

**Pointe Towers
Reserve Study
24RP-0079**

Year Built	1970
Year of Reserve Analysis (Keep Current Calculations Year)	2024
Number of Living Units	14
Size of Property	4,550 SF

Red Text indicates Manually Changed Entry of Computed Value

= Manually Entered (Provided by Client / Engineer Estimate / Etc.)

= Adjust this amount to control outcome

= Information Not Confirmed

			Start Year	End Year
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025	
Annual Reserve Amount	57,000	Dollars	2025	2055
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

* If additional lines are needed in a grouping, use "Insert Above" command from the bottom line of that group (e.g. Building Envelope Section and "Insert" a new line)

Common Element	Quantity	Units	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	4th Replacement	Start Reserve (Current Year +1)	2025	2026
Interior Finishes														
Railings, Balcony (Painting - Electrostatic)	460	LF	10	2023	9	\$70.00	\$32,200.00	2033	2043	2053	2063	-	-	-
Railings - Interior	370	LF	15	2017	8	\$33.00	\$12,210.00	2032	2047	2062	2077	-	-	-
Elevator Landing Carpet	150	SF	15	2014	5	\$35.00	\$5,250.00	2029	2044	2059	2074	-	-	-
Site Components														
Parking Area - Asphalt Sealing	7,700	SF	5	2025	6	\$0.50	\$3,850.00	2030	2035	2045	2091	-	-	-
Parking Area - Asphalt Milling	7,700	SF	15	2025	15	\$4.60	\$35,420.00	2040	2070	2100	2160	-	-	-
Parking Area - Asphalt Replacement	7,700	SF	30	2025	31	\$14.00	\$107,800.00	2055	2085	2115	2145	-	-	-
Parking Awnings / Car port	4,000	SF	40	2008	24	\$18.00	\$72,000.00	2048	2088	2128	2168	-	-	-
Electric Systems														
Security, Gates / Call Box	1	EA	25	2023	24	\$25,000.00	\$25,000.00	2048	2072	2097	2122	-	-	-
Common Spaces														
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	-	-	-
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

**Pointe Towers
Reserve Study
24RP-0079**

Year Built	1970
Year of Reserve Analysis (Keep Current Calculations Year)	2024
Number of Living Units	14
Size of Property	4,550 SF

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			Start Year	End Year
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025	
Annual Reserve Amount	57,000	Dollars	2025	2055
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

* If additional lines are needed in a grouping, use "Insert Above" commaSelect "Sealants" in Building Envelope Section and "Insert" a new line)

Common Element	Quantity	Units	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	2027	2028	2029
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	-	-	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		

**Pointe Towers
Reserve Study
24RP-0079**

Year Built
Year of Reserve Analysis (Keep Current Calculations Year)
Number of Living Units
Size of Property

1970
2024
14
4,550

SF

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Information Not Confirmed

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Starting Capital Reserve Balance	47,747	Dollars	1/1/2025	
Annual Reserve Amount	57,000	Dollars	2025	2055
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

* If additional lines are needed in a grouping, use "Insert Above" comma Building Envelope Section and "Insert" a new line)

Common Element	Quantity	Units	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	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	-	-	-
Elevator	1	EA	70	1970	16	\$350,000.00	\$350,000.00	2040	2110	2180	-	-	-

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3,850.00 - 12,210.00

Rese 57,000 57,000 57,000
F 363,647 420,647 465,437

**Pointe Towers
Reserve Study
24RP-0079**

Year Built
Year of Reserve Analysis (Keep Current Calculations Year)
Number of Living Units
Size of Property

1970
2024
14
4,550

SF

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Information Not Confirmed

			Start Year	End Year
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025	
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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

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Common Element	Quantity	Units	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	2033	2034	2035
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	-	-	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	-	-
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	423,000.00	-	-
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

505,200.00 - 20,850.00

Rese 57,000 57,000 57,000
F 17,237 74,237 110,387

**Pointe Towers
Reserve Study
24RP-0079**

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Number of Living Units
Size of Property

1970
2024
14
4,550

SF

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			Start Year	End Year
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Ending Balance	358,457	Dollars		2050

* If additional lines are needed in a grouping, use "Insert Above" comma Building Envelope Section and "Insert" a new line)

Common Element	Quantity	Units	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	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

Rese	57,000	57,000	57,000
F	167,387	224,387	281,387

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* If additional lines are needed in a grouping, use "Insert Above" comma Building Envelope Section and "Insert" a new line)

Common Element	Quantity	Units	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	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	-	-	-
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	-	350,000.00	-

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			-	385,420.00	-
Rese	57,000	57,000	57,000		
F	338,387	9,967	66,967		

**Pointe Towers
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24RP-0079**

Year Built
Year of Reserve Analysis (Keep Current Calculations Year)
Number of Living Units
Size of Property

1970
2024
14
4,550

SF

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Common Element	Quantity	Units	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	2042	2043	2044
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	-	-	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	-	-	-
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

- 82,200.00 5,250.00

Rese 57,000 57,000 57,000
F 123,967 98,767 150,517

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Reserve Study
24RP-0079**

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Year of Reserve Analysis (Keep Current Calculations Year)	2024
Number of Living Units	14
Size of Property	4,550 SF

Red Text indicates Manually Changed Entry c

Manually Entered (Provided by Client / Engine

Adjust this amount to control outcome

Information Not Confirmed

			Start Year	End Year
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025	
Annual Reserve Amount	57,000	Dollars	2025	2055
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

* If additional lines are needed in a grouping, use "Insert Above" comma Building Envelope Section and "Insert" a new line)

Common Element	Quantity	Units	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	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	-	-	-

* 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	

**Pointe Towers
Reserve Study
24RP-0079**

Year Built
Year of Reserve Analysis (Keep Current Calculations Year)
Number of Living Units
Size of Property

1970
2024
14
4,550

SF

Red Text indicates Manually Changed Entry c

Manually Entered (Provided by Client / Engine

Adjust this amount to control outcome

Information Not Confirmed

			Start Year	End Year
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025	
Annual Reserve Amount	57,000	Dollars	2025	2055
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

* If additional lines are needed in a grouping, use "Insert Above" comma Building Envelope Section and "Insert" a new line)

Common Element	Quantity	Units	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	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	-	-	-
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	-
Rese	57,000	57,000	57,000	
F	248,457	303,457	360,457	

**Pointe Towers
Reserve Study
24RP-0079**

Year Built
Year of Reserve Analysis (Keep Current Calculations Year)
Number of Living Units
Size of Property

1970
2024
14
4,550

SF

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Manually Entered (Provided by Client / Engine

Adjust this amount to control outcome

Information Not Confirmed

			Start Year	End Year
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025	
Annual Reserve Amount	57,000	Dollars	2025	2055
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

* If additional lines are needed in a grouping, use "Insert Above" comma Building Envelope Section and "Insert" a new line)

Common Element	Quantity	Units	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	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
Rese	57,000	57,000	57,000		
F	417,457	394,457	369,257		

**Pointe Towers
Reserve Study
24RP-0079**

Year Built	1970
Year of Reserve Analysis (Keep Current Calculations Year)	2024
Number of Living Units	14
Size of Property	4,550 SF

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Manually Entered (Provided by Client / Engine

Adjust this amount to control outcome

Information Not Confirmed

			Start Year	End Year
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025	
Annual Reserve Amount	57,000	Dollars	2025	2055
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

* If additional lines are needed in a grouping, use "Insert Above" comma Building Envelope Section and "Insert" a new line)

Common Element	Quantity	Units	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	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												
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

Rese 57,000 57,000
F 426,257 358,457

**Pointe Towers
Reserve Study
24RP-0079**

Year Built
Year of Reserve Analysis (Keep Current Calculations Year)
Number of Living Units
Size of Property

1970
2024
14
4,550

SF

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Manually Entered (Provided by Client / Engine

Adjust this amount to control outcome

Information Not Confirmed

			Start Year	End Year
Starting Capital Reserve Balance	47,747	Dollars	1/1/2025	
Annual Reserve Amount	57,000	Dollars	2025	2055
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

* If additional lines are needed in a grouping, use "Insert Above" comma Building Envelope Section and "Insert" a new line)

Common Element	Quantity	Units	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	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											
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

	1,456,290.00
Res	1,767,000