RESERVE STUDIES INC.

— ESTABLISHED 1991 —

COMPLETE RSI RESERVE STUDY WITH SITE VISIT
HIGH RISE HOMEOWNERS' ASSOCIATION 1234 Main Street Anywhere, California

REVIEWED BY:		
Scott Clements, RS, PRA, CMI DATE: 2/10/2026	Scott Clements CAI-RS 00127 Designation Reserve Specialist	

PLANNING A BRIGHT FUTURE APRA Association of Professional Reserve Analysts

California Association of Community Managers Inc. CACM Affiliate Member

MEMBER OF community ASSOCIATIONS INSTITUTE

TABLE OF CONTENTS

OVERVIEW

The **Reserve Study** consists of three main divisions:

The **Summary** is a brief synopsis of the results of the Reserve Study for compliance with the applicable laws and standards.

The **Financial Analysis** utilizes the data gathered from the Condition Assessment. Future expenditures by year over a 30-year period are then projected. Specific information regarding methods and assumptions are delineated in that section.

The **Condition Assessment** is both an inventory and examination of the major components that are subject to deterioration within the 30-year scope of this study. Specific information regarding survey methods and assumptions are delineated in that section.

Information contained in this report will assist in compliance with the provisions of industry standards which require, among other items, that a summary of the Reserve Study be distributed between 30 and 90 days prior to the beginning of the calendar/fiscal year. It is recommended that a Reserve Study with a visual inspection be performed on 3-5 year cycles, which should be updated annually. The summary of the Reserve Study must include:

1) An estimation of remaining life expectancy of those components.
2) A statement of annual transfers necessary to defray such costs.
3) Identification of common area components with less than a 30-year life.
4) A statement showing the current reserves available to defray such costs.
5) "Percent Funded" (i.e., item #4 above divided by item #3).
6) A statement regarding the procedures used for calculation and establishment of the reserves.

DOCUMENTS RECOMMENDED TO BE DISTRIBUTED (within 30 – 90 days prior to the fiscal year the study is for):

1) **Summary**
2) **Component Inventory**
3) **Full Reserve Study - only if requested**

In addition to the prudency objectives, the information contained in the study will provide a perpetual inventory of all common area components which can be expanded should the project undergo any future physical changes. Also, the detailed schedules will serve as an advance warning system with respect to major repair or replacement of the components. This will allow time for obtaining competitive bids, ultimately resulting in cost savings. As a planning tool, the study can be utilized as a "maintenance monitor", thus obtaining maximum life potential from the components and avoiding the "quick-fix" option that can occur due to a lack of funds.

One of the most important aspects of this report is that it will provide an educated estimate as to what the monthly reserve transfer realistically needs to be. This will ensure the physical well-being of the project while helping to avoid unexpected and costly special assessments.

It is important to note that the information contained herein includes estimates and assumptions based on various sources of information. While every effort has been made to ensure accurate results, this report reflects the udgment of Reserve Studies Inc. based on conditions present at the time of the study and should not be construed as a guarantee or assurance of future events. This study has been undertaken by an independent third party. RSI (Reserve Studies Inc.) has no involvement with the client outside of the scope of the services provided herein.

SUMMARY
HIGH RISE HOMEOWNERS' ASSOCIATION

ASSUMPTIONS:			
(A) FISCAL (12 MONTH) PERIOD RESERVE STUDY IS TO COVER:	1/1/2027	through	12/31/2027
(B) INFLATION FACTOR (30 year average CPI per Bureau of Labor Statistics):			2.53%
(C) INTEREST % ON RESERVE FUNDS (unless provided, assumed to be 3%):			3.5000%
(D) BEGINNING RESERVE BALANCE PER ASSOCIATION AS OF:	1/1/2027		$100,000
(E) NUMBER OF UNITS:			160

ANALYSIS OF MONTHLY RESERVE TRANSFER	PERIOD			TOTAL	PER UNIT[1]
(F) CURRENTLY BUDGETED PER ASSOCIATION:	1/1/2026	through	12/31/2026	$32,000.00	$200.00
(G) RECOMMENDED TO BUDGET (see Funding Plan #3[2]):	1/1/2027	through	12/31/2027	**$34,800.00**	**$217.50**
(H) DOLLAR INCREASE / (DECREASE) ("G" less "F"):	1/1/2027	through	12/31/2027	$2,800.00	$17.50
(I) FUTURE ANNUAL % INCREASES / (DECREASES):	1/1/2028	through	12/31/2029	8.75%	8.75%

SPECIAL ASSESSMENT	PERIOD			TOTAL	PER UNIT[1]
(J) SPECIAL ASSESSMENT (ONE-TIME/ IN ADDITION TO "G"):	1/1/2027	through	12/31/2027	$0.00	$0.00

ANALYSIS OF MONTHLY ASSESSMENT ("DUES"):	PERIOD			TOTAL	PER UNIT[1]
(K) CURRENTLY BUDGETED PER ASSOCIATION:	1/1/2026	through	12/31/2026	$180,761.00	$1,129.76
(L) RESERVE TRANSFER % (item "F" divided by "K"):	1/1/2026	through	12/31/2026	17.70%	17.70%
(M) % CHANGE IN ASSESSMENT ("H" divided by "K") (if recommended reserve transfer implemented)	1/1/2027	through	12/31/2027	1.55%	1.55%

ACCUMULATED DEPRECIATION:	PERIOD			TOTAL	PER UNIT[1]
("ideal reserve balance" / funds in reserve accounts necessary to achieve 100% funding for the current year)	1/1/2027	through	12/31/2027	$1,436,358	$8,977

ANNUAL DEPRECIATION:	PERIOD			TOTAL	PER UNIT[1]
The current cost of all components divided by their respective typical life expectancies.	1/1/2027		12/31/2027	$291,059	$1,819

OVERAGE / (DEFICIT):	PERIOD			TOTAL	PER UNIT[1]
(between "actual" and "ideal" reserve balance)	1/1/2027	through	12/31/2027	($1,336,358)	($8,352.23)

PERCENT FUNDED[3]		
as of 1/1/2027		**6.96%**
as of 12/31/2027	(if Funding Plan #3[2] recommended above is followed)	**22.54%**

FOOTNOTES:

1. Per Unit amounts reflect "Total" amounts divided by units - no adjustments made for variable rate assessments.
2. Funding Plan #3 reflects minimum funding and may only marginally cover total annual expenditures in some years.
3. Actual reserve balance (item "D") divided by accumulated depreciation (per schedule).

FINANCIAL ANALYSIS

This **Financial Analysis** illustrates the financial ramifications over a 30-year projection resulting from the Condition Assessment, and consists of the following schedules:

1) **COMPONENT INVENTORY** - Lists all the components compiled from the Condition Assessment, including their quantity, typical useful lives, estimated remaining lives and average costs. Also provided for each component is an allocation of the annual depreciation.

2) **FUNDING PLANS / ILLUSTRATIONS** - Three funding plans / illustrations are provided to illustrate the effects of various levels of reserve transfers versus anticipated reserve expenditures. They include 30 years of activity, are detailed on an annual basis, and include interest income earned on reserve funds (net of taxes), which can offset the amount of transfers required.

3) **FUNDING ILLUSTRATION #1** - This illustration assumes that the current reserve transfer will remain the same throughout the 30-year projection. In most cases this will not be sufficient to cover future reserve expenditures over the 30-year period. **This is not a recommended funding plan.**

4) **FUNDING ILLUSTRATION #2** - This illustration also assumes that the current reserve transfer will remain the same throughout the 30-year projection. However, special assessments are generated for any year that the reserve balance would otherwise drop below $0.00. **This is not a recommended funding plan.**

5) **FUNDING PLAN #3** - This plan increases (or sometimes decreases) current reserve transfers as necessary to cover all future expenditures and achieve 100% funding at least by the end of the 30-year projection. It most fairly matches the depreciation of the common components and the enjoyment of the benefits. **This is a recommended funding plan** as it is the most equitable and it fulfills the requirement of the California Civil Code with respect to distribution of a full funding plan for HOAs.

6) **COMPARISON OF FUNDING PLANS / ILLUSTRATIONS** - Details of the 3 funding plans / illustrations on an annual basis, including the cash receipts (reserve transfers, special assessments, interest income) + the beginning reserve balance, as well as the percent funded, for each year.

7) **GRAPH 1: FUNDING PLANS / ILLUSTRATIONS 1-3 vs. RESERVE EXPENDITURES** - Shows the cash cash receipts (reserve transfers, special assessments, interest income) + the beginning reserve balance, versus reserve expenditures, for each year.

8) **GRAPH 2: PERCENT FUNDED OVER TIME - CURRENT FUNDING vs RECOMMENDED FUNDING –** for each year.

9) **RESERVE EXPENDITURES BY YEAR** – Details the component expenditures for each year they are anticipated to come due.

COMPONENT INVENTORY **component threshold = $1,000**
HIGH RISE HOMEOWNERS' ASSOCIATION **AS OF: 1/1/2027**

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS USEFUL	LIFE IN YRS REMAIN	CURRENT COST	ANNUAL DEPRE	RESERVES ACTUAL	RESERVES ACCUM DEPRE	RESERVES SURPLUS/ (DEFICIT)	MONTHLY CONTRIBUTION CURRENT	MONTHLY CONTRIBUTION RECOMMEND
ROOF/DECKS											
built-up roof	0101	10,950 sq ft	12	4	451,500 [2]	37,625	**20,956**	**301,000**	**(280,044)**	**6,705.85**	**7,292.61**
metal roof	0102	lifetime	30+	30+	0	0	**0**	**0**	**0**	**0.00**	**0.00**
roof maint/repair/consult	0103	allowance	2	0	11,400 [2]	5,700	**794**	**11,400**	**(10,606)**	**253.98**	**276.20**
membrane decks- common (resurface)	0104	1,700 sq ft	24	3	16,700 [1]	696	**1,017**	**14,613**	**(13,596)**	**325.56**	**354.04**
membrane decks-common (coating)	0105	1,700 sq ft	8	3	4,250 [1]	531	**185**	**2,656**	**(2,471)**	**59.17**	**64.35**
membrane decks-units (resurface)	0106	lifetime	30+	30+	0	0	**0**	**0**	**0**	**0.00**	**0.00**
membrane decks-units (coating)	0107	unit owner	n/a	n/a	0	0	**0**	**0**	**0**	**0.00**	**0.00**
STRUCTURE											
foundations/structural frame	0201	2 buildings	30+	30+	0	0	**0**	**0**	**0**	**0.00**	**0.00**
structural pest control	0202	operating budget	n/a	n/a	0	0	**0**	**0**	**0**	**0.00**	**0.00**
lobby entry doors	0203	4 doors	40	30	31,000 [1]	775	**540**	**7,750**	**(7,210)**	**172.66**	**187.77**
PAINT											
exterior flatwork	0301	77,800 sq ft	10	1	298,800 [1]	29,880	**18,722**	**268,920**	**(250,198)**	**5,991.15**	**6,515.38**
siding & trim	0302	500 sq ft	5	1	3,600 [2]	720	**201**	**2,880**	**(2,679)**	**64.16**	**69.78**
doors-paint	0303	268 sides	10	7	19,900 [1]	1,990	**416**	**5,970**	**(5,554)**	**133.00**	**144.64**
doors-lacquer	0304	151 sides	10	7	20,050 [1]	2,005	**419**	**6,015**	**(5,596)**	**134.01**	**145.73**
interior flatwork-hallway	0305	8,850 sq ft	10	7	11,750 [1]	1,175	**245**	**3,525**	**(3,280)**	**78.53**	**85.40**
interior flatwork-stairwells	0306	12,100 sq ft	15	1	14,750 [1]	983	**958**	**13,767**	**(12,809)**	**306.71**	**333.55**
interior flatwork-recreation	0307	7,900 sq ft	10	4	20,950 [1]	2,095	**875**	**12,570**	**(11,695)**	**280.04**	**304.55**
wallpaper	0308	31,500 sq ft	10	7	118,700 [1]	11,870	**2,479**	**35,610**	**(33,131)**	**793.34**	**862.76**
garage interior	0309	24,150 sq ft	15	1	21,000 [1]	1,400	**1,365**	**19,600**	**(18,235)**	**436.66**	**474.87**
ironwork-exterior	0310	3,650 sq ft	5	1	8,100 [1]	1,620	**451**	**6,480**	**(6,029)**	**144.37**	**157.00**
ironwork-interior	0311	7,500 sq ft	15	1	29,850 [2]	1,990	**1,940**	**27,860**	**(25,920)**	**620.68**	**674.99**
entries/walkway	0312	1,500 sq ft	5	1	2,250 [1]	450	**125**	**1,800**	**(1,675)**	**40.10**	**43.61**
parking stripes	0313	187 spaces	10	1	3,100 [2]	310	**194**	**2,790**	**(2,596)**	**62.16**	**67.60**

COMPONENT INVENTORY **component threshold = $1,000**
HIGH RISE HOMEOWNERS' ASSOCIATION **AS OF: 1/1/2027**

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS USEFUL	LIFE IN YRS REMAIN	CURRENT COST		ANNUAL DEPRE	RESERVES ACTUAL	RESERVES ACCUM DEPRE	RESERVES SURPLUS/ (DEFICIT)	MONTHLY CONTRIBUTION CURRENT	MONTHLY CONTRIBUTION RECOMMEND
MECHANICAL												
elevators-mechanical	0401	2 @ 16 stops	25	22	462,300	2	18,492	**3,862**	**55,476**	**(51,614)**	**1,235.93**	**1,344.07**
elevators-cab remodel	0402	2 cabs	15	12	69,200	2	4,613	**964**	**13,840**	**(12,876)**	**308.34**	**335.31**
exhaust fans-garage	0403	4 fans	20	0	28,850	2	1,443	**2,009**	**28,850**	**(26,841)**	**642.74**	**698.98**
exhaust fans-interiors	0404	14 fans	10	3	19,450	1	1,945	**948**	**13,615**	**(12,667)**	**303.32**	**329.86**
gate operator	0405	1 operator	10	8	7,400	2	740	**103**	**1,480**	**(1,377)**	**32.97**	**35.86**
heat pumps-evaporative coils	0406	2 @ 2 tons	12	0	5,350	2	446	**372**	**5,350**	**(4,978)**	**119.19**	**129.62**
heat pumps-condensers	0407	2 @ 3 tons	12	9	19,100	1	1,592	**332**	**4,775**	**(4,443)**	**106.38**	**115.69**
heat pumps-dual packs	0408	2 heat pumps	20	17	22,700	2	1,135	**237**	**3,405**	**(3,168)**	**75.86**	**82.50**
ductless air conditioner	0409	1 system	15	12	4,200	1	280	**58**	**840**	**(782)**	**18.71**	**20.35**
trash chutes	0410	12 doors	30	27	9,950	2	332	**69**	**995**	**(926)**	**22.17**	**24.11**
generator	0411	to be determined	n/a	n/a	0		0	**0**	**0**	**0**	**0.00**	**0.00**
PLUMBING												
boiler-replace	0501	1 boiler	16	8	40,450	2	2,528	**1,408**	**20,225**	**(18,817)**	**450.58**	**490.01**
boiler-overhaul	0502	1 boiler	16	0	14,650	2	916	**1,020**	**14,650**	**(13,630)**	**326.38**	**354.94**
circulation pumps	0503	2 pumps	10	1	2,600	1	260	**163**	**2,340**	**(2,177)**	**52.13**	**56.69**
distribution piping	0504	151 units	40	35	1,101,400	1	27,535	**9,585**	**137,675**	**(128,090)**	**3,067.20**	**3,335.58**
drainage/sewer piping	0505	allowance	2	0	53,050	1	26,525	**3,693**	**53,050**	**(49,357)**	**1,181.88**	**1,285.29**
fire sprinklers	0506	lifetime	30+	30+	0		0	**0**	**0**	**0**	**0.00**	**0.00**
sump pumps	0507	3 pumps	10	8	13,650	1	1,365	**190**	**2,730**	**(2,540)**	**60.82**	**66.14**
cold water storage tank-reline	0508	1 tank	3	0	8,650	2	2,883	**602**	**8,650**	**(8,048)**	**192.71**	**209.57**
hot water storage tank	0509	1 tank	10	5	11,100	2	1,110	**386**	**5,550**	**(5,164)**	**123.65**	**134.47**
air compressor	0510	1 @ 3 horsepower	20	3	4,100	1	205	**243**	**3,485**	**(3,242)**	**77.64**	**84.43**
booster pump	0511	1 @ 5 horsepower	10	7	7,100	2	710	**148**	**2,130**	**(1,982)**	**47.45**	**51.61**
natural gas system	0512	placeholder	30+	30+	0		0	**0**	**0**	**0**	**0.00**	**0.00**

COMPONENT INVENTORY **component threshold = $1,000**
HIGH RISE HOMEOWNERS' ASSOCIATION **AS OF: 1/1/2027**

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS USEFUL	LIFE IN YRS REMAIN	CURRENT COST	ANNUAL DEPRE	RESERVES ACTUAL	RESERVES ACCUM DEPRE	RESERVES SURPLUS/ (DEFICIT)	MONTHLY CONTRIBUTION CURRENT	MONTHLY CONTRIBUTION RECOMMEND
ELECTRICAL											
cctv system	0601	1 system	12	9	41,750 [1]	3,479	**727**	**10,438**	**(9,711)**	**232.54**	**252.89**
intercom	0602	1 intercom	12	3	5,850 [2]	488	**305**	**4,388**	**(4,083)**	**97.76**	**106.31**
fire annunciator system	0603	1 system	20	17	3,200 [1]	160	**33**	**480**	**(447)**	**10.69**	**11.63**
fire alarm system	0604	1 system	20	17	490,750 [2]	24,538	**5,125**	**73,613**	**(68,488)**	**1,639.99**	**1,783.49**
lighting-emergency	0605	operating budget	n/a	n/a	0	0	**0**	**0**	**0**	**0.00**	**0.00**
lighting-emergency (back-up power)	0606	2 battery packs	10	4	29,000 [1]	2,900	**1,211**	**17,400**	**(16,189)**	**387.65**	**421.57**
lighting-exit signs	0607	73 fixtures	20	17	5,600 [2]	280	**58**	**840**	**(782)**	**18.71**	**20.35**
lighting-exterior (decorative)	0608	244 fixtures	15	12	54,300 [2]	3,620	**756**	**10,860**	**(10,104)**	**241.95**	**263.12**
lighting-exterior (utilitarian)	0609	operating budget	n/a	n/a	0	0	**0**	**0**	**0**	**0.00**	**0.00**
lighting-exterior (security)	0610	operating budget	n/a	n/a	0	0	**0**	**0**	**0**	**0.00**	**0.00**
access control	0611	1 system	10	7	31,900 [2]	3,190	**666**	**9,570**	**(8,904)**	**213.21**	**231.86**
electrical system	0612	placeholder	30+	30+	0	0	**0**	**0**	**0**	**0.00**	**0.00**
FLOORING											
carpeting	0701	1,250 sq yds	10	7	54,950 [2]	5,495	**1,148**	**16,485**	**(15,337)**	**367.26**	**399.40**
laminate	0702	1,050 sq ft	20	13	6,150 [1]	308	**150**	**2,153**	**(2,003)**	**47.97**	**52.16**
vinyl	0703	700 sq ft	20	17	3,800 [1]	190	**40**	**570**	**(530)**	**12.70**	**13.81**
marble-restoration	0704	3,300 sq ft	15	12	47,950 [1]	3,197	**668**	**9,590**	**(8,922)**	**213.65**	**232.35**
marble-polishing	0705	3,300 sq ft	3	0	14,150 [1]	4,717	**985**	**14,150**	**(13,165)**	**315.24**	**342.83**
rubber	0706	200 sq ft	8	1	3,650 [2]	456	**222**	**3,194**	**(2,972)**	**71.16**	**77.38**
POOL/ SPA											
plaster-pool	0801	1,050 sq ft	15	12	8,200 [2]	547	**114**	**1,640**	**(1,526)**	**36.54**	**39.73**
plaster- spa	0802	200 sq ft	10	7	8,350 [2]	835	**174**	**2,505**	**(2,331)**	**55.81**	**60.69**
coping joint	0803	130 lin ft	10	7	1,200 [2]	120	**25**	**360**	**(335)**	**8.02**	**8.72**
coping/tile	0804	130 lin ft	30	27	8,550 [2]	285	**60**	**855**	**(795)**	**19.05**	**20.71**
heaters	0805	2 heaters	10	7	10,100 [1]	1,010	**211**	**3,030**	**(2,819)**	**67.50**	**73.41**
filters	0806	2 filters	10	7	3,700 [2]	370	**77**	**1,110**	**(1,033)**	**24.73**	**26.89**
motors/ignitors/transformers	0807	3 motors	5	2	3,750 [2]	750	**157**	**2,250**	**(2,093)**	**50.13**	**54.51**
pumps	0808	3 pumps	15	12	4,350 [2]	290	**61**	**870**	**(809)**	**19.38**	**21.08**
chlorinators	0809	2 systems	10	7	2,300 [2]	230	**48**	**690**	**(642)**	**15.37**	**16.72**
furniture	0810	42 pieces	15	12	101,700 [2]	6,780	**1,416**	**20,340**	**(18,924)**	**453.15**	**492.80**

COMPONENT INVENTORY **component threshold = $1,000**
HIGH RISE HOMEOWNERS' ASSOCIATION **AS OF: 1/1/2027**

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS USEFUL	LIFE IN YRS REMAIN	CURRENT COST		ANNUAL DEPRE	RESERVES ACTUAL	RESERVES ACCUM DEPRE	RESERVES SURPLUS/ (DEFICIT)	MONTHLY CONTRIBUTION CURRENT	MONTHLY CONTRIBUTION RECOMMEND
LANDSCAPE/ HARDSCAPE												
asphalt seal coat	0901	2,150 sq ft	5	0	1,150	2	230	**80**	**1,150**	**(1,070)**	**25.62**	**27.86**
asphalt replacement	0902	2,150 sq ft	20	6	9,000	2	450	**439**	**6,300**	**(5,861)**	**140.36**	**152.64**
concrete flatwork/block walls	0903	operating budget	30+	30+	0		0	**0**	**0**	**0**	**0.00**	**0.00**
concrete pavers	0904	650 sq ft	20	6	7,750	1	388	**378**	**5,425**	**(5,047)**	**120.86**	**131.44**
irrigation controllers	0905	2 controllers	10	3	2,000	2	200	**97**	**1,400**	**(1,303)**	**31.19**	**33.92**
landscape remodel	0906	allowance	5	3	12,700	2	2,540	**354**	**5,080**	**(4,726)**	**113.18**	**123.08**
major tree trimming/removal	0907	allowance	2	0	11,700	2	5,850	**815**	**11,700**	**(10,885)**	**260.66**	**283.47**
fencing	0908	operating budget	30+	30+	0		0	**0**	**0**	**0**	**0.00**	**0.00**
glass screen walls	0909	100 lin ft @ 5’	20	17	5,650	1	283	**59**	**848**	**(789)**	**18.89**	**20.55**
RECREATION FACILITIES												
furnishings-lobby	1001	64 items	15	12	68,650	1	4,577	**956**	**13,730**	**(12,774)**	**305.88**	**332.65**
furnishings-hallways	1002	13 sets	15	12	16,000	1	1,067	**223**	**3,200**	**(2,977)**	**71.29**	**77.53**
furnishings-office	1003	8 items	15	8	12,300	1	820	**400**	**5,740**	**(5,340)**	**127.88**	**139.07**
fitness equipment	1004	12 items	15	1	24,000	1	1,600	**1,560**	**22,400**	**(20,840)**	**499.04**	**542.71**
restrooms	1005	3 restrooms	20	17	39,800	2	1,990	**416**	**5,970**	**(5,554)**	**133.00**	**144.64**
saunas-refinish	1006	2 saunas	20	17	21,050	2	1,053	**220**	**3,158**	**(2,938)**	**70.36**	**76.51**
saunas-heaters	1007	2 heaters	20	17	4,850	1	243	**51**	**728**	**(677)**	**16.22**	**17.64**

COMPONENT INVENTORY **component threshold = $1,000**
HIGH RISE HOMEOWNERS' ASSOCIATION **AS OF: 1/1/2027**

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS USEFUL	LIFE IN YRS REMAIN	CURRENT COST	ANNUAL DEPRE	RESERVES ACTUAL	RESERVES ACCUM DEPRE	RESERVES SURPLUS/ (DEFICIT)	MONTHLY CONTRIBUTION CURRENT	MONTHLY CONTRIBUTION RECOMMEND
MISCELLANEOUS											
fire extinguishers	1101	50 extinguishers	25	22	4,200 [2]	168	**35**	**504**	**(469)**	**11.23**	**12.21**
firehoses	1102	49 hoses	25	12	10,450 [1]	418	**378**	**5,434**	**(5,056)**	**121.06**	**131.65**
mailboxes	1103	160 mailboxes	20	13	12,700 [1]	635	**309**	**4,445**	**(4,136)**	**99.03**	**107.69**
signs	1104	operating budget	n/a	n/a	0	0	**0**	**0**	**0**	**0.00**	**0.00**
laundry equipment	1105	leased	n/a	n/a	0	0	**0**	**0**	**0**	**0.00**	**0.00**
CONTINGENCY RESERVE	1201	5% of total annual expenditures - see "Reserve Expenditures by Year" schedule for details			**7,448**	**7,448**	**518**	**7,448**	**(6,929)**	**166**	**180**
TOTALS					**4,209,498**	**291,059**	**100,000**	**1,436,358**	**(1,336,358)**	**32,000**	**34,800**

COST SOURCES

1) In-house database or national cost guide (National Construction Estimator, R.S. Means, LSI, etc.).
2) Based on contractor proposal or actual cost of recent repair, replacement, or restoration of component - information provided by client.
3) Per Contractor Evaluation.
4) Per information in previous non-RSI study.

Percent Funded: ratio of the actual reserve balance to the component accumulated depreciation **6.96%**

COMPONENT INVENTORY ADDENDUM
HIGH RISE HOMEOWNERS' ASSOCIATION

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS USEFUL	LIFE IN YRS REMAIN	CURRENT COST
COMPONENTS WITH 0 YEARS REMAINING LIFE:					
roof maint/repair/consult	0103	allowance	2	0	11,400
exhaust fans-garage	0403	4 fans	20	0	28,850
heat pumps-evaporative coils	0406	2 @ 2 tons	12	0	5,350
boiler-overhaul	0502	1 boiler	16	0	14,650
drainage/sewer piping	0505	allowance	2	0	53,050
cold water storage tank-reline	0508	1 tank	3	0	8,650
marble-polishing	0705	3,300 sq ft	3	0	14,150
asphalt seal coat	0901	2,150 sq ft	5	0	1,150
major tree trimming/removal	0907	allowance	2	0	11,700
TOTAL					**148,950**

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS USEFUL	LIFE IN YRS REMAIN	CURRENT COST
COMPONENTS WITH 1 YEAR REMAINING LIFE:					
exterior flatwork	0301	77,800 sq ft	10	1	298,800
siding & trim	0302	500 sq ft	5	1	3,600
interior flatwork-stairwells	0306	12,100 sq ft	15	1	14,750
garage interior	0309	24,150 sq ft	15	1	21,000
ironwork-exterior	0310	3,650 sq ft	5	1	8,100
ironwork-interior	0311	7,500 sq ft	15	1	29,850
entries/walkway	0312	1,500 sq ft	5	1	2,250
parking stripes	0313	187 spaces	10	1	3,100
circulation pumps	0503	2 pumps	10	1	2,600
rubber	0706	200 sq ft	8	1	3,650
fitness equipment	1004	12 items	15	1	24,000
TOTAL					**411,700**

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS USEFUL	LIFE IN YRS REMAIN	CURRENT COST
COMPONENTS WITH 2 YEARS REMAINING LIFE:					
motors/ignitors/transformers	0807	3 motors	5	2	3,750
TOTAL					**3,750**

COMPARISON OF FUNDING PLANS / ILLUSTRATIONS
HIGH RISE HOMEOWNERS' ASSOCIATION

FUNDING ILLUSTRATION #1
(current transfer remains constant)

YEAR	MONTHLY RESERVE TRANSFER	ANNUAL % CHANGE	PERCENT FUNDED
1/1/2027	32,000	0.00%	6.96%
1/1/2028	32,000	0.00%	20.45%
1/1/2029	32,000	0.00%	18.47%
1/1/2030	32,000	0.00%	32.99%
1/1/2031	32,000	0.00%	42.94%
1/1/2032	32,000	0.00%	35.16%
1/1/2033	32,000	0.00%	47.36%
1/1/2034	32,000	0.00%	52.99%
1/1/2035	32,000	0.00%	53.94%
1/1/2036	32,000	0.00%	57.51%
1/1/2037	32,000	0.00%	61.67%
1/1/2038	32,000	0.00%	64.67%
1/1/2039	32,000	0.00%	63.34%
1/1/2040	32,000	0.00%	59.34%
1/1/2041	32,000	0.00%	62.37%
1/1/2042	32,000	0.00%	63.70%
1/1/2043	32,000	0.00%	65.00%
1/1/2044	32,000	0.00%	57.36%
1/1/2045	32,000	0.00%	40.91%
1/1/2046	32,000	0.00%	42.97%
1/1/2047	32,000	0.00%	47.51%
1/1/2048	32,000	0.00%	48.47%
1/1/2049	32,000	0.00%	42.53%
1/1/2050	32,000	0.00%	31.73%
1/1/2051	32,000	0.00%	35.21%
1/1/2052	32,000	0.00%	34.18%
1/1/2053	32,000	0.00%	37.50%
1/1/2054	32,000	0.00%	37.68%
1/1/2055	32,000	0.00%	21.41%
1/1/2056	32,000	0.00%	6.09%

FUNDING ILLUSTRATION #2
(current transfer constant - special assess as necessary)

YEAR	MONTHLY RESERVE TRANSFER	SPECIAL ASSESSMENT (ONE-TIME)	PERCENT FUNDED
1/1/2027	32,000	0	6.96%
1/1/2028	32,000	0	20.45%
1/1/2029	32,000	0	18.47%
1/1/2030	32,000	0	32.99%
1/1/2031	32,000	0	42.94%
1/1/2032	32,000	0	35.16%
1/1/2033	32,000	0	47.36%
1/1/2034	32,000	0	52.99%
1/1/2035	32,000	0	53.94%
1/1/2036	32,000	0	57.51%
1/1/2037	32,000	0	61.67%
1/1/2038	32,000	0	64.67%
1/1/2039	32,000	0	63.34%
1/1/2040	32,000	0	59.34%
1/1/2041	32,000	0	62.37%
1/1/2042	32,000	0	63.70%
1/1/2043	32,000	0	65.00%
1/1/2044	32,000	0	57.36%
1/1/2045	32,000	0	40.91%
1/1/2046	32,000	0	42.97%
1/1/2047	32,000	0	47.51%
1/1/2048	32,000	0	48.47%
1/1/2049	32,000	0	42.53%
1/1/2050	32,000	0	31.73%
1/1/2051	32,000	0	35.21%
1/1/2052	32,000	0	34.18%
1/1/2053	32,000	0	37.50%
1/1/2054	32,000	0	37.68%
1/1/2055	32,000	0	21.41%
1/1/2056	32,000	0	6.09%

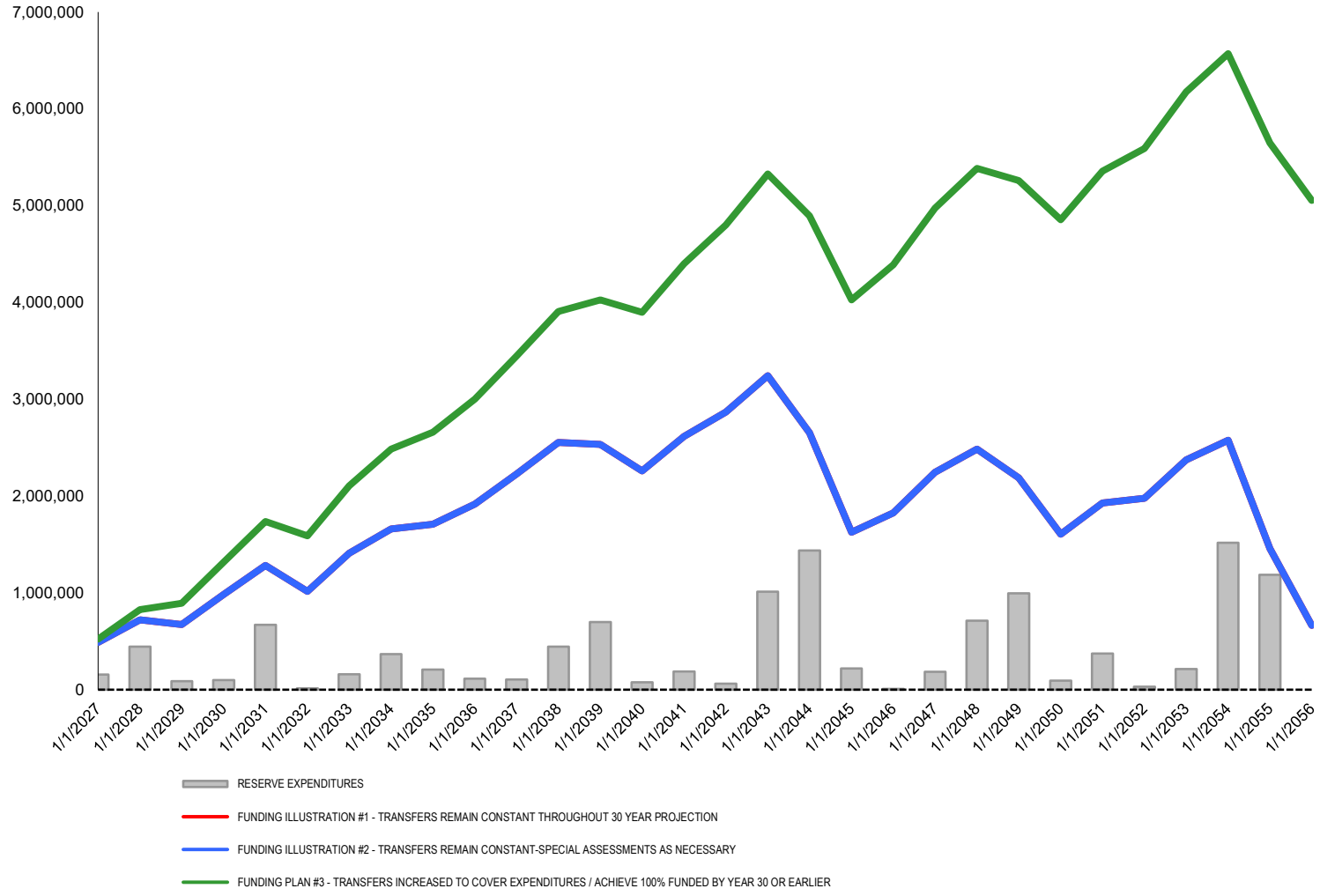
FUNDING PLAN #3 (RECOMMENDED)
(current transfer increased to achieve 100% funded by year 30)

YEAR	MONTHLY RESERVE TRANSFER	ANNUAL % CHANGE	PERCENT FUNDED
1/1/2027	34,800	8.75%	6.96%
1/1/2028	37,845	8.75%	22.54%
1/1/2029	41,156	8.75%	25.44%
1/1/2030	41,156	0.00%	45.34%
1/1/2031	41,156	0.00%	59.19%
1/1/2032	41,156	0.00%	61.09%
1/1/2033	41,156	0.00%	74.51%
1/1/2034	41,156	0.00%	82.53%
1/1/2035	41,156	0.00%	88.24%
1/1/2036	41,156	0.00%	94.02%
1/1/2037	41,156	0.00%	98.72%
1/1/2038	41,156	0.00%	101.72%
1/1/2039	41,156	0.00%	104.04%
1/1/2040	41,156	0.00%	107.69%
1/1/2041	41,156	0.00%	109.13%
1/1/2042	41,156	0.00%	110.47%
1/1/2043	41,156	0.00%	109.77%
1/1/2044	41,156	0.00%	110.94%
1/1/2045	41,156	0.00%	116.32%
1/1/2046	41,156	0.00%	116.16%
1/1/2047	41,156	0.00%	114.39%
1/1/2048	41,156	0.00%	112.62%
1/1/2049	41,156	0.00%	112.06%
1/1/2050	41,156	0.00%	113.36%
1/1/2051	41,156	0.00%	110.82%
1/1/2052	41,156	0.00%	109.48%
1/1/2053	41,156	0.00%	107.12%
1/1/2054	41,156	0.00%	104.02%
1/1/2055	41,156	0.00%	102.16%
1/1/2056	41,156	0.00%	100.47%

FOOTNOTES: (1) If there are special assessments, they are prorated on a monthly basis

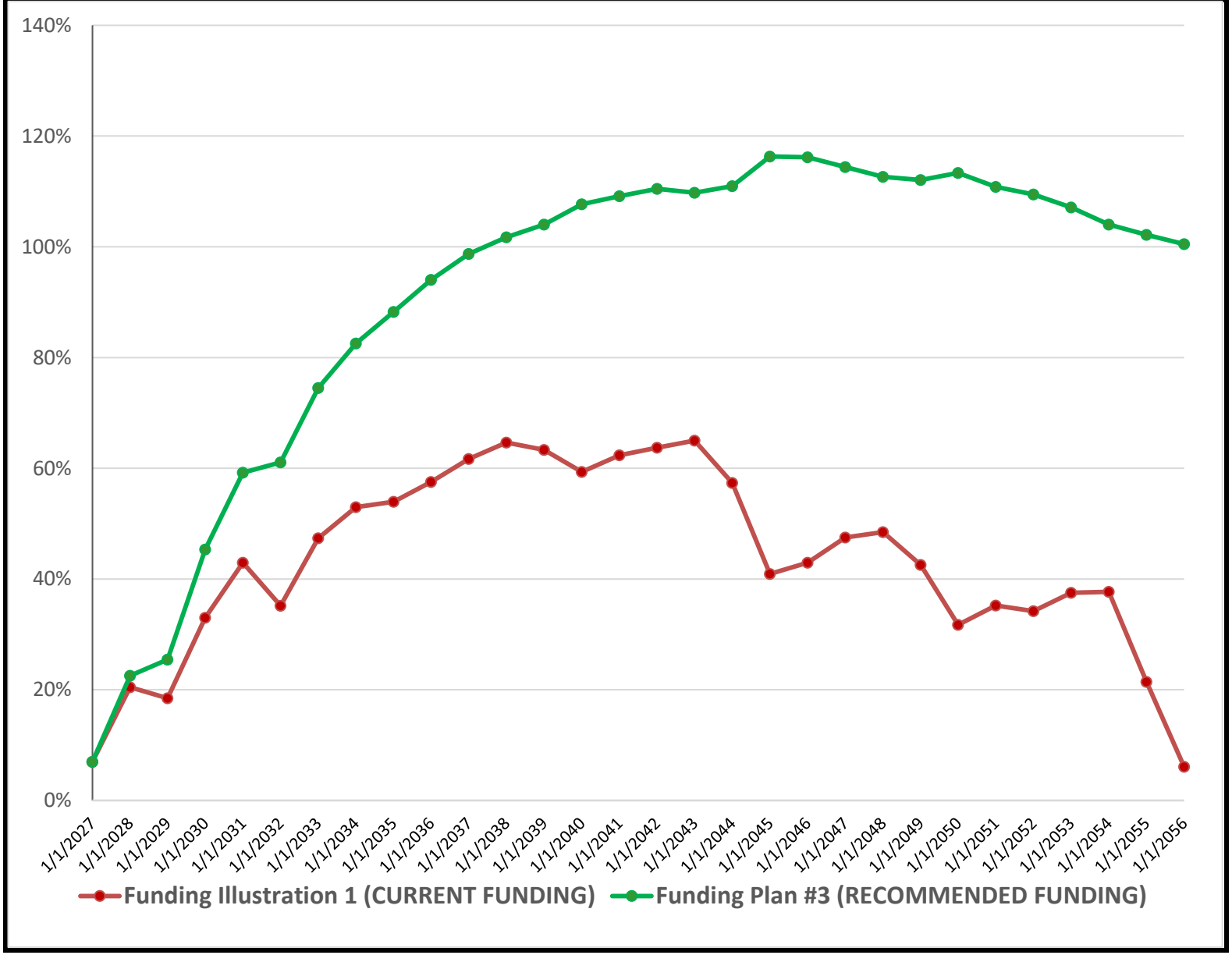
HIGH RISE HOMEOWNERS' ASSOCIATION

GRAPH 1: FUNDING PLAN / ILLUSTRATIONS 1-3 vs RESERVE EXPENDITURES



HIGH RISE HOMEOWNERS' ASSOCIATION

GRAPH 2: PERCENT FUNDED OVER TIME - CURRENT FUNDING vs RECOMMENDED FUNDING



FUNDING ILLUSTRATION #1 (assumption: current reserve transfer remains constant throughout 30 year projection) ILLUSTRATION ONLY / NOT RECOMMENDED

HIGH RISE HOMEOWNERS' ASSOCIATION ANNUAL BASIS

DESCRIPTION	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
RESERVE TRANSFER	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	4,577	6,477	9,148	15,555	15,871	17,101	23,838	26,944	29,576	34,968	41,593	44,814	41,742	42,553	48,849
COMPONENT COSTS (b)	(156,398)	(443,221)	(88,193)	(99,422)	(670,222)	(14,574)	(158,146)	(367,385)	(208,569)	(114,778)	(104,203)	(446,009)	(698,700)	(77,006)	(187,850)
NET RECEIPTS/(DISBURSE)	232,179	(52,744)	304,955	300,133	(270,352)	386,527	249,693	43,559	205,007	304,191	321,390	(17,194)	(272,959)	349,547	244,998
CASH BALANCE: begin year	100,000	332,179	279,435	584,390	884,523	614,171	1,000,698	1,250,391	1,293,950	1,498,957	1,803,148	2,124,537	2,107,343	1,834,384	2,183,931
CASH BALANCE: end year	332,179	279,435	584,390	884,523	614,171	1,000,698	1,250,391	1,293,950	1,498,957	1,803,148	2,124,537	2,107,343	1,834,384	2,183,931	2,428,929
COMPONENT ACCUMULATED DEPRECIATION (c)	1,436,358	1,624,233	1,513,238	1,771,510	2,059,728	1,746,703	2,112,971	2,359,587	2,398,900	2,606,334	2,923,664	3,285,347	3,327,223	3,091,138	3,501,709
less: beginning cash balance	100,000	332,179	279,435	584,390	884,523	614,171	1,000,698	1,250,391	1,293,950	1,498,957	1,803,148	2,124,537	2,107,343	1,834,384	2,183,931
over/(under) funded-total	(1,336,358)	(1,292,054)	(1,233,802)	(1,187,120)	(1,175,205)	(1,132,532)	(1,112,272)	(1,109,196)	(1,104,950)	(1,107,377)	(1,120,516)	(1,160,809)	(1,219,880)	(1,256,754)	(1,317,778)
" " " per unit	(8,352)	(8,075)	(7,711)	(7,420)	(7,345)	(7,078)	(6,952)	(6,932)	(6,906)	(6,921)	(7,003)	(7,255)	(7,624)	(7,855)	(8,236)

DESCRIPTION	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055	1/1/2056
RESERVE TRANSFER	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	55,435	53,348	36,507	27,792	34,192	41,101	40,598	31,411	28,654	32,493	37,089	43,470	34,074	14,076	9,898
COMPONENT COSTS (b)	(62,471)	(1,011,428)	(1,436,759)	(218,455)	(7,175)	(183,705)	(713,491)	(994,077)	(94,301)	(372,362)	(31,181)	(214,818)	(1,518,013)	(1,186,550)	0
NET RECEIPTS/(DISBURSE)	376,964	(574,081)	(1,016,253)	193,338	411,017	241,396	(288,893)	(578,666)	318,354	44,131	389,908	212,651	(1,099,940)	(788,474)	393,898
CASH BALANCE: begin year	2,428,929	2,805,893	2,231,813	1,215,560	1,408,898	1,819,915	2,061,311	1,772,418	1,193,752	1,512,105	1,556,237	1,946,145	2,158,796	1,058,857	270,383
CASH BALANCE: end year	2,805,893	2,231,813	1,215,560	1,408,898	1,819,915	2,061,311	1,772,418	1,193,752	1,512,105	1,556,237	1,946,145	2,158,796	1,058,857	270,383	664,280
COMPONENT ACCUMULATED DEPRECIATION (c)	3,813,240	4,316,825	3,891,139	2,971,548	3,279,010	3,830,817	4,252,637	4,167,433	3,761,974	4,294,785	4,552,804	5,189,308	5,729,429	4,945,357	4,439,224
less: beginning cash balance	2,428,929	2,805,893	2,231,813	1,215,560	1,408,898	1,819,915	2,061,311	1,772,418	1,193,752	1,512,105	1,556,237	1,946,145	2,158,796	1,058,857	270,383
over/(under) funded-total	(1,384,311)	(1,510,932)	(1,659,326)	(1,755,988)	(1,870,112)	(2,010,902)	(2,191,326)	(2,395,015)	(2,568,222)	(2,782,679)	(2,996,567)	(3,243,164)	(3,570,633)	(3,886,501)	(4,168,841)
" " " per unit	(8,652)	(9,443)	(10,371)	(10,975)	(11,688)	(12,568)	(13,696)	(14,969)	(16,051)	(17,392)	(18,729)	(20,270)	(22,316)	(24,291)	(26,055)

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3% Rate: 3.5000%

(b) See "Reserve Expenditures By Year Schedule"

(c) See "Component Accumulated Depreciation Analysis"

FUNDING ILLUSTRATION #2 (assumption: current reserve transfer constant - special assess as necessary) ILLUSTRATION ONLY / NOT RECOMMENDED

HIGH RISE HOMEOWNERS' ASSOCIATION ANNUAL BASIS

DESCRIPTION	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
RESERVE TRANSFER	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	4,577	6,477	9,148	15,555	15,871	17,101	23,838	26,944	29,576	34,968	41,593	44,814	41,742	42,553	48,849
COMPONENT COSTS (b)	(156,398)	(443,221)	(88,193)	(99,422)	(670,222)	(14,574)	(158,146)	(367,385)	(208,569)	(114,778)	(104,203)	(446,009)	(698,700)	(77,006)	(187,850)
NET RECEIPTS/(DISBURSE)	232,179	(52,744)	304,955	300,133	(270,352)	386,527	249,693	43,559	205,007	304,191	321,390	(17,194)	(272,959)	349,547	244,998
CASH BALANCE: begin year	100,000	332,179	279,435	584,390	884,523	614,171	1,000,698	1,250,391	1,293,950	1,498,957	1,803,148	2,124,537	2,107,343	1,834,384	2,183,931
CASH BALANCE: end year	332,179	279,435	584,390	884,523	614,171	1,000,698	1,250,391	1,293,950	1,498,957	1,803,148	2,124,537	2,107,343	1,834,384	2,183,931	2,428,929
COMPONENT ACCUMULATED DEPRECIATION (c)	1,436,358	1,624,233	1,513,238	1,771,510	2,059,728	1,746,703	2,112,971	2,359,587	2,398,900	2,606,334	2,923,664	3,285,347	3,327,223	3,091,138	3,501,709
less: beginning cash balance	100,000	332,179	279,435	584,390	884,523	614,171	1,000,698	1,250,391	1,293,950	1,498,957	1,803,148	2,124,537	2,107,343	1,834,384	2,183,931
over/(under) funded-total	(1,336,358)	(1,292,054)	(1,233,802)	(1,187,120)	(1,175,205)	(1,132,532)	(1,112,272)	(1,109,196)	(1,104,950)	(1,107,377)	(1,120,516)	(1,160,809)	(1,219,880)	(1,256,754)	(1,317,778)
" " " per unit	(8,352)	(8,075)	(7,711)	(7,420)	(7,345)	(7,078)	(6,952)	(6,932)	(6,906)	(6,921)	(7,003)	(7,255)	(7,624)	(7,855)	(8,236)

DESCRIPTION	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055	1/1/2056
RESERVE TRANSFER	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000	384,000
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	55,435	53,348	36,507	27,792	34,192	41,101	40,598	31,411	28,654	32,493	37,089	43,470	34,074	14,076	9,898
COMPONENT COSTS (b)	(62,471)	(1,011,428)	(1,436,759)	(218,455)	(7,175)	(183,705)	(713,491)	(994,077)	(94,301)	(372,362)	(31,181)	(214,818)	(1,518,013)	(1,186,550)	0
NET RECEIPTS/(DISBURSE)	376,964	(574,081)	(1,016,253)	193,338	411,017	241,396	(288,893)	(578,666)	318,354	44,131	389,908	212,651	(1,099,940)	(788,474)	393,898
CASH BALANCE: begin year	2,428,929	2,805,893	2,231,813	1,215,560	1,408,898	1,819,915	2,061,311	1,772,418	1,193,752	1,512,105	1,556,237	1,946,145	2,158,796	1,058,857	270,383
CASH BALANCE: end year	2,805,893	2,231,813	1,215,560	1,408,898	1,819,915	2,061,311	1,772,418	1,193,752	1,512,105	1,556,237	1,946,145	2,158,796	1,058,857	270,383	664,280
COMPONENT ACCUMULATED DEPRECIATION (c)	3,813,240	4,316,825	3,891,139	2,971,548	3,279,010	3,830,817	4,252,637	4,167,433	3,761,974	4,294,785	4,552,804	5,189,308	5,729,429	4,945,357	4,439,224
less: beginning cash balance	2,428,929	2,805,893	2,231,813	1,215,560	1,408,898	1,819,915	2,061,311	1,772,418	1,193,752	1,512,105	1,556,237	1,946,145	2,158,796	1,058,857	270,383
over/(under) funded-total	(1,384,311)	(1,510,932)	(1,659,326)	(1,755,988)	(1,870,112)	(2,010,902)	(2,191,326)	(2,395,015)	(2,568,222)	(2,782,679)	(2,996,567)	(3,243,164)	(3,570,633)	(3,886,501)	(4,168,841)
" " " per unit	(8,652)	(9,443)	(10,371)	(10,975)	(11,688)	(12,568)	(13,696)	(14,969)	(16,051)	(17,392)	(18,729)	(20,270)	(22,316)	(24,291)	(26,055)

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3% Rate: 3.5000%

(b) See "Reserve Expenditures By Year Schedule"

(c) See "Component Accumulated Depreciation Analysis"

FUNDING PLAN #3 **(assumption: current reserve transfer adjusted as necessary to cover all expenditures)** **RECOMMENDED TO BE ADOPTED**

HIGH RISE HOMEOWNERS' ASSOCIATION **ANNUAL BASIS**

DESCRIPTION	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
RESERVE TRANSFER	417,600	454,140	493,877	493,877	493,877	493,877	493,877	493,877	493,877	493,877	493,877	493,877	493,877	493,877	493,877
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	4,936	7,954	12,584	21,417	24,210	27,971	37,293	43,038	48,367	56,513	65,951	72,046	71,908	75,717	85,075
COMPONENT COSTS (b)	(156,398)	(443,221)	(88,193)	(99,422)	(670,222)	(14,574)	(158,146)	(367,385)	(208,569)	(114,778)	(104,203)	(446,009)	(698,700)	(77,006)	(187,850)
NET RECEIPTS/(DISBURSE)	266,139	18,874	418,268	415,872	(152,135)	507,274	373,024	169,531	333,675	435,613	455,625	119,915	(132,915)	492,588	391,102
CASH BALANCE: begin year	100,000	366,139	385,012	803,281	1,219,152	1,067,017	1,574,291	1,947,315	2,116,846	2,450,521	2,886,134	3,341,759	3,461,674	3,328,759	3,821,348
CASH BALANCE: end year	366,139	385,012	803,281	1,219,152	1,067,017	1,574,291	1,947,315	2,116,846	2,450,521	2,886,134	3,341,759	3,461,674	3,328,759	3,821,348	4,212,450
COMPONENT ACCUMULATED DEPRECIATION (c)	1,436,358	1,624,233	1,513,238	1,771,510	2,059,728	1,746,703	2,112,971	2,359,587	2,398,900	2,606,334	2,923,664	3,285,347	3,327,223	3,091,138	3,501,709
less: beginning cash balance	100,000	366,139	385,012	803,281	1,219,152	1,067,017	1,574,291	1,947,315	2,116,846	2,450,521	2,886,134	3,341,759	3,461,674	3,328,759	3,821,348
over/(under) funded-total	(1,336,358)	(1,258,094)	(1,128,225)	(968,230)	(840,576)	(679,686)	(538,680)	(412,272)	(282,054)	(155,813)	(37,530)	56,413	134,451	237,622	319,639
" " " per unit	(8,352)	(7,863)	(7,051)	(6,051)	(5,254)	(4,248)	(3,367)	(2,577)	(1,763)	(974)	(235)	353	840	1,485	1,998

DESCRIPTION	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055	1/1/2056
RESERVE TRANSFER	493,877	493,877	493,877	493,877	493,877	493,877	493,877	493,877	493,877	493,877	493,877	493,877	493,877	493,877	493,877
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	94,789	95,896	82,318	76,936	86,740	97,126	100,174	94,614	95,563	103,185	111,647	121,976	116,612	100,734	100,762
COMPONENT COSTS (b)	(62,471)	(1,011,428)	(1,436,759)	(218,455)	(7,175)	(183,705)	(713,491)	(994,077)	(94,301)	(372,362)	(31,181)	(214,818)	(1,518,013)	(1,186,550)	0
NET RECEIPTS/(DISBURSE)	526,196	(421,655)	(860,564)	352,359	573,443	407,298	(119,439)	(405,586)	495,139	224,701	574,344	401,035	(907,524)	(591,940)	594,639
CASH BALANCE: begin year	4,212,450	4,738,646	4,316,991	3,456,427	3,808,786	4,382,228	4,789,526	4,670,087	4,264,501	4,759,641	4,984,342	5,558,685	5,959,720	5,052,197	4,460,257
CASH BALANCE: end year	4,738,646	4,316,991	3,456,427	3,808,786	4,382,228	4,789,526	4,670,087	4,264,501	4,759,641	4,984,342	5,558,685	5,959,720	5,052,197	4,460,257	5,054,897
COMPONENT ACCUMULATED DEPRECIATION (c)	3,813,240	4,316,825	3,891,139	2,971,548	3,279,010	3,830,817	4,252,637	4,167,433	3,761,974	4,294,785	4,552,804	5,189,308	5,729,429	4,945,357	4,439,224
less: beginning cash balance	4,212,450	4,738,646	4,316,991	3,456,427	3,808,786	4,382,228	4,789,526	4,670,087	4,264,501	4,759,641	4,984,342	5,558,685	5,959,720	5,052,197	4,460,257
over/(under) funded-total	399,210	421,820	425,852	484,879	529,776	551,411	536,890	502,654	502,528	464,856	431,538	369,377	230,291	106,839	21,033
" " " per unit	2,495	2,636	2,662	3,030	3,311	3,446	3,356	3,142	3,141	2,905	2,697	2,309	1,439	668	131

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3% Rate: 3.5000%

(b) See "Reserve Expenditures By Year Schedule"

(c) See "Component Accumulated Depreciation Analysis"

RESERVE EXPENDITURES BY YEAR
HIGH RISE HOMEOWNERS' ASSOCIATION **1/1/2027 through 1/1/2041**

EXPENDITURES	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
ROOF/DECKS															
built-up roof	0	0	0	0	498,955	0	0	0	0	0	0	0	0	0	0
metal roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
roof maint/repair/consult	11,400	0	11,984	0	12,598	0	13,244	0	13,923	0	14,636	0	15,386	0	16,174
membrane decks- common (resurface)	0	0	0	18,000	0	0	0	0	0	0	0	0	0	0	0
membrane decks-common (coating)	0	0	0	4,581	0	0	0	0	0	0	0	5,595	0	0	0
membrane decks-units (resurface)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
membrane decks-units (coating)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STRUCTURE															
foundations/structural frame	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
structural pest control	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lobby entry doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PAINT															
exterior flatwork	0	306,360	0	0	0	0	0	0	0	0	0	393,315	0	0	0
siding & trim	0	3,691	0	0	0	0	4,182	0	0	0	0	4,738	0	0	0
doors-paint	0	0	0	0	0	0	0	23,702	0	0	0	0	0	0	0
doors-lacquer	0	0	0	0	0	0	0	23,882	0	0	0	0	0	0	0
interior flatwork-hallway	0	0	0	0	0	0	0	13,996	0	0	0	0	0	0	0
interior flatwork-stairwells	0	15,123	0	0	0	0	0	0	0	0	0	0	0	0	0
interior flatwork-recreation	0	0	0	0	23,151	0	0	0	0	0	0	0	0	0	29,722
wallpaper	0	0	0	0	0	0	0	141,387	0	0	0	0	0	0	0
garage interior	0	21,531	0	0	0	0	0	0	0	0	0	0	0	0	0
ironwork-exterior	0	8,305	0	0	0	0	9,409	0	0	0	0	10,661	0	0	0
ironwork-interior	0	30,605	0	0	0	0	0	0	0	0	0	0	0	0	0
entries/walkway	0	2,307	0	0	0	0	2,613	0	0	0	0	2,960	0	0	0
parking stripes	0	3,178	0	0	0	0	0	0	0	0	0	4,080	0	0	0
MECHANICAL															
elevators-mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
elevators-cab remodel	0	0	0	0	0	0	0	0	0	0	0	0	93,394	0	0
exhaust fans-garage	28,850	0	0	0	0	0	0	0	0	0	0	0	0	0	0
exhaust fans-interiors	0	0	0	20,964	0	0	0	0	0	0	0	0	0	26,915	0
gate operator	0	0	0	0	0	0	0	0	9,038	0	0	0	0	0	0
heat pumps-evaporative coils	5,350	0	0	0	0	0	0	0	0	0	0	0	7,219	0	0
heat pumps-condensers	0	0	0	0	0	0	0	0	0	23,916	0	0	0	0	0
heat pumps-dual packs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ductless air conditioner	0	0	0	0	0	0	0	0	0	0	0	0	5,668	0	0
trash chutes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
generator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

RESERVE EXPENDITURES BY YEAR
HIGH RISE HOMEOWNERS' ASSOCIATION **1/1/2027 through 1/1/2041**

EXPENDITURES	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
PLUMBING															
boiler-replace	0	0	0	0	0	0	0	0	49,400	0	0	0	0	0	0
boiler-overhaul	14,650	0	0	0	0	0	0	0	0	0	0	0	0	0	0
circulation pumps	0	2,666	0	0	0	0	0	0	0	0	0	3,421	0	0	0
distribution piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
drainage/sewer piping	53,050	0	55,768	0	58,626	0	61,630	0	64,788	0	68,108	0	71,598	0	75,266
fire sprinklers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sump pumps	0	0	0	0	0	0	0	0	16,669	0	0	0	0	0	0
cold water storage tank-reline	8,650	0	0	9,323	0	0	10,049	0	0	10,831	0	0	11,674	0	0
hot water storage tank	0	0	0	0	0	12,577	0	0	0	0	0	0	0	0	0
air compressor	0	0	0	4,419	0	0	0	0	0	0	0	0	0	0	0
booster pump	0	0	0	0	0	0	0	8,459	0	0	0	0	0	0	0
natural gas system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL															
cctv system	0	0	0	0	0	0	0	0	0	52,276	0	0	0	0	0
intercom	0	0	0	6,306	0	0	0	0	0	0	0	0	0	0	0
fire annunciator system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
fire alarm system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-emergency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-emergency (back-up power)	0	0	0	0	32,048	0	0	0	0	0	0	0	0	0	41,144
lighting-exit signs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-exterior (decorative)	0	0	0	0	0	0	0	0	0	0	0	0	73,285	0	0
lighting-exterior (utilitarian)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-exterior (security)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
access control	0	0	0	0	0	0	0	37,996	0	0	0	0	0	0	0
electrical system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FLOORING															
carpeting	0	0	0	0	0	0	0	65,450	0	0	0	0	0	0	0
laminate	0	0	0	0	0	0	0	0	0	0	0	0	0	8,512	0
vinyl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
marble-restoration	0	0	0	0	0	0	0	0	0	0	0	0	64,715	0	0
marble-polishing	14,150	0	0	15,251	0	0	16,439	0	0	17,718	0	0	19,097	0	0
rubber	0	3,742	0	0	0	0	0	0	0	4,571	0	0	0	0	0

RESERVE EXPENDITURES BY YEAR
HIGH RISE HOMEOWNERS' ASSOCIATION **1/1/2027 through 1/1/2041**

EXPENDITURES	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041
POOL/ SPA															
plaster-pool	0	0	0	0	0	0	0	0	0	0	0	0	11,066	0	0
plaster- spa	0	0	0	0	0	0	0	9,945	0	0	0	0	0	0	0
coping joint	0	0	0	0	0	0	0	1,429	0	0	0	0	0	0	0
coping/tile	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
heaters	0	0	0	0	0	0	0	12,031	0	0	0	0	0	0	0
filters	0	0	0	0	0	0	0	4,407	0	0	0	0	0	0	0
motors/ignitors/transformers	0	0	3,942	0	0	0	0	4,466	0	0	0	0	5,061	0	0
pumps	0	0	0	0	0	0	0	0	0	0	0	0	5,872	0	0
chlorinators	0	0	0	0	0	0	0	2,740	0	0	0	0	0	0	0
furniture	0	0	0	0	0	0	0	0	0	0	0	0	137,255	0	0
LANDSCAPE/ HARDSCAPE															
asphalt seal coat	1,150	0	0	0	0	1,303	0	0	0	0	1,477	0	0	0	0
asphalt replacement	0	0	0	0	0	0	10,455	0	0	0	0	0	0	0	0
concrete flatwork/block walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete pavers	0	0	0	0	0	0	9,003	0	0	0	0	0	0	0	0
irrigation controllers	0	0	0	2,156	0	0	0	0	0	0	0	0	0	2,768	0
landscape remodel	0	0	0	13,688	0	0	0	0	15,509	0	0	0	0	17,572	0
major tree trimming/removal	11,700	0	12,299	0	12,929	0	13,591	0	14,288	0	15,020	0	15,790	0	16,599
fencing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
glass screen walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
RECREATION FACILITIES															
furnishings-lobby	0	0	0	0	0	0	0	0	0	0	0	0	92,652	0	0
furnishings-hallways	0	0	0	0	0	0	0	0	0	0	0	0	21,594	0	0
furnishings-office	0	0	0	0	0	0	0	0	15,022	0	0	0	0	0	0
fitness equipment	0	24,607	0	0	0	0	0	0	0	0	0	0	0	0	0
restrooms	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
saunas-refinish	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
saunas-heaters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
MISCELLANEOUS															
fire extinguishers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
firehoses	0	0	0	0	0	0	0	0	0	0	0	0	14,103	0	0
mailboxes	0	0	0	0	0	0	0	0	0	0	0	0	0	17,572	0
signs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
laundry equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTINGENCY RESERVE (5% / year of annual expenditures)	**7,448**	**21,106**	**4,200**	**4,734**	**31,915**	**694**	**7,531**	**17,495**	**9,932**	**5,466**	**4,962**	**21,239**	**33,271**	**3,667**	**8,945**
TOTAL	**156,398**	**443,221**	**88,193**	**99,422**	**670,222**	**14,574**	**158,146**	**367,385**	**208,569**	**114,778**	**104,203**	**446,009**	**698,700**	**77,006**	**187,850**

RESERVE EXPENDITURES BY YEAR
HIGH RISE HOMEOWNERS' ASSOCIATION **1/1/2042 through 1/1/2056**

EXPENDITURES	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055	1/1/2056	TOTAL
ROOF/DECKS																
built-up roof	0	673,400	0	0	0	0	0	0	0	0	0	0	0	908,834	0	2,081,189
metal roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
roof maint/repair/consult	0	17,003	0	17,874	0	18,790	0	19,752	0	20,764	0	21,828	0	22,946	0	248,302
membrane decks- common (resurface)	0	0	0	0	0	0	0	0	0	0	0	0	32,785	0	0	50,785
membrane decks-common (coating)	0	0	0	0	6,833	0	0	0	0	0	0	0	8,345	0	0	25,354
membrane decks-units (resurface)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
membrane decks-units (coating)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STRUCTURE																
foundations/structural frame	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
structural pest control	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lobby entry doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PAINT																
exterior flatwork	0	0	0	0	0	0	504,953	0	0	0	0	0	0	0	0	1,204,628
siding & trim	0	5,368	0	0	0	0	6,082	0	0	0	0	6,892	0	0	0	30,953
doors-paint	0	0	30,429	0	0	0	0	0	0	0	0	0	39,065	0	0	93,196
doors-lacquer	0	0	30,661	0	0	0	0	0	0	0	0	0	39,362	0	0	93,905
interior flatwork-hallway	0	0	17,967	0	0	0	0	0	0	0	0	0	23,066	0	0	55,029
interior flatwork-stairwells	0	21,998	0	0	0	0	0	0	0	0	0	0	0	0	0	37,121
interior flatwork-recreation	0	0	0	0	0	0	0	0	0	38,158	0	0	0	0	0	91,031
wallpaper	0	0	181,519	0	0	0	0	0	0	0	0	0	233,041	0	0	555,947
garage interior	0	31,321	0	0	0	0	0	0	0	0	0	0	0	0	0	52,852
ironwork-exterior	0	12,081	0	0	0	0	13,688	0	0	0	0	15,509	0	0	0	69,653
ironwork-interior	0	44,521	0	0	0	0	0	0	0	0	0	0	0	0	0	75,126
entries/walkway	0	3,355	0	0	0	0	3,801	0	0	0	0	4,307	0	0	0	19,343
parking stripes	0	0	0	0	0	0	5,238	0	0	0	0	0	0	0	0	12,496
MECHANICAL																
elevators-mechanical	0	0	0	0	0	0	0	801,023	0	0	0	0	0	0	0	801,023
elevators-cab remodel	0	0	0	0	0	0	0	0	0	0	0	0	135,858	0	0	229,252
exhaust fans-garage	0	0	0	0	0	47,551	0	0	0	0	0	0	0	0	0	76,401
exhaust fans-interiors	0	0	0	0	0	0	0	0	34,556	0	0	0	0	0	0	82,435
gate operator	0	0	0	11,602	0	0	0	0	0	0	0	0	0	14,897	0	35,537
heat pumps-evaporative coils	0	0	0	0	0	0	0	0	0	9,744	0	0	0	0	0	22,313
heat pumps-condensers	0	0	0	0	0	0	32,278	0	0	0	0	0	0	0	0	56,194
heat pumps-dual packs	0	0	34,713	0	0	0	0	0	0	0	0	0	0	0	0	34,713
ductless air conditioner	0	0	0	0	0	0	0	0	0	0	0	0	8,245	0	0	13,913
trash chutes	0	0	0	0	0	0	0	0	0	0	0	0	19,531	0	0	19,531
generator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

RESERVE EXPENDITURES BY YEAR
HIGH RISE HOMEOWNERS' ASSOCIATION **1/1/2042 through 1/1/2056**

EXPENDITURES	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055	1/1/2056	TOTAL
PLUMBING																
boiler-replace	0	0	0	0	0	0	0	0	0	73,678	0	0	0	0	0	123,078
boiler-overhaul	0	21,853	0	0	0	0	0	0	0	0	0	0	0	0	0	36,503
circulation pumps	0	0	0	0	0	0	4,393	0	0	0	0	0	0	0	0	10,480
distribution piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
drainage/sewer piping	0	79,122	0	83,176	0	87,438	0	91,918	0	96,628	0	101,580	0	106,785	0	1,155,481
fire sprinklers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sump pumps	0	0	0	21,400	0	0	0	0	0	0	0	0	0	27,473	0	65,542
cold water storage tank-reline	12,582	0	0	13,561	0	0	14,617	0	0	15,755	0	0	16,982	0	0	124,024
hot water storage tank	16,147	0	0	0	0	0	0	0	0	0	20,731	0	0	0	0	49,455
air compressor	0	0	0	0	0	0	0	0	7,288	0	0	0	0	0	0	11,707
booster pump	0	0	10,861	0	0	0	0	0	0	0	0	0	13,944	0	0	33,264
natural gas system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL																
cctv system	0	0	0	0	0	0	70,554	0	0	0	0	0	0	0	0	122,830
intercom	8,512	0	0	0	0	0	0	0	0	0	0	0	11,486	0	0	26,304
fire annunciator system	0	0	4,893	0	0	0	0	0	0	0	0	0	0	0	0	4,893
fire alarm system	0	0	750,457	0	0	0	0	0	0	0	0	0	0	0	0	750,457
lighting-emergency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-emergency (back-up power)	0	0	0	0	0	0	0	0	0	52,820	0	0	0	0	0	126,012
lighting-exit signs	0	0	8,565	0	0	0	0	0	0	0	0	0	0	0	0	8,565
lighting-exterior (decorative)	0	0	0	0	0	0	0	0	0	0	0	0	106,605	0	0	179,890
lighting-exterior (utilitarian)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-exterior (security)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
access control	0	0	48,781	0	0	0	0	0	0	0	0	0	62,625	0	0	149,402
electrical system	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FLOORING																
carpeting	0	0	84,027	0	0	0	0	0	0	0	0	0	107,877	0	0	257,354
laminate	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,512
vinyl	0	0	5,811	0	0	0	0	0	0	0	0	0	0	0	0	5,811
marble-restoration	0	0	0	0	0	0	0	0	0	0	0	0	94,139	0	0	158,854
marble-polishing	20,583	0	0	22,185	0	0	23,911	0	0	25,772	0	0	27,778	0	0	202,884
rubber	0	0	5,584	0	0	0	0	0	0	0	6,819	0	0	0	0	20,716

RESERVE EXPENDITURES BY YEAR
HIGH RISE HOMEOWNERS' ASSOCIATION **1/1/2042 through 1/1/2056**

EXPENDITURES	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	1/1/2051	1/1/2052	1/1/2053	1/1/2054	1/1/2055	1/1/2056	TOTAL
POOL/ SPA																
plaster-pool	0	0	0	0	0	0	0	0	0	0	0	0	16,095	0	0	27,161
plaster- spa	0	0	12,768	0	0	0	0	0	0	0	0	0	16,392	0	0	39,105
coping joint	0	0	1,834	0	0	0	0	0	0	0	0	0	2,355	0	0	5,618
coping/tile	0	0	0	0	0	0	0	0	0	0	0	0	16,787	0	0	16,787
heaters	0	0	15,446	0	0	0	0	0	0	0	0	0	19,830	0	0	47,307
filters	0	0	5,656	0	0	0	0	0	0	0	0	0	7,260	0	0	17,323
motors/ignitors/transformers	0	0	5,735	0	0	0	0	6,498	0	0	0	0	7,363	0	0	33,065
pumps	0	0	0	0	0	0	0	0	0	0	0	0	8,543	0	0	14,415
chlorinators	0	0	3,520	0	0	0	0	0	0	0	0	0	4,518	0	0	10,778
furniture	0	0	0	0	0	0	0	0	0	0	0	0	199,661	0	0	336,916
LANDSCAPE/ HARDSCAPE																
asphalt seal coat	1,672	0	0	0	0	1,894	0	0	0	0	2,146	0	0	0	0	9,642
asphalt replacement	0	0	0	0	0	0	0	0	0	0	0	17,232	0	0	0	27,687
concrete flatwork/block walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete pavers	0	0	0	0	0	0	0	0	0	0	0	14,838	0	0	0	23,841
irrigation controllers	0	0	0	0	0	0	0	0	3,552	0	0	0	0	0	0	8,476
landscape remodel	0	0	0	19,910	0	0	0	0	22,560	0	0	0	0	25,562	0	114,801
major tree trimming/removal	0	17,450	0	18,344	0	19,284	0	20,272	0	21,311	0	22,403	0	23,551	0	254,831
fencing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
glass screen walls	0	0	8,641	0	0	0	0	0	0	0	0	0	0	0	0	8,641
RECREATION FACILITIES																
furnishings-lobby	0	0	0	0	0	0	0	0	0	0	0	0	134,778	0	0	227,430
furnishings-hallways	0	0	0	0	0	0	0	0	0	0	0	0	31,411	0	0	53,005
furnishings-office	0	0	0	0	0	0	0	0	21,854	0	0	0	0	0	0	36,876
fitness equipment	0	35,793	0	0	0	0	0	0	0	0	0	0	0	0	0	60,400
restrooms	0	0	60,863	0	0	0	0	0	0	0	0	0	0	0	0	60,863
saunas-refinish	0	0	32,191	0	0	0	0	0	0	0	0	0	0	0	0	32,191
saunas-heaters	0	0	7,420	0	0	0	0	0	0	0	0	0	0	0	0	7,420
MISCELLANEOUS																
fire extinguishers	0	0	0	0	0	0	0	7,277	0	0	0	0	0	0	0	7,277
firehoses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14,103
mailboxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17,572
signs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
laundry equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTINGENCY RESERVE (5% / year of annual expenditures)	**2,975**	**48,163**	**68,417**	**10,403**	**342**	**8,748**	**33,976**	**47,337**	**4,491**	**17,732**	**1,485**	**10,229**	**72,286**	**56,502**	**0**	**565,689**
TOTAL	**62,471**	**1,011,428**	**1,436,759**	**218,455**	**7,175**	**183,705**	**713,491**	**994,077**	**94,301**	**372,362**	**31,181**	**214,818**	**1,518,013**	**1,186,550**	**0**	**11,879,460**

CONDITION ASSESSMENT

This Condition Assessment is an evaluation of the major components that are subject to deterioration at a predictable rate and within a thirty (30) year projection of the study. A threshold has been established and noted on the inventory, and therefore any component with an average cost of less than that would be presumed to be funded from the operating account. Those elements with anticipated life expectancies of more than thirty (30) years (i.e., concrete surfaces, building superstructures, sewers, main electrical systems etc.) have, for the purposes of this study been defined as "lifetime components".

Estimated life expectancies and life cycles are based upon conditions that were readily visible and accessible at the time of the survey (which involved no destructive or intrusive methods of examination). Field personnel access as many areas as practicable. However, some random evaluation procedures are inevitable (i.e., not every square foot of roofing was inspected, and in the case of multiplicity of components, at least 25% were randomly observed). Only limited evaluations (i.e., less than 10% of exclusive use common areas, as these could only be properly accessed via the “separate interests”). All quantities, types, and descriptions of components, where practical, were verified by field observation. Although the survey may identify design and/or installation deficiencies with certain components, this is done so in a limited manner. It is not the intent of this report to provide a comprehensive listing of construction deficiencies. If there are concerns with regards to such matters, the advice of appropriately qualified specialists should be obtained. The survey also relies upon CC & R's (if available) and information supplied by other parties, which may include one or more of the following: community manager; board of directors; owners/occupants; contractors; and specialist consultants. The results are based upon the experience of the field personnel, contractor bids and published cost estimating information (with local adjustment factors).

Invariably some assumptions must be made in the compilation of this type of report. Anticipated events may not materialize, and unpredictable circumstances could occur. This report should only be considered as a tool for assistance in compilation of the budget as well as for compliance with legal requirements, and not as an all-encompassing prediction of future events. Rates of deterioration and repair/replacement costs frequently vary, which could significantly affect the content of the study. It is therefore imperative that the study be updated on a yearly basis, including a Condition Assessment every 3 years.

DATE OF SURVEY:	2/5/2026
INSPECTOR(S):	RSI Inspector
OTHERS PRESENT:	Board Member & Property Manager

HIGH RISE HOMEOWNERS' ASSOCIATION

CATEGORY:	*ROOF/DECKS*
COMPONENT(S):	*BUILT-UP ROOF* **ID#(S)** *0101*

BUILT-UP ROOF (TYPICAL)

OBSERVATIONS: *This component addresses the built-up roofing (flat). We were informed that repairs were recently performed on the front canopy roof. It appeared to be in average condition for its age. On this type of structure, 2 layers are generally permitted. However, if the association should decide to re-roof over the existing roofing, experience dictates that the typical useful life of the new materials would be reduced by approximately one third (33%). The average component cost and typical useful life reflects removal of the existing roofing prior to the installation of the new roofing.*

TYPICAL USEFUL LIFE:	*12 YEAR(S)*
ESTIMATED REMAINING LIFE:	*4 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 451,500*

TO PROTECT YOUR INVESTMENT: *Periodic maintenance should include an examination for, and resealing of any cracks, separated laps and seams. Gravel should also be added to any exposed felts. All flashings should also be regularly examined and resealed as necessary. Any roof drains should be maintained in a clean and operational condition at all times to prevent damming, water retention and associated leakage. A maintenance contract with a licensed roofing contractor is strongly recommended.*

CATEGORY:	*ROOF/DECKS*
COMPONENT(S):	*METAL ROOF* **ID#(S)** *0102*

METAL ROOF (TYPICAL)

OBSERVATIONS: *This component addresses the metal roofing (sloped) on the mansard at the pool restroom building. It appeared to be in good condition. It would typically have a life expectancy in excess of 30 years.*

TYPICAL USEFUL LIFE:	*30+ YEAR(S)*
ESTIMATED REMAINING LIFE:	*30+ YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component other than eventual painting. It is recommended that funds for painting (when necessary) be supplied from the Contingency Reserve.*

CATEGORY:	*ROOF/DECKS*	
COMPONENT(S):	*ROOF MAINT/REPAIR/CONSULT*	**ID#(S)** *0103*

ROOF MAINT/REPAIR/CONSULT (TYPICAL)

OBSERVATIONS: *This component addresses an allowance for roof maintenance, repairs, and consulting.*

TYPICAL USEFUL LIFE:	*2 YEAR(S)*
ESTIMATED REMAINING LIFE:	*0 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 11,400*

TO PROTECT YOUR INVESTMENT: *N/A.*

CATEGORY:	*ROOF/DECKS*
COMPONENT(S):	*MEMBRANE DECKS- COMMON (RESURFACE)* **ID#(S)** *0104*

MEMBRANE DECKS- COMMON (RESURFACE) (TYPICAL)

OBSERVATIONS: *This component addresses the membrane deck surfaces over the concrete walkways. They appeared to be in an average condition for their age. Resurfacing these areas is critical in order to prevent internal damage to the structural elements and possible leakage into areas adjacent to, or beneath these decks. The average component cost does not provide for any possible repairs/replacement of substrate damage that is sometimes discovered upon future removal of the deck surfacing.*

TYPICAL USEFUL LIFE:	*24 YEAR(S)*
ESTIMATED REMAINING LIFE:	*3 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 16,700*

TO PROTECT YOUR INVESTMENT: *Maintenance of membrane deck surfaces entails cleaning, periodic examination for, and repair of, any cracks or deterioration. Ideally, re-sealing of the surface should be performed every 4-5 years to obtain the greatest life expectancy from this component. Installations such as carpeting or tile can impair the waterproofing and sometimes change drainage patterns, and accordingly should be discouraged. Patio furniture feet, etc. should be properly protected and potted plants should be elevated on suitable drained platforms.*

CATEGORY:	*ROOF/DECKS*
COMPONENT(S):	*MEMBRANE DECKS-COMMON (COATING)* **ID#(S)** *0105*

MEMBRANE DECKS-COMMON (COATING) (TYPICAL)

OBSERVATIONS: *This component addresses the coating for the deck surfaces. We were informed of recent maintenance, and it appeared to be in average condition.*

TYPICAL USEFUL LIFE:	*8 YEAR(S)*
ESTIMATED REMAINING LIFE:	*3 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 4,250*

TO PROTECT YOUR INVESTMENT: *Maintenance of membrane deck surfaces entails cleaning, periodic examination for, and repair of, any cracks or deterioration. Ideally, re-sealing of the surface should be performed every 4-5 years to obtain the greatest life expectancy from this component. Installations such as carpeting or tile can impair the waterproofing and sometimes change drainage patterns, and accordingly should be discouraged. Patio furniture feet, etc. should be properly protected and potted plants should be elevated on suitable drained platforms.*

CATEGORY:	*ROOF/DECKS*	
COMPONENT(S):	*MEMBRANE DECKS-UNITS (RESURFACE)*	**ID#(S)** *0106*

MEMBRANE DECKS-UNITS (RESURFACE) (TYPICAL)

OBSERVATIONS: *This component addresses the membrane deck surfaces of the individual units. As they are constructed of concrete, the decks would have a life expectancy beyond the scope of the reporting.*

TYPICAL USEFUL LIFE:	*30+ YEAR(S)*
ESTIMATED REMAINING LIFE:	*30+ YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *Maintenance of membrane deck surfaces entails cleaning, periodic examination for, and repair of, any cracks or deterioration. Ideally, re-sealing of the surface should be performed every 4-5 years to obtain the greatest life expectancy from this component. Installations such as carpeting or tile can impair the waterproofing and sometimes change drainage patterns, and accordingly should be discouraged. Patio furniture feet, etc. should be properly protected and potted plants should be elevated on suitable drained platforms.*

CATEGORY:	*ROOF/DECKS*
COMPONENT(S):	*MEMBRANE DECKS-UNITS (COATING)* **ID#(S)** *0107*

MEMBRANE DECKS-UNITS (COATING) (TYPICAL)

OBSERVATIONS: *This component addresses the coating for the unit deck surfaces. We were informed that maintenance and repairs are the responsibility of the individual unit owners.*

TYPICAL USEFUL LIFE:	*N/A YEAR(S)*
ESTIMATED REMAINING LIFE:	*N/A YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *Maintenance of membrane deck surfaces entails cleaning, periodic examination for, and repair of, any cracks or deterioration. Ideally, re-sealing of the surface should be performed every 4-5 years to obtain the greatest life expectancy from this component. Installations such as carpeting or tile can impair the waterproofing and sometimes change drainage patterns, and accordingly should be discouraged. Patio furniture feet, etc. should be properly protected and potted plants should be elevated on suitable drained platforms.*

CATEGORY:	*STRUCTURE*	
COMPONENT(S):	*FOUNDATIONS/STRUCTURAL FRAME*	**ID#(S)** *0201*

FOUNDATIONS/STRUCTURAL FRAME (TYPICAL)

OBSERVATIONS: *This component addresses the foundations and structural frame, along with the exterior surfaces of the main building and the pool restroom structure. We were informed of extensive concrete mitigation due to prolonged moisture intrusion into the garage. Provided there are no major catastrophes, the proper drainage principles are maintained and that structural pest control procedures are adhered to, the structures themselves and associated infrastructure would be considered lifetime components. Additionally, there would be infrastructure within structures, such as water piping systems, electrical panels, service lines, outlets, and switches. And, in some instances, natural gas piping systems, heating, air-conditioning, and ventilation ducting systems would be included. Components that have predictable life expectancies and a remaining life expectancy of less than 30 years will be outlined elsewhere in this report.*

TYPICAL USEFUL LIFE:	*30+ YEAR(S)*
ESTIMATED REMAINING LIFE:	*30+ YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *Maintained grade levels 4-6 inches below the lowest edge of the structural frame. Grading should be sloped away from the structures for drainage, and downspouts should discharge onto hardscape areas or splash blocks and directed away from the structures. Annual inspections of the buildings and the essential systems by qualified maintenance personal is recommended.*

CATEGORY:	*STRUCTURE*
COMPONENT(S):	*STRUCTURAL PEST CONTROL* **ID#(S)** *0202*

STRUCTURAL PEST CONTROL (TYPICAL)

OBSERVATIONS: *This component addresses the potential need for fumigation of the building. When and where an infestation of wood destroying pests or organisms occurs, and how severe the infestation will be, is difficult to predict. The California Department of Real Estate (DRE) suggests that annual inspections be performed to discover any infestation in its early stages before it becomes a serious problem. As this building is primarily concrete and steel, no funding for complete fumigation has been provided. It is recommended that any necessary treatments be funded on an as-needed basis from the operating account. Also, it is suggested that the association seek the services of a licensed pest control operator for further evaluation and recommendations.*

TYPICAL USEFUL LIFE:	*N/A YEAR(S)*
ESTIMATED REMAINING LIFE:	*N/A YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *N/A.*

CATEGORY:	*STRUCTURE*
COMPONENT(S):	*LOBBY ENTRY DOORS* **ID#(S)** *0203*

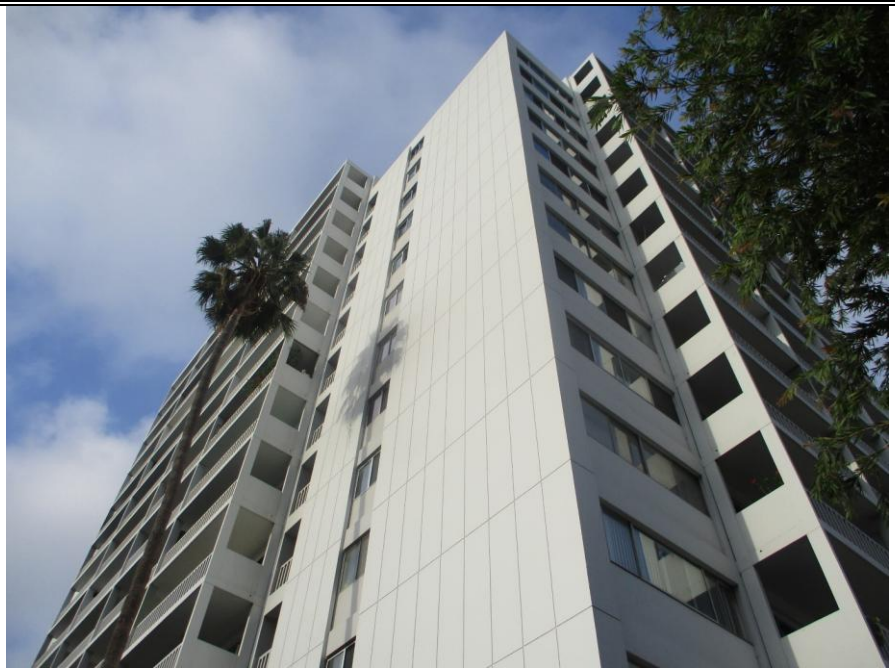
LOBBY ENTRY DOORS (TYPICAL)

OBSERVATIONS: *This component addresses the framed glass doors at the entrance to the main lobby. We were previously informed that they were installed in 2017 and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*40 YEAR(S)*
ESTIMATED REMAINING LIFE:	*30 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 31,000*

TO PROTECT YOUR INVESTMENT: *Periodic examination is recommended for proper operation of the self-closing devices (where applicable). Also, the common area doors should not be kept propped open for safety reasons, unless for a specific purpose (i.e. moving furniture, large objects, etc.).*

CATEGORY:	*PAINT*	
COMPONENT(S):	*EXTERIOR FLATWORK*	**ID#(S)** *0301*



EXTERIOR FLATWORK (TYPICAL)

OBSERVATIONS: *This component addresses the painted surfaces of the concrete, on the exterior of the high-rise building and on the adjacent masonry walls. They appeared to be in an average condition for their age.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*1 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 298,800*

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, protection of the underlying component and prevention of termite infestation. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials. In addition, all openings of windows and doors should be examined prior to painting and re-caulked if required.*

CATEGORY:	*PAINT*
COMPONENT(S):	*SIDING & TRIM* **ID#(S)** *0302*

SIDING & TRIM (TYPICAL)

OBSERVATIONS: *This component addresses the painted surfaces of miscellaneous wood trim. They appeared to be in an average condition for their age.*

TYPICAL USEFUL LIFE:	*5 YEAR(S)*
ESTIMATED REMAINING LIFE:	*1 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 3,600*

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, protection of the underlying component and prevention of termite infestation. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials. In addition, all openings of windows and doors should be examined prior to painting and re-caulked if required.*

CATEGORY:	*PAINT*	
COMPONENT(S):	*DOORS-PAINT*	**ID#(S)** *0303*

DOORS-PAINT (TYPICAL)

OBSERVATIONS: *This component addresses the painted surfaces of the exteriors of some of the individual unit doors, as well as both sides of the common area doors. We were informed they were refurbished in 2024, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*7 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 19,900*

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, protection of the underlying component and prevention of termite infestation. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials. In addition, all openings of doors should be examined prior to painting and re-caulked if required.*

CATEGORY:	*PAINT*
COMPONENT(S):	*DOORS-LACQUER* **ID#(S)** *0304*

DOORS-LACQUER (TYPICAL)

OBSERVATIONS: *This component addresses the lacquered surfaces of some of the exteriors of the individual unit doors. We were informed they were refurbished in 2024, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*7 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 20,050*

TO PROTECT YOUR INVESTMENT: *Clean / touch-up painted surfaces for protection of the underlying component as well as prevention of termite infestation. Peeling paint should be sanded / scraped and bare areas primed prior to painting. Splits / cracks should be sealed, and openings of windows and doors should be re-caulked if required.*

CATEGORY:	*PAINT*	
COMPONENT(S):	*INTERIOR FLATWORK-HALLWAY*	**ID#(S)** *0305*

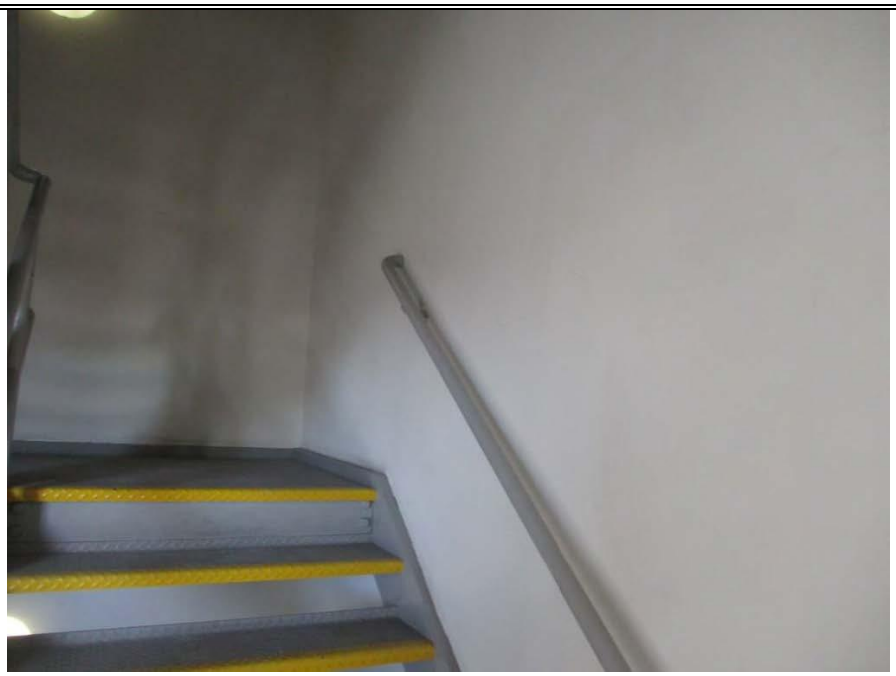
INTERIOR FLATWORK-HALLWAY (TYPICAL)

OBSERVATIONS: *This component addresses the painted surfaces of the internal hallways (ceilings and trim). We were informed that they were painted in 2024, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*7 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 11,750*

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, protection of the underlying component and prevention of termite infestation. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials. In addition, all openings of windows and doors should be examined prior to painting and re-caulked if required.*

CATEGORY:	*PAINT*	
COMPONENT(S):	*INTERIOR FLATWORK-STAIRWELLS*	**ID#(S)** *0306*



INTERIOR FLATWORK-STAIRWELLS (TYPICAL)

OBSERVATIONS: *This component addresses the painted surfaces of the stairwells (walls and ceilings). They appeared to be in an average condition for their age.*

TYPICAL USEFUL LIFE:	*15 YEAR(S)*
ESTIMATED REMAINING LIFE:	*1 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 14,750*

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, protection of the underlying component and prevention of termite infestation. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials. In addition, all openings of windows and doors should be examined prior to painting and re-caulked if required.*

CATEGORY:	*PAINT*	
COMPONENT(S):	*INTERIOR FLATWORK-RECREATION*	**ID#(S)** *0307*

INTERIOR FLATWORK-RECREATION (TYPICAL)

OBSERVATIONS: *This component addresses the painted surfaces of the gym, restrooms, lobby, office, and other miscellaneous common areas. They appeared to be in various conditions, and for the purposes of reporting the remaining life has been averaged.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*4 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 20,950*

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, protection of the underlying component and prevention of termite infestation. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials. In addition, all openings of windows and doors should be examined prior to painting and re-caulked if required.*

CATEGORY:	*PAINT*
COMPONENT(S):	*WALLPAPER* **ID#(S)** *0308*

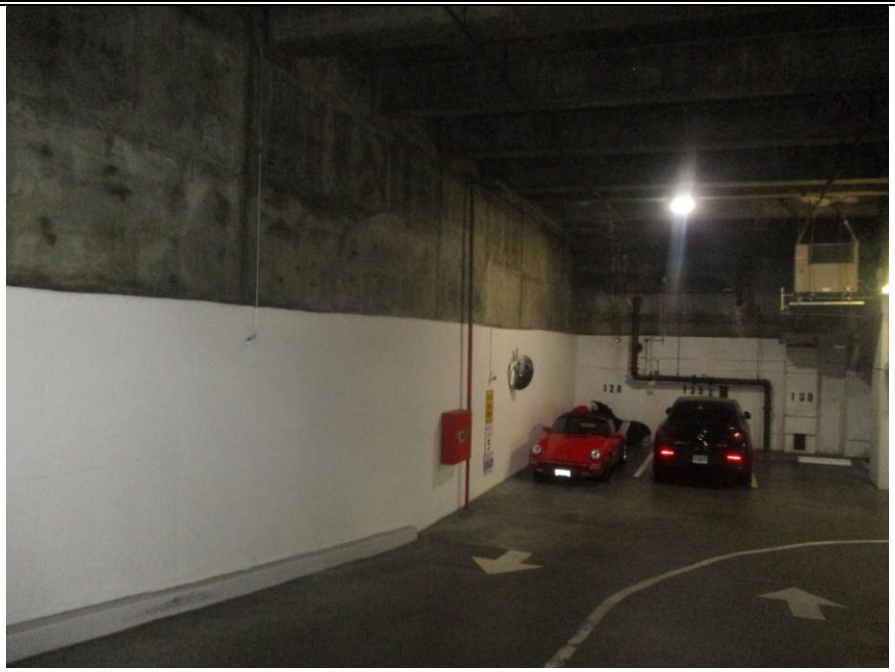
WALLPAPER (TYPICAL)

OBSERVATIONS: *This component addresses the wallpapered surfaces of the internal hallways and common areas. We were informed that they were installed in 2024, and they appeared in good condition.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*7 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 118,700*

TO PROTECT YOUR INVESTMENT: *Any peeling sections of wallpaper should be re-glued upon discovery in order to preserve the integrity of the remaining sections.*

CATEGORY:	*PAINT*
COMPONENT(S):	*GARAGE INTERIOR* **ID#(S)** *0309*



GARAGE INTERIOR (TYPICAL)

OBSERVATIONS: *This component addresses the painted surfaces of the interior walls of the garages. We were previously informed that they were painted in 2013, and they generally appeared to be in average condition for their age.*

TYPICAL USEFUL LIFE:	*15 YEAR(S)*
ESTIMATED REMAINING LIFE:	*1 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 21,000*

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, protection of the underlying component and prevention of termite infestation. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials.*

CATEGORY:	*PAINT*
COMPONENT(S):	*IRONWORK-EXTERIOR* **ID#(S)** *0310*

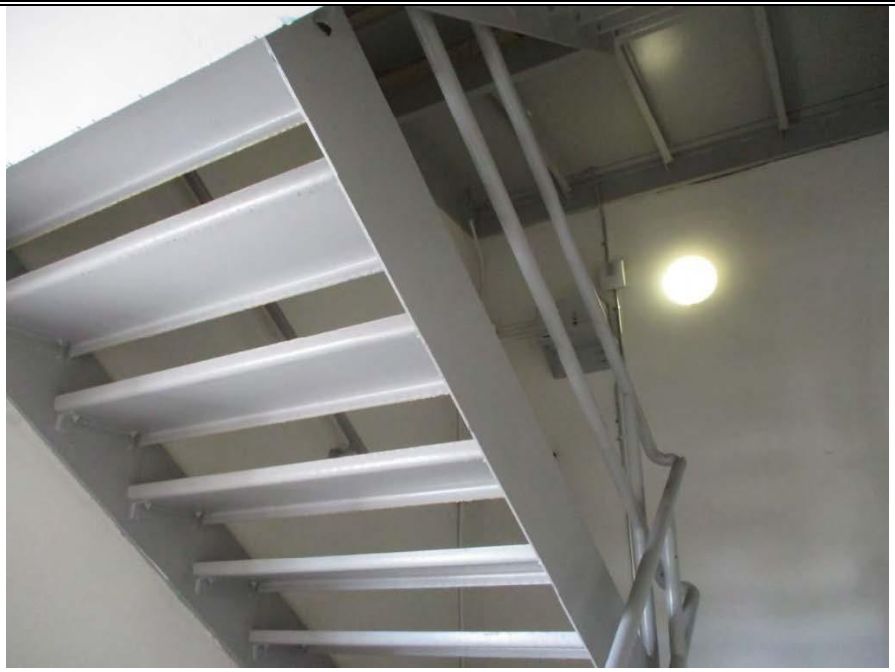
IRONWORK-EXTERIOR (TYPICAL)

OBSERVATIONS: *This component addresses the painted surfaces of the wrought iron fencing and gates at the exterior of the building. They appeared to be in an average condition for their age.*

TYPICAL USEFUL LIFE:	*5 YEAR(S)*
ESTIMATED REMAINING LIFE:	*1 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 8,100*

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, and for protection of the underlying component. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials.*

CATEGORY:	*PAINT*
COMPONENT(S):	*IRONWORK-INTERIOR* **ID#(S)** *0311*



IRONWORK-INTERIOR (TYPICAL)

OBSERVATIONS: *This component addresses the painted surfaces of the wrought iron rails at the stairwells, steps, and landings. They appeared to be in an average condition for their age.*

TYPICAL USEFUL LIFE:	*15 YEAR(S)*
ESTIMATED REMAINING LIFE:	*1 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 29,850*

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, and for protection of the underlying component. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint.*

CATEGORY:	*PAINT*
COMPONENT(S):	*ENTRIES/WALKWAY* **ID#(S)** *0312*

ENTRIES/WALKWAY (TYPICAL)

OBSERVATIONS: *This component addresses the epoxy painted surfaces of the entry walkway and garage driveways. They appeared to be in an average condition for their age.*

TYPICAL USEFUL LIFE:	*5 YEAR(S)*
ESTIMATED REMAINING LIFE:	*1 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 2,250*

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance. All peeling paint should be sanded / scraped prior to any finish paint.*

CATEGORY:	*PAINT*
COMPONENT(S):	*PARKING STRIPES* **ID#(S)** *0313*

PARKING STRIPES (TYPICAL)

OBSERVATIONS: *This component addresses the painted parking stripes that delineate the individual parking spaces in the garages. They appeared to be in an average condition for their age.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*1 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 3,100*

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance. All peeling paint should be sanded / scraped prior to any finish paint.*

CATEGORY:	*MECHANICAL*
COMPONENT(S):	*ELEVATORS-MECHANICAL* **ID#(S)** *0401*

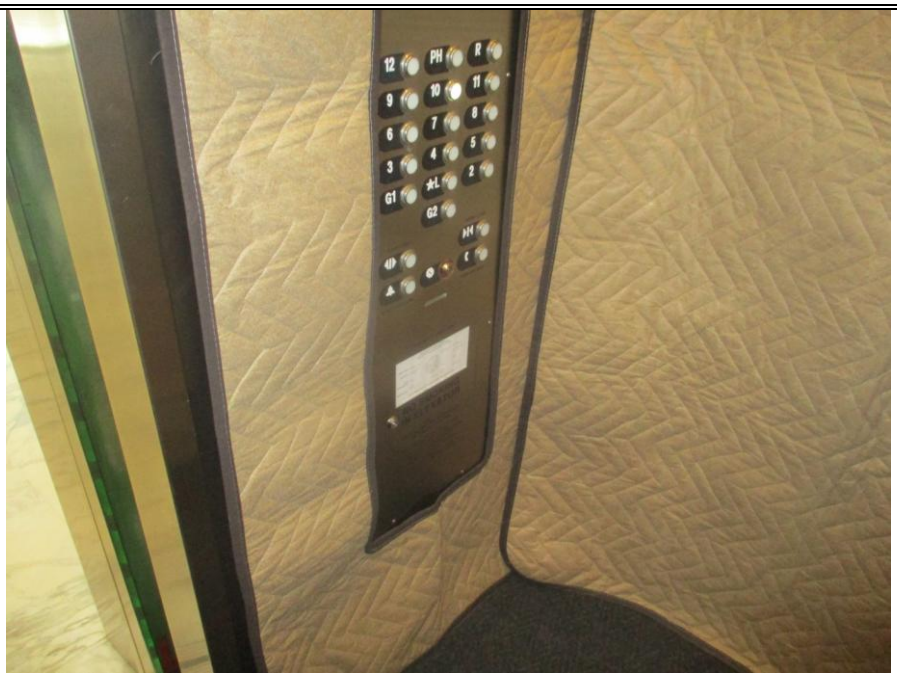
ELEVATORS-MECHANICAL (TYPICAL)

OBSERVATIONS: *This component comprises the mechanical aspects of the elevators. Included would be the motors, pumps (if applicable), starter, control panel, door operator and car operating panel. There are numerous elements, such as cylinders, rams, cages, door slides, pistons/cables, and guide rails that are not commonly replaced, and therefore not included in a standard modernization. However, these types of items may need replacement. As elevators have a wide range of restoration costs it is recommended that further evaluation and cost estimates be obtained from an elevator specialist. We were informed that they were installed in 2024, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*25 YEAR(S)*
ESTIMATED REMAINING LIFE:	*22 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 462,300*

TO PROTECT YOUR INVESTMENT: *We recommend obtaining a maintenance contract with a qualified specialist.*

CATEGORY:	*MECHANICAL*
COMPONENT(S):	*ELEVATORS-CAB REMODEL* **ID#(S)** *0402*



ELEVATORS-CAB REMODEL (TYPICAL)

OBSERVATIONS: *This component provides for the remodeling of the elevator cabs, comprised of marble interior and flooring. We were informed that they were refurbished in 2023, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*15 YEAR(S)*
ESTIMATED REMAINING LIFE:	*12 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 69,200*

TO PROTECT YOUR INVESTMENT: *General surface cleaning of the elevator cab interior would be the extent of any maintenance necessary by the association.*

CATEGORY:	*MECHANICAL*
COMPONENT(S):	*EXHAUST FANS-GARAGE* **ID#(S)** *0403*

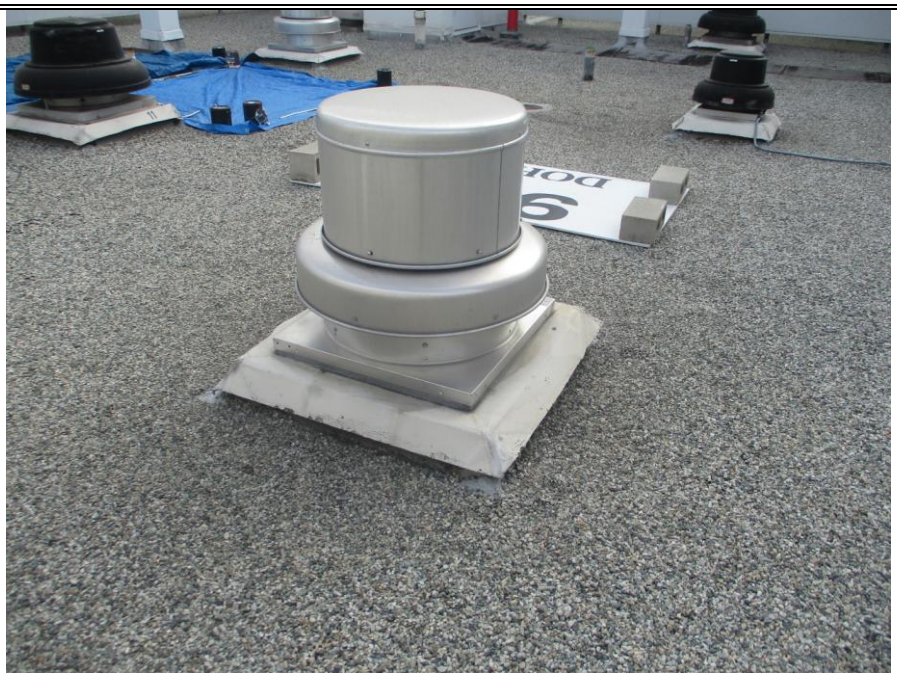
EXHAUST FANS-GARAGE (TYPICAL)

OBSERVATIONS: *This component addresses the inline exhaust blowers on the roof and at garage level 2, comprised of 2 at 10 hp and 2 estimated at 2 hp, which serve the purpose of ventilating the common garage area. The fans on the roof were inaccessible for inspection (encased) and for the purposes of reporting, the condition and remaining life has been estimated. It is recommended that a carbon monoxide detector be installed in conjunction with an auto-start mechanism in the interest of safety.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*0 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 28,850*

TO PROTECT YOUR INVESTMENT: *The bearings should be oiled / greased on a periodic basis as well as occasional verification of operation of the fan. It is suggested that the association consider installing a carbon monoxide sensor, which would cause the fan to operate automatically only when necessary. We recommend obtaining a maintenance contract with a qualified specialist.*

CATEGORY:	*MECHANICAL*
COMPONENT(S):	*EXHAUST FANS-INTERIORS* **ID#(S)** *0404*



EXHAUST FANS-INTERIORS (TYPICAL)

OBSERVATIONS: *This component addresses the mushroom type exhaust fans on the roof, estimated at ½ horsepower, which serve the purpose of ventilating the internal hallways. We were informed that they were refurbished in 2020 and repairs done post-refurbishment. They appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*3 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 19,450*

TO PROTECT YOUR INVESTMENT: *The bearings should be oiled / greased on a periodic basis as well as occasional verification of operation of the fan. We recommend obtaining a maintenance contract with a qualified specialist.*

CATEGORY:	*MECHANICAL*
COMPONENT(S):	*GATE OPERATOR* **ID#(S)** *0405*

GATE OPERATOR (TYPICAL)

OBSERVATIONS: *This component addresses a swing arm-type vehicle gate operator at the vehicle gate. We were previously informed it was installed in 2025 and appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*8 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 7,400*

TO PROTECT YOUR INVESTMENT: *Maintenance should include regular lubrication of all moving parts. It is suggested that a maintenance contract be obtained with a qualified specialist.*

CATEGORY:	*MECHANICAL*
COMPONENT(S):	*HEAT PUMPS-EVAPORATIVE COILS* **ID#(S)** *0406*

HEAT PUMPS-EVAPORATIVE COILS (TYPICAL)

OBSERVATIONS: *This component addresses the evaporative coils for the "American Standard" heat pumps (split systems), dated 5/2002 and located at the elevator rooms. They appeared to be in functional condition, however, past their anticipated lifespan.*

TYPICAL USEFUL LIFE:	*12 YEAR(S)*
ESTIMATED REMAINING LIFE:	*0 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 5,350*

TO PROTECT YOUR INVESTMENT: *The heat pumps should be serviced twice a year. We recommend obtaining a maintenance contract with a reputable licensed heating/air conditioning company.*

CATEGORY:	*MECHANICAL*
COMPONENT(S):	*HEAT PUMPS-CONDENSERS* **ID#(S)** *0407*

HEAT PUMPS-CONDENSERS (TYPICAL)

OBSERVATIONS: *This component addresses the condensers for the "American Standard" heat pumps (split systems). We were informed that they were installed in 2023, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*12 YEAR(S)*
ESTIMATED REMAINING LIFE:	*9 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 19,100*

TO PROTECT YOUR INVESTMENT: *The condensers should be serviced twice a year. We recommend obtaining a maintenance contract with a reputable licensed heating/air conditioning company.*

CATEGORY:	*MECHANICAL*
COMPONENT(S):	*HEAT PUMPS-DUAL PACKS* **ID#(S)** *0408*

HEAT PUMPS-DUAL PACKS (TYPICAL)

OBSERVATIONS: *This component addresses the dual pack electric heat pumps in the garage. They were inaccessible for inspection (requiring a 16' ladder), however we were informed they were installed in 2023.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*17 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 22,700*

TO PROTECT YOUR INVESTMENT: *The heat pumps should be serviced twice a year. We recommend obtaining a maintenance contract with a reputable licensed heating/air conditioning company.*

CATEGORY:	*MECHANICAL*	
COMPONENT(S):	*DUCTLESS AIR CONDITIONER*	**ID#(S)** *0409*

DUCTLESS AIR CONDITIONER (TYPICAL)

OBSERVATIONS: *This component addresses a "Mitsubishi" ductless air conditioning system serving the manager's office. It appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*15 YEAR(S)*
ESTIMATED REMAINING LIFE:	*12 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 4,200*

TO PROTECT YOUR INVESTMENT: *The equipment should be serviced twice a year. We recommend obtaining a maintenance contract with a reputable licensed heating/air conditioning company.*

CATEGORY:	*MECHANICAL*
COMPONENT(S):	*TRASH CHUTES* **ID#(S)** *0410*

TRASH CHUTES (TYPICAL)

OBSERVATIONS: *This component addresses the replacement of the doors and other miscellaneous repairs to the trash chutes. We were informed that the chute was refurbished and the doors replaced in 2024, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*30 YEAR(S)*
ESTIMATED REMAINING LIFE:	*27 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 9,950*

TO PROTECT YOUR INVESTMENT: *Periodic lubrication of the hinges and latches is recommended. Self-closing devices, if present, should be tested to ensure they are operating properly. In addition, handles and other hardware should be tightened if necessary.*

CATEGORY:	*MECHANICAL*
COMPONENT(S):	*GENERATOR* **ID#(S)** *0411*

GENERATOR (TYPICAL)

OBSERVATIONS: *This component addresses installation of a generator for emergency power. The current battery pack unit in the elevator equipment room serves the residential building's elevators in case of emergencies. It appeared to be in functional condition, however, past its anticipated lifespan. We were informed that a larger generator may be required, and a placeholder has been provided for same. As the equipment needs have not been identified, the life expectancies and costs are also indeterminate.*

TYPICAL USEFUL LIFE:	*N/A YEAR(S)*
ESTIMATED REMAINING LIFE:	*N/A YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *Testing should be done to ensure proper operation. A maintenance contract should be obtained with the appropriate specialist.*

CATEGORY:	*PLUMBING*
COMPONENT(S):	*BOILER-REPLACE* **ID#(S)** *0501*

BOILER-REPLACE (TYPICAL)

OBSERVATIONS: *This component addresses a "Raypak Hi-Delta" 1,530,000 BTU boiler in the boiler equipment room. We were previously informed that it was installed in 2019 and it appeared to be in good condition. This type of equipment can fail without warning, often as a result of improper maintenance.*

TYPICAL USEFUL LIFE:	*16 YEAR(S)*
ESTIMATED REMAINING LIFE:	*8 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 40,450*

TO PROTECT YOUR INVESTMENT: *It is recommended that a full-service maintenance contract be obtained with a reputable licensed plumbing contractor. Also, the addition of a water treatment system would serve to enhance the longevity of this component.*

CATEGORY:	*PLUMBING*
COMPONENT(S):	*BOILER-OVERHAUL* **ID#(S)** *0502*

BOILER-OVERHAUL (TYPICAL)

OBSERVATIONS: *This component addresses the overhauling of the boiler. We were informed of pipe repair done in 2019 and a replacement pump installed in 2023. Such an overhaul should include reaming of the header/tube pack replacement to obtain maximum efficiency and service life from the boiler. This typically occurs at about mid-life of the boiler (i.e. 8 years). A life cycle of 16 years is therefore used for the purposes of reporting. It should be noted that a visual examination can make no predictions as to future performance (i.e. even with correct maintenance, this unit can fail without warning).*

TYPICAL USEFUL LIFE:	*16 YEAR(S)*
ESTIMATED REMAINING LIFE:	*0 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 14,650*

TO PROTECT YOUR INVESTMENT: *It is recommended that a full-service maintenance contract be obtained with a reputable licensed plumbing contractor. Also, the addition of a water treatment system would serve to enhance the longevity of this component.*

CATEGORY:	*PLUMBING*
COMPONENT(S):	*CIRCULATION PUMPS* **ID#(S)** *0503*

CIRCULATION PUMPS (TYPICAL)

OBSERVATIONS: *This component addresses the circulation pumps, comprised of 1 at 1 horsepower and 1 at ½ horsepower, which serve to expedite hot water provision to the individual units. We were previously informed that one was installed in 2018, and for the purposes of reporting the remaining life has been averaged.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*1 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 2,600*

TO PROTECT YOUR INVESTMENT: *Maintenance should include periodic lubrication (which can considerably extend its life expectancy).*

CATEGORY:	*PLUMBING*
COMPONENT(S):	*DISTRIBUTION PIPING* **ID#(S)** *0504*

DISTRIBUTION PIPING (TYPICAL)

OBSERVATIONS: *This component addresses the copper distribution piping. We were informed that it was installed from 2019-2022, and the visible portions appeared to be in good condition. The typical useful life is approximately 40 years; however, it can fail as early as 15 years after installation. This is suspected to be primarily caused by changes in the chemical makeup of potable water. A rough cost estimate, based on the number of units, has been provided. It is recommended that further evaluation be obtained from a licensed plumbing consultant / contractor.*

TYPICAL USEFUL LIFE:	*40 YEAR(S)*
ESTIMATED REMAINING LIFE:	*35 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 1,101,400*

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance is needed other than examination for leaking, especially in the garage area. Leaks should be repaired upon discovery, as wood or soil kept constantly moist provides ideal conditions for termites.*

CATEGORY:	*PLUMBING*
COMPONENT(S):	*DRAINAGE/SEWER PIPING* **ID#(S)** *0505*

DRAINAGE/SEWER PIPING (TYPICAL)

OBSERVATIONS: *This component addresses the sewer and drainage piping. We were informed of repairs and replacements done 2019-2022, and the visible portions appeared to be in good condition. An allowance has been established for periodic cleaning and repairs. No amount has been provided for complete replacement as the piping would typically have a life in excess of the scope of this projection.*

TYPICAL USEFUL LIFE:	*2 YEAR(S)*
ESTIMATED REMAINING LIFE:	*0 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 53,050*

TO PROTECT YOUR INVESTMENT: *Occasional routing should be performed to ensure that the drainage system is free-flowing.*

CATEGORY:	*PLUMBING*
COMPONENT(S):	*FIRE SPRINKLERS* **ID#(S)** *0506*

FIRE SPRINKLERS (TYPICAL)

OBSERVATIONS: *This component addresses the fire sprinklers in the garage. They appeared to be in an average condition. The fire sprinkler system would be considered to be a lifetime component. It is recommended that repairs be made on an as-needed basis and funded from the operating account.*

TYPICAL USEFUL LIFE:	*30+ YEAR(S)*
ESTIMATED REMAINING LIFE:	*30+ YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *Periodic inspection and maintenance should be performed by a State Fire Marshall approved company.*

CATEGORY:	*PLUMBING*
COMPONENT(S):	*SUMP PUMPS* **ID#(S)** *0507*

SUMP PUMPS (TYPICAL)

OBSERVATIONS: *This component addresses the sump pumps in the garage/stairwell. We were informed that they were replaced as part of a major renovation project. The pumps serve the purpose of preventing flooding by pumping water out to the street. These types of pumps are designed to operate automatically and are imperative for water removal during rainstorms. Failure of the pumps can also lead to over-saturation of the sub-surface soils and associated foundation and concrete slab settlement/cracking.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*8 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 13,650*

TO PROTECT YOUR INVESTMENT: *Maintenance should include regular cleaning of the sumps along with verification that the pumps are operational. This should be specifically performed prior to the onset of the rainy season.*

CATEGORY:	*PLUMBING*
COMPONENT(S):	*COLD WATER STORAGE TANK-RELINE* **ID#(S)** *0508*

COLD WATER STORAGE TANK-RELINE (TYPICAL)

OBSERVATIONS: *This component provides for re-lining the ceramic lined cold water storage tank on the roof. We were previously informed that with periodic re-lining, the tank should have a life of 30+ years. We also previously informed that re-lining was last performed circa 2015.*

TYPICAL USEFUL LIFE:	*3 YEAR(S)*
ESTIMATED REMAINING LIFE:	*0 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 8,650*

TO PROTECT YOUR INVESTMENT: *Maintenance should include periodic draining of a few gallons of water from the drain cock to relieve sediment build-up. It is also essential that the sacrificial anodes be checked at least every three months. A service contract with a reputable licensed plumbing contractor is again recommended for longevity of the system. The association may consider professionally installing a water treatment system, which would serve to enhance the longevity of the piping.*

CATEGORY:	*PLUMBING*
COMPONENT(S):	*HOT WATER STORAGE TANK* **ID#(S)** *0509*

HOT WATER STORAGE TANK (TYPICAL)

OBSERVATIONS: *This component addresses a hot water storage tank in the boiler equipment room. The lining was inaccessible for inspection (encased); however, we were previously informed that it was re-lined in 2022, and for the purposes of reporting the remaining life has been estimated. This type of equipment can fail without warning, often as a result of improper maintenance.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*5 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 11,100*

TO PROTECT YOUR INVESTMENT: *Maintenance should include periodic draining of a few gallons of water from the drain cock to relieve sediment build-up. It is also essential that the sacrificial anodes be checked at least every three months. A service contract with a reputable licensed plumbing contractor is again recommended for longevity of the system. The association may consider professionally installing a water treatment system, which would serve to enhance the longevity of the piping.*

CATEGORY:	*PLUMBING*
COMPONENT(S):	*AIR COMPRESSOR* **ID#(S)** *0510*

AIR COMPRESSOR (TYPICAL)

OBSERVATIONS: *This component addresses the air compressor in the boiler equipment room, manufactured in 1994, which services the boiler system. It appeared to be in average to aging condition.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*3 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 4,100*

TO PROTECT YOUR INVESTMENT: *It is recommended that a full-service maintenance contract be obtained with a reputable licensed contractor.*

CATEGORY:	*PLUMBING*
COMPONENT(S):	*BOOSTER PUMP* **ID#(S)** *0511*

BOOSTER PUMP (TYPICAL)

OBSERVATIONS: *This component addresses the "Grundfos" booster pump and motor in a maintenance closet at garage level two, which serves to increase water pressure provision to the individual units. We were informed that it was installed in 2023, and it appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*7 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 7,100*

TO PROTECT YOUR INVESTMENT: *Maintenance should include periodic lubrication (which can considerably extend its life expectancy).*

CATEGORY:	*PLUMBING*
COMPONENT(S):	*NATURAL GAS SYSTEM* **ID#(S)** *0512*

NATURAL GAS SYSTEM (TYPICAL)

OBSERVATIONS: *This component addresses natural gas iron distribution piping system. No amount has been provided for complete replacement as the system would typically have a life expectancy well in excess of the scope of this report.*

TYPICAL USEFUL LIFE:	*30+ YEAR(S)*
ESTIMATED REMAINING LIFE:	*30+ YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	*ELECTRICAL*	
COMPONENT(S):	*CCTV SYSTEM*	**ID#(S)** *0601*

CCTV SYSTEM (TYPICAL)

OBSERVATIONS: *This component addresses the cameras and recorders for the closed-circuit television system. We were informed that the system was installed in 2024 and it appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*12 YEAR(S)*
ESTIMATED REMAINING LIFE:	*9 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 41,750*

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component, although minor operational problems are typically encountered (operating cost).*

CATEGORY:	*ELECTRICAL*
COMPONENT(S):	*INTERCOM* **ID#(S)** *0602*

INTERCOM (TYPICAL)

OBSERVATIONS: *This component addresses a telephone-type entry intercom system with LCD scroll, at the pedestrian entry to the building. We were informed it was serviced in 2018, and it appeared to be in average condition for its age.*

TYPICAL USEFUL LIFE:	*12 YEAR(S)*
ESTIMATED REMAINING LIFE:	*3 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 5,850*

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component, although minor operational problems are typically encountered (operating cost).*

CATEGORY:	*ELECTRICAL*
COMPONENT(S):	*FIRE ANNUNCIATOR SYSTEM* **ID#(S)** *0603*

FIRE ANNUNCIATOR SYSTEM (TYPICAL)

OBSERVATIONS: *This component addresses a fire annunciator system (panel) adjacent to the manager's office. We were informed that it was installed in 2024, and it appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*17 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 3,200*

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component. However, it should be professionally inspected on a regular (suggested annual) basis.*

CATEGORY:	*ELECTRICAL*
COMPONENT(S):	*FIRE ALARM SYSTEM* **ID#(S)** *0604*

FIRE ALARM SYSTEM (TYPICAL)

OBSERVATIONS: *This component addresses a fire alarm system in the service hallway at the east end of the building. We were informed that it was installed in 2024, and it appeared to be in good condition. We were also previously informed by the service company that the current system is "grandfathered" from existing codes. To upgrade/replace the system would require re-wiring the entire building and substantial additional equipment such as audible speakers, smoke alarms, etc., and it would have to conform to the "2 door rule" mode. In addition, a potential asbestos removal problem may exist.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*17 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 490,750*

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component. However, it should be professionally inspected on a regular (suggested annual) basis.*

CATEGORY:	*ELECTRICAL*
COMPONENT(S):	*LIGHTING-EMERGENCY* **ID#(S)** *0605*

LIGHTING-EMERGENCY (TYPICAL)

OBSERVATIONS: *This component addresses the emergency light fixtures throughout the building. They appeared to be in an average condition. It is recommended that replacement be made on an as-needed basis and funded from the operating account.*

TYPICAL USEFUL LIFE:	*N/A YEAR(S)*
ESTIMATED REMAINING LIFE:	*N/A YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *Maintenance would entail periodically checking the fixtures to make sure that they are secure and that the batteries are fully charged. Also, occasional examination for, and changing of burned out bulbs would be prudent. In addition, cleaning of the fixtures is recommended on an as-needed basis.*

CATEGORY:	*ELECTRICAL*
COMPONENT(S):	*LIGHTING-EMERGENCY BACK-UP POWER* **ID#(S)** *0606*

LIGHTING-EMERGENCY BACK-UP POWER (TYPICAL)

OBSERVATIONS: *This component addresses the battery pack back-up power systems for the emergency lights in the elevator equipment room. They were inaccessible for inspection (the cabinets were locked), and for the purposes of reporting the condition and remaining life has been estimated.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*4 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 29,000*

TO PROTECT YOUR INVESTMENT: *Periodic testing should be performed for the system to ensure proper operation.*

CATEGORY:	*ELECTRICAL*
COMPONENT(S):	*LIGHTING-EXIT SIGNS* **ID#(S)** *0607*

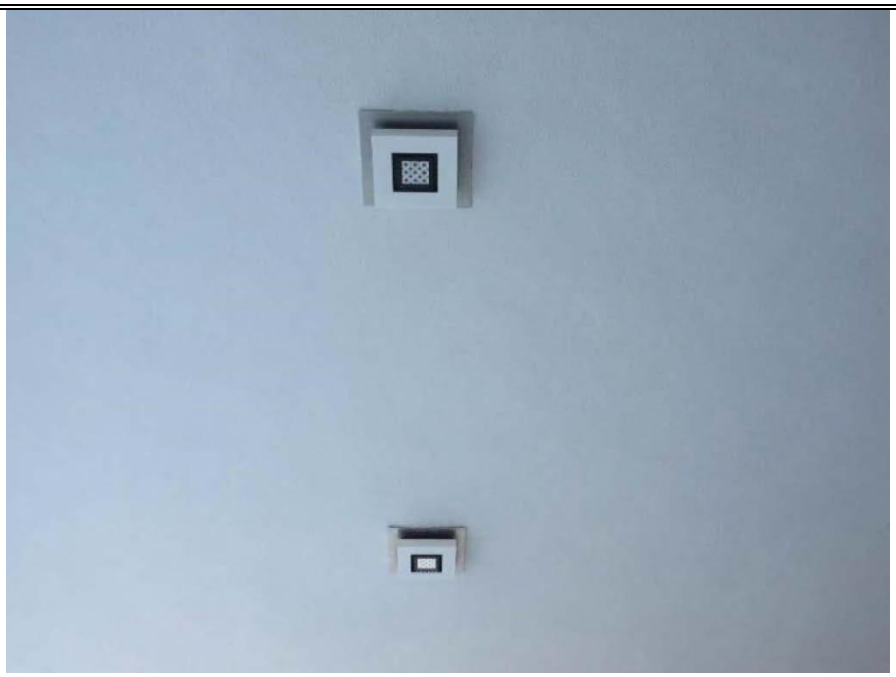
LIGHTING-EXIT SIGNS (TYPICAL)

OBSERVATIONS: *This component addresses the lighted exit signs throughout the complex. We were informed they were replaced or refurbished in 2024, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*17 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 5,600*

TO PROTECT YOUR INVESTMENT: *Maintenance would entail periodically checking the fixtures to make sure that they are secure. Also, occasional examination for, and changing of burned-out bulbs would be prudent. In addition, cleaning of the fixtures is recommended on an as-needed basis.*

CATEGORY:	*ELECTRICAL*	
COMPONENT(S):	*LIGHTING-EXTERIOR (DECORATIVE)*	**ID#(S)** *0608*



LIGHTING-EXTERIOR (DECORATIVE) (TYPICAL)

OBSERVATIONS: *This component addresses the LED wall and ceiling mounted decorative light fixtures at the balconies and exterior of the building. We were informed that they were installed in 2024, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*15 YEAR(S)*
ESTIMATED REMAINING LIFE:	*12 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 54,300*

TO PROTECT YOUR INVESTMENT: *Maintenance would entail periodically checking the fixtures to make sure that they are secure. Also, occasional examination for, and changing of burned-out bulbs would be prudent. In addition, cleaning of the fixtures is recommended on an as-needed basis.*

CATEGORY:	*ELECTRICAL*
COMPONENT(S):	*LIGHTING-EXTERIOR (UTILITARIAN)* **ID#(S)** *0609*

LIGHTING-EXTERIOR (UTILITARIAN) (TYPICAL)

OBSERVATIONS: *This component addresses the utilitarian light fixtures at the exterior of the building. They appeared to be in an average condition. It is recommended that repairs/replacement be done on an as-needed basis and funded from the operating account.*

TYPICAL USEFUL LIFE:	*N/A YEAR(S)*
ESTIMATED REMAINING LIFE:	*N/A YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *Maintenance would entail periodically checking the fixtures to make sure that they are secure. Also, occasional examination for, and changing of burned-out bulbs would be prudent. In addition, cleaning of the fixtures is recommended on an as-needed basis.*

CATEGORY:	*ELECTRICAL*
COMPONENT(S):	*LIGHTING-EXTERIOR (SECURITY)* **ID#(S)** *0610*

LIGHTING-EXTERIOR (SECURITY) (TYPICAL)

OBSERVATIONS: *This component addresses the high intensity discharge type floodlight fixtures at the exterior of the building. They appeared to be in an average condition. It is recommended that repairs/replacement be done on an as-needed basis and funded from the operating account.*

TYPICAL USEFUL LIFE:	*N/A YEAR(S)*
ESTIMATED REMAINING LIFE:	*N/A YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *Maintenance would entail periodically checking the fixtures to make sure that they are secure. Also, occasional examination for, and changing of burned-out bulbs would be prudent. In addition, cleaning of the fixtures is recommended on an as-needed basis.*

CATEGORY:	*ELECTRICAL*
COMPONENT(S):	*ACCESS CONTROL* **ID#(S)** *0611*

ACCESS CONTROL (TYPICAL)

OBSERVATIONS: *This component addresses an allowance to maintain the building's access control system, including key fobs. We were informed it was refurbished in 2024, and it appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*7 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 31,900*

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component, although minor operational issues are typically encountered.*

CATEGORY:	*ELECTRICAL*
COMPONENT(S):	*ELECTRICAL SYSTEM* **ID#(S)** *0612*

ELECTRICAL SYSTEM (TYPICAL)

OBSERVATIONS: *This component addresses the electrical system, including the main service panel, and any meter bays, sub-panels, transformers, and distribution lines. No amount has been provided for complete replacement as the systems would typically have a life expectancy in excess of the scope of this report.*

TYPICAL USEFUL LIFE:	*30+ YEAR(S)*
ESTIMATED REMAINING LIFE:	*30+ YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	*FLOORING*
COMPONENT(S):	*CARPETING* **ID#(S)** *0701*

CARPETING (TYPICAL)

OBSERVATIONS: *This component addresses the carpeting in the internal hallways. We were informed that it was installed in 2024, and it appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*7 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 54,950*

TO PROTECT YOUR INVESTMENT: *Maintenance should entail regular vacuum cleaning (from once weekly to as often as daily for high traffic areas). Power pile lifting is recommended at least once a month for high traffic areas. Mats are suggested to remove dirt from shoes before it can be tracked onto carpeted areas (should be cleaned and rotated regularly to prevent soil build-up that may spread to the carpet). Spots and spills should be removed as soon as possible to prevent permanent staining. Deep cleaning should be performed on an as-needed basis (before soil is noticeable – usually not more than once every one or two years) and fluorochemical treatment applied immediately after. It is recommended that before applying any topical treatments, the carpet manufacturer be contacted to prevent voiding of the warranty. Damaged areas should be repaired as they can create a trip hazard resulting in association liability.*

CATEGORY:	*FLOORING*
COMPONENT(S):	*LAMINATE* **ID#(S)** *0702*

LAMINATE (TYPICAL)

OBSERVATIONS: *This component addresses the laminate flooring in the office, lobby, and other miscellaneous common areas. We were informed that it was installed in 2020, and it appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*13 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 6,150*

TO PROTECT YOUR INVESTMENT: *Lifting seams, corners, etc. should be re-glued and damaged areas repaired.*

CATEGORY:	*FLOORING*
COMPONENT(S):	*VINYL* **ID#(S)** *0703*

VINYL (TYPICAL)

OBSERVATIONS: *This component addresses the vinyl flooring in the laundry room, hallways, trash chutes, and miscellaneous common areas. We were informed that it was replaced or refurbished in 2024, and it appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*17 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 3,800*

TO PROTECT YOUR INVESTMENT: *Maintenance would entail regular cleaning with a mild detergent solution and warm water (care should be exercised to not flood the flooring). Do not use paste or solvent-based wax. Rubber backed rugs should be avoided as they can discolor the vinyl flooring. Soil collecting mats are recommended to remove dirt from shoe soles before it can be tracked onto the vinyl (they should be cleaned and rotated regularly to prevent soil build-up that will spread to the vinyl). Lifting seams, corners, etc. should be re-glued and damaged areas repaired as necessary.*

CATEGORY:	*FLOORING*
COMPONENT(S):	*MARBLE-RESTORATION* **ID#(S)** *0704*

MARBLE-RESTORATION (TYPICAL)

OBSERVATIONS: *This component addresses the restoration of the marble flooring in the lobby and pedestrian entry to the building. It appeared to be in an average condition for its age. Included would be epoxy grout, heavy buff, polish, buff & seal. With regular maintenance the cycle for restoration should be at approximately 15-year intervals. If restored, the material itself would be considered to be a lifetime component. We were informed it was done in 2024, and it appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*15 YEAR(S)*
ESTIMATED REMAINING LIFE:	*12 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 47,950*

TO PROTECT YOUR INVESTMENT: *Only a mild soap and water solution should be used. Proprietary cleaners and sealers are discouraged. It is suggested that the marble be professionally cleaned on an annual basis.*

CATEGORY:	*FLOORING*
COMPONENT(S):	*MARBLE-POLISHING* **ID#(S)** *0705*

MARBLE-POLISHING (TYPICAL)

OBSERVATIONS: *This component provides for more frequent buffing and polishing of the marble flooring. We were informed that it was done in 2024, and it appeared to be in average condition.*

TYPICAL USEFUL LIFE:	*3 YEAR(S)*
ESTIMATED REMAINING LIFE:	*0 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 14,150*

TO PROTECT YOUR INVESTMENT: *Only a mild soap and water solution should be used. Proprietary cleaners and sealers are discouraged. It is suggested that the marble be professionally cleaned on an annual basis.*

CATEGORY:	*FLOORING*
COMPONENT(S):	*RUBBER* **ID#(S)** *0706*

RUBBER (TYPICAL)

OBSERVATIONS: *This component addresses the rubber flooring in the gym. It appeared to be in average condition for its age.*

TYPICAL USEFUL LIFE:	*8 YEAR(S)*
ESTIMATED REMAINING LIFE:	*1 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 3,650*

TO PROTECT YOUR INVESTMENT: *N/A*

CATEGORY:	*POOL/SPA*
COMPONENT(S):	*PLASTER-POOL* **ID#(S)** *0801*

PLASTER-POOL (TYPICAL)

OBSERVATIONS: *This component addresses the plaster lining of the pool. We were informed that it was installed in 2024, and it appeared to be in good condition. Coarseness of the plaster, which occurs over time, is conducive to algae growth and can be injurious to users of the pool (potential association liability).*

TYPICAL USEFUL LIFE:	*15 YEAR(S)*
ESTIMATED REMAINING LIFE:	*12 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 8,200*

TO PROTECT YOUR INVESTMENT: *Maintenance of a clean surface and proper chemical balance is essential for the longevity of the plaster lining.*

CATEGORY:	*POOL/SPA*
COMPONENT(S):	*PLASTER- SPA* **ID#(S)** *0802*

PLASTER- SPA (TYPICAL)

OBSERVATIONS: *This component addresses the plaster lining of the spa. We were informed that it was installed in 2024, and it appeared to be in good condition. Coarseness of the plaster, which occurs over time, is conducive to algae growth and can be injurious to users of the pool (potential association liability).*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*7 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 8,350*

TO PROTECT YOUR INVESTMENT: *Maintenance of a clean surface and proper chemical balance is essential for the longevity of the fiberglass shell.*

CATEGORY:	*POOL/SPA*
COMPONENT(S):	*COPING JOINT* **ID#(S)** *0803*

COPING JOINT (TYPICAL)

OBSERVATIONS: *This component addresses the caulking for the control joint (gap) between the pool and spa decking and the coping. It appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*7 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 1,200*

TO PROTECT YOUR INVESTMENT: *Maintenance of a well-sealed joint will reduce the potential for cracking and settlement of the pool decks. Prior to subsequent re-caulking of the coping joint, the existing caulk should be removed first. Otherwise, little by way of maintenance can be performed for this component.*

CATEGORY:	*POOL/SPA*
COMPONENT(S):	*COPING/TILE* **ID#(S)** *0804*

COPING/TILE (TYPICAL)

OBSERVATIONS: *This component addresses the coping and tile around the perimeter of the pool and spa. It appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*30 YEAR(S)*
ESTIMATED REMAINING LIFE:	*27 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 8,550*

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for the coping and tile other than regular cleaning.*

CATEGORY:	*POOL/SPA*
COMPONENT(S):	*HEATERS* **ID#(S)** *0805*

HEATERS (TYPICAL)

OBSERVATIONS: *This component addresses the heaters for the pool and spa, comprised of 1 at 332,500 BTU and 1 at 399,000 BTU. They appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*7 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 10,100*

TO PROTECT YOUR INVESTMENT: *The heaters should be professionally cleaned and serviced on an annual basis.*

CATEGORY:	*POOL/SPA*
COMPONENT(S):	*FILTERS* **ID#(S)** *0806*

FILTERS (TYPICAL)

OBSERVATIONS: *This component addresses the "Pentair" diatomaceous earth filters for the pool and spa. They appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*7 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 3,700*

TO PROTECT YOUR INVESTMENT: *The filters should be regularly cleaned and the media re-charged or replaced (backwashed).*

CATEGORY:	*POOL/SPA*	
COMPONENT(S):	*MOTORS/IGNITORS/TRANSFORMERS*	**ID#(S)** *0807*

MOTORS/IGNITORS/TRANSFORMERS (TYPICAL)

OBSERVATIONS: *This component addresses the "A. O. Smith" motors, ignitors, and transformers for the pool and spa, comprised of 1 at 1 horsepower and 2 at 2 horsepower. They appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*5 YEAR(S)*
ESTIMATED REMAINING LIFE:	*2 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 3,750*

TO PROTECT YOUR INVESTMENT: *The motors should be regularly examined, lubricated and serviced as necessary.*

CATEGORY:	*POOL/SPA*
COMPONENT(S):	*PUMPS* **ID#(S)** *0808*

PUMPS (TYPICAL)

OBSERVATIONS: *This component addresses the "Whisper Flo" and "Stealth" pumps for the pool and spa, comprised of 1 at 1 horsepower and 2 at 2 horsepower. They appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*15 YEAR(S)*
ESTIMATED REMAINING LIFE:	*12 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 4,350*

TO PROTECT YOUR INVESTMENT: *The pumps should be regularly examined, lubricated and serviced as necessary.*

CATEGORY:	*POOL/SPA*
COMPONENT(S):	*CHLORINATORS* **ID#(S)** *0809*

CHLORINATORS (TYPICAL)

OBSERVATIONS: *This component addresses liquid chlorinators systems serving the pool and spa. They appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*7 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 2,300*

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	*POOL/SPA*
COMPONENT(S):	*FURNITURE* **ID#(S)** *0810*

FURNITURE (TYPICAL)

OBSERVATIONS: *This component provides for the replacement of the furniture around the pool and spa, comprised of tables, vinyl strapped chairs, vinyl strapped chaises, and umbrellas. We were informed that it was placed into service in 2024, and it appeared to be in good condition. Exposure to dirt, dust, suntan oils, tree sap, pool chemicals, insecticide sprays, and environmental factors (especially ultraviolet light); contribute significantly to the deterioration of this type of furniture. Proper maintenance can significantly enhance its longevity.*

TYPICAL USEFUL LIFE:	*15 YEAR(S)*
ESTIMATED REMAINING LIFE:	*12 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 101,700*

TO PROTECT YOUR INVESTMENT: *Vinyl strapped furniture should be hosed down on a weekly basis and a vinyl protection product applied regularly (cleansers, undiluted bleach, scouring agents, solvents, and gasoline should never be used). The painted metal frames should occasionally be cleaned with a mild soap and water solution, and an automotive wax applied seasonally. Acrylic/plastic tabletops can be protected / restored with automotive wax as well. Umbrella fabrics can be cleaned with a solution of 1 cup of bleach mixed with 1cup of dish detergent in 3 gallons of water. Corrosion on aluminum umbrella poles can be removed with an aluminum brightener. If possible, the furniture should be covered/put in storage when not in use (especially during off-season).*

CATEGORY:	*LANDSCAPE/HARDSCAPE*
COMPONENT(S):	*ASPHALT SEAL COAT* **ID#(S)** *0901*

ASPHALT SEAL COAT (TYPICAL)

OBSERVATIONS: *This component addresses the seal coat for the asphalt employee/vendor parking area at the east end of the property. It appeared to be in an aged condition. While a relatively inexpensive procedure, the seal coat serves to enhance the longevity of the underlying asphalt as well as its appearance by replenishing the oil and fine aggregates of the underlying asphalt. It is important that this procedure always be undertaken within 6 months of any overlay or resurfacing and performed thereafter on a 3 – 5 year cycle (typically a warranty requirement).*

TYPICAL USEFUL LIFE:	*5 YEAR(S)*
ESTIMATED REMAINING LIFE:	*0 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 1,150*

TO PROTECT YOUR INVESTMENT: *All asphalt areas should be examined at least annually and any cracks exceeding ¼ inch should be repaired with a rubberized sealant compound. Irrigation run-off can accelerate degradation and should be prevented / diverted.*

CATEGORY:	*LANDSCAPE/HARDSCAPE*
COMPONENT(S):	*ASPHALT REPLACEMENT* **ID#(S)** *0902*

ASPHALT REPLACEMENT (TYPICAL)

OBSERVATIONS: *This component provides for replacement of the asphalt surfaces. We were previously informed that they were installed in 2013, and they appeared to be in an average condition. Aging, oxidation, and vehicle traffic eventually cause cracking, ponding, and uneven pavement. Such surface irregularities may result in improper drainage and compromised driving surfaces. Asphalt replacement entails removal of the existing pavement, grading and compaction of the existing aggregate base material, and the installation of hot asphalt pavement. It is recommended that pavement engineering be obtained prior to replacement in order to guarantee that new pavement specifications will meet or exceed the needs of the common area pavement. In conjunction with replacement, seal coat should be performed within 6 months and then at 3 – 5 year intervals thereafter. It is recommended that prior to replacement, further evaluation be obtained from a soils/geotechnical engineer.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*6 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 9,000*

TO PROTECT YOUR INVESTMENT: *All asphalt areas should be examined at least annually and any cracks exceeding ¼ inch should be repaired with a rubberized sealant compound. Irrigation run-off can accelerate degradation and should be prevented / diverted.*

CATEGORY:	*LANDSCAPE/HARDSCAPE*	
COMPONENT(S):	*CONCRETE FLATWORK/BLOCK WALLS*	**ID#(S)** *0903*

CONCRETE FLATWORK/BLOCK WALLS (TYPICAL)

OBSERVATIONS: *This component addresses the concrete flatwork and block walls throughout the property. Although they appeared to be in an average condition, they should be regularly monitored for cracking and vertical displacement, which can create potential trip hazards (and liability for the association). Otherwise, concrete areas are generally considered a lifetime component. Occasional repairs would typically be funded from the operating account.*

TYPICAL USEFUL LIFE:	*30+ YEAR(S)*
ESTIMATED REMAINING LIFE:	*30+ YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *Any sections observed to be vertically displaced should be repaired immediately upon discovery. Emphasis should be placed on areas adjacent to trees, as their roots are often the culprits of such damage. As the need for such repairs is difficult to predict, the associated costs should be disbursed either from the association's operating account or the contingency reserve.*

CATEGORY:	*LANDSCAPE/HARDSCAPE*
COMPONENT(S):	*CONCRETE PAVERS* **ID#(S)** *0904*

CONCRETE PAVERS (TYPICAL)

OBSERVATIONS: *This component addresses the concrete pavers of the valet parking area at the front of the building. We were previously informed that they were installed in 2012, and they appeared to be in an average condition.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*6 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 7,750*

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	*LANDSCAPE/HARDSCAPE*
COMPONENT(S):	*IRRIGATION CONTROLLERS* **ID#(S)** *0905*

IRRIGATION CONTROLLERS (TYPICAL)

OBSERVATIONS: *This component addresses the irrigation controllers at the pool equipment area and in the maintenance closet. We were previously informed that they were installed in 2020, and they appeared to be in an average condition. They tend to have a more predictable life expectancy, and the average component cost provides for their replacement. However, average life expectancies cannot be predicted for the other sprinkler components or automatic valve actuation systems. Repairs or replacements of such systems usually occur on an ongoing basis and should be covered under the operating account.*

TYPICAL USEFUL LIFE:	*10 YEAR(S)*
ESTIMATED REMAINING LIFE:	*3 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 2,000*

TO PROTECT YOUR INVESTMENT: *The irrigation system should be maintained in such a manner so as to prevent overspray onto, and water accumulations adjacent to the structures. Occasional removal and cleaning of sprinkler heads that become clogged with debris may be performed by the gardening service in order to prevent premature death of shrubbery/ground cover.*

CATEGORY:	*LANDSCAPE/HARDSCAPE*
COMPONENT(S):	*LANDSCAPE REMODEL* **ID#(S)** *0906*

LANDSCAPE REMODEL (TYPICAL)

OBSERVATIONS: *This component provides an allowance for landscape remodeling. We were informed it was remodeled in 2025, and it appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*5 YEAR(S)*
ESTIMATED REMAINING LIFE:	*3 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 12,700*

TO PROTECT YOUR INVESTMENT: *N/A*

CATEGORY:	*LANDSCAPE/HARDSCAPE*	
COMPONENT(S):	*MAJOR TREE TRIMMING/REMOVAL*	**ID#(S)** *0907*

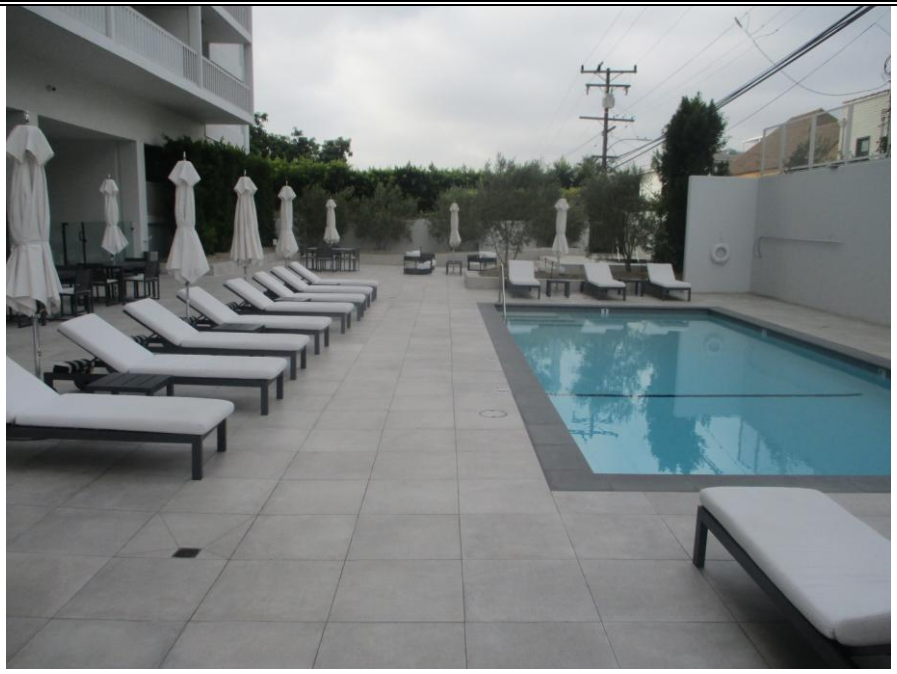
MAJOR TREE TRIMMING/REMOVAL (TYPICAL)

OBSERVATIONS: *This component addresses major tree trimming or removal. There were no major problems observed (or reported to us) with respect to structural damage from any trees.*

TYPICAL USEFUL LIFE:	*2 YEAR(S)*
ESTIMATED REMAINING LIFE:	*0 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 11,700*

TO PROTECT YOUR INVESTMENT: *Annual tree trimming (operating budget item) will minimize the need for major tree topping, which may be detrimental to both the growth and stability of the trees.*

CATEGORY:	*LANDSCAPE/HARDSCAPE*
COMPONENT(S):	*FENCING* **ID#(S)** *0908*



FENCING (TYPICAL)

OBSERVATIONS: *This component addresses the concrete fencing at the pool perimeter. We were previously informed that it was installed in 2019. Although it appeared to be in an average condition, it should be regularly monitored for cracking and separating. Otherwise, concrete areas are generally considered a lifetime component. Occasional repairs would typically be funded from the operating account.*

TYPICAL USEFUL LIFE:	*30+ YEAR(S)*
ESTIMATED REMAINING LIFE:	*30+ YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *Any sections observed to be vertically displaced should be repaired immediately upon discovery. Emphasis should be placed on areas adjacent to trees, as their roots are often the culprits of such damage. As the need for such repairs is difficult to predict, the associated costs should be disbursed either from the association's operating account or the contingency reserve.*

CATEGORY:	*LANDSCAPE/HARDSCAPE*
COMPONENT(S):	*GLASS SCREEN WALLS* **ID#(S)** *0909*

GLASS SCREEN WALLS (TYPICAL)

OBSERVATIONS: *This component addresses the glass screen walls and gates at the rear courtyard. They appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*17 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 5,650*

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	*RECREATION FACILITIES*
COMPONENT(S):	*FURNISHINGS-LOBBY* **ID#(S)** *1001*

FURNISHINGS-LOBBY (TYPICAL)

OBSERVATIONS: *This component addresses the furnishings in the lobby, comprised of sofas, chairs, benches, tables, wall hangings, planters, credenzas, ceiling lights, hanging lights, ash trays, and mirrors. The average component cost is general for the type of furnishings in use. We were informed that the lobby was refurbished in 2024, and it appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*15 YEAR(S)*
ESTIMATED REMAINING LIFE:	*12 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 68,650*

TO PROTECT YOUR INVESTMENT: *General cleaning should be performed on a regular basis. Wood surfaces should be cleaned with a standard furniture polish. Upholstered areas should be vacuumed periodically and cleaned as necessary with a mild soap solution or professionally steam cleaned simultaneously with carpeted areas.*

CATEGORY:	*RECREATION FACILITIES*	
COMPONENT(S):	*FURNISHINGS-HALLWAYS*	**ID#(S)** *1002*

FURNISHINGS-HALLWAYS (TYPICAL)

OBSERVATIONS: *This component addresses the furnishings in the hallways, comprised of wall mirrors and benches. We were informed that they were placed into service in 2024, and they appeared to be in good condition. The average component cost is general for the type of furnishings in use.*

TYPICAL USEFUL LIFE:	*15 YEAR(S)*
ESTIMATED REMAINING LIFE:	*12 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 16,000*

TO PROTECT YOUR INVESTMENT: *General cleaning should be performed on a regular basis. Wood surfaces should be cleaned with a standard furniture polish. Upholstered areas should be vacuumed periodically and cleaned as necessary with a mild soap solution or professionally steam cleaned simultaneously with carpeted areas.*

CATEGORY:	*RECREATION FACILITIES*
COMPONENT(S):	*FURNISHINGS-OFFICE* **ID#(S)** *1003*

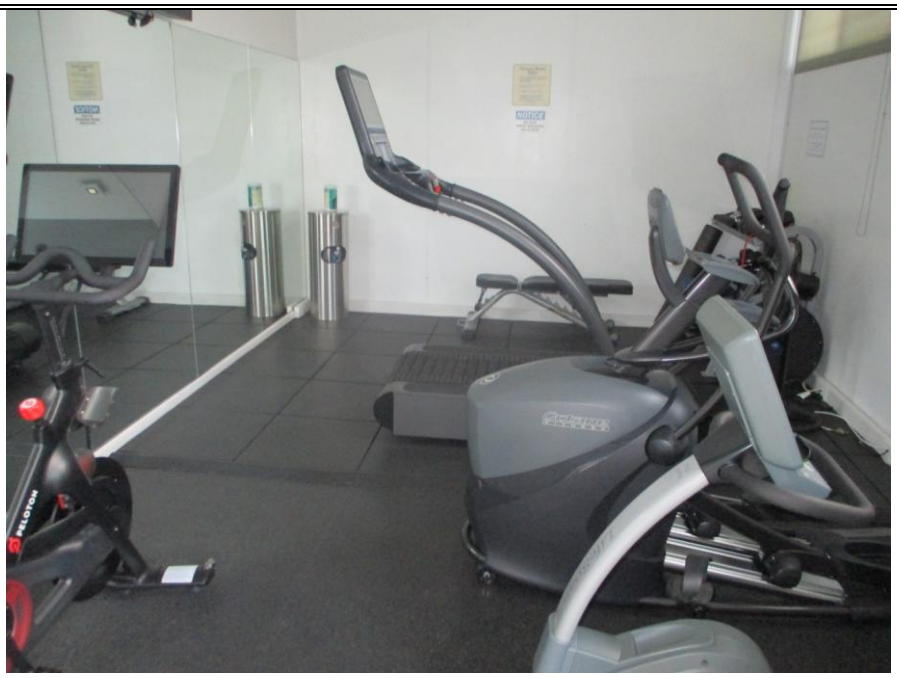
FURNISHINGS-OFFICE (TYPICAL)

OBSERVATIONS: *This component addresses the office equipment in the manager's office; comprised of built-in cabinets, a wood filing cabinet, a wood book cabinet, a computer, a monitor, a copier/scanner/fax/printer, a small desk, and a desk chair. It appeared to be in various conditions, and for the purposes of reporting, the remaining life has been averaged. The average component cost is general for the type of equipment in use.*

TYPICAL USEFUL LIFE:	*15 YEAR(S)*
ESTIMATED REMAINING LIFE:	*8 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 12,300*

TO PROTECT YOUR INVESTMENT: *Maintenance should be performed according to the various manufacturers' specifications (refer to the respective operating manuals for same).*

CATEGORY:	*RECREATION FACILITIES*
COMPONENT(S):	*FITNESS EQUIPMENT* **ID#(S)** *1004*



FITNESS EQUIPMENT (TYPICAL)

OBSERVATIONS: *This component addresses the fitness equipment in the gym, comprised of a treadmill, an elliptical machine, a lifecycle, weight machines/benches, a newer rack with dumbbells, a resistance tower, a mirror, window treatments, a television, and a fan. It appeared to be in various conditions, and for the purposes of reporting the remaining life has been averaged. Some of the equipment would most likely be replaced while other items may lend themselves to being refurbished. The average component cost is general for this type of equipment.*

TYPICAL USEFUL LIFE:	*15 YEAR(S)*
ESTIMATED REMAINING LIFE:	*1 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 24,000*

TO PROTECT YOUR INVESTMENT: *The equipment should be maintained in a sanitary condition. Applicable instructions as well as warnings should be posted with respect to proper use of the equipment.*

CATEGORY:	*RECREATION FACILITIES*
COMPONENT(S):	*RESTROOMS* **ID#(S)** *1005*

RESTROOMS (TYPICAL)

OBSERVATIONS: *This component addresses the remodeling of the common area restrooms, comprised of sinks, toilets, partitions, mirrors, showers, towel dispensers, soap dispensers, and wall and floor tiles. We were informed that the pool area restrooms were remodeled in 2024, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*17 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 39,800*

TO PROTECT YOUR INVESTMENT: *The restroom should be maintained in a sanitized condition.*

CATEGORY:	*RECREATION FACILITIES*
COMPONENT(S):	*SAUNAS-REFINISH* **ID#(S)** *1006*

SAUNAS-REFINISH (TYPICAL)

OBSERVATIONS: *This component addresses the refinishing of the wooden sauna enclosures at the pool area restrooms. We were informed that they were remodeled in 2023, and they appeared to be in good condition. Longevity of this component is a function of level of usage and refinishing is recommended for aesthetic as well as hygienic reasons.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*17 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 21,050*

TO PROTECT YOUR INVESTMENT: *Maintenance of the sauna enclosure entails periodically sealing with a preservative, dependent upon level of use.*

CATEGORY:	*RECREATION FACILITIES*
COMPONENT(S):	*SAUNAS-HEATERS* **ID#(S)** *1007*

SAUNAS-HEATERS (TYPICAL)

OBSERVATIONS: *This component addresses the electric sauna heaters, at 8 kilowatts each. We were informed that they were refurbished in 2024, and they appeared to be in good condition. Frequency and sporadic usage are factors affecting the longevity of this component.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*17 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 4,850*

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for the sauna heater.*

CATEGORY:	*MISCELLANEOUS*
COMPONENT(S):	*FIRE EXTINGUISHERS* **ID#(S)** *1101*

FIRE EXTINGUISHERS (TYPICAL)

OBSERVATIONS: *This component addresses the fire extinguishers throughout the property. We were informed that they were placed into service in 2023, serviced in 2024, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*25 YEAR(S)*
ESTIMATED REMAINING LIFE:	*22 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 4,200*

TO PROTECT YOUR INVESTMENT: *The extinguishers should be inspected and re-charged by a State Fire Marshall approved company at a maximum of 1-year intervals (or as required by law).*

CATEGORY:	*MISCELLANEOUS*
COMPONENT(S):	*FIREHOSES* **ID#(S)** *1102*

FIREHOSES (TYPICAL)

OBSERVATIONS: *This component addresses the fire hoses throughout the property. They appeared to be in various conditions, and for the purposes of reporting the remaining life has been averaged. The average component cost provides for replacement of only the hoses and nozzles.*

TYPICAL USEFUL LIFE:	*25 YEAR(S)*
ESTIMATED REMAINING LIFE:	*12 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 10,450*

TO PROTECT YOUR INVESTMENT: *The fire hoses should be inspected by a State Fire Marshall approved company at a maximum of 1-year intervals (or as required by law).*

CATEGORY:	*MISCELLANEOUS*	
COMPONENT(S):	*MAILBOXES*	**ID#(S)** *1103*

MAILBOXES (TYPICAL)

OBSERVATIONS: *This component addresses the clusters of individual mailboxes at the mailbox center in the main lobby. We were informed that they were installed in 2020, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	*20 YEAR(S)*
ESTIMATED REMAINING LIFE:	*13 YEAR(S)*
AVERAGE COMPONENT COST:	*$ 12,700*

TO PROTECT YOUR INVESTMENT: *Other than occasional lubrication of the locks, little can be performed by way of maintenance for this type of equipment.*

CATEGORY:	*MISCELLANEOUS*
COMPONENT(S):	*SIGNS* **ID#(S)** *1104*

SIGNS (TYPICAL)

OBSERVATIONS: *This component addresses the plastic signs throughout the property. They appeared to be in good condition. It is recommended that replacement be done on an as-needed basis and funded from the operating account.*

TYPICAL USEFUL LIFE:	*N/A YEAR(S)*
ESTIMATED REMAINING LIFE:	*N/A YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *Little can be performed by way of maintenance for this type of component.*

CATEGORY:	*MISCELLANEOUS*
COMPONENT(S):	*LAUNDRY EQUIPMENT* **ID#(S)** *1105*

LAUNDRY EQUIPMENT (TYPICAL)

OBSERVATIONS: *This component addresses the coin operated washers and dryers in the laundry rooms of the apartment buildings. We were informed they are leased.*

TYPICAL USEFUL LIFE:	*N/A YEAR(S)*
ESTIMATED REMAINING LIFE:	*N/A YEAR(S)*
AVERAGE COMPONENT COST:	*$ 0*

TO PROTECT YOUR INVESTMENT: *N/A.*

CATEGORY:	*CONTINGENCY RESERVE*
COMPONENT(S):	*GENERAL-5%* **ID#(S)** *1201*

COMPONENT NOT PHOTOGRAPHED

GENERAL-5% (TYPICAL)

OBSERVATIONS: *While efforts have been made to ensure a reasonable level of precision, it is seldom possible to anticipate every expense/replacement that will be incurred by an association during an operating year. Also, it is difficult to accurately predict the cost of some items that are anticipated, due to unforeseen circumstances with respect to removal/installation, replacement with a different material than originally budgeted for, economic factors, etc. Therefore, it is prudent to include a contingency amount in the reserve budget. The Department of Real Estate (DRE) suggests a contingency equal to 3% of the annual budget (5% for a conversion from an apartment complex and 10% for a high-rise building over 70 feet). It is our opinion that a 5% contingency factor should be included in the reserve budget.*

TYPICAL USEFUL LIFE:	*N/A YEAR(S)*
ESTIMATED REMAINING LIFE:	*N/A YEAR(S)*
AVERAGE COMPONENT COST:	*$ SEE PG 4*

TO PROTECT YOUR INVESTMENT: *N/A.*

GLOSSARY

ACCUMULATED DEPRECIATION	Amount of each component that has been used up at a point in time. The total accumulated depreciation amount equates to a "fully funded balance" (per CAI Standards definition).
ANNUAL DEPRECIATION	The current cost of a component divided by its typical life expectancy.
CASH FLOW METHOD	A method of developing a reserve funding plan where transfers to the reserve fund are designed to offset the variable annual expenditures. Different reserve funding illustrations / plans are tested against the anticipated reserve expenses to achieve a desired funding goal.
CASH RESERVES	Funds available for major repair, restoration, replacement, or maintenance of the common components.
CC&R's	The Covenants, Conditions and Restrictions, which govern the day to day operations of a facility.
COMPONENTS	The common area assets that require major repair, restoration, replacement, or maintenance. Typically: 1) Association responsibility, 2) with limited useful life expectancies, 3) predictable remaining useful life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.
COMPONENT INVENTORY	A list of components subject to degradation at a somewhat predictable rate within the projection period.
CONDITION ASSESSMENT	The evaluation of the current condition of the components based on observed or reported characteristics.
CONTINGENCY RESERVE	Additional funds set aside to allow for unforeseeable situations or variations. It is a percentage based on total expenditures anticipated each year.
CU FT	Measured in cubic feet.
CURRENT COST	Average cost for major repair, restoration, replacement, or maintenance of a component.
CURRENT RESERVE BALANCE	Amount of funds in reserve accounts estimated as of the beginning of the Reserve Study.
DEFICIT	The amount that the fully funded reserve balance exceeds the actual (or projected) reserve balance.
EXCLUSIVE USE COMMON AREA	That part of a common area that has been designated for the individual use by a single interest.
FINANCIAL ANALYSIS	The portion of a Reserve Study (one of two parts) where current status of the reserves (measured as cash or Percent Funded) and a recommended reserve transfer rate (reserve funding plan) are derived, and the projected reserve income and expenditures over time are presented. It should illustrate the financial ability to fund future major repair or replacement of those common components that are subject to degradation within a specified period.
FISCAL YEAR	The twelve-month financial reporting period, which may not necessarily be a calendar year. Example: July 1, 2025 through June 30, 2026.
INFLATION FACTOR	An allowance for anticipated price increases based upon a 30-year average of the Consumer Price Index published by the U.S. Department of Labor. It is set at the beginning of each calendar year.
INTEREST RATE ASSUMPTIONS	Average interest rate currently being earned from financial institutions where reserve funds are held.
LIFE CYCLE	The normal lifetime of a component, assuming it is properly installed / constructed and maintained.
LIFETIME COMPONENT	An element with a life expectancy that extends beyond the projection period of the study.
LIN FT	Measured in linear feet.
PERCENT FUNDED	The ratio, at a point of time (typically the beginning of the fiscal fear), of the actual (or projected) reserve balance to the accumulated depreciation of all the components (i.e. amount that ideally should be in reserves), expressed as a percentage.
PHYSICAL INSPECTION	A visual examination of accessible common components subject to degradation within the projection period.
PRO FORMA OPERATING BUDGET	A projection of operating expenditures for the year.
PROJECTION PERIOD	The span (in years) over which the study forecasts potential reserve expenditures and liabilities.
REGULAR ASSESSMENT	Budgeted amounts assessed to all owners (oftentimes referred to as "Dues"), including the reserve transfer – typically assessed monthly, quarterly, or annually.
REMAINING LIFE	The number of remaining years of a components' anticipated life expectancy based upon current condition and degradation factors.
REPLACEMENT CYCLE	See "Life Cycle" (i.e., frequency of repair/replacement within forecast).
RESERVE TRANSFER	That portion of the "regular" assessment allocated to the reserve fund.
RESERVE STATUS	The ability to fund future major repair or replacement of the common components at a point in time.
SPECIAL ASSESSMENT	An assessment levied in addition to regular assessments, often regulated by governing documents or local statut
SQ FT	Measured in square feet.
SURPLUS	An actual (or projected) reserve balance greater than the fully funded balance.
USEFUL LIFE (UL)	The estimated time in years that a component is expected to serve its intended function if properly constructed in its present application or installation.