



Florida Engineering LLC

4161 Tamiami Trail, Suite 101, Port Charlotte, FL 33952-9204

www.fleng.com | Phone: (941) 391-5980

License Number #30782, #60102

TRADITIONAL RESERVE STUDY STRUCTURAL INTEGRITY RESERVE STUDY

**W Fort Lauderdale Residences
3101 Bayshore Drive
Fort Lauderdale, Florida 33304**

Project Number 2424995

Prepared for

**Ft Lauderdale Residences Hotel Condominium Association Inc
RE: W Fort Lauderdale Residences
3101 Bayshore Drive
Fort Lauderdale, Florida 33304**

A handwritten signature in black ink, appearing to read 'Anthony Zogheib', enclosed in a thin black rectangular border.

Anthony Zogheib, Assoc. AIA
Project Evaluator

December 24, 2024

OF CONTENTS

1.0	EXECUTIVE SUMMARY	2
1.1	Project Identification	2
1.2	Property Description/Background.....	3
1.3	Property Condition Summary	3
1.4	Opinion of Remaining Useful Life	3
1.5	Reserve Study Funding Analysis	3
1.6	Capital Reserve Replacement Analysis Overview	5
1.7	Follow-up Recommendations.....	7
1.8	Projected Component Categories and Parameters.....	7
1.9	Capital Expenditure Summary.....	10
3.0	Immediate and Replacement Reserve Work	17
2.0	PURPOSE, SCOPE, AND LIMITATIONS	18
3.0	DEFINITIONS.....	19
3.1	Condition Evaluation Definitions	19
3.2	Opinion of Costs	19
4.0	SITE IMPROVEMENTS.....	20
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS.....	21
6.0	BUILDING INTERIORS.....	23
7.0	CONVEYANCE SYSTEMS.....	24
8.0	MECHANICAL AND ELECTRICAL SYSTEMS	25
9.0	LIFE SAFETY AND SECURITY SYSTEMS.....	26

TABLES

Immediate Repairs Cost Estimate
Replacement Reserves Cost Estimate – Component Funding
Replacement Reserves Cost Estimate – Pooled Funding

APPENDIXES

A	Photographic Documentation
B	Supporting Documentation

1.0 EXECUTIVE SUMMARY

Florida Engineering (FE) Consultants performed a Traditional Reserve Study (TRS) / Structural Integrity Reserve Study (SIRS) at W Fort Lauderdale Residences, located at 3101 Bayshore Drive in Fort Lauderdale, Florida.

This assessment was authorized and performed in general accordance with the latest applicable Florida Building Code and select applicable guidelines of *American Society for Testing and Materials (ASTM) E 2018: Baseline Property Condition Assessment Process*.

1.1 Project Identification

Property Name	W Fort Lauderdale Residences
Property Address	3101 Bayshore Drive, Fort Lauderdale, Florida
Type of Facility	Residential condominiums
Construction Date(s)	2009
Number of Buildings	One
Number of Stories	24
Superstructure	Concrete
Roofing System(s)	Low slope (flat)
Exterior Façade	Stucco, curtain wall
HVAC	Central system
Electrical Wiring	Copper
Fire Suppression	Fire alarm, sprinkler system
Date of Site Visit	November 20, 2024
Reserve Fund Strength	0% - Poor
Risk of Special Assessment	High

1.2 Property Description/Background

The Property consists of the top 20 floors in a 24-story residential building accommodating 171 condominium units, with floors 1 through 4 being part of the complex master association and includes the building entrance lobby and offices at the first floor and parking garage on floors 2, 3, and 4. The subject building consists of a concrete superstructure with CMU perimeter and demising walls.

The exterior walls are finished with a combination of stucco and glass curtain wall systems. The low-slope (flat) roof is covered with a thermoplastic polyolefin (TPO) single-ply membrane. Vertical transportation includes interior stairs and traction elevators. Interior finishes consist of various materials. Heating, Ventilation, and Air-Conditioning (HVAC) systems are typically provided via a central system that includes two roof-mounted cooling towers and multiple air-handling units. The building is equipped with a fire sprinkler suppression system, central alarm panel and portable fire extinguishers. Site amenities include one main outdoor swimming pool.

1.3 Property Condition Summary

Based on our site visit observations, review of documentation listed within this report, and conversations with the facility representatives, we consider this Property to be of good quality construction with average maintenance procedures in place. Generally, the Property appears to be in good physical condition. Both the exterior and interior areas appear to be generally adequately maintained, except for those items with remedial recommendations indicated in this report.

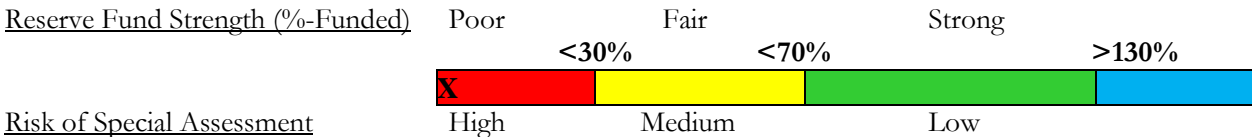
1.4 Opinion of Remaining Useful Life

Based on the scope of work and findings of this assessment, it is our opinion that the remaining useful life of the Property is at least 35 years, if the recommended repairs/replacement in this report are made, the physical improvements receive continuing maintenance, the various components are repaired or replaced on a timely basis and no natural disaster occurs.

1.5 Reserve Study Funding Analysis

Economic Assumptions

Annual Inflation Rate ----- 3.00%



A Reserve Study consists of two parts: the Physical Analysis and the Financial Analysis. The Physical Analysis contains the information about the current condition and repair or replacement cost of the major common area components the association is obligated to maintain. The Financial Analysis contains an evaluation of the association's Reserve balance and a recommended Funding Plan to offset the anticipated Reserve expenses. The primary responsibility of the Board of Directors is to maintain, protect, and enhance the assets of the association. As the physical assets age and deteriorate, it is important to accumulate financial assets, keeping the two "in balance". The Reserve Study is a document that helps keep the physical and financial assets of the association in balance. This Reserve Study is a broad and generalized budget-planning document.

The primary information you will get from this document is a list of your major Reserve components, a finding of the status (strength) of your Reserve Fund, and a recommended Funding Plan. The basic objective of the Reserve Study is to provide a plan to collect funds at a stable rate to offset the predicted irregular Reserve expenses. Setting a stable Reserve contribution rate will ensure that each owner pays their own "fair share" of the ongoing, gradual deterioration of the common areas. Reserve expenses are the larger, infrequent expenses that require significant advance planning. Operating expenses are those ongoing daily, weekly, or monthly expenses that occur and recur throughout the year. Small surprises are typically managed as maintenance contingencies, while the larger ones may be covered by insurance or require special assessments.

There are national-standard guidelines to determine which expense items should be funded through Reserves. These guidelines are provided to the client as part of a pre-survey questionnaire used to help compile the Reserve Component List. First, it must be a common area maintenance responsibility. Second, the component must have a limited life. Third, the limited life must be predictable (not a "surprise" which cannot be accurately anticipated). Fourth, the component must be above a minimum threshold cost. This limits Reserve Components to major, predictable expenses. Most Reserve Studies do not typically Reserve for building foundations and major infrastructure elements since they do not have limited life expectancies. Light bulbs or other small items are usually not listed as Reserve Components since their individual costs are insignificant.

Finally, it is usually inappropriate to include unpredictable expenses such as damage due to fire, flood, or earthquake since these typically cannot be considered "reasonably predictable".

There are two generally accepted means of estimating reserves, the Component Funding Analysis, and the Cash Flow Analysis methodologies:

- The Component Funding Analysis, known as Straight-Line Method, calculates the annual contribution amount for each individual line-item component, by dividing the component's unfunded balance by its remaining useful life. A component's unfunded balance is its replacement cost minus the reserve balance in the component at the beginning of the analysis period. The annual contribution rate for each individual line-item component is then added up to calculate the total annual contribution rate for this analysis.

- The Cash Flow Analysis, also known as Pooling Method, is a method of calculating reserve contributions where contributions to the reserve funds are designed to offset the variable annual expenditures from the reserve fund. This analysis recognizes interest income attributable to reserve accounts over the period of the analysis. Funds from the beginning balances are pooled together and a yearly contribution rate is calculated to arrive at a positive cash flow and reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

1.6 Capital Reserve Replacement Analysis Overview

The function of a Capital Reserve Replacement Analysis is to inform and advise as to the likely capital expenditures for replacement of common elements over the time frame considered by the analysis and the annual contribution levels to the Capital Reserve Replacement Fund calculated as being sufficient to avoid having to levy special assessments or take out a loan to support the predicted capital expenditures.

All Capital Reserve Replacement Analyses therefore assume that capital expenditures are funded using regular (e.g., annual, quarterly, or monthly), budgeted contributions to an account set aside for the sole purpose of funding the replacement of a designated set of common elements (often called the “Capital Reserve Fund”). Common element replacement projects can be deferred. However, such deferrals tend to result in gradual decrease in property values as the infrastructure and appearance of the community facilities degrade over time. In addition, such deferrals often result in the final replacement costs increasing significantly due to more extensive deterioration and additional damage to other common elements resulting from the failure of the common element to be replaced.

There are several choices and options to consider during the Capital Reserve Replacement Analysis process. In addition to Component Funding Analysis and Cash Flow Analysis methodologies, one important decision to consider is the Funding Goal, although there are several other considerations, including preventative and deferred maintenance and operating budgets, budget thresholds, time window, and statutory requirements.

Funding Goals

The funding goal helps to determine the methodology used in the Capital Reserve Replacement Analysis and is the principal reflection of the Association’s fiscal policy. Funding goals can be categorized by their fiscal aggressiveness (willingness to risk the need to levy a special assessment or take out a loan) – more aggressive funding goals tend to result in lower annual levels of contribution to the capital reserve fund, with associated higher risks of shortfalls requiring special assessments or loans. There are four basic funding goals used by communities when determining Capital Reserve Fund requirements:

- Baseline Funding is the most aggressive funding goal commonly used by associations. Baseline funding is essentially a special case of threshold funding, where the goal is to never have a negative capital reserve fund balance (in other words the threshold is zero). As this funding goal provides no margin for errors, unexpected or unforeseeable expenses, or market forces that are not in the Association's favor.
- Full Funding is the most conservative funding goal commonly used by associations. Full funding is best understood as an attempt to maintain the capital reserve fund at or near 100% of the accumulated common element depreciation. Full funding tends to result in over-funding if the community is starting with a capital reserve fund balance less than the current depreciation of its common elements, or to result in under-funding if the community is starting with a capital reserve fund balance greater than the current depreciation of its common elements, unless applied carefully and with the understanding that annual contributions will change over the course of time as overages and shortages are corrected, resulting in an annual contribution recommendation that decreases or increases with the passage of time in all except the simplest cases.
- Statutory Funding is a funding goal (and/or methodology) that the community is legally obligated to meet or exceed. Such funding goals are typically the result of state or local statutes or the result of one or more provisions in the governing documents of the Community Association. The relative aggressiveness of such funding goals will vary depending upon the statute or provision involved.
- Threshold Funding is normally a moderate funding goal. The essential goal of threshold funding is to avoid having a capital reserve fund balance below some predetermined level (the "threshold" or "threshold balance"), which can be determined as a percentage of the total cost to replace the considered common elements, by decree as some absolute value or as some multiple of the annual contribution. The Baseline Funding is essentially a threshold funding goal where the threshold balance equals zero.

Florida Statute 718.112(f)[2] requires that condominium associations fund a reserve account for certain capital and deferred maintenance expenditures. This statute requires all condominium associations to maintain funds for roof replacement, building painting, pavement resurfacing, and any other expenditure which is expected to exceed \$10,000.

Florida Statute 718.112(f)[2] requires that the reserve contribution be computed using a formula which is based upon the estimated remaining useful life and the estimated replacement cost or deferred maintenance expenditure for the component but does not require that a reserve study be conducted to determine the level of funding required. The State of Florida is more lenient regarding reserve funding for homeowner's associations.

Florida statutes do not require reserve funds for homeowners’ associations (unless the association’s governing documents call for a reserve fund and/or reserve study) but does not prohibit including reserve in the proposed budget for the homeowners’ association. Similarly, the proposed operating budget for a homeowners’ association does not require following any specific statutory formula but should include the anticipated expenditures for the year. Florida Statute 718.112(f)[3] regulates the use of money collected for reserves, limiting the use of such funds to authorized reserve fund expenditures. A vote is required if reserve funds are used for operating expenses.

1.7 Follow-up Recommendations

No additional evaluation is considered necessary at the present time.

1.8 Projected Component Categories and Parameters

SIRS Component categories anticipated to require reserve fundings include the following:

No.	Primary Components	EUL	Eff. Age	RUL	Quantity	Unit	Unit Cost	Total Cost Per Line Item	Contribution Balance End Of Year	Forecast Balance to Fund
4.00 SITE IMPROVEMENTS										
	Not applicable							\$0.00	\$0.00	\$0.00
5.00 ARCHITECTURAL AND STRUCTURAL SYSTEMS										
5.01	Structural systems (walls, balconies)	50	NA	NA	50	Annual	\$34,200.00	\$1,710,000.00	\$0.00	\$1,710,000.00
5.02	Exterior facade / waterproofing /curtainwall seal	10	1	9	171	Unit	\$7,000.00	\$1,197,000.00	\$0.00	\$1,197,000.00
5.03	Balcony railing - aluminum / glass panels	40	15	25	10,400	Ln Ft	\$200.00	\$2,080,000.00	\$0.00	\$2,080,000.00
5.04	Roof covering - low slope (TPO)	20	15	5	15,800	Sq Ft	\$45.00	\$711,000.00	\$0.00	\$711,000.00
5.05	Doors / windows - common areas	40	15	25	1	Lump Sum	\$150,000.00	\$150,000.00	\$0.00	\$150,000.00
6.00 BUILDING INTERIORS										
	Not applicable							\$0.00	\$0.00	\$0.00
7.00 CONVEYANCE SYSTEMS										
	Not applicable							\$0.00	\$0.00	\$0.00
8.00 MECHANICAL AND ELECTRICAL SYSTEMS										
8.03	Plumbing systems upgrade	45	NA	NA	45	Annual	\$11,400.00	\$513,000.00	\$0.00	\$513,000.00
8.04	Electrical systems upgrade	45	NA	NA	45	Annual	\$11,400.00	\$513,000.00	\$0.00	\$513,000.00
9.00 LIFE SAFETY AND SECURITY SYSTEMS										
9.01	Fire life safety systems	25	NA	NA	25	Annual	\$13,680.00	\$342,000.00	\$0.00	\$342,000.00
9.02	Central fire alarm panel	25	15	10	1	Each	\$136,800.00	\$136,800.00	\$0.00	\$136,800.00
Immediate Repairs Total							\$0.00	\$7,352,800.00	\$0.00	\$7,352,800.00

Executive Summary

NonSIRS Component categories anticipated to require reserve fundings include the following:

No.	Primary Components	EUL	Eff. Age	RUL	Quantity	Unit	Unit Cost	Total Cost Per Line Item	Contribution Balance End Of 2024	Cast Balance to
4.00 SITE IMPROVEMENTS										
4.01	Common area site lighting	20	15	5	1	Lump Sum	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00
4.02	Parking garage Third Floor stripe	5	1	4	123	Each	\$60.00	\$7,380.00	\$0.00	\$7,380.00
4.03	Swimming pool / spa resurface	10	8	2	1,500	Sq Ft	\$50.00	\$75,000.00	\$0.00	\$75,000.00
4.04	Swimming pool / spa equipment	10	8	2	1	Lump Sum	\$46,000.00	\$46,000.00	\$0.00	\$46,000.00
4.05	Swimming pool surround refinish	10	8	2	8,000	Sq Ft	\$5.00	\$40,000.00	\$0.00	\$40,000.00
4.06	Landscaping / miscellaneous appurtenances	20	NA	NA	20	Annual	\$40,000.00	\$80,000.00	\$0.00	\$80,000.00
5.00 ARCHITECTURAL AND STRUCTURAL SYSTEMS										
	Not applicable							\$0.00	\$0.00	\$0.00
6.00 BUILDING INTERIORS										
6.01	Trash chute	30	15	15	1	Lump Sum	\$90,000.00	\$90,000.00	\$0.00	\$90,000.00
6.02	Linen chute	30	15	15	1	Lump Sum	\$75,000.00	\$75,000.00	\$0.00	\$75,000.00
6.03	Carpet	10	8	2	20,000	Sq Ft	\$8.00	\$160,000.00	\$0.00	\$160,000.00
6.04	Common areas - finishes, FF&E	25	15	10	1	Lump Sum	\$300,000.00	\$300,000.00	\$0.00	\$300,000.00
7.00 CONVEYANCE SYSTEMS										
7.01	Elevator upgrade / modernization	25	15	10	3	Each	\$480,000.00	\$1,440,000.00	\$0.00	\$1,440,000.00
7.02	Elevator hoist / cables	35	15	20	3	Each	\$120,000.00	\$360,000.00	\$0.00	\$360,000.00
8.00 MECHANICAL AND ELECTRICAL SYSTEMS										
8.01	HVAC - common area	20	4	16	52	Tons	\$3,000.00	\$156,000.00	\$0.00	\$156,000.00
8.02	Boiler	35	15	20	2	Each	\$50,000.00	\$100,000.00	\$0.00	\$100,000.00
8.05	Emergency generator	35	15	20	2,000	kW	\$160.00	\$320,000.00	\$0.00	\$320,000.00
9.00 LIFE SAFETY AND SECURITY SYSTEMS										
	Not applicable							\$0.00	\$0.00	\$0.00
Immediate Repairs Total							\$0.00	\$3,999,380.00	\$0.00	\$3,999,380.00

Executive Summary

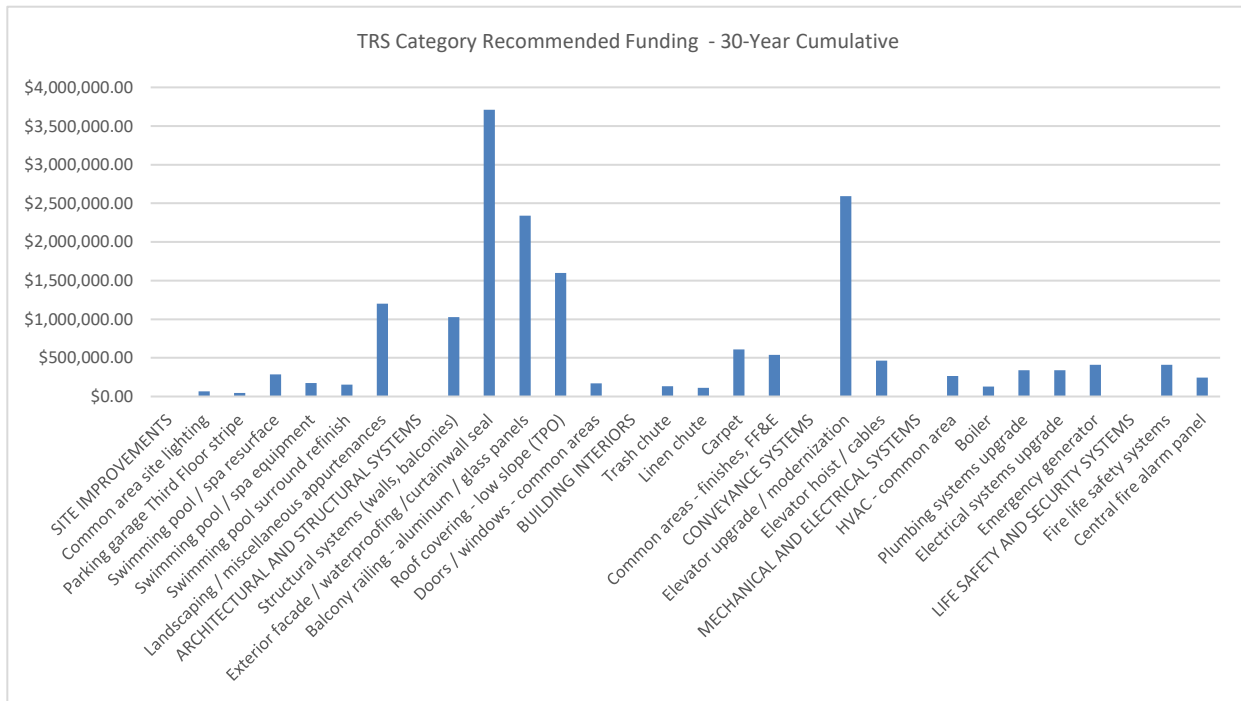
Component categories addressed in this study anticipated to require reserve fundings include the following:

No.	Primary Components	EUL	Eff. Age	RUL	Quantity	Unit	Unit Cost	Total Cost Per Line Item	Contribution Balance End Of Year	Forecast Balance to Fund
4.00 SITE IMPROVEMENTS										
4.01	Common area site lighting	20	15	5	1	Lump Sum	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00
4.02	Parking garage Third Floor stripe	5	1	4	123	Each	\$60.00	\$7,380.00	\$0.00	\$7,380.00
4.03	Swimming pool / spa resurface	10	8	2	1,500	Sq Ft	\$50.00	\$75,000.00	\$0.00	\$75,000.00
4.04	Swimming pool / spa equipment	10	8	2	1	Lump Sum	\$46,000.00	\$46,000.00	\$0.00	\$46,000.00
4.05	Swimming pool surround refinish	10	8	2	8,000	Sq Ft	\$5.00	\$40,000.00	\$0.00	\$40,000.00
4.06	Landscaping / miscellaneous appurtenances	20	NA	NA	20	Annual	\$40,000.00	\$80,000.00	\$0.00	\$80,000.00
5.00 ARCHITECTURAL AND STRUCTURAL SYSTEMS										
5.01	Structural systems (walls, balconies)	50	NA	NA	50	Annual	\$34,200.00	\$1,710,000.00	\$0.00	\$1,710,000.00
5.02	Exterior facade / waterproofing /curtainwall seal	10	1	9	171	Unit	\$7,000.00	\$1,197,000.00	\$0.00	\$1,197,000.00
5.03	Balcony railing - aluminum / glass panels	40	15	25	10,400	Ln Ft	\$200.00	\$2,080,000.00	\$0.00	\$2,080,000.00
5.04	Roof covering - low slope (TPO)	20	15	5	15,800	Sq Ft	\$45.00	\$711,000.00	\$0.00	\$711,000.00
5.05	Doors / windows - common areas	40	15	25	1	Lump Sum	\$150,000.00	\$150,000.00	\$0.00	\$150,000.00
6.00 BUILDING INTERIORS										
6.01	Trash chute	30	15	15	1	Lump Sum	\$90,000.00	\$90,000.00	\$0.00	\$90,000.00
6.02	Linen chute	30	15	15	1	Lump Sum	\$75,000.00	\$75,000.00	\$0.00	\$75,000.00
6.03	Carpet	10	8	2	20,000	Sq Ft	\$8.00	\$160,000.00	\$0.00	\$160,000.00
6.04	Common areas - finishes, FF&E	25	15	10	1	Lump Sum	\$300,000.00	\$300,000.00	\$0.00	\$300,000.00
7.00 CONVEYANCE SYSTEMS										
7.01	Elevator upgrade / modernization	25	15	10	3	Each	\$480,000.00	\$1,440,000.00	\$0.00	\$1,440,000.00
7.02	Elevator hoist / cables	35	15	20	3	Each	\$120,000.00	\$360,000.00	\$0.00	\$360,000.00
8.00 MECHANICAL AND ELECTRICAL SYSTEMS										
8.01	HVAC - common area	20	4	16	52	Tons	\$3,000.00	\$156,000.00	\$0.00	\$156,000.00
8.02	Boiler	35	15	20	2	Each	\$50,000.00	\$100,000.00	\$0.00	\$100,000.00
8.03	Plumbing systems upgrade	45	NA	NA	45	Annual	\$11,400.00	\$513,000.00	\$0.00	\$513,000.00
8.04	Electrical systems upgrade	45	NA	NA	45	Annual	\$11,400.00	\$513,000.00	\$0.00	\$513,000.00
8.05	Emergency generator	35	15	20	2,000	kW	\$160.00	\$320,000.00	\$0.00	\$320,000.00
9.00 LIFE SAFETY AND SECURITY SYSTEMS										
9.01	Fire life safety systems	25	NA	NA	25	Annual	\$13,680.00	\$342,000.00	\$0.00	\$342,000.00
9.02	Central fire alarm panel	25	15	10	1	Each	\$136,800.00	\$136,800.00	\$0.00	\$136,800.00
Immediate Repairs Total							\$75,000.00	\$11,352,180.00	\$0.00	\$11,352,180.00

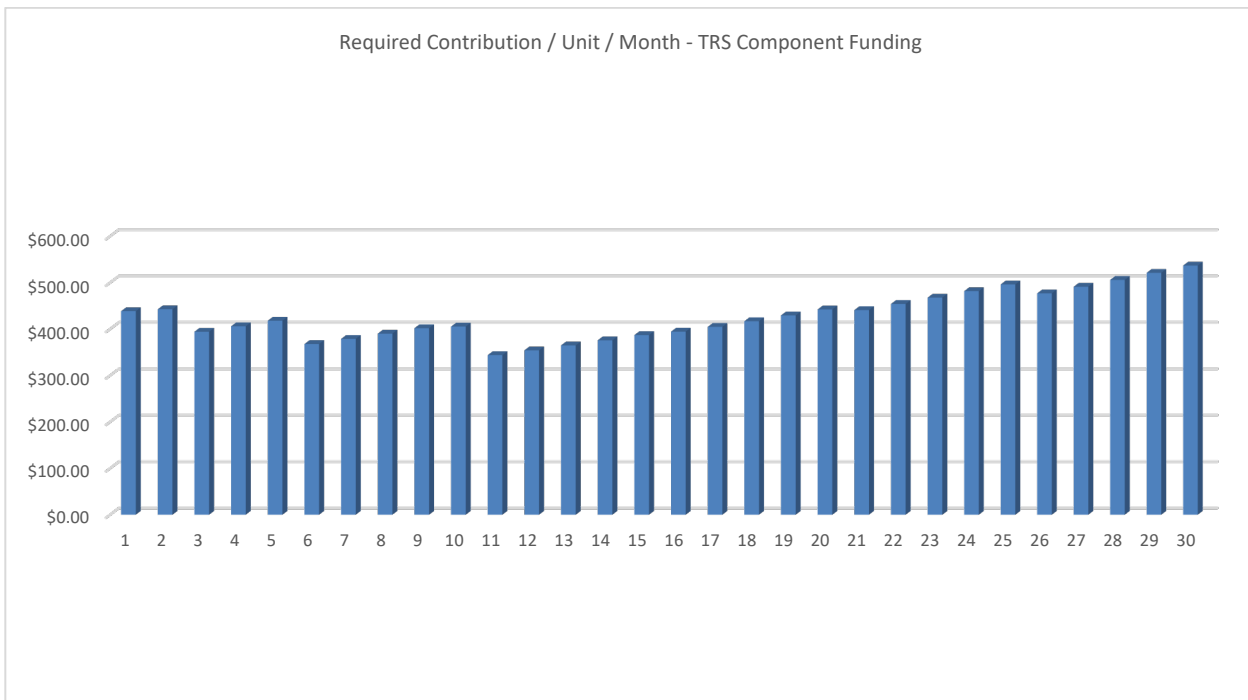
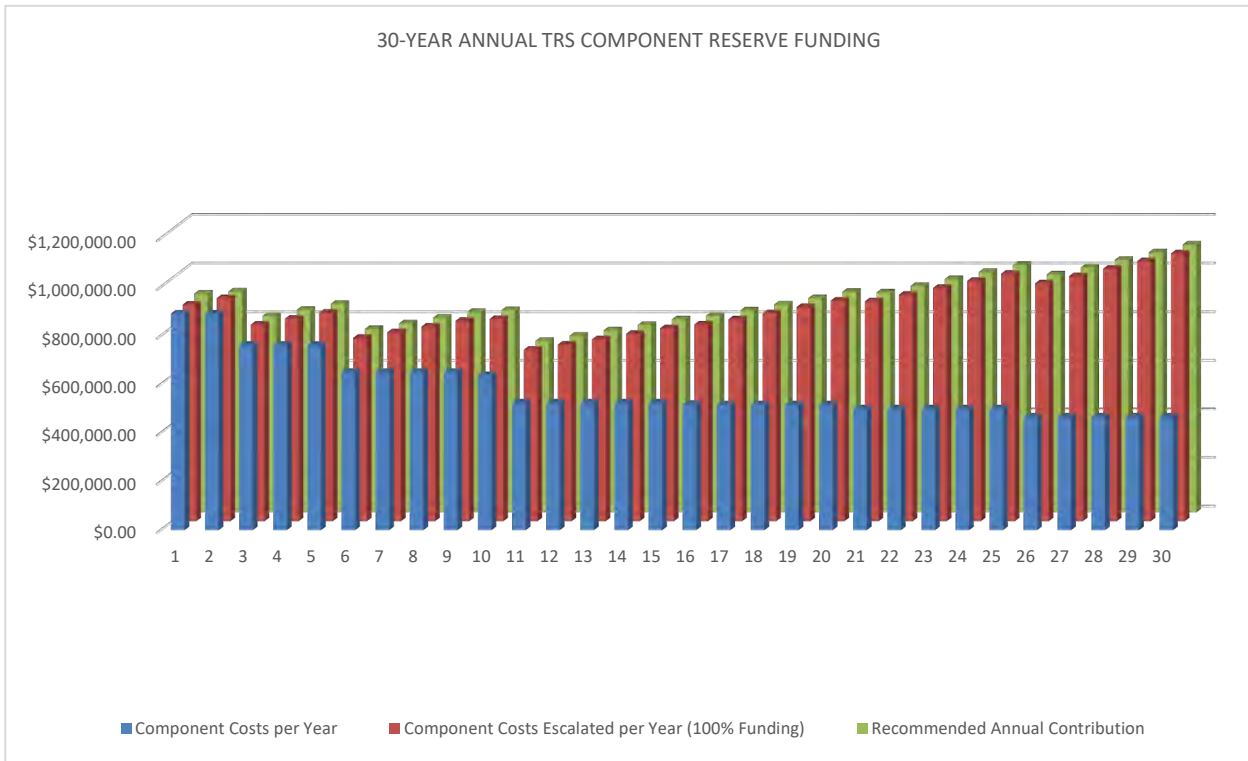
1.9 Capital Expenditure Summary

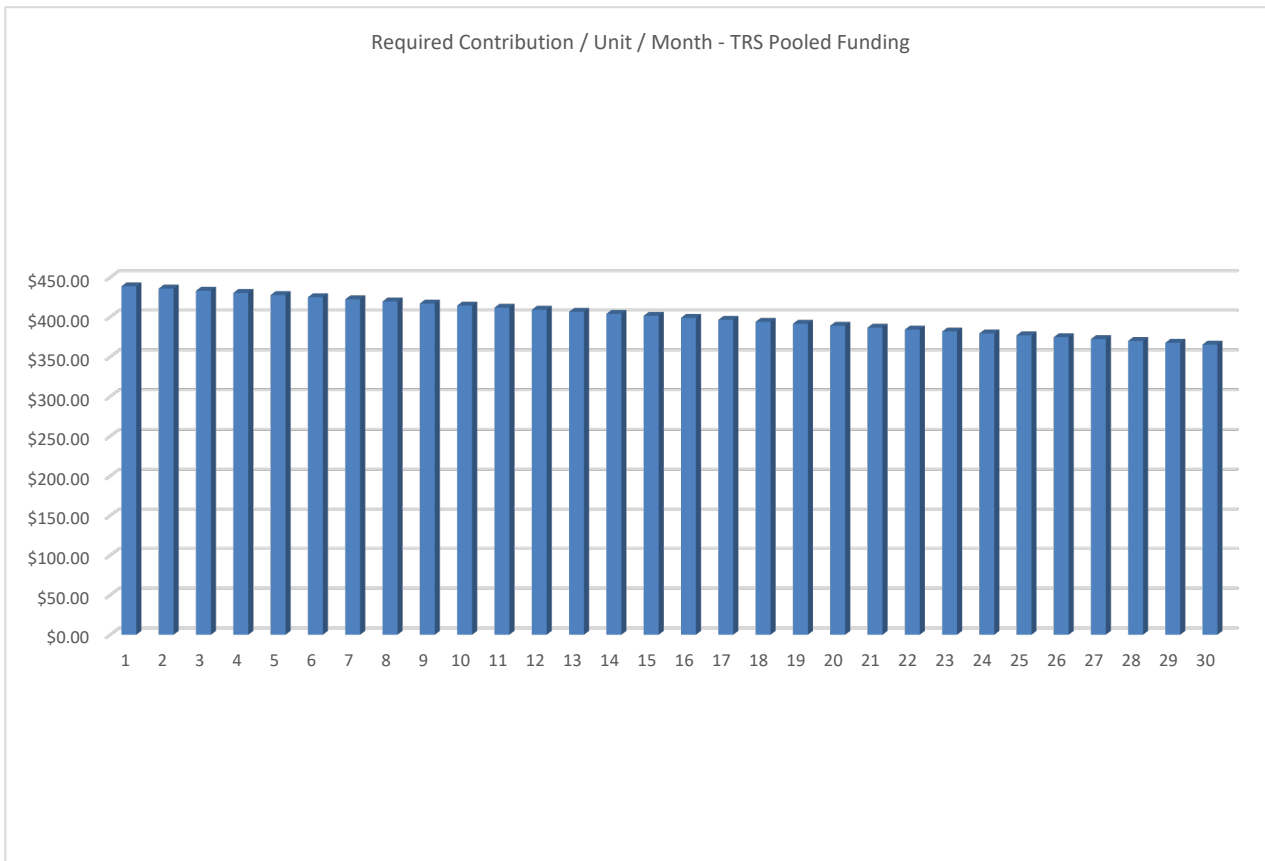
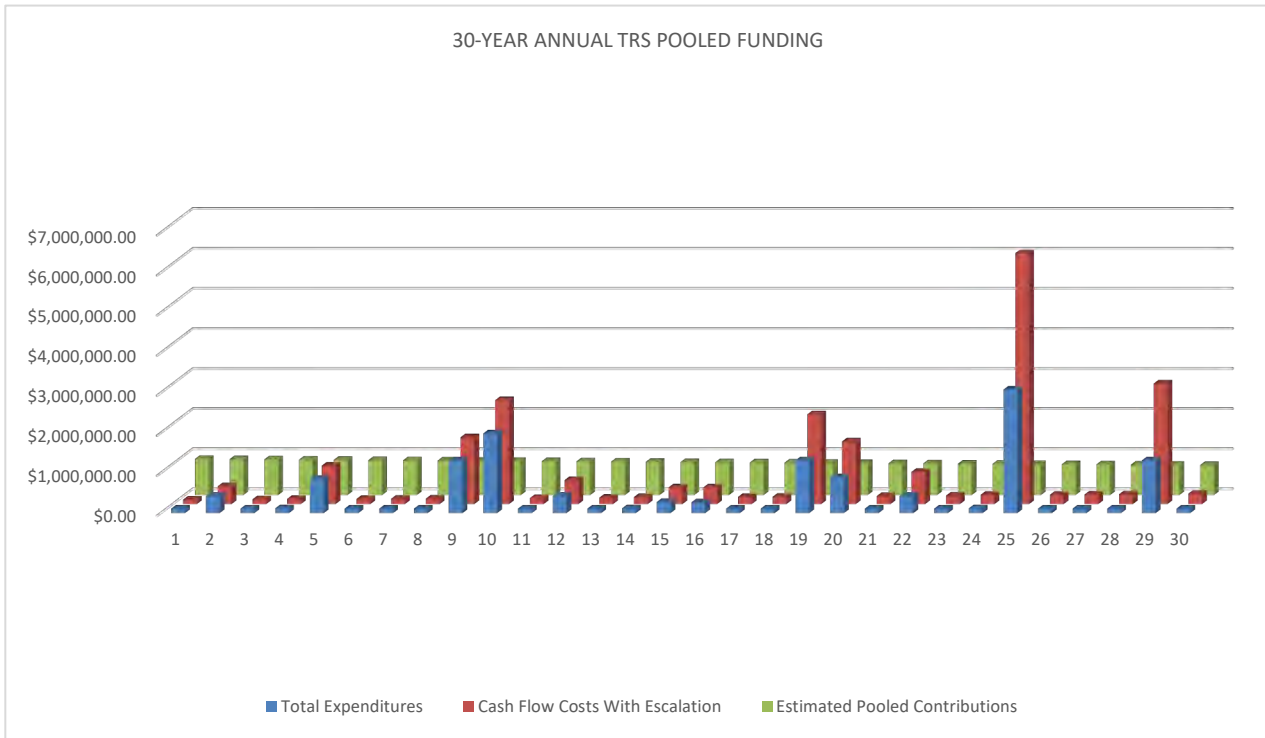
According to the Florida Legislature, a SIRS Update is required every 10 years after completion of the initial SIRS. As such, while, both TRS and SIRS elements of this report forecast and calculate expenditures looking forward to at least 30 years, we have no expectation that all these expenses will all be covered as anticipated. Therefore, we recommend that these studies be reviewed and updated annually, or as necessary, because we expect the timing of these expenses to shift and their size 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 can project more accurately than the more distant projections.

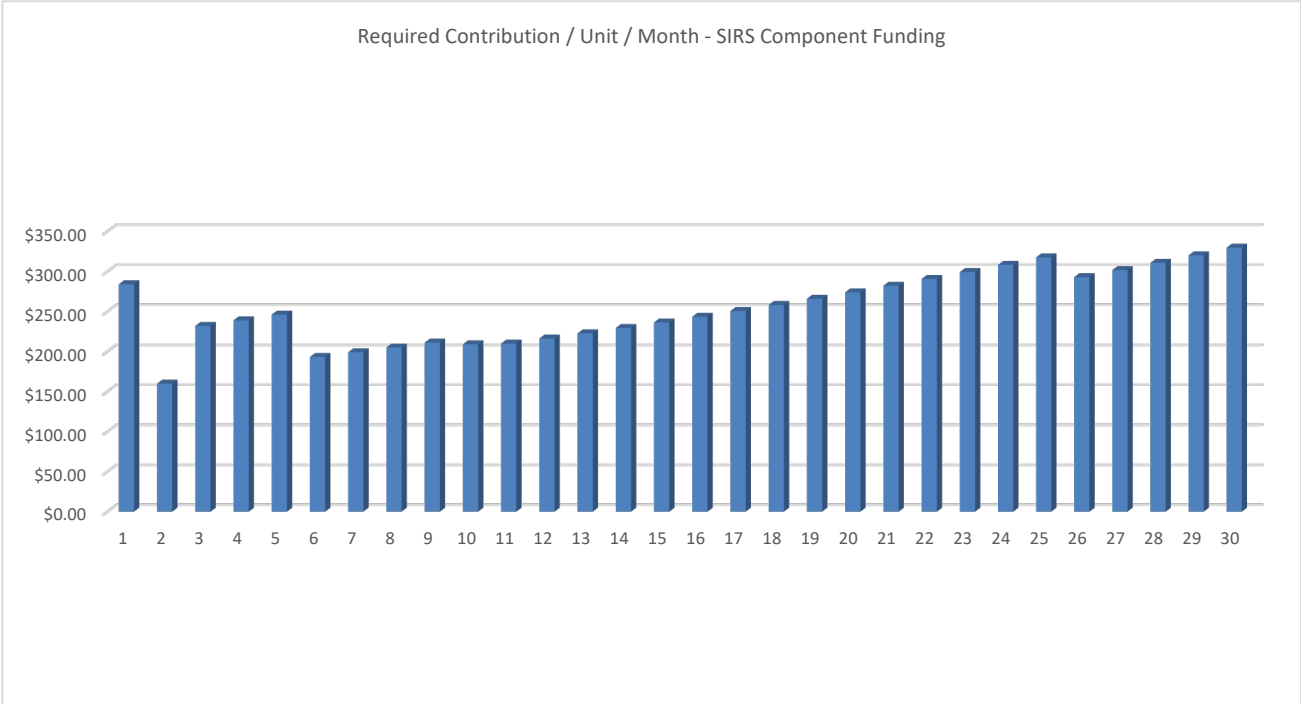
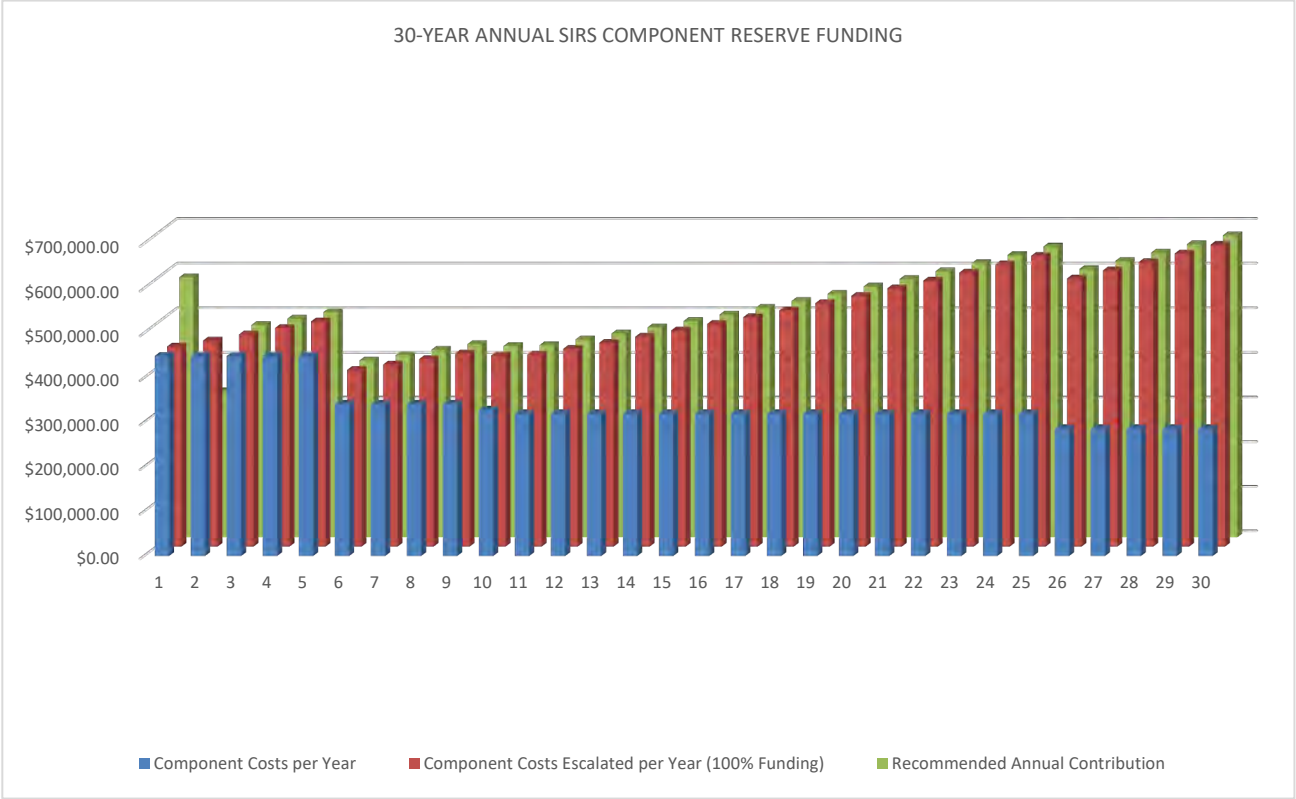
The figures below summarize the projected future expenses at your association as defined by your Reserve Component List.

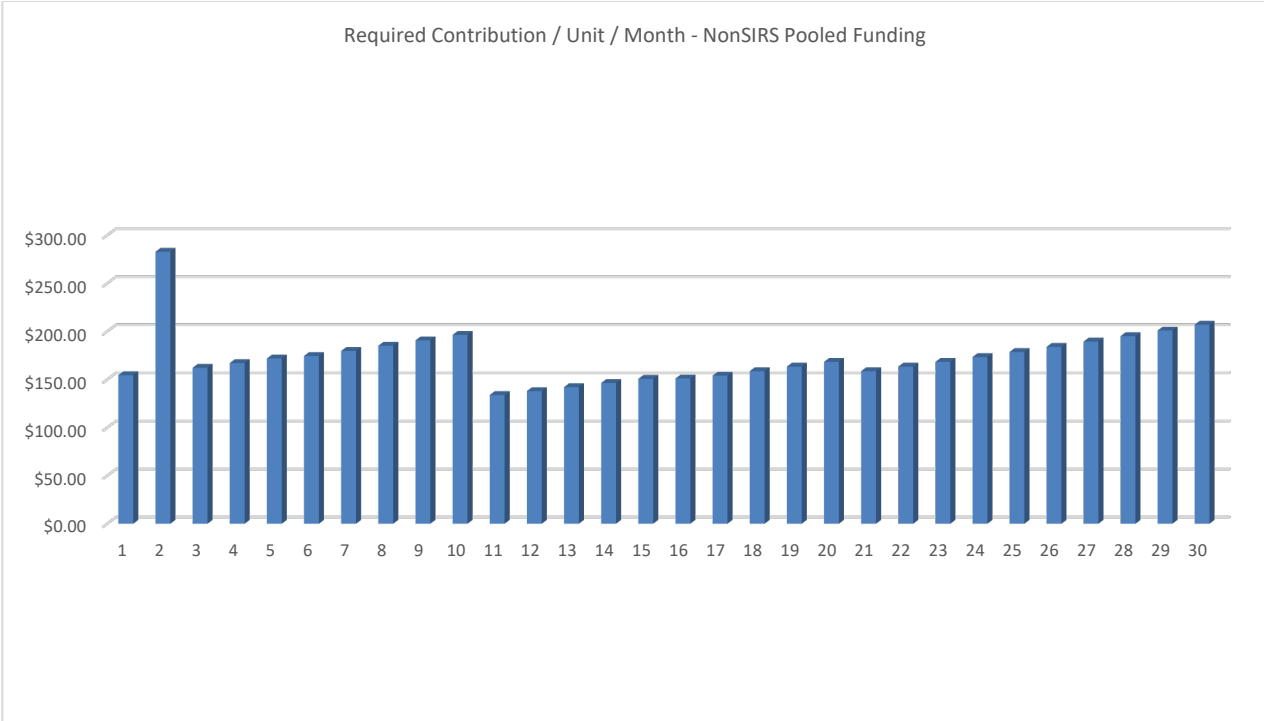
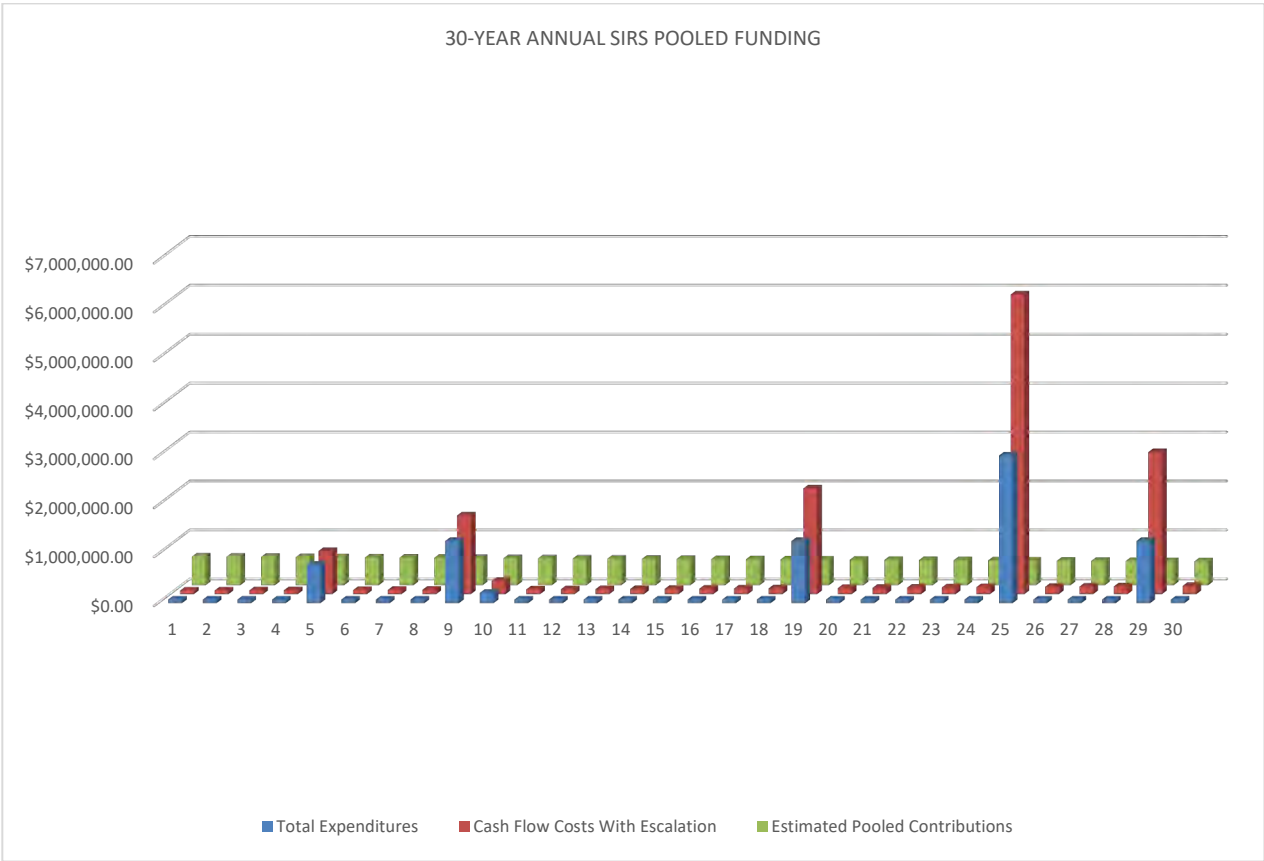


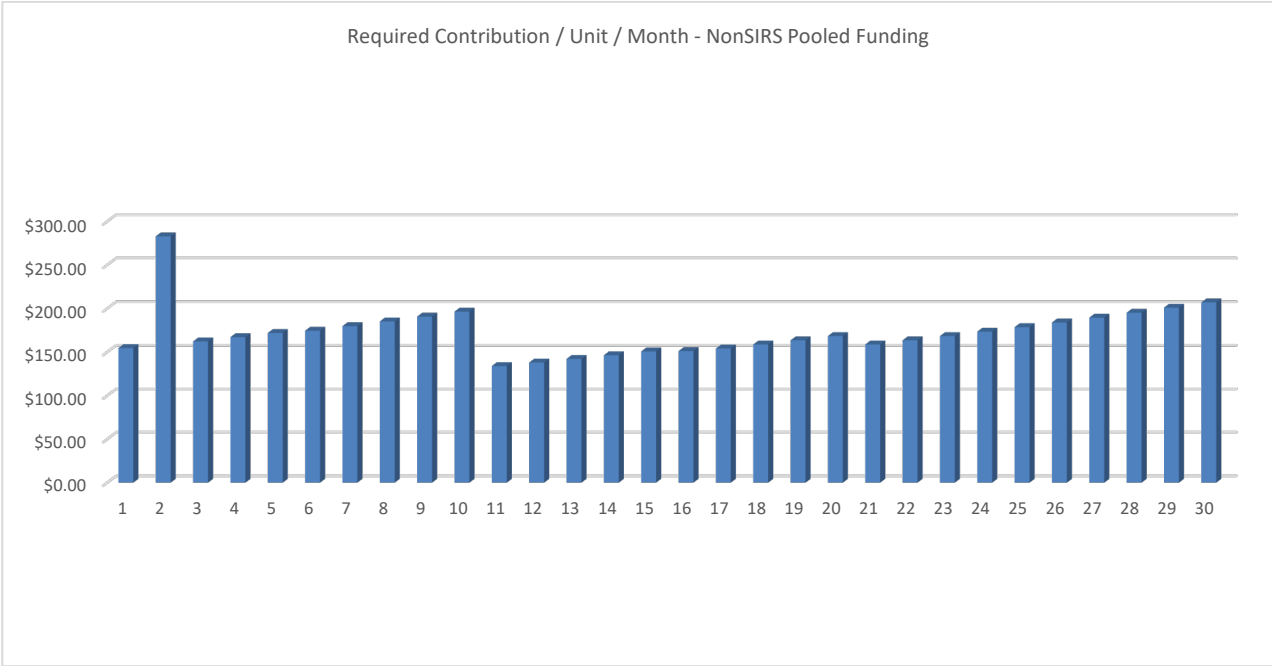
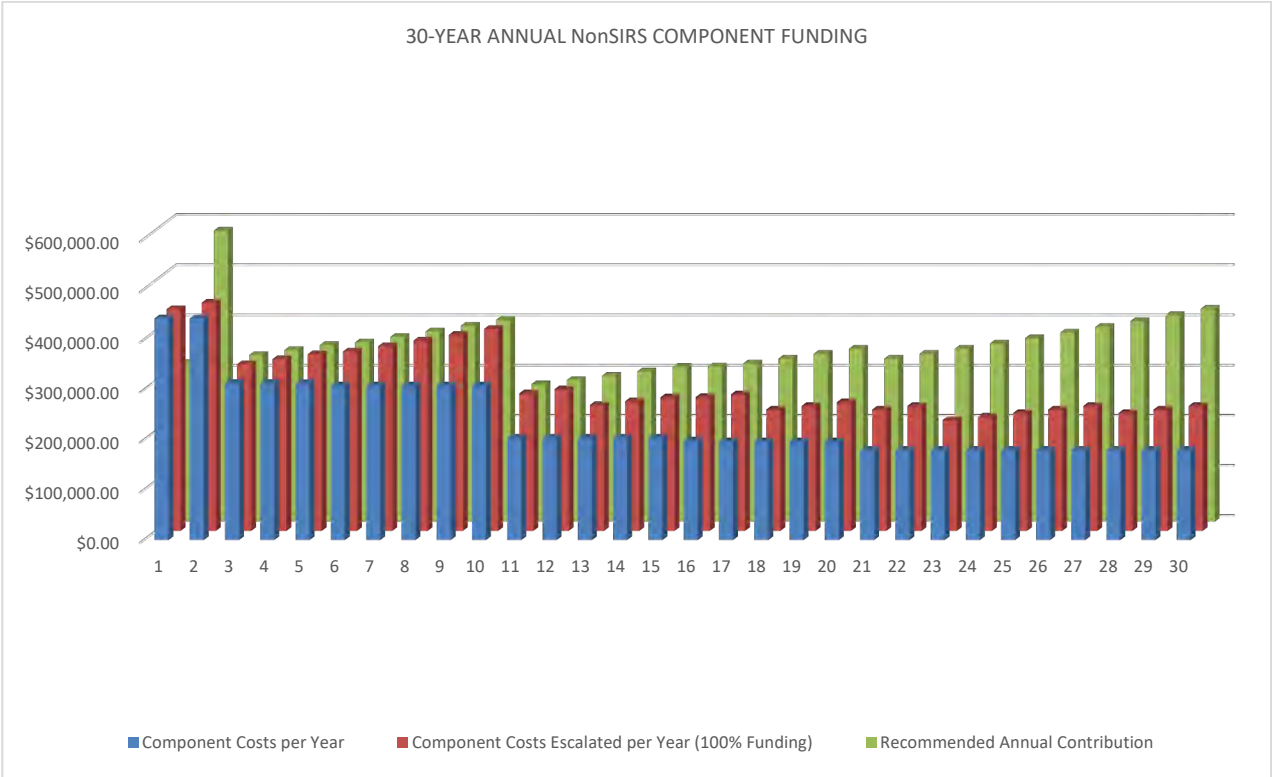
COMPONENT FUNDING ANALYSIS SUMMARY	
Current annual reserve funding contributions amount	\$900,000.00
Recommended annual reserve funding contribution amount (first fiscal budget year)	\$900,000.00
Increase (decrease) between current and recommended annual contribution amounts	\$0.00
Increase (decrease) percentage	0.00%
Total number of components	24
Estimated reported contribution balance at the end of Fiscal Year	\$0.00
Total replacement costs of all identified reserve components	\$11,352,180.00
Cumulative cost (current value) of all reserve components in reserve analysis – 30-year evaluation period	\$17,366,453.14
Total escalated cost (3%) of all reserve components in reserve analysis	\$26,326,030.05

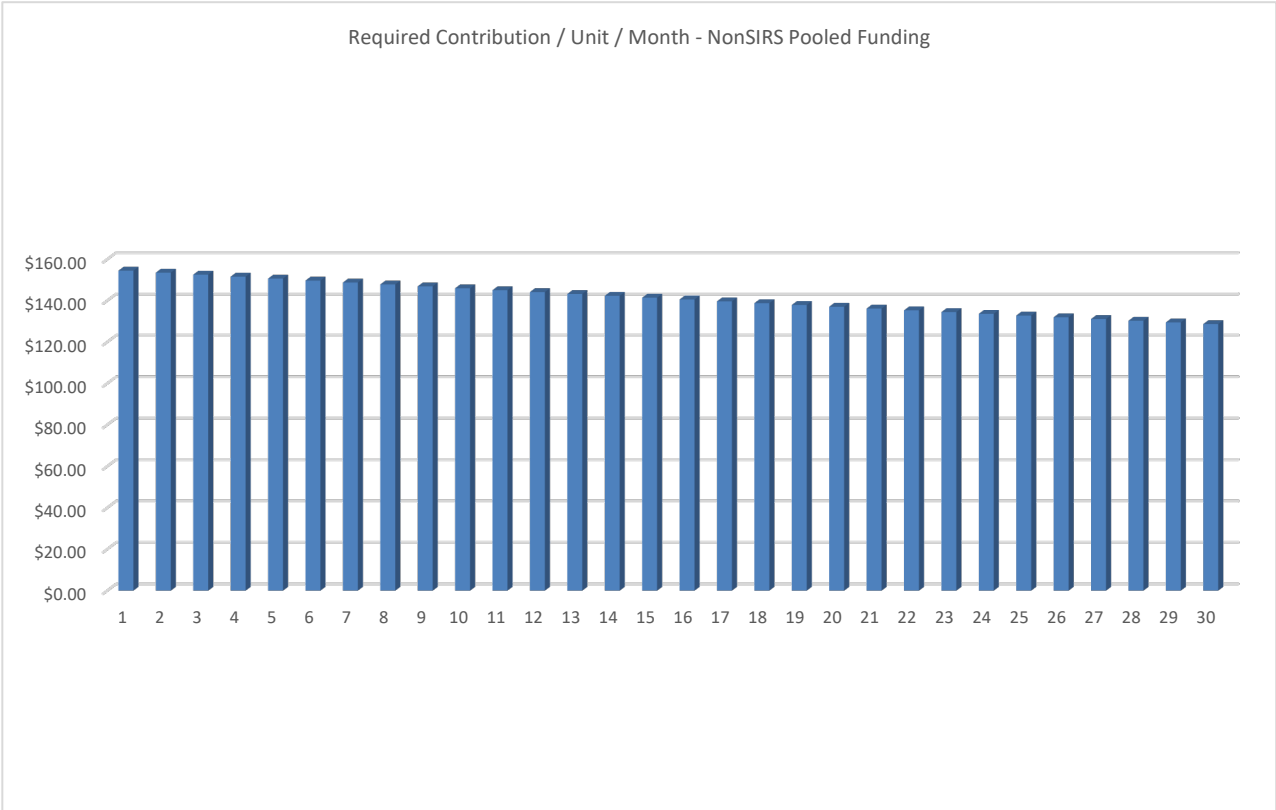
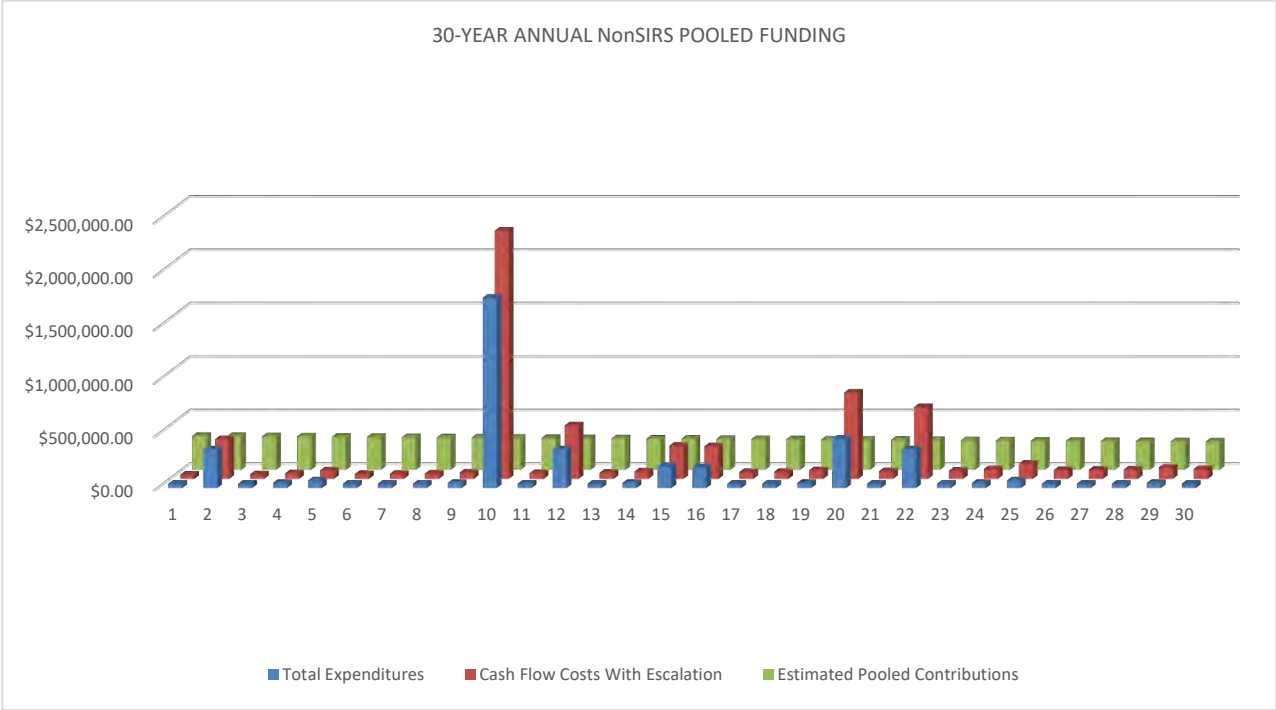












3.0 Immediate and Replacement Reserve Work

Immediate Repair Work – Work that requires immediate action, typically within 90 days, based on its being (i) an existing or potentially significant unsafe condition, (ii) material physical deficiency (iii) poor or deteriorated condition of a critical element or system, (iv) significant building code violation, or (v) a condition that if left “as is,” with an extensive delay in remedying it, has the potential to result in or contribute to a critical element or system failure and will probably result in a significant escalation of its remedial costs. Opinions of probable costs for Immediate Repairs are provided in the Immediate Repairs Cost Estimate Table.

Item No.	Item Description	Quantity	Unit	Cost	Totals	SIRS	NonSIRS
4.00	SITE IMPROVEMENTS						
	Investigate - water ponding	1	Lump Sum	\$75,000.00	\$75,000.00	X	
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
	No significant deficiencies noted				\$0.00		
6.00	BUILDING INTERIORS						
	No significant deficiencies noted				\$0.00		
7.00	CONVEYANCE SYSTEMS						
	No significant deficiencies noted				\$0.00		
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
	No significant deficiencies noted				\$0.00		
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
	No significant deficiencies noted				\$0.00		
			Subtotal	\$0.00	\$0.00		
			Total Immediate Repairs		\$75,000.00		
			Cost Per Unit		\$438.60		

Replacement Reserve (Years 1 Through Assessed Term Period) – Major recurring probable expenditures, which are neither commonly classified as an operation, nor maintenance expense. Replacement reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life, but nonetheless have a potential liability for failure within an estimated time period. Opinions of probable costs for Capital Reserves are provided in the Replacement Reserve Tables.

2.0 PURPOSE, SCOPE, AND LIMITATIONS

A Traditional Reserve Study (TRS) / Structural Integrity Reserve Study (SIRS) has been conducted at W Fort Lauderdale Residences facility, located at 3101 Bayshore Drive in Fort Lauderdale, Florida, hereafter referred to as the "Property".

This assessment was performed using methods and procedures consistent with good commercial or customary practice design to conform to acceptable industry standards. The independent conclusions represent our best professional judgment based on information and data available to us during this assessment. Information regarding operations, conditions, and test data provided by the client or their representatives have been assumed to be correct and complete. Our evaluations, analyses and opinions are not representations regarding, design integrity, structural soundness, or actual value of the Property; nor is it the intention of this report to imply by exclusion from this report that additional work may or may not be required. The conclusions presented are based on the data provided, and observations and conditions that existed on the date of the assessment.

The purpose of this survey and related report is to assist the client in evaluation of the physical aspects of the Property and how its condition may affect the soundness of their financial decisions over time. For this assessment, representative samples of the major independent building components were observed, and the physical condition evaluated. The expected useful life was assessed and the cost for repairs and replacements of significant items was estimated. The exterior of the building, interior common areas, and a select sample of tenant spaces were visited. Property management and maintenance staff, when possible, were interviewed for specific information relating to the physical Property, available maintenance procedures, available drawings, and other documentation. All findings were noted and have been included in the narrative sections of this report. This Report is not intended to address the status of Americans with Disability Act Title III compliance, the presence or absence of hazardous materials or petroleum substances, asbestos, lead, PCBs or toxic soil on this Property.

All reports, both verbal and written, are for the benefit of W Fort Lauderdale Residences. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of Florida Engineering.

3.0 DEFINITIONS

3.1 Condition Evaluation Definitions

Good: Average to above-average condition for the building system or materials assessed, with consideration of its age, design, and geographical location. Generally, other than normal maintenance, no work is recommended or required.

Fair: Average condition for the building system evaluated. Some work is required or recommended, primarily due to normal aging and wear of the building system, to return the system to a good condition.

Poor: Below average condition for the building system evaluated. Significant work should be anticipated to restore the building system or material to an acceptable condition.

3.2 Opinion of Costs

The opinion of costs presented is for the repair/replacement of readily visible materials and building system defects that might significantly affect the value of the Property during the evaluation period. These opinions are based on approximate quantities and values. They do not constitute a warranty that all items, which may require repair or replacement, are included.

Estimated cost opinions presented in this report are from a combination of sources. The primary sources are from Means Repair and Remodeling Cost Data and Means Facilities Maintenance and Repair Cost Data; past invoices or bid documents provided by site management; as well as our experience with costs for similar projects and city cost indexes. Replacement and Repair Cost estimates are based on approximate quantities. Information furnished by site personnel or the Property management, if presented, is assumed to be reliable. A detailed inventory of quantities for cost estimating is not a part of the scope of this Report.

Actual costs may vary depending on such matters as type and design of remedy; quality of materials and installation; manufacturer of the equipment or system selected; field conditions; whether a physical deficiency is repaired or replaced in whole; phasing of the work; quality of the contractor(s); project management exercised; and the availability of time to thoroughly solicit competitive pricing. In view of these limitations, the costs presented herein should be considered “order of magnitude” and used for budgeting purposes only. Detailed design and contractor bidding are recommended to determine actual cost.

These opinions should not be interpreted as a bid or offer to perform the work. All costs are stated in present value. The recommendations and opinions of cost provided herein are based on the understanding that the facility will continue operating in its present occupancy classification and general quality level unless otherwise stated.

4.0 SITE IMPROVEMENTS

Item	Description/Observations/Comments
Landscaping	<p>Landscaping at the Property includes various mature trees, bushes, and lawn. An automatic irrigation system is provided.</p> <p>Landscaping appears to be in good condition, with no significant deficiencies noted.</p>
Sanitary Sewer	<p>The sanitary sewer system discharges into the municipal sewer system.</p> <p>Due to hidden conditions, the site sanitary sewer system could not be evaluated.</p>
Drainage Systems	<p>The site is drained via sheeting action to storm drain inlets with underground piping connected to the municipal storm drain system.</p> <p>Significant ponding was noted at grade level in areas surrounding the building base around the foundations. Further investigation and rectifying of the current ponding is recommended. Funds have been allocated in the Immediate Repair Cost Table.</p>
Domestic Water	<p>A water main located in adjacent street supplies the Property water lines.</p> <p>Due to hidden conditions, the site water distribution system could not be evaluated.</p>
Parking/Paving	<p>Parking is provided primarily in on Levels 2, 3, and 4, on the garage floors below the Property.</p> <p>The Property is reportedly responsible for striping the parking spaces in the garage on Level 3. Periodic restriping are recommended during the evaluation period. Funds have been spread throughout Replacement Reserves Cost Estimate Tables.</p>
Sidewalks	<p>Not applicable for this property.</p>
Site Lighting	<p>Exterior lighting is provided at pool level.</p> <p>Exterior lighting was noted to be in good condition. Based on the EUL of 20 years, funds for replacement have been spread throughout Replacement Reserves Cost Estimate Table.</p>
Swimming Pool	<p>The Property has one outdoor swimming. It is constructed of concrete, and concrete walking surfaces surrounding the pool.</p> <p>The swimming pool surface and surrounding decking were noted to be in good condition. Based on the EUL of 10 years for pool surfaces and five years pool decking finish, resurfacing should be anticipated during the evaluation period. Funds have been allocated in the Replacement Reserves Cost Estimate Tables.</p>
Pool Equipment	<p>The swimming pool equipment consists of heaters, water filters and circulating pumps.</p> <p>The swimming pool equipment was noted to be undergoing replacement pursuant to Chapter 558. Based on the EUL of 10 years, replacement should be anticipated during the evaluation period. Funds have been allocated in the Replacement Reserves Cost Estimate Tables.</p>

5.0 ARCHITECTURAL AND STRUCTURAL SYSTEMS

Item	Description/Observations/Comments
Foundation	<p>We were not able to observe the foundation structures.</p> <p>No apparent signs of significant structural distress were noted within the exposed areas observed.</p>
Superstructure	<p>The buildings consist of a concrete superstructure with concrete columns and beams supporting concrete upper floor decking.</p> <p>While observation of the ground floor slab, superstructure and roof framing were limited to exposed elements; no signs of excessive deflection or movement were noted.</p> <p>Based on the age of the Property, an annual budget for anticipated repairs recommended over the evaluation period. Funds have been allocated in the Replacement Reserves Cost Estimate Tables.</p>
Exterior Walls	<p>The exterior walls typically consist of concrete masonry unit (CMU) construction finished with painted stucco, and curtain wall systems.</p> <p>The exterior walls were noted to be generally in good condition. Based on the EUL of ten years, repainting, wet-sealing, waterproofing and periodic stucco restoration of the exterior surfaces are anticipated during the evaluation period. Funds have been allocated in the Replacement Reserves Cost Estimate Tables.</p> <p>Please note that the extent of the exterior walls' evaluation did not include sampling or testing, therefore comments made regarding the condition of the façade components are limited to visual observation. Should a more comprehensive investigation be required, further assessment that includes destructive to determine the extent of the deficiencies is recommended.</p>
Balconies	<p>The balconies are supported by the building structural system and include concrete decking. Fall protection is provided by aluminum and glass-panel railing.</p> <p>The balconies and railings appeared to be in good condition. Based on the EUL of 40 years, funds for replacement have been allocated in the Replacement Reserves Cost Estimate Tables.</p>
Roof	<p>The roof covering consists of a low slope (flat) system topped with TPO single-ply membrane.</p> <p>Based on the EUL of 20 years, funds for replacement have been allocated in the Replacement Reserves Cost Estimate Tables.</p> <p>Please note that the extent of the roof evaluation did not include any sampling and/or testing involved therefore comments made regarding the condition of the roof are limited to visual observation as well as historical information provided by site contact and/or Property respondent. Should a more comprehensive investigation be required, the services of a certified roofing consultant should be considered.</p>

Item	Description/Observations/Comments
Windows	<p>The windows at the subject building consist of a combination of curtain wall and punch-through aluminum units.</p> <p>The windows were noted to be in good condition. Funds for replacement have been allocated in the Replacement Reserves Cost Estimate Tables.</p>
Doors	<p>The exterior doors include a combination of aluminum framed glass and painted metal units.</p> <p>The doors were noted to be in good condition. Funds for replacement have been allocated in the Replacement Reserves Cost Estimate Tables.</p>

6.0 BUILDING INTERIORS

Item	Description/Observations/Comments
Tenant Spaces	Areas within the interior of the condominium units are the responsibility of the individual condominium unit owner.
Common Area	<p>The common finishes include tile flooring, carpet, painted gypsum-board walls and ceiling, and suspended ceiling panels. Various types of furniture, furnishing and equipment (FF&E) were noted.</p> <p>The interior finishes and FF&E were noted to be in good condition. Funds for replacement have been allocated in the Replacement Reserves Cost Estimate Tables.</p>

7.0 CONVEYANCE SYSTEMS

Item	Description/Observations/Comments
Elevator	<p>The building is equipped with three traction elevators providing access to all floors.</p> <p>The elevators and associated equipment appeared to be in good condition. Elevator controls, cables and equipment typically have EULs between 25 and 35 years. Funds for component and control upgrades / modernization have been allocated in the Replacement Reserves Cost Estimate Tables.</p>
Stairs	<p>The interior stairs consist of closed-riser concrete-filled metal pan treads with aluminum railing.</p> <p>The stairs appeared to be in good condition. Periodic repairs and refinishing applications during the evaluation period are considered part of routine maintenance.</p>

8.0 MECHANICAL AND ELECTRICAL SYSTEMS

Item	Description/Observations/Comments
HVAC	<p>Cooling and heating are supplied by central systems including two roof-mounted cooling towers, two water-cooled chillers, and two boilers, supplying fan coil units throughout, and packaged HVAC units dedicated for common areas.</p> <p>The HVAC systems were reported to be in good condition.</p> <p>HVAC components have EULs between 15 and 25 years. The chillers have reportedly been recently overhauled. Funds for common area HVAC component upgrades and replacements have been allocated in the Replacement Reserves Cost Estimate Tables.</p>
Plumbing Systems	<p>According to available information and observations, supply piping is noted to be a combination of copper and Chlorinated Polyvinyl Chloride (CPVC); and waste and vent piping is noted to be Polyvinyl Chloride (PVC).</p> <p>The plumbing systems were reported to be in good condition.</p> <p>Plumbing components have EULs between 15 and 45 years. As such, an annual budget for component upgrades and replacements is recommended during the evaluation period. Funds have been allocated in the Replacement Reserves Cost Estimate Tables.</p>
Plumbing Fixtures	<p>The plumbing fixtures appear to be typical for this type of occupancy.</p> <p>The plumbing fixtures appeared to be generally in good condition requiring only routine maintenance over the evaluation period.</p>
Electrical Service	<p>Electrical service typically provides 120/208 Volt, three-phase, four-wire main service to the building. The distribution wiring was noted to be copper. The dwelling units are centrally metered.</p> <p>The Property is equipped with a 2000-kW diesel-power emergency power back-up generator.</p> <p>Electrical systems and installations within the dwelling units are reported to be the responsibility of the respective condominium unit owner to maintain and replace.</p> <p>Emergency generators typically have an EUL of 35 years. Funds for overhaul / replacement have been allocated in the Replacement Reserves Cost Estimate Tables.</p> <p>Based on the age of the Property, primary common area electrical systems are anticipated during the evaluation period. Funds have been allocated in the Replacement Reserves Cost Estimate Tables.</p>

9.0 LIFE SAFETY AND SECURITY SYSTEMS

Item	Description/Observations/Comments
Fire Protection	<p>The Property is provided with a wet-pipe fire-sprinkler suppression system and a central fire alarm panel.</p> <p>The common areas are also equipped with battery-powered emergency lighting, illuminated exist signs and dry chemical fire extinguishers.</p> <p>The fire system was noted to be in good operating condition. Funds for component replacement have been allocated in the Replacement Reserves Cost Estimate Tables.</p> <p>Central fire alarm panels typically have an EUL of 25 years. Funds have been allocated in the Replacement Reserves Cost Estimate Tables.</p> <p>Fire protection and life safety systems within the dwelling units are reported to be the responsibility of the respective unit owner to maintain and replace.</p>

TABLES

TRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2025	2026	2027	2028	2029	2030
4.00	SITE IMPROVEMENTS						
4.01	Common area site lighting	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$1,500.00
4.02	Parking garage Third Floor stripe	\$1,845.00	\$1,845.00	\$1,845.00	\$1,845.00	\$1,476.00	\$1,476.00
4.03	Swimming pool / spa resurface	\$37,500.00	\$37,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
4.04	Swimming pool / spa equipment	\$23,000.00	\$23,000.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00
4.05	Swimming pool surround refinish	\$20,000.00	\$20,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
4.06	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.02	Exterior facade / waterproofing /curtainwall seal	\$133,000.00	\$133,000.00	\$133,000.00	\$133,000.00	\$133,000.00	\$133,000.00
5.03	Balcony railing - aluminum / glass panels	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00
5.04	Roof covering - low slope (TPO)	\$142,200.00	\$142,200.00	\$142,200.00	\$142,200.00	\$142,200.00	\$35,550.00
5.05	Doors / windows - common areas	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
6.00	BUILDING INTERIORS						
6.01	Trash chute	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
6.02	Linen chute	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
6.03	Carpet	\$80,000.00	\$80,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00
6.04	Common areas - finishes, FF&E	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
7.00	CONVEYANCE SYSTEMS						
7.01	Elevator upgrade / modernization	\$144,000.00	\$144,000.00	\$144,000.00	\$144,000.00	\$144,000.00	\$144,000.00
7.02	Elevator hoist / cables	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - common area	\$9,750.00	\$9,750.00	\$9,750.00	\$9,750.00	\$9,750.00	\$9,750.00
8.02	Boiler	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
8.03	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.04	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.05	Emergency generator	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
9.01	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.02	Central fire alarm panel	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
	Component Costs per Year	\$890,855.00	\$890,855.00	\$762,455.00	\$762,455.00	\$762,086.00	\$650,936.00
	Escalation Factor per year (3%)	\$0.00	\$26,725.65	\$46,433.51	\$70,700.16	\$95,648.51	\$103,677.23
	Component Costs Escalated per Year (100% Funding)	\$890,855.00	\$917,580.65	\$808,888.51	\$833,155.16	\$857,734.51	\$754,613.23
	Recommended Annual Contribution	\$900,000.00	\$908,435.65	\$808,888.51	\$833,155.16	\$857,734.51	\$754,613.23
	Reserve Strength Percent Funded	101.03%	100.00%	100.00%	100.00%	100.00%	100.00%
	Required Contribution / Unit / Month	\$438.60	\$442.71	\$394.20	\$406.02	\$418.00	\$367.75
	Beginning Balance	\$0.00	\$9,145.00	\$0.00	\$0.00	\$0.00	\$0.00
	Component Costs	(\$890,855.00)	(\$917,580.65)	(\$808,888.51)	(\$833,155.16)	(\$857,734.51)	(\$754,613.23)
	Annual Funding	\$900,000.00	\$908,435.65	\$808,888.51	\$833,155.16	\$857,734.51	\$754,613.23
	Ending Balance	\$9,145.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

TRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2025	2026	2027	2028	2029	2030
4.0	SITE IMPROVEMENTS						
4.01	Common area site lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00
4.02	Parking garage Third Floor stripe	\$0.00	\$0.00	\$0.00	\$7,380.00	\$0.00	\$0.00
4.03	Swimming pool / spa resurface	\$0.00	\$75,000.00	\$0.00	\$0.00	\$0.00	\$0.00
4.04	Swimming pool / spa equipment	\$0.00	\$46,000.00	\$0.00	\$0.00	\$0.00	\$0.00
4.05	Swimming pool surround refinish	\$0.00	\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00
4.06	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.02	Exterior facade / waterproofing /curtainwall seal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.03	Balcony railing - aluminum / glass panels	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.04	Roof covering - low slope (TPO)	\$0.00	\$0.00	\$0.00	\$0.00	\$711,000.00	\$0.00
5.1	Doors / windows - common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.00	BUILDING INTERIORS						
6.01	Trash chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.02	Linen chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.03	Carpet	\$0.00	\$160,000.00	\$0.00	\$0.00	\$0.00	\$0.00
6.04	Common areas - finishes, FF&E	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.00	CONVEYANCE SYSTEMS						
7.01	Elevator upgrade / modernization	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.02	Elevator hoist / cables	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - common area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.02	Boiler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.03	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.04	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.05	Emergency generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
9.01	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.02	Central fire alarm panel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenditures	\$110,680.00	\$431,680.00	\$110,680.00	\$118,060.00	\$851,680.00	\$110,680.00
	Escalation Factor per year (3%)	\$0.00	\$12,950.40	\$6,740.41	\$10,947.35	\$106,893.34	\$17,628.45
	Cash Flow Costs With Escalation	\$110,680.00	\$444,630.40	\$117,420.41	\$129,007.35	\$958,573.34	\$128,308.45
	Estimated Pooled Contributions	\$900,000.00	\$894,339.00	\$888,713.61	\$883,123.60	\$877,568.75	\$872,048.84
	Required Contribution / Unit / Month	\$438.60	\$435.84	\$433.10	\$430.37	\$427.67	\$424.98
	Beginning Balance	\$0.00	\$789,320.00	\$1,239,028.60	\$2,010,321.80	\$2,764,438.05	\$2,683,433.45
	Cash Flow Costs	(\$110,680.00)	(\$444,630.40)	(\$117,420.41)	(\$129,007.35)	(\$958,573.34)	(\$128,308.45)
	Annual Funding	\$900,000.00	\$894,339.00	\$888,713.61	\$883,123.60	\$877,568.75	\$872,048.84
	Ending Balance	\$789,320.00	\$1,239,028.60	\$2,010,321.80	\$2,764,438.05	\$2,683,433.45	\$3,427,173.84

TRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2031	2032	2033	2034	2035	2036
4.0	SITE IMPROVEMENTS						
4.01	Common area site lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.02	Parking garage Third Floor stripe	\$0.00	\$0.00	\$7,380.00	\$0.00	\$0.00	\$0.00
4.03	Swimming pool / spa resurface	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,000.00
4.04	Swimming pool / spa equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,000.00
4.05	Swimming pool surround refinish	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00
4.06	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.02	Exterior facade / waterproofing /curtainwall seal	\$0.00	\$0.00	\$1,197,000.00	\$0.00	\$0.00	\$0.00
5.03	Balcony railing - aluminum / glass panels	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.04	Roof covering - low slope (TPO)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.1	Doors / windows - common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.00	BUILDING INTERIORS						
6.01	Trash chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.02	Linen chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.03	Carpet	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$160,000.00
6.04	Common areas - finishes, FF&E	\$0.00	\$0.00	\$0.00	\$300,000.00	\$0.00	\$0.00
7.00	CONVEYANCE SYSTEMS						
7.01	Elevator upgrade / modernization	\$0.00	\$0.00	\$0.00	\$1,440,000.00	\$0.00	\$0.00
7.02	Elevator hoist / cables	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - common area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.02	Boiler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.03	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.04	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.05	Emergency generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
9.01	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.02	Central fire alarm panel	\$0.00	\$0.00	\$0.00	\$136,800.00	\$0.00	\$0.00
	Total Expenditures	\$110,680.00	\$110,680.00	\$1,315,060.00	\$1,987,480.00	\$110,680.00	\$431,680.00
	Escalation Factor per year (3%)	\$21,477.71	\$25,442.44	\$350,818.66	\$605,730.61	\$38,064.66	\$165,866.08
	Cash Flow Costs With Escalation	\$132,157.71	\$136,122.44	\$1,665,878.66	\$2,593,210.61	\$148,744.66	\$597,546.08
	Estimated Pooled Contributions	\$866,563.66	\$861,112.97	\$855,696.57	\$850,314.24	\$844,965.76	\$839,650.93
	Required Contribution / Unit / Month	\$422.30	\$419.65	\$417.01	\$414.38	\$411.78	\$409.19
	Beginning Balance	\$3,427,173.84	\$4,161,579.79	\$4,886,570.32	\$4,076,388.23	\$2,333,491.86	\$3,029,712.96
	Cash Flow Costs	(\$132,157.71)	(\$136,122.44)	(\$1,665,878.66)	(\$2,593,210.61)	(\$148,744.66)	(\$597,546.08)
	Annual Funding	\$866,563.66	\$861,112.97	\$855,696.57	\$850,314.24	\$844,965.76	\$839,650.93
	Ending Balance	\$4,161,579.79	\$4,886,570.32	\$4,076,388.23	\$2,333,491.86	\$3,029,712.96	\$3,271,817.81

TRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2037	2038	2039	2040	2041	2042
4.0	SITE IMPROVEMENTS						
4.01	Common area site lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.02	Parking garage Third Floor stripe	\$0.00	\$7,380.00	\$0.00	\$0.00	\$0.00	\$0.00
4.03	Swimming pool / spa resurface	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.04	Swimming pool / spa equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.05	Swimming pool surround refinish	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.06	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.02	Exterior facade / waterproofing / curtainwall seal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.03	Balcony railing - aluminum / glass panels	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.04	Roof covering - low slope (TPO)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.1	Doors / windows - common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.00	BUILDING INTERIORS						
6.01	Trash chute	\$0.00	\$0.00	\$90,000.00	\$0.00	\$0.00	\$0.00
6.02	Linen chute	\$0.00	\$0.00	\$75,000.00	\$0.00	\$0.00	\$0.00
6.03	Carpet	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.04	Common areas - finishes, FF&E	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.00	CONVEYANCE SYSTEMS						
7.01	Elevator upgrade / modernization	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.02	Elevator hoist / cables	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - common area	\$0.00	\$0.00	\$0.00	\$156,000.00	\$0.00	\$0.00
8.02	Boiler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.03	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.04	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.05	Emergency generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
9.01	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.02	Central fire alarm panel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenditures	\$110,680.00	\$118,060.00	\$275,680.00	\$266,680.00	\$110,680.00	\$110,680.00
	Escalation Factor per year (3%)	\$47,123.21	\$55,315.09	\$141,310.74	\$148,798.75	\$66,928.91	\$72,257.18
	Cash Flow Costs With Escalation	\$157,803.21	\$173,375.09	\$416,990.74	\$415,478.75	\$177,608.91	\$182,937.18
	Estimated Pooled Contributions	\$834,369.52	\$829,121.34	\$823,906.17	\$818,723.80	\$813,574.02	\$808,456.64
	Required Contribution / Unit / Month	\$406.61	\$404.06	\$401.51	\$398.99	\$396.48	\$393.98
	Beginning Balance	\$3,271,817.81	\$3,948,384.12	\$4,604,130.37	\$5,011,045.80	\$5,414,290.85	\$6,050,255.96
	Cash Flow Costs	(\$157,803.21)	(\$173,375.09)	(\$416,990.74)	(\$415,478.75)	(\$177,608.91)	(\$182,937.18)
	Annual Funding	\$834,369.52	\$829,121.34	\$823,906.17	\$818,723.80	\$813,574.02	\$808,456.64
	Ending Balance	\$3,948,384.12	\$4,604,130.37	\$5,011,045.80	\$5,414,290.85	\$6,050,255.96	\$6,675,775.43

TRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2043	2044	2045	2046	2047	2048
4.0	SITE IMPROVEMENTS						
4.01	Common area site lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.02	Parking garage Third Floor stripe	\$7,380.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,380.00
4.03	Swimming pool / spa resurface	\$0.00	\$0.00	\$0.00	\$75,000.00	\$0.00	\$0.00
4.04	Swimming pool / spa equipment	\$0.00	\$0.00	\$0.00	\$46,000.00	\$0.00	\$0.00
4.05	Swimming pool surround refinish	\$0.00	\$0.00	\$0.00	\$40,000.00	\$0.00	\$0.00
4.06	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.02	Exterior facade / waterproofing / curtainwall seal	\$1,197,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.03	Balcony railing - aluminum / glass panels	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.04	Roof covering - low slope (TPO)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.1	Doors / windows - common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.00	BUILDING INTERIORS						
6.01	Trash chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.02	Linen chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.03	Carpet	\$0.00	\$0.00	\$0.00	\$160,000.00	\$0.00	\$0.00
6.04	Common areas - finishes, FF&E	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.00	CONVEYANCE SYSTEMS						
7.01	Elevator upgrade / modernization	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.02	Elevator hoist / cables	\$0.00	\$360,000.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - common area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.02	Boiler	\$0.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00
8.03	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.04	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.05	Emergency generator	\$0.00	\$320,000.00	\$0.00	\$0.00	\$0.00	\$0.00
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
9.01	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.02	Central fire alarm panel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenditures	\$1,315,060.00	\$890,680.00	\$110,680.00	\$431,680.00	\$110,680.00	\$118,060.00
	Escalation Factor per year (3%)	\$923,741.62	\$671,132.77	\$89,220.39	\$371,371.96	\$101,394.33	\$114,941.62
	Cash Flow Costs With Escalation	\$2,238,801.62	\$1,561,812.77	\$199,900.39	\$803,051.96	\$212,074.33	\$233,001.62
	Estimated Pooled Contributions	\$803,371.45	\$798,318.24	\$793,296.82	\$788,306.99	\$783,348.53	\$778,421.27
	Required Contribution / Unit / Month	\$391.51	\$389.04	\$386.60	\$384.17	\$381.75	\$379.35
	Beginning Balance	\$6,675,775.43	\$5,240,345.26	\$4,476,850.73	\$5,070,247.17	\$5,055,502.19	\$5,626,776.40
	Cash Flow Costs	(\$2,238,801.62)	(\$1,561,812.77)	(\$199,900.39)	(\$803,051.96)	(\$212,074.33)	(\$233,001.62)
	Annual Funding	\$803,371.45	\$798,318.24	\$793,296.82	\$788,306.99	\$783,348.53	\$778,421.27
	Ending Balance	\$5,240,345.26	\$4,476,850.73	\$5,070,247.17	\$5,055,502.19	\$5,626,776.40	\$6,172,196.05

TRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2049	2050	2051	2052	2053	2054
4.0	SITE IMPROVEMENTS						
4.01	Common area site lighting	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.02	Parking garage Third Floor stripe	\$0.00	\$0.00	\$0.00	\$0.00	\$7,380.00	\$0.00
4.03	Swimming pool / spa resurface	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.04	Swimming pool / spa equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.05	Swimming pool surround refinish	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.06	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.00	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.01	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.02	Exterior facade / waterproofing /curtainwall seal	\$0.00	\$0.00	\$0.00	\$0.00	\$1,197,000.00	\$0.00
5.03	Balcony railing - aluminum / glass panels	\$2,080,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.04	Roof covering - low slope (TPO)	\$711,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.1	Doors / windows - common areas	\$150,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.00	BUILDING INTERIORS						
6.01	Trash chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.02	Linen chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.03	Carpet	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.04	Common areas - finishes, FF&E	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.00	CONVEYANCE SYSTEMS						
7.01	Elevator upgrade / modernization	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.02	Elevator hoist / cables	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.00	MECHANICAL AND ELECTRICAL SYSTEMS						
8.01	HVAC - common area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.02	Boiler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.03	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.04	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.05	Emergency generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9.00	LIFE SAFETY AND SECURITY SYSTEMS						
9.01	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.02	Central fire alarm panel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenditures	\$3,081,680.00	\$110,680.00	\$110,680.00	\$110,680.00	\$1,315,060.00	\$110,680.00
	Escalation Factor per year (3%)	\$3,182,740.94	\$121,059.34	\$128,011.52	\$135,172.27	\$1,693,702.17	\$150,144.67
	Cash Flow Costs With Escalation	\$6,264,420.94	\$231,739.34	\$238,691.52	\$245,852.27	\$3,008,762.17	\$260,824.67
	Estimated Pooled Contributions	\$773,525.00	\$768,659.53	\$763,824.66	\$759,020.21	\$754,245.97	\$749,501.76
	Required Contribution / Unit / Month	\$376.96	\$374.59	\$372.23	\$369.89	\$367.57	\$365.25
	Beginning Balance	\$6,172,196.05	\$681,300.11	\$1,218,220.30	\$1,743,353.44	\$2,256,521.38	\$2,005.18
	Cash Flow Costs	(\$6,264,420.94)	(\$231,739.34)	(\$238,691.52)	(\$245,852.27)	(\$3,008,762.17)	(\$260,824.67)
	Annual Funding	\$773,525.00	\$768,659.53	\$763,824.66	\$759,020.21	\$754,245.97	\$749,501.76
	Ending Balance	\$681,300.11	\$1,218,220.30	\$1,743,353.44	\$2,256,521.38	\$2,005.18	\$490,682.27

SIRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2025	2026	2027	2028	2029	2030
4.0	SITE IMPROVEMENTS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.0	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.0	Exterior facade / waterproofing / curtainwall seal	\$133,000.00	\$133,000.00	\$133,000.00	\$133,000.00	\$133,000.00	\$133,000.00
5.0	Balcony railing - aluminum / glass panels	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00
5.0	Roof covering - low slope (TPO)	\$142,200.00	\$142,200.00	\$142,200.00	\$142,200.00	\$142,200.00	\$35,550.00
5.1	Doors / windows - common areas	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
6.0	BUILDING INTERIORS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.0	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
9.0	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.0	Central fire alarm panel	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
	Component Costs per Year	\$448,760.00	\$448,760.00	\$448,760.00	\$448,760.00	\$448,760.00	\$342,110.00
	Escalation Factor per year	\$0.00	\$13,462.80	\$27,329.48	\$41,612.17	\$56,323.33	\$54,489.25
	Component Costs Escalated per Year (100% Funding)	\$448,760.00	\$462,222.80	\$476,089.48	\$490,372.17	\$505,083.33	\$396,599.25
	Recommended Annual Contribution	\$582,929.45	\$328,053.35	\$476,089.48	\$490,372.17	\$505,083.33	\$396,599.25
	Required Contribution / Unit / Month	\$284.08	\$159.87	\$232.01	\$238.97	\$246.14	\$193.27

SIRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2031	2032	2033	2034	2035	2036
4.0	SITE IMPROVEMENTS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.0	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.0	Exterior facade / waterproofing /curtainwall seal	\$133,000.00	\$133,000.00	\$133,000.00	\$119,700.00	\$119,700.00	\$119,700.00
5.0	Balcony railing - aluminum / glass panels	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00
5.0	Roof covering - low slope (TPO)	\$35,550.00	\$35,550.00	\$35,550.00	\$35,550.00	\$35,550.00	\$35,550.00
5.1	Doors / windows - common areas	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
6.0	BUILDING INTERIORS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.0	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
9.0	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.0	Central fire alarm panel	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$5,472.00	\$5,472.00
	Component Costs per Year	\$342,110.00	\$342,110.00	\$342,110.00	\$328,810.00	\$320,602.00	\$320,602.00
	Escalation Factor per year	\$66,387.23	\$78,642.15	\$91,264.71	\$100,212.47	\$110,260.28	\$123,186.15
	Component Costs Escalated per Year (100% Funding)	\$408,497.23	\$420,752.15	\$433,374.71	\$429,022.47	\$430,862.28	\$443,788.15
	Recommended Annual Contribution	\$408,497.23	\$420,752.15	\$433,374.71	\$429,022.47	\$430,862.28	\$443,788.15
	Required Contribution / Unit / Month	\$199.07	\$205.04	\$211.20	\$209.08	\$209.97	\$216.27

SIRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2037	2038	2039	2040	2041	2042
4.0	SITE IMPROVEMENTS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.0	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.0	Exterior facade / waterproofing / curtainwall seal	\$119,700.00	\$119,700.00	\$119,700.00	\$119,700.00	\$119,700.00	\$119,700.00
5.0	Balcony railing - aluminum / glass panels	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00
5.0	Roof covering - low slope (TPO)	\$35,550.00	\$35,550.00	\$35,550.00	\$35,550.00	\$35,550.00	\$35,550.00
5.1	Doors / windows - common areas	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
6.0	BUILDING INTERIORS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.0	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
9.0	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.0	Central fire alarm panel	\$5,472.00	\$5,472.00	\$5,472.00	\$5,472.00	\$5,472.00	\$5,472.00
	Component Costs per Year	\$320,602.00	\$320,602.00	\$320,602.00	\$320,602.00	\$320,602.00	\$320,602.00
	Escalation Factor per year	\$136,499.79	\$150,212.85	\$164,337.29	\$178,885.47	\$193,870.09	\$209,304.26
	Component Costs Escalated per Year (100% Funding)	\$457,101.79	\$470,814.85	\$484,939.29	\$499,487.47	\$514,472.09	\$529,906.26
	Recommended Annual Contribution	\$457,101.79	\$470,814.85	\$484,939.29	\$499,487.47	\$514,472.09	\$529,906.26
	Required Contribution / Unit / Month	\$222.76	\$229.44	\$236.33	\$243.41	\$250.72	\$258.24

SIRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2043	2044	2045	2046	2047	2048
4.0	SITE IMPROVEMENTS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.0	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.0	Exterior facade / waterproofing / curtainwall seal	\$119,700.00	\$119,700.00	\$119,700.00	\$119,700.00	\$119,700.00	\$119,700.00
5.0	Balcony railing - aluminum / glass panels	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00	\$83,200.00
5.0	Roof covering - low slope (TPO)	\$35,550.00	\$35,550.00	\$35,550.00	\$35,550.00	\$35,550.00	\$35,550.00
5.1	Doors / windows - common areas	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
6.0	BUILDING INTERIORS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.0	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
9.0	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.0	Central fire alarm panel	\$5,472.00	\$5,472.00	\$5,472.00	\$5,472.00	\$5,472.00	\$5,472.00
	Component Costs per Year	\$320,602.00	\$320,602.00	\$320,602.00	\$320,602.00	\$320,602.00	\$320,602.00
	Escalation Factor per year	\$225,201.44	\$241,575.55	\$258,440.87	\$275,812.16	\$293,704.59	\$312,133.78
	Component Costs Escalated per Year (100% Funding)	\$545,803.44	\$562,177.55	\$579,042.87	\$596,414.16	\$614,306.59	\$632,735.78
	Recommended Annual Contribution	\$545,803.44	\$562,177.55	\$579,042.87	\$596,414.16	\$614,306.59	\$632,735.78
	Required Contribution / Unit / Month	\$265.99	\$273.97	\$282.18	\$290.65	\$299.37	\$308.35

SIRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2049	2050	2051	2052	2053	2054
4.0	SITE IMPROVEMENTS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.0	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.0	Exterior facade / waterproofing / curtainwall seal	\$119,700.00	\$119,700.00	\$119,700.00	\$119,700.00	\$119,700.00	\$119,700.00
5.0	Balcony railing - aluminum / glass panels	\$83,200.00	\$52,000.00	\$52,000.00	\$52,000.00	\$52,000.00	\$52,000.00
5.0	Roof covering - low slope (TPO)	\$35,550.00	\$35,550.00	\$35,550.00	\$35,550.00	\$35,550.00	\$35,550.00
5.1	Doors / windows - common areas	\$6,000.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00	\$3,750.00
6.0	BUILDING INTERIORS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.0	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
9.0	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.0	Central fire alarm panel	\$5,472.00	\$5,472.00	\$5,472.00	\$5,472.00	\$5,472.00	\$5,472.00
	Component Costs per Year	\$320,602.00	\$287,152.00	\$287,152.00	\$287,152.00	\$287,152.00	\$287,152.00
	Escalation Factor per year	\$331,115.86	\$314,080.52	\$332,117.50	\$350,695.58	\$369,831.01	\$389,540.50
	Component Costs Escalated per Year (100% Funding)	\$651,717.86	\$601,232.52	\$619,269.50	\$637,847.58	\$656,983.01	\$676,692.50
	Recommended Annual Contribution	\$651,717.86	\$601,232.52	\$619,269.50	\$637,847.58	\$656,983.01	\$676,692.50
	Required Contribution / Unit / Month	\$317.60	\$293.00	\$301.79	\$310.84	\$320.17	\$329.77

SIRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2025	2026	2027	2028	2029	2030
4.0	SITE IMPROVEMENTS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.0	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.0	Exterior facade / waterproofing /curtainwall seal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	Balcony railing - aluminum / glass panels	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	Roof covering - low slope (TPO)	\$0.00	\$0.00	\$0.00	\$0.00	\$711,000.00	\$0.00
5.1	Doors / windows - common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.0	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
9.0	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.0	Central fire alarm panel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenditures	\$70,680.00	\$70,680.00	\$70,680.00	\$70,680.00	\$781,680.00	\$70,680.00
	Escalation Factor per year (3%)	\$0.00	\$2,120.40	\$4,304.41	\$6,553.94	\$98,107.73	\$11,257.49
	Cash Flow Costs With Escalation	\$70,680.00	\$72,800.40	\$74,984.41	\$77,233.94	\$879,787.73	\$81,937.49
	Estimated Pooled Contributions	\$582,929.45	\$579,262.82	\$575,619.26	\$571,998.61	\$568,400.74	\$564,825.50
	Required Contribution / Unit / Month	\$284.08	\$282.29	\$280.52	\$278.75	\$277.00	\$275.26

SIRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2031	2032	2033	2034	2035	2036
4.0	SITE IMPROVEMENTS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.0	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.0	Exterior facade / waterproofing /curtainwall seal	\$0.00	\$0.00	\$1,197,000.00	\$0.00	\$0.00	\$0.00
5.0	Balcony railing - aluminum / glass panels	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	Roof covering - low slope (TPO)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.1	Doors / windows - common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.0	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
9.0	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.0	Central fire alarm panel	\$0.00	\$0.00	\$0.00	\$136,800.00	\$0.00	\$0.00
	Total Expenditures	\$70,680.00	\$70,680.00	\$1,267,680.00	\$207,480.00	\$70,680.00	\$70,680.00
	Escalation Factor per year (3%)	\$13,715.62	\$16,247.48	\$338,179.10	\$63,234.34	\$24,308.01	\$27,157.65
	Cash Flow Costs With Escalation	\$84,395.62	\$86,927.48	\$1,605,859.10	\$270,714.34	\$94,988.01	\$97,837.65
	Estimated Pooled Contributions	\$561,272.75	\$557,742.34	\$554,234.14	\$550,748.01	\$547,283.80	\$543,841.39
	Required Contribution / Unit / Month	\$273.52	\$271.80	\$270.09	\$268.40	\$266.71	\$265.03

SIRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2037	2038	2039	2040	2041	2042
4.0	SITE IMPROVEMENTS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.0	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.0	Exterior facade / waterproofing /curtainwall seal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	Balcony railing - aluminum / glass panels	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	Roof covering - low slope (TPO)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.1	Doors / windows - common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.0	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
9.0	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.0	Central fire alarm panel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenditures	\$70,680.00	\$70,680.00	\$70,680.00	\$70,680.00	\$70,680.00	\$70,680.00
	Escalation Factor per year (3%)	\$30,092.78	\$33,115.96	\$36,229.84	\$39,437.14	\$42,740.65	\$46,143.27
	Cash Flow Costs With Escalation	\$100,772.78	\$103,795.96	\$106,909.84	\$110,117.14	\$113,420.65	\$116,823.27
	Estimated Pooled Contributions	\$540,420.63	\$537,021.38	\$533,643.52	\$530,286.90	\$526,951.39	\$523,636.87
	Required Contribution / Unit / Month	\$263.36	\$261.71	\$260.06	\$258.42	\$256.80	\$255.18

SIRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2043	2044	2045	2046	2047	2048
4.0	SITE IMPROVEMENTS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.0	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.0	Exterior facade / waterproofing /curtainwall seal	\$1,197,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	Balcony railing - aluminum / glass panels	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	Roof covering - low slope (TPO)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.1	Doors / windows - common areas	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.0	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
9.0	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.0	Central fire alarm panel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenditures	\$1,267,680.00	\$70,680.00	\$70,680.00	\$70,680.00	\$70,680.00	\$70,680.00
	Escalation Factor per year (3%)	\$890,460.34	\$53,257.81	\$56,975.94	\$60,805.62	\$64,750.19	\$68,813.09
	Cash Flow Costs With Escalation	\$2,158,140.34	\$123,937.81	\$127,655.94	\$131,485.62	\$135,430.19	\$139,493.09
	Estimated Pooled Contributions	\$520,343.19	\$517,070.24	\$513,817.86	\$510,585.95	\$507,374.36	\$504,182.98
	Required Contribution / Unit / Month	\$253.58	\$251.98	\$250.40	\$248.82	\$247.26	\$245.70

SIRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2049	2050	2051	2052	2053	2054
4.0	SITE IMPROVEMENTS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
5.0	Structural systems (walls, balconies)	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00	\$34,200.00
5.0	Exterior facade / waterproofing /curtainwall seal	\$0.00	\$0.00	\$0.00	\$0.00	\$1,197,000.00	\$0.00
5.0	Balcony railing - aluminum / glass panels	\$2,080,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.0	Roof covering - low slope (TPO)	\$711,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
5.1	Doors / windows - common areas	\$150,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	Plumbing systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
8.0	Electrical systems upgrade	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00	\$11,400.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
9.0	Fire life safety systems	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00	\$13,680.00
9.0	Central fire alarm panel	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenditures	\$3,011,680.00	\$70,680.00	\$70,680.00	\$70,680.00	\$1,267,680.00	\$70,680.00
	Escalation Factor per year (3%)	\$3,110,445.35	\$77,308.22	\$81,747.87	\$86,320.71	\$1,632,680.16	\$95,882.05
	Cash Flow Costs With Escalation	\$6,122,125.35	\$147,988.22	\$152,427.87	\$157,000.71	\$2,900,360.16	\$166,562.05
	Estimated Pooled Contributions	\$501,011.67	\$497,860.30	\$494,728.76	\$491,616.92	\$488,524.65	\$485,451.83
	Required Contribution / Unit / Month	\$244.16	\$242.62	\$241.10	\$239.58	\$238.07	\$236.57

NonSIRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2025	2026	2027	2028	2029	2030
4.0	SITE IMPROVEMENTS						
4.0	Common area site lighting	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$1,500.00
4.0	Parking garage Third Floor stripe	\$1,845.00	\$1,845.00	\$1,845.00	\$1,845.00	\$1,476.00	\$1,476.00
4.0	Swimming pool / spa resurface	\$37,500.00	\$37,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
4.0	Swimming pool / spa equipment	\$23,000.00	\$23,000.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00
4.1	Swimming pool surround refinish	\$20,000.00	\$20,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
4.1	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
6.0	Trash chute	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
6.0	Linen chute	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
6.0	Carpet	\$80,000.00	\$80,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00
6.0	Common areas - finishes, FF&E	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
7.0	CONVEYANCE SYSTEMS						
7.0	Elevator upgrade / modernization	\$144,000.00	\$144,000.00	\$144,000.00	\$144,000.00	\$144,000.00	\$144,000.00
7.0	Elevator hoist / cables	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	HVAC - common area	\$9,750.00	\$9,750.00	\$9,750.00	\$9,750.00	\$9,750.00	\$9,750.00
8.0	Boiler	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
8.1	Emergency generator	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Component Costs per Year	\$442,095.00	\$442,095.00	\$313,695.00	\$313,695.00	\$313,326.00	\$308,826.00
	Escalation Factor per year	\$0.00	\$13,262.85	\$19,104.03	\$29,088.00	\$39,325.17	\$49,187.98
	Component Costs Escalated per Year (100% Funding)	\$442,095.00	\$455,357.85	\$332,799.03	\$342,783.00	\$352,651.17	\$358,013.98
	Recommended Annual Contribution	\$317,070.55	\$580,382.30	\$332,799.03	\$342,783.00	\$352,651.17	\$358,013.98
	Required Contribution / Unit / Month	\$154.52	\$282.84	\$162.18	\$167.05	\$171.86	\$174.47

NonSIRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2031	2032	2033	2034	2035	2036
4.0	SITE IMPROVEMENTS						
4.0	Common area site lighting	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
4.0	Parking garage Third Floor stripe	\$1,476.00	\$1,476.00	\$1,476.00	\$1,476.00	\$1,476.00	\$1,476.00
4.0	Swimming pool / spa resurface	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
4.0	Swimming pool / spa equipment	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00
4.1	Swimming pool surround refinish	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
4.1	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
6.0	Trash chute	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00
6.0	Linen chute	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
6.0	Carpet	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00
6.0	Common areas - finishes, FF&E	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$12,000.00	\$12,000.00
7.0	CONVEYANCE SYSTEMS						
7.0	Elevator upgrade / modernization	\$144,000.00	\$144,000.00	\$144,000.00	\$144,000.00	\$57,600.00	\$57,600.00
7.0	Elevator hoist / cables	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	HVAC - common area	\$9,750.00	\$9,750.00	\$9,750.00	\$9,750.00	\$9,750.00	\$9,750.00
8.0	Boiler	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
8.1	Emergency generator	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Component Costs per Year	\$308,826.00	\$308,826.00	\$308,826.00	\$308,826.00	\$204,426.00	\$204,426.00
	Escalation Factor per year	\$59,928.39	\$70,991.03	\$82,385.54	\$94,121.88	\$70,305.45	\$78,547.39
	Component Costs Escalated per Year (100% Funding)	\$368,754.39	\$379,817.03	\$391,211.54	\$402,947.88	\$274,731.45	\$282,973.39
	Recommended Annual Contribution	\$368,754.39	\$379,817.03	\$391,211.54	\$402,947.88	\$274,731.45	\$282,973.39
	Required Contribution / Unit / Month	\$179.70	\$185.10	\$190.65	\$196.37	\$133.88	\$137.90

NonSIRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2037	2038	2039	2040	2041	2042
4.0	SITE IMPROVEMENTS						
4.0	Common area site lighting	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
4.0	Parking garage Third Floor stripe	\$1,476.00	\$1,476.00	\$1,476.00	\$1,476.00	\$1,476.00	\$1,476.00
4.0	Swimming pool / spa resurface	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
4.0	Swimming pool / spa equipment	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00
4.1	Swimming pool surround refinish	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
4.1	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
6.0	Trash chute	\$6,000.00	\$6,000.00	\$6,000.00	\$3,000.00	\$3,000.00	\$3,000.00
6.0	Linen chute	\$5,000.00	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00	\$2,500.00
6.0	Carpet	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00
6.0	Common areas - finishes, FF&E	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
7.0	CONVEYANCE SYSTEMS						
7.0	Elevator upgrade / modernization	\$57,600.00	\$57,600.00	\$57,600.00	\$57,600.00	\$57,600.00	\$57,600.00
7.0	Elevator hoist / cables	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	HVAC - common area	\$9,750.00	\$9,750.00	\$9,750.00	\$9,750.00	\$7,800.00	\$7,800.00
8.0	Boiler	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
8.1	Emergency generator	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Component Costs per Year	\$204,426.00	\$204,426.00	\$204,426.00	\$198,926.00	\$196,976.00	\$196,976.00
	Escalation Factor per year	\$46,992.19	\$54,534.74	\$62,303.56	\$68,413.91	\$75,684.85	\$45,279.63
	Component Costs Escalated per Year (100% Funding)	\$251,418.19	\$258,960.74	\$266,729.56	\$267,339.91	\$272,660.85	\$242,255.63
	Recommended Annual Contribution	\$291,462.60	\$300,206.47	\$309,212.67	\$309,920.23	\$316,088.66	\$325,571.32
	Required Contribution / Unit / Month	\$142.04	\$146.30	\$150.69	\$151.03	\$154.04	\$158.66

NonSIRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2043	2044	2045	2046	2047	2048
4.0	SITE IMPROVEMENTS						
4.0	Common area site lighting	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
4.0	Parking garage Third Floor stripe	\$1,476.00	\$1,476.00	\$1,476.00	\$1,476.00	\$1,476.00	\$1,476.00
4.0	Swimming pool / spa resurface	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
4.0	Swimming pool / spa equipment	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00
4.1	Swimming pool surround refinish	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
4.1	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
6.0	Trash chute	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
6.0	Linen chute	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
6.0	Carpet	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00
6.0	Common areas - finishes, FF&E	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
7.0	CONVEYANCE SYSTEMS						
7.0	Elevator upgrade / modernization	\$57,600.00	\$57,600.00	\$57,600.00	\$57,600.00	\$57,600.00	\$57,600.00
7.0	Elevator hoist / cables	\$18,000.00	\$18,000.00	\$10,285.71	\$10,285.71	\$10,285.71	\$10,285.71
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	HVAC - common area	\$7,800.00	\$7,800.00	\$7,800.00	\$7,800.00	\$7,800.00	\$7,800.00
8.0	Boiler	\$5,000.00	\$5,000.00	\$2,857.14	\$2,857.14	\$2,857.14	\$2,857.14
8.1	Emergency generator	\$16,000.00	\$16,000.00	\$9,142.86	\$9,142.86	\$9,142.86	\$9,142.86
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Component Costs per Year	\$196,976.00	\$196,976.00	\$180,261.71	\$180,261.71	\$180,261.71	\$180,261.71
	Escalation Factor per year	\$52,547.30	\$60,033.00	\$61,994.96	\$69,262.66	\$41,437.46	\$48,088.43
	Component Costs Escalated per Year (100% Funding)	\$249,523.30	\$257,009.00	\$242,256.67	\$249,524.37	\$221,699.17	\$228,350.15
	Recommended Annual Contribution	\$335,338.45	\$345,398.61	\$325,572.71	\$335,339.89	\$345,400.09	\$355,762.09
	Required Contribution / Unit / Month	\$163.42	\$168.32	\$158.66	\$163.42	\$168.32	\$173.37

NonSIRS REPLACEMENT RESERVE COST ESTIMATES - COMPONENT FUNDING

No.	Primary Components	2049	2050	2051	2052	2053	2054
4.0	SITE IMPROVEMENTS						
4.0	Common area site lighting	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
4.0	Parking garage Third Floor stripe	\$1,476.00	\$1,476.00	\$1,476.00	\$1,476.00	\$1,476.00	\$1,476.00
4.0	Swimming pool / spa resurface	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
4.0	Swimming pool / spa equipment	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00	\$4,600.00
4.1	Swimming pool surround refinish	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00
4.1	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
6.0	Trash chute	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
6.0	Linon chute	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00
6.0	Carpet	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00	\$16,000.00
6.0	Common areas - finishes, FF&E	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
7.0	CONVEYANCE SYSTEMS						
7.0	Elevator upgrade / modernization	\$57,600.00	\$57,600.00	\$57,600.00	\$57,600.00	\$57,600.00	\$57,600.00
7.0	Elevator hoist / cables	\$10,285.71	\$10,285.71	\$10,285.71	\$10,285.71	\$10,285.71	\$10,285.71
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	HVAC - common area	\$7,800.00	\$7,800.00	\$7,800.00	\$7,800.00	\$7,800.00	\$7,800.00
8.0	Boiler	\$2,857.14	\$2,857.14	\$2,857.14	\$2,857.14	\$2,857.14	\$2,857.14
8.1	Emergency generator	\$9,142.86	\$9,142.86	\$9,142.86	\$9,142.86	\$9,142.86	\$9,142.86
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Component Costs per Year	\$180,261.71	\$180,261.71	\$180,261.71	\$180,261.71	\$180,261.71	\$180,261.71
	Escalation Factor per year	\$54,938.94	\$61,994.96	\$69,262.66	\$54,938.94	\$61,994.96	\$69,262.66
	Component Costs Escalated per Year (100% Funding)	\$235,200.65	\$242,256.67	\$249,524.37	\$235,200.65	\$242,256.67	\$249,524.37
	Recommended Annual Contribution	\$366,434.95	\$377,428.00	\$388,750.84	\$400,413.36	\$412,425.76	\$424,798.54
	Required Contribution / Unit / Month	\$178.57	\$183.93	\$189.45	\$195.13	\$200.99	\$207.02

NonSIRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2025	2026	2027	2028	2029	2030
4.0	SITE IMPROVEMENTS						
4.0	Common area site lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$30,000.00	\$0.00
4.0	Parking garage Third Floor stripe	\$0.00	\$0.00	\$0.00	\$7,380.00	\$0.00	\$0.00
4.0	Swimming pool / spa resurface	\$0.00	\$75,000.00	\$0.00	\$0.00	\$0.00	\$0.00
4.0	Swimming pool / spa equipment	\$0.00	\$46,000.00	\$0.00	\$0.00	\$0.00	\$0.00
4.1	Swimming pool surround refinish	\$0.00	\$40,000.00	\$0.00	\$0.00	\$0.00	\$0.00
4.1	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
6.0	Trash chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	Linen chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	Carpet	\$0.00	\$160,000.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	Common areas - finishes, FF&E	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
7.0	Elevator upgrade / modernization	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	Elevator hoist / cables	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	HVAC - common area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	Boiler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.1	Emergency generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenditures	\$40,000.00	\$361,000.00	\$40,000.00	\$47,380.00	\$70,000.00	\$40,000.00
	Escalation Factor per year	\$0.00	\$10,830.00	\$2,436.00	\$4,393.41	\$8,785.62	\$6,370.96
	Cash Flow Costs With Escalation	\$40,000.00	\$371,830.00	\$42,436.00	\$51,773.41	\$78,785.62	\$46,370.96
	Estimated Pooled Contributions	\$317,070.55	\$315,076.18	\$313,094.35	\$311,124.99	\$309,168.01	\$307,223.34
	Required Contribution / Unit / Month	\$154.52	\$153.55	\$152.58	\$151.62	\$150.67	\$149.72

NonSIRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2031	2032	2033	2034	2035	2036
4.0	SITE IMPROVEMENTS						
4.0	Common area site lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.0	Parking garage Third Floor stripe	\$0.00	\$0.00	\$7,380.00	\$0.00	\$0.00	\$0.00
4.0	Swimming pool / spa resurface	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$75,000.00
4.0	Swimming pool / spa equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$46,000.00
4.1	Swimming pool surround refinish	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$40,000.00
4.1	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
6.0	Trash chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	Linen chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	Carpet	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$160,000.00
6.0	Common areas - finishes, FF&E	\$0.00	\$0.00	\$0.00	\$300,000.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
7.0	Elevator upgrade / modernization	\$0.00	\$0.00	\$0.00	\$1,440,000.00	\$0.00	\$0.00
7.0	Elevator hoist / cables	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	HVAC - common area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	Boiler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.1	Emergency generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenditures	\$40,000.00	\$40,000.00	\$47,380.00	\$1,780,000.00	\$40,000.00	\$361,000.00
	Escalation Factor per year	\$7,762.09	\$9,194.95	\$12,639.57	\$542,496.27	\$13,756.66	\$138,708.43
	Cash Flow Costs With Escalation	\$47,762.09	\$49,194.95	\$60,019.57	\$2,322,496.27	\$53,756.66	\$499,708.43
	Estimated Pooled Contributions	\$305,290.91	\$303,370.63	\$301,462.43	\$299,566.23	\$297,681.96	\$295,809.54
	Required Contribution / Unit / Month	\$148.78	\$147.84	\$146.91	\$145.99	\$145.07	\$144.16

NonSIRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2037	2038	2039	2040	2041	2042
4.0	SITE IMPROVEMENTS						
4.0	Common area site lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.0	Parking garage Third Floor stripe	\$0.00	\$7,380.00	\$0.00	\$0.00	\$0.00	\$0.00
4.0	Swimming pool / spa resurface	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.0	Swimming pool / spa equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.1	Swimming pool surround refinish	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.1	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
6.0	Trash chute	\$0.00	\$0.00	\$90,000.00	\$0.00	\$0.00	\$0.00
6.0	Linen chute	\$0.00	\$0.00	\$75,000.00	\$0.00	\$0.00	\$0.00
6.0	Carpet	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	Common areas - finishes, FF&E	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
7.0	Elevator upgrade / modernization	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	Elevator hoist / cables	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	HVAC - common area	\$0.00	\$0.00	\$0.00	\$156,000.00	\$0.00	\$0.00
8.0	Boiler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.1	Emergency generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenditures	\$40,000.00	\$47,380.00	\$205,000.00	\$196,000.00	\$40,000.00	\$40,000.00
	Escalation Factor per year	\$17,030.44	\$22,199.13	\$105,080.89	\$109,361.61	\$24,188.26	\$26,113.91
	Cash Flow Costs With Escalation	\$57,030.44	\$69,579.13	\$310,080.89	\$305,361.61	\$64,188.26	\$66,113.91
	Estimated Pooled Contributions	\$293,948.90	\$292,099.96	\$290,262.65	\$288,436.90	\$286,622.63	\$284,819.77
	Required Contribution / Unit / Month	\$143.25	\$142.35	\$141.45	\$140.56	\$139.68	\$138.80

NonSIRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2043	2044	2045	2046	2047	2048
4.0	SITE IMPROVEMENTS						
4.0	Common area site lighting	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.0	Parking garage Third Floor stripe	\$7,380.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,380.00
4.0	Swimming pool / spa resurface	\$0.00	\$0.00	\$0.00	\$75,000.00	\$0.00	\$0.00
4.0	Swimming pool / spa equipment	\$0.00	\$0.00	\$0.00	\$46,000.00	\$0.00	\$0.00
4.1	Swimming pool surround refinish	\$0.00	\$0.00	\$0.00	\$40,000.00	\$0.00	\$0.00
4.1	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
6.0	Trash chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	Linen chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	Carpet	\$0.00	\$0.00	\$0.00	\$160,000.00	\$0.00	\$0.00
6.0	Common areas - finishes, FF&E	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
7.0	Elevator upgrade / modernization	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	Elevator hoist / cables	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	HVAC - common area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	Boiler	\$0.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00
8.1	Emergency generator	\$0.00	\$320,000.00	\$0.00	\$0.00	\$0.00	\$0.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenditures	\$47,380.00	\$460,000.00	\$40,000.00	\$361,000.00	\$40,000.00	\$47,380.00
	Escalation Factor per year	\$33,281.28	\$346,612.78	\$32,244.45	\$310,566.34	\$36,644.14	\$46,128.53
	Cash Flow Costs With Escalation	\$80,661.28	\$806,612.78	\$72,244.45	\$671,566.34	\$76,644.14	\$93,508.53
	Estimated Pooled Contributions	\$283,028.26	\$281,248.01	\$279,478.96	\$277,721.04	\$275,974.17	\$274,238.29
	Required Contribution / Unit / Month	\$137.93	\$137.06	\$136.20	\$135.34	\$134.49	\$133.64

NonSIRS REPLACEMENT RESERVE COST ESTIMATES - POOLED FUNDING

No.	Primary Components	2049	2050	2051	2052	2053	2054
4.0	SITE IMPROVEMENTS						
4.0	Common area site lighting	\$30,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.0	Parking garage Third Floor stripe	\$0.00	\$0.00	\$0.00	\$0.00	\$7,380.00	\$0.00
4.0	Swimming pool / spa resurface	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.0	Swimming pool / spa equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.1	Swimming pool surround refinish	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
4.1	Landscaping / miscellaneous appurtenances	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
5.0	ARCHITECTURAL AND STRUCTURAL SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	BUILDING INTERIORS						
6.0	Trash chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	Linen chute	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	Carpet	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
6.0	Common areas - finishes, FF&E	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	CONVEYANCE SYSTEMS						
7.0	Elevator upgrade / modernization	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
7.0	Elevator hoist / cables	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	MECHANICAL AND ELECTRICAL SYSTEMS						
8.0	HVAC - common area	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.0	Boiler	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
8.1	Emergency generator	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9.0	LIFE SAFETY AND SECURITY SYSTEMS						
	Not applicable	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	Total Expenditures	\$70,000.00	\$40,000.00	\$40,000.00	\$40,000.00	\$47,380.00	\$40,000.00
	Escalation Factor per year	\$72,295.59	\$43,751.12	\$46,263.65	\$48,851.56	\$61,022.01	\$54,262.62
	Cash Flow Costs With Escalation	\$142,295.59	\$83,751.12	\$86,263.65	\$88,851.56	\$108,402.01	\$94,262.62
	Estimated Pooled Contributions	\$272,513.33	\$270,799.23	\$269,095.90	\$267,403.29	\$265,721.32	\$264,049.93
	Required Contribution / Unit / Month	\$132.80	\$131.97	\$131.14	\$130.31	\$129.49	\$128.68

PHOTOGRAPHIC DOCUMENTATION

PHOTO 1

PROPERTY IDENTIFICATION SIGN



PHOTO 2

GENERAL VIEW OF PROPERTY



PHOTO 3

GENERAL VIEW OF PROPERTY



PHOTO 4

GENERAL VIEW OF PARKING GARAGE



PHOTO 5

GENERAL VIEW OF SUPERSTRUCTURE



PHOTO 6

VIEW OF LANDSCAPING



PHOTO 7

GENERAL VIEW OF SWIMMING POOL

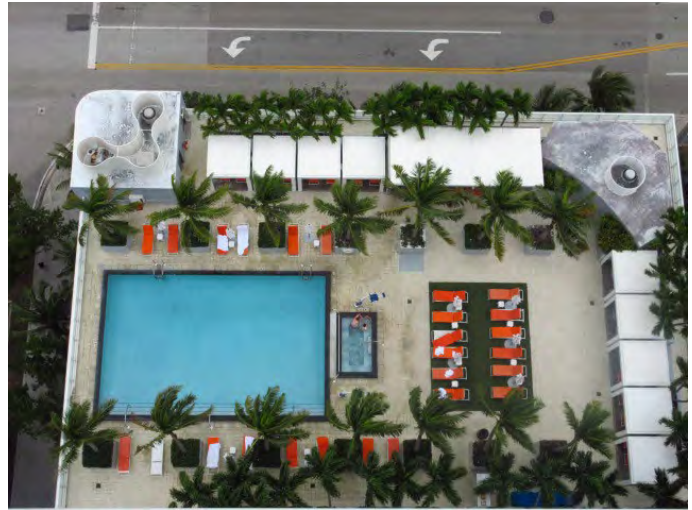


PHOTO 8

VIEW OF SWIMMING POOL EQUIPMENT



PHOTO 9

VIEW OF SWIMMING POOL DECK



PHOTO 10

GENERAL VIEW OF SWIMMING POOL DECK



PHOTO 11

GENERAL VIEW OF BUILDING EXTERIOR FINISHES



PHOTO 12

VIEW OF BUILDING EXTERIOR FINISHES



PHOTO 13

VIEW OF BUILDING EXTERIOR FINISHES



PHOTO 14

VIEW OF BUILDING EXTERIOR FINISHES



PHOTO 15

GENERAL VIEW OF BALCONY RAILING



PHOTO 16

VIEW OF ROOF COVERING



PHOTO 17

VIEW OF ROOF COVERING



PHOTO 18

VIEW OF ROOF DRAIN



PHOTO 19

VIEW OF COMMON AREA INTERIOR – HALLWAY



PHOTO 20

COMMON AREA INTERIOR – TRASH CHUTE



PHOTO 21

COMMON AREA INTERIOR – LINEN CHUTE



PHOTO 22

VIEW OF TYPICAL ELEVATOR LOBBY



PHOTO 23

VIEW OF ELEVATOR EQUIPMENT



PHOTO 24

VIEW OF ELEVATOR EQUIPMENT



PHOTO 25

VIEW OF COOLING TOWERS



PHOTO 26

VIEW OF HVAC EQUIPMENT



PHOTO 27

VIEW OF CHILLERS



PHOTO 28

VIEW OF BOILERS



PHOTO 29

VIEW OF ELECTRICAL EQUIPMENT



PHOTO 30

VIEW OF ELECTRICAL EQUIPMENT



PHOTO 31

VIEW OF FIRE SUPPRESSION SYSTEM



PHOTO 32

VIEW OF FIRE SUPPRESSION SYSTEM



PHOTO 33

VIEW OF CENTRAL ALARM PANEL



PHOTO 34

VIEW OF TYPICAL FIRE EXTINGUISHER



PHOTO 35

VIEW OF PONDING AT BASE OF BUILDING



PHOTO 36

VIEW OF PONDING AT BASE OF BUILDING



SUPPORTING DOCUMENTATION

RESERVE STUDY PRE-SURVEY QUESTIONNAIRE

Please complete this questionnaire before the Consultant's site visit. **For those questions that are not applicable to the subject, please respond with an "N/A".** This document must be signed on the last page by the Property representative. If you have any questions about how to answer any of the questions, please call Florida Engineering. If additional pages for response are necessary, please attach them to this form. Clearly mark all references to the appropriate question number(s). This document, and your written response to same, may become an exhibit in Florida Engineering's report.

***** For Properties With Multiple Associations, Please Complete A Separate Questionnaire For Each Association**

GENERAL PROPERTY INFORMATION

Property Name W Fort Lauderdale Residences		
City Fort Lauderdale	State FL	Zip 33304
County Broward		
Association Entity Name Fort Lauderdale Residences Hotel Condominium Association Inc		
Association / Client Address 3101 Bayshore Drive		
City Fort Lauderdale	State FL	Zip 33304
Property Representative Austin Barry	Title Director of Residences	
Phone Number 9544148223	Email Austin.Barry@whotels.com (Preferred)	
Folio (Assessor Parcel) Number – Attach List If Needed		
Total Site Area (Acres) 4.58 Acres	Number of Buildings 1	
Year(s) of Construction 2009	Number of Stories 24	Total Building Area (From 5 th Fl to 24 th Fl) 259,051SF
Number of Residential Units 171	Number of Commercial Units	Total SF of Commercial Units
Other Site Structures (List)		
City / County Letter Received	<input type="checkbox"/> Yes - (Attach Copy of Letter)	<input type="checkbox"/> No
Deadline by City / County to Complete Study	<input checked="" type="checkbox"/> Yes, Date 12 / 31 / 2024	<input type="checkbox"/> No

SITE IMPROVEMENTS


Parking & Pavement	Total Spaces		Open:	Garage: (3rd Fl) 123 Cars	Carport:
Type of Pavement (Asphalt, Concrete, Pavers, etc.) Concrete					
Last Re-Seal & Re-Stripe Date Re seal N/A Re Stripe 2024	Cost	Last Overlay Date	Cost		
Landscaping / Appurtenances	Irrigation XX <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Annual Budget For Landscaping upkeep \$29,792.07			
Fence Replacement Date	Cost	Gates Replacement Date	Cost		
Lighting Replacement Date	Cost	Seawall Replacement Date	Cost		
Pond Pump Replacement Date	Cost	Last Erosion Control	Cost		

Swimming Pool	Number 2	Heated XX <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Spa XX <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Last Resurface Date	Cost 2009	Equipment Age 15 Years	Cost 2009
Sports Courts	Type(s)		Number
Last Refinish Date	Cost	Last Replacement Date	Cost
Marina / Dock	Number of Slips	Utility Pedestals <input type="checkbox"/> Yes <input type="checkbox"/> No	
Pylon Replacement Date	Cost	Decking Replacement Date	Cost
Other Site Features	List Features	Age	

BUILDING SYSTEMS

Foundation / Superstructure	Basement XX <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Crawl Space <input type="checkbox"/> Yes XX <input checked="" type="checkbox"/> No
Repairs Last 5 Years	<input type="checkbox"/> Yes XX <input checked="" type="checkbox"/> No	Cost
Exterior Façade	Wall finishes Stucco	Railing Type Glass and Aluminum
Last Painting / Waterproofing Date 2023	Cost \$1,100,100	Last Railing Refinish Date 2009
Exterior Doors / Windows	Garage Doors <input type="checkbox"/> Yes XX <input checked="" type="checkbox"/> No	Garage Door Age
Condominium Unit Doors Responsibility of	<input type="checkbox"/> Individual Owners	<input type="checkbox"/> Association
Condominium Unit Windows Responsibility of	<input type="checkbox"/> Individual Owners	<input type="checkbox"/> Association
Common Area Doors Age 15 Years	Cost	Common Area Windows Age 15 Years
Roofing Systems	Type(s) EPDM Roofing	
Roof Warranty <input type="checkbox"/> Yes, Expiration date _____	XX <input checked="" type="checkbox"/> No	Known Leaks <input type="checkbox"/> Yes XX <input checked="" type="checkbox"/> No
Roof Age 15 Years	Cost	Last Roof Coating Date
Elevators	Number 3	Type Traction
Modernization Date	Cost	Certificate of Operation Date 2024
Electrical Systems	Main Service (Volts) 120/208 V	Main Capacity (Amps) 4517Amps
Known Issues <input checked="" type="checkbox"/> XX Yes <input type="checkbox"/> No	Describe Issues Bus Duct arc flash	
Last Upgrade Date	Cost	Wiring Type
Unit Metering <input type="checkbox"/> Individually XX <input checked="" type="checkbox"/> Common Metering	Unit Service (Volts) 120/208 V	Unit Capacity (Amps) 110 to 125 Amps
Emergency Generator XX <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Fuel Source Diesel Fuel	Rating 2000 kW / kVA

Mechanical Systems		HVAC Type (Split, Package, etc.) Fan Coil Units			
Known Issues <input type="checkbox"/> Yes XX <input checked="" type="checkbox"/> No		Describe Issues			
Describe Major Upgrades Chilled Water Chiller Overhauling				Cost \$331,717.00	
Condominium Unit HVAC Responsibility of XX <input checked="" type="checkbox"/> Individual Owners		<input type="checkbox"/> Association			
Number of Common Area HVAC Units 2		Age of Common Area HVAC 15 Years		Cost	
Plumbing Systems		Supply Pipe Type PVC		Drainpipe Type Cast Iron	
Known Issues <input type="checkbox"/> Yes XX <input checked="" type="checkbox"/> No		Describe Issues			
Describe Major Upgrades				Cost	
Condominium Units Water Heaters Responsibility of <input type="checkbox"/> Individual Owners		XX <input checked="" type="checkbox"/> Association			
Number of Common Area Water Heaters 2		Age of Common Area Water Heaters 15 Years		Cost	
Fire / Life Safety Systems		Sprinkler System XX <input checked="" type="checkbox"/> Wet-Pipe <input type="checkbox"/> Dry-Pipe <input type="checkbox"/> Other <input type="checkbox"/> None			
Known Issues <input type="checkbox"/> Yes XX <input checked="" type="checkbox"/> No		Describe Issues			
Last Upgrade Date		Cost	Central Alarm Panel Age 15 Years	Cost	
Fire Pump Age 15 Years		Cost	Fire Extinguishers Age 5 Years	Cost	
Emergency Lights Age 15 Years		Cost	Exit Signs Age 7 Years	Cost	
Interior Common Areas		Describe Interior Finishes Painted drywall, Wooden millwork.			
Describe Major Upgrades				Cost	
Known Issues <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Describe Issues			
Number of Washers 171		Age	Cost	Number of Dryers 171	Age
Fitness Equipment Age 8 Years		Cost	Clubhouse FF&E Age		Cost
Other Features / Systems		List Features			Age
Financial Information		Prior Reserve Study <input checked="" type="checkbox"/> Yes - (Provide copy) <input type="checkbox"/> No			
Estimated Reserves Balance at End of Year		\$0	Forecast Annual Reserve Contribution		\$900,000



 Signature
 Austin Barry

 Name

10/17/24

 Date
 Director of Residences

 Title

