122,784
412 Exhaust Fan - Replace	\$0	\$0	\$0	\$0	\$22,101
413 Intake Fan - Replace	\$0	\$0	\$0	\$0	\$46,044
414 Pressure Fan - Replace	\$0	\$0	\$0	\$0	\$15,348
426 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
432 Electric Vehicle Charging - Repair/Replacement	\$0	\$0	\$0	\$0	\$112,552
445 Security Camera System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$286,497
472 Dom. Water Booster Pumps -Replace	\$0	\$0	\$0	\$0	\$767,403
472 Dom. Water Booster Pumps -Replace	\$0	\$0	\$0	\$0	\$67,531
476 Fire Pump - Replace	\$0	\$0	\$0	\$0	\$0
715 Office - Remodel	\$0	\$0	\$0	\$0	\$25,580
716 Office Equipment - Replace/Upgrade	\$0	\$0	\$29,217	\$0	\$0
718 Office Furniture - Replace	\$0	\$0	\$0	\$0	\$57,299
722 Employee Break Room - Refurbish	\$0	\$0	\$0	\$0	\$15,348
742 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$34,789
780 RM Unit - Remodel	\$0	\$0	\$0	\$0	\$30,696
910 Landscaping - Restoration	\$0	\$0	\$0	\$0	\$179,061
1002 Exterior Concrete - Paint	\$0	\$0	\$0	\$0	\$2,558,009

Commercial Units Group

1025	Window Seal - Test/Repair	\$0	\$0	\$0	\$0	\$16,875
1026	Window Seal - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors and Windows - Replace	\$0	\$0	\$0	\$0	\$0

Tower Group

280	7th Floor Pavers - Replace	\$0	\$0	\$0	\$0	\$0
312	Aluminum/Glass Handrail - Replace	\$0	\$0	\$0	\$0	\$0
312	Pool Handrail - Replace	\$0	\$0	\$0	\$0	\$0
414	Pressure Fan - Replace	\$0	\$0	\$0	\$0	\$138,132
414	Supply Fan - Replace	\$0	\$0	\$0	\$0	\$61,392
416	Trash Chute - Partial Replace	\$0	\$0	\$0	\$0	\$0
417	Trash Compactor - Replace	\$0	\$0	\$0	\$0	\$33,766
419	Trash Compactor Bins - Replace	\$0	\$0	\$0	\$0	\$28,547
425	Crown Lighting - Replace	\$0	\$0	\$0	\$0	\$244,546
430	Fire Alarm System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
431	Electrical Panels - Inspect/Repair	\$0	\$0	\$19,478	\$0	\$0
436	Fan Coil - Replace	\$0	\$0	\$0	\$0	\$69,782
437	Condenser - Replace	\$0	\$0	\$0	\$0	\$26,603
438	Split System Fan - Replace	\$0	\$0	\$0	\$0	\$25,989
439	Spit System Condenser - Replace	\$0	\$0	\$0	\$0	\$25,989
441	Outdoor Air Handler - Replace	\$0	\$0	\$0	\$0	\$1,790,606
442	Compressor - Replace	\$0	\$0	\$0	\$0	\$29,673
450	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
451	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$409,281
452	Elevator - Realign/Leveling	\$46,349	\$0	\$48,695	\$0	\$51,160
501	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
515	Artwork - Replace	\$0	\$0	\$0	\$0	\$0
542	Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
552	Pool Teak Deck - Replace	\$0	\$0	\$0	\$0	\$0
555	Pool - Resurface	\$0	\$0	\$0	\$0	\$66,508
556	Spa - Resurface	\$0	\$0	\$0	\$0	\$0
562	Pool Heater - Gas - Replace	\$0	\$0	\$0	\$0	\$0
563	Pool/Spa Filter - Replace	\$0	\$0	\$0	\$0	\$12,892
564	Pool Ph & Cl Control - Replace	\$0	\$0	\$0	\$0	\$30,696
565	Pool Pump - Replace	\$0	\$0	\$0	\$0	\$18,418
570	Pool Metal Furniture - Replace	\$0	\$0	\$0	\$0	\$204,641

Association #6092-0

570	Pool Wood Furniture - Replace	\$0	\$0	\$0	\$0	\$368,353
587	Artificial Green Turf - Replace	\$0	\$0	\$0	\$0	\$74,489
588	Dog Park Furniture - Replace	\$0	\$0	\$0	\$0	\$22,510
588	Dog Park Turf - Replace	\$0	\$0	\$0	\$0	\$0
605	Water Submetering - Replace	\$0	\$0	\$0	\$0	\$683,602
621	Plumbing Drain/Stacks - Major Replacement	\$0	\$0	\$0	\$0	\$0
709	Window Treatment - Replace	\$0	\$0	\$0	\$0	\$32,231
710	Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
713	Tower Hallway Carpet - Replace	\$0	\$0	\$0	\$0	\$772,110
714	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
718	Lobby & Club Furniture - Replace	\$0	\$0	\$0	\$0	\$311,566
726	Soft Goods - Lobby & 7th	\$0	\$0	\$0	\$0	\$194,409
726	Soft Goods - Pool Deck	\$0	\$0	\$0	\$0	\$64,462
730	Utility Doors - Partial Replace	\$111,237	\$0	\$0	\$0	\$0
731	Elevator Fire Doors - Replace	\$0	\$0	\$0	\$0	\$0
740	Ceiling Lights - Replace	\$0	\$0	\$0	\$0	\$81,856
740	Elevator Lobby Lighting - Replace	\$0	\$0	\$0	\$0	\$0
741	Exit Lights - Replace	\$0	\$0	\$0	\$0	\$122,784
742	Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$173,945
904	Flower Planters - Replace	\$0	\$0	\$0	\$0	\$0
1019	Metal Awnings - Repair/Replace	\$0	\$0	\$0	\$0	\$0
1025	Window Seal - Test/Repair	\$0	\$0	\$0	\$0	\$852,615
1026	Window Seal - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors - Replace	\$0	\$0	\$0	\$0	\$0
1107	Tower/Annex Roof - Replace	\$0	\$0	\$0	\$0	\$0
1110	Metal Roof - Repair/Replace	\$0	\$0	\$0	\$0	\$48,346
1115	Pavilion Roof - Replace	\$0	\$0	\$0	\$0	\$0

Lofts Group

402	Entry System - Replace	\$0	\$0	\$0	\$0	\$46,044
412	Exhaust Fan - Replace	\$0	\$0	\$0	\$0	\$45,021
416	Trash Chute - Partial Replace	\$0	\$0	\$0	\$0	\$0
430	Fire Alarm System - Replace/Upgrade	\$0	\$0	\$0	\$0	\$0
431	Electrical Panels - Inspect/Repair	\$0	\$0	\$19,478	\$0	\$0
436	Fan Coil - Replace	\$0	\$0	\$0	\$0	\$44,407
437	Condenser - Replace	\$0	\$0	\$0	\$0	\$13,302
441	Outdoor Air Handler - Replace	\$0	\$0	\$0	\$0	\$460,442
442	Compressor - Replace	\$0	\$0	\$0	\$0	\$29,673

Association #6092-0

450	Elevator - Modernize	\$0	\$0	\$0	\$0	\$0
451	Elevator Cab - Remodel	\$0	\$0	\$0	\$0	\$204,641
501	Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
511	Pool Table - Replace	\$0	\$0	\$0	\$0	\$0
515	Artwork - Replace	\$0	\$0	\$0	\$0	\$0
542	Exercise Equipment - Replace	\$0	\$0	\$0	\$0	\$0
543	Rubber Flooring - Replace	\$0	\$0	\$0	\$0	\$0
605	Water Submetering - Replace	\$0	\$0	\$0	\$0	\$93,930
702	Wall Covering - Replace	\$0	\$0	\$0	\$0	\$0
709	Window Treatment - Replace	\$0	\$0	\$0	\$0	\$32,231
710	Restroom - Remodel	\$0	\$0	\$0	\$0	\$0
713	Carpet - Replace	\$0	\$0	\$0	\$0	\$0
714	Tile Floor - Replace	\$0	\$0	\$0	\$0	\$0
718	Furniture - Replace	\$0	\$0	\$0	\$0	\$103,855
726	Soft Goods - Replace	\$0	\$0	\$0	\$0	\$36,835
730	Utility Doors - Partial Replace	\$18,539	\$0	\$0	\$0	\$0
740	Interior Lighting - Replace	\$0	\$0	\$0	\$0	\$0
772	Appliances - Replace	\$0	\$0	\$0	\$0	\$20,464
1002	Exterior Concrete - Paint	\$0	\$0	\$0	\$0	\$191,851
1019	Awnings - Replace	\$0	\$0	\$0	\$0	\$0
1070	Glass Doors and Windows - Replace	\$0	\$0	\$0	\$0	\$0
1107	Single Ply Membrane - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses		\$194,201	\$0	\$116,868	\$0	\$13,535,907
Ending Reserve Balance:		\$17,731,540	\$20,448,845	\$23,130,801	\$26,013,590	\$15,446,955

Photographic Component Inventory Appendix