

Sample Highrise Association

Full Reserve Study

Prepared for Year: 01/01/2027 - 12/31/2027



Better Reserve Consultants

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Community Association Institute (CAI) Certified RS 169

May 21, 2026

Sample Highrise Association
Executive Board of Directors
120 Happy Lane
Las Vegas, NV 89139

Sample Highrise Association - Executive Board of Directors,

Thank you for this opportunity to complete a Reserve Study for your Association. A Reserve Study is the most important document that determines where “hundreds of thousands or millions” of your assessment dollars will be spent. The Study is a planning tool that will plan the maintenance of your Association and affect your property value now and in the future.

Reserve Study Requirements NRS 116.3115

2(b) The association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. The reserves may be used only for those purposes, including, without limitation, repairing, replacing and restoring roofs, roads and sidewalks, and must not be used for daily maintenance.

NRS 116.31152 Duties of Executive Board Regarding Study: The Executive Board Shall

NRS 116.31152 Study of reserves; duties of executive board regarding study; qualifications of person who conducts study; contents of study; submission of summary of study to Division; use of money credited against residential construction tax for upkeep of park facilities and related improvements identified in study.

1. The executive board shall:

(a) At least once every 5 years, cause to be conducted a study of the reserves required to repair, replace and restore the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore;

(b) At least annually, review the results of that study to determine whether those reserves are sufficient; and

(c) At least annually, make any adjustments to the association’s funding plan which the executive board deems necessary to provide adequate funding for the required reserves.

2. Except as otherwise provided in this subsection, the study of the reserves required by subsection 1 must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS.

NAC 116.415 Contents of Budget to Maintain Reserve

An executive board shall, in addition to the requirements set forth in paragraph (b) of subsection 1 of NRS 116.31151, include in the budget to maintain the reserve:

1. An estimate of the amount of reserve funds necessary in the projected fiscal year, based on industry standards, to complete the maintenance, repairs, replacement or restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore as recommended in the study of reserves conducted pursuant to NRS 116.31152; and
2. If the projected balance of the reserve account at the end of the budgeted fiscal year is less than the amount required to adequately fund the reserves on a reasonable basis at the end of the budgeted fiscal year, as determined by the study of reserves conducted pursuant to NRS 116.31152:
 - (a) The reason for the difference; and
 - (b) How this difference is proposed to be resolved by the executive board.

What is a Reserve Study?

- A Reserve Study is a financial planning tool to fund the repair, replacement, restoration and maintenance of the major components of the common elements. A major component of the common element includes, any amenity, improvement, furnishing, fixture, finish, system or equipment that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine or annual maintenance. This funding allows an equal payment of each cost over a period of time so that a large burden will not be placed on future owners. Day-to-day expenses and components included in the annual operating budget of an association are not included in the Reserve Study.
- A Reserve Study provides important annual disclosures to association members and prospective buyers regarding the condition of common area components.
- If you are selling your property or if you are a potential buyer, many financial institutions will not lend money on a property in an association without a properly funded Reserve Study.
- A Reserve Study focuses on ensuring that the property is in good condition, yet saves or "reserves" your Association`s money properly so that there are no needs for "Special Reserve Assessments" or huge increases in assessments in the future.
- And most important, a Reserve Study ensures that your Association will be a better place to own, now and in the future.
- The Reserve Study is prepared by an outside independent consultant for the benefit of the Board of Directors of a property with multiple owners, such as Homeowners Associations, Time Shares, Resorts, Hotels, Apartment Buildings, Office Parks, Worship Facilities, Swimming Pools, Private (golf/social) Clubs, Lodges (Elks, Masons) Nursing Homes, Sororities, Fraternities and Private Schools.
- The Reserve Study contains an assessment of the Estimated Useful Life and Replacement Costs of the commonly owned property components as determined by the particular association`s CC&R`s and bylaws. This Study evaluates the current condition of the Components and the Estimated Remaining Useful Life. The Replacement Cost is based on actual historical costs from Invoices or Bids or Estimates from Experts in the Field.

Why have a Reserve Study?

A Reserve Study is required by Nevada Law:

NRS 116.3115 2(b)

The association shall establish adequate reserves, funded on a reasonable basis, for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore. The reserves may be used only for those purposes, including, without limitation, repairing, replacing and restoring roofs, roads and sidewalks, and must not be used for daily maintenance. The association may comply with the provisions of this paragraph through a funding plan that is designed to allocate the costs for the repair, replacement and restoration of the major components of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore.

Levels of Service:

There are three types of a Reserve Study:

1. Full Reserve Study:

Component Inventory-- An actual field inspection of the common elements with representative sampling;

Condition Assessment (based upon on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

2. Update, With-Site-Visit/On-Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Component Inventory (verification only, not quantification)

Condition Assessment (based on on-site visual observations)

Life and Valuation Estimates

Fund Status

Funding Plan

3. Update, No-Site-Visit/Off Site Review: (May be an update on a Reserve Study Completed by this Reserve Study Specialist or an Update to another Reserve Study Specialist's report).

Life and Valuation Estimates

Fund Status

Funding Plan

For updated reserve studies, quantities of major components as reported in previous reserve studies are deemed to be accurate and reliable. The reserve study relies upon the validity of previous reserve studies.

In many cases, it is better to complete a new, Full Study rather than ask the Reserve Study Specialist to update a Study prepared by another company. The Reserve Study Specialist must rely on the previous Study's information, measurements, estimated useful life and replacement costs.

There are Three Funding Plans: Baseline, Threshold and Full Funding

This Reserve Study is based on the Threshold Funding Plan: Establishing a Reserve funding goal of keeping the Reserve balance above a specified dollar or Percent Funded amount.

Baseline Funding has a goal of maintaining funds above zero, while Full Funding has a goal of attaining and maintaining funding at 100% or greater. This is the most conservative funding goal.

Board of Directors Responsibility

The Board of the Directors, the Management Company and the Reserve Study Specialist must work hand in hand to complete an accurate Reserve Study.

The Board of Directors must take full ownership in the Reserve Study. They should be involved in the process every step of the way. They should think about their "vision" of what the property will look like in the future. Plans should be included in the Reserve Study to protect, preserve and enhance the property so that individual unit owner's property values will increase and the property will be maintained properly.

When the Preliminary Reserve Study is provided, the Board of Directors should read it carefully and ensure that all information is correct. The Board of Directors should attend a Zoom Workshop or Board Meeting to discuss the Study in detail with the Reserve Study Specialist to ensure accuracy and understanding.

When the Reserve Study is adopted by the Board, the Board of Directors should think of it as a real "working tool" to plan the future condition of the Association. The Reserve Study is to be reviewed and updated on an annual basis. I always tell the Board of Directors to think of themselves as "Pioneers" for their Association. It doesn't matter if the Association is 3 years old or 30 years old. What you do now will affect the future condition of the Association.

Disclosures

The Initial Reserve Fund Bank Account Balance and Interest Rate was provided by the Management Company or Board of Directors. The Reserve Study Specialist did not verify or audit this fund. There are no guarantees, expressed or implied, with the predictions of the cost or life expectancy of any of the major components. Information provided to the preparer of a reserve study by an official representative of the association regarding financial, historical, physical, quantitative or reserve project issues will be deemed reliable by the preparer.

A reserve study will be a reflection of information provided to the preparer of the reserve study. The total of actual or projected reserves required as presented in the reserve study is based upon information provided that was not audited. A reserve study is not intended to be used to perform an audit, an analysis of quality, a forensic study or a background check of historical records. An on-site inspection conducted in conjunction with a reserve study should not be deemed to be a project audit or quality or structural inspection. The Reserve Study Specialist will not perform invasive testing. The Condition of the Components may be based on Representative Sampling. Better Reserve Consultants has the required \$1,000,000.00 professional liability insurance coverage.

Material issues which (including Defects in Design or Construction), if not disclosed, would cause the condition of the association to be misrepresented. The Client Inventory List is based on the Site Inspection, Previous Reserve Study and Information provided by the Community Manager and Board of Directors. It is the responsibility of the client to verify that all components are listed correctly.

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

Site Inspectors: Mari Jo Betterley, RSS, Amber Hancock, RSS, Paul Herzbrun, Kimberly Albrecht, Bryce Betterley.

This reserve study does not take into account any construction defect issues that would have an impact on the component cost or useful life.

Utilities and Asbestos

Future Utility Line Major Repairs and Replacement such as Water Lines, Sewer Lines and Electrical Upgrades should be included in the Study. Expert evaluation of all Utilities is strongly recommended to ensure the accurate Repair or Replacement Costs as well as the Estimated Remaining Useful Life of each Component. If there is Asbestos present in the property, the Asbestos Abatement Costs and Time Frames should be included in the Study. Because a Reserve Study is not a Structural or Property Inspection, the Reserve Specialist may not be aware of Utility Line Issues or Asbestos. The Board of Directors and the Community Manager must inform the Specialist of any issues that may be present.

Reserve Study Specialist Experience and Qualifications

Mari Jo Betterley, President BRC
State of Nevada RSS.0025 2004-Present
National Association of Professional Reserve Analysts Certified RS #2331
Community Association Institute Certified RS #169
Nevada Educated Business Partner
Chairman - Nevada Reserves for Recovery Task Force
Graduate University of Nevada

Paul Herzbrun, State of Nevada RSS.0234 2019-Present
Business Consultant – Business Systems and Processes 2004- 2019
Personal Development Coach – writing and execution of training courses 2004-2019

Amber Hancock, Regional VP BRC, State of Nevada RSS. 0281 2023- Present
Supervisory Community Association Manager SUPR-9079 2004- Present
Community Association Manager/SUPR 2003/2017 - Present

Conflict of Interest

There is no relationship with this Association that could result in actual or perceived conflicts of interest. The Reserve Study Specialist does not expect to receive any direct or indirect compensation or profits from any person who will perform services for the client.

There is no affiliation with, or financial interest in the association for which the reserve study specialist will prepare the reserve study; and The Reserve Study Specialist does not have a personal relationship with any unit's owner, member of the executive board of the association for which the reserve study specialist will prepare the reserve study.

Sources Relied Upon in Determining the Component Estimated Useful Life, Remaining Useful Life and today's cost

Better Reserve Consultants uses "real costs and numbers" whenever possible. We rely on the management company and the Board of Directors to provide actual bids, invoices and estimates for the component measurements, replacement costs and estimated time frames. If the management company does not have the "history" of the component information, we may ask a third party contractor to evaluate and measure the property. It is always best to work the Association's own vendors to obtain accurate information. Any consultants and other persons with expertise used to assist in the preparation of the reserve study names have been included in this Study.

NRS 116.31144--Audit and review of financial statements

1. Except as otherwise provided in subsection 2, the executive board shall: (a) If the annual budget of the association is \$45,000 or more but less than \$75,000, cause the financial statement of the association to be reviewed by an independent certified public accountant during the year immediately preceding the year in which a study of the reserves of the association is to be conducted pursuant to NRS 116.31152. (b) If the annual budget of the association is \$75,000 or more but less than \$150,000, cause the financial statement of the association to be reviewed by an independent certified public accountant every fiscal year. (c) If the annual budget of the association is \$150,000 or more, cause the financial statement of the association to be audited by an independent certified public accountant every fiscal year.

Calculations

This Study Fully Funded Balance is based upon the National Standards set forth through the Community Association Institute. The Fully Funded Balance (FFB) is defined as: Total Accrued Depreciation-An indicator against which Actual (or projected) Reserve balance can be compared. The Reserve balance is in direct proportion to the fraction of life "used up" of the current Repair or Replacement cost. This number is calculated for each component, then summed together for an association total. Two formulas can be utilized depending on the provider's sensitivity to interest and inflation effects. Note: Both yield identical results when interest and inflation are equivalent. $FFB = \text{Current Cost} \times \text{Effective Age} / \text{Useful Life}$ or $FFB = (\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) + [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Interest Rate})^{\text{Remaining Life}}] - [(\text{Current Cost} \times \text{Effective Age} / \text{Useful Life}) / (1 + \text{Inflation Rate})^{\text{Remaining Life}}]$.

Initial Reserve Bank Balance

The beginning reserve bank balance is the cash balance at the beginning of the fiscal year/period beginning date. The bank balance may be an estimation of the future balance based on the current balance, additional transfers to the reserve bank account and expected expenditures prior to the beginning of the fiscal year. This balance is provided by the Board of Directors and/or the management company. This balance does not include any "due-to-from" amount if any funds are owed to the reserve account from past years.

NRS Requires that an Association is "Adequately Funded"

Nevada Law Requires that Association is Adequately Funded

NAC 116.425 (2) 2, (a) Reserve Study Contents. (NRS.11631152,116.615)

2. As used in this section, "adequately funded reserves" means the funds sufficient to maintain the common elements described in the governing documents:

(a) At the level described in the most recently conducted or updated study of reserves; and

(b) Without using the funds from the operating accounts or without special or reserve assessments, except for occurrences that are a result of unforeseen catastrophic events.

The funding level for each association may vary based on the size, age of the community and the component evaluation. It is strongly recommended that the board of directors work with their attorney and accountant to determine the level of funding that is adequate for their association.

Funding Summary

The Reserve Study Funding Plan is based on the assumption that there are no unforeseen circumstances that would alter the components Repair, Replacement, Restoration or Maintenance Costs and Estimated Remaining or Useful Life. The Recommended Reserve Contribution and Funding Levels chart, included in this Study, must be followed.

A Reserve Study Annual Update (by a Reserve Specialist) is Required per NRS

NRS 116.31151-Annual distribution to units' owners of operating and reserve budgets or summaries

1....The executive board shall, not less than 30 days or more than 60 days before the beginning of the fiscal year of the association, prepare and distribute to each unit's owner a copy of:

(a) The budget for the daily operation of the association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association.

(b) The budget to provide adequate funding for the reserves required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation

(1) The CURRENT estimated replacement cost, estimated remaining life and estimated useful life of each major component of the common elements ...

(2) As of the end of the fiscal year for which the budget is prepared, the CURRENT estimate of the amount of cash reserves that are necessary, and the CURRENT amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements...

NRS 116.311522 states that the study of the reserves must be conducted by a person who holds a permit issued pursuant to chapter 116A of NRS

A Reserve Study is considered a "working tool" and should be re-evaluated every year. What is accurate this year, may not be accurate in future years. Each year the Reserve Study should be updated with recent history and actual costs along with future costs and revised plans. The Reserve Study should "evolve" and change so that it is a "living document" that the Board of Directors follows and believes in.

Reserve Study Commencement Date

116.427

1. For the purposes of paragraph (a) of subsection 1 of NRS 116.31152, the 5 year period for conducting a reserve study commences on the date on which the on-site inspection of the major components is performed and concludes upon the adoption of the reserve study by the executive board at a meeting conducted pursuant to NRS 116.31083. For the purposes of this section, the adoption of the reserve study must take place before the culmination of 5 years after the date that the executive board last adopted a full reserve study that includes the information described in NAC 116.425.

2. After a full reserve study is conducted, the next full reserve study must be commenced on, or as close as practicable to, the same month and date that the previous on-site inspection of the major components was performed.

A Reserve Study is a Budget Planning Tool

Do NOT rely on this Reserve Study for condition assessment or evaluation of quality of work. This report is prepared as a budget planning tool to assist the association in its long-range financial planning. Use of the Study for any other purpose is not appropriate. The visual observations made do NOT constitute a Structural or Engineering Inspection and are not detailed enough to be relied upon, nor should they be relied upon, to determine violations of jurisdictional requirements (building ordinances, codes, etc.) relating to the safety, soundness, structural integrity, or habitability of the projects buildings of any individual component. A Reserve Study is a Budget Planning Tool and should not be used for other purposes.

The financial representations set forth in this summary are based on the best estimates of the preparer at that time. The estimates are subject to change. Reserve studies are prepared for one year and the recommendations and projections within will be affected by any unforeseen changes after publication.

We appreciate this opportunity to EARN your business. Better Reserve Consultants takes pride in completing an accurate Reserve Study that is very “customized” to your Association. It is our goal to provide a Reserve Study that you will actually use as a funding tool - a Study that you will believe in!

Thank you,

Mari Jo Betterley RSS.0025 and Amber Hancock RSS.0281
Better Reserve Consultants, LLC

Important Information

Reserve Study Prepared for Year: 01/01/2027 - 12/31/2027

Reserve Study Site Inspection Date / Commencement Date: 07/15/2025

Assessment Paying Members/ Units: 430 High-Rise Units

Location of Association: Las Vegas, Nevada

Funding Plan: Threshold Funding

Reserve Bank Accounts Interest Rate and Balance as of: 01/01/2026

Reserve Bank Account	4.00%	<u>\$7,200,000.00</u>
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Total: \$7,200,000.00

Inflation Rate: 3.00% (Based on the average over the last 20 years)

Income Tax Rate: 30.00% on Reserve Bank Account Interest Only

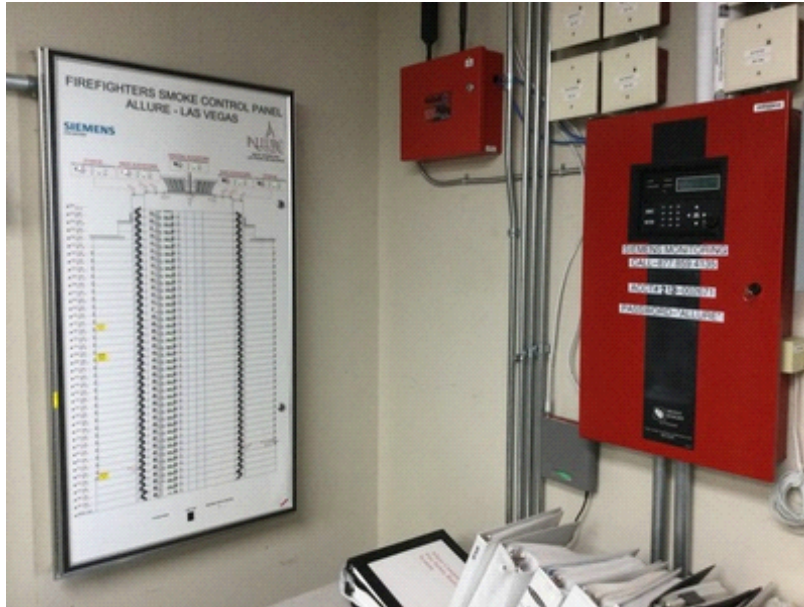
Current Annual Reserve Contribution/ Transfer From Operating: \$1,500,000.00

Total estimated current replacement costs of the major component inventory: \$14,936,053.00

"Due-to-From" - Due to the Reserve Account from the Operating Account: \$0.00

(Amount that was not transferred to the Reserve Account per previous Reserve Study)

Total Special Reserve Assessment Recommended: \$0.00



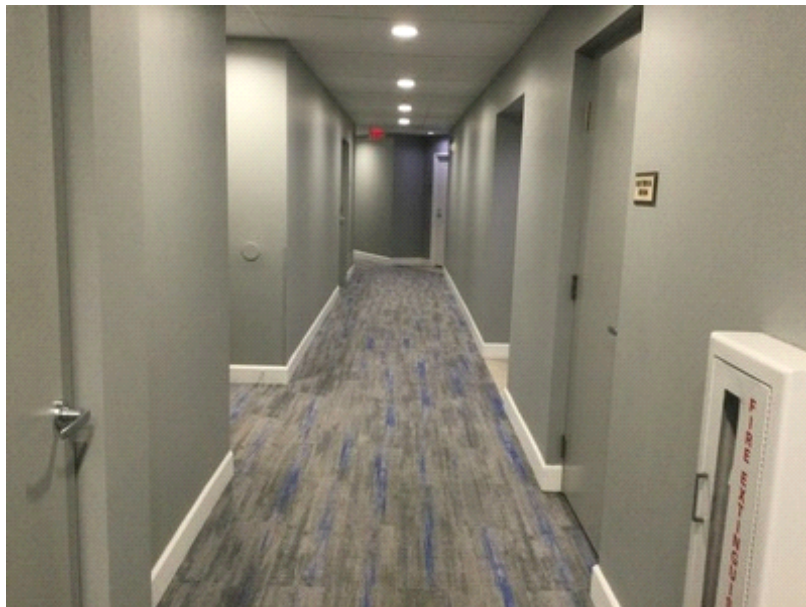
The Utilities/Mechanical Category includes the Domestic Water System, HVAC System, Elevator Modernization, Fire System Repairs, Generator and the Keyless Entry System.



The Pool Components include Pool Re-surface, Re-seal, Heater, Pump, and Filter Replacement, Pool Furniture, Cabanas, Outdoor Kitchen and Spa Area. The remaining useful life of each Component is an estimation only.



The Component Major Landscaping and Irrigation includes: Palm Tree Removal and Replacement, Major Irrigation Repairs, Rock or Landscaping Renovation to be done as needed. Day-to-day Landscaping is considered an Operational Expense and has not been included in this Study.



The Interior Hallway Painting and Carpet Replacement estimated useful life and estimated costs are based on actual prices. The Painting is scheduled to be done in phases. Hallway Carpet Replacement is scheduled to be done every 10 years.



The Building Exterior Painting Costs and Estimated Useful Life are based on current prices. Painting is scheduled to be done every 15 years.



Complete Replacement of all Exercise Equipment has not been included in this Study. Instead, Exercise Equipment is Replaced as needed through an Allowance. The Exercise Room TV's, Flooring and Painting has been included in this Study.



The 2 BAC Cooling Towers Maintenance and Replacement have been included in this Reserve Study. The costs and Estimated Remaining Useful Life are an estimation only.



The Cabana Metal Roof has an estimated useful life of more than 30 years. Replacement has not been included in this Study. The Exterior Cabana Painting and Unit Lighting have been included as Components in this Study.



The Building Interior Components include the Lobby and Office Area Furnishings, Flooring and Remodel, the 6th Floor Common Area, Exercise Area, Hallway Flooring and Painting, and Security Cameras. The costs and useful life are an estimation only.



The Association is well maintained and in overall very good condition.

Component Evaluation - Concepts

Common Element

The Association CC&Rs typically define what a common element is. Usually, this is property owned in common by all the unit owners (rather than by an individual unit owner).

Component

A Major Component of the common elements is any component of the common elements, including, without limitation, any amenity, improvement, furnishing, fixture, finish, system or equipment, that may, within 30 years after its original installation, require repair, replacement or restoration in excess of routine annual maintenance which is included in the annual operating budget of an association.

Units

A quantity chosen as a standard in terms of measurement. For Example, Square Footage, Linear Footage, a Condominium Unit, a Roof, etc.

Date Last Repaired/ Replaced:

Estimated date when the Component was last Replaced, Repaired, Restored or Maintained

Cost Per Unit

How much each unit of measurement costs to repair, replace, restore, or maintain

Today's Cost:

Total Estimated Cost to Repair, Replace, Maintain or Restore the Component
This may be a calculation of Costs per Unit x Number of Units or it may be a set value.

Estimated Life When New

Estimated Time Frame that the Component should last before it is Repaired, Replaced, Restored or Maintained. This may be based on a Warranty, Historical Life Span, Manufactures/ Contractors opinion, location, etc.

Estimated Remaining Useful Life:

The Estimated amount of time that the component will actually last from today.
This may be a calculation based on Estimated Useful Life When New minus the actual age or it could be based on other factors such as wear, condition, climate etc.



Building Exterior

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Doors - (Building) Replacement	2030	1 unit	\$36,000	\$36,000	4	20
2. Doors - (Garage Entrance Valet) Replacement	2029	1 unit	\$36,000	\$36,000	3	15
3. Doors - (Lobby) Replacement (Done 2025)	2040	1 unit	\$33,000	\$33,000	14	15
4. Lighting - Bollards at Entrance	2027	7 units	\$1,650/unit	\$11,550	1	25
5. Lighting - Crown Lighting Root	2040	1 unit	\$32,800	\$32,800	14	20
6. Painting (Done 2018)	2033	as needed	\$2,580,000	\$2,580,000	7	15
7. Painting -Awning	2027	1 unit	\$6,600	\$6,600	1	2
8. Roof -Flat Repairs	2031	allowance	\$21,800	\$21,800	5	5
9. Roof -Flat Replacement	2034	14700 sq ft	\$16.80/sq ft	\$246,960	8	25
10. Structural Inspection (Done 2023)	2027	as needed	\$10,300	\$10,300	1	5



Building Interior

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. 1st Floor Business Center Rehab	2026	as needed	\$1,700	\$1,700	0	5
2. 1st Floor Lobby Lighting (Done 2025)	2035	as needed	\$20,600	\$20,600	9	10
3. 1st Floor Lobby Walls Laminate Reskin Film (Done 2025)	2035	as needed	\$34,000	\$34,000	9	10
4. 1st Floor Parcel Room Gate Replacement	2030	1 unit	\$10,300	\$10,300	4	10
5. 1st Floor Parcel Room Lockers (Leased)	2055	as needed	\$	\$0	29	30
6. 6th Floor Common Area - Business Center Remodel (Done 2025)	2035	as needed	\$20,600	\$20,600	9	10
7. 6th Floor Common Area - Carpet Replacement (Done 2020)	2030	as needed	\$33,000	\$33,000	4	10
8. 6th Floor Common Area - Computers Replacement (Second Business Center) (Done 2020)	2026	as needed	\$1,700	\$1,700	0	5
9. 6th Floor Common Area - Decorations, etc. (Done 2020)	2026	as needed	\$7,700	\$7,700	0	10
10. 6th Floor Common Area - Furniture	2028	allowance	\$10,300	\$10,300	2	2

Building Interior (Continued)

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
11. 6th Floor Common Area -Gym Equipment	2028	allowance	\$20,600	\$20,600	2	2
12. 6th Floor Common Area -Gym Flooring Replacement (Done 2020)	2030	as needed	\$8,300	\$8,300	4	10
13. 6th Floor Common Area -Gym Painting	2026	as needed	\$4,200	\$4,200	0	10
14. 6th Floor Common Area -Gym Window Replacement	2036	allowance	\$20,800	\$20,800	10	10
15. 6th Floor Common Area - Kitchenette Remodel (Done 2020)	2030	as needed	\$6,700	\$6,700	4	10
16. 6th Floor Common Area - Library/Media Room Furniture (Done 2020)	2030	as needed	\$4,200	\$4,200	4	10
17. 6th Floor Common Area - Library/Media Room TV Replacement (Operating)	2055	as needed	\$	\$0	29	30
18. 6th Floor Common Area - Restrooms Remodel	2031	2 units	\$25,800/unit	\$51,600	5	30
19. 6th Floor Common Area -TV Replacement (Operating)	2055	as needed	\$	\$0	29	30
20. 6th Floor Common Area Water Feature Replacement (2020)	2030	2 units	\$5,450/unit	\$10,900	4	10
21. AC Units/Mini Splits	2032	allowance	\$15,900	\$15,900	6	6
22. Electrical	2029	allowance	\$13,400	\$13,400	3	3
23. Fire Curtains	2041	2 units	\$7,200/unit	\$14,400	15	30
24. Flooring Hallway Carpet Replacement Phase 01 (Done 2019)	2034	10 units	\$12,900/unit	\$129,000	8	15
25. Flooring Hallway Carpet Replacement Phase 02 (Done 2019)	2035	10 units	\$12,900/unit	\$129,000	9	15
26. Flooring Hallway Carpet Replacement Phase 03 (Done 2019)	2036	10 units	\$12,900/unit	\$129,000	10	15
27. Flooring Hallway Carpet Replacement Phase 04 (Done 2019)	2037	10 units	\$12,900/unit	\$129,000	11	15
28. Flooring Hallway Carpet Spare Planks for Replacement	2031	allowance	\$5,200	\$5,200	5	5
29. Flooring Lobby Replacement	2045	as needed	\$258,000	\$258,000	19	50
30. Lighting - Each Hallway (Recessed Canned Lighting) (Operating Expense)	2055	as needed	\$	\$0	29	30

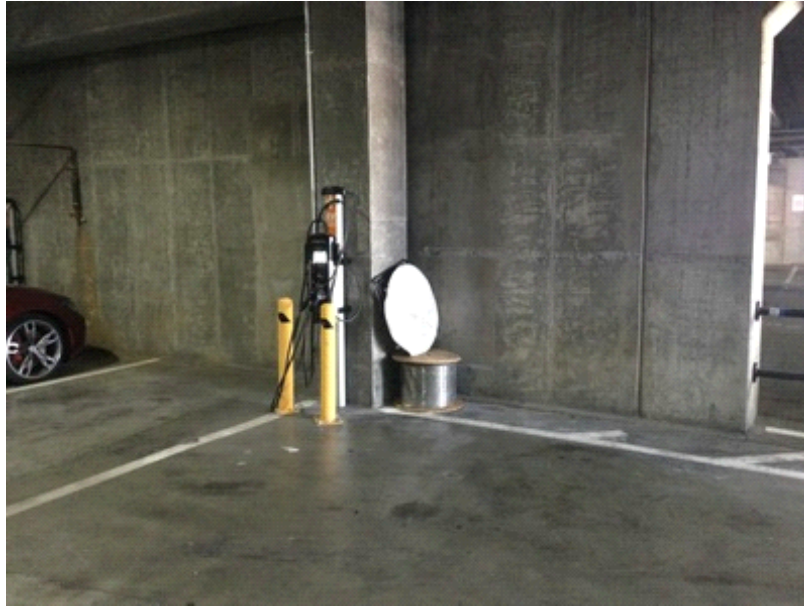
Building Interior (Continued)

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
31. Mailboxes Replacement	2044	427 units	\$129/unit	\$55,083	18	30
32. Office Area Equipment	2029	allowance	\$5,500	\$5,500	3	3
33. Office Area Furniture	2031	allowance	\$6,600	\$6,600	5	5
34. Painting - 6th Floor (Done 2025)	2030	all	\$10,300	\$10,300	4	5
35. Painting Hallways Phase 01 (Done 2025)	2030	10 units	\$6,200/unit	\$62,000	4	5
36. Painting Hallways Phase 02	2031	10 units	\$6,200/unit	\$62,000	5	5
37. Painting Hallways Phase 03	2032	10 units	\$6,200/unit	\$62,000	6	5
38. Painting Hallways Phase 04	2033	10 units	\$6,200/unit	\$62,000	7	5
39. Painting Lobby Ceiling (Done 2025)	2030	all	\$10,300	\$10,300	4	5
40. Painting Lobby Walls (Done 2019)	2030	all	\$3,600	\$3,600	4	5
41. Painting Stair Cases, Stairway Walls (Not Scheduled)	2055	as needed	\$	\$0	29	30
42. Plumbing	Annual	allowance	\$21,800	\$21,800	6	1
43. Plumbing - Stack Replacement Interior of Pipes) (44 Stacks Total- 5/ Year Rotating)	Annual	as needed	\$62,000	\$62,000	29	1
44. Security Cameras Repairs or Replacement	2031	allowance	\$10,900	\$10,900	5	5



Common Area

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Concrete Repair or Replacement (Sidewalks, etc.)	2031	allowance	\$5,500	\$5,500	5	5
2. Entrance Monument Paint (Fairfield) (Done 2024)	2034	as needed	\$2,800	\$2,800	8	10
3. Fence Repairs/Replacement (Pool Deck, Spa, Pet Parks (2), Receiving Area, Generator Room, Parking Garage)	2031	allowance	\$20,600	\$20,600	5	5
4. Fire Hydrants -Replacement	2042	1 unit	\$9,900	\$9,900	16	40
5. Landscaping - Palm Tree Replacement	2030	allowance	\$10,300	\$10,300	4	4
6. Landscaping - Planters Monument Letters	2033	as needed	\$17,500	\$17,500	7	10
7. Major Landscaping and Irrigation -1st Floor (Done 2025)	2030	as needed	\$21,800	\$21,800	4	5
8. Major Landscaping and Irrigation -6th Floor (Done 2025)	2030	as needed	\$27,400	\$27,400	4	5
9. Monument (Sahara)	2053	1 unit	\$41,200	\$41,200	27	30
10. Monument Painting and Rehab (Sahara)	2028	as needed	\$7,600	\$7,600	2	5
11. Pet Park Renovation (Done 2024 & 2025)	2029	as needed	\$6,200	\$12,400	3	5



Garage(s)

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Entrance Gates Motors, Controllers and Operators Replacement	2028	as needed	\$10,300	\$10,300	2	3
2. Equipment - Misc Repairs	2031	allowance	\$19,100	\$19,100	5	5
3. Equipment Barrier Arms and Front Gate	2033	as needed	\$4,700	\$4,700	7	10
4. Gates Replacement	2038	3 units	\$19,100/unit	\$57,300	12	15
5. Lighting and Electrical (Including Car Charging Stations)	2028	1 unit	\$2,800	\$2,800	2	3
6. Lighting and Electrical LED Conversion (Done 2020)	2040	as needed	\$17,500	\$17,500	14	20
7. Painting - Parking Striping and Numbering (Done 2024)	2027	as needed	\$21,200	\$21,200	1	3
8. Painting Interior Walls	2030	as needed	\$5,200	\$5,200	4	5
9. Security Booth Computers (Replaced 2025)	2030	as needed	\$3,300	\$3,300	4	5
10. Signage	2031	allowance	\$2,800	\$2,800	5	5
11. Signage -Valet Directional	2030	as needed	\$10,900	\$10,900	4	10



Pool Area

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Barbecue	2035	2 units	\$6,700/unit	\$13,400	9	10
2. Cabanas Exterior Painting (Done 2018)	2033	as needed	\$62,000	\$62,000	7	15
3. Cabanas Roof Painting (Further Evaluation Required)	2026	as needed	\$	\$0	0	10
4. Cabanas Roof Replacement (Further Evaluation Required)	2026	as needed	\$	\$0	0	20
5. Drinking Fountain Replacement	2030	3 units	\$1,540/unit	\$4,620	4	20
6. Jacuzzi Filter	2030	1 unit	\$5,500	\$5,500	4	5
7. Jacuzzi Heater	2030	1 unit	\$6,700	\$6,700	4	12
8. Jacuzzi Pump Circulation (Done 2023)	2030	1 unit	\$2,600	\$2,600	4	3
9. Jacuzzi Pump Hydro Loop (Jet) Pump 1 (Done 2023)	2030	1 unit	\$5,200	\$5,200	4	10
10. Jacuzzi Renovation (One Time Cost)	2030	as needed	\$103,000	\$103,000	4	30
11. Jacuzzi Resurface (Done 2022)	2030	1 unit	\$16,400	\$16,400	4	7
12. Kitchen Rehab (Done 2019)	2031	1 unit	\$104,000	\$104,000	5	12
13. Kool Deck Re-Seal (Prep, Clean and Stain)	2028	as needed	\$21,800	\$21,800	2	6
14. Kool Deck Re-Surface (Done 2018)	2034	as needed	\$56,500	\$56,500	8	15
15. Landscaping -Planters Lighted Trees	2026	10 units	\$5,450/unit	\$54,500	0	10

Pool Area (Continued)

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
16. Lighting - Inside Pool and Spa Replacement	2028	as needed	\$8,600	\$8,600	2	5
17. Lighting - Posts Fixture Replacement	2032	5 units	\$840/unit	\$4,200	6	25
18. Painting - Accents (Blue)	2026	1 unit	\$5,200	\$5,200	0	10
19. Painting -Structures Exterior Trillis (Done 2023)	2033	2 units	\$2,650/unit	\$5,300	7	10
20. Pool Coping Stones (Done 2024)	2044	as needed	\$25,800	\$25,800	18	20
21. Pool Filter (Done 2024)	2036	1 unit	\$6,400	\$6,400	10	12
22. Pool Furniture (Done 2025)	2030	as needed	\$96,000	\$96,000	4	5
23. Pool Heater (Replaced 2022)	2029	1 unit	\$37,100	\$37,100	3	7
24. Pool Pump (Done 2018)	2028	2 units	\$3,300/unit	\$6,600	2	5
25. Pool Resurface (Done 2018)	2029	1 unit	\$36,000	\$36,000	3	10
26. Pool Table	2030	1 unit	\$5,500	\$5,500	4	10
27. Pool Water Feature Pump Replacement	2030	1 unit	\$4,200	\$4,200	4	10
28. Restrooms Remodel	2038	5 units	\$4,120/unit	\$20,600	12	20
29. Shower Renovation (Done 2019)	2029	as needed	\$6,700	\$6,700	3	10



Utilities/ Mechanical/ Systems

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
1. Building Intercom System (DBA System) (Repeater System Amplifier)	2031	allowance	\$6,000	\$6,000	5	5
2. Building Mangement System Upgrades Hareware/Software (Done 2024)	2044	as needed	\$103,000	\$103,000	18	20
3. Camera Security System	2029	allowance	\$5,200	\$5,200	3	3
4. Controllers	2031	allowance	\$8,800	\$8,800	5	5
5. Domestic Boilers	2026	1 unit	\$109,000	\$109,000	0	30
6. Domestic Boilers (Done 2023)	2043	1 unit	\$109,000	\$109,000	17	20
7. Domestic Boosting Pumps (1st Floor) (Done 2018)	2034	3 units	\$21,800/unit	\$65,400	8	15
8. Domestic Boosting Station (1st Floor) (Done 2018)	2034	as needed	\$109,000	\$109,000	8	20
9. Domestic Boosting Station Rebuild (1st Floor) (Done 2018)	2027	as needed	\$21,800	\$21,800	1	10
10. Domestic Expansion Tank (250 Gallons) (Done 2021)	2036	1 unit	\$10,900	\$10,900	10	15
11. Domestic Hot Water Mixing Station on Roof (Acom)	2045	1 unit	\$43,700	\$43,700	19	20
12. Domestic Hot Water Pumping Station (Grundfos) (2nd Floor)	2042	1 unit	\$54,500	\$54,500	16	40

Utilities/ Mechanical/ Systems (Continued)

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
13. Domestic Hot Water Pumping Station (Grundfos) (2nd Floor) (Motor and Pump Spares)	2031	allowance	\$20,600	\$20,600	5	5
14. Domestic Hot Water Pumping Station Rebuild (Grundfos) (2nd Floor)	2032	1 unit	\$10,900	\$10,900	6	20
15. Domestic Pressure Reducing Valves Rebuild (Cla-Val)	2028	28 units	\$1,090/unit	\$30,520	2	3
16. Domestic Pressure Reducing Valves Replacement (Cla-Val)	2037	28 units	\$6,600/unit	\$184,800	11	30
17. Domestic Roof Water Receivers - 250 Gallon Tank Replacement with Smaller Tanks (Done 2023)	2038	4 units	\$47,800/unit	\$191,200	12	15
18. Domestic System Motors Replacement	2029	allowance	\$15,400	\$15,400	3	3
19. Domestic Water Softners Rebuild (Marlo)	2035	1 unit	\$16,400	\$16,400	9	10
20. Domestic Water Softners Replacement (Marlo)	2042	1 unit	\$98,500	\$98,500	16	30
21. Earthquake Valve (Seismic Detector) Replacement	2035	1 unit	\$10,300	\$10,300	9	20
22. Electrical Sub-Metering (Done 2025)	2055	427 units	\$650/unit	\$277,550	29	30
23. Elevator -Interior Remodel (Elevators 1-4) (Done 2023)	2043	4 units	\$30,900/unit	\$123,600	17	20
24. Elevator -Interior Remodel (Freight Elevator)	2032	1 unit	\$30,900	\$30,900	6	30
25. Elevator - Modernization/Renovation (Phase 01)	2047	1 unit	\$154,000	\$154,000	21	25
26. Elevator - Modernization/Renovation (Phase 02)(Done 2022)	2047	1 unit	\$154,000	\$154,000	21	25
27. Elevator - Modernization/Renovation (Phase 03)(Done 2022)	2047	1 unit	\$154,000	\$154,000	21	25
28. Elevator - Modernization/Renovation (Phase 04)(Done 2022)	2047	1 unit	\$154,000	\$154,000	21	25
29. Elevator - Modernization/Renovation (Phase 05) Service Elevator	2030	1 unit	\$154,000	\$154,000	4	25

Utilities/ Mechanical/ Systems (Continued)

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
30. Elevator - Modernization/Renovation Software Update/Code Wiring (Done 2023)	2028	as needed	\$19,400	\$19,400	2	5
31. Elevator Spare Governors, Controllers Etc. (Done 2025)	2029	allowance	\$20,600	\$20,600	3	3
32. Elevator Spare Rope Gripper	2029	allowance	\$10,300	\$10,300	3	3
33. Fire - VFD Variable Frequency Drive Smoke Control (12 Units Total)	2031	allowance	\$21,800	\$21,800	5	5
34. Fire Pumps - Diesel (Done 2023)	2053	1 unit	\$106,000	\$106,000	27	30
35. Fire Pumps - Diesel Pump Replacement (Done 2023)	2053	1 unit	\$21,200	\$21,200	27	30
36. Fire Pumps - Electrical Controller	2055	1 unit	\$30,900	\$30,900	29	30
37. Fire Pumps - Electrical Pump Replacement	2042	1 unit	\$21,200	\$21,200	16	30
38. Fire Pumps 350 Gallon Diesel Fuel Tank	2037	1 unit	\$8,800	\$8,800	11	25
39. Fire System Controls	2031	allowance	\$10,900	\$10,900	5	5
40. Fire System Maintenance	2035	as needed	\$49,400	\$49,400	9	10
41. Generator -Back Up Refurbishment (Life and Safety) (Done 2018)	2048	1 unit	\$38,200	\$38,200	22	30
42. Hot Water / Flow Control Caleffi (Floors 2,6,11,32) Replacement	2031	allowance	\$5,200	\$5,200	5	5
43. HVAC - AC Throughout Common Areas/ Hallways	2029	allowance	\$32,800	\$32,800	3	3
44. HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	2027	2 units	\$30,000/unit	\$60,000	1	2
45. HVAC - B&G Free Chilled Heating/ Cooling Plates Replacement (Done 2023)	2053	2 units	\$76,000/unit	\$152,000	27	30
46. HVAC - Engineered RTU 1 & 2 (Crane/Helicopter Rental Included) (AC Units Hallways)	2037	2 units	\$378,000/unit	\$756,000	11	30
47. HVAC - Engineered RTU1 Control Systems - Repairs, Timers, Pumps, Valve, Rebuild	2029	1 unit	\$73,000	\$73,000	3	10

Utilities/ Mechanical/ Systems (Continued)

Component	Year Scheduled	Unit of Measure	Cost Per Unit	Today's Cost	Estimated Remaining Useful Life (Years)	Estimated Life When New (Years)
48. HVAC - Engineered RTU2 Control Systems - Repairs, Timers, Pumps, Valve, Rebuild (Done 2023)	2033	1 unit	\$73,000	\$73,000	7	10
49. HVAC Boiler, Closed Loop Replacement	2030	4 units	\$30,000/unit	\$120,000	4	20
50. HVAC Closed Loop Pumps Rebuild	2030	as needed	\$10,300	\$10,300	4	5
51. HVAC Closed Loop Pumps Replacement	2028	3 units	\$27,400/unit	\$82,200	2	10
52. HVAC Cooling Tower Spray Motors	2027	3 units	\$10,900/unit	\$32,700	1	20
53. HVAC Cooling Tower Spray Pumps Volute	2037	3 units	\$43,700/unit	\$131,100	11	20
54. HVAC Cooling Tower Spray Valves	2027	6 units	\$2,180/unit	\$13,080	1	15
55. HVAC Cooling Towers Rebuild	2026	2 units	\$149,000/unit	\$298,000	0	15
56. HVAC Cooling Towers Replacement (Crane/Helicopter Rental Included)	2037	2 units	\$2,270,000/unit	\$4,540,000	11	30
57. HVAC Ducting Repairs (RTU)	2029	allowance	\$5,500	\$5,500	3	3
58. Keyless Entry System	2028	as needed	\$5,200	\$5,200	2	30
59. Keyless Entry System Maintenance and Repairs	2029	allowance	\$2,600	\$2,600	3	3
60. Pumps Replacement	2029	allowance	\$5,500	\$5,500	3	3
61. Trash Chute Repairs	2031	allowance	\$16,400	\$16,400	5	5
62. VFD's Replacement	2037	3 units	\$1,030/unit	\$3,090	11	15
63. Water Cooling (Tigerflow) (Roof to Cooling Towers, 5th & 6th Floors)	2029	allowance	\$5,500	\$5,500	3	3
64. Water Cooling Booster Replacement (Tigerflow) (Roof to Cooling Towers, 5th & 6th Floors) (Upgraded 2018)	2037	1 unit	\$76,000	\$76,000	11	30
65. Water Sediment Station Valves	2032	2 units	\$1,350/unit	\$2,700	6	20
66. Water Softener Media Replacement Resin Rebedding	2028	3 units	\$13,200/unit	\$39,600	2	10
67. Water Softener- Rebuilding of Stainless Valves (Done 2017)	2028	3 units	\$4,400/unit	\$13,200	2	10

Recommended Reserve Contribution and Funding Levels - Concepts

Beginning of the Year Balance	Reserve Bank Account(s) Balance as of the Beginning of the year
Special Reserve Assessment	A temporary assessment levied on the members in addition to regular assessments by the board of directors when necessary for several reasons, including funding a major repair or replacement of a common element or funding, in general, the reserve account.
Annual Transfer	Recommended Transfer or Annual Contribution to the Reserve Account
Monthly Contribution per Unit	An example of the amount of money that each unit owner would contribute to the Reserve Bank Account each month
Annual Expenditures	Estimated Expenditures based on the Component Evaluation
Investment Earnings	Dollar Amount of Interest contributed to the Reserve Account based on the percent interest rate on the Reserve Bank Account - Provided by the Management Company or Board of Directors.
Income Tax	Estimated Income Tax - 30% of the Reserve Bank Account(s) earned interest
End of the Year Balance	Recommended Reserve Bank Account Ending Balance at the end of the Fiscal Year
% Funded	A Measure of the financial health of the Association based on funding the depreciation of each Component. The chart below indicates the financial position based on the Percent Funded.
Fully Funded	Funding of 100% of the depreciation of each Component.

0% - 39% Funded is considered to be a "weak" financial position. Associations that fall into this category must take action to bring the funding levels to a proper level by raising the monthly/ annual contribution or a Special Reserve Assessment.

40% - 69% Funded is considered to be a "fair" financial position. This does not represent financial strength and stability. The likelihood of a Special Reserve Assessment is still possible. The Association should make every effort to continue strengthening the financial position of the Reserve Fund.

70% - 99% Funded is considered a "strong" financial position. This indicates financial strength of a Reserve Fund and every attempt to maintain this level should be a goal of the Association.

100% Funded or Greater is the "ideal" financial position. This means that the Association has the funds in the Reserve Account in order to repair, replace, restore or maintain the Common Elements based on their depreciation.

Recommended Reserve Contribution

Year Funded	Beginning of Year Balance	Spc Rsv Assessmt	Annual Transfer	Member Mo Pmt	Annual Expenditure	Interest Earned	Income Tax	End of Year Balance	%	Fully Funded (100%)
2026	\$7,200,000.00	\$0.00	\$1,500,000.00	\$290.70	\$482,000.00	\$288,000.00	\$86,400.00	\$8,419,600.00	103.52	\$8,133,046.06
2027	\$8,419,600.00	\$0.00	\$1,500,000.00	\$290.70	\$182,546.90	\$336,784.00	\$101,035.20	\$9,972,801.90	109.14	\$9,137,528.76
2028	\$9,972,801.90	\$0.00	\$1,500,000.00	\$290.70	\$295,694.05	\$398,912.00	\$119,673.60	\$11,456,346.25	113.45	\$10,098,222.39
2029	\$11,456,346.25	\$0.00	\$1,500,000.00	\$290.70	\$426,272.81	\$458,254.00	\$137,476.20	\$12,850,851.24	116.99	\$10,984,462.80
2030	\$12,850,851.24	\$0.00	\$1,500,000.00	\$290.70	\$968,635.42	\$514,034.00	\$154,210.20	\$13,742,039.62	120.75	\$11,380,506.77
2031	\$13,742,039.62	\$0.00	\$1,500,000.00	\$290.70	\$593,223.72	\$549,682.00	\$164,904.60	\$15,033,593.30	123.04	\$12,218,122.95
2032	\$15,033,593.30	\$0.00	\$1,500,000.00	\$290.70	\$372,424.94	\$601,344.00	\$180,403.20	\$16,582,109.16	124.39	\$13,331,124.38
2033	\$16,582,109.16	\$0.00	\$1,500,000.00	\$290.70	\$3,639,073.78	\$663,284.00	\$198,985.20	\$14,907,334.18	132.49	\$11,251,768.82
2034	\$14,907,334.18	\$0.00	\$1,500,000.00	\$290.70	\$950,685.61	\$596,293.00	\$178,887.90	\$15,874,053.67	134.16	\$11,831,888.27
2035	\$15,874,053.67	\$0.00	\$1,500,000.00	\$290.70	\$991,758.09	\$634,962.00	\$190,488.60	\$16,826,768.98	135.45	\$12,423,081.36
2036	\$16,826,768.98	\$0.00	\$1,500,000.00	\$290.70	\$803,930.82	\$673,071.00	\$201,921.30	\$17,993,987.86	135.76	\$13,254,684.51
2037	\$17,993,987.86	\$0.00	\$1,500,000.00	\$290.70	\$8,404,112.94	\$719,760.00	\$215,928.00	\$11,593,706.92	176.51	\$6,568,419.89
2038	\$11,593,706.92	\$0.00	\$1,500,000.00	\$290.70	\$1,011,577.32	\$463,748.00	\$139,124.40	\$12,406,753.20	174.41	\$7,113,693.82
2039	\$12,406,753.20	\$0.00	\$1,500,000.00	\$290.70	\$352,888.64	\$496,270.00	\$148,881.00	\$13,901,253.56	166.04	\$8,372,337.14
2040	\$13,901,253.56	\$0.00	\$1,500,000.00	\$290.70	\$841,483.90	\$556,050.00	\$166,815.00	\$14,949,004.66	162.12	\$9,221,038.66
2041	\$14,949,004.66	\$0.00	\$1,500,000.00	\$290.70	\$1,198,076.91	\$597,960.00	\$179,388.00	\$15,669,499.75	160.19	\$9,781,747.99
2042	\$15,669,499.75	\$0.00	\$1,500,000.00	\$290.70	\$582,476.35	\$626,780.00	\$188,034.00	\$17,025,769.40	154.54	\$11,016,731.63
2043	\$17,025,769.40	\$0.00	\$1,500,000.00	\$290.70	\$1,174,215.99	\$681,031.00	\$204,309.30	\$17,828,275.11	151.83	\$11,741,964.65
2044	\$17,828,275.11	\$0.00	\$1,600,000.00	\$310.08	\$753,127.43	\$713,131.00	\$213,939.30	\$19,174,339.38	148.01	\$12,954,599.82
2045	\$19,174,339.38	\$0.00	\$1,600,000.00	\$310.08	\$1,444,888.97	\$766,974.00	\$230,092.20	\$19,866,332.21	146.51	\$13,559,534.84
2046	\$19,866,332.21	\$0.00	\$1,600,000.00	\$310.08	\$842,948.21	\$794,653.00	\$238,395.90	\$21,179,641.10	142.80	\$14,831,799.66
2047	\$21,179,641.10	\$0.00	\$1,600,000.00	\$310.08	\$1,773,790.84	\$847,186.00	\$254,155.80	\$21,598,880.46	141.52	\$15,262,309.98
2048	\$21,598,880.46	\$0.00	\$1,600,000.00	\$310.08	\$5,752,717.25	\$863,955.00	\$259,186.50	\$18,050,931.71	153.07	\$11,792,666.06
2049	\$18,050,931.71	\$0.00	\$1,600,000.00	\$310.08	\$1,008,542.18	\$722,037.00	\$216,611.10	\$19,147,815.43	147.11	\$13,016,050.33
2050	\$19,147,815.43	\$0.00	\$1,600,000.00	\$310.08	\$1,794,591.33	\$765,913.00	\$229,773.90	\$19,489,363.20	143.86	\$13,547,151.15
2051	\$19,489,363.20	\$0.00	\$1,600,000.00	\$310.08	\$1,077,039.39	\$779,575.00	\$233,872.50	\$20,558,026.31	138.27	\$14,867,897.38
2052	\$20,558,026.31	\$0.00	\$1,600,000.00	\$310.08	\$749,760.53	\$822,321.00	\$246,696.30	\$21,983,890.48	132.34	\$16,611,743.03
2053	\$21,983,890.48	\$0.00	\$1,600,000.00	\$310.08	\$2,186,414.79	\$879,356.00	\$263,806.80	\$22,013,024.89	129.24	\$17,033,313.39
2054	\$22,013,024.89	\$0.00	\$1,700,000.00	\$329.46	\$498,081.87	\$880,521.00	\$264,156.30	\$23,831,307.72	123.12	\$19,355,830.98
2055	\$23,831,307.72	\$0.00	\$1,700,000.00	\$329.46	\$2,860,564.15	\$953,252.00	\$285,975.60	\$23,338,019.97	119.95	\$19,456,399.42
Total:		\$0.00	\$46,400,000.00		\$44,013,545.13	\$19,645,093.00	\$5,893,527.90			

Reserve Budget Summary

Homeowners,

This Summary meets the NRS 116.31151 requirement of the Annual distribution to units' owners of operating and reserve budgets. It is provided to all individual homeowners as a recap of the Reserve Study that has been adopted by the Board of Directors.

NRS 116.31151-Annual distribution to units' owners of operating and reserve budgets or summaries

1...The executive board shall, not less than 30 days or more than 60 days before the beginning of the fiscal year of the association, prepare and distribute to each unit's owner a copy of:

(a)The budget for the daily operation of the association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association.

(b)The budget to provide adequate funding for the reserves required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation

(1) The CURRENT estimated replacement cost, estimated remaining life and estimated useful life of each major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore;

(2) As of the end of the fiscal year for which the budget is prepared, the CURRENT estimate of the amount of cash reserves that are necessary, and the CURRENT amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements...

A copy of the entire Reserve Study is available by contacting the Community Management Company (or Board of Directors of Self Managed Associations).

Reserve Study Prepared for Year: 01/01/2027 - 12/31/2027

Projected Reserve Bank Balance as of Beginning Date: \$8,419,600.00

Annual Contribution to the Reserve Account: \$1,500,000.00

Estimated Expenditures: \$182,546.90

Projected Reserve Bank Balance at the End of the Fiscal Year: \$9,972,801.90

Planned Special Reserve Assessments: \$0.00

"Due-to-From" Amount - Due to Reserve Account from Operating Account: \$0.00

(Amount that was not transferred to the Reserve Account per previous Reserve Study)

Study Funding Plan: Threshold Funding

Reserve Study Completed By: Reserve Study Specialists: Mari Jo Betterley RSS.0025 and Amber Hancock RSS.0281, Better Reserve Consultants

**Major Components of the Common Elements to be
Repaired, Replaced, Restored or Maintained**

Component	Today's Cost	Estimated Remaining Useful Life	Estimated Life When New
<u>Building Exterior</u>			
Doors - (Building) Replacement	\$36,000	4	20
Doors - (Garage Entrance Valet) Replacement	\$36,000	3	15
Doors - (Lobby) Replacement (Done 2025)	\$33,000	14	15
Lighting - Bollards at Entrance	\$11,550	1	25
Lighting - Crown Lighting Root	\$32,800	14	20
Painting (Done 2018)	\$2,580,000	7	15
Painting -Awning	\$6,600	1	2
Roof -Flat Repairs	\$21,800	5	5
Roof -Flat Replacement	\$246,960	8	25
Structural Inspection (Done 2023)	\$10,300	1	5
	Subtotal:		
	\$3,015,010		

Building Interior

1st Floor Business Center Rehab	\$1,700	0	5
1st Floor Lobby Lighting (Done 2025)	\$20,600	9	10
1st Floor Lobby Walls Laminate Reskin Film (Done 2025)	\$34,000	9	10
1st Floor Parcel Room Gate Replacement	\$10,300	4	10
1st Floor Parcel Room Lockers (Leased)	\$0	29	30
6th Floor Common Area -Business Center Remodel (Done 2025)	\$20,600	9	10
6th Floor Common Area -Carpet Replacement (Done 2020)	\$33,000	4	10
6th Floor Common Area -Computers Replacement (Second Business Center) (Done 2020)	\$1,700	0	5
6th Floor Common Area -Decorations, etc. (Done 2020)	\$7,700	0	10
6th Floor Common Area -Furniture	\$10,300	2	2
6th Floor Common Area -Gym Equipment	\$20,600	2	2
6th Floor Common Area -Gym Flooring Replacement (Done 2020)	\$8,300	4	10
6th Floor Common Area -Gym Painting	\$4,200	0	10
6th Floor Common Area -Gym Window Replacement	\$20,800	10	10
6th Floor Common Area -Kitchenette Remodel (Done 2020)	\$6,700	4	10
6th Floor Common Area -Library/Media Room Furniture (Done 2020)	\$4,200	4	10
6th Floor Common Area -Library/Media Room TV Replacement (Operating)	\$0	29	30
6th Floor Common Area -Restrooms Remodel	\$51,600	5	30
6th Floor Common Area -TV Replacement (Operating)	\$0	29	30
6th Floor Common Area Water Feature Replacement (2020)	\$10,900	4	10
AC Units/Mini Splits	\$15,900	6	6
Electrical	\$13,400	3	3
Fire Curtains	\$14,400	15	30
Flooring Hallway Carpet Replacement Phase 01 (Done 2019)	\$129,000	8	15
Flooring Hallway Carpet Replacement Phase 02 (Done 2019)	\$129,000	9	15
Flooring Hallway Carpet Replacement Phase 03 (Done 2019)	\$129,000	10	15
Flooring Hallway Carpet Replacement Phase 04 (Done 2019)	\$129,000	11	15
Flooring Hallway Carpet Spare Planks for Replacement	\$5,200	5	5
Flooring Lobby Replacement	\$258,000	19	50
Lighting - Each Hallway (Recessed Canned Lighting) (Operating Expense)	\$0	29	30
Mailboxes Replacement	\$55,083	18	30
Office Area Equipment	\$5,500	3	3
Office Area Furniture	\$6,600	5	5
Painting - 6th Floor (Done 2025)	\$10,300	4	5
Painting Hallways Phase 01 (Done 2025)	\$62,000	4	5
Painting Hallways Phase 02	\$62,000	5	5
Painting Hallways Phase 03	\$62,000	6	5
Painting Hallways Phase 04	\$62,000	7	5
Painting Lobby Ceiling (Done 2025)	\$10,300	4	5
Painting Lobby Walls (Done 2019)	\$3,600	4	5
Painting Stair Cases, Stairway Walls (Not Scheduled)	\$0	29	30
Plumbing	\$21,800	6	1
Plumbing - Stack Replacement Interior of Pipes) (44 Stacks Total- 5/ Year Rotating)	\$62,000	29	1

Security Cameras Repairs or Replacement	\$10,900	5	5
Subtotal:	<u>\$1,524,183</u>		

Common Area

Concrete Repair or Replacement (Sidewalks, etc.)	\$5,500	5	5
Entrance Monument Paint (Fairfield) (Done 2024)	\$2,800	8	10
Fence Repairs/Replacement (Pool Deck, Spa, Pet Parks (2), Receiving Area, Generator Room, Parking Garage)	\$20,600	5	5
Fire Hydrants -Replacement	\$9,900	16	40
Landscaping - Palm Tree Replacement	\$10,300	4	4
Landscaping - Planters Monument Letters	\$17,500	7	10
Major Landscaping and Irrigation -1st Floor (Done 2025)	\$21,800	4	5
Major Landscaping and Irrigation -6th Floor (Done 2025)	\$27,400	4	5
Monument (Sahara)	\$41,200	27	30
Monument Painting and Rehab (Sahara)	\$7,600	2	5
Pet Park Renovation (Done 2024 & 2025)	\$12,400	3	5
Subtotal:	<u>\$177,000</u>		

Garage(s)

Entrance Gates Motors, Controllers and Operators Replacement	\$10,300	2	3
Equipment - Misc Repairs	\$19,100	5	5
Equipment Barrier Arms and Front Gate	\$4,700	7	10
Gates Replacement	\$57,300	12	15
Lighting and Electrical (Including Car Charging Stations)	\$2,800	2	3
Lighting and Electrical LED Conversion (Done 2020)	\$17,500	14	20
Painting - Parking Striping and Numbering (Done 2024)	\$21,200	1	3
Painting Interior Walls	\$5,200	4	5
Security Booth Computers (Replaced 2025)	\$3,300	4	5
Signage	\$2,800	5	5
Signage -Valet Directional	\$10,900	4	10
Subtotal:	<u>\$155,100</u>		

Pool Area

Barbecue	\$13,400	9	10
Cabanas Exterior Painting (Done 2018)	\$62,000	7	15
Cabanas Roof Painting (Further Evaluation Required)	\$0	0	10
Cabanas Roof Replacement (Further Evaluation Required)	\$0	0	20
Drinking Fountain Replacement	\$4,620	4	20
Jacuzzi Filter	\$5,500	4	5
Jacuzzi Heater	\$6,700	4	12
Jacuzzi Pump Circulation (Done 2023)	\$2,600	4	3
Jacuzzi Pump Hydro Loop (Jet) Pump 1 (Done 2023)	\$5,200	4	10
Jacuzzi Renovation (One Time Cost)	\$103,000	4	30
Jacuzzi Resurface (Done 2022)	\$16,400	4	7
Kitchen Rehab (Done 2019)	\$104,000	5	12
Kool Deck Re-Seal (Prep, Clean and Stain)	\$21,800	2	6
Kool Deck Re-Surface (Done 2018)	\$56,500	8	15
Landscaping -Planters Lighted Trees	\$54,500	0	10
Lighting - Inside Pool and Spa Replacement	\$8,600	2	5
Lighting - Posts Fixture Replacement	\$4,200	6	25
Painting - Accents (Blue)	\$5,200	0	10
Painting -Structures Exterior Trillis (Done 2023)	\$5,300	7	10
Pool Coping Stones (Done 2024)	\$25,800	18	20
Pool Filter (Done 2024)	\$6,400	10	12
Pool Furniture (Done 2025)	\$96,000	4	5
Pool Heater (Replaced 2022)	\$37,100	3	7
Pool Pump (Done 2018)	\$6,600	2	5
Pool Resurface (Done 2018)	\$36,000	3	10
Pool Table	\$5,500	4	10
Pool Water Feature Pump Replacement	\$4,200	4	10
Restrooms Remodel	\$20,600	12	20
Shower Renovation (Done 2019)	\$6,700	3	10
Subtotal:	\$724,420		

Utilities/ Mechanical/ Systems

Building Intercom System (DBA System) (Repeater System Amplifier)	\$6,000	5	5
Building Mangement System Upgrades Hareware/Software (Done 2024)	\$103,000	18	20
Camera Security System	\$5,200	3	3
Controllers	\$8,800	5	5
Domestic Boilers	\$109,000	0	30
Domestic Boilers (Done 2023)	\$109,000	17	20
Domestic Boosting Pumps (1st Floor) (Done 2018)	\$65,400	8	15
Domestic Boosting Station (1st Floor) (Done 2018)	\$109,000	8	20
Domestic Boosting Station Rebuild (1st Floor) (Done 2018)	\$21,800	1	10
Domestic Expansion Tank (250 Gallons) (Done 2021)	\$10,900	10	15
Domestic Hot Water Mixing Station on Roof (Acom)	\$43,700	19	20
Domestic Hot Water Pumping Station (Grundfos) (2nd Floor)	\$54,500	16	40
Domestic Hot Water Pumping Station (Grundfos) (2nd Floor) (Motor and Pump Spares)	\$20,600	5	5
Domestic Hot Water Pumping Station Rebuild (Grundfos) (2nd Floor)	\$10,900	6	20
Domestic Pressure Reducing Valves Rebuild (Cla-Val)	\$30,520	2	3
Domestic Pressure Reducing Valves Replacement (Cla-Val)	\$184,800	11	30
Domestic Roof Water Receivers - 250 Gallon Tank Replacement with Smaller Tanks (Done 2023)	\$191,200	12	15
Domestic System Motors Replacement	\$15,400	3	3
Domestic Water Softners Rebuild (Marlo)	\$16,400	9	10
Domestic Water Softners Replacement (Marlo)	\$98,500	16	30
Earthquake Valve (Seismic Detector) Replacement	\$10,300	9	20
Electrical Sub-Metering (Done 2025)	\$277,550	29	30
Elevator -Interior Remodel (Elevators 1-4) (Done 2023)	\$123,600	17	20
Elevator -Interior Remodel (Freight Elevator)	\$30,900	6	30
Elevator -Modernization/Renovation (Phase 01)	\$154,000	21	25
Elevator -Modernization/Renovation (Phase 02)(Done 2022)	\$154,000	21	25
Elevator -Modernization/Renovation (Phase 03)(Done 2022)	\$154,000	21	25
Elevator -Modernization/Renovation (Phase 04)(Done 2022)	\$154,000	21	25
Elevator -Modernization/Renovation (Phase 05) Service Elevator	\$154,000	4	25
Elevator -Modernization/Renovation Software Update/Code Wiring (Done 2023)	\$19,400	2	5
Elevator Spare Governors, Controllers Etc. (Done 2025)	\$20,600	3	3
Elevator Spare Rope Gripper	\$10,300	3	3
Fire - VFD Variable Frequency Drive Smoke Control (12 Units Total)	\$21,800	5	5
Fire Pumps - Diesel (Done 2023)	\$106,000	27	30
Fire Pumps - Diesel Pump Replacement (Done 2023)	\$21,200	27	30
Fire Pumps - Electrical Controller	\$30,900	29	30
Fire Pumps - Electrical Pump Replacement	\$21,200	16	30
Fire Pumps 350 Gallon Diesel Fuel Tank	\$8,800	11	25
Fire System Controls	\$10,900	5	5
Fire System Maintenance	\$49,400	9	10
Generator -Back Up Refurbishment (Life and Safety) (Done 2018)	\$38,200	22	30
Hot Water / Flow Control Caleffi (Floors 2,6,11,32) Replacement	\$5,200	5	5
HVAC - AC Throughout Common Areas/ Hallways	\$32,800	3	3

HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$60,000	1	2
HVAC - B&G Free Chilled Heating/ Cooling Plates Replacement (Done 2023)	\$152,000	27	30
HVAC - Engineered RTU 1 & 2 (Crane/Helicopter Rental Included) (AC Units Hallways)	\$756,000	11	30
HVAC - Engineered RTU1 Control Systems - Repairs, Timers, Pumps, Valve, Rebuild	\$73,000	3	10
HVAC - Engineered RTU2 Control Systems - Repairs, Timers, Pumps, Valve, Rebuild (Done 2023)	\$73,000	7	10
HVAC Boiler, Closed Loop Replacement	\$120,000	4	20
HVAC Closed Loop Pumps Rebuild	\$10,300	4	5
HVAC Closed Loop Pumps Replacement	\$82,200	2	10
HVAC Cooling Tower Spray Motors	\$32,700	1	20
HVAC Cooling Tower Spray Pumps Volute	\$131,100	11	20
HVAC Cooling Tower Spray Valves	\$13,080	1	15
HVAC Cooling Towers Rebuild	\$298,000	0	15
HVAC Cooling Towers Replacement (Crane/Helicopter Rental Included)	\$4,540,000	11	30
HVAC Ducting Repairs (RTU)	\$5,500	3	3
Keyless Entry System	\$5,200	2	30
Keyless Entry System Maintenance and Repairs	\$2,600	3	3
Pumps Replacement	\$5,500	3	3
Trash Chute Repairs	\$16,400	5	5
VFD`s Replacement	\$3,090	11	15
Water Cooling (Tigerflow) (Roof to Cooling Towers, 5th & 6th Floors)	\$5,500	3	3
Water Cooling Booster Replacement (Tigerflow) (Roof to Cooling Towers, 5th & 6th Floors) (Upgraded 2018)	\$76,000	11	30
Water Sediment Station Valves	\$2,700	6	20
Water Softener Media Replacement Resin Rebedding	\$39,600	2	10
Water Softener- Rebuilding of Stainless Valves (Done 2017)	\$13,200	2	10
Subtotal:	\$9,340,340		
Total:	\$14,936,053		

30 Year Planned Expenditures

This is where you will spend your money in the next 30 years

2026

Building Interior - 1st Floor Business Center Rehab	\$1,700.00
Building Interior - 6th Floor Common Area -Computers Replacement (Second Business Center) (Done 2020)	\$1,700.00
Building Interior - 6th Floor Common Area -Decorations, etc. (Done 2020)	\$7,700.00
Building Interior - 6th Floor Common Area -Gym Painting	\$4,200.00
Pool Area - Landscaping -Planters Lighted Trees	\$54,500.00
Pool Area - Painting - Accents (Blue)	\$5,200.00
Utilities/ Mechanical/ Systems - Domestic Boilers	\$109,000.00
Utilities/ Mechanical/ Systems - HVAC Cooling Towers Rebuild	\$298,000.00
Total	\$482,000.00

2027

Building Exterior - Lighting - Bollards at Entrance	\$11,896.50
Building Exterior - Painting -Awning	\$6,798.00
Building Exterior - Structural Inspection (Done 2023)	\$10,609.00
Garage(s) - Painting - Parking Striping and Numbering (Done 2024)	\$21,836.00
Utilities/ Mechanical/ Systems - Domestic Boosting Station Rebuild (1st Floor) (Done 2018)	\$22,454.00
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$61,800.00
Utilities/ Mechanical/ Systems - HVAC Cooling Tower Spray Motors	\$33,681.00
Utilities/ Mechanical/ Systems - HVAC Cooling Tower Spray Valves	\$13,472.40
Total	\$182,546.90

2028

Building Interior - 6th Floor Common Area -Furniture	\$10,927.27
Building Interior - 6th Floor Common Area -Gym Equipment	\$21,854.54
Common Area - Monument Painting and Rehab (Sahara)	\$8,062.84
Garage(s) - Entrance Gates Motors, Controllers and Operators Replacement	\$10,927.27
Garage(s) - Lighting and Electrical (Including Car Charging Stations)	\$2,970.52
Pool Area - Kool Deck Re-Seal (Prep, Clean and Stain)	\$23,127.62
Pool Area - Lighting - Inside Pool and Spa Replacement	\$9,123.74
Pool Area - Pool Pump (Done 2018)	\$7,001.94
Utilities/ Mechanical/ Systems - Domestic Pressure Reducing Valves Rebuild (Cla-Val)	\$32,378.67
Utilities/ Mechanical/ Systems - Elevator -Modernization/Renovation Software Update/Code Wiring (Done 2023)	\$20,581.46
Utilities/ Mechanical/ Systems - HVAC Closed Loop Pumps Replacement	\$87,205.98
Utilities/ Mechanical/ Systems - Keyless Entry System	\$5,516.68
Utilities/ Mechanical/ Systems - Water Softener Media Replacement Resin Rebedding	\$42,011.64
Utilities/ Mechanical/ Systems - Water Softener- Rebuilding of Stainless Valves (Done 2017)	\$14,003.88
Total	\$295,694.05

2029

Building Exterior - Doors - (Garage Entrance Valet) Replacement	\$39,338.17
Building Exterior - Painting -Awning	\$7,212.00
Building Interior - Electrical	\$14,642.54
Building Interior - Office Area Equipment	\$6,010.00
Common Area - Pet Park Renovation (Done 2024 & 2025)	\$13,549.81
Pool Area - Pool Heater (Replaced 2022)	\$40,540.17
Pool Area - Pool Resurface (Done 2018)	\$39,338.17
Pool Area - Shower Renovation (Done 2019)	\$7,321.27
Utilities/ Mechanical/ Systems - Camera Security System	\$5,682.18
Utilities/ Mechanical/ Systems - Domestic System Motors Replacement	\$16,828.00
Utilities/ Mechanical/ Systems - Elevator Spare Governors, Controllers Etc. (Done 2025)	\$22,510.18
Utilities/ Mechanical/ Systems - Elevator Spare Rope Gripper	\$11,255.09
Utilities/ Mechanical/ Systems - HVAC - AC Throughout Common Areas/ Hallways	\$35,841.45
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$65,563.62
Utilities/ Mechanical/ Systems - HVAC - Engineered RTU1 Control Systems - Repairs, Timers, Pumps, Valve, Rebuild	\$79,769.07
Utilities/ Mechanical/ Systems - HVAC Ducting Repairs (RTU)	\$6,010.00
Utilities/ Mechanical/ Systems - Keyless Entry System Maintenance and Repairs	\$2,841.09
Utilities/ Mechanical/ Systems - Pumps Replacement	\$6,010.00
Utilities/ Mechanical/ Systems - Water Cooling (Tigerflow) (Roof to Cooling Towers, 5th & 6th Floors)	\$6,010.00
Total	\$426,272.81

2030

Building Exterior - Doors - (Building) Replacement	\$40,518.32
Building Interior - 1st Floor Parcel Room Gate Replacement	\$11,592.74
Building Interior - 6th Floor Common Area -Carpet Replacement (Done 2020)	\$37,141.79
Building Interior - 6th Floor Common Area -Furniture	\$11,592.74
Building Interior - 6th Floor Common Area -Gym Equipment	\$23,185.48
Building Interior - 6th Floor Common Area -Gym Flooring Replacement (Done 2020)	\$9,341.72
Building Interior - 6th Floor Common Area -Kitchenette Remodel (Done 2020)	\$7,540.91
Building Interior - 6th Floor Common Area -Library/Media Room Furniture (Done 2020)	\$4,727.14
Building Interior - 6th Floor Common Area Water Feature Replacement (2020)	\$12,268.05
Building Interior - Painting - 6th Floor (Done 2025)	\$11,592.74
Building Interior - Painting Hallways Phase 01 (Done 2025)	\$69,781.55
Building Interior - Painting Lobby Ceiling (Done 2025)	\$11,592.74
Building Interior - Painting Lobby Walls (Done 2019)	\$4,051.83
Common Area - Landscaping - Palm Tree Replacement	\$11,592.74
Common Area - Major Landscaping and Irrigation -1st Floor (Done 2025)	\$24,536.09
Common Area - Major Landscaping and Irrigation -6th Floor (Done 2025)	\$30,838.94
Garage(s) - Painting - Parking Striping and Numbering (Done 2024)	\$23,860.79
Garage(s) - Painting Interior Walls	\$5,852.65
Garage(s) - Security Booth Computers (Replaced 2025)	\$3,714.18
Garage(s) - Signage -Valet Directional	\$12,268.05
Pool Area - Drinking Fountain Replacement	\$5,199.85
Pool Area - Jacuzzi Filter	\$6,190.30
Pool Area - Jacuzzi Heater	\$7,540.91
Pool Area - Jacuzzi Pump Circulation (Done 2023)	\$2,926.32
Pool Area - Jacuzzi Pump Hydro Loop (Jet) Pump 1 (Done 2023)	\$5,852.65
Pool Area - Jacuzzi Renovation (One Time Cost)	\$115,927.41
Pool Area - Jacuzzi Resurface (Done 2022)	\$18,458.34
Pool Area - Pool Furniture (Done 2025)	\$108,048.85
Pool Area - Pool Table	\$6,190.30
Pool Area - Pool Water Feature Pump Replacement	\$4,727.14
Utilities/ Mechanical/ Systems - Elevator -Modernization/Renovation (Phase 05) Service Elevator	\$173,328.36
Utilities/ Mechanical/ Systems - HVAC Boiler, Closed Loop Replacement	\$135,061.06
Utilities/ Mechanical/ Systems - HVAC Closed Loop Pumps Rebuild	\$11,592.74
Total	\$968,635.42

2031

Building Exterior - Painting -Awning	\$7,651.21
Building Exterior - Roof -Flat Repairs	\$25,272.17
Building Interior - 6th Floor Common Area -Computers Replacement (Second Business Center) (Done 2020)	\$1,970.77
Building Interior - 6th Floor Common Area -Restrooms Remodel	\$59,818.54
Building Interior - Flooring Hallway Carpet Spare Planks for Replacement	\$6,028.23
Building Interior - Office Area Furniture	\$7,651.21
Building Interior - Painting Hallways Phase 02	\$71,874.99
Building Interior - Security Cameras Repairs or Replacement	\$12,636.09
Common Area - Concrete Repair or Replacement (Sidewalks, etc.)	\$6,376.01
Common Area - Fence Repairs/Replacement (Pool Deck, Spa, Pet Parks (2), Receiving Area, Generator Room, Parking Garage)	\$23,881.05
Garage(s) - Entrance Gates Motors, Controllers and Operators Replacement	\$11,940.52
Garage(s) - Equipment - Misc Repairs	\$22,142.13
Garage(s) - Lighting and Electrical (Including Car Charging Stations)	\$3,245.97
Garage(s) - Signage	\$3,245.97
Pool Area - Kitchen Rehab (Done 2019)	\$120,564.50
Utilities/ Mechanical/ Systems - Building Intercom System (DBA System) (Repeater System Amplifier)	\$6,955.64
Utilities/ Mechanical/ Systems - Controllers	\$10,201.61
Utilities/ Mechanical/ Systems - Domestic Hot Water Pumping Station (Grundfos) (2nd Floor) (Motor and Pump Spares)	\$23,881.05
Utilities/ Mechanical/ Systems - Domestic Pressure Reducing Valves Rebuild (Cla-Val)	\$35,381.04
Utilities/ Mechanical/ Systems - Fire - VFD Variable Frequency Drive Smoke Control (12 Units Total)	\$25,272.17
Utilities/ Mechanical/ Systems - Fire System Controls	\$12,636.09
Utilities/ Mechanical/ Systems - Hot Water / Flow Control Caleffi (Floors 2,6,11,32) Replacement	\$6,028.23
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$69,556.44
Utilities/ Mechanical/ Systems - Trash Chute Repairs	\$19,012.09
Total	\$593,223.72

2032

Building Exterior - Structural Inspection (Done 2023)	\$12,298.74
Building Interior - 6th Floor Common Area -Furniture	\$12,298.74
Building Interior - 6th Floor Common Area -Gym Equipment	\$24,597.48
Building Interior - AC Units/Mini Splits	\$18,985.43
Building Interior - Electrical	\$16,000.30
Building Interior - Office Area Equipment	\$6,567.29
Building Interior - Painting Hallways Phase 03	\$74,031.24
Building Interior - Plumbing	\$26,030.34
Pool Area - Lighting - Posts Fixture Replacement	\$5,015.02
Utilities/ Mechanical/ Systems - Camera Security System	\$6,209.07
Utilities/ Mechanical/ Systems - Domestic Hot Water Pumping Station Rebuild (Grundfos) (2nd Floor)	\$13,015.17
Utilities/ Mechanical/ Systems - Domestic System Motors Replacement	\$18,388.41
Utilities/ Mechanical/ Systems - Elevator -Interior Remodel (Freight Elevator)	\$36,896.22
Utilities/ Mechanical/ Systems - Elevator Spare Governors, Controllers Etc. (Done 2025)	\$24,597.48
Utilities/ Mechanical/ Systems - Elevator Spare Rope Gripper	\$12,298.74
Utilities/ Mechanical/ Systems - HVAC - AC Throughout Common Areas/ Hallways	\$39,164.92
Utilities/ Mechanical/ Systems - HVAC Ducting Repairs (RTU)	\$6,567.29
Utilities/ Mechanical/ Systems - Keyless Entry System Maintenance and Repairs	\$3,104.54
Utilities/ Mechanical/ Systems - Pumps Replacement	\$6,567.29
Utilities/ Mechanical/ Systems - Water Cooling (Tigerflow) (Roof to Cooling Towers, 5th & 6th Floors)	\$6,567.29
Utilities/ Mechanical/ Systems - Water Sediment Station Valves	\$3,223.94
Total	\$372,424.94

2033

Building Exterior - Painting (Done 2018)	\$3,173,074.57
Building Exterior - Painting -Awning	\$8,117.17
Building Interior - Painting Hallways Phase 04	\$76,252.18
Building Interior - Plumbing	\$26,811.25
Common Area - Landscaping - Planters Monument Letters	\$21,522.79
Common Area - Monument Painting and Rehab (Sahara)	\$9,347.04
Garage(s) - Equipment Barrier Arms and Front Gate	\$5,780.41
Garage(s) - Painting - Parking Striping and Numbering (Done 2024)	\$26,073.33
Pool Area - Cabanas Exterior Painting (Done 2018)	\$76,252.18
Pool Area - Jacuzzi Pump Circulation (Done 2023)	\$3,197.67
Pool Area - Lighting - Inside Pool and Spa Replacement	\$10,576.92
Pool Area - Painting -Structures Exterior Trillis (Done 2023)	\$6,518.33
Pool Area - Pool Pump (Done 2018)	\$8,117.17
Utilities/ Mechanical/ Systems - Elevator -Modernization/Renovation Software Update/Code Wiring (Done 2023)	\$23,859.55
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$73,792.43
Utilities/ Mechanical/ Systems - HVAC - Engineered RTU2 Control Systems - Repairs, Timers, Pumps, Valve, Rebuild (Done 2023)	\$89,780.79
Total	\$3,639,073.78

2034

Building Exterior - Roof -Flat Replacement	\$312,841.54
Building Interior - 6th Floor Common Area -Furniture	\$13,047.73
Building Interior - 6th Floor Common Area -Gym Equipment	\$26,095.46
Building Interior - Flooring Hallway Carpet Replacement Phase 01 (Done 2019)	\$163,413.34
Building Interior - Plumbing	\$27,615.59
Common Area - Entrance Monument Paint (Fairfield) (Done 2024)	\$3,546.96
Common Area - Landscaping - Palm Tree Replacement	\$13,047.73
Common Area - Pet Park Renovation (Done 2024 & 2025)	\$15,707.95
Garage(s) - Entrance Gates Motors, Controllers and Operators Replacement	\$13,047.73
Garage(s) - Lighting and Electrical (Including Car Charging Stations)	\$3,546.96
Pool Area - Kool Deck Re-Seal (Prep, Clean and Stain)	\$27,615.59
Pool Area - Kool Deck Re-Surface (Done 2018)	\$71,572.51
Utilities/ Mechanical/ Systems - Domestic Boosting Pumps (1st Floor) (Done 2018)	\$82,846.76
Utilities/ Mechanical/ Systems - Domestic Boosting Station (1st Floor) (Done 2018)	\$138,077.94
Utilities/ Mechanical/ Systems - Domestic Pressure Reducing Valves Rebuild (Cla-Val)	\$38,661.82
Total	\$950,685.61

2035

Building Exterior - Painting -Awning	\$8,611.50
Building Interior - 1st Floor Lobby Lighting (Done 2025)	\$26,878.33
Building Interior - 1st Floor Lobby Walls Laminate Reskin Film (Done 2025)	\$44,362.29
Building Interior - 6th Floor Common Area -Business Center Remodel (Done 2025)	\$26,878.33
Building Interior - Electrical	\$17,483.96
Building Interior - Flooring Hallway Carpet Replacement Phase 02 (Done 2019)	\$168,315.74
Building Interior - Office Area Equipment	\$7,176.25
Building Interior - Painting - 6th Floor (Done 2025)	\$13,439.16
Building Interior - Painting Hallways Phase 01 (Done 2025)	\$80,895.94
Building Interior - Painting Lobby Ceiling (Done 2025)	\$13,439.16
Building Interior - Painting Lobby Walls (Done 2019)	\$4,697.18
Building Interior - Plumbing	\$28,444.06
Common Area - Major Landscaping and Irrigation -1st Floor (Done 2025)	\$28,444.06
Common Area - Major Landscaping and Irrigation -6th Floor (Done 2025)	\$35,750.79
Garage(s) - Painting Interior Walls	\$6,784.82
Garage(s) - Security Booth Computers (Replaced 2025)	\$4,305.75
Pool Area - Barbecue	\$17,483.96
Pool Area - Jacuzzi Filter	\$7,176.25
Pool Area - Pool Furniture (Done 2025)	\$125,258.23
Utilities/ Mechanical/ Systems - Camera Security System	\$6,784.82
Utilities/ Mechanical/ Systems - Domestic System Motors Replacement	\$20,093.51
Utilities/ Mechanical/ Systems - Domestic Water Softners Rebuild (Marlo)	\$21,398.28
Utilities/ Mechanical/ Systems - Earthquake Valve (Seismic Detector) Replacement	\$13,439.16
Utilities/ Mechanical/ Systems - Elevator Spare Governors, Controllers Etc. (Done 2025)	\$26,878.33
Utilities/ Mechanical/ Systems - Elevator Spare Rope Gripper	\$13,439.16
Utilities/ Mechanical/ Systems - Fire System Maintenance	\$64,455.80
Utilities/ Mechanical/ Systems - HVAC - AC Throughout Common Areas/ Hallways	\$42,796.56
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$78,286.39
Utilities/ Mechanical/ Systems - HVAC Closed Loop Pumps Rebuild	\$13,439.16
Utilities/ Mechanical/ Systems - HVAC Ducting Repairs (RTU)	\$7,176.25
Utilities/ Mechanical/ Systems - Keyless Entry System Maintenance and Repairs	\$3,392.41
Utilities/ Mechanical/ Systems - Pumps Replacement	\$7,176.25
Utilities/ Mechanical/ Systems - Water Cooling (Tigerflow) (Roof to Cooling Towers, 5th & 6th Floors)	\$7,176.25
Total	\$991,758.09

2036

Building Exterior - Roof -Flat Repairs	\$29,297.38
Building Interior - 6th Floor Common Area -Computers Replacement (Second Business Center) (Done 2020)	\$2,284.66
Building Interior - 6th Floor Common Area -Decorations, etc. (Done 2020)	\$10,348.16
Building Interior - 6th Floor Common Area -Furniture	\$13,842.34
Building Interior - 6th Floor Common Area -Gym Equipment	\$27,684.68
Building Interior - 6th Floor Common Area -Gym Painting	\$5,644.45
Building Interior - 6th Floor Common Area -Gym Window Replacement	\$27,953.46
Building Interior - Flooring Hallway Carpet Replacement Phase 03 (Done 2019)	\$173,365.21
Building Interior - Flooring Hallway Carpet Spare Planks for Replacement	\$6,988.37
Building Interior - Office Area Furniture	\$8,869.85
Building Interior - Painting Hallways Phase 02	\$83,322.82
Building Interior - Plumbing	\$29,297.38
Building Interior - Security Cameras Repairs or Replacement	\$14,648.69
Common Area - Concrete Repair or Replacement (Sidewalks, etc.)	\$7,391.54
Common Area - Fence Repairs/Replacement (Pool Deck, Spa, Pet Parks (2), Receiving Area, Generator Room, Parking Garage)	\$27,684.68
Garage(s) - Equipment - Misc Repairs	\$25,668.80
Garage(s) - Painting - Parking Striping and Numbering (Done 2024)	\$28,491.03
Garage(s) - Signage	\$3,762.97
Pool Area - Jacuzzi Pump Circulation (Done 2023)	\$3,494.18
Pool Area - Landscaping -Planters Lighted Trees	\$73,243.44
Pool Area - Painting - Accents (Blue)	\$6,988.37
Pool Area - Pool Filter (Done 2024)	\$8,601.06
Pool Area - Pool Heater (Replaced 2022)	\$49,859.30
Utilities/ Mechanical/ Systems - Building Intercom System (DBA System) (Repeater System Amplifier)	\$8,063.50
Utilities/ Mechanical/ Systems - Controllers	\$11,826.46
Utilities/ Mechanical/ Systems - Domestic Expansion Tank (250 Gallons) (Done 2021)	\$14,648.69
Utilities/ Mechanical/ Systems - Domestic Hot Water Pumping Station (Grundfos) (2nd Floor) (Motor and Pump Spares)	\$27,684.68
Utilities/ Mechanical/ Systems - Fire - VFD Variable Frequency Drive Smoke Control (12 Units Total)	\$29,297.38
Utilities/ Mechanical/ Systems - Fire System Controls	\$14,648.69
Utilities/ Mechanical/ Systems - Hot Water / Flow Control Caleffi (Floors 2,6,11,32) Replacement	\$6,988.37
Utilities/ Mechanical/ Systems - Trash Chute Repairs	\$22,040.23
Total	\$803,930.82

2037

Building Exterior - Painting -Awning	\$9,135.94
Building Exterior - Structural Inspection (Done 2023)	\$14,257.61
Building Interior - Flooring Hallway Carpet Replacement Phase 04 (Done 2019)	\$178,566.17
Building Interior - Painting Hallways Phase 03	\$85,822.50
Building Interior - Plumbing	\$30,176.30
Garage(s) - Entrance Gates Motors, Controllers and Operators Replacement	\$14,257.61
Garage(s) - Lighting and Electrical (Including Car Charging Stations)	\$3,875.85
Pool Area - Jacuzzi Resurface (Done 2022)	\$22,701.44
Utilities/ Mechanical/ Systems - Domestic Boosting Station Rebuild (1st Floor) (Done 2018)	\$30,176.30
Utilities/ Mechanical/ Systems - Domestic Pressure Reducing Valves Rebuild (Cla-Val)	\$42,246.82
Utilities/ Mechanical/ Systems - Domestic Pressure Reducing Valves Replacement (Cla-Val)	\$255,806.42
Utilities/ Mechanical/ Systems - Fire Pumps 350 Gallon Diesel Fuel Tank	\$12,181.26
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$83,054.03
Utilities/ Mechanical/ Systems - HVAC - Engineered RTU 1 & 2 (Crane/Helicopter Rental Included) (AC Units Hallways)	\$1,046,480.81
Utilities/ Mechanical/ Systems - HVAC Cooling Tower Spray Pumps Volute	\$181,473.06
Utilities/ Mechanical/ Systems - HVAC Cooling Towers Replacement (Crane/Helicopter Rental Included)	\$6,284,421.77
Utilities/ Mechanical/ Systems - VFD`s Replacement	\$4,277.28
Utilities/ Mechanical/ Systems - Water Cooling Booster Replacement (Tigerflow) (Roof to Cooling Towers, 5th & 6th Floors) (Upgraded 2018)	\$105,201.77
Total	\$8,404,112.94

2038

Building Interior - 6th Floor Common Area -Furniture	\$14,685.34
Building Interior - 6th Floor Common Area -Gym Equipment	\$29,370.67
Building Interior - AC Units/Mini Splits	\$22,669.60
Building Interior - Electrical	\$19,105.20
Building Interior - Office Area Equipment	\$7,841.68
Building Interior - Painting Hallways Phase 04	\$88,397.17
Building Interior - Plumbing	\$31,081.59
Common Area - Landscaping - Palm Tree Replacement	\$14,685.34
Common Area - Monument Painting and Rehab (Sahara)	\$10,835.78
Garage(s) - Gates Replacement	\$81,696.10
Pool Area - Lighting - Inside Pool and Spa Replacement	\$12,261.54
Pool Area - Pool Pump (Done 2018)	\$9,410.02
Pool Area - Restrooms Remodel	\$29,370.67
Utilities/ Mechanical/ Systems - Camera Security System	\$7,413.96
Utilities/ Mechanical/ Systems - Domestic Roof Water Receivers - 250 Gallon Tank Replacement with Smaller Tanks (Done 2023)	\$272,605.48
Utilities/ Mechanical/ Systems - Domestic System Motors Replacement	\$21,956.72
Utilities/ Mechanical/ Systems - Elevator -Modernization/Renovation Software Update/Code Wiring (Done 2023)	\$27,659.76
Utilities/ Mechanical/ Systems - Elevator Spare Governors, Controllers Etc. (Done 2025)	\$29,370.67
Utilities/ Mechanical/ Systems - Elevator Spare Rope Gripper	\$14,685.34
Utilities/ Mechanical/ Systems - HVAC - AC Throughout Common Areas/ Hallways	\$46,764.96
Utilities/ Mechanical/ Systems - HVAC Closed Loop Pumps Replacement	\$117,197.54
Utilities/ Mechanical/ Systems - HVAC Ducting Repairs (RTU)	\$7,841.68
Utilities/ Mechanical/ Systems - Keyless Entry System Maintenance and Repairs	\$3,706.98
Utilities/ Mechanical/ Systems - Pumps Replacement	\$7,841.68
Utilities/ Mechanical/ Systems - Water Cooling (Tigerflow) (Roof to Cooling Towers, 5th & 6th Floors)	\$7,841.68
Utilities/ Mechanical/ Systems - Water Softener Media Replacement Resin Rebedding	\$56,460.13
Utilities/ Mechanical/ Systems - Water Softener- Rebuilding of Stainless Valves (Done 2017)	\$18,820.04
Total	\$1,011,577.32

2039

Building Exterior - Painting -Awning	\$9,692.32
Building Interior - Plumbing	\$32,014.03
Common Area - Pet Park Renovation (Done 2024 & 2025)	\$18,209.82
Garage(s) - Painting - Parking Striping and Numbering (Done 2024)	\$31,132.91
Pool Area - Jacuzzi Pump Circulation (Done 2023)	\$3,818.19
Pool Area - Pool Resurface (Done 2018)	\$52,867.21
Pool Area - Shower Renovation (Done 2019)	\$9,839.18
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$88,112.02
Utilities/ Mechanical/ Systems - HVAC - Engineered RTU1 Control Systems - Repairs, Timers, Pumps, Valve, Rebuild	\$107,202.96
Total	\$352,888.64

2040

Building Exterior - Doors - (Lobby) Replacement (Done 2025)	\$49,915.46
Building Exterior - Lighting - Crown Lighting Root	\$49,612.94
Building Interior - 1st Floor Parcel Room Gate Replacement	\$15,579.67
Building Interior - 6th Floor Common Area -Carpet Replacement (Done 2020)	\$49,915.46
Building Interior - 6th Floor Common Area -Furniture	\$15,579.67
Building Interior - 6th Floor Common Area -Gym Equipment	\$31,159.35
Building Interior - 6th Floor Common Area -Gym Flooring Replacement (Done 2020)	\$12,554.49
Building Interior - 6th Floor Common Area -Kitchenette Remodel (Done 2020)	\$10,134.35
Building Interior - 6th Floor Common Area -Library/Media Room Furniture (Done 2020)	\$6,352.88
Building Interior - 6th Floor Common Area Water Feature Replacement (2020)	\$16,487.23
Building Interior - Painting - 6th Floor (Done 2025)	\$15,579.67
Building Interior - Painting Hallways Phase 01 (Done 2025)	\$93,780.56
Building Interior - Painting Lobby Ceiling (Done 2025)	\$15,579.67
Building Interior - Painting Lobby Walls (Done 2019)	\$5,445.32
Building Interior - Plumbing	\$32,974.46
Common Area - Major Landscaping and Irrigation -1st Floor (Done 2025)	\$32,974.46
Common Area - Major Landscaping and Irrigation -6th Floor (Done 2025)	\$41,444.96
Garage(s) - Entrance Gates Motors, Controllers and Operators Replacement	\$15,579.67
Garage(s) - Lighting and Electrical (Including Car Charging Stations)	\$4,235.25
Garage(s) - Lighting and Electrical LED Conversion (Done 2020)	\$26,470.32
Garage(s) - Painting Interior Walls	\$7,865.47
Garage(s) - Security Booth Computers (Replaced 2025)	\$4,991.55
Garage(s) - Signage -Valet Directional	\$16,487.23
Pool Area - Jacuzzi Filter	\$8,319.24
Pool Area - Jacuzzi Pump Hydro Loop (Jet) Pump 1 (Done 2023)	\$7,865.47
Pool Area - Kool Deck Re-Seal (Prep, Clean and Stain)	\$32,974.46
Pool Area - Pool Furniture (Done 2025)	\$145,208.61
Pool Area - Pool Table	\$8,319.24
Pool Area - Pool Water Feature Pump Replacement	\$6,352.88
Utilities/ Mechanical/ Systems - Domestic Pressure Reducing Valves Rebuild (Cla-Val)	\$46,164.24
Utilities/ Mechanical/ Systems - HVAC Closed Loop Pumps Rebuild	\$15,579.67
Total	\$841,483.90

2041

Building Exterior - Painting -Awning	\$10,282.58
Building Exterior - Roof -Flat Repairs	\$33,963.69
Building Interior - 6th Floor Common Area -Computers Replacement (Second Business Center) (Done 2020)	\$2,648.54
Building Interior - Electrical	\$20,876.76
Building Interior - Fire Curtains	\$22,434.73
Building Interior - Flooring Hallway Carpet Spare Planks for Replacement	\$8,101.43
Building Interior - Office Area Equipment	\$8,568.82
Building Interior - Office Area Furniture	\$10,282.58
Building Interior - Painting Hallways Phase 02	\$96,593.98
Building Interior - Plumbing	\$33,963.69
Building Interior - Security Cameras Repairs or Replacement	\$16,981.84
Common Area - Concrete Repair or Replacement (Sidewalks, etc.)	\$8,568.82
Common Area - Fence Repairs/Replacement (Pool Deck, Spa, Pet Parks (2), Receiving Area, Generator Room, Parking Garage)	\$32,094.13
Garage(s) - Equipment - Misc Repairs	\$29,757.18
Garage(s) - Signage	\$4,362.31
Utilities/ Mechanical/ Systems - Building Intercom System (DBA System) (Repeater System Amplifier)	\$9,347.80
Utilities/ Mechanical/ Systems - Camera Security System	\$8,101.43
Utilities/ Mechanical/ Systems - Controllers	\$13,710.11
Utilities/ Mechanical/ Systems - Domestic Hot Water Pumping Station (Grundfos) (2nd Floor) (Motor and Pump Spares)	\$32,094.13
Utilities/ Mechanical/ Systems - Domestic System Motors Replacement	\$23,992.70
Utilities/ Mechanical/ Systems - Elevator Spare Governors, Controllers Etc. (Done 2025)	\$32,094.13
Utilities/ Mechanical/ Systems - Elevator Spare Rope Gripper	\$16,047.06
Utilities/ Mechanical/ Systems - Fire - VFD Variable Frequency Drive Smoke Control (12 Units Total)	\$33,963.69
Utilities/ Mechanical/ Systems - Fire System Controls	\$16,981.84
Utilities/ Mechanical/ Systems - Hot Water / Flow Control Caleffi (Floors 2,6,11,32) Replacement	\$8,101.43
Utilities/ Mechanical/ Systems - HVAC - AC Throughout Common Areas/ Hallways	\$51,101.33
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$93,478.04
Utilities/ Mechanical/ Systems - HVAC Cooling Towers Rebuild	\$464,274.29
Utilities/ Mechanical/ Systems - HVAC Ducting Repairs (RTU)	\$8,568.82
Utilities/ Mechanical/ Systems - Keyless Entry System Maintenance and Repairs	\$4,050.72
Utilities/ Mechanical/ Systems - Pumps Replacement	\$8,568.82
Utilities/ Mechanical/ Systems - Trash Chute Repairs	\$25,550.67
Utilities/ Mechanical/ Systems - Water Cooling (Tigerflow) (Roof to Cooling Towers, 5th & 6th Floors)	\$8,568.82

Total	\$1,198,076.91
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2042	
Building Exterior - Structural Inspection (Done 2023)	\$16,528.48
Building Interior - 6th Floor Common Area -Furniture	\$16,528.48
Building Interior - 6th Floor Common Area -Gym Equipment	\$33,056.95
Building Interior - Painting Hallways Phase 03	\$99,491.80
Building Interior - Plumbing	\$34,982.60
Common Area - Fire Hydrants -Replacement	\$15,886.59
Common Area - Landscaping - Palm Tree Replacement	\$16,528.48
Garage(s) - Painting - Parking Striping and Numbering (Done 2024)	\$34,019.78
Pool Area - Jacuzzi Heater	\$10,751.53
Pool Area - Jacuzzi Pump Circulation (Done 2023)	\$4,172.24
Utilities/ Mechanical/ Systems - Domestic Hot Water Pumping Station (Grundfos) (2nd Floor)	\$87,456.50
Utilities/ Mechanical/ Systems - Domestic Water Softners Replacement (Marlo)	\$158,063.58
Utilities/ Mechanical/ Systems - Fire Pumps - Electrical Pump Replacement	\$34,019.78
Utilities/ Mechanical/ Systems - HVAC Cooling Tower Spray Valves	\$20,989.56
Total	\$582,476.35

2043

Building Exterior - Painting -Awning	\$10,908.79
Building Interior - Painting Hallways Phase 04	\$102,476.55
Building Interior - Plumbing	\$36,032.08
Common Area - Landscaping - Planters Monument Letters	\$28,924.83
Common Area - Monument Painting and Rehab (Sahara)	\$12,561.64
Garage(s) - Entrance Gates Motors, Controllers and Operators Replacement	\$17,024.33
Garage(s) - Equipment Barrier Arms and Front Gate	\$7,768.38
Garage(s) - Lighting and Electrical (Including Car Charging Stations)	\$4,627.97
Pool Area - Kitchen Rehab (Done 2019)	\$171,896.15
Pool Area - Lighting - Inside Pool and Spa Replacement	\$14,214.49
Pool Area - Painting -Structures Exterior Trillis (Done 2023)	\$8,760.09
Pool Area - Pool Heater (Replaced 2022)	\$61,320.65
Pool Area - Pool Pump (Done 2018)	\$10,908.79
Utilities/ Mechanical/ Systems - Domestic Boilers (Done 2023)	\$180,160.39
Utilities/ Mechanical/ Systems - Domestic Pressure Reducing Valves Rebuild (Cla-Val)	\$50,444.91
Utilities/ Mechanical/ Systems - Elevator -Interior Remodel (Elevators 1-4) (Done 2023)	\$204,291.97
Utilities/ Mechanical/ Systems - Elevator -Modernization/Renovation Software Update/Code Wiring (Done 2023)	\$32,065.24
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$99,170.86
Utilities/ Mechanical/ Systems - HVAC - Engineered RTU2 Control Systems - Repairs, Timers, Pumps, Valve, Rebuild (Done 2023)	\$120,657.88
Total	\$1,174,215.99

2044

Building Exterior - Doors - (Garage Entrance Valet) Replacement	\$61,287.59
Building Interior - 6th Floor Common Area -Furniture	\$17,535.06
Building Interior - 6th Floor Common Area -Gym Equipment	\$35,070.12
Building Interior - AC Units/Mini Splits	\$27,068.69
Building Interior - Electrical	\$22,812.60
Building Interior - Mailboxes Replacement	\$93,775.12
Building Interior - Office Area Equipment	\$9,363.38
Building Interior - Plumbing	\$37,113.04
Common Area - Entrance Monument Paint (Fairfield) (Done 2024)	\$4,766.81
Common Area - Pet Park Renovation (Done 2024 & 2025)	\$21,110.17
Pool Area - Jacuzzi Resurface (Done 2022)	\$27,919.90
Pool Area - Pool Coping Stones (Done 2024)	\$43,922.77
Utilities/ Mechanical/ Systems - Building Mangement System Upgrades Hareware/Software (Done 2024)	\$175,350.61
Utilities/ Mechanical/ Systems - Camera Security System	\$8,852.65
Utilities/ Mechanical/ Systems - Domestic System Motors Replacement	\$26,217.47
Utilities/ Mechanical/ Systems - Elevator Spare Governors, Controllers Etc. (Done 2025)	\$35,070.12
Utilities/ Mechanical/ Systems - Elevator Spare Rope Gripper	\$17,535.06
Utilities/ Mechanical/ Systems - HVAC - AC Throughout Common Areas/ Hallways	\$55,839.80
Utilities/ Mechanical/ Systems - HVAC Ducting Repairs (RTU)	\$9,363.38
Utilities/ Mechanical/ Systems - Keyless Entry System Maintenance and Repairs	\$4,426.33
Utilities/ Mechanical/ Systems - Pumps Replacement	\$9,363.38
Utilities/ Mechanical/ Systems - Water Cooling (Tigerflow) (Roof to Cooling Towers, 5th & 6th Floors)	\$9,363.38
Total	\$753,127.43

2045

Building Exterior - Painting -Awning	\$11,573.14
Building Interior - 1st Floor Lobby Lighting (Done 2025)	\$36,122.22
Building Interior - 1st Floor Lobby Walls Laminate Reskin Film (Done 2025)	\$59,619.21
Building Interior - 6th Floor Common Area -Business Center Remodel (Done 2025)	\$36,122.22
Building Interior - Flooring Lobby Replacement	\$452,404.56
Building Interior - Painting - 6th Floor (Done 2025)	\$18,061.11
Building Interior - Painting Hallways Phase 01 (Done 2025)	\$108,717.38
Building Interior - Painting Lobby Ceiling (Done 2025)	\$18,061.11
Building Interior - Painting Lobby Walls (Done 2019)	\$6,312.62
Building Interior - Plumbing	\$38,226.43
Common Area - Major Landscaping and Irrigation -1st Floor (Done 2025)	\$38,226.43
Common Area - Major Landscaping and Irrigation -6th Floor (Done 2025)	\$48,046.07
Garage(s) - Painting - Parking Striping and Numbering (Done 2024)	\$37,174.33
Garage(s) - Painting Interior Walls	\$9,118.23
Garage(s) - Security Booth Computers (Replaced 2025)	\$5,786.57
Pool Area - Barbecue	\$23,496.98
Pool Area - Jacuzzi Filter	\$9,644.28
Pool Area - Jacuzzi Pump Circulation (Done 2023)	\$4,559.12
Pool Area - Pool Furniture (Done 2025)	\$168,336.58
Utilities/ Mechanical/ Systems - Domestic Hot Water Mixing Station on Roof (Acom)	\$76,628.21
Utilities/ Mechanical/ Systems - Domestic Water Softners Rebuild (Marlo)	\$28,757.50
Utilities/ Mechanical/ Systems - Fire System Maintenance	\$86,623.20
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$105,210.36
Utilities/ Mechanical/ Systems - HVAC Closed Loop Pumps Rebuild	\$18,061.11
Total	\$1,444,888.97

2046

Building Exterior - Roof -Flat Repairs	\$39,373.22
Building Interior - 6th Floor Common Area -Computers Replacement (Second Business Center) (Done 2020)	\$3,070.39
Building Interior - 6th Floor Common Area -Decorations, etc. (Done 2020)	\$13,907.06
Building Interior - 6th Floor Common Area -Furniture	\$18,602.95
Building Interior - 6th Floor Common Area -Gym Equipment	\$37,205.89
Building Interior - 6th Floor Common Area -Gym Painting	\$7,585.67
Building Interior - 6th Floor Common Area -Gym Window Replacement	\$37,567.11
Building Interior - Flooring Hallway Carpet Spare Planks for Replacement	\$9,391.78
Building Interior - Office Area Furniture	\$11,920.33
Building Interior - Painting Hallways Phase 02	\$111,978.90
Building Interior - Plumbing	\$39,373.22
Building Interior - Security Cameras Repairs or Replacement	\$19,686.61
Common Area - Concrete Repair or Replacement (Sidewalks, etc.)	\$9,933.61
Common Area - Fence Repairs/Replacement (Pool Deck, Spa, Pet Parks (2), Receiving Area, Generator Room, Parking Garage)	\$37,205.89
Common Area - Landscaping - Palm Tree Replacement	\$18,602.95
Garage(s) - Entrance Gates Motors, Controllers and Operators Replacement	\$18,602.95
Garage(s) - Equipment - Misc Repairs	\$34,496.72
Garage(s) - Lighting and Electrical (Including Car Charging Stations)	\$5,057.11
Garage(s) - Signage	\$5,057.11
Pool Area - Kool Deck Re-Seal (Prep, Clean and Stain)	\$39,373.22
Pool Area - Landscaping -Planters Lighted Trees	\$98,433.06
Pool Area - Painting - Accents (Blue)	\$9,391.78
Utilities/ Mechanical/ Systems - Building Intercom System (DBA System) (Repeater System Amplifier)	\$10,836.67
Utilities/ Mechanical/ Systems - Controllers	\$15,893.78
Utilities/ Mechanical/ Systems - Domestic Hot Water Pumping Station (Grundfos) (2nd Floor) (Motor and Pump Spares)	\$37,205.89
Utilities/ Mechanical/ Systems - Domestic Pressure Reducing Valves Rebuild (Cla-Val)	\$55,122.51
Utilities/ Mechanical/ Systems - Fire - VFD Variable Frequency Drive Smoke Control (12 Units Total)	\$39,373.22
Utilities/ Mechanical/ Systems - Fire System Controls	\$19,686.61
Utilities/ Mechanical/ Systems - Hot Water / Flow Control Caleffi (Floors 2,6,11,32) Replacement	\$9,391.78
Utilities/ Mechanical/ Systems - Trash Chute Repairs	\$29,620.22
Total	\$842,948.21

2047

Building Exterior - Painting -Awning	\$12,277.94
Building Exterior - Structural Inspection (Done 2023)	\$19,161.03
Building Interior - Electrical	\$24,927.95
Building Interior - Office Area Equipment	\$10,231.62
Building Interior - Painting Hallways Phase 03	\$115,338.26
Building Interior - Plumbing	\$40,554.42
Utilities/ Mechanical/ Systems - Camera Security System	\$9,673.53
Utilities/ Mechanical/ Systems - Domestic Boosting Station Rebuild (1st Floor) (Done 2018)	\$40,554.42
Utilities/ Mechanical/ Systems - Domestic System Motors Replacement	\$28,648.54
Utilities/ Mechanical/ Systems - Elevator -Modernization/Renovation (Phase 01)	\$286,485.36
Utilities/ Mechanical/ Systems - Elevator -Modernization/Renovation (Phase 02)(Done 2022)	\$286,485.36
Utilities/ Mechanical/ Systems - Elevator -Modernization/Renovation (Phase 03)(Done 2022)	\$286,485.36
Utilities/ Mechanical/ Systems - Elevator -Modernization/Renovation (Phase 04)(Done 2022)	\$286,485.36
Utilities/ Mechanical/ Systems - Elevator Spare Governors, Controllers Etc. (Done 2025)	\$38,322.07
Utilities/ Mechanical/ Systems - Elevator Spare Rope Gripper	\$19,161.03
Utilities/ Mechanical/ Systems - HVAC - AC Throughout Common Areas/ Hallways	\$61,017.66
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$111,617.67
Utilities/ Mechanical/ Systems - HVAC Cooling Tower Spray Motors	\$60,831.63
Utilities/ Mechanical/ Systems - HVAC Ducting Repairs (RTU)	\$10,231.62
Utilities/ Mechanical/ Systems - Keyless Entry System Maintenance and Repairs	\$4,836.77
Utilities/ Mechanical/ Systems - Pumps Replacement	\$10,231.62
Utilities/ Mechanical/ Systems - Water Cooling (Tigerflow) (Roof to Cooling Towers, 5th & 6th Floors)	\$10,231.62
Total	\$1,773,790.84

2048

Building Exterior - Painting (Done 2018)	\$4,943,546.79
Building Interior - 6th Floor Common Area -Furniture	\$19,735.87
Building Interior - 6th Floor Common Area -Gym Equipment	\$39,471.73
Building Interior - Painting Hallways Phase 04	\$118,798.41
Building Interior - Plumbing	\$41,771.05
Common Area - Monument Painting and Rehab (Sahara)	\$14,562.39
Garage(s) - Painting - Parking Striping and Numbering (Done 2024)	\$40,621.39
Pool Area - Cabanas Exterior Painting (Done 2018)	\$118,798.41
Pool Area - Jacuzzi Pump Circulation (Done 2023)	\$4,981.87
Pool Area - Lighting - Inside Pool and Spa Replacement	\$16,478.49
Pool Area - Pool Filter (Done 2024)	\$12,263.06
Pool Area - Pool Pump (Done 2018)	\$12,646.28
Utilities/ Mechanical/ Systems - Elevator -Modernization/Renovation Software Update/Code Wiring (Done 2023)	\$37,172.41
Utilities/ Mechanical/ Systems - Generator -Back Up Refurbishment (Life and Safety) (Done 2018)	\$73,195.15
Utilities/ Mechanical/ Systems - HVAC Closed Loop Pumps Replacement	\$157,503.70
Utilities/ Mechanical/ Systems - Water Softener Media Replacement Resin Rebedding	\$75,877.69
Utilities/ Mechanical/ Systems - Water Softener- Rebuilding of Stainless Valves (Done 2017)	\$25,292.56
Total	\$5,752,717.25

2049

Building Exterior - Painting -Awning	\$13,025.67
Building Interior - Flooring Hallway Carpet Replacement Phase 01 (Done 2019)	\$254,592.66
Building Interior - Plumbing	\$43,024.19
Common Area - Pet Park Renovation (Done 2024 & 2025)	\$24,472.47
Garage(s) - Entrance Gates Motors, Controllers and Operators Replacement	\$20,327.94
Garage(s) - Lighting and Electrical (Including Car Charging Stations)	\$5,526.04
Pool Area - Kool Deck Re-Surface (Done 2018)	\$111,507.64
Pool Area - Pool Resurface (Done 2018)	\$71,049.11
Pool Area - Shower Renovation (Done 2019)	\$13,223.03
Utilities/ Mechanical/ Systems - Domestic Boosting Pumps (1st Floor) (Done 2018)	\$129,072.56
Utilities/ Mechanical/ Systems - Domestic Pressure Reducing Valves Rebuild (Cla-Val)	\$60,233.86
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$118,415.19
Utilities/ Mechanical/ Systems - HVAC - Engineered RTU1 Control Systems - Repairs, Timers, Pumps, Valve, Rebuild	\$144,071.82
Total	\$1,008,542.18

2050

Building Exterior - Doors - (Building) Replacement	\$73,180.59
Building Interior - 1st Floor Parcel Room Gate Replacement	\$20,937.78
Building Interior - 6th Floor Common Area -Carpet Replacement (Done 2020)	\$67,082.21
Building Interior - 6th Floor Common Area -Furniture	\$20,937.78
Building Interior - 6th Floor Common Area -Gym Equipment	\$41,875.56
Building Interior - 6th Floor Common Area -Gym Flooring Replacement (Done 2020)	\$16,872.19
Building Interior - 6th Floor Common Area -Kitchenette Remodel (Done 2020)	\$13,619.72
Building Interior - 6th Floor Common Area -Library/Media Room Furniture (Done 2020)	\$8,537.74
Building Interior - 6th Floor Common Area Water Feature Replacement (2020)	\$22,157.46
Building Interior - AC Units/Mini Splits	\$32,321.43
Building Interior - Electrical	\$27,239.44
Building Interior - Flooring Hallway Carpet Replacement Phase 02 (Done 2019)	\$262,230.44
Building Interior - Office Area Equipment	\$11,180.37
Building Interior - Painting - 6th Floor (Done 2025)	\$20,937.78
Building Interior - Painting Hallways Phase 01 (Done 2025)	\$126,033.23
Building Interior - Painting Lobby Ceiling (Done 2025)	\$20,937.78
Building Interior - Painting Lobby Walls (Done 2019)	\$7,318.06
Building Interior - Plumbing	\$44,314.91
Common Area - Landscaping - Palm Tree Replacement	\$20,937.78
Common Area - Major Landscaping and Irrigation -1st Floor (Done 2025)	\$44,314.91
Common Area - Major Landscaping and Irrigation -6th Floor (Done 2025)	\$55,698.56
Garage(s) - Painting Interior Walls	\$10,570.53
Garage(s) - Security Booth Computers (Replaced 2025)	\$6,708.22
Garage(s) - Signage -Valet Directional	\$22,157.46
Pool Area - Drinking Fountain Replacement	\$9,391.51
Pool Area - Jacuzzi Filter	\$11,180.37
Pool Area - Jacuzzi Pump Hydro Loop (Jet) Pump 1 (Done 2023)	\$10,570.53
Pool Area - Pool Furniture (Done 2025)	\$195,148.23
Pool Area - Pool Heater (Replaced 2022)	\$75,416.66
Pool Area - Pool Table	\$11,180.37
Pool Area - Pool Water Feature Pump Replacement	\$8,537.74
Utilities/ Mechanical/ Systems - Camera Security System	\$10,570.53
Utilities/ Mechanical/ Systems - Domestic System Motors Replacement	\$31,305.03
Utilities/ Mechanical/ Systems - Elevator Spare Governors, Controllers Etc. (Done 2025)	\$41,875.56
Utilities/ Mechanical/ Systems - Elevator Spare Rope Gripper	\$20,937.78
Utilities/ Mechanical/ Systems - HVAC - AC Throughout Common Areas/ Hallways	\$66,675.65
Utilities/ Mechanical/ Systems - HVAC Boiler, Closed Loop Replacement	\$243,935.29
Utilities/ Mechanical/ Systems - HVAC Closed Loop Pumps Rebuild	\$20,937.78

Utilities/ Mechanical/ Systems - HVAC Ducting Repairs (RTU)	\$11,180.37
Utilities/ Mechanical/ Systems - Keyless Entry System Maintenance and Repairs	\$5,285.26
Utilities/ Mechanical/ Systems - Pumps Replacement	\$11,180.37
Utilities/ Mechanical/ Systems - Water Cooling (Tigerflow) (Roof to Cooling Towers, 5th & 6th Floors)	\$11,180.37
Total	\$1,794,591.33

2051

Building Exterior - Painting -Awning	\$13,818.93
Building Exterior - Roof -Flat Repairs	\$45,644.36
Building Interior - 6th Floor Common Area -Computers Replacement (Second Business Center) (Done 2020)	\$3,559.42
Building Interior - Flooring Hallway Carpet Replacement Phase 03 (Done 2019)	\$270,097.35
Building Interior - Flooring Hallway Carpet Spare Planks for Replacement	\$10,887.65
Building Interior - Office Area Furniture	\$13,818.93
Building Interior - Painting Hallways Phase 02	\$129,814.23
Building Interior - Plumbing	\$45,644.36
Building Interior - Security Cameras Repairs or Replacement	\$22,822.18
Common Area - Concrete Repair or Replacement (Sidewalks, etc.)	\$11,515.78
Common Area - Fence Repairs/Replacement (Pool Deck, Spa, Pet Parks (2), Receiving Area, Generator Room, Parking Garage)	\$43,131.83
Garage(s) - Equipment - Misc Repairs	\$39,991.16
Garage(s) - Painting - Parking Striping and Numbering (Done 2024)	\$44,388.09
Garage(s) - Signage	\$5,862.58
Pool Area - Jacuzzi Pump Circulation (Done 2023)	\$5,443.82
Pool Area - Jacuzzi Resurface (Done 2022)	\$34,337.96
Utilities/ Mechanical/ Systems - Building Intercom System (DBA System) (Repeater System Amplifier)	\$12,562.67
Utilities/ Mechanical/ Systems - Controllers	\$18,425.25
Utilities/ Mechanical/ Systems - Domestic Expansion Tank (250 Gallons) (Done 2021)	\$22,822.18
Utilities/ Mechanical/ Systems - Domestic Hot Water Pumping Station (Grundfos) (2nd Floor) (Motor and Pump Spares)	\$43,131.83
Utilities/ Mechanical/ Systems - Fire - VFD Variable Frequency Drive Smoke Control (12 Units Total)	\$45,644.36
Utilities/ Mechanical/ Systems - Fire System Controls	\$22,822.18
Utilities/ Mechanical/ Systems - Hot Water / Flow Control Caleffi (Floors 2,6,11,32) Replacement	\$10,887.65
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$125,626.68
Utilities/ Mechanical/ Systems - Trash Chute Repairs	\$34,337.96
Total	\$1,077,039.39

2052

Building Exterior - Lighting - Bollards at Entrance	\$24,908.63
Building Exterior - Structural Inspection (Done 2023)	\$22,212.89
Building Interior - 6th Floor Common Area -Furniture	\$22,212.89
Building Interior - 6th Floor Common Area -Gym Equipment	\$44,425.78
Building Interior - Flooring Hallway Carpet Replacement Phase 04 (Done 2019)	\$278,200.27
Building Interior - Painting Hallways Phase 03	\$133,708.66
Building Interior - Plumbing	\$47,013.69
Garage(s) - Entrance Gates Motors, Controllers and Operators Replacement	\$22,212.89
Garage(s) - Lighting and Electrical (Including Car Charging Stations)	\$6,038.46
Pool Area - Kool Deck Re-Seal (Prep, Clean and Stain)	\$47,013.69
Utilities/ Mechanical/ Systems - Domestic Hot Water Pumping Station Rebuild (Grundfos) (2nd Floor)	\$23,506.84
Utilities/ Mechanical/ Systems - Domestic Pressure Reducing Valves Rebuild (Cla-Val)	\$65,819.17
Utilities/ Mechanical/ Systems - VFD`s Replacement	\$6,663.87
Utilities/ Mechanical/ Systems - Water Sediment Station Valves	\$5,822.80
Total	\$749,760.53

2053

Building Exterior - Painting -Awning	\$14,660.51
Building Interior - Electrical	\$29,765.27
Building Interior - Office Area Equipment	\$12,217.09
Building Interior - Painting Hallways Phase 04	\$137,719.92
Building Interior - Plumbing	\$48,424.10
Common Area - Landscaping - Planters Monument Letters	\$38,872.56
Common Area - Monument (Sahara)	\$91,517.11
Common Area - Monument Painting and Rehab (Sahara)	\$16,881.80
Garage(s) - Equipment Barrier Arms and Front Gate	\$10,440.06
Garage(s) - Gates Replacement	\$127,279.86
Pool Area - Lighting - Inside Pool and Spa Replacement	\$19,103.09
Pool Area - Painting -Structures Exterior Trillis (Done 2023)	\$11,772.83
Pool Area - Pool Pump (Done 2018)	\$14,660.51
Utilities/ Mechanical/ Systems - Camera Security System	\$11,550.70
Utilities/ Mechanical/ Systems - Domestic Roof Water Receivers - 250 Gallon Tank Replacement with Smaller Tanks (Done 2023)	\$424,710.46
Utilities/ Mechanical/ Systems - Domestic System Motors Replacement	\$34,207.85
Utilities/ Mechanical/ Systems - Elevator -Modernization/Renovation Software Update/Code Wiring (Done 2023)	\$43,093.01
Utilities/ Mechanical/ Systems - Elevator Spare Governors, Controllers Etc. (Done 2025)	\$45,758.55
Utilities/ Mechanical/ Systems - Elevator Spare Rope Gripper	\$22,879.28
Utilities/ Mechanical/ Systems - Fire Pumps - Diesel (Done 2023)	\$235,456.63
Utilities/ Mechanical/ Systems - Fire Pumps - Diesel Pump Replacement (Done 2023)	\$47,091.33
Utilities/ Mechanical/ Systems - HVAC - AC Throughout Common Areas/ Hallways	\$72,858.28
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$133,277.34
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Replacement (Done 2023)	\$337,635.93
Utilities/ Mechanical/ Systems - HVAC - Engineered RTU2 Control Systems - Repairs, Timers, Pumps, Valve, Rebuild (Done 2023)	\$162,154.10
Utilities/ Mechanical/ Systems - HVAC Ducting Repairs (RTU)	\$12,217.09
Utilities/ Mechanical/ Systems - Keyless Entry System Maintenance and Repairs	\$5,775.35
Utilities/ Mechanical/ Systems - Pumps Replacement	\$12,217.09
Utilities/ Mechanical/ Systems - Water Cooling (Tigerflow) (Roof to Cooling Towers, 5th & 6th Floors)	\$12,217.09
Total	\$2,186,414.79

2054

Building Interior - 6th Floor Common Area -Furniture	\$23,565.66
Building Interior - 6th Floor Common Area -Gym Equipment	\$47,131.31
Building Interior - Plumbing	\$49,876.82
Common Area - Entrance Monument Paint (Fairfield) (Done 2024)	\$6,406.20
Common Area - Landscaping - Palm Tree Replacement	\$23,565.66
Common Area - Pet Park Renovation (Done 2024 & 2025)	\$28,370.30
Garage(s) - Painting - Parking Striping and Numbering (Done 2024)	\$48,504.07
Pool Area - Jacuzzi Heater	\$15,329.12
Pool Area - Jacuzzi Pump Circulation (Done 2023)	\$5,948.61
Utilities/ Mechanical/ Systems - Domestic Boosting Station (1st Floor) (Done 2018)	\$249,384.12
Total	\$498,081.87

2055

Building Exterior - Doors - (Lobby) Replacement (Done 2025)	\$77,766.66
Building Exterior - Painting -Awning	\$15,553.33
Building Interior - 1st Floor Lobby Lighting (Done 2025)	\$48,545.25
Building Interior - 1st Floor Lobby Walls Laminate Reskin Film (Done 2025)	\$80,123.23
Building Interior - 6th Floor Common Area -Business Center Remodel (Done 2025)	\$48,545.25
Building Interior - Painting - 6th Floor (Done 2025)	\$24,272.62
Building Interior - Painting Hallways Phase 01 (Done 2025)	\$146,107.06
Building Interior - Painting Lobby Ceiling (Done 2025)	\$24,272.62
Building Interior - Painting Lobby Walls (Done 2019)	\$8,483.64
Building Interior - Plumbing	\$51,373.13
Building Interior - Plumbing - Stack Replacement Interior of Pipes) (44 Stacks Total- 5/ Year Rotating)	\$146,107.06
Common Area - Major Landscaping and Irrigation -1st Floor (Done 2025)	\$51,373.13
Common Area - Major Landscaping and Irrigation -6th Floor (Done 2025)	\$64,569.89
Garage(s) - Entrance Gates Motors, Controllers and Operators Replacement	\$24,272.62
Garage(s) - Lighting and Electrical (Including Car Charging Stations)	\$6,598.38
Garage(s) - Painting Interior Walls	\$12,254.14
Garage(s) - Security Booth Computers (Replaced 2025)	\$7,776.67
Pool Area - Barbecue	\$31,577.98
Pool Area - Jacuzzi Filter	\$12,961.11
Pool Area - Kitchen Rehab (Done 2019)	\$245,082.81
Pool Area - Pool Furniture (Done 2025)	\$226,230.29
Utilities/ Mechanical/ Systems - Domestic Pressure Reducing Valves Rebuild (Cla-Val)	\$71,922.38
Utilities/ Mechanical/ Systems - Domestic Water Softners Rebuild (Marlo)	\$38,647.67
Utilities/ Mechanical/ Systems - Earthquake Valve (Seismic Detector) Replacement	\$24,272.62
Utilities/ Mechanical/ Systems - Electrical Sub-Metering (Done 2025)	\$654,064.76
Utilities/ Mechanical/ Systems - Elevator -Modernization/Renovation (Phase 05) Service Elevator	\$362,911.09
Utilities/ Mechanical/ Systems - Fire Pumps - Electrical Controller	\$72,817.87
Utilities/ Mechanical/ Systems - Fire System Maintenance	\$116,414.34
Utilities/ Mechanical/ Systems - HVAC - B&G Free Chilled Heating/ Cooling Plates Clean, Service, Maintenance (Done 2023)	\$141,393.93
Utilities/ Mechanical/ Systems - HVAC Closed Loop Pumps Rebuild	\$24,272.62
Total	\$2,860,564.15