

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	2	3	4	5	6	7	8	9	10
					2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
STRUCTURAL RESERVES														
2.1 ROOFING														
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
2.2 EXTERIOR PAINTING, CAULKING & REPAIRS														
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
2.3 MECHANICAL, ELECTRIC, & PLUMBING														
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
Totals				\$3,193,707	\$489,700	\$489,700	\$489,700	\$489,700	\$377,678	\$377,678	\$304,865	\$305,662	\$293,056	\$247,583
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
Ending Structural Reserve Balance					\$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	\$1,062,006
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
NON-STRUCTURAL POOLED RESERVES														
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
2.4 PAVEMENT														
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						
2.5 SITE FEATURES & AMENITIES														
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
2.6 FURNITURE, FIXTURES & EQUIPMENT														
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
Ending Non-Structural Reserve Balance					\$208,153	\$228,991	\$275,814	\$162,652	\$59,731	\$51,549	\$129,815	\$8,720	\$19,962	\$131,986
Structural Reserve Contribution					\$375,000	\$423,229	\$467,663	\$460,318	\$353,021	\$347,356	\$284,107	\$280,331	\$263,423	\$225,788
Non-Structural Reserve Contribution					\$70,000	\$75,000	\$75,000	\$75,000	\$130,000	\$130,000	\$140,000	\$140,000	\$120,000	\$120,000
TOTAL RESERVE CONTRIBUTION					\$445,000	\$498,229	\$537,663	\$535,318	\$483,021	\$477,356	\$424,107	\$420,331	\$383,423	\$345,788

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	Replacement	11	12	13	14	15	16	17	18	19	20
	Expect.	Cost- 2021	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
STRUCTURAL STRAIGHT LINED RESERVES												
2.1 ROOFING												
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
2.2 EXTERIOR PAINTING, CAULKING & REPAIR												
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
2.3 MECHANICAL, ELECTRIC, & PLUMBING												
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
Totals		\$3,193,707	\$209,308	\$211,653	\$215,192	\$223,903	\$226,058	\$228,687	\$231,841	\$235,087	\$238,428	\$235,189
Prior Year-End Reserve Balance			\$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
Interest Income from Reserve Accounts	1.50%		\$15,930	\$18,937	\$20,231	\$18,611	\$21,823	\$25,072	\$26,123	\$29,453	\$32,830	\$34,229
Structural Reserve Expenditures			\$8,834	\$125,416	\$323,209	\$9,309	\$9,473	\$158,639	\$9,809	\$9,982	\$145,160	\$376,231
Ending Structural Reserve Balance			\$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
Required Reserves Balance Prior to Expenditures			\$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
NON-STRUCTURAL POOLED RESERVE												
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
2.4 PAVEMENT												
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										
2.5 SITE FEATURES & AMENITIES												
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
2.6 FURNITURE, FIXTURES & EQUIPMENT												
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									
Prior Year-End Reserve Balance			\$131,986	\$162,653	\$98,870	\$200,293	\$149,411	\$223,322	\$246,096	\$326,864	\$422,845	\$255,072
Interest Income from Reserve Accounts			\$17,910	\$21,377	\$21,714	\$21,615	\$24,065	\$28,422	\$29,814	\$34,356	\$39,173	\$3,826
Non Structural Expenditures		\$1,526,268	\$92,243	\$193,310	\$31,685	\$187,234	\$68,332	\$127,371	\$74,422	\$67,512	\$339,957	\$51,396
Ending Non-Structural Reserve Balance			\$162,653	\$98,870	\$200,293	\$149,411	\$223,322	\$246,096	\$326,864	\$422,845	\$255,072	\$344,503
Structural Reserve Contributions			\$193,378	\$192,715	\$194,962	\$204,893	\$204,235	\$203,615	\$205,718	\$205,634	\$205,598	\$200,960
Non-Structural Reserve Contributions			\$105,000	\$108,150	\$111,395	\$114,736	\$118,178	\$121,724	\$125,375	\$129,137	\$133,011	\$137,001
TOTAL RESERVE CONTRIBUTIONS			\$298,378	\$300,865	\$306,356	\$319,629	\$322,413	\$325,339	\$331,094	\$334,771	\$338,609	\$337,961

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	Replacement	21	22	23	24	25	26	27	28	30	
	Expect	Cost- 2021	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
STRUCTURAL RESERVES												
2.1 ROOFING												
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
2.2 EXTERIOR PAINTING, CAULKING & STUCCO REPAIR												
2.2.1 Tower & Garages	7	\$246,000	\$57,279	\$57,279	\$57,279	\$57,279	\$57,279	\$57,279	\$57,279	\$60,716	\$60,716	\$62,537
2.2.2 Railings	14	\$7,652	\$812	\$836	\$861	\$887	\$914	\$941	\$969	\$998	\$1,028	\$1,059
2.3 MECHANICAL, ELECTRIC, & PLUMBING												
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	\$20,000	\$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
Totals		\$3,193,707	\$248,846	\$252,622	\$256,530	\$260,603	\$264,795	\$269,111	\$273,554	\$281,866	\$286,885	\$295,491
Prior Year-End Reserve Balance												
Interest Income from Reserve Accounts												
Structural Reserve Expenditures												
Ending Structural Reserve Balance												
Required Reserve Balance Prior to Expenditures												
NON-STRUCTURAL RESERVE												
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
2.4 PAVEMENT												
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
2.5 SITE FEATURES & AMENITIES												
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
2.6 FURNITURE, FIXTURES & EQUIPMENT												
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										
Prior Year-End Reserve Balance												
Interest Income from Reserve Accounts												
Non Structural Expenditures												
Ending Non-Structural Reserve Balance												
Structural Reserve Contributions												
Non-Structural Reserve Contributions												
TOTAL RESERVE CONTRIBUTIONS												

Expenditure Details		
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