

**Tower Pointe 2023 Reserve Budget**  
 Updated Reserve Schedule- Effective January 1, 2023- Straight Line and Pooling Methods

2023 Total Reserve Contribution: \$445,000

**2023 TP FINANCE COMM. ADJUSTED = 45.42% \$445,000**

2023 Total Reserve Value Increase: \$431,407

RESERVE BUDGET ITEM:	Current Age	Life Expect	Remain. Life	Replacement Cost- 2021	1 2023	2 2024	3 2025	4 2026	5 2027	6 2028	7 2029	8 2030	9 2031	10 2032
<b>STRUCTURALRESERVES</b>														
<b>2.1 ROOFING</b>														
2.1.1 Concrete Barrel Tile	21	25	4	\$460,552	\$100,506	\$100,506	\$100,506	\$100,506	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092
2.1.2 Metal "S" Tile	21	25	4	\$59,970	\$13,087	\$13,087	\$13,087	\$13,087	\$4,049	\$4,049	\$4,049	\$4,049	\$4,049	\$4,049
2.1.3 Membrane	21	27	6	\$644,880	\$104,093	\$104,093	\$104,093	\$104,093	\$104,093	\$104,093	\$26,569	\$27,366	\$28,187	\$29,033
2.1.4 Membrane Coating	4	20	16	\$110,758	\$14,900	\$14,900	\$14,900	\$14,900	\$14,900	\$14,900	\$14,900	\$14,900	\$14,900	\$14,900
<b>2.2 EXTERIOR PAINTING,CAULKING &amp; REPAIRS</b>														
2.2.1 Tower & Garages	1	7	6	\$246,000	\$39,708	\$39,708	\$39,708	\$39,708	\$39,708	\$39,708	\$44,866	\$44,866	\$44,866	\$44,866
2.2.2 Railings	8	14	6	\$7,652	\$1,235	\$1,235	\$1,235	\$1,235	\$1,235	\$1,235	\$788	\$788	\$788	\$788
<b>2.3 MECHANICAL, ELECTRIC, &amp; PLUMBING</b>														
2.3.1 Elevator Hoist Equipment	21	30	9	\$730,864	\$92,588	\$92,588	\$92,588	\$92,588	\$92,588	\$92,588	\$92,588	\$92,588	\$92,588	\$59,042
2.3.2.a) Elevator Controllers	21	30	9	\$285,897	\$36,219	\$36,219	\$36,219	\$36,219	\$36,219	\$36,219	\$36,219	\$36,219	\$36,219	\$23,295
2.3.2.b) Elevator Door Operators	3	15	12	\$92,800	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956	\$8,956
2.3.3 Fire Alarm System	21	25	4	\$171,968	\$37,529	\$37,529	\$37,529	\$37,529	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610
2.3.4 a) Fire Pump	21	40	19	\$20,000	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418
2.3.4 b) Fire Pump-Motor & Controller	21	25	4	\$45,000	\$9,820	\$9,820	\$9,820	\$9,820	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170
2.3.5 Domestic Water Pumps	7	15	8	\$16,122	\$2,096	\$2,096	\$2,096	\$2,096	\$2,096	\$2,096	\$2,096	\$2,096	\$1,634	\$1,634
2.3.6 Common Area Plumbing Allowance	21	30	9	\$214,960	\$21,496	\$21,496	\$21,496	\$21,496	\$21,496	\$21,496	\$21,496	\$21,496	\$8,531	\$8,681
2.3.7 Stairway Pressurization Fans	3	25	22	\$11,048	\$718	\$718	\$718	\$718	\$718	\$718	\$718	\$718	\$718	\$718
2.3.8 Common Area Electric	21	40	20	\$75,236	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333
<b>Totals</b>				<b>\$3,193,707</b>	<b>\$489,700</b>	<b>\$489,700</b>	<b>\$489,700</b>	<b>\$489,700</b>	<b>\$377,678</b>	<b>\$377,678</b>	<b>\$304,865</b>	<b>\$305,662</b>	<b>\$293,056</b>	<b>\$247,583</b>
Prior Year-End Reserve Balance					\$645,728	\$1,030,414	\$1,469,099	\$1,958,799	\$1,643,786	\$2,021,464	\$1,383,892	\$1,688,758	\$1,975,557	\$1,452,993
Interest Income from Reserve Accounts		1.50%			\$9,686	\$15,456	\$22,036	\$29,382	\$24,657	\$30,322	\$20,758	\$25,331	\$29,633	\$21,795
Structural Reserve Expenditures					\$0	\$0	\$0	\$804,713	\$0	\$1,015,249	\$0	\$18,863	\$815,620	\$638,570
<b>Ending Structural Reserve Balance</b>					<b>\$1,030,414</b>	<b>\$1,469,099</b>	<b>\$1,958,799</b>	<b>\$1,643,786</b>	<b>\$2,021,464</b>	<b>\$1,383,892</b>	<b>\$1,688,758</b>	<b>\$1,975,557</b>	<b>\$1,452,993</b>	<b>\$1,062,006</b>
Required Structural Reserve Balance Prior to Expenditures					\$979,400	\$1,469,099	\$1,958,799	\$2,448,499	\$2,021,464	\$2,399,141	\$1,688,758	\$1,994,420	\$2,268,613	\$1,700,576
<b>NON-STRUCTURAL POOLED RESERVES</b>														
2.3.9 Emergency Generator	21	35	14	\$119,303										
2.3.10.a) HVAC Roof Top Unit- Gathering Place	5	14	9	\$35,468									\$42,229	
2.3.10.b) HVAC Roof Top Unit- 17th Floor North	10	14	4	\$23,646				\$25,801						
2.3.10.c) HVAC Roof Top Unit- 17th Floor South	5	14	9	\$23,646									\$28,153	
2.3.10.d) HVAC All Other Compressors & AHU's (ACR,14yrs)	1	1	0	\$242,195	\$17,914	\$18,229	\$18,550	\$18,877	\$19,209	\$19,547	\$19,891	\$20,241	\$20,597	\$20,960
2.3.10.e) Common Area HVAC- Cond. Line Insulation	8	12	4	\$69,862				\$76,230						
2.3.10.f) HVAC- Isolator Springs (ACR, 12yrs.)	1	1	0	\$30,225	\$2,608	\$2,654	\$2,701	\$2,748	\$2,797	\$2,846	\$2,896	\$2,947	\$2,999	\$3,052
<b>2.4 PAVEMENT</b>														
2.4.1 Parking Area Pavement Replacement	8	20	12	\$51,883										
2.4.2 Parking Area Seal Coating	3	5	2	\$11,859		\$12,496					\$13,635			
2.4.3 Shared Facilities Pavement Replacement	8	20	12	\$77,380										
2.4.4 Shared Facilities Seal Coating	3	5	2	\$17,687		\$18,637					\$20,336			
2.4.5 Pavers	21	25	4	\$57,909				\$63,187						
<b>2.5 SITE FEATURES &amp; AMENITIES</b>														
2.5.1 Tennis Court Resurfacing	10	15	5	\$7,661					\$8,507					
2.5.2 Tennis Court Fencing	10	15	5	\$3,150					\$3,498					
2.5.3 Gazebo & Breezeway Coverings	4	13	9	\$7,524									\$8,958	
2.5.4 Putting Green	5	10	5	\$26,870					\$29,835					
2.5.5 Landscape	1	1	0	\$5,000	\$5,178	\$5,269	\$5,361	\$5,456	\$5,552	\$5,649	\$5,749	\$5,850	\$5,953	\$6,058
<b>2.6 FURNITURE, FIXTURES &amp; EQUIPMENT</b>														
2.6.1 Major Renovation: 1st Flr. Reception, Lobby, Hall	1	20	19	\$215,000										
2.6.2 Major Renovation: 17th Floor, Elevator Cabs	18	20	5	\$150,000					\$165,963					
2.6.3 Major Renovation: 1st Flr.Fitness, Guest Suites,Office	15	20	6	\$100,000						\$111,036				
2.6.4 Major Renovation: Hallways, Gathering Rm., Library	12	20	8	\$200,000								\$234,004		
2.6.5 Interior Refurbishment: As needed	9	20	11	\$50,000										
Prior Year-End Reserve Balance					\$161,432	\$208,153	\$228,991	\$275,814	\$162,652	\$59,731	\$51,549	\$129,815	\$8,720	\$19,962
Interest Income from Reserve Accounts		1.50%			\$2,421	\$3,122	\$3,435	\$4,137	\$2,440	\$896	\$773	\$1,947	\$131	\$22,094
Non-Structural Expenditures					\$25,700	\$57,285	\$26,612	\$192,299	\$235,361	\$139,078	\$62,507	\$263,042	\$108,889	\$30,070
<b>Ending Non-Structural Reserve Balance</b>					<b>\$208,153</b>	<b>\$228,991</b>	<b>\$275,814</b>	<b>\$162,652</b>	<b>\$59,731</b>	<b>\$51,549</b>	<b>\$129,815</b>	<b>\$8,720</b>	<b>\$19,962</b>	<b>\$131,986</b>
<b>Structural Reserve Contribution</b>					<b>\$375,000</b>	<b>\$423,229</b>	<b>\$467,663</b>	<b>\$460,318</b>	<b>\$353,021</b>	<b>\$347,356</b>	<b>\$284,107</b>	<b>\$280,331</b>	<b>\$263,423</b>	<b>\$225,788</b>
<b>Non-Structural Reserve Contribution</b>					<b>\$70,000</b>	<b>\$75,000</b>	<b>\$75,000</b>	<b>\$75,000</b>	<b>\$130,000</b>	<b>\$130,000</b>	<b>\$140,000</b>	<b>\$140,000</b>	<b>\$120,000</b>	<b>\$120,000</b>
<b>TOTAL RESERVE CONTRIBUTION</b>					<b>\$445,000</b>	<b>\$498,229</b>	<b>\$537,663</b>	<b>\$535,318</b>	<b>\$483,021</b>	<b>\$477,356</b>	<b>\$424,107</b>	<b>\$420,331</b>	<b>\$383,423</b>	<b>\$345,788</b>

**Expenditure Details**

2026	Roof Tile	\$502,532
2026	Metal "S" Tile	\$65,436
2028	Roof Membrane	\$728,649
2028	Painting Tower & Garages	\$277,955
2028	Painting Railings	\$8,645
2031	2 Elevator Hoist	\$431,936
2032	Remaining 2 Elevator Hoist	\$446,642
2031	2 Elevator Controllers	\$168,724
2032	Remaining 2 Elevator Controllers	\$174,716
2026	Fire Alarm System	\$187,643
2026	Fire Pump Motor & Controller	\$49,102
2030	Domestic Water Pumps	\$18,863
2031	Common Area Plumbing	\$214,960
2032	Annual Common Area Plumbing	\$17,212

**Note: 2023 Structural Reserve Contribution required is \$323,986. This proposed budget collects an additional \$51,014 to offset 2024**

**Tower Pointe 2023 Reserve Budget**  
Updated Reserve Schedule- Effective January 1, 2023- Straight Line and Pooling Methods

RESERVE BUDGET ITEM:	Life Expect.	Replacement Cost- 2021	11 2033	12 2034	13 2035	14 2036	15 2037	16 2038	17 2039	18 2040	19 2041	20 2042
<b>STRUCTURAL STRAIGHT LINED RESERVES</b>												
<b>2.1 ROOFING</b>												
2.1.1 Concrete Barrel Tile	25	\$460,552	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092
2.1.2 Metal "S" Tile	25	\$59,970	\$4,049	\$4,049	\$4,049	\$4,049	\$4,049	\$4,049	\$4,049	\$4,049	\$4,049	\$644
2.1.3 Membrane	27	\$644,880	\$29,904	\$30,801	\$31,725	\$32,677	\$33,657	\$34,667	\$35,707	\$36,778	\$37,881	\$39,018
2.1.4 Membrane Coating	20	\$110,758	\$14,900	\$14,900	\$14,900	\$14,900	\$14,900	\$14,900	\$15,347	\$15,807	\$16,282	\$16,770
<b>2.2 EXTERIOR PAINTING, CAULKING &amp; REPAIR</b>												
2.2.1 Tower & Garages	7	\$246,000	\$44,866	\$44,866	\$44,866	\$50,694	\$50,694	\$50,694	\$50,694	\$50,694	\$50,694	\$50,694
2.2.2 Railings	14	\$7,652	\$788	\$788	\$788	\$788	\$788	\$788	\$788	\$788	\$788	\$788
<b>2.3 MECHANICAL, ELECTRIC, &amp; PLUMBING</b>												
2.3.1 Elevator Hoist Equipment	30	\$730,864	\$30,937	\$31,865	\$32,821	\$33,806	\$34,820	\$35,864	\$36,940	\$38,049	\$39,190	\$40,366
2.3.2.a) Elevator Controllers	30	\$285,897	\$12,102	\$12,465	\$12,839	\$13,224	\$13,621	\$14,029	\$14,450	\$14,884	\$15,330	\$15,790
2.3.2.b) Elevator Door Operators	15	\$92,800	\$8,956	\$8,956	\$10,084	\$10,084	\$10,084	\$10,084	\$10,084	\$10,084	\$10,084	\$10,084
2.3.3 Fire Alarm System	25	\$171,968	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610
2.3.4 a) Fire Pump	40	\$200,000	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$1,418	\$730
2.3.4 b) Fire Pump-Motor & Controller	25	\$45,000	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170
2.3.5 Domestic Water Pumps	15	\$16,122	\$1,634	\$1,634	\$1,634	\$1,634	\$1,634	\$1,634	\$1,634	\$1,634	\$1,634	\$1,634
2.3.6 Common Area Plumbing Allowance- (ACR,30 yrs)	30	\$214,960	\$8,834	\$8,990	\$9,148	\$9,309	\$9,473	\$9,639	\$9,809	\$9,982	\$10,157	\$10,336
2.3.7 Stainway Pressurization Fans	25	\$11,048	\$718	\$718	\$718	\$718	\$718	\$718	\$718	\$718	\$718	\$718
2.3.8 Common Area Electric	40	\$75,236	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$5,333	\$2,746
<b>Totals</b>		<b>\$3,193,707</b>	<b>\$209,308</b>	<b>\$211,653</b>	<b>\$215,192</b>	<b>\$223,503</b>	<b>\$226,058</b>	<b>\$228,687</b>	<b>\$231,841</b>	<b>\$235,087</b>	<b>\$238,428</b>	<b>\$235,189</b>
<b>Prior Year-End Reserve Balance</b>			\$1,062,006	\$1,262,481	\$1,348,717	\$1,240,701	\$1,454,895	\$1,671,480	\$1,741,528	\$1,963,560	\$2,188,665	\$2,281,933
<b>Interest Income from Reserve Accounts</b>	1.50%		\$15,930	\$18,937	\$20,231	\$18,611	\$21,823	\$25,072	\$26,123	\$29,453	\$32,830	\$34,229
<b>Structural Reserve Expenditures</b>			\$8,834	\$125,416	\$323,209	\$9,309	\$9,473	\$158,639	\$9,809	\$9,982	\$145,160	\$376,231
<b>Ending Structural Reserve Balance</b>			\$1,262,481	\$1,348,717	\$1,240,701	\$1,454,895	\$1,671,480	\$1,741,528	\$1,963,560	\$2,188,665	\$2,281,933	\$2,140,891
<b>Required Reserves Balance Prior to Expenditures</b>			\$1,271,315	\$1,474,133	\$1,563,910	\$1,464,204	\$1,680,953	\$1,900,167	\$1,973,369	\$2,198,647	\$2,427,093	\$2,517,122
<b>NON-STRUCTURAL POOLED RESERVE</b>												
2.3.9 Emergency Generator	35	\$119,303				\$154,991						
2.3.10.a) HVAC Roof Top Unit- Gathering Place	14	\$35,468										
2.3.10.b) HVAC Roof Top Unit- 17th Floor North	14	\$23,646								\$32,939		
2.3.10.c) HVAC Roof Top Unit- 17th Floor South	14	\$23,646										
2.3.10.d) HVAC All Other Compressors & AHU's (ACR,14yrs.)	1	\$242,195	\$21,329	\$21,704	\$22,086	\$22,475	\$22,870	\$23,273	\$23,682	\$24,099	\$24,523	\$24,955
2.3.10.e) Common Area HVAC- Compressor Piping Insulation	12	\$69,862						\$93,984				
2.3.10.f) HVAC- Isolator Springs (ACR, 12yrs.)	1	\$30,225	\$3,105	\$3,160	\$3,216	\$3,272	\$3,330	\$3,388	\$3,448	\$3,509	\$3,570	\$3,633
<b>2.4 PAVEMENT</b>												
2.4.1 Parking Area Pavement Replacement	20	\$51,883		\$65,092								
2.4.2 Parking Area Seal Coating	5	\$11,859							\$16,234			
2.4.3 Shared Facilities Pavement Replacement	20	\$77,380		\$97,081								
2.4.4 Shared Facilities Seal Coating	5	\$17,687							\$24,213			
2.4.5 Pavers	25	\$57,909										
<b>2.5 SITE FEATURES &amp; AMENITIES</b>												
2.5.1 Tennis Court Resurfacing	15	\$7,661										\$11,051
2.5.2 Tennis Court Fencing	15	\$3,150										\$4,544
2.5.3 Gazebo & Breezeway Coverings	13	\$7,524										
2.5.4 Putting Green	10	\$26,870					\$35,522					
2.5.5 Landscape Allowance	1	\$5,000	\$6,164	\$6,273	\$6,383	\$6,496	\$6,610	\$6,726	\$6,845	\$6,965	\$7,088	\$7,213
<b>2.6 FURNITURE, FIXTURES &amp; EQUIPMENT</b>												
2.6.1 Major Renovation: Lobby, Reception, Ground floor	20	\$215,000									\$304,776	
2.6.2 Major Renovation: 17th Floor, Elevator Interiors	20	\$150,000										
2.6.3 Major Renovation: Fitness, Guest Suites, Offices	20	\$100,000										
2.6.4 Major Renovation: Resident Halls, Gathering, Library	20	\$200,000										
2.6.5 Interior Refurbishment: As Needed	20	\$50,000	\$61,645									
<b>Prior Year-End Reserve Balance</b>			\$131,986	\$162,653	\$98,870	\$200,293	\$149,411	\$223,322	\$246,096	\$326,864	\$422,845	\$255,072
<b>Interest Income from Reserve Accounts</b>			\$17,910	\$21,377	\$21,714	\$21,615	\$24,065	\$28,422	\$29,814	\$34,356	\$39,173	\$3,826
<b>Non Structural Expenditures</b>		\$1,526,268	\$92,243	\$193,310	\$31,685	\$187,234	\$68,332	\$127,371	\$74,422	\$67,512	\$339,957	\$51,396
<b>Ending Non-Structural Reserve Balance</b>			\$162,653	\$98,870	\$200,293	\$149,411	\$223,322	\$246,096	\$326,864	\$422,845	\$255,072	\$344,503
<b>Structural Reserve Contributions</b>			<b>\$193,378</b>	<b>\$192,715</b>	<b>\$194,962</b>	<b>\$204,893</b>	<b>\$204,235</b>	<b>\$203,615</b>	<b>\$205,718</b>	<b>\$205,634</b>	<b>\$205,598</b>	<b>\$200,960</b>
<b>Non-Structural Reserve Contributions</b>			<b>\$105,000</b>	<b>\$108,150</b>	<b>\$111,395</b>	<b>\$114,736</b>	<b>\$118,178</b>	<b>\$121,724</b>	<b>\$125,375</b>	<b>\$129,137</b>	<b>\$133,011</b>	<b>\$137,001</b>
<b>TOTAL RESERVE CONTRIBUTIONS</b>			<b>\$298,378</b>	<b>\$300,865</b>	<b>\$306,356</b>	<b>\$319,629</b>	<b>\$322,413</b>	<b>\$325,339</b>	<b>\$331,094</b>	<b>\$334,771</b>	<b>\$338,609</b>	<b>\$337,961</b>

**Expenditure Details**

2038	Roof Membrane Coating	\$149,000
2035	Painting of Towers & Garages	\$314,061
2042	Painting of Towers & Garages	\$354,858
2042	Painting of Railings	\$11,037
2034	Elevator Door Operators	\$116,426
2041	Fire Pump	\$28,351
2033	Common Area Plumbing	\$8,834
2034	Common Area Plumbing	\$8,990
2035	Common Area Plumbing	\$9,148
2036	Common Area Plumbing	\$9,309
2037	Common Area Plumbing	\$9,473
2038	Common Area Plumbing	\$9,639
2039	Common Area Plumbing	\$9,809
2040	Common Area Plumbing	\$9,982
2041	Common Area Plumbing	\$10,157
2042	Common Area Plumbing	\$10,336
2041	Common Area Electric	\$106,652

**Tower Pointe 2023 Reserve Budget**  
 Updated Reserve Schedule- Effective January 1, 2023- Straight Line and Pooling Methods

RESERVE BUDGET ITEM:	Life Expect	Replacement Cost- 2021	21	22	23	24	25	26	27	28	30	2052
			2043	2044	2045	2046	2047	2048	2049	2050	2051	
<b>STRUCTURAL RESERVES</b>												
<b>2.1 ROOFING</b>												
2.1.1 Concrete Barrel Tile	25	\$460,552	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092	\$31,092	\$32,025
2.1.2 Metal "S" Tile	25	\$59,970	\$4,049	\$4,049	\$4,049	\$4,049	\$4,049	\$4,049	\$4,049	\$4,049	\$4,049	\$4,170
2.1.3 Membrane	27	\$644,880	\$40,188	\$41,394	\$42,636	\$43,915	\$45,232	\$46,589	\$47,987	\$49,426	\$50,909	\$52,436
2.1.4 Membrane Coating	20	\$110,758	\$17,273	\$17,791	\$18,325	\$18,875	\$19,441	\$20,024	\$20,625	\$21,244	\$21,881	\$22,538
<b>2.2 EXTERIOR PAINTING, CAULKING &amp; STUCCO REPAIR</b>												
2.2.1 Tower & Garages	7	\$246,000	\$57,279	\$57,279	\$57,279	\$57,279	\$57,279	\$57,279	\$57,279	\$57,279	\$60,716	\$62,537
2.2.2 Railings	14	\$7,652	\$812	\$836	\$861	\$887	\$914	\$941	\$969	\$998	\$1,028	\$1,059
<b>2.3 MECHANICAL, ELECTRIC, &amp; PLUMBING</b>												
2.3.1 Elevator Hoist Equipment	30	\$730,864	\$41,577	\$42,824	\$44,109	\$45,432	\$46,795	\$48,199	\$49,645	\$51,134	\$52,668	\$54,248
2.3.2.a) Elevator Controllers	30	\$285,897	\$16,264	\$16,752	\$17,254	\$17,772	\$18,305	\$18,854	\$19,420	\$20,002	\$20,603	\$21,221
2.3.2.b) Elevator Door Operators	15	\$92,800	\$10,084	\$10,084	\$10,084	\$10,084	\$10,084	\$10,084	\$10,084	\$10,386	\$10,698	\$11,019
2.3.3 Fire Alarm System	25	\$171,968	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,610	\$11,958
2.3.4 a) Fire Pump	40	\$200,000	\$752	\$774	\$798	\$822	\$846	\$872	\$898	\$925	\$953	\$981
2.3.4 b) Fire Pump-Motor & Controller	25	\$45,000	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170	\$2,170	\$2,235
2.3.5 Domestic Water Pumps	15	\$16,122	\$1,634	\$1,634	\$1,634	\$1,683	\$1,733	\$1,785	\$1,839	\$1,894	\$1,951	\$2,009
2.3.6 Common Area Plumbing Allowance- (ACR,30 yrs)	30	\$214,960	\$10,518	\$10,703	\$10,891	\$11,083	\$11,278	\$11,477	\$11,679	\$11,884	\$12,093	\$12,456
2.3.7 Stairway Pressurization Fans	25	\$11,048	\$718	\$718	\$739	\$761	\$784	\$808	\$832	\$857	\$882	\$909
2.3.8 Common Area Electric	40	\$75,236	\$2,829	\$2,914	\$3,001	\$3,091	\$3,184	\$3,279	\$3,378	\$3,479	\$3,583	\$3,691
<b>Totals</b>		<b>\$3,193,707</b>	<b>\$248,846</b>	<b>\$252,622</b>	<b>\$256,530</b>	<b>\$260,603</b>	<b>\$264,795</b>	<b>\$269,111</b>	<b>\$273,554</b>	<b>\$281,866</b>	<b>\$286,885</b>	<b>\$295,491</b>
<b>Prior Year-End Reserve Balance</b>			\$2,140,891	\$2,379,219	\$2,604,636	\$2,825,769	\$3,075,289	\$3,328,806	\$3,409,038	\$3,118,705	\$3,388,687	\$2,418,767
<b>Interest Income from Reserve Accounts</b>			\$32,113	\$35,688	\$39,070	\$42,387	\$46,129	\$49,932	\$51,136	\$46,781	\$50,830	\$36,282
<b>Structural Reserve Expenditures</b>			\$10,518	\$27,206	\$35,397	\$45,083	\$55,278	\$66,079	\$77,494	\$89,626	\$102,481	\$116,053
<b>Ending Structural Reserve Balance</b>			\$2,379,219	\$2,604,636	\$2,825,769	\$3,075,289	\$3,328,806	\$3,409,038	\$3,118,705	\$3,388,687	\$2,418,767	\$2,702,165
<b>Required Reserve Balance Prior to Expenditures</b>			\$2,389,737	\$2,631,842	\$2,861,166	\$3,086,372	\$3,340,084	\$3,597,917	\$3,682,591	\$3,400,571	\$3,675,572	\$2,714,258
<b>NON-STRUCTURAL RESERVE</b>												
2.3.9 Emergency Generator	35	\$119,303										
2.3.10.a) HVAC Roof Top Unit- Gathering Place	14	\$35,468			\$53,913							
2.3.10.b) HVAC Roof Top Unit- 17th Floor North	14	\$23,646										
2.3.10.c) HVAC Roof Top Unit- 17th Floor South	14	\$23,646			\$35,942							
2.3.10.d) HVAC All Other Compressors & AHU's (ACR,14yrs.)	1	\$242,195	\$25,394	\$25,841	\$26,296	\$26,759	\$27,230	\$27,709	\$28,197	\$28,693	\$29,198	\$29,198
2.3.10.e) Common Area HVAC- Compressor Piping Insulation	12	\$69,862								\$115,872		
2.3.10.f) HVAC- Isolator Springs (ACR, 12yrs.)	1	\$30,225	\$3,697	\$3,762	\$3,829	\$3,896	\$3,964	\$4,034	\$4,105	\$4,177	\$4,251	\$4,251
<b>2.4 PAVEMENT</b>												
2.4.1 Parking Area Pavement Replacement	20	\$51,883										
2.4.2 Parking Area Seal Coating	5	\$11,859		\$17,714					\$19,329			
2.4.3 Shared Facilities Pavement Replacement	20	\$77,380										
2.4.4 Shared Facilities Seal Coating	5	\$17,687		\$26,420					\$28,828			
2.4.5 Pavers	25	\$57,909									\$97,736	\$97,736
<b>2.5 SITE FEATURES &amp; AMENITIES</b>												
2.5.1 Tennis Court Resurfacing	15	\$7,661										
2.5.2 Tennis Court Fencing	15	\$3,150										
2.5.3 Gazebo & Breezeway Coverings	13	\$7,524		\$11,238								
2.5.4 Putting Green	10	\$26,870					\$42,293					
2.5.5 Landscape Allowance	1	\$5,000	\$7,339	\$7,469	\$7,600	\$7,734	\$7,870	\$8,009	\$8,149	\$8,293	\$8,439	\$8,439
<b>2.6 FURNITURE, FIXTURES &amp; EQUIPMENT</b>												
2.6.1 Major Renovation: Lobby, Reception, Ground floor	20	\$215,000										
2.6.2 Major Renovation: 17th Floor, Elevator Interiors	20	\$150,000		\$224,060								
2.6.3 Major Renovation: Fitness, Guest Suites, Offices	20	\$100,000					\$157,400					
2.6.4 Major Renovation: Resident Halls, Gathering, Library	20	\$200,000								\$331,716		
2.6.5 Interior Refurbishment: As Needed	20	\$50,000										
<b>Prior Year-End Reserve Balance</b>			\$344,503	\$454,352	\$290,008	\$316,483	\$437,037	\$363,658	\$492,947	\$580,227	\$273,729	\$316,966
<b>Interest Income from Reserve Accounts</b>			\$5,168	\$6,815	\$4,350	\$4,747	\$6,556	\$5,455	\$7,394	\$8,703	\$4,106	\$4,754
<b>Non Structural Expenditures</b>			\$36,430	\$316,504	\$127,580	\$38,389	\$238,757	\$39,752	\$88,608	\$488,751	\$139,624	\$139,624
<b>Ending Non-Structural Reserve Balance</b>			\$454,352	\$290,008	\$316,483	\$437,037	\$363,658	\$492,947	\$580,227	\$273,729	\$316,966	\$366,215
<b>Structural Reserve Contributions</b>			\$216,733	\$216,934	\$217,461	\$218,216	\$218,666	\$219,179	\$222,418	\$235,085	\$236,055	\$259,210
<b>Non-Structural Reserve Contributions</b>			\$141,111	\$145,345	\$149,705	\$154,196	\$158,822	\$163,587	\$168,494	\$173,549	\$178,755	\$184,118
<b>TOTAL RESERVE CONTRIBUTIONS</b>			\$357,844	\$362,278	\$367,166	\$372,412	\$377,488	\$382,766	\$390,912	\$408,634	\$414,810	\$443,328

<b>Expenditure Details</b>		
2051	Concrete Roof Tile	\$777,305
2051	Metal "S" Roof Tile	\$101,215
2048	Roof Membrane Coating	\$177,402
2049	Painting Towers & Garages	\$400,953
2049	Elevator Controllers	\$151,254
2051	Fire Alarm System	\$290,242
2051	Fire Pump Motor & Controllers	\$75,950
2045	Domestic Water Pumps	\$24,506
2043	Common Area Plumbing Allowance	\$10,518
2044	Common Area Plumbing Allowance	\$10,703
2045	Common Area Plumbing Allowance	\$10,891
2046	Common Area Plumbing Allowance	\$11,083
2047	Common Area Plumbing Allowance	\$11,278
2048	Common Area Plumbing Allowance	\$11,477
2049	Common Area Plumbing Allowance	\$11,679
2050	Common Area Plumbing Allowance	\$11,884
2051	Common Area Plumbing Allowance	\$12,093
2052	Common Area Plumbing Allowance	\$12,456
2044	Stairway Pressurization Fans	\$16,503