

Bryn Mawr Ocean Towers Condominium Association, Inc.

5055,5061 & 5059 North Highway A1A, Hutchinson Island, FL, 34949



Structural Integrity Reserve Study

Prepared By

Independent Works, LLC

Dunedin, FL, 34698

For Period: January 1, 2027 - December 31, 2056

April 15, 2026

Bryn Mawr Ocean Towers Condominium Association, Inc.
Attn: Matthew Hope, Elliott Merrill Community Management
C/o Community Association Manager
5055,5061 & 5059 North Highway A1A
Hutchinson Island, FL 34949

Dear Matthew,

On April 7, 2026 we completed an on-site inspection of Bryn Mawr Ocean Towers Condominium Association, Inc. structural integrity reserve study and standard reserve study items. We also utilized information provided by the association representatives. At a minimum, a structural integrity reserve study must identify the common areas being inspected, state the estimated remaining useful life and estimated replacement cost or deferred maintenance expense of the common areas being visually inspected, and provide a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each common area being visually inspected by the end of the remaining useful life of each common area component.

Respectfully submitted,

Independent Works, LLC
Margery Schultz

FLORIDA STATUTORY REQUIREMENTS

A structural integrity reserve study is based on a visual inspection of the condominium property. A structural integrity reserve study may be performed by any person qualified to perform such study. However, the visual inspection portion of the structural integrity reserve study must be performed or verified by an engineer licensed under chapter 471, an architect licensed under chapter 481, or a person who is certified as a reserve specialist or professional reserve analyst by the Community Associations Institute or the Association of Professional Reserve Analysts.

A residential condominium association must have a structural integrity reserve study completed at least every 10 years after the condominium's creation for each building on the condominium property that is three stories or higher in height as determined by the Florida Building Code which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:

1. Roof
2. Structural Systems
3. Fireproofing & Fire Protection Systems
4. Plumbing Systems
5. Electrical Systems
6. Exterior Painting & Waterproofing
7. Common Area Windows & Doors
8. Any other item that has a deferred maintenance expense or replacement cost that exceeds \$25,000 and

the failure to replace or maintain such item negatively affects the items listed in sub-subparagraphs a.-h. sub-subparagraphs a.-i., as determined by the licensed engineer or architect performing the visual inspection portion of the structural integrity reserve study.

REPORT FINDINGS:

Per the state-mandates, associations need to fully fund the SIRS items must be fully funded by 1/1/2027.

Total 2027 Recommended SIRS Contribution: \$145,000

PROJECTED COMPONENT CATEGORIES AND PARAMETERS

SIRS-Common Windows & Doors

SIRS-Electrical Systems

SIRS-Exterior Paint & Waterproofing

SIRS-Fire Alarm & Fireproofing

SIRS-Plumbing Systems

SIRS-Roofing

SIRS-Structural Systems

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PROPERTY AND PROJECT DESCRIPTION

The Bryn Mawr Ocean Towers Condominium Association, Inc., a residential development located in Hutchinson Island, Florida. The property was constructed from 1984-1989. Buildings A and B were constructed in 1984. Building C was constructed in 1989. The property has painted exteriors and flat roof covers. Also included are common area rooms and lobbies. Access is provided by exterior stairs with breezeways and elevators. The property is supported by average quality mechanical, electrical, plumbing and fire alarm systems. The property has average finishes in the common areas.



EXECUTIVE SUMMARY

PROPERTY DATA

Property Name: Bryn Mawr Ocean Towers Condominium Association, Inc.

Report Run Date: April 7, 2026

Property Location: Hutchinson Island, Florida

Budget Year Begins: Jan 1, 2027

Property Type: Condominiums (Condos)

Budget Year Ends: Dec 31, 2027

PROJECTED COMPONENT CATEGORIES AND PARAMETERS

SIRS-Common Windows & Doors

SIRS-Electrical Systems

SIRS-Exterior Paint & Waterproofing

SIRS-Fire Alarm & Fireproofing

SIRS-Plumbing Systems

SIRS-Roofing

SIRS-Structural Systems

Total current cost of all reserve components in reserve analysis:	\$3,142,099
Estimated beginning reserve fund balance for reserve analysis:	\$218,815
Total cost of components scheduled for replacement in the 2027 budget year:	\$0

SIRS ANALYSIS RESULTS – POOLED FUNDING RECOMMENDATION

Our recommended annual reserve funding contribution amount (2027):	\$145,000
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SIRS-ANALYSIS RESULTS – COMPONENT FUNDING RECOMMENDATION

Our recommended annual reserve funding contribution amount (2027):	\$202,481
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SUPPLEMENTARY INFORMATION - POOLED

Analysis Date - Jan 1, 2027

Inflation: 3.00% Investment: 2.00% Contribution Factor: 2.00%

Supplementary Information on Future Major Repairs & Replacements

Category / Component	Est. Remaining Useful Life	Est. Current Replacement Cost	2027 Funding Requirement	Component Fund Balance at 12/31/27
SIRS-Common Windows & Doors				
SIRS-Common Exterior Doors (Utility)	5y	\$10,320	\$881	\$7,359
SIRS-Common Glass Doors (Phased)	6y	\$24,679	\$1,843	\$16,946
SIRS-Common Windows (Maint.)	17y	\$77,250	\$0	\$0
SIRS-Common Windows & Doors Total		\$112,249	\$2,724	\$24,305
SIRS-Electrical Systems				
SIRS-Electrical Upgrades	22y	\$116,390	\$0	\$0
SIRS-Electrical Upgrades	17y	\$58,195	\$0	\$0
SIRS-Generator/Equipment	5y	\$15,862	\$482	\$14,976
SIRS-Interior Common Area Lighting	16y	\$60,100	\$0	\$0
SIRS-Electrical Systems Total		\$250,547	\$482	\$14,976
SIRS-Exterior Paint & Waterproofing				
SIRS-Exterior Paint & Waterproofing	7y	\$414,060	\$53,827	\$106,620
SIRS-Exterior Paint & Waterproofing Total		\$414,060	\$53,827	\$106,620
SIRS-Fire Alarm & Fireproofing				
SIRS-Fire Alarm System Mod.	15y	\$290,831	\$77,488	\$142,220
SIRS-Fire Pump/Equipment	12y	\$27,295	\$724	\$22,491
SIRS-Fire Alarm & Fireproofing Total		\$318,126	\$78,212	\$164,711
SIRS-Plumbing Systems				
SIRS-Backflow Preventer Allowance	12y	\$17,046	\$876	\$8,779
SIRS-Common Area Plumbing	1y	\$24,566	\$5,257	\$25,303
SIRS-Domestic Water Pumps	13y	\$10,285	\$565	\$4,237
SIRS-Domestic Water Pumps	12y	\$10,285	\$571	\$4,767
SIRS-Domestic Water Pumps	11y	\$10,285	\$576	\$5,297
SIRS-Lift Station Pumps & Equip.	3y	\$12,500	\$1,910	\$9,196
SIRS-Plumbing Systems Total		\$84,967	\$9,755	\$57,579
SIRS-Roofing				
SIRS-Roofing, Flat, Towers	22y	\$1,035,150	\$0	\$0
SIRS-Roofing Total		\$1,035,150	\$0	\$0
SIRS-Structural Systems				

Category / Component	Est. Remaining Useful Life	Est. Current Replacement Cost	2027 Funding Requirement	Component Fund Balance at 12/31/27
SIRS-Concrete Restoration	23y	\$927,000	\$0	\$0
SIRS-Structural Systems Total		\$927,000	\$0	\$0
Totals		\$3,142,099	\$145,000	\$368,191

SUPPLEMENTARY INFORMATION - COMPONENT

Analysis Date - Jan 1, 2027

Inflation: 3.00% Investment: 2.00% Contribution Factor: 2.00%

Supplementary Information on Future Major Repairs & Replacements

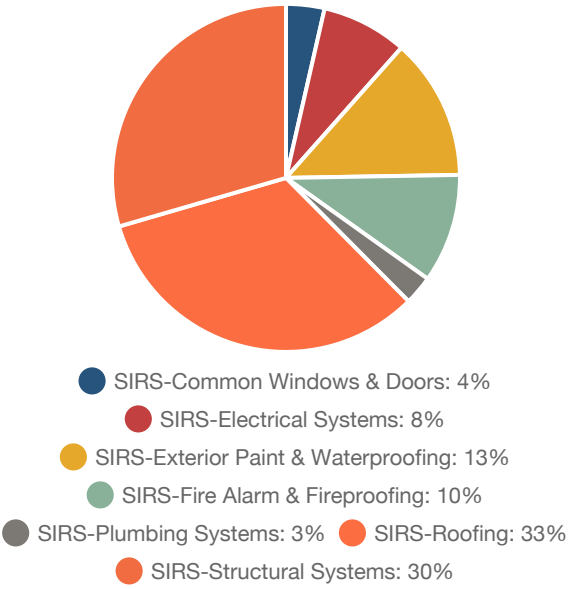
Category / Component	Est. Remaining Useful Life	Est. Current Replacement Cost	2027 Funding Requirement	Component Fund Balance at 12/31/27
SIRS-Common Windows & Doors				
SIRS-Common Exterior Doors (Utility)	5y	\$10,320	\$881	\$7,359
SIRS-Common Glass Doors (Phased)	6y	\$24,679	\$1,843	\$16,946
SIRS-Common Windows (Maint.)	17y	\$77,250	\$5,378	\$5,378
SIRS-Common Windows & Doors Total		\$112,249	\$8,102	\$29,683
SIRS-Electrical Systems				
SIRS-Electrical Upgrades	22y	\$116,390	\$7,560	\$7,560
SIRS-Electrical Upgrades	17y	\$58,195	\$4,704	\$4,704
SIRS-Generator/Equipment	5y	\$15,862	\$482	\$14,976
SIRS-Interior Common Area Lighting	16y	\$60,100	\$4,433	\$4,433
SIRS-Electrical Systems Total		\$250,547	\$17,179	\$31,673
SIRS-Exterior Paint & Waterproofing				
SIRS-Exterior Paint & Waterproofing	7y	\$414,060	\$53,827	\$106,620
SIRS-Exterior Paint & Waterproofing Total		\$414,060	\$53,827	\$106,620
SIRS-Fire Alarm & Fireproofing				
SIRS-Fire Alarm System Mod.	15y	\$290,831	\$18,251	\$82,983
SIRS-Fire Pump/Equipment	12y	\$27,295	\$724	\$22,491
SIRS-Fire Alarm & Fireproofing Total		\$318,126	\$18,975	\$105,474
SIRS-Plumbing Systems				
SIRS-Backflow Preventer Allowance	12y	\$17,046	\$876	\$8,779
SIRS-Common Area Plumbing	1y	\$24,566	\$5,257	\$25,303
SIRS-Domestic Water Pumps	13y	\$10,285	\$565	\$4,237
SIRS-Domestic Water Pumps	12y	\$10,285	\$571	\$4,767
SIRS-Domestic Water Pumps	11y	\$10,285	\$576	\$5,297
SIRS-Lift Station Pumps & Equip.	3y	\$12,500	\$1,910	\$9,196
SIRS-Plumbing Systems Total		\$84,967	\$9,755	\$57,579
SIRS-Roofing				
SIRS-Roofing, Flat, Towers	22y	\$1,035,150	\$52,021	\$52,021
SIRS-Roofing Total		\$1,035,150	\$52,021	\$52,021
SIRS-Structural Systems				

Category / Component	Est. Remaining Useful Life	Est. Current Replacement Cost	2027 Funding Requirement	Component Fund Balance at 12/31/27
SIRS-Concrete Restoration	23y	\$927,000	\$42,622	\$42,622
SIRS-Structural Systems Total		\$927,000	\$42,622	\$42,622
Totals		\$3,142,099	\$202,481	\$425,672

ITEM PARAMATER - CHART

Analysis Date - Jan 1, 2027

Inflation: 3.00% Investment: 2.00% Contribution Factor: 2.00%



ITEM PARAMETERS - DETAIL

Analysis Date - Jan 1, 2027

Inflation: 3.00% Investment: 2.00% Contribution Factor: 2.00%

Category / Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj UL	Rem Life	Future Cost
SIRS-Common Windows & Doors								
SIRS-Common Exterior Doors (Utility)	01/01/2032	\$1,290.00	8 Ea	\$10,320	7y	13y	5y	\$11,964
SIRS-Common Glass Doors (Phased)	01/01/2033	\$6,169.70	4 Ea	\$24,679	16y	15y	6y	\$29,468
SIRS-Common Windows (Maint.)	01/01/2044	\$25,750.00	3 Bldg	\$77,250	25y	25y	17y	\$127,682
SIRS-Common Windows & Doors Total				\$112,249				\$169,114
SIRS-Electrical Systems								
SIRS-Electrical Upgrades	01/01/2049	\$58,195.00	2 Bldg	\$116,390	60y	60y	22y	\$223,015
SIRS-Electrical Upgrades	01/01/2044	\$58,195.00	1 Bldg	\$58,195	60y	60y	17y	\$96,187
SIRS-Generator/Equipment	01/01/2032	\$15,862.00	1 Allow	\$15,862	10y	48y	5y	\$18,388
SIRS-Interior Common Area Lighting	01/01/2043	\$20,033.50	3 Bldg	\$60,100	24y	24y	16y	\$96,444
SIRS-Electrical Systems Total				\$250,547				\$434,034
SIRS-Exterior Paint & Waterproofing								
SIRS-Exterior Paint & Waterproofing	12/01/2034	\$138,020.00	3 Bldg	\$414,060	8y	8y	7y 11m	\$509,242
SIRS-Exterior Paint & Waterproofing Total				\$414,060				\$509,242
SIRS-Fire Alarm & Fireproofing								
SIRS-Fire Alarm System Mod.	01/01/2042	\$1,864.30	156 U	\$290,831	28y	28y	15y	\$453,105
SIRS-Fire Pump/Equipment	01/01/2039	\$27,295.00	1 Allow	\$27,295	55y	55y	12y	\$38,916
SIRS-Fire Alarm & Fireproofing Total				\$318,126				\$492,021
SIRS-Plumbing Systems								
SIRS-Backflow Preventer Allowance	01/01/2039	\$17,046.50	1 Allow	\$17,046	22y	22y	12y	\$24,304
SIRS-Common Area Plumbing	01/01/2028	\$8,188.50	3 Bldg	\$24,566	6y	5y	1y	\$25,302

Category / Component	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj UL	Rem Life	Future Cost
SIRS-Domestic Water Pumps	01/01/2040	\$10,284.55	1 Ea	\$10,285	20y	20y	13y	\$15,103
SIRS-Domestic Water Pumps	01/01/2039	\$10,284.55	1 Ea	\$10,285	20y	20y	12y	\$14,663
SIRS-Domestic Water Pumps	01/01/2038	\$10,284.55	1 Ea	\$10,285	20y	20y	11y	\$14,236
SIRS-Lift Station Pumps & Equip.	01/01/2030	\$12,500.00	1 Allow	\$12,500	7y	7y	3y	\$13,659
SIRS-Plumbing Systems Total				\$84,967				\$107,267
SIRS-Roofing								
SIRS-Roofing, Flat, Towers	08/01/2049	\$345,050.00	3 Bldg	\$1,035,150	25y	25y	22y 7m	\$1,983,454
SIRS-Roofing Total				\$1,035,150				\$1,983,454
SIRS-Structural Systems								
SIRS-Concrete Restoration	09/01/2050	\$309,000.00	3 Bldg	\$927,000	24y	24y	23y 8m	\$1,829,515
SIRS-Structural Systems Total				\$927,000				\$1,829,515
Grand Total				\$3,142,099				\$5,524,647

ITEM PARAMETERS - FULL DETAIL

Analysis Date - Jan 1, 2027

Inflation: 3.00% Investment: 2.00% Contribution Factor: 2.00%

SIRS-Backflow Preventer Allowance

Basic Info

Asset ID:
 Type of Cost: Repairs & Maintenance
 Category: SIRS-Plumbing Systems
 Type : SIRS
 Est. Useful Life: 22y

Cost Data

Unit Cost (01/01/2026): \$17,046.50
 Source of Cost:
 Total Qty to Maintain (100% of Total): 1 Allow
 Total Current Cost: \$17,046
 Inflation Rate: 3.00%

Notes

We have included an allowance for the domestic and fire backfow preventers. This cost includes minor repairs as well as major upgrades that may be necessary. We reserve the right to modify this report upon confirmation of the latest factual upgrade date.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Backflow Preventer Allowance	01/01/2017	01/01/2039	12y	0y	1 Allow	\$17,046	\$24,304
Total					1 Allow	\$17,046	\$24,304

Photos



SIRS-Common Area Plumbing

Basic Info

Asset ID:
Type of Cost: Repairs & Maintenance
Category: SIRS-Plumbing Systems
Type : SIRS
Est. Useful Life: 6y

Cost Data

Unit Cost (01/01/2026): \$8,188.50
Source of Cost:
Total Qty to Maintain (100% of Total): 3 Bldg
Total Current Cost: \$24,566
Inflation Rate: 3.00%

Notes

Per the structural integrity reserve study requirements, we have included a recurring 6 year allowance for common area plumbing replacements. This inspection is visual only and not invasive. An actual assessment of the interior of the plumbing pipes was not completed. We recommend the association completes a full plumbing assessment of the common area plumbing. The report findings may be included in this report at any time. At such time as the association can provide a budgetary funding goal and time frame in which to reach that goal.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Common Area Plumbing	01/01/2023	01/01/2028	1y	-1y	3 Bldg	\$24,566	\$25,302
Total					3 Bldg	\$24,566	\$25,302

Photos



SIRS-Common Exterior Doors (Utility)

Basic Info

Asset ID:
 Type of Cost: Replacement
 Category: SIRS-Common Windows & Doors
 Type :
 Est. Useful Life: 7y

Cost Data

Unit Cost (01/01/2027): \$1,290.00
 Source of Cost:
 Total Qty to Maintain (100% of Total): 8 Ea
 Total Current Cost: \$10,320
 Inflation Rate: 3.00%

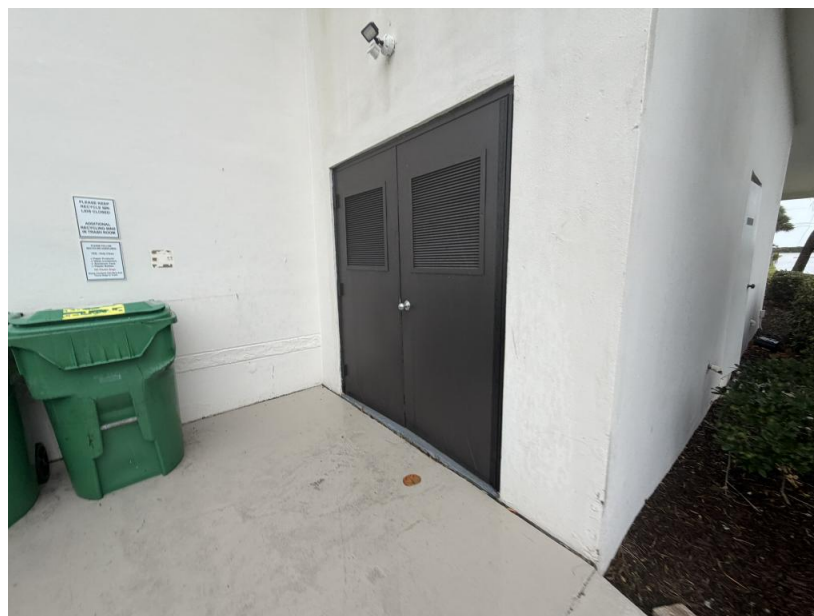
Notes

For the association's consideration and based on the new structural integrity reserve study requirements, we have included a reserve line item for the common area towers, exterior doors/frames and windows. Installation with non-corrosive doors/frames, life cycles of 20-40 years have been observed for total inventory replacement. This fund is designed to provide monies for as needed repairs to and eventual total phased inventory replacement over a 7 year life cycle, accordingly. The total inventory size is a rounded estimate.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Common Exterior Doors (Utility)	01/01/2019	01/01/2032	5y	6y	8 Ea	\$10,320	\$11,964
Total					8 Ea	\$10,320	\$11,964

Photos





SIRS-Common Glass Doors (Phased)

Basic Info

Asset ID:
 Type of Cost: Replacement
 Category: SIRS-Common Windows & Doors
 Type : SIRS
 Est. Useful Life: 16y

Cost Data

Unit Cost (01/01/2026): \$6,169.70
 Source of Cost:
 Total Qty to Maintain (100% of Total): 4 Ea
 Total Current Cost: \$24,679
 Inflation Rate: 3.00%

Notes

For the association's consideration and based on the new structural integrity reserve study requirements, we have included a reserve line item for the common area towers, exterior doors/frames and windows. The majority of the doors are original. Assuming installation with non-corrosive doors/frames, life cycles of 20-40 years have been observed for total inventory replacement. This fund is designed to provide monies for as needed repairs to and eventual total phased inventory replacement over a 16 year life cycle, accordingly. The total inventory size is a rounded estimate.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Common Glass Doors (Phased)	01/01/2018	01/01/2033	6y	-1y	4 Ea	\$24,679	\$29,468
Total					4 Ea	\$24,679	\$29,468

Photos





SIRS-Common Windows (Maint.)

Basic Info

Asset ID:
Type of Cost: Repairs & Maintenance
Category: SIRS-Common Windows & Doors
Type : SIRS
Est. Useful Life: 25y

Cost Data

Unit Cost (01/01/2026): \$25,750.00
Source of Cost:
Total Qty to Maintain (100% of Total): 3 Bldg
Total Current Cost: \$77,250
Inflation Rate: 3.00%

Notes

For the association's consideration and based on the new structural integrity reserve study requirements, we have included a reserve line item for the common area tower exterior doors/frames and windows. The majority of the windows are original. Assuming installation with non-corrosive doors/frames, life cycles of 20-40 years have been observed for total inventory replacement. This fund is designed to provide monies for as needed repairs to the common windows over a 40 year life cycle, accordingly. The total inventory size is a rounded estimate.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Common Windows (Maint.)	01/01/2019	01/01/2044	17y	0y	3 Bldg	\$77,250	\$127,682
Total					3 Bldg	\$77,250	\$127,682

Photos





SIRS-Concrete Restoration

Basic Info

Asset ID:
 Type of Cost: **Repairs & Maintenance**
 Category: **SIRS-Structural Systems**
 Type : **SIRS**
 Est. Useful Life: **24y**

Cost Data

Unit Cost (01/01/2026): **\$309,000.00**
 Source of Cost:
 Total Qty to Maintain (100% of Total): **3 Bldg**
 Total Current Cost: **\$927,000**
 Inflation Rate: **3.00%**

Notes

The property is in the process of completing concrete restoration on all three This fund is designed to provide monies for restoration of the existing building exteriors. Some measure of incidental concrete restoration and drainage upgrades, and installation of new concrete and stucco over a 24 year life cycle. The total area is a rounded estimate. Costs and time frames can vary on a number of physical conditions.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Concrete Restoration	09/01/2026	09/01/2050	23y 8m	0y	3 Bldg	\$927,000	\$1,829,515
Total					3 Bldg	\$927,000	\$1,829,515

Photos





SIRS-Domestic Water Pumps

Basic Info

Asset ID:
Type of Cost: Replacement
Category: SIRS-Plumbing Systems
Type : SIRS
Est. Useful Life: 20y

Cost Data

Unit Cost (01/01/2026): \$10,284.55
Source of Cost:
Total Qty to Maintain (100% of Total): 3 Ea
Total Current Cost: \$30,855
Inflation Rate: 3.00%

Notes

The installation date of the three (3) 10 hp domestic water pumps and equipment was unknown. This equipment does not appear to be original to the property. We reserve the right to modify this report upon confirmation of the factual installation date. Assuming periodic pump rebuilds, motor replacements, controller upgrades, etc. as a function of routine maintenance, modernization/replacement of standard domestic water pumps and equipment has a market indicated life cycle in the low to mid-20 year range.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Domestic Water Pumps	01/01/2020	01/01/2040	13y	0y	1 Ea	\$10,285	\$15,103
SIRS-Domestic Water Pumps	01/01/2019	01/01/2039	12y	0y	1 Ea	\$10,285	\$14,663
SIRS-Domestic Water Pumps	01/01/2018	01/01/2038	11y	0y	1 Ea	\$10,285	\$14,236
Total					3 Ea	\$30,855	\$44,002

Photos

SIRS-Electrical Upgrades

Basic Info

Asset ID:
Type of Cost: Repairs & Maintenance
Category: SIRS-Electrical Systems
Type : SIRS
Est. Useful Life: 60y

Cost Data

Unit Cost (01/01/2026): \$58,195.00
Source of Cost:
Total Qty to Maintain (100% of Total): 3 Bldg
Total Current Cost: \$174,585
Inflation Rate: 3.00%

Notes

We have included an allowance for partial repairs to and replacements of the electrical distribution equipment in use at the subject property. This cost was included on a recurring 60 year life cycle.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Electrical Upgrades	01/01/1989	01/01/2049	22y	0y	2 Bldg	\$116,390	\$223,015
SIRS-Electrical Upgrades	01/01/1984	01/01/2044	17y	0y	1 Bldg	\$58,195	\$96,187
Total					3 Bldg	\$174,585	\$319,202

Photos





SIRS-Exterior Lighting

Basic Info

Asset ID:
Type of Cost: Replacement
Category: SIRS-Electrical Systems
Type : SIRS
Est. Useful Life: 22y

Cost Data

Unit Cost (01/01/2026): \$49,955.00
Source of Cost:
Total Qty to Maintain (100% of Total): Ea
Total Current Cost: \$0
Inflation Rate: 3.00%

Notes

To insure a modern cosmetic appeal, the association should expect to incur costs for replacement of the exterior light sconces/fixtures on a periodic and regular basis. Minor replacements may be necessary from time to time, a life cycle in the 12-24 year range is the market norm we have observed at better quality properties. The average current lump sum cost estimate is reflective of third-party replacement.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
Total					Ea	\$0	\$0

Photos



SIRS-Exterior Paint & Waterproofing

Basic Info

Asset ID:
Type of Cost: Replacement
Category: SIRS-Exterior Paint & Waterproofing
Type : SIRS
Est. Useful Life: 8y

Cost Data

Unit Cost (01/01/2026): \$138,020.00
Source of Cost:
Total Qty to Maintain (100% of Total): 3 Bldg
Total Current Cost: \$414,060
Inflation Rate: 3.00%

Notes

To insure proper protection of the underlying concrete, stucco, wood and metal surfaces, the market reflects a maximum 7 year useful life for exterior painting & waterproofing (in lieu of an association purchased 10 year warranty). The current average total unit cost estimate includes typical minor concrete/stucco repairs, surface preparation, as needed caulking and painting/refinishing of all exterior concrete, stucco, wood and metal surfaces. The association reported that this project will be completed on all buildings at the end of 2026.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Exterior Paint & Waterproofing	12/01/2026	12/01/2034	7y 11m	0y	3 Bldg	\$414,060	\$509,242
Total					3 Bldg	\$414,060	\$509,242

Photos





SIRS-Fire Alarm System Mod.

Basic Info

Asset ID:
Type of Cost: Upgrade/Modernization
Category: SIRS-Fire Alarm & Fireproofing
Type : SIRS
Est. Useful Life: 28y

Cost Data

Unit Cost (01/01/2026): \$1,864.30
Source of Cost:
Total Qty to Maintain (100% of Total): 156 U
Total Current Cost: \$290,831
Inflation Rate: 3.00%

Notes

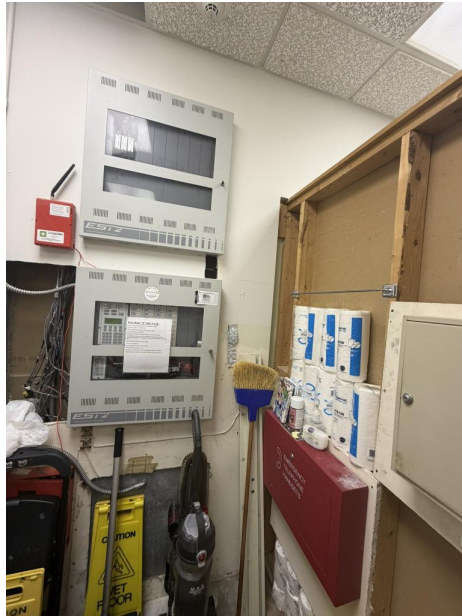
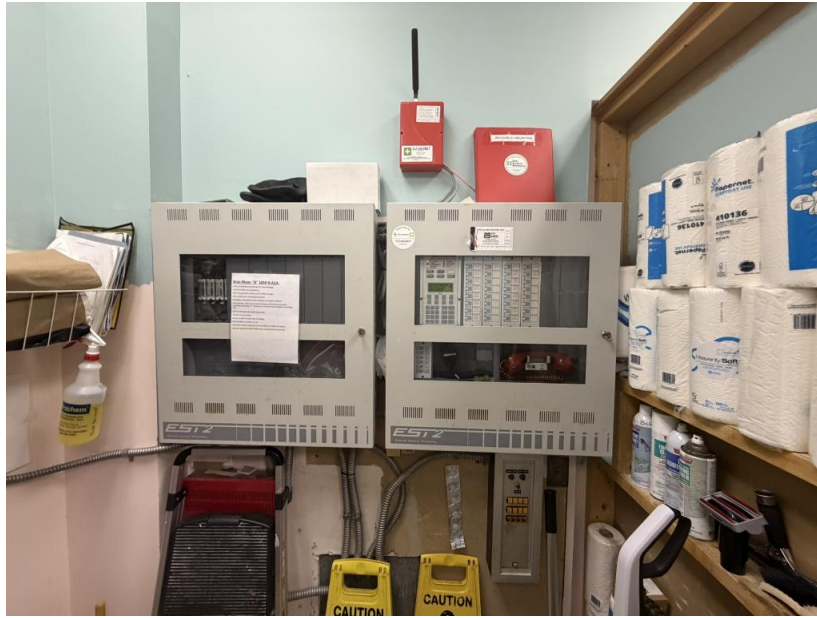
Given ever changing technologies and/or changing fire codes, we recommend that prior to reserve funding decisions being made (and on a periodic and regular basis thereafter), a life/fire safety consultant(s) assess the existing system to determine more specific remaining useful life and cost parameters. We reserve the right to modify this report upon receipt of such an assessment(s). Due to improvements in technology and/or parts obsolescence, major modernization of fire alarm system components (panels, pull stations, horns/strobes, detectors, hoses) is typically necessary on a 20-30 year schedule.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Fire Alarm System Mod.	01/01/2014	01/01/2042	15y	0y	156 U	\$290,831	\$453,105
Total					156 U	\$290,831	\$453,105

Photos





SIRS-Fire Pump/Equipment

Basic Info

Asset ID:
Type of Cost: **Repairs & Maintenance**
Category: **SIRS-Fire Alarm & Fireproofing**
Type : **SIRS**
Est. Useful Life: **55y**

Cost Data

Unit Cost (01/01/2026): **\$27,295.00**
Source of Cost:
Total Qty to Maintain (100% of Total): **1 Allow**
Total Current Cost: **\$27,295**
Inflation Rate: **3.00%**

Notes

The 75 hp fire pump should enjoy a useful life of 35-50+ years, assuming a routine maintenance program. This fund is designed to provide monies for as needed repairs to and restoration of the fire pump over a 55 year life cycle. The current cost estimate includes the controller panel, pump, valves, fittings, etc.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Fire Pump/ Equipment	01/01/1984	01/01/2039	12y	0y	1 Allow	\$27,295	\$38,916
Total					1 Allow	\$27,295	\$38,916

Photos



SIRS-Generator/Equipment

Basic Info

Asset ID:
Type of Cost: Repairs & Maintenance
Category: SIRS-Electrical Systems
Type : SIRS
Est. Useful Life: 10y

Cost Data

Unit Cost (01/01/2026): \$15,862.00
Source of Cost:
Total Qty to Maintain (100% of Total): 1 Allow
Total Current Cost: \$15,862
Inflation Rate: 3.00%

Notes

This fund is designed to provide monies for as needed repairs to the generator over a 10 year life cycle. The current cost estimate includes the transfer switch, fuel tank, and other associated equipment. The emergency generator has a market indicated life cycle of 35-40+ years, given its location within an enclosed building area, and assuming proper and routine maintenance.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Generator/ Equipment	01/01/1984	01/01/2032	5y	38y	1 Allow	\$15,862	\$18,388
Total					1 Allow	\$15,862	\$18,388

Photos



SIRS-Interior Common Area Lighting

Basic Info

Asset ID:
Type of Cost: Replacement
Category: SIRS-Electrical Systems
Type : SIRS
Est. Useful Life: 24y

Cost Data

Unit Cost (01/01/2026): \$20,033.50
Source of Cost:
Total Qty to Maintain (100% of Total): 3 Bldg
Total Current Cost: \$60,100
Inflation Rate: 3.00%

Notes

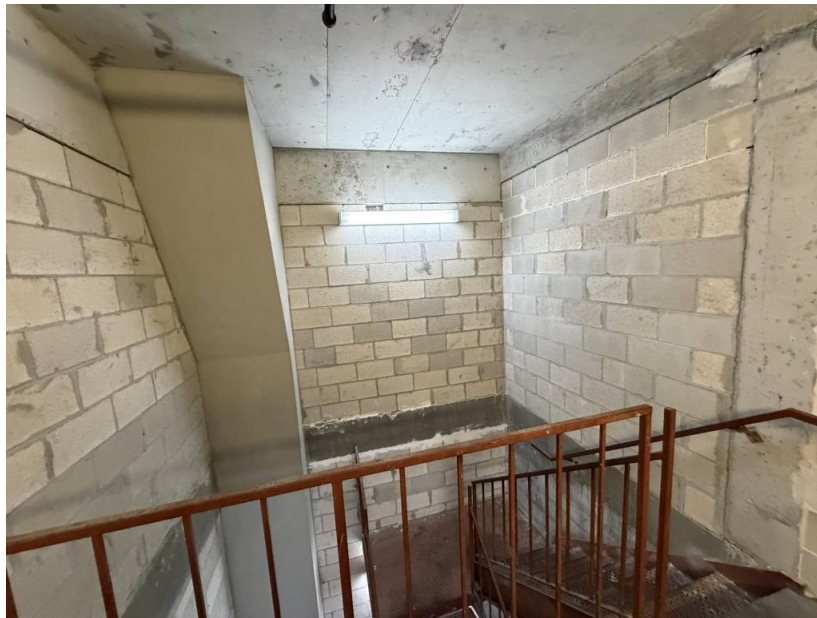
To insure a modern cosmetic appeal, the association should expect to incur costs for replacement of the decorative light sconces/fixtures in the primary common areas on a periodic and regular basis. Minor replacements may be necessary from time to time, a life cycle in the 12-24 year range is the market norm we have observed at better quality properties. The average current lump sum cost estimate is reflective of third-party replacement.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Interior Common Area Lighting	01/01/2019	01/01/2043	16y	0y	3 Bldg	\$60,100	\$96,444
Total					3 Bldg	\$60,100	\$96,444

Photos





SIRS-Lift Station Pumps & Equip.

Basic Info

Asset ID:
Type of Cost: Repairs & Maintenance
Category: SIRS-Plumbing Systems
Type :
Est. Useful Life: 7y

Cost Data

Unit Cost (01/01/2027): \$12,500.00
Source of Cost:
Total Qty to Maintain (100% of Total): 1 Allow
Total Current Cost: \$12,500
Inflation Rate: 3.00%

Notes

We have included an allowance for partial repairs to and replacements of the lift station pumps and equipment. We have included this on a recurring 7 year life cycle.

Items/Phases

Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Lift Station Pumps & Equip.	01/01/2023	01/01/2030	3y	0y	1 Allow	\$12,500	\$13,659
Total					1 Allow	\$12,500	\$13,659

Photos



SIRS-Roofing, Flat, Towers

Basic Info

Asset ID:
Type of Cost: Replacement
Category: SIRS-Roofing
Type : SIRS
Est. Useful Life: 25y

Cost Data

Unit Cost (01/01/2026): \$345,050.00
Source of Cost:
Total Qty to Maintain (100% of Total): 3 Bldg
Total Current Cost: \$1,035,150
Inflation Rate: 3.00%

Notes

Life cycles of less than 15 years, to 25+ years, have been observed for replacement of flat roofing; the most typical life falls in the 20 year range, assuming proper design, installation and routine maintenance. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, as needed repair/replacement of fascia, soffits and/or gutters and downspouts, and installation of like roofing.

One square = 100 square feet

Items/Phases

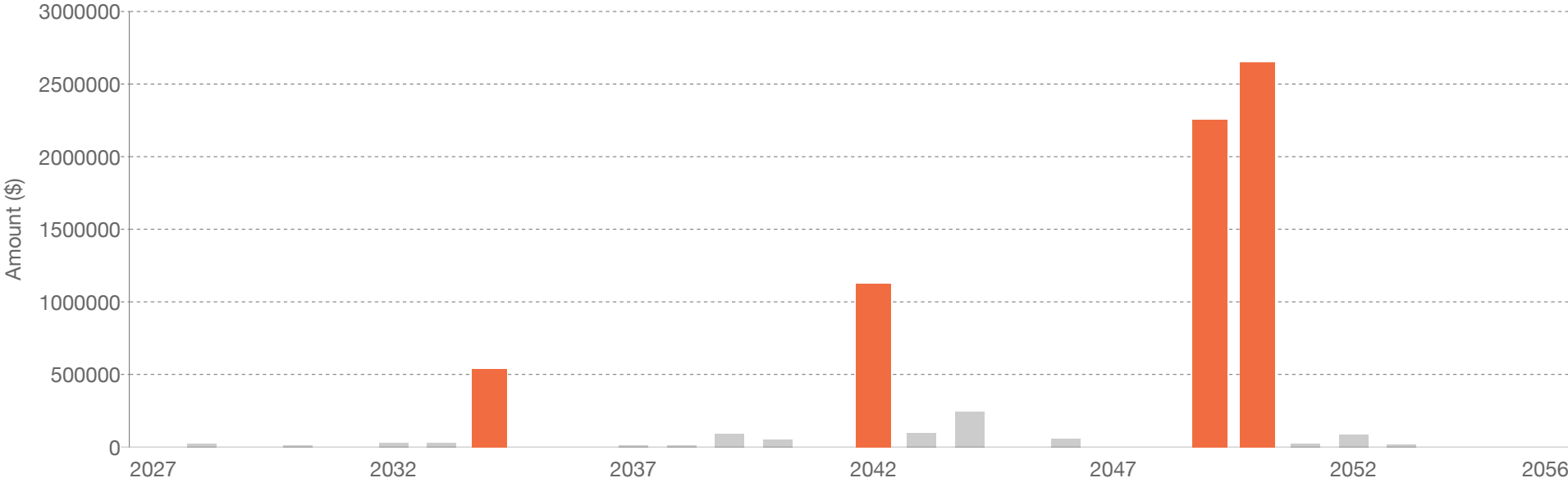
Reserve Item	Service Date	Replace Date	Rem Life	Adj Life (+/-)	Qty	Current Cost	Future Cost
SIRS-Roofing, Flat, Towers	08/01/2024	08/01/2049	22y 7m	0y	3 Bldg	\$1,035,150	\$1,983,454
Total					3 Bldg	\$1,035,150	\$1,983,454

Photos





EXPENDITURES - CHART



EXPENDITURES: YEARS 1 - 10

Analysis Date - Jan 1, 2027

Inflation: 3.00% Investment: 2.00% Contribution Factor: 2.00%

CATEGORY RESERVE ITEM	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
SIRS-Common Windows & Doors										
SIRS-Common Exterior Doors (Utility)						\$11,964				
SIRS-Common Glass Doors (Phased)							\$29,468			
Total SIRS-Common Windows & Doors						\$11,964	\$29,468			
SIRS-Electrical Systems										
SIRS-Generator/Equipment						\$18,388				
Total SIRS-Electrical Systems						\$18,388				
SIRS-Exterior Paint & Waterproofing										
SIRS-Exterior Paint & Waterproofing								\$509,242		
Total SIRS-Exterior Paint & Waterproofing								\$509,242		
SIRS-Fire Alarm & Fireproofing										
Total SIRS-Fire Alarm & Fireproofing										
SIRS-Plumbing Systems										
SIRS-Common Area Plumbing		\$25,302						\$30,212		
SIRS-Lift Station Pumps & Equip.				\$13,659						
Total SIRS-Plumbing Systems		\$25,302		\$13,659				\$30,212		

CATEGORY RESERVE ITEM	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
SIRS-Roofing										
Total SIRS-Roofing										
SIRS-Structural Systems										
Total SIRS-Structural Systems										
Total		\$25,302		\$13,659		\$30,352	\$29,468	\$539,454		

EXPENDITURES: YEARS 11 - 20

Analysis Date - Jan 1, 2027

Inflation: 3.00% Investment: 2.00% Contribution Factor: 2.00%

CATEGORY RESERVE ITEM	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
SIRS-Common Windows & Doors										
SIRS-Common Exterior Doors (Utility)			\$14,714							\$18,096
SIRS-Common Windows (Maint.)								\$127,682		
Total SIRS-Common Windows & Doors			\$14,714					\$127,682		\$18,096
SIRS-Electrical Systems										
SIRS-Electrical Upgrades								\$96,187		
SIRS-Generator/Equipment						\$24,712				
SIRS-Interior Common Area Lighting							\$96,444			
Total SIRS-Electrical Systems						\$24,712	\$96,444	\$96,187		
SIRS-Exterior Paint & Waterproofing										
SIRS-Exterior Paint & Waterproofing						\$645,092				
Total SIRS-Exterior Paint & Waterproofing						\$645,092				
SIRS-Fire Alarm & Fireproofing										
SIRS-Fire Alarm System Mod.						\$453,105				
SIRS-Fire Pump/Equipment			\$38,916							
Total SIRS-Fire Alarm & Fireproofing			\$38,916			\$453,105				
SIRS-Plumbing Systems										

CATEGORY RESERVE ITEM	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
SIRS-Backflow Preventer Allowance			\$24,304							
SIRS-Common Area Plumbing				\$36,075						\$43,076
SIRS-Domestic Water Pumps		\$14,236								
SIRS-Domestic Water Pumps			\$14,663							
SIRS-Domestic Water Pumps				\$15,103						
SIRS-Lift Station Pumps & Equip.	\$16,799							\$20,661		
Total SIRS-Plumbing Systems	\$16,799	\$14,236	\$38,967	\$51,178				\$20,661		\$43,076
SIRS-Roofing										
Total SIRS-Roofing										
SIRS-Structural Systems										
Total SIRS-Structural Systems										
Total	\$16,799	\$14,236	\$92,597	\$51,178		\$1,122,909	\$96,444	\$244,530		\$61,172

EXPENDITURES: YEARS 21 - 30

Analysis Date - Jan 1, 2027

Inflation: 3.00% Investment: 2.00% Contribution Factor: 2.00%

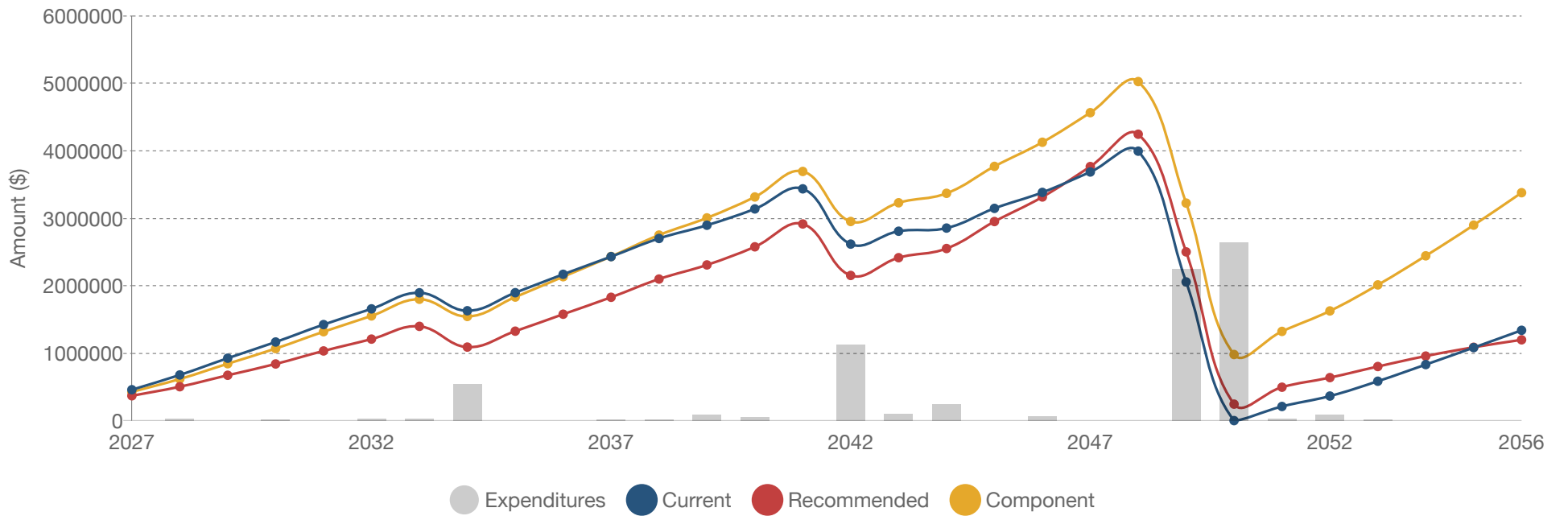
CATEGORY RESERVE ITEM	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
SIRS-Common Windows & Doors										
SIRS-Common Exterior Doors (Utility)							\$22,256			
SIRS-Common Glass Doors (Phased)			\$47,287							
Total SIRS-Common Windows & Doors			\$47,287				\$22,256			
SIRS-Electrical Systems										
SIRS-Electrical Upgrades			\$223,015							
SIRS-Generator/Equipment						\$33,212				
Total SIRS-Electrical Systems			\$223,015			\$33,212				
SIRS-Exterior Paint & Waterproofing										
SIRS-Exterior Paint & Waterproofing				\$817,183						
Total SIRS-Exterior Paint & Waterproofing				\$817,183						
SIRS-Fire Alarm & Fireproofing										
Total SIRS-Fire Alarm & Fireproofing										
SIRS-Plumbing Systems										
SIRS-Common Area Plumbing						\$51,435				
SIRS-Lift Station Pumps & Equip.					\$25,410					
Total SIRS-Plumbing Systems					\$25,410	\$51,435				

CATEGORY RESERVE ITEM	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056
SIRS-Roofing										
SIRS-Roofing, Flat, Towers			\$1,983,454							
Total SIRS-Roofing			\$1,983,454							
SIRS-Structural Systems										
SIRS-Concrete Restoration				\$1,829,515						
Total SIRS-Structural Systems				\$1,829,515						
Total			\$2,253,756	\$2,646,698	\$25,410	\$84,647	\$22,256			

CASH FLOW - CHART

Analysis Date - Jan 1, 2027

Inflation: 3.00% Investment: 2.00% Contribution Factor: 2.00%



CASH FLOW - CURRENT

Analysis Date - Jan 1, 2027

Inflation: 3.00% Investment: 2.00% Contribution Factor: 2.00%

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE		ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
							FUTURE COST				
2027	\$218,815	\$235,000	0.00%	\$4,376	\$0	\$0	\$0		\$458,191	57.30%	\$799,648
2028	\$458,191	\$235,000	0.00%	\$9,164	\$0	\$0	\$25,302		\$677,053	69.83%	\$969,594
2029	\$677,053	\$235,000	0.00%	\$13,541	\$0	\$0	\$0		\$925,594	78.72%	\$1,175,857
2030	\$925,594	\$235,000	0.00%	\$18,512	\$0	\$0	\$13,659		\$1,165,447	84.48%	\$1,379,562
2031	\$1,165,447	\$235,000	0.00%	\$23,309	\$0	\$0	\$0		\$1,423,756	88.49%	\$1,608,911
2032	\$1,423,756	\$235,000	0.00%	\$28,475	\$0	\$0	\$30,352		\$1,656,879	90.95%	\$1,821,837
2033	\$1,656,879	\$235,000	0.00%	\$33,138	\$0	\$0	\$29,468		\$1,895,549	92.56%	\$2,047,811
2034	\$1,895,549	\$235,000	0.00%	\$37,911	\$0	\$0	\$539,454		\$1,629,006	92.49%	\$1,761,326
2035	\$1,629,006	\$235,000	0.00%	\$32,580	\$0	\$0	\$0		\$1,896,586	93.51%	\$2,028,118
2036	\$1,896,586	\$235,000	0.00%	\$37,932	\$0	\$0	\$0		\$2,169,518	93.95%	\$2,309,331
2037	\$2,169,518	\$235,000	0.00%	\$43,390	\$0	\$0	\$16,799		\$2,431,109	93.93%	\$2,588,288
2038	\$2,431,109	\$235,000	0.00%	\$48,622	\$0	\$0	\$14,236		\$2,700,495	93.60%	\$2,885,065
2039	\$2,700,495	\$235,000	0.00%	\$54,010	\$0	\$0	\$92,597		\$2,896,908	92.94%	\$3,117,045
2040	\$2,896,908	\$235,000	0.00%	\$57,938	\$0	\$0	\$51,178		\$3,138,668	92.15%	\$3,405,870
2041	\$3,138,668	\$235,000	0.00%	\$62,773	\$0	\$0	\$0		\$3,436,441	91.31%	\$3,763,515
2042	\$3,436,441	\$235,000	0.00%	\$68,729	\$0	\$0	\$1,122,909		\$2,617,261	87.74%	\$2,982,956
2043	\$2,617,261	\$235,000	0.00%	\$52,345	\$0	\$0	\$96,444		\$2,808,163	86.56%	\$3,244,136
2044	\$2,808,163	\$235,000	0.00%	\$56,163	\$0	\$0	\$244,530		\$2,854,796	84.74%	\$3,368,751
2045	\$2,854,796	\$235,000	0.00%	\$57,096	\$0	\$0	\$0		\$3,146,892	83.75%	\$3,757,349
2046	\$3,146,892	\$235,000	0.00%	\$62,938	\$0	\$0	\$61,172		\$3,383,658	82.46%	\$4,103,219
2047	\$3,383,658	\$235,000	0.00%	\$67,673	\$0	\$0	\$0		\$3,686,331	81.35%	\$4,531,359
2048	\$3,686,331	\$235,000	0.00%	\$73,727	\$0	\$0	\$0		\$3,995,057	80.20%	\$4,981,495
2049	\$3,995,057	\$235,000	0.00%	\$79,901	\$0	\$0	\$2,253,756		\$2,056,202	65.63%	\$3,133,190
2050	\$2,056,202	\$235,000	0.00%	\$41,124	\$314,372	\$0	\$2,646,698		\$0	0.00%	\$834,419
2051	\$0	\$235,000	0.00%	\$0	\$0	\$0	\$25,410		\$209,590	17.81%	\$1,176,608
2052	\$209,590	\$235,000	0.00%	\$4,192	\$0	\$0	\$84,647		\$364,135	24.63%	\$1,478,348

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE		ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
							FUTURE COST				
2053	\$364,135	\$235,000	0.00%	\$7,283	\$0	\$0	\$22,256		\$584,162	31.34%	\$1,864,012
2054	\$584,162	\$235,000	0.00%	\$11,683	\$0	\$0	\$0		\$830,845	36.20%	\$2,295,100
2055	\$830,845	\$235,000	0.00%	\$16,617	\$0	\$0	\$0		\$1,082,462	39.36%	\$2,750,372
2056	\$1,082,462	\$235,000	0.00%	\$21,649	\$0	\$0	\$0		\$1,339,111	41.45%	\$3,230,896

CASH FLOW - RECOMMENDED

Analysis Date - Jan 1, 2027

Inflation: 3.00% Investment: 2.00% Contribution Factor: 2.00%

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE		ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
							FUTURE COST				
2027	\$218,815	\$145,000	-38.30%	\$4,376	\$0	\$0	\$0		\$368,191	46.04%	\$799,648
2028	\$368,191	\$152,250	5.00%	\$7,364	\$0	\$0	\$25,302		\$502,503	51.83%	\$969,594
2029	\$502,503	\$159,862	5.00%	\$10,050	\$0	\$0	\$0		\$672,416	57.19%	\$1,175,857
2030	\$672,416	\$167,856	5.00%	\$13,448	\$0	\$0	\$13,659		\$840,061	60.89%	\$1,379,562
2031	\$840,061	\$176,248	5.00%	\$16,801	\$0	\$0	\$0		\$1,033,110	64.21%	\$1,608,911
2032	\$1,033,110	\$185,061	5.00%	\$20,662	\$0	\$0	\$30,352		\$1,208,481	66.33%	\$1,821,837
2033	\$1,208,481	\$194,314	5.00%	\$24,170	\$0	\$0	\$29,468		\$1,397,497	68.24%	\$2,047,811
2034	\$1,397,497	\$204,030	5.00%	\$27,950	\$0	\$0	\$539,454		\$1,090,022	61.89%	\$1,761,326
2035	\$1,090,022	\$214,231	5.00%	\$21,800	\$0	\$0	\$0		\$1,326,054	65.38%	\$2,028,118
2036	\$1,326,054	\$224,943	5.00%	\$26,521	\$0	\$0	\$0		\$1,577,517	68.31%	\$2,309,331
2037	\$1,577,517	\$236,190	5.00%	\$31,550	\$0	\$0	\$16,799		\$1,828,458	70.64%	\$2,588,288
2038	\$1,828,458	\$247,999	5.00%	\$36,569	\$0	\$0	\$14,236		\$2,098,791	72.75%	\$2,885,065
2039	\$2,098,791	\$260,399	5.00%	\$41,976	\$0	\$0	\$92,597		\$2,308,569	74.06%	\$3,117,045
2040	\$2,308,569	\$273,419	5.00%	\$46,171	\$0	\$0	\$51,178		\$2,576,981	75.66%	\$3,405,870
2041	\$2,576,981	\$287,090	5.00%	\$51,540	\$0	\$0	\$0		\$2,915,611	77.47%	\$3,763,515
2042	\$2,915,611	\$301,445	5.00%	\$58,312	\$0	\$0	\$1,122,909		\$2,152,459	72.16%	\$2,982,956
2043	\$2,152,459	\$316,517	5.00%	\$43,049	\$0	\$0	\$96,444		\$2,415,581	74.46%	\$3,244,136
2044	\$2,415,581	\$332,343	5.00%	\$48,312	\$0	\$0	\$244,530		\$2,551,705	75.75%	\$3,368,751
2045	\$2,551,705	\$348,960	5.00%	\$51,034	\$0	\$0	\$0		\$2,951,699	78.56%	\$3,757,349
2046	\$2,951,699	\$366,408	5.00%	\$59,034	\$0	\$0	\$61,172		\$3,315,969	80.81%	\$4,103,219
2047	\$3,315,969	\$384,728	5.00%	\$66,319	\$0	\$0	\$0		\$3,767,016	83.13%	\$4,531,359
2048	\$3,767,016	\$403,965	5.00%	\$75,340	\$0	\$0	\$0		\$4,246,321	85.24%	\$4,981,495
2049	\$4,246,321	\$424,163	5.00%	\$84,926	\$0	\$0	\$2,253,756		\$2,501,654	79.84%	\$3,133,190
2050	\$2,501,654	\$339,330	-20.00%	\$50,033	\$0	\$0	\$2,646,698		\$244,320	29.28%	\$834,419
2051	\$244,320	\$271,464	-20.00%	\$4,886	\$0	\$0	\$25,410		\$495,260	42.09%	\$1,176,608
2052	\$495,260	\$217,171	-20.00%	\$9,905	\$0	\$0	\$84,647		\$637,690	43.14%	\$1,478,348

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE		ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
							FUTURE COST				
2053	\$637,690	\$173,737	-20.00%	\$12,754	\$0	\$0	\$22,256		\$801,925	43.02%	\$1,864,012
2054	\$801,925	\$138,990	-20.00%	\$16,038	\$0	\$0	\$0		\$956,953	41.70%	\$2,295,100
2055	\$956,953	\$111,192	-20.00%	\$19,139	\$0	\$0	\$0		\$1,087,283	39.53%	\$2,750,372
2056	\$1,087,283	\$88,953	-20.00%	\$21,746	\$0	\$0	\$0		\$1,197,983	37.08%	\$3,230,896

CASH FLOW - COMPONENT METHOD

Analysis Date - Jan 1, 2027

Inflation: 3.00% Investment: 2.00% Contribution Factor: 2.00%

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE		ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
							FUTURE COST				
2027	\$218,815	\$202,481	-13.84%	\$4,376	\$0	\$0	\$0		\$425,672	53.23%	\$799,648
2028	\$425,672	\$207,847	2.65%	\$8,514	\$0	\$0	\$25,303		\$616,730	63.61%	\$969,594
2029	\$616,730	\$214,536	3.22%	\$12,333	\$0	\$0	\$0		\$843,599	71.74%	\$1,175,857
2030	\$843,599	\$221,371	3.19%	\$16,872	\$0	\$0	\$13,659		\$1,068,183	77.43%	\$1,379,562
2031	\$1,068,183	\$228,592	3.26%	\$21,363	\$0	\$0	\$0		\$1,318,138	81.93%	\$1,608,911
2032	\$1,318,138	\$238,129	4.17%	\$26,362	\$0	\$0	\$30,352		\$1,552,277	85.20%	\$1,821,837
2033	\$1,552,277	\$245,591	3.13%	\$31,045	\$0	\$0	\$29,468		\$1,799,445	87.87%	\$2,047,811
2034	\$1,799,445	\$248,390	1.14%	\$35,987	\$0	\$0	\$539,455		\$1,544,367	87.68%	\$1,761,326
2035	\$1,544,367	\$256,511	3.27%	\$30,886	\$0	\$0	\$0		\$1,831,764	90.32%	\$2,028,118
2036	\$1,831,764	\$265,184	3.38%	\$36,637	\$0	\$0	\$0		\$2,133,585	92.39%	\$2,309,331
2037	\$2,133,585	\$274,029	3.34%	\$42,673	\$0	\$0	\$16,799		\$2,433,488	94.02%	\$2,588,288
2038	\$2,433,488	\$283,238	3.36%	\$48,670	\$0	\$0	\$14,237		\$2,751,159	95.36%	\$2,885,065
2039	\$2,751,159	\$292,016	3.10%	\$55,023	\$0	\$0	\$92,598		\$3,005,600	96.42%	\$3,117,045
2040	\$3,005,600	\$301,548	3.26%	\$60,113	\$0	\$0	\$51,180		\$3,316,081	97.36%	\$3,405,870
2041	\$3,316,081	\$311,929	3.44%	\$66,322	\$0	\$0	\$0		\$3,694,332	98.16%	\$3,763,515
2042	\$3,694,332	\$306,972	-1.59%	\$73,887	\$0	\$0	\$1,122,909		\$2,952,282	98.97%	\$2,982,956
2043	\$2,952,282	\$315,088	2.64%	\$59,047	\$0	\$0	\$96,443		\$3,229,974	99.56%	\$3,244,136
2044	\$3,229,974	\$320,126	1.60%	\$64,601	\$0	\$0	\$244,530		\$3,370,171	100.04%	\$3,368,751
2045	\$3,370,171	\$331,869	3.67%	\$67,404	\$0	\$0	\$0		\$3,769,444	100.32%	\$3,757,349
2046	\$3,769,444	\$343,604	3.54%	\$75,389	\$0	\$0	\$61,173		\$4,127,264	100.59%	\$4,103,219
2047	\$4,127,264	\$356,270	3.69%	\$82,545	\$0	\$0	\$0		\$4,566,079	100.77%	\$4,531,359
2048	\$4,566,079	\$369,491	3.71%	\$91,323	\$0	\$0	\$0		\$5,026,893	100.91%	\$4,981,495
2049	\$5,026,893	\$351,680	-4.82%	\$100,538	\$0	\$0	\$2,253,757		\$3,225,354	102.94%	\$3,133,190
2050	\$3,225,354	\$336,820	-4.23%	\$64,506	\$0	\$0	\$2,646,698		\$979,982	117.44%	\$834,419
2051	\$979,982	\$348,528	3.48%	\$19,600	\$0	\$0	\$25,410		\$1,322,700	112.42%	\$1,176,608
2052	\$1,322,700	\$361,699	3.78%	\$26,455	\$0	\$0	\$84,648		\$1,626,206	110.00%	\$1,478,348

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE		ENDING BALANCE	PERCENT FUNDED	FULLY FUNDED BALANCE
							FUTURE COST				
2053	\$1,626,206	\$375,860	3.92%	\$32,523	\$0	\$0	\$22,256		\$2,012,333	107.96%	\$1,864,012
2054	\$2,012,333	\$390,841	3.99%	\$40,247	\$0	\$0	\$0		\$2,443,421	106.46%	\$2,295,100
2055	\$2,443,421	\$406,404	3.98%	\$48,868	\$0	\$0	\$0		\$2,898,693	105.39%	\$2,750,372
2056	\$2,898,693	\$422,550	3.97%	\$57,974	\$0	\$0	\$0		\$3,379,217	104.59%	\$3,230,896

COMPONENT FUNDING ANALYSIS

Analysis Date - Jan 1, 2027

Inflation: 3.00% Investment: 2.00% Contribution Factor: 2.00%

Category / Component	Current Cost	Useful Life	Remaining Life	Reserve Balance	Unfunded Balance	Reserve Contribution 2027
SIRS-Common Windows & Doors						
SIRS-Common Exterior Doors (Utility)	\$10,320	7y	5y	\$6,351	\$0	\$881
SIRS-Common Glass Doors (Phased)	\$24,679	16y	6y	\$14,807	\$0	\$1,843
SIRS-Common Windows (Maint.)	\$77,250	25y	17y	\$0	\$28,644	\$0
SIRS-Common Windows & Doors Total	\$112,249			\$21,158	\$28,644	\$2,724
SIRS-Electrical Systems						
SIRS-Electrical Upgrades	\$116,390	60y	22y	\$0	\$77,923	\$0
SIRS-Electrical Upgrades	\$58,195	60y	17y	\$0	\$43,957	\$0
SIRS-Generator/Equipment	\$15,862	10y	5y	\$14,210	\$0	\$482
SIRS-Interior Common Area Lighting	\$60,100	24y	16y	\$0	\$23,214	\$0
SIRS-Electrical Systems Total	\$250,547			\$14,210	\$145,094	\$482
SIRS-Exterior Paint & Waterproofing						
SIRS-Exterior Paint & Waterproofing	\$414,060	8y	7y	\$51,758	\$0	\$53,827
SIRS-Exterior Paint & Waterproofing Total	\$414,060			\$51,758	\$0	\$53,827
SIRS-Fire Alarm & Fireproofing						
SIRS-Fire Alarm System Mod.	\$290,831	28y	15y	\$63,463	\$7,558	\$77,488
SIRS-Fire Pump/Equipment	\$27,295	55y	12y	\$21,340	\$0	\$724
SIRS-Fire Alarm & Fireproofing Total	\$318,126			\$84,803	\$7,558	\$78,212
SIRS-Plumbing Systems						
SIRS-Backflow Preventer Allowance	\$17,046	22y	12y	\$7,748	\$0	\$876
SIRS-Common Area Plumbing	\$24,566	6y	1y	\$19,653	\$0	\$5,257

Category / Component	Current Cost	Useful Life	Remaining Life	Reserve Balance	Unfunded Balance	Reserve Contribution 2027
SIRS-Domestic Water Pumps	\$10,285	20y	13y	\$3,600	\$0	\$565
SIRS-Domestic Water Pumps	\$10,285	20y	12y	\$4,114	\$0	\$571
SIRS-Domestic Water Pumps	\$10,285	20y	11y	\$4,628	\$0	\$576
SIRS-Lift Station Pumps & Equip.	\$12,500	7y	3y	\$7,143	\$0	\$1,910
SIRS-Plumbing Systems Total	\$84,967			\$46,886	\$0	\$9,755
SIRS-Roofing						
SIRS-Roofing, Flat, Towers	\$1,035,150	25y	22y	\$0	\$170,593	\$0
SIRS-Roofing Total	\$1,035,150			\$0	\$170,593	\$0
SIRS-Structural Systems						
SIRS-Concrete Restoration	\$927,000	24y	23y	\$0	\$79,568	\$0
SIRS-Structural Systems Total	\$927,000			\$0	\$79,568	\$0
Totals	\$3,142,099			\$218,815	\$431,457	\$145,000