24RP-0079								Red Text indic	ates Manually (	Changed Entry	of Computed Val	ue	
Year Built Year of Reserve Analysis (Keep Current Calculations Year) Number of Living Units	1970 2024 14						=				eer Estimate / Et		
Size of Property	4,550	SF					=	Adjust this am	ount to control o	outcome			
			Start Year	End Year			=	Information No	t Confirmed				
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025	Life real			-		it commu				
Annual Reserve Amount	57,000	Dollars	2025	2055			nes are needed in			oove" comma	and from the b	ottom line of tha	it group (e.g.
Total Expenditures	1,456,290	Dollars	Through	2050		Dullaing Envelo	pe Section and "Ir	isert a new i	ine)				
Total Contributions, Including Add. Funds	1,814,747	Dollars	Through	2050									
Ending Balance	358,457	Dollars		2050									
			Typical	Last Replacement								Start Reserve	
Common Element			Component Useful Life,	(if no replacement,	Est. Remaining Life	Est. Unit Cost	Estimated Replacement Cost	1st Poplacement	2nd Boolooomont	3rd Boolooomoot	4th Replacement	(Current Year +1)	
Reserve Component Inventory	Quantity	Units	Industry	use Year Built)	LIIE		Replacement Cost	Replacement	Replacement	Replacement	Replacement	2025	2026
Interior Finishes	Quantity	Units	-									2020	2020
Railings, Balcony (Painting - Electrostatic)	460	LF	10	2023	9	\$70.00	\$32,200.00	2033	2043	2053	2063	-	
Railings - Interior	370	LF	15	2023	8	\$33.00	\$12,210.00	2032	2043	2062	2003	<u>}</u> <u>-</u> -+	
Elevator Landing Carpet	150	SF	15	2014	5	\$35.00	\$5,250.00	2029	2044	2059	2074	ł+	
Site Components							***						
Parking Area - Asphalt Sealing	7,700	SF	5	2025	6	\$0.50	\$3,850.00	2030	2035	2045	2091	г.	
Parking Area - Asphalt Willing	7,700	SF	15	2025	15	\$4.60	\$35,420.00	2030	2070	2100	2160	+ <u>-</u> -+	
Parking Area - Asphalt Replacement	7,700	SF	30	2025	31	\$14.00	\$107,800.00	2040	2085	2100	2100	++	
Parking Awnings / Car port	4,000	SF	40	2008	24	\$18.00	\$72,000.00	2048	2088	2128	2168	ł+	
Electric Systems	.,						<b>T</b>						
Security, Gates / Call Box	1	EA	25	2023	24	\$25,000.00	\$25,000.00	2048	2072	2097	2122	- 1	-
Common Spaces		1							1			<u> </u>	
Security Gate	2	EA	30	2022	28	\$40,000.00	\$80,000.00	2052	2082	2112	2142	[	-
Security Gates, Painting - Electrostatic	2	EA	10	2023	9	\$25,000.00	\$50,000.00	2033	2043	2053	2063	tt	
Irrigation / Landscaping / Zeroscaping	1	EA	10	2014	1	\$17,000.00	\$17,000.00	2025	2035	2045	2055	17,000.00	
Bench	1	EA	25	2024	25	\$2,000.00	\$2,000.00	2049	2074	2099	2124		
Structural													
ICCP System*	4,230	SF	25	2008	9	\$100.00	\$423,000.00	2033	2058	2083	2108	- [	-
Elevators													
Elevator - Modernization	1	EA	30	2014	20	\$60,000.00	\$60,000.00	2070	2100	2130	2160	- [	-
 Elevator	1	EA	70	1970	16	\$350,000.00	\$350,000.00	2040	2110	2180	2250		

\* Denotes Project that will require reinstallation of stucco, coating systems and likely involve structural repairs

TOTALS 17,000.00 -

Reserve Contribution 57,000 57,000 Reserve Balance 87,747 144,747

24RP-0079								Ded Textindia	ataa Manualku	Changed Entry c			
Year Built	1970												
Year of Reserve Analysis (Keep Current Calculations Year)	2024						=	Manually Ente	ered (Provided I	by Client / Engine			
Number of Living Units Size of Property	14 4,550	SF					=	Adjust this am	ount to control	outcome			
	1,000	0.						,					
	17 7 17		Start Year	End Year			=	Information No	ot Confirmed				
Starting Capital Reserve Balance Annual Reserve Amount	47,747 57,000	Dollars Dollars	1/1/2025 2025	2055		* If additional lin	nes are needed in	a arounina u	use "Insert A	hove" comma	Select "Sealan	ts" in	
	07,000	Donard	2020	2000			pe Section and "I			bove commu			
Total Expenditures	1,456,290	Dollars	Through	2050									
Total Contributions, Including Add. Funds	1,814,747	Dollars	Through	2050 2050									
Ending Balance	358,457	Dollars		2050									
			Typical	Last Replacement									
Common Element			Component Useful Life,	(if no replacement,	Est. Remaining Life	Est. Unit Cost	Estimated Replacement Cost	1st Poplacement	2nd Boolooomont	3rd Poplocomont			
Reserve Component Inventory	Quantity	Units	Industry	use Year Built)	Life		Replacement Cost	Replacement	Replacement	Replacement	2027	2028	2029
	Quantity	Units	,								2027	2020	2029
Interior Finishes			1	T		T	T	-					
Railings, Balcony (Painting - Electrostatic)	460	LF	10	2023	9	\$70.00	\$32,200.00	2033	2043	2053			
Railings - Interior	370	LF	15	2017	8	\$33.00	\$12,210.00	2032	2047	2062			
Elevator Landing Carpet	150	SF	15	2014	5	\$35.00	\$5,250.00	2029	2044	2059	-	-	5,250.00
Site Components													
Parking Area - Asphalt Sealing	7,700	SF	5	2025	6	\$0.50	\$3,850.00	2030	2035	2045	-	-	-
Parking Area - Asphalt Milling	7,700	SF	15	2025	15	\$4.60	\$35,420.00	2040	2070	2100			-
Parking Area - Asphalt Replacement	7,700	SF	30	2025	31	\$14.00	\$107,800.00	2055	2085	2115			-
Parking Awnings / Car port	4,000	SF	40	2008	24	\$18.00	\$72,000.00	2048	2088	2128	-	-	-
Electric Systems													
Security, Gates / Call Box	1	EA	25	2023	24	\$25,000.00	\$25,000.00	2048	2072	2097	-	-	-
Common Spaces													
Security Gate	2	EA	30	2022	28	\$40,000.00	\$80,000.00	2052	2082	2112	-	-	-
Security Gates, Painting - Electrostatic	2	EA	10	2023	9	\$25,000.00	\$50,000.00	2033	2043	2053			-
Irrigation / Landscaping / Zeroscaping	1	EA	10	2014	1	\$17,000.00	\$17,000.00	2025	2035	2045			-
Bench	1	EA	25	2024	25	\$2,000.00	\$2,000.00	2049	2074	2099			-
Structural				•	•		•	•					
ICCP System*	4,230	SF	25	2008	9	\$100.00	\$423,000.00	2033	2058	2083	-	-	-
Elevators													
Elevator - Modernization	1	EA	30	2014	20	\$60,000.00	\$60,000.00	2070	2100	2130	-	-	-
Elevator	1	EA	70	1970	16	\$350,000.00	\$350,000.00	2040	2110	2180			

\* Denotes Project that will require reinstallation of stucco, coating systems and likely involve structural repairs

5,250.00

Rese 57,000 57,000 57,000 F 201,747 258,747 310,497

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24RP-0079								Ded Textindi	astas Manuallu	Changed Entry			
Year Built	1970									Changed Entry of			
Year of Reserve Analysis (Keep Current Calculations Year) Number of Living Units	2024 14						=	Manually Ente	ered (Provided b	by Client / Engine			
Size of Property	4,550	SF					=	Adjust this am	ount to control	outcome			
			Start Year	End Year			=	Information N	ot Confirmed				
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025				- 						
Annual Reserve Amount	57,000	Dollars	2025	2055			nes are needed in ope Section and "I			bove" comma			
Total Expenditures	1,456,290	Dollars	Through	2050		Ū							
Total Contributions, Including Add. Funds	1,814,747	Dollars	Through	2050									
Ending Balance	358,457	Dollars		2050									
			Typical Component	Last Replacement (if no replacement,	Est. Remaining	Est. Unit Cost	Estimated	1st	2nd	3rd			
Common Element			Useful Life,	use Year Built)	Life	Est. Unit Cost	Replacement Cost	Replacement	Replacement	Replacement			
Reserve Component Inventory	Quantity	Units	Industry								2030	2031	2032
Interior Finishes													
Railings, Balcony (Painting - Electrostatic)	460	LF	10	2023	9	\$70.00	\$32,200.00	2033	2043	2053	-	-	-
Railings - Interior	370	LF	15	2017	8	\$33.00	\$12,210.00	2032	2047	2062	-	-	12,210.00
Elevator Landing Carpet	150	SF	15	2014	5	\$35.00	\$5,250.00	2029	2044	2059	-	-	-
Site Components													
Parking Area - Asphalt Sealing	7,700	SF	5	2025	6	\$0.50	\$3,850.00	2030	2035	2045	3,850.00	-	-
Parking Area - Asphalt Milling	7,700	SF	15	2025	15	\$4.60	\$35,420.00	2040	2070	2100			
Parking Area - Asphalt Replacement	7,700	SF	30	2025	31	\$14.00	\$107,800.00	2055	2085	2115			
Parking Awnings / Car port	4,000	SF	40	2008	24	\$18.00	\$72,000.00	2048	2088	2128			
Electric Systems													
Security, Gates / Call Box	1	EA	25	2023	24	\$25,000.00	\$25,000.00	2048	2072	2097	-	-	-
Common Spaces													
Security Gate	2	EA	30	2022	28	\$40,000.00	\$80,000.00	2052	2082	2112		-	-
Security Gates, Painting - Electrostatic	2	EA	10	2023	9	\$25,000.00	\$50,000.00	2033	2043	2053		·	
Irrigation / Landscaping / Zeroscaping	1	EA	10	2014	1	\$17,000.00	\$17,000.00	2025	2035	2045		-	-
Bench	1	EA	25	2024	25	\$2,000.00	\$2,000.00	2049	2074	2099	-	-	-
Structural													
ICCP System*	4,230	SF	25	2008	9	\$100.00	\$423,000.00	2033	2058	2083	-	-	-
Elevators													
Elevator - Modernization	1	EA	30	2014	20	\$60,000.00	\$60,000.00	2070	2100	2130	-	-	-
	1	EA	70	1970	16	\$350,000.00	\$350,000.00	2040	2110	2180			
* D											2 050 00		40.040.00

\* Denotes Project that will require reinstallation of stucco, coating systems and likely involve structural repairs

3,850.00 - 12,210.00

Res€ 57,000 57,000 57,000 F 363,647 420,647 465,437

24RP-0079									atas Manuallur				
Year Built	1970									Changed Entry of			
Year of Reserve Analysis (Keep Current Calculations Year) Number of Living Units	2024 14						=	Manually Ente	red (Provided b	by Client / Engine			
Size of Property	4,550	SF					=	Adjust this am	ount to control	outcome			
			Start Year	End Year			=	Information No	ot Confirmed				
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025				- 						
Annual Reserve Amount	57,000	Dollars	2025	2055			nes are needed in ope Section and "In			bove" comma			
Total Expenditures	1,456,290	Dollars	Through	2050		5			- /				
Total Contributions, Including Add. Funds	1,814,747	Dollars	Through	2050									
Ending Balance	358,457	Dollars		2050									
			<b>-</b> · ·										
			Typical Component	Last Replacement	Est. Remaining	Est. Unit Cost	Estimated	1st	2nd	3rd			
Common Element			Useful Life,	(if no replacement, use Year Built)	Life	Est. Unit Cost	Replacement Cost	Replacement	Replacement	Replacement			
Reserve Component Inventory	Quantity	Units	Industry								2033	2034	2035
nterior Finishes													
Railings, Balcony (Painting - Electrostatic)	460	LF	10	2023	9	\$70.00	\$32,200.00	2033	2043	2053	32,200.00	-	-
Railings - Interior	370	LF	15	2017	8	\$33.00	\$12,210.00	2032	2047	2062			
Elevator Landing Carpet	150	SF	15	2014	5	\$35.00	\$5,250.00	2029	2044	2059	-	-	-
Site Components													
Parking Area - Asphalt Sealing	7,700	SF	5	2025	6	\$0.50	\$3,850.00	2030	2035	2045	-	-	3,850.00
Parking Area - Asphalt Milling	7,700	SF	15	2025	15	\$4.60	\$35,420.00	2040	2070	2100	-	-	-
Parking Area - Asphalt Replacement	7,700	SF	30	2025	31	\$14.00	\$107,800.00	2055	2085	2115	-		
Parking Awnings / Car port	4,000	SF	40	2008	24	\$18.00	\$72,000.00	2048	2088	2128	-	-	-
Electric Systems													
Security, Gates / Call Box	1	EA	25	2023	24	\$25,000.00	\$25,000.00	2048	2072	2097	-	-	-
Common Spaces													
Security Gate	2	EA	30	2022	28	\$40,000.00	\$80,000.00	2052	2082	2112		-	-
Security Gates, Painting - Electrostatic	2	EA	10	2023	9	\$25,000.00	\$50,000.00	2033	2043	2053	50,000.00		
rrigation / Landscaping / Zeroscaping	1	EA	10	2014	1	\$17,000.00	\$17,000.00	2025	2035	2045			17,000.00
3ench	1	EA	25	2024	25	\$2,000.00	\$2,000.00	2049	2074	2099	-	-	-
Structural													
CCP System*	4,230	SF	25	2008	9	\$100.00	\$423,000.00	2033	2058	2083	423,000.00	-	-
Elevators													
Elevator - Modernization	1	EA	30	2014	20	\$60,000.00	\$60,000.00	2070	2100	2130	-	-	-
	1	EA	70	1970	40	\$350.000.00	\$350.000.00	0040	0440	0100			
		EA	10	1970	16	\$350,000.00	\$350,000.00	2040	2110	2180	-	-	-

\* Denotes Project that will require reinstallation of stucco, coating systems and likely involve structural repairs

505,200.00 - 20,850.00

 Res€
 57,000
 57,000
 57,000

 F
 17,237
 74,237
 110,387

24RP-0079								Ded Text india	ataa Maguallu	Changed Entry c			
Year Built	1970								· · · · ·				
Year of Reserve Analysis (Keep Current Calculations Year) Number of Living Units	2024 14						=	Manually Ente	red (Provided I	by Client / Engine			
Size of Property	4,550	SF					=	Adjust this am	ount to control	outcome			
			Start Year	End Year			=	Information No	ot Confirmed				
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025				-						
Annual Reserve Amount	57,000	Dollars	2025	2055			nes are needed in ope Section and "I			bove" comma			
Total Expenditures	1,456,290	Dollars	Through	2050									
Total Contributions, Including Add. Funds	1,814,747	Dollars	Through	2050									
Ending Balance	358,457	Dollars		2050									
			Typical Component	Last Replacement	Est. Remaining	5	Estimated	1st	2nd	3rd			
Common Element			Useful Life,	(if no replacement, use Year Built)	Life	Est. Unit Cost	Replacement Cost	Replacement	Replacement	Replacement			
Reserve Component Inventory	Quantity	Units	Industry	use rear bany							2036	2037	2038
Interior Finishes													
Railings, Balcony (Painting - Electrostatic)	460	LF	10	2023	9	\$70.00	\$32,200.00	2033	2043	2053	-	-	-
Railings - Interior	370	LF	15	2017	8	\$33.00	\$12,210.00	2032	2047	2062	-	-	-
Elevator Landing Carpet	150	SF	15	2014	5	\$35.00	\$5,250.00	2029	2044	2059	-	-	-
Site Components													
Parking Area - Asphalt Sealing	7,700	SF	5	2025	6	\$0.50	\$3,850.00	2030	2035	2045	-	-	-
Parking Area - Asphalt Milling	7,700	SF	15	2025	15	\$4.60	\$35,420.00	2040	2070	2100	-	-	-
Parking Area - Asphalt Replacement	7,700	SF	30	2025	31	\$14.00	\$107,800.00	2055	2085	2115	-	-	-
Parking Awnings / Car port	4,000	SF	40	2008	24	\$18.00	\$72,000.00	2048	2088	2128	-	-	-
Electric Systems													
Security, Gates / Call Box	1	EA	25	2023	24	\$25,000.00	\$25,000.00	2048	2072	2097	-	-	-
Common Spaces													
Security Gate	2	EA	30	2022	28	\$40,000.00	\$80,000.00	2052	2082	2112	-	-	-
Security Gates, Painting - Electrostatic	2	EA	10	2023	9	\$25,000.00	\$50,000.00	2033	2043	2053			
Irrigation / Landscaping / Zeroscaping	1	EA	10	2014	1	\$17,000.00	\$17,000.00	2025	2035	2045			-
Bench	1	EA	25	2024	25	\$2,000.00	\$2,000.00	2049	2074	2099	-	-	-
Structural													
ICCP System*	4,230	SF	25	2008	9	\$100.00	\$423,000.00	2033	2058	2083	-	-	-
Elevators													
Elevator - Modernization	1	EA	30	2014	20	\$60,000.00	\$60,000.00	2070	2100	2130	-	-	-
Elevator	1	EA	70	1970	16	\$350,000.00	\$350,000.00	2040	2110	2180	-		-

\* Denotes Project that will require reinstallation of stucco, coating systems and likely involve structural repairs

- -

Res€ 57,000 57,000 57,000 F 167,387 224,387 281,387

24RP-0079								Ded Text india	atao Manuallu	Changed Entry c			
Year Built	1970												
Year of Reserve Analysis (Keep Current Calculations Year) Number of Living Units	2024 14						=	Manually Ente	ered (Provided b	by Client / Engine			
Size of Property	4,550	SF					=	Adjust this am	ount to control	outcome			
			Start Year	End Year			=	Information No	ot Confirmed				
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025	Lind Fodi			•						
Annual Reserve Amount	57,000	Dollars	2025	2055			nes are needed in ope Section and "I			bove" comma			
Total Expenditures	1,456,290	Dollars	Through	2050		Duliding Envolu							
Total Contributions, Including Add. Funds	1,814,747	Dollars	Through	2050									
Ending Balance	358,457	Dollars		2050									
			Typical										
			Component	Last Replacement (if no replacement,	Est. Remaining	Est. Unit Cost	Estimated	1st	2nd	3rd			
Common Element			Useful Life, Industry	use Year Built)	Life		Replacement Cost	Replacement	Replacement	Replacement			
Reserve Component Inventory	Quantity	Units	industry								2039	2040	2041
Interior Finishes													
Railings, Balcony (Painting - Electrostatic)	460	LF	10	2023	9	\$70.00	\$32,200.00	2033	2043	2053			
Railings - Interior	370	LF	15	2017	8	\$33.00	\$12,210.00	2032	2047	2062			
Elevator Landing Carpet	150	SF	15	2014	5	\$35.00	\$5,250.00	2029	2044	2059	-	-	-
Site Components													
Parking Area - Asphalt Sealing	7,700	SF	5	2025	6	\$0.50	\$3,850.00	2030	2035	2045	-	-	-
Parking Area - Asphalt Milling	7,700	SF	15	2025	15	\$4.60	\$35,420.00	2040	2070	2100	-	35,420.00	-
Parking Area - Asphalt Replacement	7,700	SF	30	2025	31	\$14.00	\$107,800.00	2055	2085	2115	-	-	-
Parking Awnings / Car port	4,000	SF	40	2008	24	\$18.00	\$72,000.00	2048	2088	2128		-	-
Electric Systems													
Security, Gates / Call Box	1	EA	25	2023	24	\$25,000.00	\$25,000.00	2048	2072	2097	-	-	-
Common Spaces													
Security Gate	2	EA	30	2022	28	\$40,000.00	\$80,000.00	2052	2082	2112	-	-	-
Security Gates, Painting - Electrostatic	2	EA	10	2023	9	\$25,000.00	\$50,000.00	2033	2043	2053		. <u> </u>	
Irrigation / Landscaping / Zeroscaping	1	EA	10	2014	1	\$17,000.00	\$17,000.00	2025	2035	2045		<u>-</u>	
Bench	1	EA	25	2024	25	\$2,000.00	\$2,000.00	2049	2074	2099	-	-	-
Structural													
ICCP System*	4,230	SF	25	2008	9	\$100.00	\$423,000.00	2033	2058	2083	-	-	-
Elevators													
Elevator - Modernization	1	EA	30	2014	20	\$60,000.00	\$60,000.00	2070	2100	2130	-	-	-
Elevator	1	EA	70	1970	16	\$350,000.00	\$350,000.00	2040	2110	2180	-	350,000.00	

\* Denotes Project that will require reinstallation of stucco, coating systems and likely involve structural repairs

385,420.00 -

Res∈ 57,000 57,000 57,000 F 338,387 9,967 66,967

24RP-0079								Ded Textindia	atas Manualku	Changed Entry of			
Year Built	1970							Red Text India	cates manually	Changed Entry c			
Year of Reserve Analysis (Keep Current Calculations Year)	2024						=	Manually Ente	ered (Provided I	by Client / Engine			
Number of Living Units Size of Property	<u>14</u> 4,550	SF					=	Adjust this am	ount to control	outcome			
	4,000	01					_	/ lajuot tillo alli		outcomo			
			Start Year	End Year			=	Information No	ot Confirmed				
Starting Capital Reserve Balance Annual Reserve Amount	47,747 57,000	Dollars Dollars	1/1/2025 2025	2055		* If additional li	nes are needed in	a arounina u	ise "Insert A	hove" comma			
Allinda Reserve Alliount	07,000	Donars	2020	2000			ope Section and "In			bovo comina			
Total Expenditures	1,456,290	Dollars	Through	2050									
Total Contributions, Including Add. Funds Ending Balance	1,814,747 358,457	Dollars Dollars	Through	2050 2050									
	550,457	Duliais		2050									
			Typical	Last Replacement	· ·		<b>-</b>		<u>.</u>	<u>.</u>			
Common Element			Component Useful Life.	(if no replacement,	Est. Remaining Life	Est. Unit Cost	Estimated Replacement Cost	1st Replacement	2nd Replacement	3rd Replacement			
Reserve Component Inventory	Quantity	Units	Industry	use Year Built)	Elle		replacement oost	Replacement	Replacement	порасонноги	2042	2043	2044
Interior Finishes	Quantity	Onto									2042	2040	2011
					-						-		
Railings, Balcony (Painting - Electrostatic)	460	LF	10	2023	9	\$70.00	\$32,200.00	2033	2043	2053		32,200.00	- <u> </u>
Railings - Interior	370	LF	15	2017	8	\$33.00	\$12,210.00	2032	2047	2062			<sup>-</sup>
Elevator Landing Carpet	150	SF	15	2014	5	\$35.00	\$5,250.00	2029	2044	2059	-	·	5,250.00
Site Components													
Parking Area - Asphalt Sealing	7,700	SF	5	2025	6	\$0.50	\$3,850.00	2030	2035	2045	-	-	-
Parking Area - Asphalt Milling	7,700	SF	15	2025	15	\$4.60	\$35,420.00	2040	2070	2100			
Parking Area - Asphalt Replacement	7,700	SF	30	2025	31	\$14.00	\$107,800.00	2055	2085	2115	-	-	
Parking Awnings / Car port	4,000	SF	40	2008	24	\$18.00	\$72,000.00	2048	2088	2128	-	-	-
Electric Systems													
Security, Gates / Call Box	1	EA	25	2023	24	\$25,000.00	\$25,000.00	2048	2072	2097	-	-	-
Common Spaces													
Security Gate	2	EA	30	2022	28	\$40,000.00	\$80,000.00	2052	2082	2112	-	-	-
Security Gates, Painting - Electrostatic	2	EA	10	2023	9	\$25,000.00	\$50,000.00	2033	2043	2053		50,000.00	
Irrigation / Landscaping / Zeroscaping	1	EA	10	2014	1	\$17,000.00	\$17,000.00	2025	2035	2045		·	
Bench	1	EA	25	2024	25	\$2,000.00	\$2,000.00	2049	2074	2099		·	
Structural				•									
ICCP System*	4,230	SF	25	2008	9	\$100.00	\$423,000.00	2033	2058	2083	-	-	-
Elevators				•									
Elevator - Modernization	1	EA	30	2014	20	\$60,000.00	\$60,000.00	2070	2100	2130	-	-	-
	1	EA	70	1970	16	\$350,000.00	\$350,000.00	2040	2110	2180		·	

\* Denotes Project that will require reinstallation of stucco, coating systems and likely involve structural repairs

82,200.00 5,250.00

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 57,000
 57,000
 57,000

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 123,967
 98,767
 150,517

24RP-0079								Ded Textindi	atas Manuallu	Changed Entry			
Year Built	1970									Changed Entry of			
Year of Reserve Analysis (Keep Current Calculations Year) Number of Living Units	2024 14						=	Manually Ente	ered (Provided b	by Client / Engine			
Size of Property	4,550	SF					=	Adjust this am	ount to control	outcome			
			Start Year	End Year			=	Information N	ot Confirmed				
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025										
Annual Reserve Amount	57,000	Dollars	2025	2055			nes are needed in ope Section and "I			bove" comma			
Total Expenditures	1,456,290	Dollars	Through	2050		Ū							
Total Contributions, Including Add. Funds	1,814,747	Dollars	Through	2050									
Ending Balance	358,457	Dollars		2050									
			Typical Component	Last Replacement (if no replacement,	Est. Remaining	Est. Unit Cost	Estimated	1st	2nd	3rd			
Common Element			Useful Life,	use Year Built)	Life	Est. Unit Cost	Replacement Cost	Replacement	Replacement	Replacement			
Reserve Component Inventory	Quantity	Units	Industry								2045	2046	2047
Interior Finishes													
Railings, Balcony (Painting - Electrostatic)	460	LF	10	2023	9	\$70.00	\$32,200.00	2033	2043	2053	-	-	-
Railings - Interior	370	LF	15	2017	8	\$33.00	\$12,210.00	2032	2047	2062	-	-	12,210.00
Elevator Landing Carpet	150	SF	15	2014	5	\$35.00	\$5,250.00	2029	2044	2059	-	-	-
Site Components													
Parking Area - Asphalt Sealing	7,700	SF	5	2025	6	\$0.50	\$3,850.00	2030	2035	2045	3,850.00	-	-
Parking Area - Asphalt Milling	7,700	SF	15	2025	15	\$4.60	\$35,420.00	2040	2070	2100			
Parking Area - Asphalt Replacement	7,700	SF	30	2025	31	\$14.00	\$107,800.00	2055	2085	2115			
Parking Awnings / Car port	4,000	SF	40	2008	24	\$18.00	\$72,000.00	2048	2088	2128			
Electric Systems													
Security, Gates / Call Box	1	EA	25	2023	24	\$25,000.00	\$25,000.00	2048	2072	2097	-	-	
Common Spaces													
Security Gate	2	EA	30	2022	28	\$40,000.00	\$80,000.00	2052	2082	2112	-	-	-
Security Gates, Painting - Electrostatic	2	EA	10	2023	9	\$25,000.00	\$50,000.00	2033	2043	2053		-	
Irrigation / Landscaping / Zeroscaping	1	EA	10	2014	1	\$17,000.00	\$17,000.00	2025	2035	2045	17,000.00	· ·	
Bench	1	EA	25	2024	25	\$2,000.00	\$2,000.00	2049	2074	2099	-	-	-
Structural													
ICCP System*	4,230	SF	25	2008	9	\$100.00	\$423,000.00	2033	2058	2083	-	-	-
Elevators													
Elevator - Modernization	1	EA	30	2014	20	\$60,000.00	\$60,000.00	2070	2100	2130	-	-	-
Elevator	1	EA	70	1970	16	\$350,000.00	\$350,000.00	2040	2110	2180			
* D											00 050 00		40.040.00

\* Denotes Project that will require reinstallation of stucco, coating systems and likely involve structural repairs

20,850.00 - 12,210.00

Rese 57,000 57,000 57,000 F 186,667 243,667 288,457

24RP-0079								Ded Text india	atao Manuallu	Changed Entry			
Year Built	1970									Changed Entry of			
Year of Reserve Analysis (Keep Current Calculations Year) Number of Living Units	2024 14						=	Manually Ente	red (Provided I	by Client / Engine			
Size of Property	4,550	SF					=	Adjust this am	ount to control	outcome			
			Start Year	End Year			-	Information No	ot Confirmed				
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025				-						
Annual Reserve Amount	57,000	Dollars	2025	2055			nes are needed in ope Section and "I			bove" comma			
Total Expenditures	1,456,290	Dollars	Through	2050		0			,				
Total Contributions, Including Add. Funds	1,814,747	Dollars	Through	2050									
Ending Balance	358,457	Dollars		2050									
			Typical Component	Last Replacement	Est. Remaining		Estimated	1st	2nd	3rd			
Common Element			Useful Life,	(if no replacement, use Year Built)	Life	Est. Unit Cost	Replacement Cost						
Reserve Component Inventory	Quantity	Units	Industry	use rear built)							2048	2049	2050
Interior Finishes													
Railings, Balcony (Painting - Electrostatic)	460	LF	10	2023	9	\$70.00	\$32,200.00	2033	2043	2053			
Railings - Interior	370	LF	15	2017	8	\$33.00	\$12,210.00	2032	2047	2062	-		-
Elevator Landing Carpet	150	SF	15	2014	5	\$35.00	\$5,250.00	2029	2044	2059	-	-	-
Site Components													
Parking Area - Asphalt Sealing	7,700	SF	5	2025	6	\$0.50	\$3,850.00	2030	2035	2045	-	-	-
Parking Area - Asphalt Milling	7,700	SF	15	2025	15	\$4.60	\$35,420.00	2040	2070	2100	-		
Parking Area - Asphalt Replacement	7,700	SF	30	2025	31	\$14.00	\$107,800.00	2055	2085	2115	-		
Parking Awnings / Car port	4,000	SF	40	2008	24	\$18.00	\$72,000.00	2048	2088	2128	72,000.00		-
Electric Systems													
Security, Gates / Call Box	1	EA	25	2023	24	\$25,000.00	\$25,000.00	2048	2072	2097	25,000.00	-	-
Common Spaces													
Security Gate	2	EA	30	2022	28	\$40,000.00	\$80,000.00	2052	2082	2112	-		-
Security Gates, Painting - Electrostatic	2	EA	10	2023	9	\$25,000.00	\$50,000.00	2033	2043	2053	-		
Irrigation / Landscaping / Zeroscaping	1	EA	10	2014	1	\$17,000.00	\$17,000.00	2025	2035	2045	-	<u>-</u>	
Bench	1	EA	25	2024	25	\$2,000.00	\$2,000.00	2049	2074	2099	-	2,000.00	-
Structural													
ICCP System*	4,230	SF	25	2008	9	\$100.00	\$423,000.00	2033	2058	2083	-	-	-
Elevators													
Elevator - Modernization	1	EA	30	2014	20	\$60,000.00	\$60,000.00	2070	2100	2130	-	-	-
Elevator	1	EA	70	1970	16	\$350,000.00	\$350,000.00	2040	2110	2180	-		-

\* Denotes Project that will require reinstallation of stucco, coating systems and likely involve structural repairs

97,000.00 2,000.00 -

Res€ 57,000 57,000 57,000 F 248,457 303,457 360,457

24RP-0079								Ded Test indi	ates Manually				
Year Built	1970	1						Red Text India	cates Manually	Changed Entry c			
Year of Reserve Analysis (Keep Current Calculations Year)	2024						=	Manually Ente	ered (Provided b	by Client / Engine			
Number of Living Units Size of Property	14 4,550	SF					=	Adiust this am	ount to control	outcome			
	.,												
Starting Capital Reserve Balance	47,747	Dollars	Start Year 1/1/2025	End Year			=	Information No	ot Confirmed				
Annual Reserve Amount	57,000	Dollars	2025	2055		* If additional lir	nes are needed in	a grouping,	use "Insert Al	bove" comma			
						Building Envelo	pe Section and "In	nsert" a new	line)				
Total Expenditures Total Contributions, Including Add. Funds	1,456,290 1,814,747	Dollars Dollars	Through Through	2050 2050									
Ending Balance	358,457	Dollars	mough	2050									
ů –													
			- · ·										
			Typical Component	Last Replacement	Est. Remaining		Estimated	1st	2nd	3rd			
Common Element			Useful Life,	(if no replacement, use Year Built)	Life	Est. Unit Cost	Replacement Cost						
Reserve Component Inventory	Quantity	Units	Industry	use real built)							2051	2052	2053
Interior Finishes													
Railings, Balcony (Painting - Electrostatic)	460	LF	10	2023	9	\$70.00	\$32,200.00	2033	2043	2053	-	-	32,200.00
Railings - Interior	370	LF	15	2017	8	\$33.00	\$12,210.00	2032	2047	2062			
Elevator Landing Carpet	150	SF	15	2014	5	\$35.00	\$5,250.00	2029	2044	2059	-	· · · ·	
Site Components													
Parking Area - Asphalt Sealing	7,700	SF	5	2025	6	\$0.50	\$3,850.00	2030	2035	2045	-	-	-
Parking Area - Asphalt Milling	7,700	SF	15	2025	15	\$4.60	\$35,420.00	2040	2070	2100	-		
Parking Area - Asphalt Replacement	7,700	SF	30	2025	31	\$14.00	\$107,800.00	2055	2085	2115	-		-
Parking Awnings / Car port	4,000	SF	40	2008	24	\$18.00	\$72,000.00	2048	2088	2128	-	-	-
Electric Systems													
Security, Gates / Call Box	1	EA	25	2023	24	\$25,000.00	\$25,000.00	2048	2072	2097	-	-	-
Common Spaces													
Security Gate	2	EA	30	2022	28	\$40,000.00	\$80,000.00	2052	2082	2112	-	80,000.00	-
Security Gates, Painting - Electrostatic	2	EA	10	2023	9	\$25,000.00	\$50,000.00	2033	2043	2053	-	· · · ·	50,000.00
Irrigation / Landscaping / Zeroscaping	1	EA	10	2014	1	\$17,000.00	\$17,000.00	2025	2035	2045	-		-
Bench	1	EA	25	2024	25	\$2,000.00	\$2,000.00	2049	2074	2099	-	-	-
Structural													
ICCP System*	4,230	SF	25	2008	9	\$100.00	\$423,000.00	2033	2058	2083	-	-	-
Elevators													
Elevator - Modernization	1	EA	30	2014	20	\$60,000.00	\$60,000.00	2070	2100	2130	-	-	-
Elevator	1	EA	70	1970	16	\$350,000.00	\$350,000.00	2040	2110	2180	-	-	-
							•						

\* Denotes Project that will require reinstallation of stucco, coating systems and likely involve structural repairs

80,000.00 82,200.00

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 57,000
 57,000
 57,000

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 417,457
 394,457
 369,257

24RP-0079								Red Text india	cates Manually (	Changed Entry c		
Year Built	1970	1						Ttou Toxt Indic		onangou Entry c		
Year of Reserve Analysis (Keep Current Calculations Year)	2024						=	Manually Ente	ered (Provided b	by Client / Engine		
Number of Living Units Size of Property	14 4,550	SF					=	Adjuct this om	nount to control of	outoomo		
Size of Property	4,550	55					-	Aujust tills alli		Julcome		
			Start Year	End Year			=	Information No	ot Confirmed			
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025									
Annual Reserve Amount	57,000	Dollars	2025	2055			nes are needed in ope Section and "Ir			pove" comma		
Total Expenditures	1,456,290	Dollars	Through	2050		Building Envoid						
Total Contributions, Including Add. Funds	1,814,747	Dollars	Through	2050								
Ending Balance	358,457	Dollars		2050								
			Typical									
			Component	Last Replacement	Est. Remaining	E. U.S.O. S	Estimated	1st	2nd	3rd		
Common Element			Useful Life,	(if no replacement, use Year Built)	Life	Est. Unit Cost	Replacement Cost					
Reserve Component Inventory	Quantity	Units	Industry	use rear builty							2054	2055
Interior Finishes												
Railings, Balcony (Painting - Electrostatic)	460	LF	10	2023	9	\$70.00	\$32,200.00	2033	2043	2053	-	-
Railings - Interior	370	LF	15	2017	8	\$33.00	\$12,210.00	2032	2047	2062		
Elevator Landing Carpet	150	SF	15	2014	5	\$35.00	\$5,250.00	2029	2044	2059		
Site Components		n.		1		I			•			
Parking Area - Asphalt Sealing	7,700	SF	5	2025	6	\$0.50	\$3,850.00	2030	2035	2045	-	-
Parking Area - Asphalt Milling	7,700	SF	15	2025	15	\$4.60	\$35,420.00	2040	2070	2100	-	
Parking Area - Asphalt Replacement	7,700	SF	30	2025	31	\$14.00	\$107,800.00	2055	2085	2115		107,800.00
Parking Awnings / Car port	4,000	SF	40	2008	24	\$18.00	\$72,000.00	2048	2088	2128		
Electric Systems												
Security, Gates / Call Box	1	EA	25	2023	24	\$25,000.00	\$25,000.00	2048	2072	2097	-	-
Common Spaces												
Security Gate	2	EA	30	2022	28	\$40,000.00	\$80,000.00	2052	2082	2112	-	-
Security Gates, Painting - Electrostatic	2	EA	10	2023	9	\$25,000.00	\$50,000.00	2033	2043	2053	-	
Irrigation / Landscaping / Zeroscaping	1	EA	10	2014	1	\$17,000.00	\$17,000.00	2025	2035	2045	-	17,000.00
Bench	1	EA	25	2024	25	\$2,000.00	\$2,000.00	2049	2074	2099	-	
Structural												
ICCP System*	4,230	SF	25	2008	9	\$100.00	\$423,000.00	2033	2058	2083	-	-
Elevators												
Elevator - Modernization	1	EA	30	2014	20	\$60,000.00	\$60,000.00	2070	2100	2130	-	-
Elevator	1	EA	70	1970	16	\$350,000.00	\$350,000.00	2040	2110	2180		

\* Denotes Project that will require reinstallation of stucco, coating systems and likely involve structural repairs

124,800.00

- 124,80 Res∈ 57,000 57,000 F 426,257 358,457

24RP-0079								Red Text india	natoe Manually (	Changed Entry c	
Year Built	1970	1						Red Text India		Shangeu Entry C	
Year of Reserve Analysis (Keep Current Calculations Year)	2024						=	Manually Ente	ered (Provided b	y Client / Engine	
Number of Living Units	14										
Size of Property	4,550	SF					=	Adjust this am	ount to control o	outcome	
			Start Year	End Year	1		=	Information No	ot Confirmed		
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025	0055		+ 16 - 1.000 1.0					
Annual Reserve Amount	57,000	Dollars	2025	2055			nes are needed in a pe Section and "In			oove" comma	
Total Expenditures	1,456,290	Dollars	Through	2050							
Total Contributions, Including Add. Funds	1,814,747	Dollars	Through	2050							
Ending Balance	358,457	Dollars		2050							
Common Element			Typical Component Useful Life, Industry	Last Replacement (if no replacement, use Year Built)	Est. Remaining Life	Est. Unit Cost	Estimated Replacement Cost	1st Replacement	2nd Replacement	3rd Replacement	
Reserve Component Inventory	Quantity	Units	Industry								Totals
Interior Finishes											
Railings, Balcony (Painting - Electrostatic)	460	LF	10	2023	9	\$70.00	\$32,200.00	2033	2043	2053	96,600.00
Railings - Interior	370	LF	15	2017	8	\$33.00	\$12,210.00	2032	2047	2062	24,420.00
Elevator Landing Carpet	150	SF	15	2014	5	\$35.00	\$5,250.00	2029	2044	2059	10,500.00
Site Components											
Parking Area - Asphalt Sealing	7,700	SF	5	2025	6	\$0.50	\$3,850.00	2030	2035	2045	11,550.00
Parking Area - Asphalt Milling	7,700	SF	15	2025	15	\$4.60	\$35,420.00	2040	2070	2100	35,420.00
Parking Area - Asphalt Replacement	7,700	SF	30	2025	31	\$14.00	\$107,800.00	2055	2085	2115	107,800.00
Parking Awnings / Car port	4,000	SF	40	2008	24	\$18.00	\$72,000.00	2048	2088	2128	72,000.00
Electric Systems											
Security, Gates / Call Box	1	EA	25	2023	24	\$25,000.00	\$25,000.00	2048	2072	2097	25,000.00
Common Spaces											
Security Gate	2	EA	30	2022	28	\$40,000.00	\$80,000.00	2052	2082	2112	80,000.00
Security Gates, Painting - Electrostatic	2	EA	10	2023	9	\$25,000.00	\$50,000.00	2033	2043	2053	150,000.00
Irrigation / Landscaping / Zeroscaping	1	EA	10	2014	1	\$17,000.00	\$17,000.00	2025	2035	2045	68,000.00
Bench	1	EA	25	2024	25	\$2,000.00	\$2,000.00	2049	2074	2099	2,000.00
Structural											
ICCP System*	4,230	SF	25	2008	9	\$100.00	\$423,000.00	2033	2058	2083	423,000.00
Elevators											
	1	EA	30	2014	20	\$60,000.00	\$60,000.00	2070	2100	2130	-
Elevator - Modernization	1	EA	50	2014	20	φ00,000.00	φ00,000.00	2010	2100	2100	

\* Denotes Project that will require reinstallation of stucco, coating systems and likely involve structural repairs

1,456,290.00

Rese 1,767,000