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Sample High-Rise Association *Honolulu, HI*



Report #: 5101-0
Beginning: January 1, 2022
Expires: December 31, 2022

RESERVE STUDY "Full"

August 9, 2021

Welcome to your Reserve Study!

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

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

In this Report, you will find three key results:

- **Component List**

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

- **Reserve Fund Strength**

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

- **Reserve Funding Plan**

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

Questions?

Please contact your Project Manager directly.



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Table of Contents

Executive Summary	4
Executive Summary (Component List)	5
Introduction, Objectives, and Methodology	10
Which Physical Assets are Funded by Reserves?	11
How do we establish Useful Life and Remaining Useful Life estimates?	11
How do we establish Current Repair/Replacement Cost Estimates?	11
How much Reserves are enough?	12
How much should we contribute?	13
What is our Recommended Funding Goal?	13
Site Inspection Notes	14
Projected Expenses	15
Annual Reserve Expenses Graph	15
Reserve Fund Status & Recommended Funding Plan	16
Annual Reserve Funding Graph	16
30-Yr Cash Flow Graph	17
Percent Funded Graph	17
Table Descriptions	18
Budget Summary	19
Reserve Component List Detail	20
Fully Funded Balance	24
Component Significance	28
Accounting & Tax Summary	32
30-Year Reserve Plan Summary	36
30-Year Income/Expense Detail	37
Accuracy, Limitations, and Disclosures	55
Terms and Definitions	56
Component Details	57
Grounds	58
Pool Area	69
Tennis Courts	78
North Tower	82
South Tower	94
Towers - General	104
Basement Parking Garage	119
Parking Structure	125
Electrical & Mechanical	130

**Sample High-Rise Association**

Honolulu, HI

Level of Service: "Full"

Report #: 5101-0

of Units: 350

January 1, 2022 through December 31, 2022

Findings & Recommendations

as of January 1, 2022

Project Starting Reserve Balance	\$8,675,421
Currently Fully Funding Reserve Balance	\$12,559,596
Average Reserve Deficit Per Unit	\$11,098
Percent Funded	69.1 %
Recommended 2022 "Monthly Fully Funding Contributions"	\$82,000
Recommended 2022 Special Assessments for Reserves	\$0
Budgeted 2021 Monthly Reserve Contribution Rate	\$68,880

Reserve Fund Strength: 69.1%

Weak

Fair

Strong

< 30%

< 70%

> 130%



Risk of Special Assessment:

High

Medium

Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 1.50 %

Annual Inflation Rate 3.00 %

This is a Full Reserve Study (original, created "from scratch"), based on our site inspection on 4/13/2021 & 4/14/2021.

This Reserve Study was prepared by Sean Kargari, a credentialed Reserve Specialist (RS #115).

Your Reserve Fund is currently at 69.1 % Funded. Being between 30%-70% Funded, this represents a fair Reserve position. Associations in this range have a Medium risk of Reserve cash-flow problems (such as special assessments and/or deferred maintenance) in the near future.

Based on this starting point, your anticipated future expenses, and your historical Reserve contribution rate, our recommendation is to increase your budgeted monthly Reserve contributions to \$277.03 (avg) per unit this fiscal year.

Your multi-year Funding Plan that complies with the Hawaii Cash Flow Method is designed to provide for timely execution of Reserve projects and to gradually bring your association closer to the "Fully Funded" (100%) level.

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Grounds			
103 Concrete Deck/Walk - Repair	5	0	\$2,500
115 Trex Walkway Deck - Replace	25	11	\$30,000
205 Concrete Driveway - Repair	10	0	\$10,000
215 Speed Bumps - Replace	12	6	\$10,800
320 Pole Lights - Replace	25	11	\$30,000
321 Landscape Lights - Replace	15	5	\$3,150
322 Bollard Lights - Replace	20	5	\$13,300
322 Pilaster Lights - Replace	25	5	\$79,000
407 Gas BBQs - Replace	10	2	\$10,000
408 Metal Trash Receptacles - Replace	15	5	\$7,200
409 Picnic Tables - Replace	15	5	\$3,500
409 Trex Benches - Replace	15	13	\$7,500
502 Chain Link Fence - Replace	50	36	\$20,500
503 Metal Railings - Replace	50	36	\$55,000
505 Wood Fence (CT) - Replace	30	10	\$9,400
1005 Landscaping/Irrigation - Refurbish	10	5	\$25,000
1115 Planters/Retaining Walls - Repaint	10	0	\$22,500
1403 Monument Sign - Replace	25	5	\$10,000
1705 Recreation Deck - Waterproof	5	4	\$50,000
Pool Area			
320 Pole/Wall Lights - Replace	25	11	\$22,500
404 Pool/Party Furniture - Replace	10	8	\$35,000
503 Perimeter Fence/Gates - Replace	30	28	\$35,000
909 Pool Shower - Remodel	20	6	\$25,000
1200 Pool/Spa Coping - Replace	40	26	\$25,500
1201 Pool Deck Joints - Recaulk	5	3	\$1,125
1202 Swimming Pool - Retile	20	6	\$150,000
1203 Spa - Retile	20	6	\$50,000
1204 Pool Deck - Recoat	4	2	\$4,500
1204 Pool Deck - Resurface	20	4	\$36,000
1207 Pool Filter - Replace	15	5	\$1,750
1207 Spa Filter - Replace	15	12	\$1,500
1208 Pool/Spa Heaters - Replace	15	0	\$16,000
1209 Chemical Controller - Replace	10	5	\$6,500
1210 Circulation Pumps - Replace	10	8	\$2,900
1210 Spa Jet Pump - Replace	10	0	\$1,600
1214 Pool/Spa Skimmers - Replace	20	6	\$5,250

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1302	Equipment Metal Roof - Replace	30	5	\$2,500
Tennis Courts				
323	Tennis Court Lights - Replace	25	0	\$56,000
411	Drinking Fountain - Replace	12	3	\$2,500
502	Chain Link Fence - Replace	50	4	\$26,500
1604	Tennis Courts - Recoat/Stripe	6	0	\$17,500
1604	Tennis Courts - Resurface	30	6	\$60,000
1605	Tennis Court Windscreen - Replace	7	3	\$8,850
North Tower				
324	Interior Lights (decorative) - Repl	25	17	\$66,000
503	Metal Railings (lanai) - Replace	60	14	\$815,500
601	Carpet (hallways) - Replace	10	0	\$219,000
700	Glass Entry Doors - Replace	50	4	\$18,000
902	Fitness Equipment - Replace	10	5	\$35,000
903	Furniture/Decor - Replace	10	6	\$25,000
905	Sauna Heater - Replace	20	17	\$3,500
906	Sauna Room - Refurbish	25	16	\$10,000
907	Wallcoverings (hallway) - Replace	20	0	\$110,000
909	Outdoor Shower - Remodel	25	11	\$10,000
909	Restrooms - Remodel	25	11	\$25,000
910	Fitness Center - Refurbish	10	2	\$7,500
910	Lobby - Remodel	25	6	\$250,000
910	Party Area - Refurbish	10	2	\$20,000
910	Resident Manager Unit - Refurbish	10	3	\$25,000
1115	Exterior Stucco - Repaint	10	0	\$507,000
1119	Windows - Recaulk	10	0	\$155,000
1130	Windows (common) - Replace	50	4	\$186,000
1301	Built-Up Roofs - Recoat	10	0	\$50,000
1302	Built-Up Roofs - Replace	40	20	\$195,000
1311	Skylights - Replace	20	4	\$5,000
1802	Elevator Cabs - Remodel	15	2	\$60,000
South Tower				
324	Interior Lights (decorative) - Repl	25	17	\$66,000
503	Metal Railings (lanai) - Replace	60	14	\$815,500
601	Carpet (admin) - Replace	10	0	\$4,550
601	Carpet (hallways) - Replace	10	0	\$222,000
700	Glass Entry Doors - Replace	50	4	\$18,000
903	Furniture (admin) - Partial Replace	10	6	\$2,500
903	Furniture/Decor - Replace	10	6	\$25,000
907	Wallcoverings (hallway) - Replace	20	0	\$110,000
909	Restrooms - Remodel	25	11	\$25,000
910	Employee Breakroom - Refurbish	15	2	\$2,500

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
910 Lobby - Remodel	25	6	\$250,000
910 Party Area - Refurbish	10	2	\$20,000
1115 Exterior Stucco - Repaint	10	0	\$507,000
1119 Windows - Recaulk	10	0	\$155,000
1130 Windows (common) - Replace	50	4	\$171,500
1301 Built-Up Roofs - Recoat	10	0	\$50,000
1302 Built-Up Roofs - Replace	40	20	\$195,000
1311 Skylights - Replace	20	4	\$5,000
1802 Elevator Cabs - Remodel	15	2	\$60,000
Towers - General			
305 Security Camera System - Replace	8	0	\$50,000
324 Exterior Light Fixtures - Replace	25	0	\$14,500
325 Interior Lights (utility) - Replace	25	0	\$70,000
326 Exit Light Fixtures - Replace	20	2	\$28,000
327 Emergency Lights - Replace	20	2	\$41,000
403 Mailboxes - Replace	25	6	\$45,000
701 Stair/Utility Doors - Partial Repl	1	0	\$5,000
707 Door Opener Systems - Replace	12	7	\$42,000
708 Trash Chute Doors - Replace	30	18	\$100,000
708 Trash Chutes - Replace	50	38	\$275,000
709 Access Control System - Replace	12	5	\$65,000
910 Exterior Entry Areas - Remodel	25	6	\$70,000
1402 Interior Signage - Replace	30	0	\$50,000
1403 Tower ID Letters - Replace	30	10	\$15,000
1803 Fire Alarm System - Modernize	20	2	\$1,100,000
1811 Plumbing - Replace	50	49	\$9,500,000
1812 Plumbing - Repair	2	1	\$25,000
1813 Plumbing - Assessment	20	19	\$37,000
1830 Fire Sprinkler Heads - Replace	25	20	\$225,000
1830 Fire Sprinkler System - LSE	10	6	\$25,000
1830 Fire Sprinkler System - Repair	10	5	\$50,000
1835 Fire Extinguisher Cabinets- Replace	20	2	\$45,500
Basement Parking Garage			
205 Concrete Drive - Repair	10	0	\$25,000
325 Ceiling Light Strips - Replace	25	0	\$41,000
502 Chain Link Fence - Replace	50	36	\$18,250
700 Vehicle Gate - Replace	25	8	\$30,000
702 Interior Doors - Partial Replace	2	0	\$1,000
705 Gate Operator - Replace	10	0	\$3,250
910 Elevator Lobbies - Remodel	25	6	\$60,000
1001 Domestic Backflow Devices - Replace	25	5	\$10,000
1705 Basement Walls - Waterproof	25	20	\$170,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
Parking Structure			
105 Corridor/Stair Deck - Recoat	5	0	\$14,200
220 Concrete Driveway - Recoat	10	0	\$144,000
325 Ceiling Light Strips (a) - Replace	25	0	\$6,250
325 Ceiling Light Strips (b) - Replace	25	18	\$3,550
700 Vehicle Gate - Replace	25	14	\$25,000
705 Gate Operator - Replace	10	0	\$3,250
1115 Parking Structure - Repaint	10	0	\$144,000
1301 Stairwell Roof - Replace	15	0	\$5,000
1308 Metal Roof (bridge) - Replace	30	15	\$22,500
Electrical & Mechanical			
300 Electrical Equipment - Relocate	1	0	\$250,000
301 Electrical Switchgear - Replace	50	4	\$250,000
301 Electrical Transformers (new) - Rep	50	48	\$22,500
301 Electrical Transformers (old) - Rep	50	4	\$475,000
302 Emergency Generator - Replace	30	0	\$175,000
302 Transfer Switch - Replace	30	0	\$25,000
303 Ductless Split-Sys (admin) - Repl	15	11	\$7,500
303 Fan Coils (2012) - Replace	15	6	\$75,000
303 Fan Coils (2013) - Replace	15	7	\$150,000
303 Fan Coils (2014) - Replace	15	8	\$150,000
303 Fan Coils (2015) - Replace	15	8	\$110,000
303 Fan Coils (2016) - Replace	15	10	\$250,000
303 Fan Coils (2017) - Replace	15	11	\$192,500
303 Fan Coils (2018) - Replace	15	12	\$195,000
303 Heat Pumps (lower) - Replace	20	17	\$110,000
303 Heat Pumps (upper) - Replace	20	0	\$375,000
306 Exhaust Fan (chiller room)- Replace	25	5	\$5,000
306 Exhaust Fan (garage) - Replace	25	10	\$40,000
306 Ventilator Fans (roof) - Replace	25	8	\$87,500
307 VFDs - Replace	15	2	\$55,000
308 EV Chargers - Replace	15	12	\$18,000
309 Chilled Water Lines - Insulation	30	6	\$550,000
309 Chillers - Refurbish	5	4	\$99,000
310 Chiller (#1) - Replace	25	14	\$800,000
310 Chiller (#2) - Replace	25	20	\$450,000
311 Cooling Towers - Replace	25	14	\$450,000
312 CT Chemical Feeder - Replace	15	4	\$25,000
318 Pumps (chilled water) - Replace	15	0	\$45,000
318 Pumps (condenser) - Replace	15	0	\$35,000
340 Fire Jockey Pump - Replace	15	13	\$7,500
340 Fire Pump - Replace	25	23	\$60,000

# Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
350 Pumps (heat pumps - lower)- Replace	15	12	\$12,500
350 Pumps (heat pumps - upper)- Replace	15	0	\$8,000
355 Pumps (Domestic Booster) - Replace	15	0	\$45,000
703 Entry Intercoms - Replace	15	3	\$14,000
802 Hot Water Storage Tanks - Reline	10	0	\$52,500
1801 Elevators - Modernize	30	2	\$1,700,000
1809 Sump Pumps (garage) - Replace	12	3	\$18,000
1810 Golf Cart - Replace	12	4	\$5,000
1815 Garage Sweepers - Replace	15	0	\$24,000
164 Total Funded Components			

Introduction



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

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



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

Methodology



For this [Full Reserve Study](#), we started with a review of your Governing Documents, recent Reserve expenditures, an evaluation of how expenditures are handled (ongoing maintenance vs Reserves), and research into any well-established association precedents. We

performed an on-site inspection to quantify and evaluate your common areas, creating your Reserve Component List *from scratch*.

Which Physical Assets are Funded by Reserves?

There is a national-standard four-part test to determine which expenses should appear in your Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the remaining life must be predictable (or it by definition is a *surprise* which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost (often between .5% and 1% of an association's total budget). This limits Reserve



RESERVE COMPONENT "FOUR-PART TEST"

Components to major, predictable expenses. Within this framework, it is inappropriate to include *lifetime* components, unpredictable expenses (such as damage due to fire, flood, or earthquake), and expenses more appropriately handled from the Operational Budget or as an insured loss.

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

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

How do we establish Current Repair/Replacement Cost Estimates?

In this order...

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

How much Reserves are enough?

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

Adequacy is measured in a two-step process:

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



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

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

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

How much should we contribute?



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

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

What is our Recommended Funding Goal?

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



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

Site Inspection Notes

During our site visit on 4/13/2021 & 4/14/2021, we had access to inspect all common areas, including both tower rooftops, hallways, stairwells, lobbies, the parking structure, tennis courts, the basement parking garage, the pool area, and all mechanical/utility rooms.

During our site inspection we were informed that the repainting of the building interior surfaces is being handled by the in-house staff from the Operational maintenance budget, not Reserves.

Please refer to the Photographic Inventory Appendix for additional information on each of your Reserve projects.



Projected Expenses

While this Reserve Study looks forward 30 years, we have no expectation that all these expenses will all take place as anticipated. This Reserve Study needs to be updated annually because we expect the timing of these expenses to shift and the size of these expenses to change. We do feel more certain of the timing and cost of near-term expenses than expenses many years away. Please be aware of your near-term expenses, which we are able to project more accurately than the more distant projections.

The figure below summarizes the projected future expenses at your association as defined by your Reserve Component List. A summary of these components are shown in the Component Details table, while a summary of the expenses themselves are shown in the 30-yr Expense Summary table.

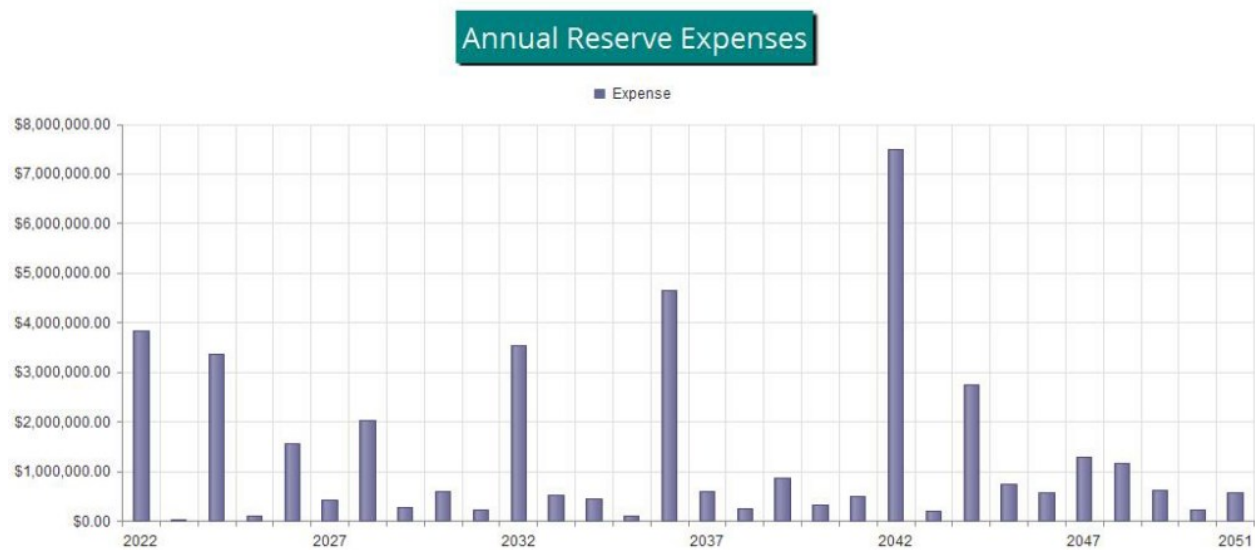


Figure 1

Reserve Fund Status

The starting point for our financial analysis is your Reserve Fund balance, projected to be \$8,675,421 as-of the start of your Fiscal Year on 1/1/2022. This is based on your actual balance on 3/31/2021 of \$3,888,281, anticipated Reserve contributions of \$619,920, and repayment of \$555,000 projected through the end of your Fiscal Year. As of your Fiscal Year Start, your Fully Funded Balance is computed to be \$12,559,596. This figure represents the deteriorated value of your common area components. Comparing your Reserve Balance to your Fully Funded Balance indicates your Reserves are 69.1 % Funded. Across the country approximately 3% of associations that are between 60%-70% Funded experience special assessments or deferred maintenance expenses.

Recommended Funding Plan

Based on your current Percent Funded and your near-term and long-term Reserve needs, we are recommending budgeted contributions of \$82,000 per month this Fiscal Year. The overall 30-yr plan, in perspective, is shown below. This same information is shown numerically in both the 30-yr Summary and the Cash Flow Detail tables.

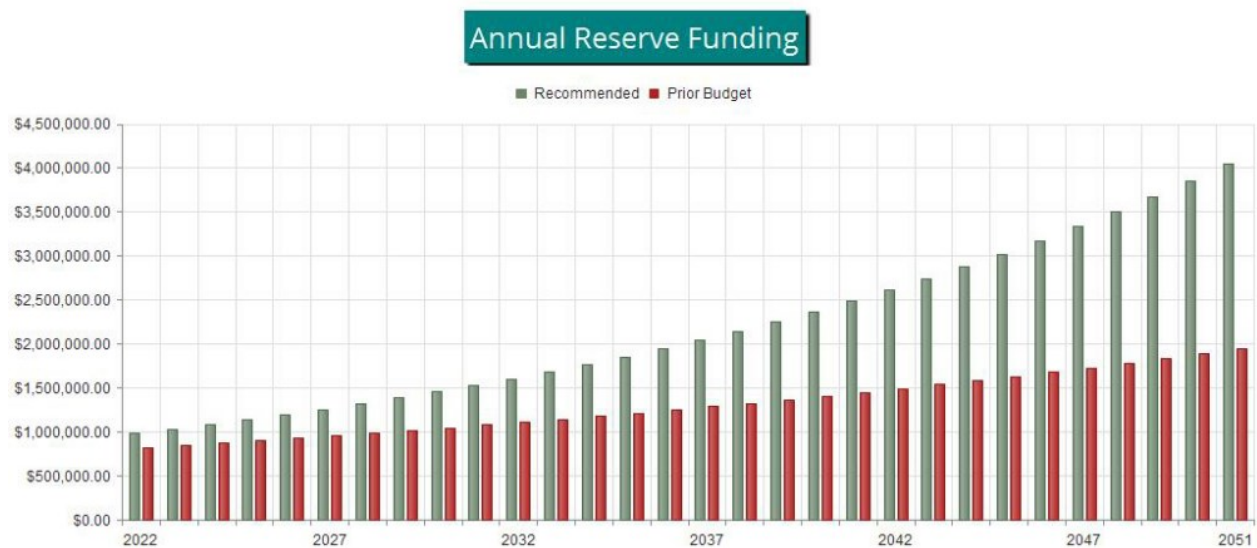


Figure 2

The following chart shows your Reserve balance under our recommended Full Funding Plan and at your current budgeted contribution rate, compared to your always-changing Fully Funded Balance target.

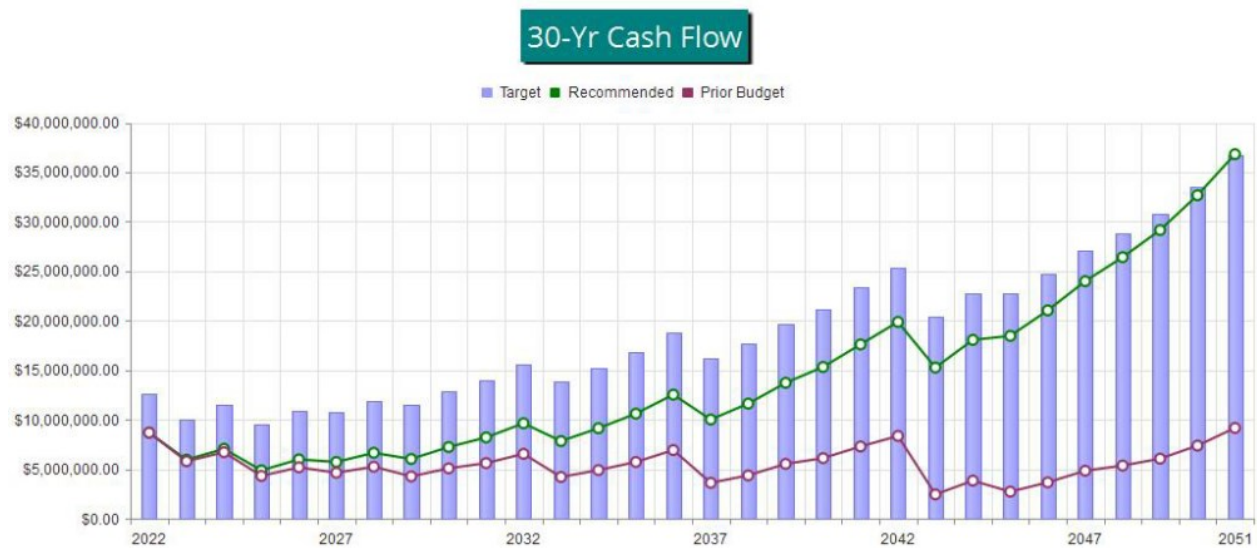


Figure 3

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

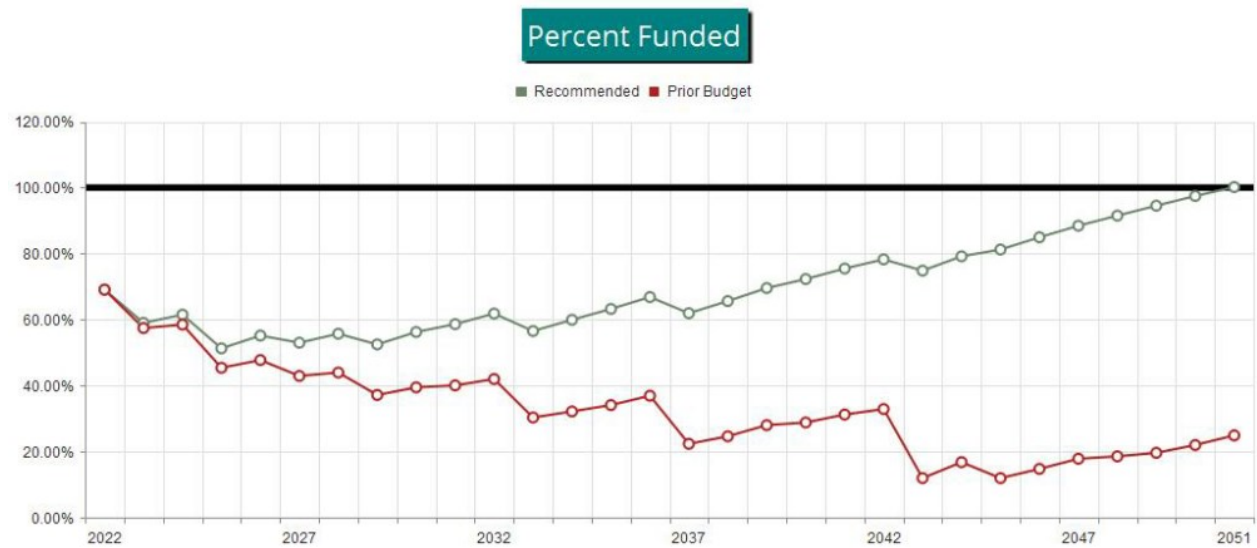


Figure 4



Table Descriptions

Executive Summary is a summary of your Reserve Components

Budget Summary is a management and accounting tool, summarizing groupings of your Reserve Components.

Reserve Component List Detail discloses key Component information, providing the foundation upon which the financial analysis is performed.

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

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

Accounting & Tax Summary provides information on each Component's proportion of key totals. If shown, the Current Fund Balance is a re-distribution of the current Reserve total to near-term (low RUL) projects first. Any Reserve contribution shown is a portion of the total current contribution rate, assigned proportionally on the basis of that component's deterioration cost/yr. As this is a Cash Flow analysis in which no funds are assigned or restricted to particular components, all values shown are only representative and have no merit outside of tax preparation purposes. They are not useful for Reserve funding calculations.

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

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



	Useful Life		2022 Rem. Useful Life		Estimated Replacement Cost in 2022	2022 Expenditures	01/01/2022 Current Fund Balance	01/01/2022 Fully Funded Balance	Remaining Bal. to be Funded	2022 Contributions
	Min	Max	Min	Max						
Grounds	5	50	0	36	\$399,350	\$35,000	\$161,308	\$223,315	\$238,042	\$21,282
Pool Area	4	40	0	28	\$422,625	\$17,600	\$216,775	\$248,513	\$205,850	\$17,721
Tennis Courts	6	50	0	6	\$171,350	\$73,500	\$104,812	\$152,812	\$66,538	\$6,956
North Tower	10	60	0	20	\$2,797,500	\$1,041,000	\$1,537,552	\$2,309,242	\$1,259,948	\$114,881
South Tower	10	60	0	20	\$2,704,550	\$1,048,550	\$1,308,057	\$2,255,893	\$1,396,493	\$109,683
Towers - General	1	50	0	49	\$11,878,000	\$189,500	\$1,455,367	\$1,825,717	\$10,422,633	\$243,582
Basement Parking Garage	2	50	0	36	\$358,500	\$70,250	\$123,850	\$183,360	\$234,650	\$12,250
Parking Structure	5	30	0	18	\$367,750	\$316,700	\$316,700	\$339,944	\$51,050	\$26,157
Electrical & Mechanical	1	50	0	48	\$7,418,500	\$1,034,500	\$3,451,000	\$5,020,800	\$3,967,500	\$431,487
					\$26,518,125	\$3,826,600	\$8,675,421	\$12,559,596	\$17,842,704	\$984,000

Percent Funded: 69.1%

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
Grounds						
103	Concrete Deck/Walk - Repair	Extensive GSF	5	0	\$2,000	\$3,000
115	Trex Walkway Deck - Replace	Approx 850 GSF	25	11	\$26,000	\$34,000
205	Concrete Driveway - Repair	Approx 20,000 GSF	10	0	\$8,000	\$12,000
215	Speed Bumps - Replace	(18) Rubber Bumps	12	6	\$9,000	\$12,600
320	Pole Lights - Replace	(6) Pole Lights	25	11	\$24,000	\$36,000
321	Landscape Lights - Replace	(18) Fixtures	15	5	\$2,700	\$3,600
322	Bollard Lights - Replace	(19) Fixtures	20	5	\$11,400	\$15,200
322	Pilaster Lights - Replace	(35) Fixtures	25	5	\$70,000	\$88,000
407	Gas BBQs - Replace	(4) Crown BBQs	10	2	\$8,000	\$12,000
408	Metal Trash Receptacles - Replace	(8) Receptacles	15	5	\$6,400	\$8,000
409	Picnic Tables - Replace	(2) Metal Tables	15	5	\$3,000	\$4,000
409	Trex Benches - Replace	(6) 10 LF Built-In Bench	15	13	\$6,000	\$9,000
502	Chain Link Fence - Replace	Approx 910 LF	50	36	\$18,000	\$23,000
503	Metal Railings - Replace	Approx 500 LF	50	36	\$50,000	\$60,000
505	Wood Fence (CT) - Replace	Approx 75 LF	30	10	\$7,500	\$11,300
1005	Landscaping/Irrigation - Refurbish	Extensive GSF	10	5	\$20,000	\$30,000
1115	Planters/Retaining Walls - Repaint	Lump Sum	10	0	\$20,000	\$25,000
1403	Monument Sign - Replace	(1) Monument	25	5	\$8,000	\$12,000
1705	Recreation Deck - Waterproof	Extensive GSF	5	4	\$40,000	\$60,000
Pool Area						
320	Pole/Wall Lights - Replace	(4) Pole, (8) Wall	25	11	\$18,000	\$27,000
404	Pool/Party Furniture - Replace	(61) Assorted Pieces	10	8	\$30,000	\$40,000
503	Perimeter Fence/Gates - Replace	182 LF Fence / (4) Gates	30	28	\$30,000	\$40,000
909	Pool Shower - Remodel	(1) Outdoor Shower	20	6	\$20,000	\$30,000
1200	Pool/Spa Coping - Replace	Approx 146 LF	40	26	\$22,000	\$29,000
1201	Pool Deck Joints - Recaulk	Approx 124 LF	5	3	\$1,000	\$1,250
1202	Swimming Pool - Retile	(1) Tile Pool	20	6	\$125,000	\$175,000
1203	Spa - Retile	(1) 10ft Dia, Tile Spa	20	6	\$45,000	\$55,000
1204	Pool Deck - Recoat	Approx 1,600 GSF	4	2	\$4,000	\$5,000
1204	Pool Deck - Resurface	Approx 1,600 GSF	20	4	\$32,000	\$40,000
1207	Pool Filter - Replace	(1) Pentair Sand Filter	15	5	\$1,500	\$2,000
1207	Spa Filter - Replace	(1) Pentair Sand Filter	15	12	\$1,300	\$1,700
1208	Pool/Spa Heaters - Replace	(2) Siphon Heat Pumps	15	0	\$14,000	\$18,000
1209	Chemical Controller - Replace	(1) Jandy System	10	5	\$5,500	\$7,500
1210	Circulation Pumps - Replace	(2) Pentair Pumps	10	8	\$2,600	\$3,200
1210	Spa Jet Pump - Replace	(1) Whisperflo	10	0	\$1,400	\$1,800
1214	Pool/Spa Skimmers - Replace	(3) Skimmers	20	6	\$4,500	\$6,000
1302	Equipment Metal Roof - Replace	72 GSF	30	5	\$2,000	\$3,000
Tennis Courts						
323	Tennis Court Lights - Replace	(16) Fixtures, (7) Poles	25	0	\$48,000	\$64,000
411	Drinking Fountain - Replace	(1) Wall Cooler	12	3	\$2,000	\$3,000
502	Chain Link Fence - Replace	Approx 440 LF	50	4	\$22,000	\$31,000
1604	Tennis Courts - Recoat/Stripe	(2) Courts, 16800 GSF	6	0	\$15,000	\$20,000

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
1604	Tennis Courts - Resurface	(2) Courts, 16800 GSF	30	6	\$50,000	\$70,000
1605	Tennis Court Windscreen - Replace	Approx 3,540 GSF	7	3	\$7,100	\$10,600
North Tower						
324	Interior Lights (decorative) - Repl	(296) Fixures	25	17	\$56,000	\$76,000
503	Metal Railings (lanai) - Replace	Approx 4,662 LF	60	14	\$699,000	\$932,000
601	Carpet (hallways) - Replace	Approx 1,589 GSY	10	0	\$199,000	\$239,000
700	Glass Entry Doors - Replace	(4) Glass Doors	50	4	\$16,000	\$20,000
902	Fitness Equipment - Replace	(6) Assorted Pieces	10	5	\$30,000	\$40,000
903	Furniture/Decor - Replace	(42) Assorted Pieces	10	6	\$20,000	\$30,000
905	Sauna Heater - Replace	(1) Finlandia Heater	20	17	\$3,000	\$4,000
906	Sauna Room - Refurbish	(1) 6'x9' Room	25	16	\$8,000	\$12,000
907	Wallcoverings (hallway) - Replace	Approx 4,403 GSF	20	0	\$88,000	\$132,000
909	Outdoor Shower - Remodel	(1) Shower	25	11	\$8,000	\$12,000
909	Restrooms - Remodel	(1) Sm Restrooms	25	11	\$20,000	\$30,000
910	Fitness Center - Refurbish	300 GSF Room	10	2	\$5,000	\$10,000
910	Lobby - Remodel	Entry Lobby	25	6	\$200,000	\$300,000
910	Party Area - Refurbish	975 GSF Room	10	2	\$15,000	\$25,000
910	Resident Manager Unit - Refurbish	Unit 503	10	3	\$20,000	\$30,000
1115	Exterior Stucco - Repaint	Approx 155,000 GSF	10	0	\$487,000	\$527,000
1119	Windows - Recaulk	(148) Units	10	0	\$145,000	\$165,000
1130	Windows (common) - Replace	(62) Windows	50	4	\$155,000	\$217,000
1301	Built-Up Roofs - Recoat	Approx 7,085 GSF	10	0	\$43,000	\$57,000
1302	Built-Up Roofs - Replace	Approx 7,085 GSF	40	20	\$177,000	\$213,000
1311	Skylights - Replace	(2) 3'x6' Skylights	20	4	\$4,000	\$6,000
1802	Elevator Cabs - Remodel	(2) Passenger Cabs	15	2	\$50,000	\$70,000
South Tower						
324	Interior Lights (decorative) - Repl	(296) Fixtures	25	17	\$56,000	\$76,000
503	Metal Railings (lanai) - Replace	Approx 4,662 LF	60	14	\$699,000	\$932,000
601	Carpet (admin) - Replace	Approx 33 GSY	10	0	\$4,100	\$5,000
601	Carpet (hallways) - Replace	Approx 1,615 GSY	10	0	\$202,000	\$242,000
700	Glass Entry Doors - Replace	(4) Glass Doors	50	4	\$16,000	\$20,000
903	Furniture (admin) - Partial Replace	(9) Assorted Pieces	10	6	\$2,000	\$3,000
903	Furniture/Decor - Replace	(42) Assorted Pieces	10	6	\$20,000	\$30,000
907	Wallcoverings (hallway) - Replace	Approx 4,403 GSF	20	0	\$88,000	\$132,000
909	Restrooms - Remodel	(1) Sm Restrooms	25	11	\$20,000	\$30,000
910	Employee Breakroom - Refubish	192 GSF Room	15	2	\$2,000	\$3,000
910	Lobby - Remodel	Entry Lobby	25	6	\$200,000	\$300,000
910	Party Area - Refurbish	975 GSF Room	10	2	\$15,000	\$25,000
1115	Exterior Stucco - Repaint	Approx 155,000 GSF	10	0	\$487,000	\$527,000
1119	Windows - Recaulk	(148) Units	10	0	\$145,000	\$165,000
1130	Windows (common) - Replace	(57) Windows	50	4	\$143,000	\$200,000
1301	Built-Up Roofs - Recoat	Approx 7,085 GSF	10	0	\$43,000	\$57,000
1302	Built-Up Roofs - Replace	Approx 7,085 GSF	40	20	\$177,000	\$213,000
1311	Skylights - Replace	(2) 3'x6' Skylights	20	4	\$4,000	\$6,000
1802	Elevator Cabs - Remodel	(2) Passenger Cabs	15	2	\$50,000	\$70,000
Towers - General						
305	Security Camera System - Replace	(32) Camera System	8	0	\$40,000	\$60,000
324	Exterior Light Fixtures - Replace	(54) Assorted Fixtures	25	0	\$12,500	\$16,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
325	Interior Lights (utility) - Replace	Approx (403) Fixtures	25	0	\$60,000	\$80,000
326	Exit Light Fixtures - Replace	Approx (161) Fixtures	20	2	\$24,000	\$32,000
327	Emergency Lights - Replace	(236) Fixures	20	2	\$35,000	\$47,000
403	Mailboxes - Replace	(371) Boxes	25	6	\$40,000	\$50,000
701	Stair/Utility Doors - Partial Repl	(407) Assorted Doors	1	0	\$4,000	\$6,000
707	Door Opener Systems - Replace	(6) Systems	12	7	\$36,000	\$48,000
708	Trash Chute Doors - Replace	(74) Stainless Steel Door	30	18	\$89,000	\$111,000
708	Trash Chutes - Replace	(2) Chutes	50	38	\$250,000	\$300,000
709	Access Control System - Replace	(15) Station RFID System	12	5	\$55,000	\$75,000
910	Exterior Entry Areas - Remodel	(2) Areas	25	6	\$60,000	\$80,000
1402	Interior Signage - Replace	(376) Floor ID Signs	30	0	\$40,000	\$60,000
1403	Tower ID Letters - Replace	(2) Sets	30	10	\$12,000	\$18,000
1803	Fire Alarm System - Modernize	Extensive System	20	2	\$1,000,000	\$1,200,000
1811	Plumbing - Replace	(296) Units	50	49	\$9,000,000	\$10,000,000
1812	Plumbing - Repair	Lump Sum	2	1	\$20,000	\$30,000
1813	Plumbing - Assessment	Lump Sum	20	19	\$30,000	\$44,000
1830	Fire Sprinkler Heads - Replace	Numerous Fixtures	25	20	\$200,000	\$250,000
1830	Fire Sprinkler System - LSE	Life Safety Evaluation	10	6	\$20,000	\$30,000
1830	Fire Sprinkler System - Repair	Extensive System	10	5	\$40,000	\$60,000
1835	Fire Extinguisher Cabinets- Replace	Approx (202) Cabinets	20	2	\$40,000	\$51,000
Basement Parking Garage						
205	Concrete Drive - Repair	Extensive GSF	10	0	\$20,000	\$30,000
325	Ceiling Light Strips - Replace	(165) Fixtures	25	0	\$37,000	\$45,000
502	Chain Link Fence - Replace	Approx 810 LF	50	36	\$16,200	\$20,300
700	Vehicle Gate - Replace	(1) 19 LF Roll-Up	25	8	\$25,000	\$35,000
702	Interior Doors - Partial Replace	(29) Doors	2	0	\$800	\$1,200
705	Gate Operator - Replace	(1) Overhead Motor	10	0	\$3,000	\$3,500
910	Elevator Lobbies - Remodel	(2) 340 GSF Lobbies	25	6	\$50,000	\$70,000
1001	Domestic Backflow Devices - Replace	(2) Devices	25	5	\$8,000	\$12,000
1705	Basement Walls - Waterproof	Approx 1,211 GSF	25	20	\$150,000	\$190,000
Parking Structure						
105	Corridor/Stair Deck - Recoat	Approx 1,575 GSF	5	0	\$12,600	\$15,800
220	Concrete Driveway - Recoat	Approx 24,000 GSF	10	0	\$120,000	\$168,000
325	Ceiling Light Strips (a) - Replace	(25) Fixtures	25	0	\$5,600	\$6,900
325	Ceiling Light Strips (b) - Replace	(14) Fixtures	25	18	\$3,200	\$3,900
700	Vehicle Gate - Replace	(1) 19 LF Roll-Up	25	14	\$20,000	\$30,000
705	Gate Operator - Replace	(1) PowerMaster	10	0	\$3,000	\$3,500
1115	Parking Structure - Repaint	Approx 16,000 GSF	10	0	\$124,000	\$164,000
1301	Stairwell Roof - Replace	Approx 100 GSF	15	0	\$4,000	\$6,000
1308	Metal Roof (bridge) - Replace	Approx 350 GSF	30	15	\$20,000	\$25,000
Electrical & Mechanical						
300	Electrical Equipment - Relocate	Lump Sum	1	0	\$200,000	\$300,000
301	Electrical Switchgear - Replace	(3) Sorgel Switchgears	50	4	\$225,000	\$275,000
301	Electrical Transformers (new) - Rep	(1) 75 KVA, Dry	50	48	\$20,000	\$25,000
301	Electrical Transformers (old) - Rep	(12) Transformers	50	4	\$450,000	\$500,000
302	Emergency Generator - Replace	(1) Generator, 250 KW	30	0	\$150,000	\$200,000
302	Transfer Switch - Replace	(1)	30	0	\$20,000	\$30,000
303	Ductless Split-Sys (admin) - Repl	(1) Daikin Multi-Zone	15	11	\$6,500	\$8,500

#	Component	Quantity	Useful Life	Rem. Useful Life	Current Cost Estimate	
					Best Case	Worst Case
303	Fan Coils (2012) - Replace	(30) Systems	15	6	\$60,000	\$90,000
303	Fan Coils (2013) - Replace	(60) Systems	15	7	\$120,000	\$180,000
303	Fan Coils (2014) - Replace	(60) Systems	15	8	\$120,000	\$180,000
303	Fan Coils (2015) - Replace	(44) Systems	15	8	\$88,000	\$132,000
303	Fan Coils (2016) - Replace	(100) Systems	15	10	\$200,000	\$300,000
303	Fan Coils (2017) - Replace	(77) Systems	15	11	\$154,000	\$231,000
303	Fan Coils (2018) - Replace	(78) Systems	15	12	\$156,000	\$234,000
303	Heat Pumps (lower) - Replace	(2) Colmac	20	17	\$100,000	\$120,000
303	Heat Pumps (upper) - Replace	(2) E-Tech	20	0	\$350,000	\$400,000
306	Exhaust Fan (chiller room)- Replace	(1) Wall Fan	25	5	\$4,000	\$6,000
306	Exhaust Fan (garage) - Replace	(1) 5 HP Blower Fan	25	10	\$35,000	\$45,000
306	Ventilator Fans (roof) - Replace	(10) Systems	25	8	\$75,000	\$100,000
307	VFDs - Replace	(4) VFDs	15	2	\$50,000	\$60,000
308	EV Chargers - Replace	(2) Chargepoint	15	12	\$16,000	\$20,000
309	Chilled Water Lines - Insulation	Extensive LF	30	6	\$500,000	\$600,000
309	Chillers - Refurbish	(2) MultiStack Liquid	5	4	\$89,000	\$109,000
310	Chiller (#1) - Replace	(1) MultiStack, 300 Ton	25	14	\$750,000	\$850,000
310	Chiller (#2) - Replace	(1) MultiStack, 33 Ton	25	20	\$400,000	\$500,000
311	Cooling Towers - Replace	(2) Evapco CTs	25	14	\$400,000	\$500,000
312	CT Chemical Feeder - Replace	(1) System	15	4	\$20,000	\$30,000
318	Pumps (chilled water) - Replace	(2) 50 HP Pumps	15	0	\$40,000	\$50,000
318	Pumps (condenser) - Replace	(2) 25 HP Pumps	15	0	\$30,000	\$40,000
340	Fire Jockey Pump - Replace	(1) 3 HP Pump	15	13	\$6,500	\$8,500
340	Fire Pump - Replace	(1) 60 HP Pump	25	23	\$50,000	\$70,000
350	Pumps (heat pumps - lower)- Replace	(2) 3 HP Pumps	15	12	\$10,000	\$15,000
350	Pumps (heat pumps - upper)- Replace	(2) 3/4 HP Pumps	15	0	\$7,000	\$9,000
355	Pumps (Domestic Booster) - Replace	(2) 20 HP System	15	0	\$40,000	\$50,000
703	Entry Intercoms - Replace	(2) DKS Intercoms	15	3	\$12,000	\$16,000
802	Hot Water Storage Tanks - Reline	(3) Lg Tanks	10	0	\$45,000	\$60,000
1801	Elevators - Modernize	(4) Otis Traction Systems	30	2	\$1,600,000	\$1,800,000
1809	Sump Pumps (garage) - Replace	(3) Sets	12	3	\$15,000	\$21,000
1810	Golf Cart - Replace	(1) EZGO	12	4	\$4,000	\$6,000
1815	Garage Sweepers - Replace	(2) Minutemen Sweepers	15	0	\$20,000	\$28,000
164	Total Funded Components					



#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
Grounds								
103	Concrete Deck/Walk - Repair	\$2,500	X	5	/	5	=	\$2,500
115	Trex Walkway Deck - Replace	\$30,000	X	14	/	25	=	\$16,800
205	Concrete Driveway - Repair	\$10,000	X	10	/	10	=	\$10,000
215	Speed Bumps - Replace	\$10,800	X	6	/	12	=	\$5,400
320	Pole Lights - Replace	\$30,000	X	14	/	25	=	\$16,800
321	Landscape Lights - Replace	\$3,150	X	10	/	15	=	\$2,100
322	Bollard Lights - Replace	\$13,300	X	15	/	20	=	\$9,975
322	Pilaster Lights - Replace	\$79,000	X	20	/	25	=	\$63,200
407	Gas BBQs - Replace	\$10,000	X	8	/	10	=	\$8,000
408	Metal Trash Receptacles - Replace	\$7,200	X	10	/	15	=	\$4,800
409	Picnic Tables - Replace	\$3,500	X	10	/	15	=	\$2,333
409	Trex Benches - Replace	\$7,500	X	2	/	15	=	\$1,000
502	Chain Link Fence - Replace	\$20,500	X	14	/	50	=	\$5,740
503	Metal Railings - Replace	\$55,000	X	14	/	50	=	\$15,400
505	Wood Fence (CT) - Replace	\$9,400	X	20	/	30	=	\$6,267
1005	Landscaping/Irrigation - Refurbish	\$25,000	X	5	/	10	=	\$12,500
1115	Planters/Retaining Walls - Repaint	\$22,500	X	10	/	10	=	\$22,500
1403	Monument Sign - Replace	\$10,000	X	20	/	25	=	\$8,000
1705	Recreation Deck - Waterproof	\$50,000	X	1	/	5	=	\$10,000
Pool Area								
320	Pole/Wall Lights - Replace	\$22,500	X	14	/	25	=	\$12,600
404	Pool/Party Furniture - Replace	\$35,000	X	2	/	10	=	\$7,000
503	Perimeter Fence/Gates - Replace	\$35,000	X	2	/	30	=	\$2,333
909	Pool Shower - Remodel	\$25,000	X	14	/	20	=	\$17,500
1200	Pool/Spa Coping - Replace	\$25,500	X	14	/	40	=	\$8,925
1201	Pool Deck Joints - Recaulk	\$1,125	X	2	/	5	=	\$450
1202	Swimming Pool - Retile	\$150,000	X	14	/	20	=	\$105,000
1203	Spa - Retile	\$50,000	X	14	/	20	=	\$35,000
1204	Pool Deck - Recoat	\$4,500	X	2	/	4	=	\$2,250
1204	Pool Deck - Resurface	\$36,000	X	16	/	20	=	\$28,800
1207	Pool Filter - Replace	\$1,750	X	10	/	15	=	\$1,167
1207	Spa Filter - Replace	\$1,500	X	3	/	15	=	\$300
1208	Pool/Spa Heaters - Replace	\$16,000	X	15	/	15	=	\$16,000
1209	Chemical Controller - Replace	\$6,500	X	5	/	10	=	\$3,250
1210	Circulation Pumps - Replace	\$2,900	X	2	/	10	=	\$580
1210	Spa Jet Pump - Replace	\$1,600	X	10	/	10	=	\$1,600
1214	Pool/Spa Skimmers - Replace	\$5,250	X	14	/	20	=	\$3,675
1302	Equipment Metal Roof - Replace	\$2,500	X	25	/	30	=	\$2,083
Tennis Courts								
323	Tennis Court Lights - Replace	\$56,000	X	25	/	25	=	\$56,000
411	Drinking Fountain - Replace	\$2,500	X	9	/	12	=	\$1,875
502	Chain Link Fence - Replace	\$26,500	X	46	/	50	=	\$24,380
1604	Tennis Courts - Recoat/Stripe	\$17,500	X	6	/	6	=	\$17,500
1604	Tennis Courts - Resurface	\$60,000	X	24	/	30	=	\$48,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
1605	Tennis Court Windscreen - Replace	\$8,850	X	4	/	7	=	\$5,057
North Tower								
324	Interior Lights (decorative) - Repl	\$66,000	X	8	/	25	=	\$21,120
503	Metal Railings (lanai) - Replace	\$815,500	X	46	/	60	=	\$625,217
601	Carpet (hallways) - Replace	\$219,000	X	10	/	10	=	\$219,000
700	Glass Entry Doors - Replace	\$18,000	X	46	/	50	=	\$16,560
902	Fitness Equipment - Replace	\$35,000	X	5	/	10	=	\$17,500
903	Furniture/Decor - Replace	\$25,000	X	4	/	10	=	\$10,000
905	Sauna Heater - Replace	\$3,500	X	3	/	20	=	\$525
906	Sauna Room - Refurbish	\$10,000	X	9	/	25	=	\$3,600
907	Wallcoverings (hallway) - Replace	\$110,000	X	20	/	20	=	\$110,000
909	Outdoor Shower - Remodel	\$10,000	X	14	/	25	=	\$5,600
909	Restrooms - Remodel	\$25,000	X	14	/	25	=	\$14,000
910	Fitness Center - Refurbish	\$7,500	X	8	/	10	=	\$6,000
910	Lobby - Remodel	\$250,000	X	19	/	25	=	\$190,000
910	Party Area - Refurbish	\$20,000	X	8	/	10	=	\$16,000
910	Resident Manager Unit - Refurbish	\$25,000	X	7	/	10	=	\$17,500
1115	Exterior Stucco - Repaint	\$507,000	X	10	/	10	=	\$507,000
1119	Windows - Recaulk	\$155,000	X	10	/	10	=	\$155,000
1130	Windows (common) - Replace	\$186,000	X	46	/	50	=	\$171,120
1301	Built-Up Roofs - Recoat	\$50,000	X	10	/	10	=	\$50,000
1302	Built-Up Roofs - Replace	\$195,000	X	20	/	40	=	\$97,500
1311	Skylights - Replace	\$5,000	X	16	/	20	=	\$4,000
1802	Elevator Cabs - Remodel	\$60,000	X	13	/	15	=	\$52,000
South Tower								
324	Interior Lights (decorative) - Repl	\$66,000	X	8	/	25	=	\$21,120
503	Metal Railings (lanai) - Replace	\$815,500	X	46	/	60	=	\$625,217
601	Carpet (admin) - Replace	\$4,550	X	10	/	10	=	\$4,550
601	Carpet (hallways) - Replace	\$222,000	X	10	/	10	=	\$222,000
700	Glass Entry Doors - Replace	\$18,000	X	46	/	50	=	\$16,560
903	Furniture (admin) - Partial Replace	\$2,500	X	4	/	10	=	\$1,000
903	Furniture/Decor - Replace	\$25,000	X	4	/	10	=	\$10,000
907	Wallcoverings (hallway) - Replace	\$110,000	X	20	/	20	=	\$110,000
909	Restrooms - Remodel	\$25,000	X	14	/	25	=	\$14,000
910	Employee Breakroom - Refurbish	\$2,500	X	13	/	15	=	\$2,167
910	Lobby - Remodel	\$250,000	X	19	/	25	=	\$190,000
910	Party Area - Refurbish	\$20,000	X	8	/	10	=	\$16,000
1115	Exterior Stucco - Repaint	\$507,000	X	10	/	10	=	\$507,000
1119	Windows - Recaulk	\$155,000	X	10	/	10	=	\$155,000
1130	Windows (common) - Replace	\$171,500	X	46	/	50	=	\$157,780
1301	Built-Up Roofs - Recoat	\$50,000	X	10	/	10	=	\$50,000
1302	Built-Up Roofs - Replace	\$195,000	X	20	/	40	=	\$97,500
1311	Skylights - Replace	\$5,000	X	16	/	20	=	\$4,000
1802	Elevator Cabs - Remodel	\$60,000	X	13	/	15	=	\$52,000
Towers - General								
305	Security Camera System - Replace	\$50,000	X	8	/	8	=	\$50,000
324	Exterior Light Fixtures - Replace	\$14,500	X	25	/	25	=	\$14,500
325	Interior Lights (utility) - Replace	\$70,000	X	25	/	25	=	\$70,000
326	Exit Light Fixtures - Replace	\$28,000	X	18	/	20	=	\$25,200

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
327	Emergency Lights - Replace	\$41,000	X	18	/	20	=	\$36,900
403	Mailboxes - Replace	\$45,000	X	19	/	25	=	\$34,200
701	Stair/Utility Doors - Partial Repl	\$5,000	X	1	/	1	=	\$5,000
707	Door Opener Systems - Replace	\$42,000	X	5	/	12	=	\$17,500
708	Trash Chute Doors - Replace	\$100,000	X	12	/	30	=	\$40,000
708	Trash Chutes - Replace	\$275,000	X	12	/	50	=	\$66,000
709	Access Control System - Replace	\$65,000	X	7	/	12	=	\$37,917
910	Exterior Entry Areas - Remodel	\$70,000	X	19	/	25	=	\$53,200
1402	Interior Signage - Replace	\$50,000	X	30	/	30	=	\$50,000
1403	Tower ID Letters - Replace	\$15,000	X	20	/	30	=	\$10,000
1803	Fire Alarm System - Modernize	\$1,100,000	X	18	/	20	=	\$990,000
1811	Plumbing - Replace	\$9,500,000	X	1	/	50	=	\$190,000
1812	Plumbing - Repair	\$25,000	X	1	/	2	=	\$12,500
1813	Plumbing - Assessment	\$37,000	X	1	/	20	=	\$1,850
1830	Fire Sprinkler Heads - Replace	\$225,000	X	5	/	25	=	\$45,000
1830	Fire Sprinkler System - LSE	\$25,000	X	4	/	10	=	\$10,000
1830	Fire Sprinkler System - Repair	\$50,000	X	5	/	10	=	\$25,000
1835	Fire Extinguisher Cabinets- Replace	\$45,500	X	18	/	20	=	\$40,950
Basement Parking Garage								
205	Concrete Drive - Repair	\$25,000	X	10	/	10	=	\$25,000
325	Ceiling Light Strips - Replace	\$41,000	X	25	/	25	=	\$41,000
502	Chain Link Fence - Replace	\$18,250	X	14	/	50	=	\$5,110
700	Vehicle Gate - Replace	\$30,000	X	17	/	25	=	\$20,400
702	Interior Doors - Partial Replace	\$1,000	X	2	/	2	=	\$1,000
705	Gate Operator - Replace	\$3,250	X	10	/	10	=	\$3,250
910	Elevator Lobbies - Remodel	\$60,000	X	19	/	25	=	\$45,600
1001	Domestic Backflow Devices - Replace	\$10,000	X	20	/	25	=	\$8,000
1705	Basement Walls - Waterproof	\$170,000	X	5	/	25	=	\$34,000
Parking Structure								
105	Corridor/Stair Deck - Recoat	\$14,200	X	5	/	5	=	\$14,200
220	Concrete Driveway - Recoat	\$144,000	X	10	/	10	=	\$144,000
325	Ceiling Light Strips (a) - Replace	\$6,250	X	25	/	25	=	\$6,250
325	Ceiling Light Strips (b) - Replace	\$3,550	X	7	/	25	=	\$994
700	Vehicle Gate - Replace	\$25,000	X	11	/	25	=	\$11,000
705	Gate Operator - Replace	\$3,250	X	10	/	10	=	\$3,250
1115	Parking Structure - Repaint	\$144,000	X	10	/	10	=	\$144,000
1301	Stairwell Roof - Replace	\$5,000	X	15	/	15	=	\$5,000
1308	Metal Roof (bridge) - Replace	\$22,500	X	15	/	30	=	\$11,250
Electrical & Mechanical								
300	Electrical Equipment - Relocate	\$250,000	X	1	/	1	=	\$250,000
301	Electrical Switchgear - Replace	\$250,000	X	46	/	50	=	\$230,000
301	Electrical Transformers (new) - Rep	\$22,500	X	2	/	50	=	\$900
301	Electrical Transformers (old) - Rep	\$475,000	X	46	/	50	=	\$437,000
302	Emergency Generator - Replace	\$175,000	X	30	/	30	=	\$175,000
302	Transfer Switch - Replace	\$25,000	X	30	/	30	=	\$25,000
303	Ductless Split-Sys (admin) - Repl	\$7,500	X	4	/	15	=	\$2,000
303	Fan Coils (2012) - Replace	\$75,000	X	9	/	15	=	\$45,000
303	Fan Coils (2013) - Replace	\$150,000	X	8	/	15	=	\$80,000
303	Fan Coils (2014) - Replace	\$150,000	X	7	/	15	=	\$70,000

#	Component	Current Cost Estimate	X	Effective Age	/	Useful Life	=	Fully Funded Balance
303	Fan Coils (2015) - Replace	\$110,000	X	7	/	15	=	\$51,333
303	Fan Coils (2016) - Replace	\$250,000	X	5	/	15	=	\$83,333
303	Fan Coils (2017) - Replace	\$192,500	X	4	/	15	=	\$51,333
303	Fan Coils (2018) - Replace	\$195,000	X	3	/	15	=	\$39,000
303	Heat Pumps (lower) - Replace	\$110,000	X	3	/	20	=	\$16,500
303	Heat Pumps (upper) - Replace	\$375,000	X	20	/	20	=	\$375,000
306	Exhaust Fan (chiller room)- Replace	\$5,000	X	20	/	25	=	\$4,000
306	Exhaust Fan (garage) - Replace	\$40,000	X	15	/	25	=	\$24,000
306	Ventilator Fans (roof) - Replace	\$87,500	X	17	/	25	=	\$59,500
307	VFDs - Replace	\$55,000	X	13	/	15	=	\$47,667
308	EV Chargers - Replace	\$18,000	X	3	/	15	=	\$3,600
309	Chilled Water Lines - Insulation	\$550,000	X	24	/	30	=	\$440,000
309	Chillers - Refurbish	\$99,000	X	1	/	5	=	\$19,800
310	Chiller (#1) - Replace	\$800,000	X	11	/	25	=	\$352,000
310	Chiller (#2) - Replace	\$450,000	X	5	/	25	=	\$90,000
311	Cooling Towers - Replace	\$450,000	X	11	/	25	=	\$198,000
312	CT Chemical Feeder - Replace	\$25,000	X	11	/	15	=	\$18,333
318	Pumps (chilled water) - Replace	\$45,000	X	15	/	15	=	\$45,000
318	Pumps (condenser) - Replace	\$35,000	X	15	/	15	=	\$35,000
340	Fire Jockey Pump - Replace	\$7,500	X	2	/	15	=	\$1,000
340	Fire Pump - Replace	\$60,000	X	2	/	25	=	\$4,800
350	Pumps (heat pumps - lower)- Replace	\$12,500	X	3	/	15	=	\$2,500
350	Pumps (heat pumps - upper)- Replace	\$8,000	X	15	/	15	=	\$8,000
355	Pumps (Domestic Booster) - Replace	\$45,000	X	15	/	15	=	\$45,000
703	Entry Intercoms - Replace	\$14,000	X	12	/	15	=	\$11,200
802	Hot Water Storage Tanks - Reline	\$52,500	X	10	/	10	=	\$52,500
1801	Elevators - Modernize	\$1,700,000	X	28	/	30	=	\$1,586,667
1809	Sump Pumps (garage) - Replace	\$18,000	X	9	/	12	=	\$13,500
1810	Golf Cart - Replace	\$5,000	X	8	/	12	=	\$3,333
1815	Garage Sweepers - Replace	\$24,000	X	15	/	15	=	\$24,000
								\$12,559,596



# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
Grounds				
103 Concrete Deck/Walk - Repair	5	\$2,500	\$500	0.04 %
115 Trex Walkway Deck - Replace	25	\$30,000	\$1,200	0.09 %
205 Concrete Driveway - Repair	10	\$10,000	\$1,000	0.08 %
215 Speed Bumps - Replace	12	\$10,800	\$900	0.07 %
320 Pole Lights - Replace	25	\$30,000	\$1,200	0.09 %
321 Landscape Lights - Replace	15	\$3,150	\$210	0.02 %
322 Bollard Lights - Replace	20	\$13,300	\$665	0.05 %
322 Pilaster Lights - Replace	25	\$79,000	\$3,160	0.24 %
407 Gas BBQs - Replace	10	\$10,000	\$1,000	0.08 %
408 Metal Trash Receptacles - Replace	15	\$7,200	\$480	0.04 %
409 Picnic Tables - Replace	15	\$3,500	\$233	0.02 %
409 Trex Benches - Replace	15	\$7,500	\$500	0.04 %
502 Chain Link Fence - Replace	50	\$20,500	\$410	0.03 %
503 Metal Railings - Replace	50	\$55,000	\$1,100	0.08 %
505 Wood Fence (CT) - Replace	30	\$9,400	\$313	0.02 %
1005 Landscaping/Irrigation - Refurbish	10	\$25,000	\$2,500	0.19 %
1115 Planters/Retaining Walls - Repaint	10	\$22,500	\$2,250	0.17 %
1403 Monument Sign - Replace	25	\$10,000	\$400	0.03 %
1705 Recreation Deck - Waterproof	5	\$50,000	\$10,000	0.77 %
Pool Area				
320 Pole/Wall Lights - Replace	25	\$22,500	\$900	0.07 %
404 Pool/Party Furniture - Replace	10	\$35,000	\$3,500	0.27 %
503 Perimeter Fence/Gates - Replace	30	\$35,000	\$1,167	0.09 %
909 Pool Shower - Remodel	20	\$25,000	\$1,250	0.10 %
1200 Pool/Spa Coping - Replace	40	\$25,500	\$638	0.05 %
1201 Pool Deck Joints - Recaulk	5	\$1,125	\$225	0.02 %
1202 Swimming Pool - Retile	20	\$150,000	\$7,500	0.58 %
1203 Spa - Retile	20	\$50,000	\$2,500	0.19 %
1204 Pool Deck - Recoat	4	\$4,500	\$1,125	0.09 %
1204 Pool Deck - Resurface	20	\$36,000	\$1,800	0.14 %
1207 Pool Filter - Replace	15	\$1,750	\$117	0.01 %
1207 Spa Filter - Replace	15	\$1,500	\$100	0.01 %
1208 Pool/Spa Heaters - Replace	15	\$16,000	\$1,067	0.08 %
1209 Chemical Controller - Replace	10	\$6,500	\$650	0.05 %
1210 Circulation Pumps - Replace	10	\$2,900	\$290	0.02 %
1210 Spa Jet Pump - Replace	10	\$1,600	\$160	0.01 %
1214 Pool/Spa Skimmers - Replace	20	\$5,250	\$263	0.02 %
1302 Equipment Metal Roof - Replace	30	\$2,500	\$83	0.01 %
Tennis Courts				
323 Tennis Court Lights - Replace	25	\$56,000	\$2,240	0.17 %
411 Drinking Fountain - Replace	12	\$2,500	\$208	0.02 %
502 Chain Link Fence - Replace	50	\$26,500	\$530	0.04 %
1604 Tennis Courts - Recoat/Stripe	6	\$17,500	\$2,917	0.23 %
1604 Tennis Courts - Resurface	30	\$60,000	\$2,000	0.15 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
1605	Tennis Court Windscreen - Replace	7	\$8,850	\$1,264	0.10 %
North Tower					
324	Interior Lights (decorative) - Repl	25	\$66,000	\$2,640	0.20 %
503	Metal Railings (lanai) - Replace	60	\$815,500	\$13,592	1.05 %
601	Carpet (hallways) - Replace	10	\$219,000	\$21,900	1.69 %
700	Glass Entry Doors - Replace	50	\$18,000	\$360	0.03 %
902	Fitness Equipment - Replace	10	\$35,000	\$3,500	0.27 %
903	Furniture/Decor - Replace	10	\$25,000	\$2,500	0.19 %
905	Sauna Heater - Replace	20	\$3,500	\$175	0.01 %
906	Sauna Room - Refurbish	25	\$10,000	\$400	0.03 %
907	Wallcoverings (hallway) - Replace	20	\$110,000	\$5,500	0.42 %
909	Outdoor Shower - Remodel	25	\$10,000	\$400	0.03 %
909	Restrooms - Remodel	25	\$25,000	\$1,000	0.08 %
910	Fitness Center - Refurbish	10	\$7,500	\$750	0.06 %
910	Lobby - Remodel	25	\$250,000	\$10,000	0.77 %
910	Party Area - Refurbish	10	\$20,000	\$2,000	0.15 %
910	Resident Manager Unit - Refurbish	10	\$25,000	\$2,500	0.19 %
1115	Exterior Stucco - Repaint	10	\$507,000	\$50,700	3.91 %
1119	Windows - Recaulk	10	\$155,000	\$15,500	1.20 %
1130	Windows (common) - Replace	50	\$186,000	\$3,720	0.29 %
1301	Built-Up Roofs - Recoat	10	\$50,000	\$5,000	0.39 %
1302	Built-Up Roofs - Replace	40	\$195,000	\$4,875	0.38 %
1311	Skylights - Replace	20	\$5,000	\$250	0.02 %
1802	Elevator Cabs - Remodel	15	\$60,000	\$4,000	0.31 %
South Tower					
324	Interior Lights (decorative) - Repl	25	\$66,000	\$2,640	0.20 %
503	Metal Railings (lanai) - Replace	60	\$815,500	\$13,592	1.05 %
601	Carpet (admin) - Replace	10	\$4,550	\$455	0.04 %
601	Carpet (hallways) - Replace	10	\$222,000	\$22,200	1.71 %
700	Glass Entry Doors - Replace	50	\$18,000	\$360	0.03 %
903	Furniture (admin) - Partial Replace	10	\$2,500	\$250	0.02 %
903	Furniture/Decor - Replace	10	\$25,000	\$2,500	0.19 %
907	Wallcoverings (hallway) - Replace	20	\$110,000	\$5,500	0.42 %
909	Restrooms - Remodel	25	\$25,000	\$1,000	0.08 %
910	Employee Breakroom - Refubish	15	\$2,500	\$167	0.01 %
910	Lobby - Remodel	25	\$250,000	\$10,000	0.77 %
910	Party Area - Refurbish	10	\$20,000	\$2,000	0.15 %
1115	Exterior Stucco - Repaint	10	\$507,000	\$50,700	3.91 %
1119	Windows - Recaulk	10	\$155,000	\$15,500	1.20 %
1130	Windows (common) - Replace	50	\$171,500	\$3,430	0.26 %
1301	Built-Up Roofs - Recoat	10	\$50,000	\$5,000	0.39 %
1302	Built-Up Roofs - Replace	40	\$195,000	\$4,875	0.38 %
1311	Skylights - Replace	20	\$5,000	\$250	0.02 %
1802	Elevator Cabs - Remodel	15	\$60,000	\$4,000	0.31 %
Towers - General					
305	Security Camera System - Replace	8	\$50,000	\$6,250	0.48 %
324	Exterior Light Fixtures - Replace	25	\$14,500	\$580	0.04 %
325	Interior Lights (utility) - Replace	25	\$70,000	\$2,800	0.22 %
326	Exit Light Fixtures - Replace	20	\$28,000	\$1,400	0.11 %

#	Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
327	Emergency Lights - Replace	20	\$41,000	\$2,050	0.16 %
403	Mailboxes - Replace	25	\$45,000	\$1,800	0.14 %
701	Stair/Utility Doors - Partial Repl	1	\$5,000	\$5,000	0.39 %
707	Door Opener Systems - Replace	12	\$42,000	\$3,500	0.27 %
708	Trash Chute Doors - Replace	30	\$100,000	\$3,333	0.26 %
708	Trash Chutes - Replace	50	\$275,000	\$5,500	0.42 %
709	Access Control System - Replace	12	\$65,000	\$5,417	0.42 %
910	Exterior Entry Areas - Remodel	25	\$70,000	\$2,800	0.22 %
1402	Interior Signage - Replace	30	\$50,000	\$1,667	0.13 %
1403	Tower ID Letters - Replace	30	\$15,000	\$500	0.04 %
1803	Fire Alarm System - Modernize	20	\$1,100,000	\$55,000	4.25 %
1811	Plumbing - Replace	50	\$9,500,000	\$190,000	14.66 %
1812	Plumbing - Repair	2	\$25,000	\$12,500	0.96 %
1813	Plumbing - Assessment	20	\$37,000	\$1,850	0.14 %
1830	Fire Sprinkler Heads - Replace	25	\$225,000	\$9,000	0.69 %
1830	Fire Sprinkler System - LSE	10	\$25,000	\$2,500	0.19 %
1830	Fire Sprinkler System - Repair	10	\$50,000	\$5,000	0.39 %
1835	Fire Extinguisher Cabinets- Replace	20	\$45,500	\$2,275	0.18 %
Basement Parking Garage					
205	Concrete Drive - Repair	10	\$25,000	\$2,500	0.19 %
325	Ceiling Light Strips - Replace	25	\$41,000	\$1,640	0.13 %
502	Chain Link Fence - Replace	50	\$18,250	\$365	0.03 %
700	Vehicle Gate - Replace	25	\$30,000	\$1,200	0.09 %
702	Interior Doors - Partial Replace	2	\$1,000	\$500	0.04 %
705	Gate Operator - Replace	10	\$3,250	\$325	0.03 %
910	Elevator Lobbies - Remodel	25	\$60,000	\$2,400	0.19 %
1001	Domestic Backflow Devices - Replace	25	\$10,000	\$400	0.03 %
1705	Basement Walls - Waterproof	25	\$170,000	\$6,800	0.52 %
Parking Structure					
105	Corridor/Stair Deck - Recoat	5	\$14,200	\$2,840	0.22 %
220	Concrete Driveway - Recoat	10	\$144,000	\$14,400	1.11 %
325	Ceiling Light Strips (a) - Replace	25	\$6,250	\$250	0.02 %
325	Ceiling Light Strips (b) - Replace	25	\$3,550	\$142	0.01 %
700	Vehicle Gate - Replace	25	\$25,000	\$1,000	0.08 %
705	Gate Operator - Replace	10	\$3,250	\$325	0.03 %
1115	Parking Structure - Repaint	10	\$144,000	\$14,400	1.11 %
1301	Stairwell Roof - Replace	15	\$5,000	\$333	0.03 %
1308	Metal Roof (bridge) - Replace	30	\$22,500	\$750	0.06 %
Electrical & Mechanical					
300	Electrical Equipment - Relocate	1	\$250,000	\$250,000	19.30 %
301	Electrical Switchgear - Replace	50	\$250,000	\$5,000	0.39 %
301	Electrical Transformers (new) - Rep	50	\$22,500	\$450	0.03 %
301	Electrical Transformers (old) - Rep	50	\$475,000	\$9,500	0.73 %
302	Emergency Generator - Replace	30	\$175,000	\$5,833	0.45 %
302	Transfer Switch - Replace	30	\$25,000	\$833	0.06 %
303	Ductless Split-Sys (admin) - Repl	15	\$7,500	\$500	0.04 %
303	Fan Coils (2012) - Replace	15	\$75,000	\$5,000	0.39 %
303	Fan Coils (2013) - Replace	15	\$150,000	\$10,000	0.77 %
303	Fan Coils (2014) - Replace	15	\$150,000	\$10,000	0.77 %

# Component	Useful Life (yrs)	Current Cost Estimate	Deterioration Cost/Yr	Deterioration Significance
303 Fan Coils (2015) - Replace	15	\$110,000	\$7,333	0.57 %
303 Fan Coils (2016) - Replace	15	\$250,000	\$16,667	1.29 %
303 Fan Coils (2017) - Replace	15	\$192,500	\$12,833	0.99 %
303 Fan Coils (2018) - Replace	15	\$195,000	\$13,000	1.00 %
303 Heat Pumps (lower) - Replace	20	\$110,000	\$5,500	0.42 %
303 Heat Pumps (upper) - Replace	20	\$375,000	\$18,750	1.45 %
306 Exhaust Fan (chiller room)- Replace	25	\$5,000	\$200	0.02 %
306 Exhaust Fan (garage) - Replace	25	\$40,000	\$1,600	0.12 %
306 Ventilator Fans (roof) - Replace	25	\$87,500	\$3,500	0.27 %
307 VFDs - Replace	15	\$55,000	\$3,667	0.28 %
308 EV Chargers - Replace	15	\$18,000	\$1,200	0.09 %
309 Chilled Water Lines - Insulation	30	\$550,000	\$18,333	1.42 %
309 Chillers - Refurbish	5	\$99,000	\$19,800	1.53 %
310 Chiller (#1) - Replace	25	\$800,000	\$32,000	2.47 %
310 Chiller (#2) - Replace	25	\$450,000	\$18,000	1.39 %
311 Cooling Towers - Replace	25	\$450,000	\$18,000	1.39 %
312 CT Chemical Feeder - Replace	15	\$25,000	\$1,667	0.13 %
318 Pumps (chilled water) - Replace	15	\$45,000	\$3,000	0.23 %
318 Pumps (condenser) - Replace	15	\$35,000	\$2,333	0.18 %
340 Fire Jockey Pump - Replace	15	\$7,500	\$500	0.04 %
340 Fire Pump - Replace	25	\$60,000	\$2,400	0.19 %
350 Pumps (heat pumps - lower)- Replace	15	\$12,500	\$833	0.06 %
350 Pumps (heat pumps - upper)- Replace	15	\$8,000	\$533	0.04 %
355 Pumps (Domestic Booster) - Replace	15	\$45,000	\$3,000	0.23 %
703 Entry Intercoms - Replace	15	\$14,000	\$933	0.07 %
802 Hot Water Storage Tanks - Reline	10	\$52,500	\$5,250	0.41 %
1801 Elevators - Modernize	30	\$1,700,000	\$56,667	4.37 %
1809 Sump Pumps (garage) - Replace	12	\$18,000	\$1,500	0.12 %
1810 Golf Cart - Replace	12	\$5,000	\$417	0.03 %
1815 Garage Sweepers - Replace	15	\$24,000	\$1,600	0.12 %
164 Total Funded Components			\$1,295,620	100.00 %



#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
Grounds							
103	Concrete Deck/Walk - Repair	5	0	\$2,500	\$2,500	\$2,500	\$31.65
115	Trex Walkway Deck - Replace	25	11	\$30,000	\$16,800	\$0	\$75.95
205	Concrete Driveway - Repair	10	0	\$10,000	\$10,000	\$10,000	\$63.29
215	Speed Bumps - Replace	12	6	\$10,800	\$5,400	\$5,400	\$56.96
320	Pole Lights - Replace	25	11	\$30,000	\$16,800	\$0	\$75.95
321	Landscape Lights - Replace	15	5	\$3,150	\$2,100	\$2,100	\$13.29
322	Bollard Lights - Replace	20	5	\$13,300	\$9,975	\$9,975	\$42.09
322	Pilaster Lights - Replace	25	5	\$79,000	\$63,200	\$63,200	\$200.00
407	Gas BBQs - Replace	10	2	\$10,000	\$8,000	\$8,000	\$63.29
408	Metal Trash Receptacles - Replace	15	5	\$7,200	\$4,800	\$4,800	\$30.38
409	Picnic Tables - Replace	15	5	\$3,500	\$2,333	\$2,333	\$14.77
409	Trex Benches - Replace	15	13	\$7,500	\$1,000	\$0	\$31.65
502	Chain Link Fence - Replace	50	36	\$20,500	\$5,740	\$0	\$25.95
503	Metal Railings - Replace	50	36	\$55,000	\$15,400	\$0	\$69.62
505	Wood Fence (CT) - Replace	30	10	\$9,400	\$6,267	\$0	\$19.83
1005	Landscaping/Irrigation - Refurbish	10	5	\$25,000	\$12,500	\$12,500	\$158.23
1115	Planters/Retaining Walls - Repaint	10	0	\$22,500	\$22,500	\$22,500	\$142.40
1403	Monument Sign - Replace	25	5	\$10,000	\$8,000	\$8,000	\$25.32
1705	Recreation Deck - Waterproof	5	4	\$50,000	\$10,000	\$10,000	\$632.90
Pool Area							
320	Pole/Wall Lights - Replace	25	11	\$22,500	\$12,600	\$0	\$56.96
404	Pool/Party Furniture - Replace	10	8	\$35,000	\$7,000	\$0	\$221.52
503	Perimeter Fence/Gates - Replace	30	28	\$35,000	\$2,333	\$0	\$73.84
909	Pool Shower - Remodel	20	6	\$25,000	\$17,500	\$17,500	\$79.11
1200	Pool/Spa Coping - Replace	40	26	\$25,500	\$8,925	\$0	\$40.35
1201	Pool Deck Joints - Recaulk	5	3	\$1,125	\$450	\$450	\$14.24
1202	Swimming Pool - Retile	20	6	\$150,000	\$105,000	\$105,000	\$474.68
1203	Spa - Retile	20	6	\$50,000	\$35,000	\$35,000	\$158.23
1204	Pool Deck - Recoat	4	2	\$4,500	\$2,250	\$2,250	\$71.20
1204	Pool Deck - Resurface	20	4	\$36,000	\$28,800	\$28,800	\$113.92
1207	Pool Filter - Replace	15	5	\$1,750	\$1,167	\$1,167	\$7.38
1207	Spa Filter - Replace	15	12	\$1,500	\$300	\$0	\$6.33
1208	Pool/Spa Heaters - Replace	15	0	\$16,000	\$16,000	\$16,000	\$67.51
1209	Chemical Controller - Replace	10	5	\$6,500	\$3,250	\$3,250	\$41.14
1210	Circulation Pumps - Replace	10	8	\$2,900	\$580	\$0	\$18.35
1210	Spa Jet Pump - Replace	10	0	\$1,600	\$1,600	\$1,600	\$10.13
1214	Pool/Spa Skimmers - Replace	20	6	\$5,250	\$3,675	\$3,675	\$16.61
1302	Equipment Metal Roof - Replace	30	5	\$2,500	\$2,083	\$2,083	\$5.27
Tennis Courts							
323	Tennis Court Lights - Replace	25	0	\$56,000	\$56,000	\$56,000	\$141.77
411	Drinking Fountain - Replace	12	3	\$2,500	\$1,875	\$1,875	\$13.19
502	Chain Link Fence - Replace	50	4	\$26,500	\$24,380	\$24,380	\$33.54
1604	Tennis Courts - Recoat/Stripe	6	0	\$17,500	\$17,500	\$17,500	\$184.60

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
1604	Tennis Courts - Resurface	30	6	\$60,000	\$48,000	\$0	\$126.58
1605	Tennis Court Windscreen - Replace	7	3	\$8,850	\$5,057	\$5,057	\$80.02
North Tower							
324	Interior Lights (decorative) - Repl	25	17	\$66,000	\$21,120	\$0	\$167.09
503	Metal Railings (lanai) - Replace	60	14	\$815,500	\$625,217	\$0	\$860.22
601	Carpet (hallways) - Replace	10	0	\$219,000	\$219,000	\$219,000	\$1,386.05
700	Glass Entry Doors - Replace	50	4	\$18,000	\$16,560	\$16,560	\$22.78
902	Fitness Equipment - Replace	10	5	\$35,000	\$17,500	\$17,500	\$221.52
903	Furniture/Decor - Replace	10	6	\$25,000	\$10,000	\$10,000	\$158.23
905	Sauna Heater - Replace	20	17	\$3,500	\$525	\$0	\$11.08
906	Sauna Room - Refurbish	25	16	\$10,000	\$3,600	\$0	\$25.32
907	Wallcoverings (hallway) - Replace	20	0	\$110,000	\$110,000	\$110,000	\$348.10
909	Outdoor Shower - Remodel	25	11	\$10,000	\$5,600	\$0	\$25.32
909	Restrooms - Remodel	25	11	\$25,000	\$14,000	\$0	\$63.29
910	Fitness Center - Refurbish	10	2	\$7,500	\$6,000	\$6,000	\$47.47
910	Lobby - Remodel	25	6	\$250,000	\$190,000	\$185,872	\$632.90
910	Party Area - Refurbish	10	2	\$20,000	\$16,000	\$16,000	\$126.58
910	Resident Manager Unit - Refurbish	10	3	\$25,000	\$17,500	\$17,500	\$158.23
1115	Exterior Stucco - Repaint	10	0	\$507,000	\$507,000	\$507,000	\$3,208.81
1119	Windows - Recaulk	10	0	\$155,000	\$155,000	\$155,000	\$981.00
1130	Windows (common) - Replace	50	4	\$186,000	\$171,120	\$171,120	\$235.44
1301	Built-Up Roofs - Recoat	10	0	\$50,000	\$50,000	\$50,000	\$316.45
1302	Built-Up Roofs - Replace	40	20	\$195,000	\$97,500	\$0	\$308.54
1311	Skylights - Replace	20	4	\$5,000	\$4,000	\$4,000	\$15.82
1802	Elevator Cabs - Remodel	15	2	\$60,000	\$52,000	\$52,000	\$253.16
South Tower							
324	Interior Lights (decorative) - Repl	25	17	\$66,000	\$21,120	\$0	\$167.09
503	Metal Railings (lanai) - Replace	60	14	\$815,500	\$625,217	\$0	\$860.22
601	Carpet (admin) - Replace	10	0	\$4,550	\$4,550	\$4,550	\$28.80
601	Carpet (hallways) - Replace	10	0	\$222,000	\$222,000	\$222,000	\$1,405.04
700	Glass Entry Doors - Replace	50	4	\$18,000	\$16,560	\$16,560	\$22.78
903	Furniture (admin) - Partial Replace	10	6	\$2,500	\$1,000	\$1,000	\$15.82
903	Furniture/Decor - Replace	10	6	\$25,000	\$10,000	\$10,000	\$158.23
907	Wallcoverings (hallway) - Replace	20	0	\$110,000	\$110,000	\$110,000	\$348.10
909	Restrooms - Remodel	25	11	\$25,000	\$14,000	\$0	\$63.29
910	Employee Breakroom - Refubish	15	2	\$2,500	\$2,167	\$2,167	\$10.55
910	Lobby - Remodel	25	6	\$250,000	\$190,000	\$0	\$632.90
910	Party Area - Refurbish	10	2	\$20,000	\$16,000	\$16,000	\$126.58
1115	Exterior Stucco - Repaint	10	0	\$507,000	\$507,000	\$507,000	\$3,208.81
1119	Windows - Recaulk	10	0	\$155,000	\$155,000	\$155,000	\$981.00
1130	Windows (common) - Replace	50	4	\$171,500	\$157,780	\$157,780	\$217.09
1301	Built-Up Roofs - Recoat	10	0	\$50,000	\$50,000	\$50,000	\$316.45
1302	Built-Up Roofs - Replace	40	20	\$195,000	\$97,500	\$0	\$308.54
1311	Skylights - Replace	20	4	\$5,000	\$4,000	\$4,000	\$15.82
1802	Elevator Cabs - Remodel	15	2	\$60,000	\$52,000	\$52,000	\$253.16
Towers - General							
305	Security Camera System - Replace	8	0	\$50,000	\$50,000	\$50,000	\$395.56
324	Exterior Light Fixtures - Replace	25	0	\$14,500	\$14,500	\$14,500	\$36.71

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
325	Interior Lights (utility) - Replace	25	0	\$70,000	\$70,000	\$70,000	\$177.21
326	Exit Light Fixtures - Replace	20	2	\$28,000	\$25,200	\$25,200	\$88.61
327	Emergency Lights - Replace	20	2	\$41,000	\$36,900	\$36,900	\$129.74
403	Mailboxes - Replace	25	6	\$45,000	\$34,200	\$34,200	\$113.92
701	Stair/Utility Doors - Partial Repl	1	0	\$5,000	\$5,000	\$5,000	\$316.45
707	Door Opener Systems - Replace	12	7	\$42,000	\$17,500	\$0	\$221.52
708	Trash Chute Doors - Replace	30	18	\$100,000	\$40,000	\$0	\$210.97
708	Trash Chutes - Replace	50	38	\$275,000	\$66,000	\$0	\$348.10
709	Access Control System - Replace	12	5	\$65,000	\$37,917	\$37,917	\$342.82
910	Exterior Entry Areas - Remodel	25	6	\$70,000	\$53,200	\$53,200	\$177.21
1402	Interior Signage - Replace	30	0	\$50,000	\$50,000	\$50,000	\$105.48
1403	Tower ID Letters - Replace	30	10	\$15,000	\$10,000	\$0	\$31.65
1803	Fire Alarm System - Modernize	20	2	\$1,100,000	\$990,000	\$990,000	\$3,480.96
1811	Plumbing - Replace	50	49	\$9,500,000	\$190,000	\$0	\$12,025.13
1812	Plumbing - Repair	2	1	\$25,000	\$12,500	\$12,500	\$791.13
1813	Plumbing - Assessment	20	19	\$37,000	\$1,850	\$0	\$117.09
1830	Fire Sprinkler Heads - Replace	25	20	\$225,000	\$45,000	\$0	\$569.61
1830	Fire Sprinkler System - LSE	10	6	\$25,000	\$10,000	\$10,000	\$158.23
1830	Fire Sprinkler System - Repair	10	5	\$50,000	\$25,000	\$25,000	\$316.45
1835	Fire Extinguisher Cabinets- Replace	20	2	\$45,500	\$40,950	\$40,950	\$143.99
Basement Parking Garage							
205	Concrete Drive - Repair	10	0	\$25,000	\$25,000	\$25,000	\$158.23
325	Ceiling Light Strips - Replace	25	0	\$41,000	\$41,000	\$41,000	\$103.80
502	Chain Link Fence - Replace	50	36	\$18,250	\$5,110	\$0	\$23.10
700	Vehicle Gate - Replace	25	8	\$30,000	\$20,400	\$0	\$75.95
702	Interior Doors - Partial Replace	2	0	\$1,000	\$1,000	\$1,000	\$31.65
705	Gate Operator - Replace	10	0	\$3,250	\$3,250	\$3,250	\$20.57
910	Elevator Lobbies - Remodel	25	6	\$60,000	\$45,600	\$45,600	\$151.90
1001	Domestic Backflow Devices - Replace	25	5	\$10,000	\$8,000	\$8,000	\$25.32
1705	Basement Walls - Waterproof	25	20	\$170,000	\$34,000	\$0	\$430.37
Parking Structure							
105	Corridor/Stair Deck - Recoat	5	0	\$14,200	\$14,200	\$14,200	\$179.74
220	Concrete Driveway - Recoat	10	0	\$144,000	\$144,000	\$144,000	\$911.38
325	Ceiling Light Strips (a) - Replace	25	0	\$6,250	\$6,250	\$6,250	\$15.82
325	Ceiling Light Strips (b) - Replace	25	18	\$3,550	\$994	\$0	\$8.99
700	Vehicle Gate - Replace	25	14	\$25,000	\$11,000	\$0	\$63.29
705	Gate Operator - Replace	10	0	\$3,250	\$3,250	\$3,250	\$20.57
1115	Parking Structure - Repaint	10	0	\$144,000	\$144,000	\$144,000	\$911.38
1301	Stairwell Roof - Replace	15	0	\$5,000	\$5,000	\$5,000	\$21.10
1308	Metal Roof (bridge) - Replace	30	15	\$22,500	\$11,250	\$0	\$47.47
Electrical & Mechanical							
300	Electrical Equipment - Relocate	1	0	\$250,000	\$250,000	\$250,000	\$15,822.55
301	Electrical Switchgear - Replace	50	4	\$250,000	\$230,000	\$230,000	\$316.45
301	Electrical Transformers (new) - Rep	50	48	\$22,500	\$900	\$0	\$28.48
301	Electrical Transformers (old) - Rep	50	4	\$475,000	\$437,000	\$437,000	\$601.26
302	Emergency Generator - Replace	30	0	\$175,000	\$175,000	\$175,000	\$369.19
302	Transfer Switch - Replace	30	0	\$25,000	\$25,000	\$25,000	\$52.74
303	Ductless Split-Sys (admin) - Repl	15	11	\$7,500	\$2,000	\$0	\$31.65

#	Component	UL	RUL	Current Cost Estimate	Fully Funded Balance	Projected Reserve Balance	Proportional Reserve Contribs
303	Fan Coils (2012) - Replace	15	6	\$75,000	\$45,000	\$45,000	\$316.45
303	Fan Coils (2013) - Replace	15	7	\$150,000	\$80,000	\$0	\$632.90
303	Fan Coils (2014) - Replace	15	8	\$150,000	\$70,000	\$0	\$632.90
303	Fan Coils (2015) - Replace	15	8	\$110,000	\$51,333	\$0	\$464.13
303	Fan Coils (2016) - Replace	15	10	\$250,000	\$83,333	\$0	\$1,054.84
303	Fan Coils (2017) - Replace	15	11	\$192,500	\$51,333	\$0	\$812.22
303	Fan Coils (2018) - Replace	15	12	\$195,000	\$39,000	\$0	\$822.77
303	Heat Pumps (lower) - Replace	20	17	\$110,000	\$16,500	\$0	\$348.10
303	Heat Pumps (upper) - Replace	20	0	\$375,000	\$375,000	\$375,000	\$1,186.69
306	Exhaust Fan (chiller room)- Replace	25	5	\$5,000	\$4,000	\$4,000	\$12.66
306	Exhaust Fan (garage) - Replace	25	10	\$40,000	\$24,000	\$0	\$101.26
306	Ventilator Fans (roof) - Replace	25	8	\$87,500	\$59,500	\$0	\$221.52
307	VFDs - Replace	15	2	\$55,000	\$47,667	\$47,667	\$232.06
308	EV Chargers - Replace	15	12	\$18,000	\$3,600	\$0	\$75.95
309	Chilled Water Lines - Insulation	30	6	\$550,000	\$440,000	\$0	\$1,160.32
309	Chillers - Refurbish	5	4	\$99,000	\$19,800	\$19,800	\$1,253.15
310	Chiller (#1) - Replace	25	14	\$800,000	\$352,000	\$0	\$2,025.29
310	Chiller (#2) - Replace	25	20	\$450,000	\$90,000	\$0	\$1,139.22
311	Cooling Towers - Replace	25	14	\$450,000	\$198,000	\$0	\$1,139.22
312	CT Chemical Feeder - Replace	15	4	\$25,000	\$18,333	\$18,333	\$105.48
318	Pumps (chilled water) - Replace	15	0	\$45,000	\$45,000	\$45,000	\$189.87
318	Pumps (condenser) - Replace	15	0	\$35,000	\$35,000	\$35,000	\$147.68
340	Fire Jockey Pump - Replace	15	13	\$7,500	\$1,000	\$0	\$31.65
340	Fire Pump - Replace	25	23	\$60,000	\$4,800	\$0	\$151.90
350	Pumps (heat pumps - lower)- Replace	15	12	\$12,500	\$2,500	\$0	\$52.74
350	Pumps (heat pumps - upper)- Replace	15	0	\$8,000	\$8,000	\$8,000	\$33.75
355	Pumps (Domestic Booster) - Replace	15	0	\$45,000	\$45,000	\$45,000	\$189.87
703	Entry Intercoms - Replace	15	3	\$14,000	\$11,200	\$11,200	\$59.07
802	Hot Water Storage Tanks - Reline	10	0	\$52,500	\$52,500	\$52,500	\$332.27
1801	Elevators - Modernize	30	2	\$1,700,000	\$1,586,667	\$1,586,667	\$3,586.44
1809	Sump Pumps (garage) - Replace	12	3	\$18,000	\$13,500	\$13,500	\$94.94
1810	Golf Cart - Replace	12	4	\$5,000	\$3,333	\$3,333	\$26.37
1815	Garage Sweepers - Replace	15	0	\$24,000	\$24,000	\$24,000	\$101.26
164	Total Funded Components				\$12,559,596	\$8,675,421	\$82,000



30-Year Reserve Plan Summary

Report # 5101-0
Full

Fiscal Year Start: 2022

Interest:

1.50 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	% Increase In Annual Reserve Contribs.	Reserve Contribs.	Loan or Special Assmts	Interest Income	Reserve Expenses
2022	\$8,675,421	\$12,559,596	69.1 %		Medium	19.05 %	\$984,000	\$0	\$109,563	\$3,826,600
2023	\$5,942,384	\$10,071,974	59.0 %		Medium	5.00 %	\$1,033,200	\$0	\$97,320	\$30,900
2024	\$7,042,004	\$11,451,604	61.5 %		Medium	5.00 %	\$1,084,860	\$0	\$89,235	\$3,352,444
2025	\$4,863,655	\$9,484,712	51.3 %		Medium	5.00 %	\$1,139,103	\$0	\$81,240	\$108,699
2026	\$5,975,299	\$10,834,147	55.2 %		Medium	5.00 %	\$1,196,058	\$0	\$87,585	\$1,548,700
2027	\$5,710,242	\$10,776,170	53.0 %		Medium	5.00 %	\$1,255,861	\$0	\$92,546	\$421,512
2028	\$6,637,137	\$11,913,823	55.7 %		Medium	5.00 %	\$1,318,654	\$0	\$94,814	\$2,037,710
2029	\$6,012,896	\$11,458,376	52.5 %		Medium	5.00 %	\$1,384,587	\$0	\$99,210	\$273,032
2030	\$7,223,661	\$12,845,464	56.2 %		Medium	5.00 %	\$1,453,816	\$0	\$115,562	\$598,581
2031	\$8,194,458	\$13,978,587	58.6 %		Medium	5.00 %	\$1,526,507	\$0	\$133,530	\$233,554
2032	\$9,620,940	\$15,562,609	61.8 %		Medium	5.00 %	\$1,602,832	\$0	\$130,762	\$3,529,259
2033	\$7,825,276	\$13,841,732	56.5 %		Medium	5.00 %	\$1,682,974	\$0	\$127,005	\$515,627
2034	\$9,119,628	\$15,216,692	59.9 %		Medium	5.00 %	\$1,767,123	\$0	\$147,767	\$439,134
2035	\$10,595,384	\$16,756,412	63.2 %		Medium	5.00 %	\$1,855,479	\$0	\$173,251	\$104,449
2036	\$12,519,664	\$18,733,115	66.8 %		Medium	5.00 %	\$1,948,253	\$0	\$168,788	\$4,636,844
2037	\$9,999,861	\$16,148,201	61.9 %		Medium	5.00 %	\$2,045,665	\$0	\$161,962	\$598,571
2038	\$11,608,917	\$17,694,031	65.6 %		Medium	5.00 %	\$2,147,949	\$0	\$189,757	\$238,299
2039	\$13,708,324	\$19,707,654	69.6 %		Medium	5.00 %	\$2,255,346	\$0	\$217,500	\$870,803
2040	\$15,310,367	\$21,182,054	72.3 %		Low	5.00 %	\$2,368,113	\$0	\$246,613	\$332,613
2041	\$17,592,480	\$23,308,425	75.5 %		Low	5.00 %	\$2,486,519	\$0	\$280,739	\$496,242
2042	\$19,863,496	\$25,385,053	78.2 %		Low	5.00 %	\$2,610,845	\$0	\$263,205	\$7,484,435
2043	\$15,253,111	\$20,382,798	74.8 %		Low	5.00 %	\$2,741,387	\$0	\$249,603	\$195,331
2044	\$18,048,771	\$22,796,606	79.2 %		Low	5.00 %	\$2,878,457	\$0	\$273,610	\$2,744,818
2045	\$18,456,019	\$22,716,962	81.2 %		Low	5.00 %	\$3,022,379	\$0	\$295,970	\$742,315
2046	\$21,032,054	\$24,759,416	84.9 %		Low	5.00 %	\$3,173,498	\$0	\$337,367	\$563,795
2047	\$23,979,123	\$27,110,784	88.4 %		Low	5.00 %	\$3,332,173	\$0	\$377,621	\$1,286,103
2048	\$26,402,815	\$28,854,396	91.5 %		Low	5.00 %	\$3,498,782	\$0	\$416,343	\$1,172,647
2049	\$29,145,293	\$30,834,825	94.5 %		Low	5.00 %	\$3,673,721	\$0	\$463,286	\$616,408
2050	\$32,665,892	\$33,517,272	97.5 %		Low	5.00 %	\$3,857,407	\$0	\$520,773	\$228,850
2051	\$36,815,223	\$36,751,146	100.2 %		Low	5.00 %	\$4,050,277	\$0	\$582,285	\$575,002

30-Year Income/Expense Detail

Report # 5101-0
Full

Fiscal Year	2022	2023	2024	2025	2026
Starting Reserve Balance	\$8,675,421	\$5,942,384	\$7,042,004	\$4,863,655	\$5,975,299
Annual Reserve Contribution	\$984,000	\$1,033,200	\$1,084,860	\$1,139,103	\$1,196,058
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$109,563	\$97,320	\$89,235	\$81,240	\$87,585
Total Income	\$9,768,984	\$7,072,904	\$8,216,099	\$6,083,998	\$7,258,943
# Component					
Grounds					
103 Concrete Deck/Walk - Repair	\$2,500	\$0	\$0	\$0	\$0
115 Trex Walkway Deck - Replace	\$0	\$0	\$0	\$0	\$0
205 Concrete Driveway - Repair	\$10,000	\$0	\$0	\$0	\$0
215 Speed Bumps - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
321 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Pilaster Lights - Replace	\$0	\$0	\$0	\$0	\$0
407 Gas BBQs - Replace	\$0	\$0	\$10,609	\$0	\$0
408 Metal Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
409 Trex Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Railings - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (CT) - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscaping/Irrigation - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Planters/Retaining Walls - Repaint	\$22,500	\$0	\$0	\$0	\$0
1403 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1705 Recreation Deck - Waterproof	\$0	\$0	\$0	\$0	\$56,275
Pool Area					
320 Pole/Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool/Party Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Perimeter Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
909 Pool Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1200 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck Joints - Recaulk	\$0	\$0	\$0	\$1,229	\$0
1202 Swimming Pool - Retile	\$0	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Deck - Recoat	\$0	\$0	\$4,774	\$0	\$0
1204 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$40,518
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool/Spa Heaters - Replace	\$16,000	\$0	\$0	\$0	\$0
1209 Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0
1210 Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1210 Spa Jet Pump - Replace	\$1,600	\$0	\$0	\$0	\$0
1214 Pool/Spa Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1302 Equipment Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Tennis Courts					
323 Tennis Court Lights - Replace	\$56,000	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$2,732	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$29,826
1604 Tennis Courts - Recoat/Stripe	\$17,500	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1605 Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$9,671	\$0
North Tower					
324 Interior Lights (decorative) - Repl	\$0	\$0	\$0	\$0	\$0
503 Metal Railings (lanai) - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet (hallways) - Replace	\$219,000	\$0	\$0	\$0	\$0
700 Glass Entry Doors - Replace	\$0	\$0	\$0	\$0	\$20,259
902 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture/Decor - Replace	\$0	\$0	\$0	\$0	\$0
905 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
906 Sauna Room - Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2022	2023	2024	2025	2026
907 Wallcoverings (hallway) - Replace	\$110,000	\$0	\$0	\$0	\$0
909 Outdoor Shower - Remodel	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Fitness Center - Refurbish	\$0	\$0	\$7,957	\$0	\$0
910 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
910 Party Area - Refurbish	\$0	\$0	\$21,218	\$0	\$0
910 Resident Manager Unit - Refurbish	\$0	\$0	\$0	\$27,318	\$0
1115 Exterior Stucco - Repaint	\$507,000	\$0	\$0	\$0	\$0
1119 Windows - Recaulk	\$155,000	\$0	\$0	\$0	\$0
1130 Windows (common) - Replace	\$0	\$0	\$0	\$0	\$209,345
1301 Built-Up Roofs - Recoat	\$50,000	\$0	\$0	\$0	\$0
1302 Built-Up Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1311 Skylights - Replace	\$0	\$0	\$0	\$0	\$5,628
1802 Elevator Cabs - Remodel	\$0	\$0	\$63,654	\$0	\$0
South Tower					
324 Interior Lights (decorative) - Repl	\$0	\$0	\$0	\$0	\$0
503 Metal Railings (lanai) - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet (admin) - Replace	\$4,550	\$0	\$0	\$0	\$0
601 Carpet (hallways) - Replace	\$222,000	\$0	\$0	\$0	\$0
700 Glass Entry Doors - Replace	\$0	\$0	\$0	\$0	\$20,259
903 Furniture (admin) - Partial Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture/Decor - Replace	\$0	\$0	\$0	\$0	\$0
907 Wallcoverings (hallway) - Replace	\$110,000	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Employee Breakroom - Refurbish	\$0	\$0	\$2,652	\$0	\$0
910 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
910 Party Area - Refurbish	\$0	\$0	\$21,218	\$0	\$0
1115 Exterior Stucco - Repaint	\$507,000	\$0	\$0	\$0	\$0
1119 Windows - Recaulk	\$155,000	\$0	\$0	\$0	\$0
1130 Windows (common) - Replace	\$0	\$0	\$0	\$0	\$193,025
1301 Built-Up Roofs - Recoat	\$50,000	\$0	\$0	\$0	\$0
1302 Built-Up Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1311 Skylights - Replace	\$0	\$0	\$0	\$0	\$5,628
1802 Elevator Cabs - Remodel	\$0	\$0	\$63,654	\$0	\$0
Towers - General					
305 Security Camera System - Replace	\$50,000	\$0	\$0	\$0	\$0
324 Exterior Light Fixtures - Replace	\$14,500	\$0	\$0	\$0	\$0
325 Interior Lights (utility) - Replace	\$70,000	\$0	\$0	\$0	\$0
326 Exit Light Fixtures - Replace	\$0	\$0	\$29,705	\$0	\$0
327 Emergency Lights - Replace	\$0	\$0	\$43,497	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
701 Stair/Utility Doors - Partial Repl	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628
707 Door Opener Systems - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Chute Doors - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
709 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
910 Exterior Entry Areas - Remodel	\$0	\$0	\$0	\$0	\$0
1402 Interior Signage - Replace	\$50,000	\$0	\$0	\$0	\$0
1403 Tower ID Letters - Replace	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$1,166,990	\$0	\$0
1811 Plumbing - Replace	\$0	\$0	\$0	\$0	\$0
1812 Plumbing - Repair	\$0	\$25,750	\$0	\$27,318	\$0
1813 Plumbing - Assessment	\$0	\$0	\$0	\$0	\$0
1830 Fire Sprinkler Heads - Replace	\$0	\$0	\$0	\$0	\$0
1830 Fire Sprinkler System - LSE	\$0	\$0	\$0	\$0	\$0
1830 Fire Sprinkler System - Repair	\$0	\$0	\$0	\$0	\$0
1835 Fire Extinguisher Cabinets- Replace	\$0	\$0	\$48,271	\$0	\$0
Basement Parking Garage					
205 Concrete Drive - Repair	\$25,000	\$0	\$0	\$0	\$0
325 Ceiling Light Strips - Replace	\$41,000	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
702 Interior Doors - Partial Replace	\$1,000	\$0	\$1,061	\$0	\$1,126
705 Gate Operator - Replace	\$3,250	\$0	\$0	\$0	\$0
910 Elevator Lobbies - Remodel	\$0	\$0	\$0	\$0	\$0
1001 Domestic Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1705 Basement Walls - Waterproof	\$0	\$0	\$0	\$0	\$0
Parking Structure					

Fiscal Year	2022	2023	2024	2025	2026
105 Corridor/Stair Deck - Recoat	\$14,200	\$0	\$0	\$0	\$0
220 Concrete Driveway - Recoat	\$144,000	\$0	\$0	\$0	\$0
325 Ceiling Light Strips (a) - Replace	\$6,250	\$0	\$0	\$0	\$0
325 Ceiling Light Strips (b) - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$3,250	\$0	\$0	\$0	\$0
1115 Parking Structure - Repaint	\$144,000	\$0	\$0	\$0	\$0
1301 Stairwell Roof - Replace	\$5,000	\$0	\$0	\$0	\$0
1308 Metal Roof (bridge) - Replace	\$0	\$0	\$0	\$0	\$0
Electrical & Mechanical					
300 Electrical Equipment - Relocate	\$250,000	\$0	\$0	\$0	\$0
301 Electrical Switchgear - Replace	\$0	\$0	\$0	\$0	\$281,377
301 Electrical Transformers (new) - Rep	\$0	\$0	\$0	\$0	\$0
301 Electrical Transformers (old) - Rep	\$0	\$0	\$0	\$0	\$534,617
302 Emergency Generator - Replace	\$175,000	\$0	\$0	\$0	\$0
302 Transfer Switch - Replace	\$25,000	\$0	\$0	\$0	\$0
303 Ductless Split-Sys (admin) - Repl	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2012) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2013) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2014) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2015) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2016) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2017) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2018) - Replace	\$0	\$0	\$0	\$0	\$0
303 Heat Pumps (lower) - Replace	\$0	\$0	\$0	\$0	\$0
303 Heat Pumps (upper) - Replace	\$375,000	\$0	\$0	\$0	\$0
306 Exhaust Fan (chiller room)- Replace	\$0	\$0	\$0	\$0	\$0
306 Exhaust Fan (garage) - Replace	\$0	\$0	\$0	\$0	\$0
306 Ventilator Fans (roof) - Replace	\$0	\$0	\$0	\$0	\$0
307 VFDs - Replace	\$0	\$0	\$58,350	\$0	\$0
308 EV Chargers - Replace	\$0	\$0	\$0	\$0	\$0
309 Chilled Water Lines - Insulation	\$0	\$0	\$0	\$0	\$0
309 Chillers - Refurbish	\$0	\$0	\$0	\$0	\$111,425
310 Chiller (#1) - Replace	\$0	\$0	\$0	\$0	\$0
310 Chiller (#2) - Replace	\$0	\$0	\$0	\$0	\$0
311 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
312 CT Chemical Feeder - Replace	\$0	\$0	\$0	\$0	\$28,138
318 Pumps (chilled water) - Replace	\$45,000	\$0	\$0	\$0	\$0
318 Pumps (condenser) - Replace	\$35,000	\$0	\$0	\$0	\$0
340 Fire Jockey Pump - Replace	\$0	\$0	\$0	\$0	\$0
340 Fire Pump - Replace	\$0	\$0	\$0	\$0	\$0
350 Pumps (heat pumps - lower)- Replace	\$0	\$0	\$0	\$0	\$0
350 Pumps (heat pumps - upper)- Replace	\$8,000	\$0	\$0	\$0	\$0
355 Pumps (Domestic Booster) - Replace	\$45,000	\$0	\$0	\$0	\$0
703 Entry Intercoms - Replace	\$0	\$0	\$0	\$15,298	\$0
802 Hot Water Storage Tanks - Reline	\$52,500	\$0	\$0	\$0	\$0
1801 Elevators - Modernize	\$0	\$0	\$1,803,530	\$0	\$0
1809 Sump Pumps (garage) - Replace	\$0	\$0	\$0	\$19,669	\$0
1810 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$5,628
1815 Garage Sweepers - Replace	\$24,000	\$0	\$0	\$0	\$0
Total Expenses	\$3,826,600	\$30,900	\$3,352,444	\$108,699	\$1,548,700
Ending Reserve Balance	\$5,942,384	\$7,042,004	\$4,863,655	\$5,975,299	\$5,710,242

Fiscal Year	2027	2028	2029	2030	2031
Starting Reserve Balance	\$5,710,242	\$6,637,137	\$6,012,896	\$7,223,661	\$8,194,458
Annual Reserve Contribution	\$1,255,861	\$1,318,654	\$1,384,587	\$1,453,816	\$1,526,507
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$92,546	\$94,814	\$99,210	\$115,562	\$133,530
Total Income	\$7,058,649	\$8,050,606	\$7,496,693	\$8,793,038	\$9,854,494
# Component					
Grounds					
103 Concrete Deck/Walk - Repair	\$2,898	\$0	\$0	\$0	\$0
115 Trex Walkway Deck - Replace	\$0	\$0	\$0	\$0	\$0
205 Concrete Driveway - Repair	\$0	\$0	\$0	\$0	\$0
215 Speed Bumps - Replace	\$0	\$12,896	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
321 Landscape Lights - Replace	\$3,652	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$15,418	\$0	\$0	\$0	\$0
322 Pilaster Lights - Replace	\$91,583	\$0	\$0	\$0	\$0
407 Gas BBQs - Replace	\$0	\$0	\$0	\$0	\$0
408 Metal Trash Receptacles - Replace	\$8,347	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$4,057	\$0	\$0	\$0	\$0
409 Trex Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Railings - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (CT) - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscaping/Irrigation - Refurbish	\$28,982	\$0	\$0	\$0	\$0
1115 Planters/Retaining Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1403 Monument Sign - Replace	\$11,593	\$0	\$0	\$0	\$0
1705 Recreation Deck - Waterproof	\$0	\$0	\$0	\$0	\$65,239
Pool Area					
320 Pole/Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool/Party Furniture - Replace	\$0	\$0	\$0	\$44,337	\$0
503 Perimeter Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
909 Pool Shower - Remodel	\$0	\$29,851	\$0	\$0	\$0
1200 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck Joints - Recaulk	\$0	\$0	\$0	\$1,425	\$0
1202 Swimming Pool - Retile	\$0	\$179,108	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$59,703	\$0	\$0	\$0
1204 Pool Deck - Recoat	\$0	\$5,373	\$0	\$0	\$0
1204 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$2,029	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controller - Replace	\$7,535	\$0	\$0	\$0	\$0
1210 Circulation Pumps - Replace	\$0	\$0	\$0	\$3,674	\$0
1210 Spa Jet Pump - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool/Spa Skimmers - Replace	\$0	\$6,269	\$0	\$0	\$0
1302 Equipment Metal Roof - Replace	\$2,898	\$0	\$0	\$0	\$0
Tennis Courts					
323 Tennis Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Recoat/Stripe	\$0	\$20,896	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$71,643	\$0	\$0	\$0
1605 Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
North Tower					
324 Interior Lights (decorative) - Repl	\$0	\$0	\$0	\$0	\$0
503 Metal Railings (lanai) - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet (hallways) - Replace	\$0	\$0	\$0	\$0	\$0
700 Glass Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
902 Fitness Equipment - Replace	\$40,575	\$0	\$0	\$0	\$0
903 Furniture/Decor - Replace	\$0	\$29,851	\$0	\$0	\$0
905 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
906 Sauna Room - Refurbish	\$0	\$0	\$0	\$0	\$0
907 Wallcoverings (hallway) - Replace	\$0	\$0	\$0	\$0	\$0
909 Outdoor Shower - Remodel	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Fitness Center - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Lobby - Remodel	\$0	\$298,513	\$0	\$0	\$0
910 Party Area - Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
910 Resident Manager Unit - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Exterior Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1119 Windows - Recaulk	\$0	\$0	\$0	\$0	\$0
1130 Windows (common) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Built-Up Roofs - Recoat	\$0	\$0	\$0	\$0	\$0
1302 Built-Up Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1311 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
South Tower					
324 Interior Lights (decorative) - Repl	\$0	\$0	\$0	\$0	\$0
503 Metal Railings (lanai) - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet (admin) - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet (hallways) - Replace	\$0	\$0	\$0	\$0	\$0
700 Glass Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture (admin) - Partial Replace	\$0	\$2,985	\$0	\$0	\$0
903 Furniture/Decor - Replace	\$0	\$29,851	\$0	\$0	\$0
907 Wallcoverings (hallway) - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Employee Breakroom - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Lobby - Remodel	\$0	\$298,513	\$0	\$0	\$0
910 Party Area - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Exterior Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1119 Windows - Recaulk	\$0	\$0	\$0	\$0	\$0
1130 Windows (common) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Built-Up Roofs - Recoat	\$0	\$0	\$0	\$0	\$0
1302 Built-Up Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1311 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
Towers - General					
305 Security Camera System - Replace	\$0	\$0	\$0	\$63,339	\$0
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights (utility) - Replace	\$0	\$0	\$0	\$0	\$0
326 Exit Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
327 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$53,732	\$0	\$0	\$0
701 Stair/Utility Doors - Partial Repl	\$5,796	\$5,970	\$6,149	\$6,334	\$6,524
707 Door Opener Systems - Replace	\$0	\$0	\$51,655	\$0	\$0
708 Trash Chute Doors - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
709 Access Control System - Replace	\$75,353	\$0	\$0	\$0	\$0
910 Exterior Entry Areas - Remodel	\$0	\$83,584	\$0	\$0	\$0
1402 Interior Signage - Replace	\$0	\$0	\$0	\$0	\$0
1403 Tower ID Letters - Replace	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Replace	\$0	\$0	\$0	\$0	\$0
1812 Plumbing - Repair	\$28,982	\$0	\$30,747	\$0	\$32,619
1813 Plumbing - Assessment	\$0	\$0	\$0	\$0	\$0
1830 Fire Sprinkler Heads - Replace	\$0	\$0	\$0	\$0	\$0
1830 Fire Sprinkler System - LSE	\$0	\$29,851	\$0	\$0	\$0
1830 Fire Sprinkler System - Repair	\$57,964	\$0	\$0	\$0	\$0
1835 Fire Extinguisher Cabinets- Replace	\$0	\$0	\$0	\$0	\$0
Basement Parking Garage					
205 Concrete Drive - Repair	\$0	\$0	\$0	\$0	\$0
325 Ceiling Light Strips - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate - Replace	\$0	\$0	\$0	\$38,003	\$0
702 Interior Doors - Partial Replace	\$0	\$1,194	\$0	\$1,267	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
910 Elevator Lobbies - Remodel	\$0	\$71,643	\$0	\$0	\$0
1001 Domestic Backflow Devices - Replace	\$11,593	\$0	\$0	\$0	\$0
1705 Basement Walls - Waterproof	\$0	\$0	\$0	\$0	\$0
Parking Structure					
105 Corridor/Stair Deck - Recoat	\$16,462	\$0	\$0	\$0	\$0
220 Concrete Driveway - Recoat	\$0	\$0	\$0	\$0	\$0
325 Ceiling Light Strips (a) - Replace	\$0	\$0	\$0	\$0	\$0
325 Ceiling Light Strips (b) - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2027	2028	2029	2030	2031
1115 Parking Structure - Repaint	\$0	\$0	\$0	\$0	\$0
1301 Stairwell Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roof (bridge) - Replace	\$0	\$0	\$0	\$0	\$0
Electrical & Mechanical					
300 Electrical Equipment - Relocate	\$0	\$0	\$0	\$0	\$0
301 Electrical Switchgear - Replace	\$0	\$0	\$0	\$0	\$0
301 Electrical Transformers (new) - Rep	\$0	\$0	\$0	\$0	\$0
301 Electrical Transformers (old) - Rep	\$0	\$0	\$0	\$0	\$0
302 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
302 Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
303 Ductless Split-Sys (admin) - Repl	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2012) - Replace	\$0	\$89,554	\$0	\$0	\$0
303 Fan Coils (2013) - Replace	\$0	\$0	\$184,481	\$0	\$0
303 Fan Coils (2014) - Replace	\$0	\$0	\$0	\$190,016	\$0
303 Fan Coils (2015) - Replace	\$0	\$0	\$0	\$139,345	\$0
303 Fan Coils (2016) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2017) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2018) - Replace	\$0	\$0	\$0	\$0	\$0
303 Heat Pumps (lower) - Replace	\$0	\$0	\$0	\$0	\$0
303 Heat Pumps (upper) - Replace	\$0	\$0	\$0	\$0	\$0
306 Exhaust Fan (chiller room)- Replace	\$5,796	\$0	\$0	\$0	\$0
306 Exhaust Fan (garage) - Replace	\$0	\$0	\$0	\$0	\$0
306 Ventilator Fans (roof) - Replace	\$0	\$0	\$0	\$110,842	\$0
307 VFDs - Replace	\$0	\$0	\$0	\$0	\$0
308 EV Chargers - Replace	\$0	\$0	\$0	\$0	\$0
309 Chilled Water Lines - Insulation	\$0	\$656,729	\$0	\$0	\$0
309 Chillers - Refurbish	\$0	\$0	\$0	\$0	\$129,173
310 Chiller (#1) - Replace	\$0	\$0	\$0	\$0	\$0
310 Chiller (#2) - Replace	\$0	\$0	\$0	\$0	\$0
311 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
312 CT Chemical Feeder - Replace	\$0	\$0	\$0	\$0	\$0
318 Pumps (chilled water) - Replace	\$0	\$0	\$0	\$0	\$0
318 Pumps (condenser) - Replace	\$0	\$0	\$0	\$0	\$0
340 Fire Jockey Pump - Replace	\$0	\$0	\$0	\$0	\$0
340 Fire Pump - Replace	\$0	\$0	\$0	\$0	\$0
350 Pumps (heat pumps - lower)- Replace	\$0	\$0	\$0	\$0	\$0
350 Pumps (heat pumps - upper)- Replace	\$0	\$0	\$0	\$0	\$0
355 Pumps (Domestic Booster) - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry Intercoms - Replace	\$0	\$0	\$0	\$0	\$0
802 Hot Water Storage Tanks - Reline	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
1809 Sump Pumps (garage) - Replace	\$0	\$0	\$0	\$0	\$0
1810 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
1815 Garage Sweepers - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$421,512	\$2,037,710	\$273,032	\$598,581	\$233,554
Ending Reserve Balance	\$6,637,137	\$6,012,896	\$7,223,661	\$8,194,458	\$9,620,940

Fiscal Year	2032	2033	2034	2035	2036
Starting Reserve Balance	\$9,620,940	\$7,825,276	\$9,119,628	\$10,595,384	\$12,519,664
Annual Reserve Contribution	\$1,602,832	\$1,682,974	\$1,767,123	\$1,855,479	\$1,948,253
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$130,762	\$127,005	\$147,767	\$173,251	\$168,788
Total Income	\$11,354,535	\$9,635,255	\$11,034,518	\$12,624,114	\$14,636,705
# Component					
Grounds					
103 Concrete Deck/Walk - Repair	\$3,360	\$0	\$0	\$0	\$0
115 Trex Walkway Deck - Replace	\$0	\$41,527	\$0	\$0	\$0
205 Concrete Driveway - Repair	\$13,439	\$0	\$0	\$0	\$0
215 Speed Bumps - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$41,527	\$0	\$0	\$0
321 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Pilaster Lights - Replace	\$0	\$0	\$0	\$0	\$0
407 Gas BBQs - Replace	\$0	\$0	\$14,258	\$0	\$0
408 Metal Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
409 Trex Benches - Replace	\$0	\$0	\$0	\$11,014	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Railings - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (CT) - Replace	\$12,633	\$0	\$0	\$0	\$0
1005 Landscaping/Irrigation - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Planters/Retaining Walls - Repaint	\$30,238	\$0	\$0	\$0	\$0
1403 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1705 Recreation Deck - Waterproof	\$0	\$0	\$0	\$0	\$75,629
Pool Area					
320 Pole/Wall Lights - Replace	\$0	\$31,145	\$0	\$0	\$0
404 Pool/Party Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Perimeter Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
909 Pool Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1200 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck Joints - Recaulk	\$0	\$0	\$0	\$1,652	\$0
1202 Swimming Pool - Retile	\$0	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Deck - Recoat	\$6,048	\$0	\$0	\$0	\$6,807
1204 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$2,139	\$0	\$0
1208 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0
1210 Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1210 Spa Jet Pump - Replace	\$2,150	\$0	\$0	\$0	\$0
1214 Pool/Spa Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1302 Equipment Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Tennis Courts					
323 Tennis Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Recoat/Stripe	\$0	\$0	\$24,951	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1605 Tennis Court Windscreen - Replace	\$11,894	\$0	\$0	\$0	\$0
North Tower					
324 Interior Lights (decorative) - Repl	\$0	\$0	\$0	\$0	\$0
503 Metal Railings (lanai) - Replace	\$0	\$0	\$0	\$0	\$1,233,517
601 Carpet (hallways) - Replace	\$294,318	\$0	\$0	\$0	\$0
700 Glass Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
902 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture/Decor - Replace	\$0	\$0	\$0	\$0	\$0
905 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
906 Sauna Room - Refurbish	\$0	\$0	\$0	\$0	\$0
907 Wallcoverings (hallway) - Replace	\$0	\$0	\$0	\$0	\$0
909 Outdoor Shower - Remodel	\$0	\$13,842	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$34,606	\$0	\$0	\$0
910 Fitness Center - Refurbish	\$0	\$0	\$10,693	\$0	\$0
910 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
910 Party Area - Refurbish	\$0	\$0	\$28,515	\$0	\$0

Fiscal Year	2032	2033	2034	2035	2036
910 Resident Manager Unit - Refurbish	\$0	\$0	\$0	\$36,713	\$0
1115 Exterior Stucco - Repaint	\$681,366	\$0	\$0	\$0	\$0
1119 Windows - Recaulk	\$208,307	\$0	\$0	\$0	\$0
1130 Windows (common) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Built-Up Roofs - Recoat	\$67,196	\$0	\$0	\$0	\$0
1302 Built-Up Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1311 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
South Tower					
324 Interior Lights (decorative) - Repl	\$0	\$0	\$0	\$0	\$0
503 Metal Railings (lanai) - Replace	\$0	\$0	\$0	\$0	\$1,233,517
601 Carpet (admin) - Replace	\$6,115	\$0	\$0	\$0	\$0
601 Carpet (hallways) - Replace	\$298,349	\$0	\$0	\$0	\$0
700 Glass Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture (admin) - Partial Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture/Decor - Replace	\$0	\$0	\$0	\$0	\$0
907 Wallcoverings (hallway) - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$34,606	\$0	\$0	\$0
910 Employee Breakroom - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
910 Party Area - Refurbish	\$0	\$0	\$28,515	\$0	\$0
1115 Exterior Stucco - Repaint	\$681,366	\$0	\$0	\$0	\$0
1119 Windows - Recaulk	\$208,307	\$0	\$0	\$0	\$0
1130 Windows (common) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Built-Up Roofs - Recoat	\$67,196	\$0	\$0	\$0	\$0
1302 Built-Up Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1311 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
Towers - General					
305 Security Camera System - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights (utility) - Replace	\$0	\$0	\$0	\$0	\$0
326 Exit Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
327 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
701 Stair/Utility Doors - Partial Repl	\$6,720	\$6,921	\$7,129	\$7,343	\$7,563
707 Door Opener Systems - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Chute Doors - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
709 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
910 Exterior Entry Areas - Remodel	\$0	\$0	\$0	\$0	\$0
1402 Interior Signage - Replace	\$0	\$0	\$0	\$0	\$0
1403 Tower ID Letters - Replace	\$20,159	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Replace	\$0	\$0	\$0	\$0	\$0
1812 Plumbing - Repair	\$0	\$34,606	\$0	\$36,713	\$0
1813 Plumbing - Assessment	\$0	\$0	\$0	\$0	\$0
1830 Fire Sprinkler Heads - Replace	\$0	\$0	\$0	\$0	\$0
1830 Fire Sprinkler System - LSE	\$0	\$0	\$0	\$0	\$0
1830 Fire Sprinkler System - Repair	\$0	\$0	\$0	\$0	\$0
1835 Fire Extinguisher Cabinets- Replace	\$0	\$0	\$0	\$0	\$0
Basement Parking Garage					
205 Concrete Drive - Repair	\$33,598	\$0	\$0	\$0	\$0
325 Ceiling Light Strips - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
702 Interior Doors - Partial Replace	\$1,344	\$0	\$1,426	\$0	\$1,513
705 Gate Operator - Replace	\$4,368	\$0	\$0	\$0	\$0
910 Elevator Lobbies - Remodel	\$0	\$0	\$0	\$0	\$0
1001 Domestic Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1705 Basement Walls - Waterproof	\$0	\$0	\$0	\$0	\$0
Parking Structure					
105 Corridor/Stair Deck - Recoat	\$19,084	\$0	\$0	\$0	\$0
220 Concrete Driveway - Recoat	\$193,524	\$0	\$0	\$0	\$0
325 Ceiling Light Strips (a) - Replace	\$0	\$0	\$0	\$0	\$0
325 Ceiling Light Strips (b) - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$37,815
705 Gate Operator - Replace	\$4,368	\$0	\$0	\$0	\$0

Fiscal Year	2032	2033	2034	2035	2036
1115 Parking Structure - Repaint	\$193,524	\$0	\$0	\$0	\$0
1301 Stairwell Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roof (bridge) - Replace	\$0	\$0	\$0	\$0	\$0
Electrical & Mechanical					
300 Electrical Equipment - Relocate	\$0	\$0	\$0	\$0	\$0
301 Electrical Switchgear - Replace	\$0	\$0	\$0	\$0	\$0
301 Electrical Transformers (new) - Rep	\$0	\$0	\$0	\$0	\$0
301 Electrical Transformers (old) - Rep	\$0	\$0	\$0	\$0	\$0
302 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
302 Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
303 Ductless Split-Sys (admin) - Repl	\$0	\$10,382	\$0	\$0	\$0
303 Fan Coils (2012) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2013) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2014) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2015) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2016) - Replace	\$335,979	\$0	\$0	\$0	\$0
303 Fan Coils (2017) - Replace	\$0	\$266,465	\$0	\$0	\$0
303 Fan Coils (2018) - Replace	\$0	\$0	\$278,023	\$0	\$0
303 Heat Pumps (lower) - Replace	\$0	\$0	\$0	\$0	\$0
303 Heat Pumps (upper) - Replace	\$0	\$0	\$0	\$0	\$0
306 Exhaust Fan (chiller room)- Replace	\$0	\$0	\$0	\$0	\$0
306 Exhaust Fan (garage) - Replace	\$53,757	\$0	\$0	\$0	\$0
306 Ventilator Fans (roof) - Replace	\$0	\$0	\$0	\$0	\$0
307 VFDs - Replace	\$0	\$0	\$0	\$0	\$0
308 EV Chargers - Replace	\$0	\$0	\$25,664	\$0	\$0
309 Chilled Water Lines - Insulation	\$0	\$0	\$0	\$0	\$0
309 Chillers - Refurbish	\$0	\$0	\$0	\$0	\$149,746
310 Chiller (#1) - Replace	\$0	\$0	\$0	\$0	\$1,210,072
310 Chiller (#2) - Replace	\$0	\$0	\$0	\$0	\$0
311 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$680,665
312 CT Chemical Feeder - Replace	\$0	\$0	\$0	\$0	\$0
318 Pumps (chilled water) - Replace	\$0	\$0	\$0	\$0	\$0
318 Pumps (condenser) - Replace	\$0	\$0	\$0	\$0	\$0
340 Fire Jockey Pump - Replace	\$0	\$0	\$0	\$11,014	\$0
340 Fire Pump - Replace	\$0	\$0	\$0	\$0	\$0
350 Pumps (heat pumps - lower)- Replace	\$0	\$0	\$17,822	\$0	\$0
350 Pumps (heat pumps - upper)- Replace	\$0	\$0	\$0	\$0	\$0
355 Pumps (Domestic Booster) - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry Intercoms - Replace	\$0	\$0	\$0	\$0	\$0
802 Hot Water Storage Tanks - Reline	\$70,556	\$0	\$0	\$0	\$0
1801 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
1809 Sump Pumps (garage) - Replace	\$0	\$0	\$0	\$0	\$0
1810 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
1815 Garage Sweepers - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$3,529,259	\$515,627	\$439,134	\$104,449	\$4,636,844
Ending Reserve Balance	\$7,825,276	\$9,119,628	\$10,595,384	\$12,519,664	\$9,999,861

Fiscal Year	2037	2038	2039	2040	2041
Starting Reserve Balance	\$9,999,861	\$11,608,917	\$13,708,324	\$15,310,367	\$17,592,480
Annual Reserve Contribution	\$2,045,665	\$2,147,949	\$2,255,346	\$2,368,113	\$2,486,519
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$161,962	\$189,757	\$217,500	\$246,613	\$280,739
Total Income	\$12,207,488	\$13,946,622	\$16,181,170	\$17,925,093	\$20,359,738
# Component					
Grounds					
103 Concrete Deck/Walk - Repair	\$3,895	\$0	\$0	\$0	\$0
115 Trex Walkway Deck - Replace	\$0	\$0	\$0	\$0	\$0
205 Concrete Driveway - Repair	\$0	\$0	\$0	\$0	\$0
215 Speed Bumps - Replace	\$0	\$0	\$0	\$18,386	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
321 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Pilaster Lights - Replace	\$0	\$0	\$0	\$0	\$0
407 Gas BBQs - Replace	\$0	\$0	\$0	\$0	\$0
408 Metal Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
409 Trex Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Railings - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (CT) - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscaping/Irrigation - Refurbish	\$38,949	\$0	\$0	\$0	\$0
1115 Planters/Retaining Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1403 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1705 Recreation Deck - Waterproof	\$0	\$0	\$0	\$0	\$87,675
Pool Area					
320 Pole/Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool/Party Furniture - Replace	\$0	\$0	\$0	\$59,585	\$0
503 Perimeter Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
909 Pool Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1200 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck Joints - Recaulk	\$0	\$0	\$0	\$1,915	\$0
1202 Swimming Pool - Retile	\$0	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Deck - Recoat	\$0	\$0	\$0	\$7,661	\$0
1204 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool/Spa Heaters - Replace	\$24,927	\$0	\$0	\$0	\$0
1209 Chemical Controller - Replace	\$10,127	\$0	\$0	\$0	\$0
1210 Circulation Pumps - Replace	\$0	\$0	\$0	\$4,937	\$0
1210 Spa Jet Pump - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool/Spa Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1302 Equipment Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Tennis Courts					
323 Tennis Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$3,895	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Recoat/Stripe	\$0	\$0	\$0	\$29,793	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1605 Tennis Court Windscreen - Replace	\$0	\$0	\$14,628	\$0	\$0
North Tower					
324 Interior Lights (decorative) - Repl	\$0	\$0	\$109,088	\$0	\$0
503 Metal Railings (lanai) - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet (hallways) - Replace	\$0	\$0	\$0	\$0	\$0
700 Glass Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
902 Fitness Equipment - Replace	\$54,529	\$0	\$0	\$0	\$0
903 Furniture/Decor - Replace	\$0	\$40,118	\$0	\$0	\$0
905 Sauna Heater - Replace	\$0	\$0	\$5,785	\$0	\$0
906 Sauna Room - Refurbish	\$0	\$16,047	\$0	\$0	\$0
907 Wallcoverings (hallway) - Replace	\$0	\$0	\$0	\$0	\$0
909 Outdoor Shower - Remodel	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Fitness Center - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
910 Party Area - Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2037	2038	2039	2040	2041
910 Resident Manager Unit - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Exterior Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1119 Windows - Recaulk	\$0	\$0	\$0	\$0	\$0
1130 Windows (common) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Built-Up Roofs - Recoat	\$0	\$0	\$0	\$0	\$0
1302 Built-Up Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1311 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel	\$0	\$0	\$99,171	\$0	\$0
South Tower					
324 Interior Lights (decorative) - Repl	\$0	\$0	\$109,088	\$0	\$0
503 Metal Railings (lanai) - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet (admin) - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet (hallways) - Replace	\$0	\$0	\$0	\$0	\$0
700 Glass Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture (admin) - Partial Replace	\$0	\$4,012	\$0	\$0	\$0
903 Furniture/Decor - Replace	\$0	\$40,118	\$0	\$0	\$0
907 Wallcoverings (hallway) - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Employee Breakroom - Refurbish	\$0	\$0	\$4,132	\$0	\$0
910 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
910 Party Area - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Exterior Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1119 Windows - Recaulk	\$0	\$0	\$0	\$0	\$0
1130 Windows (common) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Built-Up Roofs - Recoat	\$0	\$0	\$0	\$0	\$0
1302 Built-Up Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1311 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel	\$0	\$0	\$99,171	\$0	\$0
Towers - General					
305 Security Camera System - Replace	\$0	\$80,235	\$0	\$0	\$0
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights (utility) - Replace	\$0	\$0	\$0	\$0	\$0
326 Exit Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
327 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
701 Stair/Utility Doors - Partial Repl	\$7,790	\$8,024	\$8,264	\$8,512	\$8,768
707 Door Opener Systems - Replace	\$0	\$0	\$0	\$0	\$73,647
708 Trash Chute Doors - Replace	\$0	\$0	\$0	\$170,243	\$0
708 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
709 Access Control System - Replace	\$0	\$0	\$107,435	\$0	\$0
910 Exterior Entry Areas - Remodel	\$0	\$0	\$0	\$0	\$0
1402 Interior Signage - Replace	\$0	\$0	\$0	\$0	\$0
1403 Tower ID Letters - Replace	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Replace	\$0	\$0	\$0	\$0	\$0
1812 Plumbing - Repair	\$38,949	\$0	\$41,321	\$0	\$43,838
1813 Plumbing - Assessment	\$0	\$0	\$0	\$0	\$64,880
1830 Fire Sprinkler Heads - Replace	\$0	\$0	\$0	\$0	\$0
1830 Fire Sprinkler System - LSE	\$0	\$40,118	\$0	\$0	\$0
1830 Fire Sprinkler System - Repair	\$77,898	\$0	\$0	\$0	\$0
1835 Fire Extinguisher Cabinets- Replace	\$0	\$0	\$0	\$0	\$0
Basement Parking Garage					
205 Concrete Drive - Repair	\$0	\$0	\$0	\$0	\$0
325 Ceiling Light Strips - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
702 Interior Doors - Partial Replace	\$0	\$1,605	\$0	\$1,702	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
910 Elevator Lobbies - Remodel	\$0	\$0	\$0	\$0	\$0
1001 Domestic Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1705 Basement Walls - Waterproof	\$0	\$0	\$0	\$0	\$0
Parking Structure					
105 Corridor/Stair Deck - Recoat	\$22,123	\$0	\$0	\$0	\$0
220 Concrete Driveway - Recoat	\$0	\$0	\$0	\$0	\$0
325 Ceiling Light Strips (a) - Replace	\$0	\$0	\$0	\$0	\$0
325 Ceiling Light Strips (b) - Replace	\$0	\$0	\$0	\$6,044	\$0
700 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2037	2038	2039	2040	2041
1115 Parking Structure - Repaint	\$0	\$0	\$0	\$0	\$0
1301 Stairwell Roof - Replace	\$7,790	\$0	\$0	\$0	\$0
1308 Metal Roof (bridge) - Replace	\$35,054	\$0	\$0	\$0	\$0
Electrical & Mechanical					
300 Electrical Equipment - Relocate	\$0	\$0	\$0	\$0	\$0
301 Electrical Switchgear - Replace	\$0	\$0	\$0	\$0	\$0
301 Electrical Transformers (new) - Rep	\$0	\$0	\$0	\$0	\$0
301 Electrical Transformers (old) - Rep	\$0	\$0	\$0	\$0	\$0
302 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
302 Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
303 Ductless Split-Sys (admin) - Repl	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2012) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2013) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2014) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2015) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2016) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2017) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2018) - Replace	\$0	\$0	\$0	\$0	\$0
303 Heat Pumps (lower) - Replace	\$0	\$0	\$181,813	\$0	\$0
303 Heat Pumps (upper) - Replace	\$0	\$0	\$0	\$0	\$0
306 Exhaust Fan (chiller room)- Replace	\$0	\$0	\$0	\$0	\$0
306 Exhaust Fan (garage) - Replace	\$0	\$0	\$0	\$0	\$0
306 Ventilator Fans (roof) - Replace	\$0	\$0	\$0	\$0	\$0
307 VFDs - Replace	\$0	\$0	\$90,907	\$0	\$0
308 EV Chargers - Replace	\$0	\$0	\$0	\$0	\$0
309 Chilled Water Lines - Insulation	\$0	\$0	\$0	\$0	\$0
309 Chillers - Refurbish	\$0	\$0	\$0	\$0	\$173,597
310 Chiller (#1) - Replace	\$0	\$0	\$0	\$0	\$0
310 Chiller (#2) - Replace	\$0	\$0	\$0	\$0	\$0
311 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
312 CT Chemical Feeder - Replace	\$0	\$0	\$0	\$0	\$43,838
318 Pumps (chilled water) - Replace	\$70,109	\$0	\$0	\$0	\$0
318 Pumps (condenser) - Replace	\$54,529	\$0	\$0	\$0	\$0
340 Fire Jockey Pump - Replace	\$0	\$0	\$0	\$0	\$0
340 Fire Pump - Replace	\$0	\$0	\$0	\$0	\$0
350 Pumps (heat pumps - lower)- Replace	\$0	\$0	\$0	\$0	\$0
350 Pumps (heat pumps - upper)- Replace	\$12,464	\$0	\$0	\$0	\$0
355 Pumps (Domestic Booster) - Replace	\$70,109	\$0	\$0	\$0	\$0
703 Entry Intercoms - Replace	\$0	\$0	\$0	\$23,834	\$0
802 Hot Water Storage Tanks - Reline	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
1809 Sump Pumps (garage) - Replace	\$28,043	\$0	\$0	\$0	\$0
1810 Golf Cart - Replace	\$0	\$8,024	\$0	\$0	\$0
1815 Garage Sweepers - Replace	\$37,391	\$0	\$0	\$0	\$0
Total Expenses	\$598,571	\$238,299	\$870,803	\$332,613	\$496,242
Ending Reserve Balance	\$11,608,917	\$13,708,324	\$15,310,367	\$17,592,480	\$19,863,496

Fiscal Year	2042	2043	2044	2045	2046
Starting Reserve Balance	\$19,863,496	\$15,253,111	\$18,048,771	\$18,456,019	\$21,032,054
Annual Reserve Contribution	\$2,610,845	\$2,741,387	\$2,878,457	\$3,022,379	\$3,173,498
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$263,205	\$249,603	\$273,610	\$295,970	\$337,367
Total Income	\$22,737,546	\$18,244,102	\$21,200,838	\$21,774,369	\$24,542,919
# Component					
Grounds					
103 Concrete Deck/Walk - Repair	\$4,515	\$0	\$0	\$0	\$0
115 Trex Walkway Deck - Replace	\$0	\$0	\$0	\$0	\$0
205 Concrete Driveway - Repair	\$18,061	\$0	\$0	\$0	\$0
215 Speed Bumps - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
321 Landscape Lights - Replace	\$5,689	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Pilaster Lights - Replace	\$0	\$0	\$0	\$0	\$0
407 Gas BBQs - Replace	\$0	\$0	\$19,161	\$0	\$0
408 Metal Trash Receptacles - Replace	\$13,004	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$6,321	\$0	\$0	\$0	\$0
409 Trex Benches - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Railings - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (CT) - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscaping/Irrigation - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Planters/Retaining Walls - Repaint	\$40,638	\$0	\$0	\$0	\$0
1403 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1705 Recreation Deck - Waterproof	\$0	\$0	\$0	\$0	\$101,640
Pool Area					
320 Pole/Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool/Party Furniture - Replace	\$0	\$0	\$0	\$0	\$0
503 Perimeter Fence/Gates - Replace	\$0	\$0	\$0	\$0	\$0
909 Pool Shower - Remodel	\$0	\$0	\$0	\$0	\$0
1200 Pool/Spa Coping - Replace	\$0	\$0	\$0	\$0	\$0
1201 Pool Deck Joints - Recaulk	\$0	\$0	\$0	\$2,220	\$0
1202 Swimming Pool - Retile	\$0	\$0	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$0	\$0	\$0	\$0
1204 Pool Deck - Recoat	\$0	\$0	\$8,622	\$0	\$0
1204 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$73,181
1207 Pool Filter - Replace	\$3,161	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$0	\$0	\$0
1208 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controller - Replace	\$0	\$0	\$0	\$0	\$0
1210 Circulation Pumps - Replace	\$0	\$0	\$0	\$0	\$0
1210 Spa Jet Pump - Replace	\$2,890	\$0	\$0	\$0	\$0
1214 Pool/Spa Skimmers - Replace	\$0	\$0	\$0	\$0	\$0
1302 Equipment Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Tennis Courts					
323 Tennis Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Recoat/Stripe	\$0	\$0	\$0	\$0	\$35,574
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1605 Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$17,990
North Tower					
324 Interior Lights (decorative) - Repl	\$0	\$0	\$0	\$0	\$0
503 Metal Railings (lanai) - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet (hallways) - Replace	\$395,538	\$0	\$0	\$0	\$0
700 Glass Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
902 Fitness Equipment - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture/Decor - Replace	\$0	\$0	\$0	\$0	\$0
905 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
906 Sauna Room - Refurbish	\$0	\$0	\$0	\$0	\$0
907 Wallcoverings (hallway) - Replace	\$198,672	\$0	\$0	\$0	\$0
909 Outdoor Shower - Remodel	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Fitness Center - Refurbish	\$0	\$0	\$14,371	\$0	\$0
910 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
910 Party Area - Refurbish	\$0	\$0	\$38,322	\$0	\$0

Fiscal Year	2042	2043	2044	2045	2046
910 Resident Manager Unit - Refurbish	\$0	\$0	\$0	\$49,340	\$0
1115 Exterior Stucco - Repaint	\$915,698	\$0	\$0	\$0	\$0
1119 Windows - Recaulk	\$279,947	\$0	\$0	\$0	\$0
1130 Windows (common) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Built-Up Roofs - Recoat	\$90,306	\$0	\$0	\$0	\$0
1302 Built-Up Roofs - Replace	\$352,192	\$0	\$0	\$0	\$0
1311 Skylights - Replace	\$0	\$0	\$0	\$0	\$10,164
1802 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
South Tower					
324 Interior Lights (decorative) - Repl	\$0	\$0	\$0	\$0	\$0
503 Metal Railings (lanai) - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet (admin) - Replace	\$8,218	\$0	\$0	\$0	\$0
601 Carpet (hallways) - Replace	\$400,957	\$0	\$0	\$0	\$0
700 Glass Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture (admin) - Partial Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture/Decor - Replace	\$0	\$0	\$0	\$0	\$0
907 Wallcoverings (hallway) - Replace	\$198,672	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Employee Breakroom - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
910 Party Area - Refurbish	\$0	\$0	\$38,322	\$0	\$0
1115 Exterior Stucco - Repaint	\$915,698	\$0	\$0	\$0	\$0
1119 Windows - Recaulk	\$279,947	\$0	\$0	\$0	\$0
1130 Windows (common) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Built-Up Roofs - Recoat	\$90,306	\$0	\$0	\$0	\$0
1302 Built-Up Roofs - Replace	\$352,192	\$0	\$0	\$0	\$0
1311 Skylights - Replace	\$0	\$0	\$0	\$0	\$10,164
1802 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
Towers - General					
305 Security Camera System - Replace	\$0	\$0	\$0	\$0	\$101,640
324 Exterior Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
325 Interior Lights (utility) - Replace	\$0	\$0	\$0	\$0	\$0
326 Exit Light Fixtures - Replace	\$0	\$0	\$53,651	\$0	\$0
327 Emergency Lights - Replace	\$0	\$0	\$78,560	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
701 Stair/Utility Doors - Partial Repl	\$9,031	\$9,301	\$9,581	\$9,868	\$10,164
707 Door Opener Systems - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Chute Doors - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
709 Access Control System - Replace	\$0	\$0	\$0	\$0	\$0
910 Exterior Entry Areas - Remodel	\$0	\$0	\$0	\$0	\$0
1402 Interior Signage - Replace	\$0	\$0	\$0	\$0	\$0
1403 Tower ID Letters - Replace	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$2,107,714	\$0	\$0
1811 Plumbing - Replace	\$0	\$0	\$0	\$0	\$0
1812 Plumbing - Repair	\$0	\$46,507	\$0	\$49,340	\$0
1813 Plumbing - Assessment	\$0	\$0	\$0	\$0	\$0
1830 Fire Sprinkler Heads - Replace	\$406,375	\$0	\$0	\$0	\$0
1830 Fire Sprinkler System - LSE	\$0	\$0	\$0	\$0	\$0
1830 Fire Sprinkler System - Repair	\$0	\$0	\$0	\$0	\$0
1835 Fire Extinguisher Cabinets- Replace	\$0	\$0	\$87,183	\$0	\$0
Basement Parking Garage					
205 Concrete Drive - Repair	\$45,153	\$0	\$0	\$0	\$0
325 Ceiling Light Strips - Replace	\$0	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
702 Interior Doors - Partial Replace	\$1,806	\$0	\$1,916	\$0	\$2,033
705 Gate Operator - Replace	\$5,870	\$0	\$0	\$0	\$0
910 Elevator Lobbies - Remodel	\$0	\$0	\$0	\$0	\$0
1001 Domestic Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1705 Basement Walls - Waterproof	\$307,039	\$0	\$0	\$0	\$0
Parking Structure					
105 Corridor/Stair Deck - Recoat	\$25,647	\$0	\$0	\$0	\$0
220 Concrete Driveway - Recoat	\$260,080	\$0	\$0	\$0	\$0
325 Ceiling Light Strips (a) - Replace	\$0	\$0	\$0	\$0	\$0
325 Ceiling Light Strips (b) - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$5,870	\$0	\$0	\$0	\$0

Fiscal Year	2042	2043	2044	2045	2046
1115 Parking Structure - Repaint	\$260,080	\$0	\$0	\$0	\$0
1301 Stairwell Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roof (bridge) - Replace	\$0	\$0	\$0	\$0	\$0
Electrical & Mechanical					
300 Electrical Equipment - Relocate	\$0	\$0	\$0	\$0	\$0
301 Electrical Switchgear - Replace	\$0	\$0	\$0	\$0	\$0
301 Electrical Transformers (new) - Rep	\$0	\$0	\$0	\$0	\$0
301 Electrical Transformers (old) - Rep	\$0	\$0	\$0	\$0	\$0
302 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
302 Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
303 Ductless Split-Sys (admin) - Repl	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2012) - Replace	\$0	\$139,522	\$0	\$0	\$0
303 Fan Coils (2013) - Replace	\$0	\$0	\$287,416	\$0	\$0
303 Fan Coils (2014) - Replace	\$0	\$0	\$0	\$296,038	\$0
303 Fan Coils (2015) - Replace	\$0	\$0	\$0	\$217,095	\$0
303 Fan Coils (2016) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2017) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2018) - Replace	\$0	\$0	\$0	\$0	\$0
303 Heat Pumps (lower) - Replace	\$0	\$0	\$0	\$0	\$0
303 Heat Pumps (upper) - Replace	\$677,292	\$0	\$0	\$0	\$0
306 Exhaust Fan (chiller room)- Replace	\$0	\$0	\$0	\$0	\$0
306 Exhaust Fan (garage) - Replace	\$0	\$0	\$0	\$0	\$0
306 Ventilator Fans (roof) - Replace	\$0	\$0	\$0	\$0	\$0
307 VFDs - Replace	\$0	\$0	\$0	\$0	\$0
308 EV Chargers - Replace	\$0	\$0	\$0	\$0	\$0
309 Chilled Water Lines - Insulation	\$0	\$0	\$0	\$0	\$0
309 Chillers - Refurbish	\$0	\$0	\$0	\$0	\$201,247
310 Chiller (#1) - Replace	\$0	\$0	\$0	\$0	\$0
310 Chiller (#2) - Replace	\$812,750	\$0	\$0	\$0	\$0
311 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
312 CT Chemical Feeder - Replace	\$0	\$0	\$0	\$0	\$0
318 Pumps (chilled water) - Replace	\$0	\$0	\$0	\$0	\$0
318 Pumps (condenser) - Replace	\$0	\$0	\$0	\$0	\$0
340 Fire Jockey Pump - Replace	\$0	\$0	\$0	\$0	\$0
340 Fire Pump - Replace	\$0	\$0	\$0	\$118,415	\$0
350 Pumps (heat pumps - lower)- Replace	\$0	\$0	\$0	\$0	\$0
350 Pumps (heat pumps - upper)- Replace	\$0	\$0	\$0	\$0	\$0
355 Pumps (Domestic Booster) - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry Intercoms - Replace	\$0	\$0	\$0	\$0	\$0
802 Hot Water Storage Tanks - Reline	\$94,821	\$0	\$0	\$0	\$0
1801 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
1809 Sump Pumps (garage) - Replace	\$0	\$0	\$0	\$0	\$0
1810 Golf Cart - Replace	\$0	\$0	\$0	\$0	\$0
1815 Garage Sweepers - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$7,484,435	\$195,331	\$2,744,818	\$742,315	\$563,795
Ending Reserve Balance	\$15,253,111	\$18,048,771	\$18,456,019	\$21,032,054	\$23,979,123

Fiscal Year	2047	2048	2049	2050	2051
Starting Reserve Balance	\$23,979,123	\$26,402,815	\$29,145,293	\$32,665,892	\$36,815,223
Annual Reserve Contribution	\$3,332,173	\$3,498,782	\$3,673,721	\$3,857,407	\$4,050,277
Recommended Special Assessments	\$0	\$0	\$0	\$0	\$0
Interest Earnings	\$377,621	\$416,343	\$463,286	\$520,773	\$582,285
Total Income	\$27,688,918	\$30,317,940	\$33,282,300	\$37,044,072	\$41,447,785
# Component					
Grounds					
103 Concrete Deck/Walk - Repair	\$5,234	\$0	\$0	\$0	\$0
115 Trex Walkway Deck - Replace	\$0	\$0	\$0	\$0	\$0
205 Concrete Driveway - Repair	\$0	\$0	\$0	\$0	\$0
215 Speed Bumps - Replace	\$0	\$0	\$0	\$0	\$0
320 Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
321 Landscape Lights - Replace	\$0	\$0	\$0	\$0	\$0
322 Bollard Lights - Replace	\$27,847	\$0	\$0	\$0	\$0
322 Pilaster Lights - Replace	\$0	\$0	\$0	\$0	\$0
407 Gas BBQs - Replace	\$0	\$0	\$0	\$0	\$0
408 Metal Trash Receptacles - Replace	\$0	\$0	\$0	\$0	\$0
409 Picnic Tables - Replace	\$0	\$0	\$0	\$0	\$0
409 Trex Benches - Replace	\$0	\$0	\$0	\$17,159	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
503 Metal Railings - Replace	\$0	\$0	\$0	\$0	\$0
505 Wood Fence (CT) - Replace	\$0	\$0	\$0	\$0	\$0
1005 Landscaping/Irrigation - Refurbish	\$52,344	\$0	\$0	\$0	\$0
1115 Planters/Retaining Walls - Repaint	\$0	\$0	\$0	\$0	\$0
1403 Monument Sign - Replace	\$0	\$0	\$0	\$0	\$0
1705 Recreation Deck - Waterproof	\$0	\$0	\$0	\$0	\$117,828
Pool Area					
320 Pole/Wall Lights - Replace	\$0	\$0	\$0	\$0	\$0
404 Pool/Party Furniture - Replace	\$0	\$0	\$0	\$80,077	\$0
503 Perimeter Fence/Gates - Replace	\$0	\$0	\$0	\$80,077	\$0
909 Pool Shower - Remodel	\$0	\$53,915	\$0	\$0	\$0
1200 Pool/Spa Coping - Replace	\$0	\$54,993	\$0	\$0	\$0
1201 Pool Deck Joints - Recaulk	\$0	\$0	\$0	\$2,574	\$0
1202 Swimming Pool - Retile	\$0	\$323,489	\$0	\$0	\$0
1203 Spa - Retile	\$0	\$107,830	\$0	\$0	\$0
1204 Pool Deck - Recoat	\$0	\$9,705	\$0	\$0	\$0
1204 Pool Deck - Resurface	\$0	\$0	\$0	\$0	\$0
1207 Pool Filter - Replace	\$0	\$0	\$0	\$0	\$0
1207 Spa Filter - Replace	\$0	\$0	\$3,332	\$0	\$0
1208 Pool/Spa Heaters - Replace	\$0	\$0	\$0	\$0	\$0
1209 Chemical Controller - Replace	\$13,610	\$0	\$0	\$0	\$0
1210 Circulation Pumps - Replace	\$0	\$0	\$0	\$6,635	\$0
1210 Spa Jet Pump - Replace	\$0	\$0	\$0	\$0	\$0
1214 Pool/Spa Skimmers - Replace	\$0	\$11,322	\$0	\$0	\$0
1302 Equipment Metal Roof - Replace	\$0	\$0	\$0	\$0	\$0
Tennis Courts					
323 Tennis Court Lights - Replace	\$117,252	\$0	\$0	\$0	\$0
411 Drinking Fountain - Replace	\$0	\$0	\$5,553	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Recoat/Stripe	\$0	\$0	\$0	\$0	\$0
1604 Tennis Courts - Resurface	\$0	\$0	\$0	\$0	\$0
1605 Tennis Court Windscreen - Replace	\$0	\$0	\$0	\$0	\$0
North Tower					
324 Interior Lights (decorative) - Repl	\$0	\$0	\$0	\$0	\$0
503 Metal Railings (lanai) - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet (hallways) - Replace	\$0	\$0	\$0	\$0	\$0
700 Glass Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
902 Fitness Equipment - Replace	\$73,282	\$0	\$0	\$0	\$0
903 Furniture/Decor - Replace	\$0	\$53,915	\$0	\$0	\$0
905 Sauna Heater - Replace	\$0	\$0	\$0	\$0	\$0
906 Sauna Room - Refurbish	\$0	\$0	\$0	\$0	\$0
907 Wallcoverings (hallway) - Replace	\$0	\$0	\$0	\$0	\$0
909 Outdoor Shower - Remodel	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Fitness Center - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
910 Party Area - Refurbish	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
910 Resident Manager Unit - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Exterior Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1119 Windows - Recaulk	\$0	\$0	\$0	\$0	\$0
1130 Windows (common) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Built-Up Roofs - Recoat	\$0	\$0	\$0	\$0	\$0
1302 Built-Up Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1311 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
South Tower					
324 Interior Lights (decorative) - Repl	\$0	\$0	\$0	\$0	\$0
503 Metal Railings (lanai) - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet (admin) - Replace	\$0	\$0	\$0	\$0	\$0
601 Carpet (hallways) - Replace	\$0	\$0	\$0	\$0	\$0
700 Glass Entry Doors - Replace	\$0	\$0	\$0	\$0	\$0
903 Furniture (admin) - Partial Replace	\$0	\$5,391	\$0	\$0	\$0
903 Furniture/Decor - Replace	\$0	\$53,915	\$0	\$0	\$0
907 Wallcoverings (hallway) - Replace	\$0	\$0	\$0	\$0	\$0
909 Restrooms - Remodel	\$0	\$0	\$0	\$0	\$0
910 Employee Breakroom - Refurbish	\$0	\$0	\$0	\$0	\$0
910 Lobby - Remodel	\$0	\$0	\$0	\$0	\$0
910 Party Area - Refurbish	\$0	\$0	\$0	\$0	\$0
1115 Exterior Stucco - Repaint	\$0	\$0	\$0	\$0	\$0
1119 Windows - Recaulk	\$0	\$0	\$0	\$0	\$0
1130 Windows (common) - Replace	\$0	\$0	\$0	\$0	\$0
1301 Built-Up Roofs - Recoat	\$0	\$0	\$0	\$0	\$0
1302 Built-Up Roofs - Replace	\$0	\$0	\$0	\$0	\$0
1311 Skylights - Replace	\$0	\$0	\$0	\$0	\$0
1802 Elevator Cabs - Remodel	\$0	\$0	\$0	\$0	\$0
Towers - General					
305 Security Camera System - Replace	\$0	\$0	\$0	\$0	\$0
324 Exterior Light Fixtures - Replace	\$30,360	\$0	\$0	\$0	\$0
325 Interior Lights (utility) - Replace	\$146,564	\$0	\$0	\$0	\$0
326 Exit Light Fixtures - Replace	\$0	\$0	\$0	\$0	\$0
327 Emergency Lights - Replace	\$0	\$0	\$0	\$0	\$0
403 Mailboxes - Replace	\$0	\$0	\$0	\$0	\$0
701 Stair/Utility Doors - Partial Repl	\$10,469	\$10,783	\$11,106	\$11,440	\$11,783
707 Door Opener Systems - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Chute Doors - Replace	\$0	\$0	\$0	\$0	\$0
708 Trash Chutes - Replace	\$0	\$0	\$0	\$0	\$0
709 Access Control System - Replace	\$0	\$0	\$0	\$0	\$153,177
910 Exterior Entry Areas - Remodel	\$0	\$0	\$0	\$0	\$0
1402 Interior Signage - Replace	\$0	\$0	\$0	\$0	\$0
1403 Tower ID Letters - Replace	\$0	\$0	\$0	\$0	\$0
1803 Fire Alarm System - Modernize	\$0	\$0	\$0	\$0	\$0
1811 Plumbing - Replace	\$0	\$0	\$0	\$0	\$0
1812 Plumbing - Repair	\$52,344	\$0	\$55,532	\$0	\$58,914
1813 Plumbing - Assessment	\$0	\$0	\$0	\$0	\$0
1830 Fire Sprinkler Heads - Replace	\$0	\$0	\$0	\$0	\$0
1830 Fire Sprinkler System - LSE	\$0	\$53,915	\$0	\$0	\$0
1830 Fire Sprinkler System - Repair	\$104,689	\$0	\$0	\$0	\$0
1835 Fire Extinguisher Cabinets- Replace	\$0	\$0	\$0	\$0	\$0
Basement Parking Garage					
205 Concrete Drive - Repair	\$0	\$0	\$0	\$0	\$0
325 Ceiling Light Strips - Replace	\$85,845	\$0	\$0	\$0	\$0
502 Chain Link Fence - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
702 Interior Doors - Partial Replace	\$0	\$2,157	\$0	\$2,288	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0
910 Elevator Lobbies - Remodel	\$0	\$0	\$0	\$0	\$0
1001 Domestic Backflow Devices - Replace	\$0	\$0	\$0	\$0	\$0
1705 Basement Walls - Waterproof	\$0	\$0	\$0	\$0	\$0
Parking Structure					
105 Corridor/Stair Deck - Recoat	\$29,732	\$0	\$0	\$0	\$0
220 Concrete Driveway - Recoat	\$0	\$0	\$0	\$0	\$0
325 Ceiling Light Strips (a) - Replace	\$13,086	\$0	\$0	\$0	\$0
325 Ceiling Light Strips (b) - Replace	\$0	\$0	\$0	\$0	\$0
700 Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
705 Gate Operator - Replace	\$0	\$0	\$0	\$0	\$0

Fiscal Year	2047	2048	2049	2050	2051
1115 Parking Structure - Repaint	\$0	\$0	\$0	\$0	\$0
1301 Stairwell Roof - Replace	\$0	\$0	\$0	\$0	\$0
1308 Metal Roof (bridge) - Replace	\$0	\$0	\$0	\$0	\$0
Electrical & Mechanical					
300 Electrical Equipment - Relocate	\$0	\$0	\$0	\$0	\$0
301 Electrical Switchgear - Replace	\$0	\$0	\$0	\$0	\$0
301 Electrical Transformers (new) - Rep	\$0	\$0	\$0	\$0	\$0
301 Electrical Transformers (old) - Rep	\$0	\$0	\$0	\$0	\$0
302 Emergency Generator - Replace	\$0	\$0	\$0	\$0	\$0
302 Transfer Switch - Replace	\$0	\$0	\$0	\$0	\$0
303 Ductless Split-Sys (admin) - Repl	\$0	\$16,174	\$0	\$0	\$0
303 Fan Coils (2012) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2013) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2014) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2015) - Replace	\$0	\$0	\$0	\$0	\$0
303 Fan Coils (2016) - Replace	\$523,444	\$0	\$0	\$0	\$0
303 Fan Coils (2017) - Replace	\$0	\$415,144	\$0	\$0	\$0
303 Fan Coils (2018) - Replace	\$0	\$0	\$433,151	\$0	\$0
303 Heat Pumps (lower) - Replace	\$0	\$0	\$0	\$0	\$0
303 Heat Pumps (upper) - Replace	\$0	\$0	\$0	\$0	\$0
306 Exhaust Fan (chiller room)- Replace	\$0	\$0	\$0	\$0	\$0
306 Exhaust Fan (garage) - Replace	\$0	\$0	\$0	\$0	\$0
306 Ventilator Fans (roof) - Replace	\$0	\$0	\$0	\$0	\$0
307 VFDs - Replace	\$0	\$0	\$0	\$0	\$0
308 EV Chargers - Replace	\$0	\$0	\$39,983	\$0	\$0
309 Chilled Water Lines - Insulation	\$0	\$0	\$0	\$0	\$0
309 Chillers - Refurbish	\$0	\$0	\$0	\$0	\$233,300
310 Chiller (#1) - Replace	\$0	\$0	\$0	\$0	\$0
310 Chiller (#2) - Replace	\$0	\$0	\$0	\$0	\$0
311 Cooling Towers - Replace	\$0	\$0	\$0	\$0	\$0
312 CT Chemical Feeder - Replace	\$0	\$0	\$0	\$0	\$0
318 Pumps (chilled water) - Replace	\$0	\$0	\$0	\$0	\$0
318 Pumps (condenser) - Replace	\$0	\$0	\$0	\$0	\$0
340 Fire Jockey Pump - Replace	\$0	\$0	\$0	\$17,159	\$0
340 Fire Pump - Replace	\$0	\$0	\$0	\$0	\$0
350 Pumps (heat pumps - lower)- Replace	\$0	\$0	\$27,766	\$0	\$0
350 Pumps (heat pumps - upper)- Replace	\$0	\$0	\$0	\$0	\$0
355 Pumps (Domestic Booster) - Replace	\$0	\$0	\$0	\$0	\$0
703 Entry Intercoms - Replace	\$0	\$0	\$0	\$0	\$0
802 Hot Water Storage Tanks - Reline	\$0	\$0	\$0	\$0	\$0
1801 Elevators - Modernize	\$0	\$0	\$0	\$0	\$0
1809 Sump Pumps (garage) - Replace	\$0	\$0	\$39,983	\$0	\$0
1810 Golf Cart - Replace	\$0	\$0	\$0	\$11,440	\$0
1815 Garage Sweepers - Replace	\$0	\$0	\$0	\$0	\$0
Total Expenses	\$1,286,103	\$1,172,647	\$616,408	\$228,850	\$575,002
Ending Reserve Balance	\$26,402,815	\$29,145,293	\$32,665,892	\$36,815,223	\$40,872,783



Accuracy, Limitations, and Disclosures

Association Reserves and its employees have no ownership, management, or other business relationships with the client other than this Reserve Study engagement. Robert M. Nordlund, P.E., R.S., company Founder/CEO, is a California licensed Professional Engineer (Mechanical, #22322), and credentialed Reserve Specialist (#5). All work done by Association Reserves is performed under his Responsible Charge and is performed in accordance with National Reserve Study Standards (NRSS). There are no material issues to our knowledge that have not been disclosed to the client that would cause a distortion of the client's situation.

Per NRSS, information provided by official representative(s) of the client, vendors, and suppliers regarding financial details, component physical details and/or quantities, or historical issues/conditions will be deemed reliable, and is not intended to be used for the purpose of any type of audit, quality/forensic analysis, or background checks of historical records. As such, information provided to us has not been audited or independently verified.

Estimates for interest and inflation have been included, because including such estimates are more accurate than ignoring them completely. When we are hired to prepare Update reports, the client is considered to have deemed those previously developed component quantities as accurate and reliable, whether established by our firm or other individuals/firms (unless specifically mentioned in our Site Inspection Notes). During inspections our company standard is to establish measurements within 5% accuracy, and our scope includes visual inspection of accessible areas and components and does not include any destructive or other testing. Our work is done only for budget purposes. Uses or expectations outside our expertise and scope of work include, but are not limited to, project audit, quality inspection, and the identification of construction defects, hazardous materials, or dangerous conditions. Identifying hidden issues such as but not limited to plumbing or electrical problems are also outside our scope of work. Our estimates assume proper original installation & construction, adherence to recommended preventive maintenance, a stable economic environment, and do not consider frequency or severity of natural disasters. Our opinions of component Useful Life, Remaining Useful Life, and current or future cost estimates are not a warranty or guarantee of actual costs or timing.

Because the physical and financial status of the property, legislation, the economy, weather, owner expectations, and usage are all in a continual state of change over which we have no control, we do not expect that the events projected in this document will all occur exactly as planned. This Reserve Study is by nature a "one-year" document in need of being updated annually so that more accurate estimates can be incorporated. It is only because a long-term perspective improves the accuracy of near-term planning that this Report projects expenses into the future. We fully expect a number of adjustments will be necessary through the interim years to the cost and timing of expense projections and the funding necessary to prepare for those estimated expenses.

In this engagement our compensation is not contingent upon our conclusions, and our liability in any matter involving this Reserve Study is limited to our fee for services rendered.



Terms and Definitions

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



Component Details

The primary purpose of the Component Details appendix is to provide the reader with the basis of our funding assumptions resulting from our physical analysis and subsequent research. The information presented here represents a wide range of components that were observed and measured against National Reserve Study Standards to determine if they meet the criteria for reserve funding.

- 1) Common area repair & replacement responsibility
- 2) Component must have a limited useful life
- 3) Life limit must be predictable
- 4) Above a minimum threshold cost (board's discretion – typically ½ to 1% of Annual operating expenses).

Not all your components may have been found appropriate for reserve funding. In our judgment, the components meeting the above four criteria are shown with the Useful Life (how often the project is expected to occur), Remaining Useful Life (when the next instance of the expense will be) and representative market cost range termed “Best Cost” and “Worst Cost”. There are many factors that can result in a wide variety of potential costs, and we have attempted to present the cost range in which your actual expense will occur.

Where no Useful Life, Remaining Useful Life, or pricing exists, the component was deemed inappropriate for Reserve Funding.

Grounds

Comp #: 103 Concrete Deck/Walk - Repair**Quantity: Extensive GSF**

Location: Throughout grounds

Funded?: Yes.

History:

Comments: Signs of cracking, staining, and surface wear. Surfaces should be inspected on a regular basis for trip-hazards. There is no expectation for complete replacement. Funding for ongoing repairs.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: Reserve Allowance

Comp #: 115 Trex Walkway Deck - Replace**Quantity: Approx 850 GSF**

Location: Along driveway

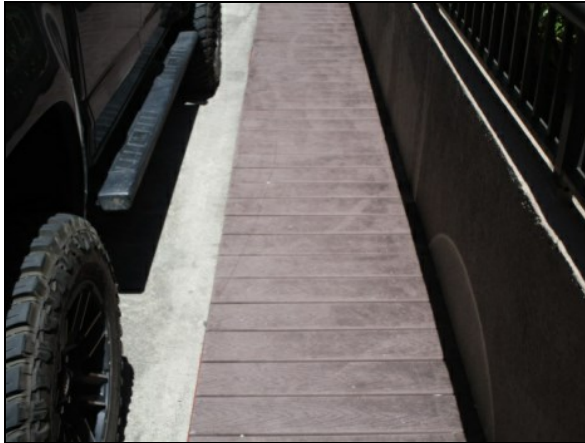
Funded?: Yes.

History:

Comments: The Trex walkway deck is intact and aging normally. No signs of advanced deterioration.

Useful Life:
25 years

Remaining Life:
11 years



Best Case: \$ 26,000

Worst Case: \$ 34,000

Cost Source: ARI Cost Database

Comp #: 205 Concrete Driveway - Repair**Quantity: Approx 20,000 GSF**

Location: Exterior driveway & guest parking

Funded?: Yes.

History:

Comments: Signs of surface wear and cracking. No signs of advanced deterioration or failure. There is no expectation for complete replacement. Funding for partial repairs.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: Reserve Allowance

Comp #: 215 Speed Bumps - Replace**Quantity: (18) Rubber Bumps**

Location: Driveway, parking structure & basement garage

Funded?: Yes.

History:

Comments: The speed bumps were intact and aging normally.

Useful Life:

12 years

Remaining Life:

6 years



Best Case: \$ 9,000

Worst Case: \$ 12,600

Cost Source: ARI Cost Database

Comp #: 320 Pole Lights - Replace

Quantity: (6) Pole Lights

Location: Along driveway

Funded?: Yes.

History:

Comments: Inspected during daylight hours but assumed to be functional. Fixtures and poles are older but intact.

Useful Life:

25 years

Remaining Life:

11 years



Best Case: \$ 24,000

Worst Case: \$ 36,000

Cost Source: ARI Cost Database

Comp #: 321 Landscape Lights - Replace

Quantity: (18) Fixtures

Location: Throughout ground

Funded?: Yes.

History:

Comments: (13) landscape lights & (5) step light fixtures. Inspected during daylight hours but assumed to be functional. No signs of heavy damage.

Useful Life:

15 years

Remaining Life:

5 years



Best Case: \$ 2,700

Worst Case: \$ 3,600

Cost Source: ARI Cost Database

Comp #: 322 Bollard Lights - Replace**Quantity: (19) Fixtures**

Location: Throughout grounds

Funded?: Yes.

History:

Comments: Inspected during daylight hours but assumed to be functional. Signs of weathering and corrosion. Fair condition. Funding for eventual complete replacement to maintain a uniform appearance.

Useful Life:
20 years

Remaining Life:
5 years



Best Case: \$ 11,400

Worst Case: \$ 15,200

Cost Source: ARI Cost Database

Comp #: 322 Pilaster Lights - Replace**Quantity: (35) Fixtures**

Location: Throughout grounds

Funded?: Yes.

History:

Comments: Inspected during daylight hours but assumed to be functional. Signs of cracking. Fair condition. Funding for eventual complete replacement to maintain a uniform appearance.

Useful Life:
25 years

Remaining Life:
5 years



Best Case: \$ 70,000

Worst Case: \$ 88,000

Cost Source: ARI Cost Database

Comp #: 407 Gas BBQs - Replace

Quantity: (4) Crown BBQs

Location: Grounds

Funded?: Yes.

History: 2014

Comments: Signs of minor corrosion. No signs of damage or abuse. Fair condition.

Useful Life:

10 years

Remaining Life:

2 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: Reserve Allowance

Comp #: 408 Metal Trash Receptacles - Replace

Quantity: (8) Receptacles

Location: Throughout grounds

Funded?: Yes.

History:

Comments: Funding for eventual complete replacement to maintain a uniform appearance.

Useful Life:

15 years

Remaining Life:

5 years



Best Case: \$ 6,400

Worst Case: \$ 8,000

Cost Source: Reserve Allowance

Comp #: 409 Picnic Tables - Replace

Quantity: (2) Metal Tables

Location: BBQ area

Funded?: Yes.

History:

Comments: The tables are intact and aging normally. No signs of abuse.

Useful Life:

15 years

Remaining Life:

5 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: Reserve Allowance

Comp #: 409 Trex Benches - Replace

Quantity: (6) 10 LF Built-In Bench

Location: Grounds & pool area

Funded?: Yes.

History: 2020

Comments: The trex benches were recently installed. Good condition.

Useful Life:

15 years

Remaining Life:

13 years



Best Case: \$ 6,000

Worst Case: \$ 9,000

Cost Source: ARI Cost Database

Comp #: 502 Chain Link Fence - Replace

Quantity: Approx 910 LF

Location: Property perimeters & driveway

Funded?: Yes.

History: 2008

Comments: The chain link fencing is intact, stable, and aging normally. This type of fencing should reach a long useful life.

Useful Life:

50 years

Remaining Life:

36 years



Best Case: \$ 18,000

Worst Case: \$ 23,000

Cost Source: ARI Cost Database

Comp #: 503 Metal Railings - Replace

Quantity: Approx 500 LF

Location: Driveway perimeter & grounds

Funded?: Yes.

History: 2008 - Driveway

Comments: The driveway metal railings were installed in 2008. This line-item also includes additional metal and wood railings.

Useful Life:

50 years

Remaining Life:

36 years



Best Case: \$ 50,000

Worst Case: \$ 60,000

Cost Source: ARI Cost Database

Comp #: 505 Wood Fence (CT) - Replace

Quantity: Approx 75 LF

Location: Cooling tower enclosure

Funded?: Yes.

History:

Comments: The wood fencing is intact and stable. No signs of advanced deterioration. Wood surfaces should be repainted by in-house staff on a regular basis as an Operating expense.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 7,500

Worst Case: \$ 11,300

Cost Source: ARI Cost Database

Comp #: 903 Traffic Mirrors - Replace

Quantity: (9) Mirrors

Location: Driveway, parking structure & basement garage

Funded?: No.

History:

Comments: There is no expectation to replace all mirrors at the same time. Replacement value is too small for Reserve designation. Replace mirrors as needed as an Operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1003 Irrigation Controller - Replace

Quantity: (1) Hunter ICC

Location: Pool equipment room

Funded?: No.

History:

Comments: The irrigation controller is older but reported to be functional. Replacement value is too small for Reserve designation. Replace as needed as an Operating expense.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1005 Landscaping/Irrigation - Refurbish

Quantity: Extensive GSF

Location: Throughout grounds

Funded?: Yes.

History:

Comments: Funding for periodic large-scale irrigation system and landscaping replacements. Ongoing maintenance should be handled as an Operating expense.

Useful Life:
10 years

Remaining Life:
5 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Reserve Allowance

Comp #: 1115 Planters/Retaining Walls - Repaint**Quantity: Lump Sum**

Location: Throughout common areas - planter beds, retaining walls, CT enclosure, and built-in benches

Funded?: Yes.

History:

Comments: Signs of staining. The repainting of the common area walls (planter & retaining) should be included with each tower and parking structure repainting project in order to maintain a uniform appearance and to lower the overall repainting costs.

Useful Life:
10 yearsRemaining Life:
0 years

Best Case: \$ 20,000

Worst Case: \$ 25,000

Cost Source: Based on 2020 Paint Proposals, Plus Inflation

Comp #: 1403 Monument Sign - Replace**Quantity: (1) Monument**

Location: Adjacent to entry driveway

Funded?: Yes.

History:

Comments: The monument sign is in fair condition. Funding for periodic replacement in order to maintain an attractive appearance.

Useful Life:
25 yearsRemaining Life:
5 years

Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: Reserve Allowance

Comp #: 1705 Recreation Deck - Waterproof

Quantity: Extensive GSF

Location: Throughout common areas above the basement parking garage

Funded?: Yes.

History:

Comments: There was a recent issue with the front planter bed that was leaking into the parking garage, along with past issues. There is no expectation to waterproof the entire recreation deck in one-project. Funding for ongoing waterproofing in sections. If more extensive waterproofing is ever required the project should be funded for with Special Assessment funds.

Useful Life:

5 years

Remaining Life:

4 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: Reserve Allowance

Pool Area

Comp #: 320 Pole/Wall Lights - Replace**Quantity: (4) Pole, (8) Wall**

Location: Pool area

Funded?: Yes.

History:

Comments: Inspected during daylight hours but assumed to be functional. Fixtures and poles are older but intact. Wall lights are matching style and are intact. Fair condition. In-house staff should repaint on a regular basis as an Operating expense.

Useful Life:
25 years

Remaining Life:
11 years



Best Case: \$ 18,000

Worst Case: \$ 27,000

Cost Source: Reserve Allowance

Comp #: 404 Pool/Party Furniture - Replace**Quantity: (61) Assorted Pieces**

Location: Pool area & Party Areas

Funded?: Yes.

History:

Comments: Pool Area: (15) chaise lounges, (9) drink tables, (2) trash receptacles. Party Areas: (9) tables & (26) chairs. Grounds: (5) chaise lounges & (4) drink tables. The pool area and Party Area furniture pieces are matching and are all included with this line-item

Useful Life:
10 years

Remaining Life:
8 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: Reserve Allowance

Comp #: 503 Perimeter Fence/Gates - Replace**Quantity: 182 LF Fence / (4) Gates**

Location: Pool perimeter & equipment enclosure

Funded?: Yes.

History: 2019

Comments: The pool fence and gates were recently replaced. Upright and stable. No signs of damage. Good condition. The metal framing should be repainted by in-house staff on a regular basis as an Operating expense.

Useful Life:
30 years

Remaining Life:
28 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: ARI Cost Database

Comp #: 909 Pool Shower - Remodel**Quantity: (1) Outdoor Shower**

Location: Pool area

Funded?: Yes.

History:

Comments: (1) shower faucet / mixing valve set, 21 GSF tile shower pan, 102 GSF tile shower walls, (1) 4'x7' metal canopy. Good condition.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Reserve Allowance

Comp #: 1200 Pool/Spa Coping - Replace

Quantity: Approx 146 LF

Location: Pool area

Funded?: Yes.

History:

Comments: The flagstone coping is intact and attractive. No signs of loose or cracked sections. Good condition.

Useful Life:

40 years

Remaining Life:

26 years



Best Case: \$ 22,000

Worst Case: \$ 29,000

Cost Source: ARI Cost Database

Comp #: 1201 Pool Deck Joints - Recaulk

Quantity: Approx 124 LF

Location: Pool area

Funded?: Yes.

History: 2020

Comments: Funding for regular recaulking of the pool deck joint between the coated deck and coping in order to extend the useful life of each of the surfaces by preventing water intrusion beneath.

Useful Life:

5 years

Remaining Life:

3 years



Best Case: \$ 1,000

Worst Case: \$ 1,250

Cost Source: ARI Cost Database

Comp #: 1202 Swimming Pool - Retile**Quantity: (1) Tile Pool**

Location: Center of the property

Funded?: Yes.

History: 2008

Comments: The swimming pool tiles are intact and attractive. No signs of cracking nor any missing tiles. Good condition. This project includes the replacement of (3) hand railings and (2) lights.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 125,000

Worst Case: \$ 175,000

Cost Source: ARI Cost Database

Comp #: 1203 Spa - Retile**Quantity: (1) 10ft Dia, Tile Spa**

Location: Center of the property

Funded?: Yes.

History: 2008

Comments: The spa tile surfaces were intact and attractive. No signs of cracking or missing tiles. Good condition. This project includes the replacement of (1) hand railing and (1) light.

Useful Life:
20 years

Remaining Life:
6 years



Best Case: \$ 45,000

Worst Case: \$ 55,000

Cost Source: ARI Cost Database

Comp #: 1204 Pool Deck - Recoat**Quantity: Approx 1,600 GSF**

Location: Pool area

Funded?: Yes.

History: 2020

Comments: Funding for regular recoating project to maintain an attractive appearance and to extend the life of the decking membrane.

Useful Life:
4 yearsRemaining Life:
2 years

Best Case: \$ 4,000

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Comp #: 1204 Pool Deck - Resurface**Quantity: Approx 1,600 GSF**

Location: Pool area

Funded?: Yes.

History: 2006

Comments: The pool deck is aging well. No signs of cracking, peeling or bubbling.

Useful Life:
20 yearsRemaining Life:
4 years

Best Case: \$ 32,000

Worst Case: \$ 40,000

Cost Source: ARI Cost Database

Comp #: 1207 Pool Filter - Replace**Quantity: (1) Pentair Sand Filter**

Location: Pool equipment room

Funded?: Yes.

History:

Comments: The pool filter is older but functional. No reported problems. No signs of staining. Replace filter sand as needed as an Operating expense.

Useful Life:

15 years

Remaining Life:

5 years



Best Case: \$ 1,500

Worst Case: \$ 2,000

Cost Source: ARI Cost Database

Comp #: 1207 Spa Filter - Replace**Quantity: (1) Pentair Sand Filter**

Location: Pool equipment room

Funded?: Yes.

History: 2019

Comments: The pool filter is older but functional. No reported problems. No signs of staining. Replace filter sand as needed as an Operating expense.

Useful Life:

15 years

Remaining Life:

12 years



Best Case: \$ 1,300

Worst Case: \$ 1,700

Cost Source: ARI Cost Database

Comp #: 1208 Pool/Spa Heaters - Replace**Quantity: (2) Siphon Heat Pumps**

Location: Pool equipment enclosure

Funded?: Yes.

History: 2005

Comments: The pool and spa heat pumps are older but functional. Signs of corrosion. Fair condition. Model # SX5HP. Serial #06J196 & 08H149.

Useful Life:

15 years

Remaining Life:

0 years



Best Case: \$ 14,000

Worst Case: \$ 18,000

Cost Source: ARI Cost Database

Comp #: 1209 Chemical Controller - Replace**Quantity: (1) Jandy System**

Location: Pool equipment room

Funded?: Yes.

History:

Comments: The chemical controller system is to maintain proper water balance, which will extend the useful life of the pool equipment, surfaces, and fixtures.

Useful Life:

10 years

Remaining Life:

5 years



Best Case: \$ 5,500

Worst Case: \$ 7,500

Cost Source: ARI Cost Database

Comp #: 1210 Circulation Pumps - Replace

Quantity: (2) Pentair Pumps

Location: Pool equipment room

Funded?: Yes.

History: 2020

Comments: The pool and spa circulation pumps were recently replaced. Good condition.

Useful Life:

10 years

Remaining Life:

8 years



Best Case: \$ 2,600

Worst Case: \$ 3,200

Cost Source: ARI Cost Database

Comp #: 1210 Spa Jet Pump - Replace

Quantity: (1) Whisperflo

Location: Pool equipment room

Funded?: Yes.

History: 2008

Comments: The spa jet pump is older and has reached an extended useful life.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 1,400

Worst Case: \$ 1,800

Cost Source: ARI Cost Database

Comp #: 1214 Pool/Spa Skimmers - Replace

Quantity: (3) Skimmers

Location: Pool area

Funded?: Yes.

History:

Comments: The pool and spa skimmers appeared to be functional and aging normally. No reported problems.

Useful Life:

20 years

Remaining Life:

6 years



Best Case: \$ 4,500

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 1302 Equipment Metal Roof - Replace

Quantity: 72 GSF

Location: Pool equipment room

Funded?: Yes.

History:

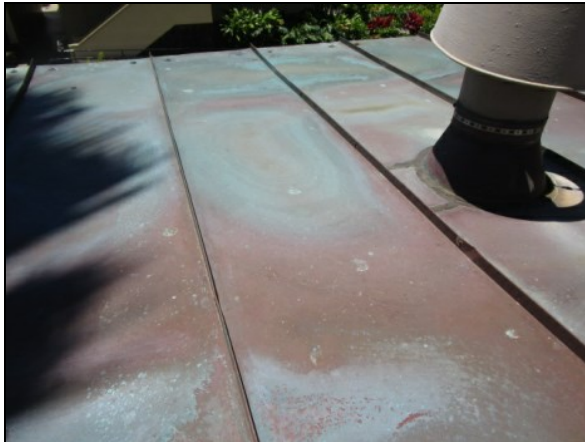
Comments: The roof is older but intact and aging normally. No reports of water intrusion.

Useful Life:

30 years

Remaining Life:

5 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARI Cost Database

Tennis Courts

Comp #: 323 Tennis Court Lights - Replace**Quantity: (16) Fixtures, (7) Poles**

Location: Tennis courts

Funded?: Yes.

History:

Comments: Signs of damaged fixtures. It was reported that the fixtures will be replaced in the near future. Poles are upright and stable and do not require replacement at this time. Funding for LED fixtures.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 48,000

Worst Case: \$ 64,000

Cost Source: ARI Cost Database

Comp #: 404 Court Furniture - Replace**Quantity: (4) Assorted Pieces**

Location: Tennis courts

Funded?: No.

History:

Comments: The furniture consists of (2) vinyl trash receptacles & (2) vinyl benches. Replacement value is too small for Reserve designation. Replace as needed as an Operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 411 Drinking Fountain - Replace

Quantity: (1) Wall Cooler

Location: Tennis courts

Funded?: Yes.

History:

Comments: The drinking fountain is older but intact. Fair condition.

Useful Life:

12 years

Remaining Life:

3 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: ARI Cost Database

Comp #: 502 Chain Link Fence - Replace

Quantity: Approx 440 LF

Location: Tennis courts

Funded?: Yes.

History:

Comments: The tennis court fence is intact and stable. No signs of advanced deterioration or corrosion. Fair condition.

Useful Life:

50 years

Remaining Life:

4 years



Best Case: \$ 22,000

Worst Case: \$ 31,000

Cost Source: ARI Cost Database

Comp #: 1604 Tennis Courts - Recoat/Stripe**Quantity: (2) Courts, 16800 GSF**

Location: Tennis courts

Funded?: Yes.

History: 2019 - Repaired

Comments: The tennis courts were recently repaired. Numerous patching observed. Signs of cracking and peeling throughout. We recommend a full recoat and restripe to restore appearance.

Useful Life:
6 years

Remaining Life:
0 years



Best Case: \$ 15,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database

Comp #: 1604 Tennis Courts - Resurface**Quantity: (2) Courts, 16800 GSF**

Location:

Funded?: Yes.

History: 2019 - Repaired

Comments: The tennis courts were recently repaired. Numerous patching observed. Signs of cracking and peeling throughout. Funding for the eventual resurfacing of the court membrane.

Useful Life:
30 years

Remaining Life:
6 years



Best Case: \$ 50,000

Worst Case: \$ 70,000

Cost Source: ARI Cost Database

Comp #: 1605 Tennis Court Windscreen - Replace

Quantity: Approx 3,540 GSF

Location: Tennis courts

Funded?: Yes.

History:

Comments: The windscreen is intact. No signs of tears. Signs of minor weathering.

Useful Life:
7 years

Remaining Life:
3 years



Best Case: \$ 7,100

Worst Case: \$ 10,600

Cost Source: ARI Cost Database

North Tower

Comp #: 324 Interior Lights (decorative) - Repl**Quantity: (296) Fixures**

Location: Common area hallways

Funded?: Yes.

History: 2014

Comments: The interior decorative fixtures consists of (185) wall lights & (111) ceiling sconce lights. These fixtures appear to be newer installations. No signs of damage or abuse. Funding for periodic complete replacements in order to maintain a uniform appearance.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$ 56,000

Worst Case: \$ 76,000

Cost Source: Reserve Allowance

Comp #: 503 Metal Railings (lanai) - Replace**Quantity: Approx 4,662 LF**

Location: Unit lanais

Funded?: Yes.

History:

Comments: No access to closely inspect. Signs of deterioration was evident from ground-level. Railings should be inspected on a regular basis. Funding for eventual complete replacement to maintain safety and appearance. These railings also include glass railing panels.

Useful Life:
60 years

Remaining Life:
14 years



Best Case: \$ 699,000

Worst Case: \$ 932,000

Cost Source: ARI Cost Database

Comp #: 601 Carpet (hallways) - Replace**Quantity: Approx 1,589 GSY**

Location: Common area hallways

Funded?: Yes.

History:

Comments: The carpeting is in fair to poor condition. Signs of discoloration, staining, and fraying. Funding for complete replacement in order to maintain a uniform appearance and to lower the overall replacement costs. Floors 36 & 37 have been slightly modified and have (1) GSY less per floor than the rest.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 199,000

Worst Case: \$ 239,000

Cost Source: ARI Cost Database

Comp #: 700 Glass Entry Doors - Replace**Quantity: (4) Glass Doors**

Location: Tower lobby & Party Area

Funded?: Yes.

History:

Comments: The glass doors were intact and functional. No reported problems. Replacement should be cycled with the windows (#1130).

Useful Life:

50 years

Remaining Life:

4 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Cost Source: Reserve Allowance

Comp #: 902 Fitness Equipment - Replace**Quantity: (6) Assorted Pieces**

Location: Fitness Room (L1)

Funded?: Yes.

History:

Comments: (1) Precor weight machine, (1) Precor recumbent bike, (1) Precor elliptical, (1) Precor treadmill, & (2) dumbbell sets. Equipment should be maintained on a regular basis as an Operating expense. Replace the (1) Samsung TV as needed as an Operating expense.

Useful Life:

10 years

Remaining Life:

5 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: Reserve Allowance

Comp #: 903 Furniture/Decor - Replace**Quantity: (42) Assorted Pieces**

Location: Tower entry lobby

Funded?: Yes.

History:

Comments: The lobby furniture consists of (2) arm chairs, (1) glass table, (1) wood bench, (1) wood end table. This component also includes the (37) decorative wooden paddles at the residential hallways. Project should be cycled with the lobby remodeling (#910).

Useful Life:

10 years

Remaining Life:

6 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Reserve Allowance

Comp #: 905 Sauna Heater - Replace**Quantity: (1) Finlandia Heater**

Location: Fitness center

Funded?: Yes.

History:

Comments: The sauna heater is functional and aging normally. No signs of corrosion. No reported problems.

Useful Life:

20 years

Remaining Life:

17 years



Best Case: \$ 3,000

Worst Case: \$ 4,000

Cost Source: ARI Cost Database

Comp #: 906 Sauna Room - Refurbish**Quantity: (1) 6'x9' Room**

Location: Fitness center

Funded?: Yes.

History: 2013

Comments: The wood panels and benches are intact. No signs of vandalism or advanced deterioration. Signs of staining on the ceiling from a past leak. Fair condition. Room includes (1) ceiling light, (1) light timer, (1) heat timer, & (1) wood/glass door.

Useful Life:

25 years

Remaining Life:

16 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: Reserve Allowance

Comp #: 907 Wallcoverings (hallway) - Replace**Quantity: Approx 4,403 GSF**

Location: Common area hallways

Funded?: Yes.

History:

Comments: The wallcoverings are in poor condition. Appear to be original. Signs of heavy staining and visible seams.

Useful Life:

20 years

Remaining Life:

0 years



Best Case: \$ 88,000

Worst Case: \$ 132,000

Cost Source: ARI Cost Database

Comp #: 909 Outdoor Shower - Remodel**Quantity: (1) Shower**

Location: Level 1, tower exteriors

Funded?: Yes.

History:

Comments: (1) shower fauxet and mixing valve, 30 GSF tile shower pan, & 96 GSF shower tile walls. Fair condition. Cycle with the remodeling of the restrooms.

Useful Life:

25 years

Remaining Life:

11 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: Reserve Allowance

Comp #: 909 Restrooms - Remodel**Quantity: (1) Sm Restrooms**

Location: Level 1, Tower exteriors

Funded?: Yes.

History: 2008

Comments: (2) toilets, (2) vanity sinks, (2) mirrors, (2) ceiling ventilation fans, (2) ceiling lights, 48 GSF of tile floors, 179 GSF of tile walls, (1) janitor sink. Fair condition. This line-item include the housekeeping closet adjacent to the restrooms.

Useful Life:

25 years

Remaining Life:

11 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Reserve Allowance

Comp #: 910 Fitness Center - Refurbish**Quantity: 300 GSF Room**

Location: 1st floor

Funded?: Yes.

History: 2014

Comments: The interiors consists of 33 GSY of carpeting, (1) ceiling lights, (1) 7'x11' mirror. Interiors are aged in appearance. Fair condition.

Useful Life:

10 years

Remaining Life:

2 years



Best Case: \$ 5,000

Worst Case: \$ 10,000

Cost Source: Reserve Allowance

Comp #: 910 Lobby - Remodel**Quantity: Entry Lobby**

Location: 1st floor main tower lobby

Funded?: Yes.

History: 1998

Comments: The lobby interiors consists of 855 GSF of tile floors, 150 GSF of decorative wood paneled walls, (2) chandeliers with circular ceiling mirrors, 9 GSY of carpet, 96 GSF of wallcoverings, (29) ceiling recessed lights, (1) 16 LF built-in bench, & (1) bulletin board. Funding for periodic remodeling projects to maintain an attractive appearance at the lobby areas. Remaining useful life has been extended due to other major infrastructure projects that are currently a higher priority.

Useful Life:

25 years

Remaining Life:

6 years



Best Case: \$ 200,000

Worst Case: \$ 300,000

Cost Source: Reserve Allowance

Comp #: 910 Party Area - Refurbish**Quantity: 975 GSF Room**

Location: Level 1

Funded?: Yes.

History: 2014

Comments: (11) recessed lights, (3) wall lights, 108 GSY of carpeting, (1) refrigerator, (1) oven, & (1) kitchenette. The cabinets were removed at time of inspection due to the plumbing project. Funding for periodic upgrades to the Party Area to maintain an attractive appearance.

Useful Life:

10 years

Remaining Life:

2 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: Reserve Allowance

Comp #: 910 Resident Manager Unit - Refurbish**Quantity: Unit 503**

Location: Diamond Head Tower: Unit (#503)

Funded?: Yes.

History: 2015 - Kitchen Remodel

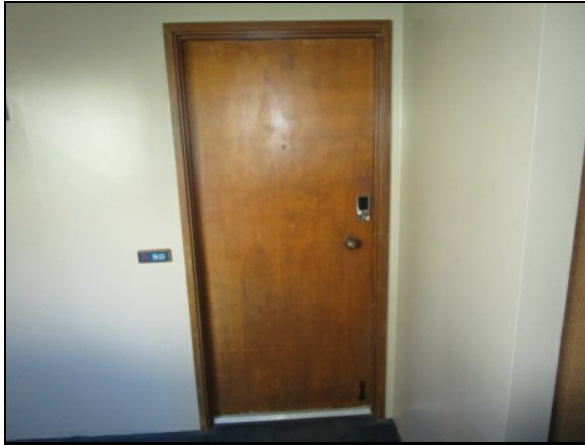
Comments: No access to inspect. Funding for periodic upgrades to the unit interiors (carpet, kitchen, bathroom, etc.).

Useful Life:

10 years

Remaining Life:

3 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Reserve Allowance

Comp #: 1110 Interior Surfaces - Repaint**Quantity: Approx 48,000 GSF**

Location: Common area hallways, stairwells, lobbies, & amenity rooms

Funded?: No.

History:

Comments: Signs of peeling and scuffing. It was reported by management that the repainting of the interior common area surfaces is handled by the in-house staff as an Operating expense. There is no expectation to ever repaint all interior surfaces in one project. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1115 Exterior Stucco - Repaint**Quantity: Approx 155,000 GSF**

Location: Tower exteriors (excludes lanai interior walls and ceilings)

Funded?: Yes.

History:

Comments: Signs of heavy staining and sections of spalling. Funding for ongoing repainting projects in order to maintain surface integrity and appearance. It is recommended that both towers be repainted together to maintain a uniform appearance and to lower the overall costs of repainting. The repainting of the parking garage should also be coordinated with this project (refer to #1115, Parking Structure chapter). Both repainting and window resealing projects should always be completed together to utilize the same davit crane equipment used by the crews (refer to #1119). The individual owners are responsible for the repainting of the interior walls and ceilings of their lanai decks. These surfaces are not included in this project scope of work.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 487,000

Worst Case: \$ 527,000

Cost Source: Based on 2020 Paint Proposals, Plus Inflation & Spalling Repairs

Comp #: 1119 Windows - Recaulk**Quantity: (148) Units**

Location: Tower exteriors (excludes lanai sliding glass doors & windows)

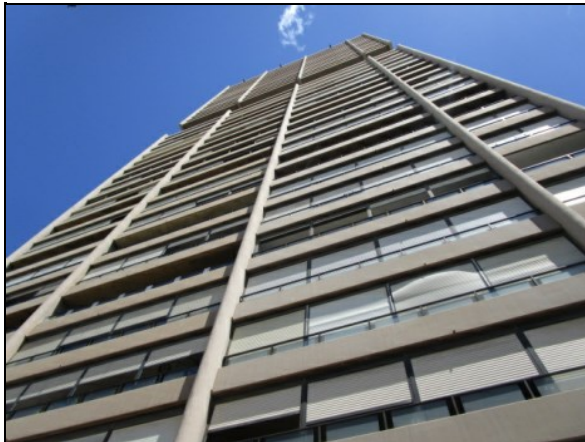
Funded?: Yes.

History:

Comments: It was reported that the tower exteriors will be repainted in the near future. All exterior repainting projects should also include the recaulking of the exterior windows in order to utilize the same crews/labor, davit cranes, permits, etc. The project costs will increase if this project is done separately from the paint projects. Ongoing recaulking of the exterior windows should prevent significant water intrusion issues and additional repair and remediation expenses. This project excludes the lanai sliding glass doors and windows, which are the responsibility of the individual owners.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 145,000

Worst Case: \$ 165,000

Cost Source: Based on 2020 Proposal, Plus Inflation

Comp #: 1130 Windows (common) - Replace**Quantity: (62) Windows**

Location: Common area hallways, Party Area, garage corridor, Fitness Center

Funded?: Yes.

History:

Comments: (36) 3'x4' hallway windows, (4) 2'x6' party area windows, (4) 5'x7' Party Area windows, (1) 3'x3' Party Area window, (3) 3'x8' lobby windows, (4) 5'x8' lobby windows, (1) 3'x9' fitness room window, (6) 2'x3 & 2'x4' windows at garage corridor, (3) 4'x7' at garage stairwell. The windows are original. Exterior joints are recaulked as part of each exterior repaint project (refer to #1115).

Funding for eventual full replacement in order to maintain a uniform appearance. Anticipate the need to replace in the near future based on age.

Useful Life:
50 years

Remaining Life:
4 years



Best Case: \$ 155,000

Worst Case: \$ 217,000

Cost Source: ARI Cost Database

Comp #: 1301 Built-Up Roofs - Recoat**Quantity: Approx 7,085 GSF**

Location: Tower rooftop and 1st floor overhangs

Funded?: Yes.

History: 2006 - Install

Comments: Signs of heavy bubbling, peeling, surface wear, and staining. There has been no recoating project completed on the roofs since they were last replaced and this project is overdue. No reports of water intrusion issues but this project should be completed before issues develop that could result in additional repair and remediation expenses. This project also includes the 1st floor overhang roofs.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 43,000

Worst Case: \$ 57,000

Cost Source: ARI Cost Database

Comp #: 1302 Built-Up Roofs - Replace**Quantity: Approx 7,085 GSF**

Location: Tower rooftop and 1st floor overhangs

Funded?: Yes.

History: 2006 - Replace

Comments: Signs of heavy bubbling, peeling, surface wear, and staining. The recoating project for the tower roofs is overdue (refer to #1301). The useful life of this roofing system is based on the assumption that the recoating projects will be completed on schedule. The remaining useful life has been decreased based on current conditions and project history. This project also includes the 1st floor overhang roofs.

Useful Life:
40 years

Remaining Life:
20 years



Best Case: \$ 177,000

Worst Case: \$ 213,000

Cost Source: ARI Cost Database

Comp #: 1311 Skylights - Replace**Quantity: (2) 3'x6' Skylights**

Location: Above elevator room

Funded?: Yes.

History:

Comments: No access to closely inspect the skylights. No reports of water intrusion. No signs of cracking from within the elevator room. The skylights should be recaulked on a regular basis by the in-house staff to prevent water intrusion and protect the elevator equipment below. A shorter useful life has been applied due to the sensitive equipment housed below these skylights.

Useful Life:
20 years

Remaining Life:
4 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 1802 Elevator Cabs - Remodel

Quantity: (2) Passenger Cabs

Location: Center of the tower

Funded?: Yes.

History:

Comments: The elevator cab interiors are aged and dated. It is recommended that the cabs undergo remodeling during the elevator modernization project (#1801, Electrical & Mechanical chapter) in order to verify that new cab paneling, mirrors, etc. can accommodate the new push button panels and indicator lights.

Useful Life:

15 years

Remaining Life:

2 years



Best Case: \$ 50,000

Worst Case: \$ 70,000

Cost Source: Reserve Allowance

South Tower

Comp #: 324 Interior Lights (decorative) - Repl**Quantity: (296) Fixtures**

Location: Common area hallways

Funded?: Yes.

History: 2014

Comments: The interior decorative fixtures consists of (185) wall lights & (111) ceiling sconce lights. These fixtures appear to be newer installations. No signs of damage or abuse. Funding for periodic complete replacements in order to maintain a uniform appearance.

Useful Life:
25 years

Remaining Life:
17 years



Best Case: \$ 56,000

Worst Case: \$ 76,000

Cost Source: Reserve Allowance

Comp #: 503 Metal Railings (lanai) - Replace**Quantity: Approx 4,662 LF**

Location: Unit lanais

Funded?: Yes.

History:

Comments: No access to closely inspect. Signs of deterioration was evident from ground-level. Railings should be inspected on a regular basis. Funding for eventual complete replacement to maintain safety and appearance. These railings also include glass railing panels.

Useful Life:
60 years

Remaining Life:
14 years



Best Case: \$ 699,000

Worst Case: \$ 932,000

Cost Source: ARI Cost Database

Comp #: 601 Carpet (admin) - Replace**Quantity: Approx 33 GSY**

Location: Admin offices adjacent to lobby

Funded?: Yes.

History:

Comments: Signs of heavy staining. Carpeting should be replaced during the hallway carpet project.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 4,100

Worst Case: \$ 5,000

Cost Source: ARI Cost Database

Comp #: 601 Carpet (hallways) - Replace**Quantity: Approx 1,615 GSY**

Location: Common area hallways, including lobby corridor

Funded?: Yes.

History:

Comments: The carpeting is in fair to poor condition. Signs of discoloration and staining. Funding for complete replacement in order to maintain a uniform appearance and to lower the overall replacement costs. The Ewa Tower has extra carpeting at the lobby corridor.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 202,000

Worst Case: \$ 242,000

Cost Source: ARI Cost Database

Comp #: 700 Glass Entry Doors - Replace**Quantity: (4) Glass Doors**

Location: Tower lobby & Party Area

Funded?: Yes.

History:

Comments: The glass doors were intact and functional. No reported problems. Replacement should be cycled with the windows (#1130).

Useful Life:

50 years

Remaining Life:

4 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Cost Source: Reserve Allowance

Comp #: 903 Furniture (admin) - Partial Replace**Quantity: (9) Assorted Pieces**

Location: Admin office adjacent to lobby

Funded?: Yes.

History:

Comments: The furniture consists of (4) desks & (5) desk chairs. There is no expectation for complete replacement.

Useful Life:

10 years

Remaining Life:

6 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: Reserve Allowance

Comp #: 903 Furniture/Decor - Replace**Quantity: (42) Assorted Pieces**

Location: Tower entry lobby

Funded?: Yes.

History:

Comments: The lobby furniture consists of (2) arm chairs, (1) glass table, (1) wood bench, (1) wood end table. This component also includes the (37) decorative wooden paddles at the residential hallways. Project should be cycled with lobby remodel (#910).

Useful Life:

10 years

Remaining Life:

6 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Reserve Allowance

Comp #: 907 Wallcoverings (hallway) - Replace**Quantity: Approx 4,403 GSF**

Location: Common area hallways

Funded?: Yes.

History:

Comments: The wallcoverings are in poor condition. Appear to be original. Signs of heavy staining and visible seams.

Useful Life:

20 years

Remaining Life:

0 years



Best Case: \$ 88,000

Worst Case: \$ 132,000

Cost Source: ARI Cost Database

Comp #: 909 Restrooms - Remodel**Quantity: (1) Sm Restrooms**

Location: Level 1, North Tower exteriors

Funded?: Yes.

History: 2008

Comments: (2) toilets, (2) vanity sinks, (2) mirrors, (2) ceiling ventilation fans, (2) ceiling lights, (2) hand dryers, 36 GSF of tile floors, 180 GSF of tile walls, (1) janitor sink. Fair condition. This line-item include the housekeeping closet adjacent to the restrooms.

Useful Life:

25 years

Remaining Life:

11 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Reserve Allowance

Comp #: 910 Employee Breakroom - Refubish**Quantity: 192 GSF Room**

Location: Level 1

Funded?: Yes.

History:

Comments: 192 GSF of linoleum floors, several small appliances, and furniture pieces. There is no expectation for major remodeling. Funding for ongoing partial upgrades only.

Useful Life:

15 years

Remaining Life:

2 years



Best Case: \$ 2,000

Worst Case: \$ 3,000

Cost Source: Reserve Allowance

Comp #: 910 Lobby - Remodel**Quantity: Entry Lobby**

Location: 1st floor main tower lobby

Funded?: Yes.

History: 1998

Comments: The lobby interiors consists of 665 GSF of tile floors, 150 GSF of decorative wood paneled walls, (3) chandeliers with circular ceiling mirrors, 9 GSY of carpet, 96 GSF of wallcoverings, (35) ceiling recessed lights, (1) 16 LF built-in bench, (1) bulletin board, & (1) decorative glass door at the admin office. Funding for periodic remodeling projects to maintain an attractive appearance at the lobby areas. Remaining useful life has been extended due to other major infrastructure projects that are currently a higher priority.

Useful Life:
25 years

Remaining Life:
6 years



Best Case: \$ 200,000

Worst Case: \$ 300,000

Cost Source: Reserve Allowance

Comp #: 910 Party Area - Refurbish**Quantity: 975 GSF Room**

Location: Level 1

Funded?: Yes.

History: 2014

Comments: (11) recessed lights, (3) wall lights, 108 GSY of carpeting, (1) refrigerator, (1) oven, & (1) kitchenette. The cabinets were removed at time of inspection due to the plumbing project. Funding for periodic upgrades to the Party Area to maintain an attractive appearance.

Useful Life:
10 years

Remaining Life:
2 years



Best Case: \$ 15,000

Worst Case: \$ 25,000

Cost Source: Reserve Allowance

Comp #: 1110 Interior Surfaces - Repaint**Quantity: Approx 50,000 GSF**

Location: Common area hallways, stairwells, lobbies, & amenity rooms

Funded?: No.

History:

Comments: It was reported by management that the repainting of the interior common area surfaces is handled by the in-house staff as an Operating expense. There is no expectation to ever repaint all interior surfaces in one project. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

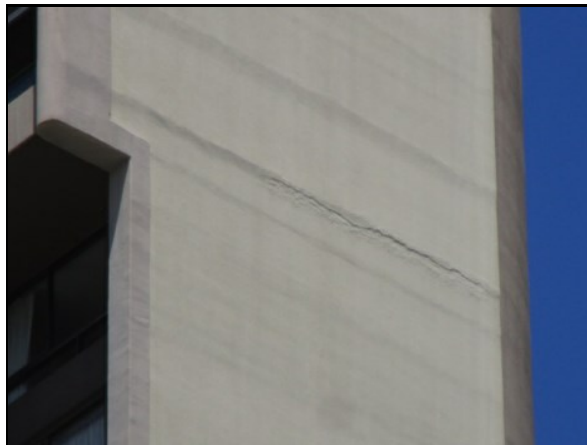
Comp #: 1115 Exterior Stucco - Repaint**Quantity: Approx 155,000 GSF**

Location: Tower exteriors (excludes lanai interior walls and ceilings)

Funded?: Yes.

History:

Comments: Signs of heavy staining and sections of spalling, especially on the 27th floor. Funding for ongoing repainting projects in order to maintain surface integrity and appearance. It is recommended that both towers be repainted together to maintain a uniform appearance and to lower the overall costs of repainting. The repainting of the parking garage should also be coordinated with this project (refer to #1115, Parking Structure chapter). Both repainting and window resealing projects should always be completed together to utilize the same davit crane equipment used by the crews (refer to #1119). The individual owners are responsible for the repainting of the interior walls and ceilings of their lanai decks. These surfaces are not included in this project scope of work.

Useful Life:
10 yearsRemaining Life:
0 years

Best Case: \$ 487,000

Worst Case: \$ 527,000

Cost Source: Based on 2020 Paint Proposals, Plus Inflation & Spalling Repairs

Comp #: 1119 Windows - Recaulk**Quantity: (148) Units**

Location: Tower exteriors (excludes lanai sliding glass doors & windows)

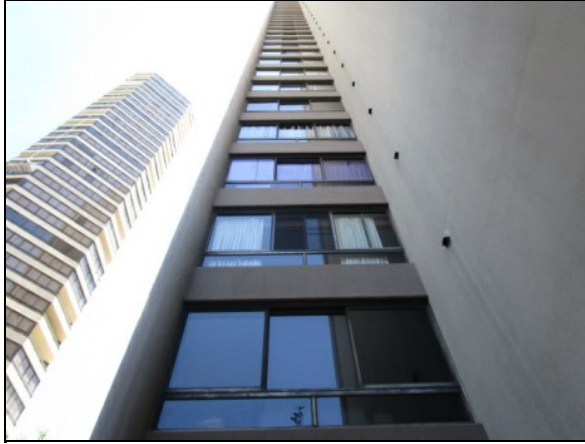
Funded?: Yes.

History:

Comments: It was reported that the tower exteriors will be repainted in the near future. All exterior repainting projects should also include the recaulking of the exterior windows in order to utilize the same crews/labor, davit cranes, permits, etc. The project costs will increase if this project is done separately from the paint projects. Ongoing recaulking of the exterior windows should prevent significant water intrusion issues and additional repair and remediation expenses.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 145,000

Worst Case: \$ 165,000

Cost Source: Based on 2020 Proposal, Plus Inflation

Comp #: 1130 Windows (common) - Replace**Quantity: (57) Windows**

Location: Common area hallways

Funded?: Yes.

History:

Comments: (37) 3'x4' hallway windows, (8) 2'x6' Party Area windows, (4) 5'x7' Party Area windows, (1) 3'x3' Party Area window, (3) 3'x8' lobby windows, (4) 5'x8' lobby windows. The windows are original. Exterior joints are recaulked as part of each exterior repaint project (refer to #1115). Funding for eventual full replacement in order to maintain a uniform appearance. Anticipate the need to replace in the near future based on age.

Useful Life:
50 years

Remaining Life:
4 years



Best Case: \$ 143,000

Worst Case: \$ 200,000

Cost Source: ARI Cost Database

Comp #: 1301 Built-Up Roofs - Recoat**Quantity: Approx 7,085 GSF**

Location: Tower rooftop and 1st floor overhangs

Funded?: Yes.

History: 2006 - Install

Comments: Signs of heavy bubbling, peeling, surface wear, and staining. There has been no recoating project completed on the roofs since they were last replaced and this project is overdue. No reports of water intrusion issues but this project should be completed before issues develop that could result in additional repair and remediation expenses. This project also includes the 1st floor overhang roofs.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 43,000

Worst Case: \$ 57,000

Cost Source: ARI Cost Database

Comp #: 1302 Built-Up Roofs - Replace**Quantity: Approx 7,085 GSF**

Location: Tower rooftop and 1st floor overhangs

Funded?: Yes.

History: 2006 - Replace

Comments: Signs of heavy bubbling, peeling, surface wear, and staining. The recoating project for the tower roofs is overdue (refer to #1301). The useful life of this roofing system is based on the assumption that the recoating projects will be completed on schedule. The remaining useful life has been decreased based on current conditions and project history. This project also includes the 1st floor overhang roofs.

Useful Life:
40 years

Remaining Life:
20 years



Best Case: \$ 177,000

Worst Case: \$ 213,000

Cost Source: ARI Cost Database

Comp #: 1311 Skylights - Replace**Quantity: (2) 3'x6' Skylights**

Location: Above elevator room

Funded?: Yes.

History:

Comments: No access to closely inspect the skylights. No reports of water intrusion. No signs of cracking from within the elevator room. The skylights should be recaulked on a regular basis by the in-house staff to prevent water intrusion and protect the elevator equipment below. A shorter useful life has been applied due to the sensitive equipment housed below these skylights.

Useful Life:

20 years

Remaining Life:

4 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 1802 Elevator Cabs - Remodel**Quantity: (2) Passenger Cabs**

Location: Center of the tower

Funded?: Yes.

History: 2023 - Planned

Comments: The elevator cab interiors are aged and dated. It is recommended that the cabs undergo remodeling during the elevator modernization project (#1801, Electrical & Mechanical chapter) in order to verify that new cab paneling, mirrors, etc. can accommodate the new push button panels and indicator lights.

Useful Life:

15 years

Remaining Life:

2 years



Best Case: \$ 50,000

Worst Case: \$ 70,000

Cost Source: Reserve Allowance

Towers - General

Comp #: 105 Lanai Decks - Resurface**Quantity: (296) Units**

Location: Unit lanais

Funded?: No.

History:

Comments: According to your CC&Rs, the maintenance, repair, and waterproofing of the unit lanai decks is the responsibility of the individual owners, not the AOA. No Reserve funding is required.

No structural evaluation of the lanai decks was performed as part of the scope of this Reserve Study.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 108 Breezeway Decks - Recoat**Quantity: (74) 5'x7' Decks**

Location: Tower exteriors between hallways and West stairwells

Funded?: No.

History:

Comments: The exterior concrete landings are showing signs of peeling and cracking. A waterproofing coating should be applied on a regular basis by the in-house staff as an Operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 110 Stairwell Landings - Recoat**Quantity: Approx 34,000 GSF**

Location: Tower interior stairwells

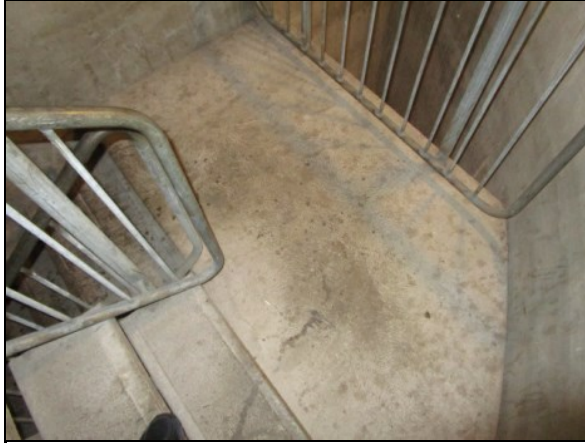
Funded?: No.

History:

Comments: Signs of heavy staining throughout the stairwell landings and treads. Signs of minor cracking as well. These are low-visibility areas with a low aesthetic priority. Recoating of the landings and tread should be handled in sections on a regular basis by the in-house staff as an Operating expense. No Reserve funding is required. Any signs of loose or damaged treads or landings should be addressed immediately with Operating repair funds or with Special Assessment funds.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 305 Security Camera System - Replace**Quantity: (32) Camera System**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: The security camera system was not tested during inspection. Funding for periodic replacement of the security camera system to maintain reliability. Ongoing repairs and partial replacements should be handled as an Operating expense.

Useful Life:

8 years

Remaining Life:

0 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: ARI Cost Database

Comp #: 324 Exterior Light Fixtures - Replace**Quantity: (54) Assorted Fixtures**

Location: Tower exteriors

Funded?: Yes.

History: 1996

Comments: The exterior light fixtures consist of (30) decorative wall lights, (10) ceiling sconce lights, & (14) recessed lights. The Party Area light fixtures are included with the Party Room Refurbishment projects (#910).

Useful Life:

25 years

Remaining Life:

0 years



Best Case: \$ 12,500

Worst Case: \$ 16,500

Cost Source: Reserve Allowance

Comp #: 325 Interior Lights (utility) - Replace**Quantity: Approx (403) Fixtures**

Location: Mechanical rooms, utility rooms, stairwells, parking structure staircase, admin office, storage rooms, etc.

Funded?: Yes.

History:

Comments: The utility light strips and fixtures are older and have reached extended useful lives. Funding for replacement with LED fixtures.

Useful Life:

25 years

Remaining Life:

0 years



Best Case: \$ 60,000

Worst Case: \$ 80,000

Cost Source: ARI Cost Database

Comp #: 326 Exit Light Fixtures - Replace**Quantity: Approx (161) Fixtures**

Location: Throughout common areas

Funded?: Yes.

History: 2004

Comments: Some hallway fixtures were damaged. Repair individual fixtures as needed as an Operating expense.

Useful Life:

20 years

Remaining Life:

2 years



Best Case: \$ 24,000

Worst Case: \$ 32,000

Cost Source: ARI Cost Database

Comp #: 327 Emergency Lights - Replace**Quantity: (236) Fixures**

Location: Stairwells & breezeways

Funded?: Yes.

History:

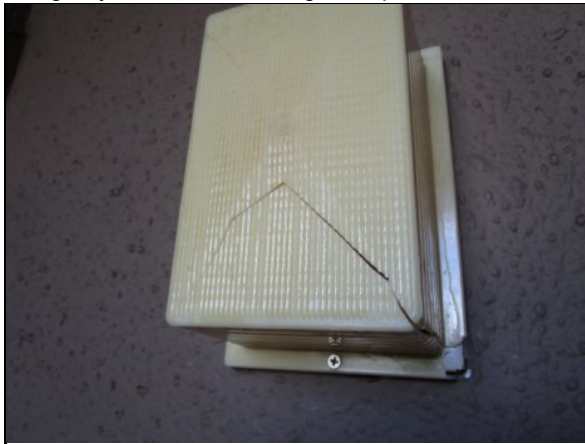
Comments: The emergency lights were not tested during inspection. These should be powered by the emergency generator in the event of a power outage. Some emergency fixtures were damaged. Repair individual fixtures as needed as an Operating expense.

Useful Life:

20 years

Remaining Life:

2 years



Best Case: \$ 35,000

Worst Case: \$ 47,000

Cost Source: ARI Cost Database

Comp #: 403 Mailboxes - Replace**Quantity: (371) Boxes**

Location: Tower lobbies

Funded?: Yes.

History:

Comments: North Tower: (154) boxes, (29) parcel lockers, (1) letter box. South Tower: (154) boxes, (32) parcel boxes, (1) letter box.

Intact and aging normally. Replacement should be cycled with each lobby remodeling project (#910).

Useful Life:

25 years

Remaining Life:

6 years



Best Case: \$ 40,000

Worst Case: \$ 50,000

Cost Source: ARI Cost Database

Comp #: 503 Stairwell Railings - Replace**Quantity: Approx 10,144 LF**

Location: Tower interior stairwells & parking structure stairwells

Funded?: No.

History:

Comments: The stairwell railings are original. No signs of failure at time of inspection. Railings should be inspected on a regular basis. There is no expectation for large-scale replacements during the scope of this reserve study due to their interior locations. Repair as needed as an Operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 603 Tile Decks (entry) - Replace

Quantity: Approx 775 GSF

Location: Exterior entry areas at each tower

Funded?: No.

History: 1978

Comments: The tile decking is older but intact. Funding for periodic replacement to maintain an attractive appearance. Funding is included with #910, Exterior Entry Areas.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 701 Front Doors - Replace

Quantity: (296) Wood Doors

Location: Unit entrances

Funded?: No.

History:

Comments: The unit front doors vary in style, age, and condition. The replacement of the front doors is the responsibility of the individual owners, not the AOAO. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 701 Stair/Utility Doors - Partial Repl**Quantity: (407) Assorted Doors**

Location: Common area hallways, stairwells, rooftops

Funded?: Yes.

History:

Comments: Signs of heavy weathering on the exterior breezeway doors. Metal roof access doors are showing moderate corrosion. Interior stairwell access, utility room, and trash room doors are showing moderate surface wear as well. These doors should be refinished on a regular basis by the in-house staff as an Operating expense. There is no expectation for complete replacement. Funding for ongoing partial replacements.

Useful Life:

1 years

Remaining Life:

0 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: Reserve Allowance

Comp #: 707 Door Opener Systems - Replace**Quantity: (6) Systems**

Location: Tower & basement lobbies

Funded?: Yes.

History: 2017

Comments: The automated door opener systems were functional at time of inspection. No reported problems. Actuator buttons were securely fastened.

Useful Life:

12 years

Remaining Life:

7 years



Best Case: \$ 36,000

Worst Case: \$ 48,000

Cost Source: ARI Cost Database

Comp #: 708 Trash Chute Doors - Replace**Quantity: (74) Stainless Steel Door**

Location: Common area hallway trash rooms

Funded?: Yes.

History: 2010

Comments: The trash room doors are intact, functional, and aging normally. No signs of advanced deterioration. No reported problems or recent repairs. These doors typically reach long useful lives.

Useful Life:

30 years

Remaining Life:

18 years



Best Case: \$ 89,000

Worst Case: \$ 111,000

Cost Source: ARI Cost Database

Comp #: 708 Trash Chutes - Replace**Quantity: (2) Chutes**

Location: Center of each tower

Funded?: Yes.

History: 2010

Comments: The trash chutes were replaced in years past. No reported issues with the current chutes. These chutes typically reach long useful lives and should reach a longer useful life than before under normal circumstances.

Useful Life:

50 years

Remaining Life:

38 years



Best Case: \$ 250,000

Worst Case: \$ 300,000

Cost Source: ARI Cost Database

Comp #: 709 Access Control System - Replace**Quantity: (15) Station RFID System**

Location: Throughout common areas

Funded?: Yes.

History:

Comments: The RFID access control system was functional at time of inspection. No reported problems.

Useful Life:

12 years

Remaining Life:

5 years



Best Case: \$ 55,000

Worst Case: \$ 75,000

Cost Source: ARI Cost Database

Comp #: 910 Exterior Entry Areas - Remodel**Quantity: (2) Areas**

Location: Outside of each tower lobby

Funded?: Yes.

History:

Comments: Each entry area has 388 GSF of tile floors, 81 GSF of wood panel walls, 6 LF wood counter, 4 LF wood built-in bench, & (1) 9'x10' wood partition wall/gate. The remodeling of these areas should be cycled with each interior lobby remodeling project.

Useful Life:

25 years

Remaining Life:

6 years



Best Case: \$ 60,000

Worst Case: \$ 80,000

Cost Source: Reserve Allowance

Comp #: 1130 Lanai Glass Doors/Windows - Replace**Quantity: (296) Units**

Location: Unit lanai decks

Funded?: No.

History:

Comments: According to your CC&Rs, the maintenance, repair, and replacement of the unit lanai deck doors and windows is the responsibility of the individual owners, not the AOA. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1402 Interior Signage - Replace**Quantity: (376) Floor ID Signs**

Location: Tower hallways

Funded?: Yes.

History:

Comments: The tower interior signage is original. This line-item includes funding for new signage along with evacuation signs.

Useful Life:

30 years

Remaining Life:

0 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: Reserve Allowance

Comp #: 1403 Tower ID Letters - Replace**Quantity: (2) Sets**

Location: Adjacent to tower lobbies

Funded?: Yes.

History:

Comments: The metal letters are intact but are showing heavy weathering. Letters should be repainted by in-house staff as an Operating expense to restore appearance. Funding for eventual complete replacement to maintain an attractive appearance.

Useful Life:
30 years

Remaining Life:
10 years



Best Case: \$ 12,000

Worst Case: \$ 18,000

Cost Source: Reserve Allowance

Comp #: 1803 Fire Alarm System - Modernize**Quantity: Extensive System**

Location: Throughout tower & garage interiors

Funded?: Yes.

History:

Comments: We are not licensed to inspect fire alarm systems. No testing nor evaluation of the system's functionality was performed as part of the reserve study update. Regular maintenance and testing should be performed as an Operating expense. These systems typically require some updates as part of any elevator modernization project (refer to #1801). These projects have been cycled together.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 1,000,000

Worst Case: \$ 1,200,000

Cost Source: Reserve Allowance

Comp #: 1811 Plumbing - Replace**Quantity: (296) Units**

Location: Diamond Head & Ewa Towers

Funded?: Yes.

History: 2021

Comments: The plumbing replacement project was in progress at the Diamond Head tower at the time of inspection. This project includes the replacement of all waste-line risers within the towers. This project is being funded for with loan funds, not Reserves. Funding for future replacement projects from Reserves.

Useful Life:

50 years

Remaining Life:

49 years



Best Case: \$ 9,000,000

Worst Case: \$ 10,000,000

Cost Source: Client Cost History

Comp #: 1812 Plumbing - Repair**Quantity: Lump Sum**

Location: Throughout tower interiors & the parking garage

Funded?: Yes.

History:

Comments: An allocation should be established within the Operating budget for annual hydrojetting, maintenance, and minor repairs. The plumbing is currently in the process of being replaced and should not encounter any significant replacement needs in the near future. However, plumbing repairs and costs are unpredictable. This line-item provides funding for ongoing repairs as a Reserve allowance (refer to #1811 for full replacement), which includes repairs to the numerous shut-off valves.

Useful Life:

2 years

Remaining Life:

1 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Reserve Allowance

Comp #: 1813 Plumbing - Assessment**Quantity: Lump Sum**

Location: Throughout tower interiors & parking garage

Funded?: Yes.

History:

Comments: The plumbing was in the process of being replaced during our site inspection. Funding for future assessment studies of the plumbing infrastructure. These assessments consist of taking pipe samples from various locations to analysis their true conditions, which cannot be determined with a visual inspection. These assessments should be conducted by local engineering firms that specialize in plumbing systems. Each assessment should accurately forecast the remaining useful life out (20) years, and may detect premature deterioration and the cause of it. These assessments will help future Boards and management pinpoint accurate life expectancies for the plumbing and potentially avoid future special assessments and loans.

Useful Life:
20 years

Remaining Life:
19 years



Best Case: \$ 30,000

Worst Case: \$ 44,000

Cost Source: ARI Cost Database

Comp #: 1830 Fire Sprinkler Heads - Replace**Quantity: Numerous Fixtures**

Location: Tower interiors

Funded?: Yes.

History: 2017

Comments: We are not licensed to inspect fire sprinkler systems. No testing was performed as part of the scope of this reserve study.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 200,000

Worst Case: \$ 250,000

Cost Source: ARI Cost Database

Comp #: 1830 Fire Sprinkler System - LSE**Quantity: Life Safety Evaluation**

Location: Tower interiors

Funded?: Yes.

History:

Comments: Oahu now mandates that Life Safety Evaluations be performed on the fire sprinkler system in the near future.

Useful Life:

10 years

Remaining Life:

6 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Reserve Allowance

Comp #: 1830 Fire Sprinkler System - Repair**Quantity: Extensive System**

Location: Throughout interior common areas

Funded?: Yes.

History:

Comments: We are not licensed to inspect fire sprinkler systems. No testing was performed as part of the scope of this reserve study. This line-item provides funding for ongoing partial replacements, such as the various valves.

Useful Life:

10 years

Remaining Life:

5 years



Best Case: \$ 40,000

Worst Case: \$ 60,000

Cost Source: Reserve Allowance

Comp #: 1835 Fire Extinguisher Cabinets- Replace

Quantity: Approx (202) Cabinets

Location: Throughout common areas

Funded?: Yes.

History:

Comments: We are not licensed to inspect fire extinguishers. No testing was performed as part of the scope of this reserve study. Replace extinguishers as needed as an Operating expense. Funding for the replacement of the metal cabinets.

Useful Life:
20 years

Remaining Life:
2 years



Best Case: \$ 40,000

Worst Case: \$ 51,000

Cost Source: ARI Cost Database

Basement Parking Garage

Comp #: 205 Concrete Drive - Repair**Quantity: Extensive GSF**

Location: Basement parking garage

Funded?: Yes.

History:

Comments: Under normal circumstances the parking garage concrete should not require major repairs due to interior location. However, it was reported that the garage experiences numerous flooding events, perhaps due to a low water-table. There have been no repair expenses as a result but if the flooding does cause concrete damage the project should be handled as needed as a Special Assessment. Funding provided with this line-item is for minor repairs only.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: Reserve Allowance

Comp #: 325 Ceiling Light Strips - Replace**Quantity: (165) Fixtures**

Location: Parking garage & utility rooms

Funded?: Yes.

History:

Comments: These light fixtures are older and have reached an extended useful life. Funding to replace with LED fixtures.

Useful Life:
25 years

Remaining Life:
0 years



Best Case: \$ 37,000

Worst Case: \$ 45,000

Cost Source: ARI Cost Database

Comp #: 404 Trash Receptacles - Replace

Quantity: (6) Vinyl Receptacles

Location: Parking garage

Funded?: No.

History:

Comments: Replacement value is too small for Reserve designation. Replace as needed as an Operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 502 Chain Link Fence - Replace

Quantity: Approx 810 LF

Location: Basement garage perimeters

Funded?: Yes.

History: 2008

Comments: The chain link fencing is intact and stable. No signs of failure.

Useful Life:

50 years

Remaining Life:

36 years



Best Case: \$ 16,200

Worst Case: \$ 20,300

Cost Source: ARI Cost Database

Comp #: 700 Vehicle Gate - Replace**Quantity: (1) 19 LF Roll-Up**

Location: Parking garage entry/exit

Funded?: Yes.

History: 2005

Comments: The vehicle gate was intact and functional. No signs of auto-damage. No reported problems. This line-item also includes the (2) pedestrian gates.

Useful Life:

25 years

Remaining Life:

8 years



Best Case: \$ 25,000

Worst Case: \$ 35,000

Cost Source: ARI Cost Database

Comp #: 702 Interior Doors - Partial Replace**Quantity: (29) Doors**

Location: Basement garage

Funded?: Yes.

History:

Comments: (6) wood utility doors, (15) metal doors, (4) metal trash room doors, (4) metal lobby doors. Signs of heavy damage on the metal trash room doors. There is no expectation for complete replacement. Funding for ongoing partial replacements.

Useful Life:

2 years

Remaining Life:

0 years



Best Case: \$ 800

Worst Case: \$ 1,200

Cost Source: Reserve Allowance

Comp #: 705 Gate Operator - Replace**Quantity: (1) Overhead Motor**

Location: Vehicle entry/exit gate

Funded?: Yes.

History: 2005

Comments: The gate operator is older but functional. Signs of moderate corrosion. Model # JAD519644.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 3,000

Worst Case: \$ 3,500

Cost Source: ARI Cost Database

Comp #: 910 Elevator Lobbies - Remodel**Quantity: (2) 340 GSF Lobbies**

Location: Basement level elevator lobbies

Funded?: Yes.

History:

Comments: Each lobby consists of 340 GSF of tile floors, 288 GSF of tile walls, 16 LF of built-in wood benches, (1) planter, (4) decorative wall lights, (7) recessed lights, & (1) multi-color LED ceiling light. This project has been cycled with the remodeling the upper lobbies.

Useful Life:

25 years

Remaining Life:

6 years



Best Case: \$ 50,000

Worst Case: \$ 70,000

Cost Source: Reserve Allowance

Comp #: 1001 Domestic Backflow Devices - Replace**Quantity: (2) Devices**

Location: Parking garage

Funded?: Yes.

History: 2010

Comments: (1) 4" & (1) 6" device. The backflow devices should be tested annually. No signs of corrosion. These devices should prevent water from backflowing into the supply pipes with potentially harmful chemicals.

Useful Life:

25 years

Remaining Life:

5 years



Best Case: \$ 8,000

Worst Case: \$ 12,000

Cost Source: ARI Cost Database

Comp #: 1110 Interior Surfaces - Repaint**Quantity: Approx 7,800 GSF**

Location: Parking garage

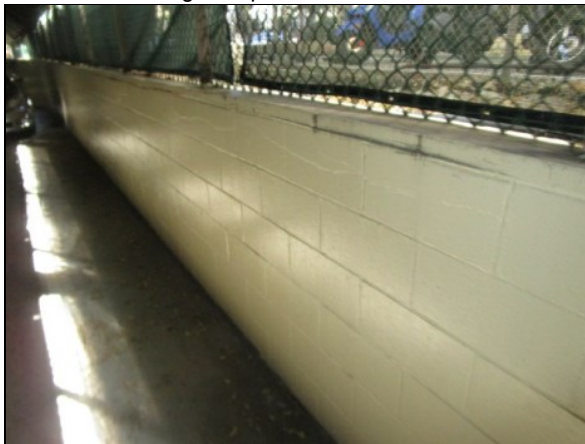
Funded?: No.

History:

Comments: It was reported by management that the repainting of the interior common area surfaces is handled by the in-house staff as an Operating expense, including the repainting of the parking garage walls. There is no expectation to ever repaint all interior surfaces in one project. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1118 Parking Spaces - Restripe

Quantity: (555) Parking Spaces

Location: Parking garage & structure

Funded?: No.

History:

Comments: The restriping of the garage parking spaces is handled by in-house staff as an Operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 1705 Basement Walls - Waterproof

Quantity: Approx 1,211 GSF

Location: East perimeter of the basement garage

Funded?: Yes.

History:

Comments: The basement garage wall bordering the music school was recently waterproofed with an epoxy injection. No reported current problems pertaining to this wall.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 150,000

Worst Case: \$ 190,000

Cost Source: Reserve Allowance

Parking Structure

Comp #: 105 Corridor/Stair Deck - Recoat**Quantity: Approx 1,575 GSF**

Location: L3 connector corridor & stairwell between South Tower & parking structure, along with east stairwell at structure
Funded?: Yes.

History:

Comments: Signs of staining but no signs of bubbling or peeling at the interior corridor. The exterior walkways and the stairwell are showing signs of peeling. Surfaces should be recoated regularly to maintain appearance.

Useful Life:
5 years

Remaining Life:
0 years



Best Case: \$ 12,600

Worst Case: \$ 15,800

Cost Source: ARI Cost Database

Comp #: 220 Concrete Driveway - Recoat**Quantity: Approx 24,000 GSF**

Location: Parking structure lower parking level
Funded?: Yes.

History:

Comments: The lower parking level concrete is coated. Signs of staining throughout. It may be more cost-effective to remove this coating since the upper level is uncoated.

Useful Life:
10 years

Remaining Life:
0 years



Best Case: \$ 120,000

Worst Case: \$ 168,000

Cost Source: ARI Cost Database

Comp #: 325 Ceiling Light Strips (a) - Replace

Quantity: (25) Fixtures

Location: Parking structure

Funded?: Yes.

History:

Comments: These fixtures are older and showing heavy corrosion. Funding to replace with LED fixtures.

Useful Life:

25 years

Remaining Life:

0 years



Best Case: \$ 5,600

Worst Case: \$ 6,900

Cost Source: ARI Cost Database

Comp #: 325 Ceiling Light Strips (b) - Replace

Quantity: (14) Fixtures

Location: Parking structure & garage

Funded?: Yes.

History: 2015

Comments: These LED fixtures were newer and in good condition. This line-item also includes the (3) newer fixtures at the basement parking garage that are identical to these.

Useful Life:

25 years

Remaining Life:

18 years



Best Case: \$ 3,200

Worst Case: \$ 3,900

Cost Source: ARI Cost Database

Comp #: 404 Trash Receptacles - Replace

Quantity: (2) Receptacles

Location: Parking structure

Funded?: No.

History:

Comments: Replacement value is too small for Reserve designation. Replace as needed as an Operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 700 Vehicle Gate - Replace

Quantity: (1) 19 LF Roll-Up

Location: Parking structure entry/exit

Funded?: Yes.

History: 2011

Comments: The vehicle gate was intact and functional. No signs of auto-damage. No reported problems.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: ARI Cost Database

Comp #: 705 Gate Operator - Replace**Quantity: (1) PowerMaster**

Location: Vehicle entry/exit gate

Funded?: Yes.

History: 2011

Comments: The gate operator is older but functional. Signs of moderate corrosion. Model # JAD519644.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 3,000

Worst Case: \$ 3,500

Cost Source: ARI Cost Database

Comp #: 1115 Parking Structure - Repaint**Quantity: Approx 16,000 GSF**

Location: Parking structure, exterior staircase, & walkway structure behind the South Tower

Funded?: Yes.

History:

Comments: Signs of moderate peeling, bubbling, staining, and discoloration. These surfaces should be repainted in conjunction with the tower exteriors in order to maintain a uniform appearance and to lower the overall costs of repainting.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 124,000

Worst Case: \$ 164,000

Cost Source: Based on 2020 Paint Proposals, Plus Inflation & Spalling Repairs

Comp #: 1301 Stairwell Roof - Replace**Quantity: Approx 100 GSF**

Location: Stairwell between structure & South Tower

Funded?: Yes.

History:

Comments: The stairwell roof is older and overdue for replacement. This project should also include repairs to the wood fascia boards.

Useful Life:
15 yearsRemaining Life:
0 years

Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 1308 Metal Roof (bridge) - Replace**Quantity: Approx 350 GSF**

Location: L3 connector corridor bridge between South Tower & parking structure

Funded?: Yes.

History: 2007

Comments: The metal roofs appears to be in good condition. No reports of water intrusion. No signs of corrosion or damage.

Useful Life:
30 yearsRemaining Life:
15 years

Best Case: \$ 20,000

Worst Case: \$ 25,000

Cost Source: ARI Cost Database

Electrical & Mechanical

Comp #: 300 Electrical Equipment - Relocate

Quantity: Lump Sum

Location: Electrical room adjacent to each tower's lobby

Funded?: Yes.

History:

Comments: According to a recent survey as part of the plumbing replacement project (#1811, Towers General) it was discovered that the location of the tower electrical rooms is a liability since they are below plumbing risers and could become heavily damaged in the event a plumbing leak. It was discovered that the current electrical equipment locations are out of compliance with current codes. This equipment relocation project will be a one-time expense (no future repeat anticipated).

Useful Life:
1 years

Remaining Life:
0 years



Best Case: \$ 200,000

Worst Case: \$ 300,000

Cost Source: Reserve Allowance

Comp #: 301 Electrical Switchgear - Replace

Quantity: (3) Sorgel Switchgears

Location: Lobby electrical rooms of each tower, basement chiller room

Funded?: Yes.

History:

Comments: The electrical switchgear was not tested during inspection, but equipment is original. Anticipate the need to replace in the near future based on age.

Useful Life:
50 years

Remaining Life:
4 years



Best Case: \$ 225,000

Worst Case: \$ 275,000

Cost Source: ARI Cost Database

Comp #: 301 Electrical Transformers (new) - Rep

Quantity: (1) 75 KVA, Dry

Location: Tower lobby electrical room

Funded?: Yes.

History: 2020

Comments: This transformer was recently replaced.

Useful Life:

50 years

Remaining Life:

48 years



Best Case: \$ 20,000

Worst Case: \$ 25,000

Cost Source: ARI Cost Database

Comp #: 301 Electrical Transformers (old) - Rep

Quantity: (12) Transformers

Location: Tower electrical rooms

Funded?: Yes.

History:

Comments: Diamond Head Tower: (1) 112 KVA & (1) 30 KVA dry transformer at lobby electrical room, (5) 300 KVA dry transformers at L5, L11, L20, L28 & L37.

Ewa Tower: (5) 300 KVA dry transformers at L5, L11, L20, L28 & L37.

Anticipate the need to replace in the near future based on age.

Useful Life:

50 years

Remaining Life:

4 years



Best Case: \$ 450,000

Worst Case: \$ 500,000

Cost Source: ARI Cost Database

Comp #: 302 Emergency Generator - Replace**Quantity: (1) Generator, 250 KW**

Location: Basement garage utility room

Funded?: Yes.

History:

Comments: The emergency power generator is original. Anticipate the need to replace in the near future based on age. The component includes the Pryco diesel fuel tank.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 150,000

Worst Case: \$ 200,000

Cost Source: ARI Cost Database

Comp #: 302 Transfer Switch - Replace**Quantity: (1) Switch**

Location: Basement

Funded?: Yes.

History:

Comments: It was reported that the emergency generator's transfer switch will be replaced in the near future. System was not tested at time of inspection.

Useful Life:
30 years

Remaining Life:
0 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: ARI Cost Database

Comp #: 303 Ductless Split-Sys (admin) - Repl

Quantity: (1) Daikin Multi-Zone

Location: Tower admin offices

Funded?: Yes.

History:

Comments: (1) heat pump & (2) air handlers. The system was functional. No reported problems. No signs of corrosion.

Useful Life:

15 years

Remaining Life:

11 years



Best Case: \$ 6,500

Worst Case: \$ 8,500

Cost Source: ARI Cost Database

Comp #: 303 Fan Coils (2012) - Replace

Quantity: (30) Systems

Location: Unit interiors, common area hallways, & lobbies

Funded?: Yes.

History: 2012 - 30 Systems

Comments: No access to inspect the unit interior fan coil systems. The fan coil systems throughout the tower unit interiors and common areas have been replaced in phases in years past. Regular maintenance and repairs should be handled as an Operating expense. There is no expectation for complete replacement.

Useful Life:

15 years

Remaining Life:

6 years



Best Case: \$ 60,000

Worst Case: \$ 90,000

Cost Source: ARI Cost Database

Comp #: 303 Fan Coils (2013) - Replace**Quantity: (60) Systems**

Location: Unit interiors

Funded?: Yes.

History: 2013- 60 Systems

Comments: No access to inspect the unit interior fan coil systems. The fan coil systems throughout the tower unit interiors and common areas have been replaced in phases in years past. Regular maintenance and repairs should be handled as an Operating expense. There is no expectation for complete replacement.

Useful Life:

15 years

Remaining Life:

7 years



Best Case: \$ 120,000

Worst Case: \$ 180,000

Cost Source: ARI Cost Database

Comp #: 303 Fan Coils (2014) - Replace**Quantity: (60) Systems**

Location: Unit interiors

Funded?: Yes.

History: 2014 - 60 Systems

Comments: No access to inspect the unit interior fan coil systems. The fan coil systems throughout the tower unit interiors and common areas have been replaced in phases in years past. Regular maintenance and repairs should be handled as an Operating expense. There is no expectation for complete replacement.

Useful Life:

15 years

Remaining Life:

8 years



Best Case: \$ 120,000

Worst Case: \$ 180,000

Cost Source: ARI Cost Database

Comp #: 303 Fan Coils (2015) - Replace**Quantity: (44) Systems**

Location: Unit interiors

Funded?: Yes.

History: 2015 - 44 Systems

Comments: No access to inspect the unit interior fan coil systems. The fan coil systems throughout the tower unit interiors and common areas have been replaced in phases in years past. Regular maintenance and repairs should be handled as an Operating expense. There is no expectation for complete replacement.

Useful Life:

15 years

Remaining Life:

8 years



Best Case: \$ 88,000

Worst Case: \$ 132,000

Cost Source: ARI Cost Database

Comp #: 303 Fan Coils (2016) - Replace**Quantity: (100) Systems**

Location: Unit interiors

Funded?: Yes.

History: 2016 - 100 Systems

Comments: No access to inspect the unit interior fan coil systems. The fan coil systems throughout the tower unit interiors and common areas have been replaced in phases in years past. Regular maintenance and repairs should be handled as an Operating expense. There is no expectation for complete replacement.

Useful Life:

15 years

Remaining Life:

10 years



Best Case: \$ 200,000

Worst Case: \$ 300,000

Cost Source: ARI Cost Database

Comp #: 303 Fan Coils (2017) - Replace**Quantity: (77) Systems**

Location: Unit interiors

Funded?: Yes.

History: 2017 - 77 Systems

Comments: No access to inspect the unit interior fan coil systems. The fan coil systems throughout the tower unit interiors and common areas have been replaced in phases in years past. Regular maintenance and repairs should be handled as an Operating expense. There is no expectation for complete replacement.

Useful Life:

15 years

Remaining Life:

11 years



Best Case: \$ 154,000

Worst Case: \$ 231,000

Cost Source: ARI Cost Database

Comp #: 303 Fan Coils (2018) - Replace**Quantity: (78) Systems**

Location: Unit interiors

Funded?: Yes.

History: 2018 - 77 Systems

Comments: No access to inspect the unit interior fan coil systems. The fan coil systems throughout the tower unit interiors and common areas have been replaced in phases in years past. Regular maintenance and repairs should be handled as an Operating expense. There is no expectation for complete replacement.

Useful Life:

15 years

Remaining Life:

12 years



Best Case: \$ 156,000

Worst Case: \$ 234,000

Cost Source: ARI Cost Database

Comp #: 303 Heat Pumps (lower) - Replace**Quantity: (2) Colmac**

Location: Basement garage

Funded?: Yes.

History: 2018

Comments: These heat pumps service the lower units domestic hot water supply. No reported problems. Systems are serviced on a regular basis as an Operating expense. Model # CxW-20

Useful Life:
20 years

Remaining Life:
17 years



Best Case: \$ 100,000

Worst Case: \$ 120,000

Cost Source: ARI Cost Database

Comp #: 303 Heat Pumps (upper) - Replace**Quantity: (2) E-Tech**

Location: Tower rooftops

Funded?: Yes.

History: 1995

Comments: These heat pumps service the upper units domestic hot water supply. Systems are older. Signs of corrosion. No reported problems. Regular maintenance is handled as an Operating expense. These systems have reached an extended useful life. Anticipate the need to replace in the near future. Replacement will require the use of a crane system unless the heat pumps can be assembled on the roofs.

Useful Life:
20 years

Remaining Life:
0 years



Best Case: \$ 350,000

Worst Case: \$ 400,000

Cost Source: ARI Cost Database

Comp #: 303 Wall AC (break room) - Replace

Quantity: (1) Kenmore

Location: L1 employee breakroom

Funded?: No.

History:

Comments: Replacement value of this system is too small for Reserve designation. Replace as needed as an Operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 304 Thermostats - Replace

Quantity: (79) Thermostats

Location: Hallways

Funded?: No.

History:

Comments: There is no expectation to replace all common area thermostats in one project. Replace individual thermostats as they fail as needed as an Operating expense. No Reserve funding is required.

Useful Life:

Remaining Life:



Best Case:

Worst Case:

Cost Source:

Comp #: 306 Exhaust Fan (chiller room)- Replace

Quantity: (1) Wall Fan

Location: Basement garage utility room

Funded?: Yes.

History:

Comments: The chiller room fan was functional at time of inspection. System is older. No reported problems.

Useful Life:

25 years

Remaining Life:

5 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 306 Exhaust Fan (garage) - Replace

Quantity: (1) 5 HP Blower Fan

Location: Basement parking garage

Funded?: Yes.

History: 2007

Comments: No reported problems with the system. Test on a regular basis. System is intended to maintain healthy air quality levels in the parking garage.

Useful Life:

25 years

Remaining Life:

10 years



Best Case: \$ 35,000

Worst Case: \$ 45,000

Cost Source: ARI Cost Database

Comp #: 306 Ventilator Fans (roof) - Replace**Quantity: (10) Systems**

Location: Tower rooftops

Funded?: Yes.

History: 2005

Comments: Diamond Head Tower: (5) systems. Ewa Tower: (5) systems. These ventilator fans service the unit dryer and bathroom vents. Signs of moderator corrosion. No reported problems. The fans motors should be repaired as needed as an Operating expense.

Useful Life:

25 years

Remaining Life:

8 years



Best Case: \$ 75,000

Worst Case: \$ 100,000

Cost Source: ARI Cost Database

Comp #: 307 VFDs - Replace**Quantity: (4) VFDs**

Location: Basement garage utility room

Funded?: Yes.

History: 2009

Comments: (2) domestic booster pump VFDs & (2) chilled water pump VFDs. No reported problems.

Useful Life:

15 years

Remaining Life:

2 years



Best Case: \$ 50,000

Worst Case: \$ 60,000

Cost Source: ARI Cost Database

Comp #: 308 EV Chargers - Replace

Quantity: (2) Chargepoint

Location: Driveway

Funded?: Yes.

History:

Comments: These charging stations are owned by the AOA. Charging stations appear to be in good condition.

Useful Life:

15 years

Remaining Life:

12 years



Best Case: \$ 16,000

Worst Case: \$ 20,000

Cost Source: ARI Cost Database

Comp #: 309 Chilled Water Lines - Insulation

Quantity: Extensive LF

Location: Tower interiors

Funded?: Yes.

History:

Comments: Funding for the periodic replacement of the chilled water piping and riser insulation.

Useful Life:

30 years

Remaining Life:

6 years



Best Case: \$ 500,000

Worst Case: \$ 600,000

Cost Source: Reserve Allowance

Comp #: 309 Chillers - Refurbish**Quantity: (2) MultiStack Liquid**

Location: Basement parking garage utility room

Funded?: Yes.

History: 2021 - Compressor #1 for Chiller # 1 Replaced

Comments: Funding for ongoing refurbishment of the liquid chiller systems. The biggest liability with these systems are the compressors, which are very expensive.

Useful Life:
5 yearsRemaining Life:
4 years

Best Case: \$ 89,000

Worst Case: \$ 109,000

Cost Source: Client Cost History

Comp #: 310 Chiller (#1) - Replace**Quantity: (1) MultiStack, 300 Ton**

Location: Basement garage utility room

Funded?: Yes.

History: 2011

Comments: No reported problems with the liquid chiller system. Model # MS300F1L2W2HI-R134A. Serial # AA08124. This line-item includes the replacement of the chiller controller panels.

Useful Life:
25 yearsRemaining Life:
14 years

Best Case: \$ 750,000

Worst Case: \$ 850,000

Cost Source: ARI Cost Database

Comp #: 310 Chiller (#2) - Replace**Quantity: (1) MultiStack, 33 Ton**

Location: Basement garage utility room

Funded?: Yes.

History: 2017

Comments: This liquid chiller was recently replaced. No reported problems. Model # MS0332FC1M2W2H1CC87FN-R134A. Serial # AG01050. This line-item includes the replacement of the chiller controller panels.

Useful Life:
25 years

Remaining Life:
20 years



Best Case: \$ 400,000

Worst Case: \$ 500,000

Cost Source: ARI Cost Database

Comp #: 311 Cooling Towers - Replace**Quantity: (2) Evapco CTs**

Location: Center of the property

Funded?: Yes.

History: 2011

Comments: The cooling towers were functional. No reported problems. Ongoing maintenance and minor repairs should be handled as an Operating expense. Each fan motor is 15 HP.

Useful Life:
25 years

Remaining Life:
14 years



Best Case: \$ 400,000

Worst Case: \$ 500,000

Cost Source: ARI Cost Database

Comp #: 312 CT Chemical Feeder - Replace**Quantity: (1) System**

Location: Basement garage utility room

Funded?: Yes.

History: 2011

Comments: This chemical feeder system services the cooling towers above. Proper water chemistry is key to achieving optimal useful lives for all HVAC equipment.

Useful Life:
15 years

Remaining Life:
4 years



Best Case: \$ 20,000

Worst Case: \$ 30,000

Cost Source: ARI Cost Database

Comp #: 318 Pumps (chilled water) - Replace**Quantity: (2) 50 HP Pumps**

Location: Basement garage utility room

Funded?: Yes.

History: 2005

Comments: These pumps are older but functional. Anticipate the need to replace in the near future based on age.

Useful Life:
15 years

Remaining Life:
0 years



Best Case: \$ 40,000

Worst Case: \$ 50,000

Cost Source: ARI Cost Database

Comp #: 318 Pumps (condenser) - Replace**Quantity: (2) 25 HP Pumps**

Location: Basement garage utility room

Funded?: Yes.

History:

Comments: Signs of heavy corrosion. These pumps are older but functional. Anticipate the need to replace in the near future based on age.

Useful Life:

15 years

Remaining Life:

0 years



Best Case: \$ 30,000

Worst Case: \$ 40,000

Cost Source: ARI Cost Database

Comp #: 340 Fire Jockey Pump - Replace**Quantity: (1) 3 HP Pump**

Location: Basement garage utility room

Funded?: Yes.

History: 2020

Comments: We are not licensed to test this equipment. No testing was performed during our site inspection. The fire jockey pump and it's controller were recently replaced.

Useful Life:

15 years

Remaining Life:

13 years



Best Case: \$ 6,500

Worst Case: \$ 8,500

Cost Source: ARI Cost Database

Comp #: 340 Fire Pump - Replace**Quantity: (1) 60 HP Pump**

Location: Basement garage utility room

Funded?: Yes.

History: 2020

Comments: We are not licensed to test this equipment. No testing was performed during our site inspection. The fire pump and it's controller were recently replaced.

Useful Life:
25 yearsRemaining Life:
23 years

Best Case: \$ 50,000

Worst Case: \$ 70,000

Cost Source: ARI Cost Database

Comp #: 350 Pumps (heat pumps - lower)- Replace**Quantity: (2) 3 HP Pumps**

Location: Basement garage

Funded?: Yes.

History: 2018

Comments: These pumps service the lower domestic heat pumps and were recently replaced. No signs of corrosion or active leakage. Good condition.

Useful Life:
15 yearsRemaining Life:
12 years

Best Case: \$ 10,000

Worst Case: \$ 15,000

Cost Source: ARI Cost Database

Comp #: 350 Pumps (heat pumps - upper)- Replace**Quantity: (2) 3/4 HP Pumps**

Location: Tower rooftop

Funded?: Yes.

History:

Comments: The hot water circulating pumps are older but functional. No reported problems. No signs of active leakage at time of inspection. Signs of moderate corrosion. Replacement should be coordinated with the replacement of the upper heat pumps that they're connected to (refer #303).

Useful Life:

15 years

Remaining Life:

0 years



Best Case: \$ 7,000

Worst Case: \$ 9,000

Cost Source: ARI Cost Database

Comp #: 355 Pumps (Domestic Booster) - Replace**Quantity: (2) 20 HP System**

Location: Basement garage utility room

Funded?: Yes.

History:

Comments: No reported problems with the system. No signs of active leakage. This line-item includes the pump controller. Refer to #307 for the VFDs.

Useful Life:

15 years

Remaining Life:

0 years



Best Case: \$ 40,000

Worst Case: \$ 50,000

Cost Source: ARI Cost Database

Comp #: 703 Entry Intercoms - Replace**Quantity: (2) DKS Intercoms**

Location: Tower exterior entry areas

Funded?: Yes.

History: 2010

Comments: The intercoms were functional and aging normally. No reported problems. No signs of vandalism.

Useful Life:

15 years

Remaining Life:

3 years



Best Case: \$ 12,000

Worst Case: \$ 16,000

Cost Source: ARI Cost Database

Comp #: 802 Hot Water Storage Tanks - Reline**Quantity: (3) Lg Tanks**

Location: Tower rooftops & basement garage

Funded?: Yes.

History: 1995

Comments: Steel tanks typically experience interior corrosion at a rate of 0.01 inches per year, which could result in tank failure at (25) years of useful life if left neglected. Removable and replacement costs can be extremely expensive, especially the rooftop tanks. To avoid this outcome, the tanks should be relined on a regular basis to thwart any interior decay. Cement liner is typically used with little down-time.

Useful Life:

10 years

Remaining Life:

0 years



Best Case: \$ 45,000

Worst Case: \$ 60,000

Cost Source: ARI Cost Database

Comp #: 1801 Elevators - Modernize**Quantity: (4) Otis Traction Systems**

Location: Towers (machine rooms located at rooftop levels)

Funded?: Yes.

History: 2023 - Planned

Comments: We are not licensed to inspect or test elevator systems. The elevator systems were functional at time of inspection. One system was undergoing routine maintenance. These elevator systems are older and modernization will be required in the near future. Modernization projects typically consists of replacing the machine room equipment, door equipment, hoistway equipment, destination and cab button fixtures, system controllers, & destination management equipment. Funding for the remodeling of the elevator cabs is not included with this line-item (refer to #1802 of the Tower chapters).

Useful Life:
30 years

Remaining Life:
2 years



Best Case: \$ 1,600,000

Worst Case: \$ 1,800,000

Cost Source: Based on 2020 Otis Elevator Proposal

Comp #: 1809 Sump Pumps (garage) - Replace**Quantity: (3) Sets**

Location: Parking garage

Funded?: Yes.

History:

Comments: No access to inspect the pumps. Systems were not tested during inspection. These pumps are designed to prevent flooding inside the parking garage.

Useful Life:
12 years

Remaining Life:
3 years



Best Case: \$ 15,000

Worst Case: \$ 21,000

Cost Source: ARI Cost Database

Comp #: 1810 Golf Cart - Replace

Quantity: (1) EZGO

Location: Parking garage

Funded?: Yes.

History:

Comments: The golf cart is functional and aging normally.

Useful Life:

12 years

Remaining Life:

4 years



Best Case: \$ 4,000

Worst Case: \$ 6,000

Cost Source: ARI Cost Database

Comp #: 1815 Garage Sweepers - Replace

Quantity: (2) Minutemen Sweepers

Location: Basement parking garage

Funded?: Yes.

History: 2006

Comments: The garage sweepers are older models. Anticipate the need to replace in the near future.

Useful Life:

15 years

Remaining Life:

0 years



Best Case: \$ 20,000

Worst Case: \$ 28,000

Cost Source: Reserve Allowance
