Royal Seafarer Condominium Apartments of Marco Island, Inc.

2025 Structural Integrity Reserve Study

For Period Beginning January 1, 2025

300 South Collier Boulevard, Marco Island, FL, 34145

SOCOTEC Consulting, Inc

November 11, 2024

2224 Trade Center Way
Naples, FL, 34109
Tel: +1 239 514 - 4100
www.socotec.us

950 South Pine Island Road, Ste A150
Plantation, FL 33324
Tel: +1 305 695 - 0850

6151 Lake Osprey Drive, Ste 300
Sarasota, FL 34240
Tel: +1 941 702 - 4520

Attention:	Royal Seafarer Condominium Apartments of Marco Island, Inc.
Property:	300 South Collier Boulevard, Marco Island, Florida
Service:	2025 Structural Integrity Reserve Study
SOCOTEC Project Number	VS243641

SOCOTEC Consulting, Inc is pleased to present this Structural Integrity Reserve Study (SIRS) completed for the subject building located at 300 South Collier Boulevard. Our services were completed in general accordance with our proposal dated August 7, 2024. This study is presented to help you comply with the requirements of the recently amended Florida Statute 718. The amendment to Statute 718 requires all condominium buildings (constructed on or before July 1, 2022) and that are three-story or greater in height to have a Structural Integrity Reserve Study completed by December 31, 2024.

This SIRS identifies the common areas that were visually inspected by a licensed engineer and presents the typical useful life, estimated remaining useful life, and the estimated replacement cost or deferred maintenance expense of the common area components. It also provides a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense for each common area component by the end of the estimated remaining useful life of each component.

SOCOTEC Consulting, Inc has endeavored to conduct the services identified herein in a manner consistent with that level of care and skill ordinarily exercised by members of the same profession currently practicing in the same locality and under similar conditions as this project. No other representation, express or implied, is included or intended in this document. We used routine and repeatable visual and engineering methodologies to evaluate the structural condition of the subject building to form our professional engineering opinions.

Our opinions of the replacement or deferred maintenance costs for each line item are based on our experience with similar projects, known construction industry averages, historical cost data, or simple verbal pricing obtained from suppliers of different components. Opinions of cost information are inclusive of labor, material, appropriate overhead, general conditions, and profit. The costs presented are opinions, actual costs may vary significantly based on the cost of materials, the labor market, and geographical demands for construction services at the time of actual contracting of the work. This report is classified as a Structural Integrity Reserve Study as outlined in State of Florida Statute 718.112.

This report contains our opinion of the conditions observed at the time of our site inspection. The actual useful life of the components may or may not be as long as estimated due to a variety of controllable and uncontrollable factors, such as weather, maintenance schedule, physical abuse, or abnormal wear. If such a case occurs, SOCOTEC Consulting, Inc should be contacted to provide additional review and revise this study, if appropriate.

This SIRS is intended to provide guidance for the Association to plan their set aside reserves for the listed components. This report should not be used for performing an audit, forensic analysis, or background checks of historical records.

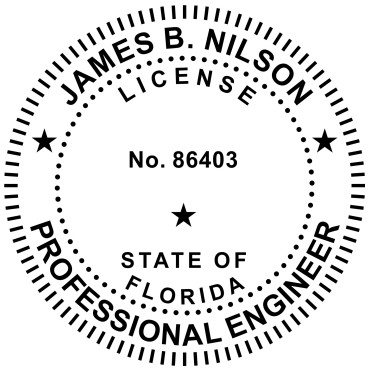
A professional engineer from SOCOTEC Consulting, Inc completed the last on-site inspection of the subject property on September 12, 2024, to evaluate the in-place condition of common area components as identified herein. Information provided by an official representative of the Association regarding financial, physical, quantity, or historical issues will be deemed reliable by SOCOTEC Consulting, Inc. for this study and is assumed to be complete and correct.

If you have any questions or would like to direct any follow-up service, please don't hesitate to contact us.

Respectfully submitted,

SOCOTEC Consulting, Inc.

Digitally signed by James B Nilson
DN: c=US, o=Unaffiliated, dnQualifier=A01410C00000191935785E50007633D, cn=James B Nilson
Reason: This item has been electronically signed and sealed by James B. Nilson, P.E. on the date shown using SHA-1 authentication codes must be verified on any electronic copies
Date: 2024.11.11 14:20:56 -05'00'



Dyani Colon
Staff Engineer
dyani.colon@socotec.us

James Nilson, P.E.
Senior Engineer
Florida Registration No. 86403
James.Nilson@Socotec.us

Table of Contents

Executive Summary

A “Structural integrity reserve study” means a study of the reserve funds required for future major repairs and replacement of the common areas based on a visual inspection of the condominium property. A structural integrity reserve study may be performed by any person qualified to perform such study. However, the visual inspection portion of the structural integrity reserve study must be performed or verified by an engineer licensed under Chapter 471, an architect licensed under Chapter 481, or a person certified as a reserve specialist or professional reserve analyst by the community association institute or the association of professional reserve analysts. §718.112, Fla. Stat. It is designed to ensure that condominium associations are reserving funds for crucial structural elements in their buildings for repairs/deferred maintenance.

Key SIRS Elements Identified

REGULATORY ASSET №	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
SIRS Requirement								
1	Tower Main Roof - Mod. Bit. Roofing System Replacement	06/01/2038	20y	20y	13y 5m	$42.00	12,000 SF	$504,000
2	Porte Cochere Roof - Waterproofing and Pavers Replacement	06/01/2038	20y	20y	13y 5m	$56,000.00	1 LS	$56,000
3	Lobby/Covered Entry Roof - Waterproofing and Pavers Replacement	12/01/2036	20y	20y	11y 11m	$84,000.00	1 LS	$84,000
4	Structural Restoration Deferred Maintenance: Concrete Restoration (Stucco Repair/Replacement)	06/01/2034	10y	10y	9y 5m	$60,000.00	1 LS	$60,000
5	Fire Pump/Equipment	05/01/2030	35y	49y 4m	5y 4m	$140,000.00	1 LS	$140,000
6	Fire Alarm System (Audio and Visual) Modernization	08/01/2034	25y	25y	9y 7m	$300,000.00	1 LS	$300,000
7	Emergency Generator and Associated Equipment	06/01/2055	35y	35y	30y 5m	$160,000.00	1 LS	$160,000
8	Electrical System Update/Deferred Maintenance	01/01/2045	20y	20y	20y	$160,000.00	1 LS	$160,000
9	Domestic Water Controls	12/01/2040	20y	20y	15y 11m	$15,000.00	1 LS	$15,000
10	Domestic Water Pumps/Equipment: Domestic Water Pump 1	01/01/2030	10y	10y	5y	$15,000.00	1 Ea	$15,000
10	Domestic Water Pumps/Equipment: Domestic Water Pump 2	01/01/2032	10y	12y	7y	$15,000.00	1 Ea	$15,000
11	Potable & Sanitary Lines - Deferred Maintenance	06/01/2050	25y	N/A	25y 5m	$150,000.00	1 LS	$150,000
12	Exterior Building Paint & Seal	04/01/2034	10y	10y	9y 3m	$400,000.00	1 LS	$400,000
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	06/01/2025	1y	1y	0y 5m	$15,000.00	1 LS	$15,000
14	Stair Vestibule Waterproofing	06/01/2025	15y	N/A	0y 5m	$110,000.00	1 LS	$110,000
15	Windows and Exterior Metal Doors - Deferred Maintenance: Windows and Exterior Metal Doors Deferred Maintenance	05/01/2037	15y	N/A	12y 4m	$200,000.00	1 LS	$200,000
								$2,384,000

Project Information

Royal Seafarer Condominium Apartments of Marco Island, Inc. is located along the west side of Collier Boulevard South on Marco Island, Collier County, Florida. In general, the SIRS is for one 22-story high-rise residential condominium structure with a total of 129 residential units. The following building components were evaluated:

- Roofs
- Structure (Load bearing walls/primary structural systems)
- Fireproofing and Fire Protection Systems
- Plumbing
- Electrical systems
- Waterproofing and Exterior painting
- Windows and exterior doors
- Other Building component >$10,000 that negatively affect the above elements

The infrastructure and building were originally developed circa 1983. We were provided a full set of architectural and structural plans of the buildings prepared by *Fullerton and Associates, Architects, Planners, Inc.*, dated December 30, 1980. Based on the provided plans, we believe the subject building is conventionally built and supported on a deep foundation with pre-cast reinforced structural decks and cast-in-place columns/beams. The exterior walls of the structures consist of stucco covered masonry concrete block in-fill. The subject building's main tower flat roof consists of a Modified-Bitumen (Mod-Bit) roofing system.

A licensed professional engineer completed the physical site observations of the subject property on September 12, 2024. Our services did not include uncovering building materials or performing invasive testing for the purposes of verifying in-place or constructed work. Limited photographs collected during the time of our site visit are represented in the Component Details of this report.

Disclosures

Cost Evaluation

The cost estimates identified are based upon approximate quantities, costs, and published information, and they include labor, material, design fees, appropriate overhead, general conditions, and profit. The estimated costs to repair, replace, or upgrade the improvements are considered typical for the current marketplace. No contractors have been contacted for actual bids or price quotes, and the actual cost of repairs may vary from our estimates.

These opinions of probable costs are for components or systems exhibiting material deferred maintenance, and for existing physical deficiencies requiring major repairs or replacement.

Funding Analysis

The **Cash Flow (Pooled) Funding Analysis** method consists of calculating reserve contributions where the contributions are designed to offset the variable annual expenditures from the SIRS reserve fund. Interest income is considered attributable to reserve accounts over the period of the analysis. The beginning balances are pooled together, and a yearly contribution rate is calculated to arrive at a positive cash flow and SIRS reserve account balance to adequately fund the future projected expenditures throughout the period of the analysis.

The Cash Flow Analysis method was approved for calculating reserve funding by a 2002 amendment to the Florida Administrative Code. The fund requirement estimated by the Cash Flow Analysis method can now be provided to the membership, on an annual basis as a fully funded figure. The analysis is to be completed as a portion of the Association's annual budget, including the total estimated useful lives, estimated remaining useful lives, and estimated replacement cost/deferred maintenance expenses of all assets in the reserve budget, and the estimated fund balance of the pooled reserve account as of the beginning of the period for which the budget will be in effect.

SIRS Expenditures

Individual Elements

ASSET №	NAME	NEXT ACTIVITY	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	YEAR 1 REPLACEMENT COST
1	Tower Main Roof - Mod. Bit. Roofing System Replacement	06/01/2038	20y	20y	13y 5m	$42.00	12,000 SF	$504,000
2	Porte Cochere Roof - Waterproofing and Pavers Replacement	06/01/2038	20y	20y	13y 5m	$56,000.00	1 LS	$56,000
3	Lobby/Covered Entry Roof - Waterproofing and Pavers Replacement	12/01/2036	20y	20y	11y 11m	$84,000.00	1 LS	$84,000
4	Structural Restoration Deferred Maintenance: Concrete Restoration (Stucco Repair/ Replacement)	06/01/2034	10y	10y	9y 5m	$60,000.00	1 LS	$60,000
5	Fire Pump/Equipment	05/01/2030	35y	49y 4m	5y 4m	$140,000.00	1 LS	$140,000
6	Fire Alarm System (Audio and Visual) Modernization	08/01/2034	25y	25y	9y 7m	$300,000.00	1 LS	$300,000
7	Emergency Generator and Associated Equipment	06/01/2055	35y	35y	30y 5m	$160,000.00	1 LS	$160,000
8	Electrical System Update/Deferred Maintenance	01/01/2045	20y	20y	20y	$160,000.00	1 LS	$160,000
9	Domestic Water Controls	12/01/2040	20y	20y	15y 11m	$15,000.00	1 LS	$15,000
10	Domestic Water Pumps/Equipment: Domestic Water Pump 1	01/01/2030	10y	10y	5y	$15,000.00	1 Ea	$15,000
10	Domestic Water Pumps/Equipment: Domestic Water Pump 2	01/01/2032	10y	12y	7y	$15,000.00	1 Ea	$15,000
11	Potable & Sanitary Lines - Deferred Maintenance	06/01/2050	25y	N/A	25y 5m	$150,000.00	1 LS	$150,000
12	Exterior Building Paint & Seal	04/01/2034	10y	10y	9y 3m	$400,000.00	1 LS	$400,000
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	06/01/2025	1y	1y	0y 5m	$15,000.00	1 LS	$15,000
14	Stair Vestibule Waterproofing	06/01/2025	15y	N/A	0y 5m	$110,000.00	1 LS	$110,000
15	Windows and Exterior Metal Doors - Deferred Maintenance: Windows and Exterior Metal Doors Deferred Maintenance	05/01/2037	15y	N/A	12y 4m	$200,000.00	1 LS	$200,000
								$2,384,000

ANALYSIS

Total number of elements scheduled for SIRS funding	15
Projected 2025 Reserve Beginning Balance	**$300,000**

Therefore, we recommend the Association utilize an annual Structural Integrity Reserve Assessment of $140,000 with a 2% yearly increase in order to fully fund the required Structural Integrity Reserve Study components based on the Cash-Flow funding method. This annual contribution was calculated based on the following assumed information provided by the Association: a projected 2025 reserve beginning balance of $300,000, an interest rate and inflation rate of 3.7% and 3% respectively, and an approximate minimal balance threshold of $100,000 requested by the Association.

Expenditures Table

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2025 (Year 1)						
14	Stair Vestibule Waterproofing	$110,000.00	1 LS	$110,000	15y	2040
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$15,000.00	1 LS	$15,000	1y	2026
2025 (Year 1) Total				**$125,000**		
2026 (Year 2)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$15,450.00	1 LS	$15,450	1y	2027
2026 (Year 2) Total				**$15,450**		
2027 (Year 3)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$15,913.50	1 LS	$15,914	1y	2028
2027 (Year 3) Total				**$15,914**		
2028 (Year 4)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$16,390.90	1 LS	$16,391	1y	2029

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2028 (Year 4) Total				$16,391		
2029 (Year 5)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$16,882.63	1 LS	$16,883	1y	2030
2029 (Year 5) Total				$16,883		
2030 (Year 6)						
10	Domestic Water Pumps/Equipment: Domestic Water Pump 1	$17,389.11	1 Ea	$17,389	10y	2032
5	Fire Pump/Equipment	$162,298.37	1 LS	$162,298	35y	N/A
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$17,389.11	1 LS	$17,389	1y	2031
2030 (Year 6) Total				$197,077		
2031 (Year 7)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$17,910.78	1 LS	$17,911	1y	2032
2031 (Year 7) Total				$17,911		
2032 (Year 8)						
10	Domestic Water Pumps/Equipment: Domestic Water Pump 2	$18,448.11	1 Ea	$18,448	10y	2040
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$18,448.11	1 LS	$18,448	1y	2033
2032 (Year 8) Total				$36,896		
2033 (Year 9)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$19,001.55	1 LS	$19,002	1y	2034
2033 (Year 9) Total				$19,002		
2034 (Year 10)						
12	Exterior Building Paint & Seal	$521,909.27	1 LS	$521,909	10y	2044
6	Fire Alarm System (Audio and Visual) Modernization	$391,431.96	1 LS	$391,432	25y	N/A

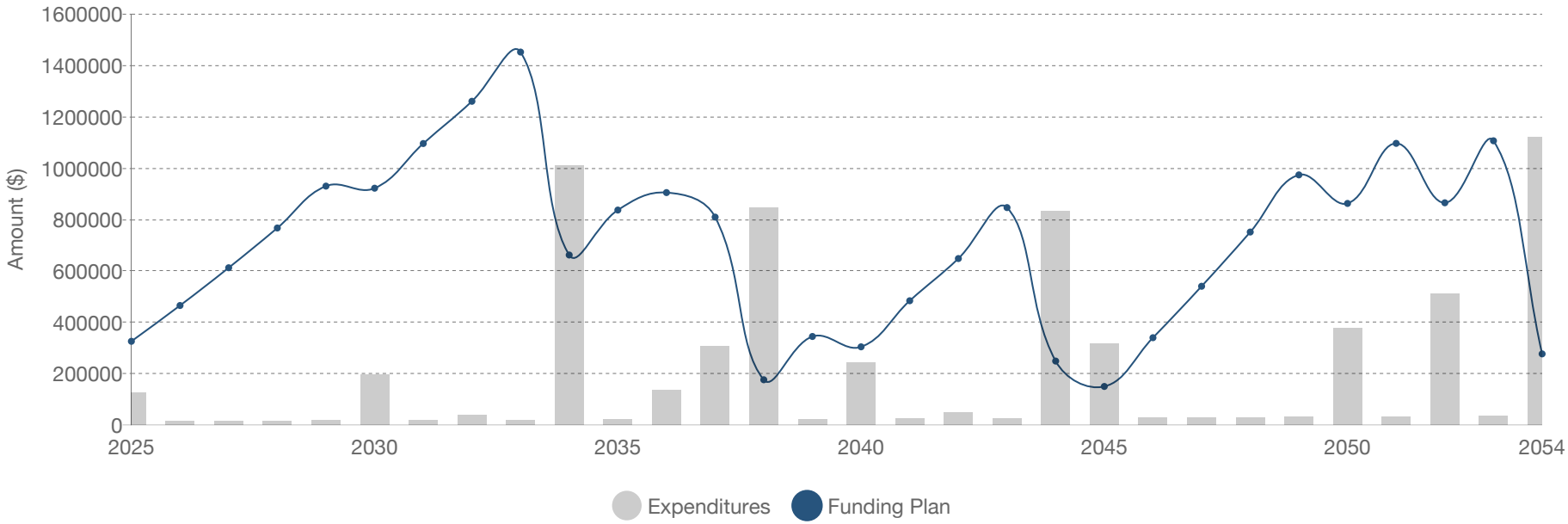
ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
4	Structural Restoration Deferred Maintenance: Concrete Restoration (Stucco Repair/Replacement)	$78,286.39	1 LS	$78,286	10y	2044
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$19,571.60	1 LS	$19,572	1y	2035
2034 (Year 10) Total				**$1,011,199**		
2035 (Year 11)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$20,158.75	1 LS	$20,159	1y	2036
2035 (Year 11) Total				**$20,159**		
2036 (Year 12)						
3	Lobby/Covered Entry Roof - Waterproofing and Pavers Replacement	$116,275.64	1 LS	$116,276	20y	N/A
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$20,763.51	1 LS	$20,764	1y	2037
2036 (Year 12) Total				**$137,039**		
2037 (Year 13)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$21,386.41	1 LS	$21,386	1y	2038
15	Windows and Exterior Metal Doors - Deferred Maintenance: Windows and Exterior Metal Doors Deferred Maintenance	$285,152.18	1 LS	$285,152	15y	2052
2037 (Year 13) Total				**$306,539**		
2038 (Year 14)						
2	Porte Cochere Roof - Waterproofing and Pavers Replacement	$82,237.89	1 LS	$82,238	20y	N/A
1	Tower Main Roof - Mod. Bit. Roofing System Replacement	$61.678	12,000 SF	$740,136	20y	N/A
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$22,028.01	1 LS	$22,028	1y	2039
2038 (Year 14) Total				**$844,402**		
2039 (Year 15)						

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$22,688.85	1 LS	$22,689	1y	2040
2039 (Year 15) Total				**$22,689**		
2040 (Year 16)						
9	Domestic Water Controls	$23,369.51	1 LS	$23,370	20y	N/A
10	Domestic Water Pumps/Equipment: Domestic Water Pump 1	$23,369.51	1 Ea	$23,370	10y	2042
14	Stair Vestibule Waterproofing	$171,376.42	1 LS	$171,376	15y	N/A
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$23,369.51	1 LS	$23,370	1y	2041
2040 (Year 16) Total				**$241,485**		
2041 (Year 17)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$24,070.60	1 LS	$24,071	1y	2042
2041 (Year 17) Total				**$24,071**		
2042 (Year 18)						
10	Domestic Water Pumps/Equipment: Domestic Water Pump 2	$24,792.71	1 Ea	$24,793	10y	2050
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$24,792.71	1 LS	$24,793	1y	2043
2042 (Year 18) Total				**$49,585**		
2043 (Year 19)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$25,536.50	1 LS	$25,536	1y	2044
2043 (Year 19) Total				**$25,536**		
2044 (Year 20)						
12	Exterior Building Paint & Seal	$701,402.42	1 LS	$701,402	10y	2054
4	Structural Restoration Deferred Maintenance: Concrete Restoration (Stucco Repair/Replacement)	$105,210.36	1 LS	$105,210	10y	2054

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$26,302.59	1 LS	$26,303	1y	2045
2044 (Year 20) Total				**$832,915**		
2045 (Year 21)						
8	Electrical System Update/Deferred Maintenance	$288,977.80	1 LS	$288,978	20y	N/A
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$27,091.67	1 LS	$27,092	1y	2046
2045 (Year 21) Total				**$316,069**		
2046 (Year 22)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$27,904.42	1 LS	$27,904	1y	2047
2046 (Year 22) Total				**$27,904**		
2047 (Year 23)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$28,741.55	1 LS	$28,742	1y	2048
2047 (Year 23) Total				**$28,742**		
2048 (Year 24)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$29,603.80	1 LS	$29,604	1y	2049
2048 (Year 24) Total				**$29,604**		
2049 (Year 25)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$30,491.91	1 LS	$30,492	1y	2050
2049 (Year 25) Total				**$30,492**		
2050 (Year 26)						
10	Domestic Water Pumps/Equipment: Domestic Water Pump 1	$31,406.67	1 Ea	$31,407	10y	2052
11	Potable & Sanitary Lines - Deferred Maintenance	$314,066.69	1 LS	$314,067	25y	N/A

ASSET №	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$31,406.67	1 LS	$31,407	1y	2051
2050 (Year 26) Total				**$376,880**		
2051 (Year 27)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$32,348.87	1 LS	$32,349	1y	2052
2051 (Year 27) Total				**$32,349**		
2052 (Year 28)						
10	Domestic Water Pumps/Equipment: Domestic Water Pump 2	$33,319.34	1 Ea	$33,319	10y	N/A
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$33,319.34	1 LS	$33,319	1y	2053
15	Windows and Exterior Metal Doors - Deferred Maintenance: Windows and Exterior Metal Doors Deferred Maintenance	$444,257.80	1 LS	$444,258	15y	N/A
2052 (Year 28) Total				**$510,896**		
2053 (Year 29)						
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$34,318.92	1 LS	$34,319	1y	2054
2053 (Year 29) Total				**$34,319**		
2054 (Year 30)						
12	Exterior Building Paint & Seal	$942,626.20	1 LS	$942,626	10y	N/A
4	Structural Restoration Deferred Maintenance: Concrete Restoration (Stucco Repair/Replacement)	$141,393.93	1 LS	$141,394	10y	N/A
13	Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$35,348.48	1 LS	$35,348	1y	N/A
2054 (Year 30) Total				**$1,119,369**		

Expenditures Chart



Cash-Flow Funding Plan

Inflation: 3.00% | **Investment:** 3.70% | **Calc:** Inflation-Adjusted

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDTIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2025	$300,000	$140,000	N/A	$11,100	$0	$0	$125,000	$326,100
2026	$326,100	$142,800	2.00%	$12,066	$0	$0	$15,450	$465,516
2027	$465,516	$145,656	2.00%	$17,224	$0	$0	$15,914	$612,482
2028	$612,482	$148,569	2.00%	$22,662	$0	$0	$16,391	$767,322
2029	$767,322	$151,540	2.00%	$28,391	$0	$0	$16,883	$930,371
2030	$930,371	$154,571	2.00%	$34,424	$0	$0	$197,077	$922,290
2031	$922,290	$157,663	2.00%	$34,125	$0	$0	$17,911	$1,096,166
2032	$1,096,166	$160,816	2.00%	$40,558	$0	$0	$36,896	$1,260,644
2033	$1,260,644	$164,032	2.00%	$46,644	$0	$0	$19,002	$1,452,319
2034	$1,452,319	$167,313	2.00%	$53,736	$0	$0	$1,011,199	$662,168
2035	$662,168	$170,659	2.00%	$24,500	$0	$0	$20,159	$837,169
2036	$837,169	$174,072	2.00%	$30,975	$0	$0	$137,039	$905,178
2037	$905,178	$177,554	2.00%	$33,492	$0	$0	$306,539	$809,684
2038	$809,684	$181,105	2.00%	$29,958	$0	$0	$844,402	$176,346
2039	$176,346	$184,727	2.00%	$6,525	$0	$0	$22,689	$344,909
2040	$344,909	$188,422	2.00%	$12,762	$0	$0	$241,485	$304,607
2041	$304,607	$192,190	2.00%	$11,270	$0	$0	$24,071	$483,997
2042	$483,997	$196,034	2.00%	$17,908	$0	$0	$49,585	$648,353
2043	$648,353	$199,954	2.00%	$23,989	$0	$0	$25,536	$846,760
2044	$846,760	$203,954	2.00%	$31,330	$0	$0	$832,915	$249,128

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDTIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2045	$249,128	$208,033	2.00%	$9,218	$0	$0	$316,069	$150,309
2046	$150,309	$212,193	2.00%	$5,561	$0	$0	$27,904	$340,160
2047	$340,160	$216,437	2.00%	$12,586	$0	$0	$28,742	$540,441
2048	$540,441	$220,766	2.00%	$19,996	$0	$0	$29,604	$751,599
2049	$751,599	$225,181	2.00%	$27,809	$0	$0	$30,492	$974,098
2050	$974,098	$229,685	2.00%	$36,042	$0	$0	$376,880	$862,944
2051	$862,944	$234,279	2.00%	$31,929	$0	$0	$32,349	$1,096,803
2052	$1,096,803	$238,964	2.00%	$40,582	$0	$0	$510,896	$865,452
2053	$865,452	$243,743	2.00%	$32,022	$0	$0	$34,319	$1,106,899
2054	$1,106,899	$248,618	2.00%	$40,955	$0	$0	$1,119,369	$277,103

Component List - Full Detail

1 - Tower Main Roof - Mod. Bit. Roofing System Replacement

Basic Info

Type of Cost:	Replacement
Component:	Roofs
Location:	Roof
Regulatory:	SIRS Requirement
component:	
Condition:	Good

Comments/Notes

The subject building's main tower flat roof consists of a single-ply Modified-Bitumen (Mod-Bit) roofing system. We understand this roof system was last serviced circa 2018. Modified-Bitumen roofing systems, such as the one observed at the subject site, typically have a useful life of 20-25 years under normal operating conditions with routine yearly maintenance. Therefore we have included a reserve item for the replacement of the subject tower's flat roofing system on a 20-year life cycle.

Useful Life

Last Activity Date:	06/01/2018
Est. Useful Life:	20y
Remaining Useful Life:	13y 5m
Next Activity Date:	06/01/2038

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per SF:	$42.00
Total Quantity:	12,000 SF
Total Current Cost:	$504,000
Inflation Rate:	3.00%
Total Expenditures:	$740,136

2 - Porte Cochere Roof - Waterproofing and Pavers Replacement

Basic Info

Type of Cost:	Replacement
Component:	Roofs
Location:	Roof
Regulatory:	SIRS Requirement
component:	
Condition:	Good

Comments/Notes

The subject condominium's Porte Cochere roof is covered by a concrete roof deck waterproofing system. We understand this waterproofing system was last serviced circa 2018. Waterproofing systems with paver decking, such as the one observed at the subject site, typically have a useful life of 20 years under normal operating conditions with routine yearly maintenance. Therefore we have included a reserve item for the replacement of the subject condominium's Porte Cochere roof system on a 20-year life cycle.

Useful Life

Last Activity Date:	06/01/2018
Est. Useful Life:	20y
Remaining Useful Life:	13y 5m
Next Activity Date:	06/01/2038

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	$56,000.00
Total Quantity:	1 LS
Total Current Cost:	$56,000
Inflation Rate:	3.00%
Total Expenditures:	$82,238

3 - Lobby/Covered Entry Roof - Waterproofing and Pavers Replacement

Basic Info

Type of Cost:	Replacement
Component:	Roofs
Location:	Roof
Regulatory:	SIRS Requirement
component:	
Condition:	Good

Comments/Notes

The subject condominium's Lobby/Entry roof is covered by a concrete roof deck waterproofing system. We understand the association completed a replacement of the lobby roofing circa 2016. Waterproofing systems with paver decking, such as the one observed at the subject site, typically have a useful life of 20 years under normal operating conditions with routine yearly maintenance. Therefore we have included a reserve item for the replacement of the subject condominium's lobby roof system on a 20-year life cycle.

Useful Life

Last Activity Date:	12/01/2016
Est. Useful Life:	20y
Remaining Useful Life:	11y 11m
Next Activity Date:	12/01/2036

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	$84,000.00
Total Quantity:	1 LS
Total Current Cost:	$84,000
Inflation Rate:	3.00%
Total Expenditures:	$116,276

4 - Structural Restoration Deferred Maintenance

Basic Info

Type of Cost:	Repairs & Maintenance
Component:	Load Bearing Walls/Structural Members
Location:	Entire Building
Regulatory:	SIRS Requirement
component:	
Condition:	Good

Comments/Notes

The load-bearing structural members include cast-in-place concrete elements with reinforced concrete, structural decks supported by concrete shear walls, and columns. Exterior walls consist of stucco-covered concrete masonry unit (CMU) block in-fill. These types of primary structural members typically have a useful life of 100 or more years when properly maintained/repaired. However, during the life of this type of structure, it is common for periodic maintenance to be required to correct localized deterioration. We understand the association has performed concrete restoration repairs and stucco repairs/replacements as needed during the re-coating of the building. Therefore we have included a reserve item for completing the required periodic maintenance to the cast-in-place concrete structural elements and periodic repairs/restoration of the building's exterior envelope components including sealants and stucco as needed during the re-coating of the building. The reserve is based on a 10-year cycle to coincide with every exterior coating replacement.

Useful Life

Last Activity Date:	06/01/2024
Est. Useful Life:	10y
Remaining Useful Life:	9y 5m
Next Activity Date:	06/01/2034

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	$60,000.00
Total Quantity:	1 LS
Total Current Cost:	$60,000
Inflation Rate:	3.00%
Total Expenditures:	$324,891

5 - Fire Pump/Equipment

Basic Info

Type of Cost:	Replacement
Component:	Fireproofing & Fire Protection Systems
Location:	Entire Building
Regulatory:	SIRS Requirement
component:	
Condition:	Fair

Comments/Notes

The Association is responsible for the maintenance and replacement of the fire pump/control system and equipment serving the building's sprinkler system. We understand the fire pump is a 100-hp electric fire pump and is original to the building, circa 1981. Typically, fire pumps and controllers of this type have a useful life of approximately 30 to 35 years. We have included a reserve for the replacement of the fire pump and associated equipment in 2030.

Useful Life

Last Activity Date:	01/01/1981
Est. Useful Life:	35y
Remaining Useful Life:	5y 4m
Next Activity Date:	05/01/2030

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	$140,000.00
Total Quantity:	1 LS
Total Current Cost:	$140,000
Inflation Rate:	3.00%
Total Expenditures:	$162,298

6 - Fire Alarm System (Audio and Visual) Modernization

Basic Info

Type of Cost:	Replacement
Component:	Fireproofing & Fire Protection Systems
Location:	Entire Building
Regulatory:	SIRS Requirement
component:	
Condition:	Fair

Comments/Notes

The fire protection system includes a fire alarm control panel (FACP), numerous audio and visual alarms, and fire alarm pull switches. Typically, these control systems have a useful life of 25 years before requiring an updated system. We understand the Association replaced all FACP equipment circa 2009. A reserve has been included for the replacement of the FACP and related equipment.

Useful Life

Last Activity Date:	08/01/2009
Est. Useful Life:	25y
Remaining Useful Life:	9y 7m
Next Activity Date:	08/01/2034

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	$300,000.00
Total Quantity:	1 LS
Total Current Cost:	$300,000
Inflation Rate:	3.00%
Total Expenditures:	$391,432

7 - Emergency Generator and Associated Equipment

Basic Info

Type of Cost:	Replacement
Component:	Electrical
Location:	Generator Room
Regulatory:	SIRS Requirement
component:	
Condition:	Good

Comments/Notes

The subject condominium includes a 250kW generator located on the ground floor at the rear of the property. Typically, generators and related equipment have a useful life of approximately 30 to 35 years before requiring major repairs and/or replacement. We understand the subject emergency generator and equipment were replaced, circa 2020. Therefore, we have included a reserve to address major repairs and/or replacement of the emergency generator system.

Useful Life

Last Activity Date:	06/01/2020
Est. Useful Life:	35y
Remaining Useful Life:	30y 5m
Next Activity Date:	06/01/2055

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	$160,000.00
Total Quantity:	1 LS
Total Current Cost:	$160,000
Inflation Rate:	3.00%
Total Expenditures:	$0

8 - Electrical System Update/Deferred Maintenance

Basic Info

Type of Cost:	Repairs & Maintenance
Component:	Electrical
Location:	Entire Building
Regulatory:	SIRS Requirement
component:	
Condition:	Fair

Comments/Notes

Currently, there are no indications of any deterioration or issues with the electrical system for the building. Localized breaker panels and branch circuits are typically replaced during common area or individual unit renovations as required to accommodate the renovation. A reserve has been included for periodic replacement/upgrades of major electrical system components such as transformers, main service panels, and feeder lines.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	20y
Remaining Useful Life:	20y
Next Activity Date:	01/01/2045

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	$160,000.00
Total Quantity:	1 LS
Total Current Cost:	$160,000
Inflation Rate:	3.00%
Total Expenditures:	$288,978

9 - Domestic Water Controls

Basic Info

Type of Cost:	Replacement
Component:	Plumbing
Location:	Entire Building
Regulatory:	SIRS Requirement
component:	
Condition:	Good

Comments/Notes

The building has a domestic water pump control system that was installed circa 2020. Our experience indicates that the main controller can achieve a typical useful life of 20-25 years. This reserve budget includes the replacement/repair of the main controller as needed.

Useful Life

Last Activity Date:	12/01/2020
Est. Useful Life:	20y
Remaining Useful Life:	15y 11m
Next Activity Date:	12/01/2040

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	$15,000.00
Total Quantity:	1 LS
Total Current Cost:	$15,000
Inflation Rate:	3.00%
Total Expenditures:	$23,370

10 - Domestic Water Pumps/Equipment

Basic Info

Type of Cost:	Replacement
Component:	Plumbing
Location:	Entire Building
Regulatory:	SIRS Requirement
component:	
Condition:	Good

Comments/Notes

The building includes a variable speed domestic water pump system which includes two 15 hp domestic water pumps and a main control panel. The pumps both appear to have been installed circa 2020. Our experience indicates that the pumps typically require replacement on an 8- to 12-year useful life. This reserve budget includes the replacement/repair of the motors/pumps as needed.

Useful Life

Last Activity Date:	01/01/2020
Est. Useful Life:	10y
Remaining Useful Life:	5y
Next Activity Date:	01/01/2030

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per Ea:	$15,000.00
Total Quantity:	2 Ea
Total Current Cost:	$30,000
Inflation Rate:	3.00%
Total Expenditures:	$148,725

11 - Potable & Sanitary Lines - Deferred Maintenance

Basic Info

Type of Cost:	Repairs & Maintenance
Component:	Plumbing
Location:	Entire Building
Regulatory:	SIRS Requirement
component:	
Condition:	Good

Comments/Notes

Our experience indicates that sanitary stacks (vertical laundry, kitchen, and sewer pipes) occasionally build up with debris and require servicing. Typically, these sanitary stacks can last up to 40-plus years with routine maintenance and cleaning. Lateral sanitary plumbing lines are normally the unit owner's responsibility, and they are generally not relined. They are typically replaced by the unit owner during a unit renovation under a permitted renovation. However, there are still several sections of sanitary pipes that are original to the building that will eventually need to be replaced or lined to prevent leaking/failing. Therefore, we have included a reserve to address inspections, cleaning, and the repair/ replacement of the sanitary and potable lines as needed.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	25y
Remaining Useful Life:	25y 5m
Next Activity Date:	06/01/2050

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	$150,000.00
Total Quantity:	1 LS
Total Current Cost:	$150,000
Inflation Rate:	3.00%
Total Expenditures:	$314,067

12 - Exterior Building Paint & Seal

Basic Info

Type of Cost:	Replacement
Component:	Waterproofing and Exterior Painting
Location:	Entire Building
Regulatory:	SIRS Requirement
component:	
Condition:	Good

Comments/Notes

We understand the building is scheduled for recoating in April of 2024. Buildings located in the Southwest Florida region, are recommended to have their exteriors recoated on a 7- to 8-year basis. We understand the Association has purchased a 10-year warranty product, therefore a reserve has been included for periodic recoating of the building's exterior on a 10-year cycle.

Useful Life

Last Activity Date:	04/01/2024
Est. Useful Life:	10y
Remaining Useful Life:	9y 3m
Next Activity Date:	04/01/2034

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	$400,000.00
Total Quantity:	1 LS
Total Current Cost:	$400,000
Inflation Rate:	3.00%
Total Expenditures:	$2,165,938

13 - Unit Balcony Waterproofing - Deferred Maintenance

Basic Info

Type of Cost:	Replacement
Component:	Waterproofing and Exterior Painting
Location:	Entire Building
Regulatory:	SIRS Requirement
component:	
Condition:	Good

Comments/Notes

We understand the Association is responsible for the replacement of the waterproofing systems across the residential balconies. Waterproofing systems generally installed over these structural components have a useful life of approximately 15 years. Typical waterproofing of unit balconies is performed on an as-needed basis. Since several of the residential balconies have had the waterproofing replaced at different points during the recoating of the building, we have included a deferred maintenance reserve to account for the replacement of the waterproofing systems of two unit balconies per year at the Association's request and sole discretion.

Useful Life

Last Activity Date:	06/01/2024
Est. Useful Life:	1y
Remaining Useful Life:	0y 5m
Next Activity Date:	06/01/2025

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Management
Cost Per LS:	$15,000.00
Total Quantity:	1 LS
Total Current Cost:	$15,000
Inflation Rate:	3.00%
Total Expenditures:	$713,631

14 - Stair Vestibule Waterproofing

Basic Info

Type of Cost:	Replacement
Component:	Waterproofing and Exterior Painting
Location:	Entire Building
Regulatory:	SIRS Requirement
component:	
Condition:	Fair

Comments/Notes

We understand the Association is responsible for the replacement of the waterproofing systems across the stair vestibule balconies. During our site inspection, we observed a few areas of failing waterproofing. Therefore, we have set the replacement of the stair vestibule waterproofing system for the summer of 2025. Waterproofing systems generally installed over these structural components have a useful life of approximately 15 years.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	0y 5m
Next Activity Date:	06/01/2025

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	$110,000.00
Total Quantity:	1 LS
Total Current Cost:	$110,000
Inflation Rate:	3.00%
Total Expenditures:	$281,376

15 - Windows and Exterior Metal Doors - Deferred Maintenance

Basic Info

Type of Cost:	Repairs & Maintenance
Component:	Windows and Doors
Location:	Entire Building
Regulatory:	SIRS Requirement
component:	
Condition:	Fair

Comments/Notes

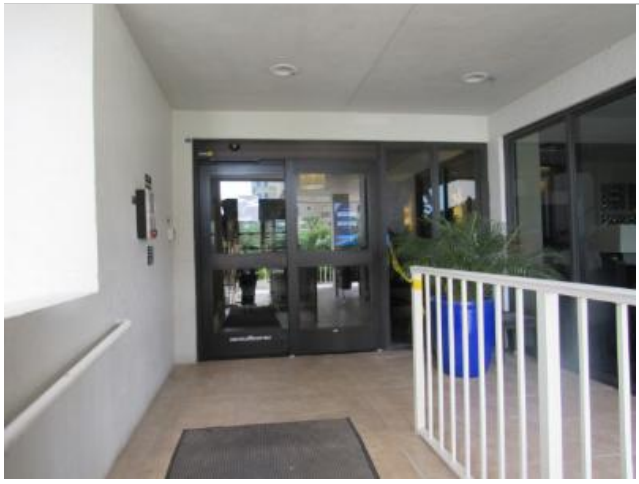
We understand that the glass windows and sliding glass doors are individually owned by the residence. However, there are common room windows, window walls, and metal doors that the Association is responsible for. We also understand that several of these components have been replaced at various years throughout the life of the building. Therefore, we have included a deferred maintenance reserve to account for the repair/replacement of all commonly owned window/door components as needed across the building.

Useful Life

Last Activity Date:	N/A
Est. Useful Life:	15y
Remaining Useful Life:	12y 4m
Next Activity Date:	05/01/2037

Financial Data

Estimate Date:	01/01/2025
Estimate Source:	Engineer
Cost Per LS:	$200,000.00
Total Quantity:	1 LS
Total Current Cost:	$200,000
Inflation Rate:	3.00%
Total Expenditures:	$729,410



Funding Balance for the First 10-years Option 1

Year	Year	Starting Balance	Contributions	Expenditure Future Costs	Ending Balance
1	2025	$300,000	$140,000	$125,000	$326,100
2	2026	$326,100	$142,800	$15,450	$465,516
3	2027	$465,516	$145,656	$15,914	$612,482
4	2028	$612,482	$148,569	$16,391	$767,322
5	2029	$767,322	$151,540	$16,883	$930,371
6	2030	$930,371	$154,571	$197,077	$922,290
7	2031	$922,290	$157,663	$17,911	$1,096,166
8	2032	$1,096,166	$160,816	$36,896	$1,260,644
9	2033	$1,260,644	$164,032	$19,002	$1,452,319
10	2034	$1,452,319	$167,313	$1,011,199	$662,168

Expenditure by Line Item Year 1 through 10 Option 1

COMPONENT RESERVE ITEM	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Domestic Water Pumps/Equipment: Domestic Water Pump 1						$17,389				
Domestic Water Pumps/Equipment: Domestic Water Pump 2								$18,448		
Exterior Building Paint & Seal										$521,909
Fire Alarm System (Audio and Visual) Modernization										$391,432
Fire Pump/Equipment						$162,298				
Stair Vestibule Waterproofing	$110,000									
Structural Restoration Deferred Maintenance: Concrete Restoration (Stucco Repair/Replacement)										$78,286
Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$15,000	$15,450	$15,914	$16,391	$16,883	$17,389	$17,911	$18,448	$19,002	$19,572
Total	**$125,000**	**$15,450**	**$15,914**	**$16,391**	**$16,883**	**$197,077**	**$17,911**	**$36,896**	**$19,002**	**$1,011,199**
Total	**$125,000**	**$15,450**	**$15,914**	**$16,391**	**$16,883**	**$197,077**	**$17,911**	**$36,896**	**$19,002**	**$1,011,199**
Contributions	$140,000	$142,800	$145,656	$148,569	$151,540	$154,571	$157,663	$160,816	$164,032	$167,313
Starting Balance	$300,000	$326,100	$465,516	$612,482	$767,322	$930,371	$922,290	$1,096,166	$1,260,644	$1,452,319
Ending Balance	$326,100	$465,516	$612,482	$767,322	$930,371	$922,290	$1,096,166	$1,260,644	$1,452,319	$662,168

Expenditure by Line Item Year 11 through 20 Option 1

COMPONENT RESERVE ITEM	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Domestic Water Controls						$23,370				
Domestic Water Pumps/Equipment: Domestic Water Pump 1						$23,370				
Domestic Water Pumps/Equipment: Domestic Water Pump 2								$24,793		
Exterior Building Paint & Seal										$701,402
Lobby/Covered Entry Roof - Waterproofing and Pavers Replacement		$116,276								
Porte Cochere Roof - Waterproofing and Pavers Replacement				$82,238						
Stair Vestibule Waterproofing						$171,376				
Structural Restoration Deferred Maintenance: Concrete Restoration (Stucco Repair/Replacement)										$105,210
Tower Main Roof - Mod. Bit. Roofing System Replacement				$740,136						
Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$20,159	$20,764	$21,386	$22,028	$22,689	$23,370	$24,071	$24,793	$25,536	$26,303
Windows and Exterior Metal Doors - Deferred Maintenance: Windows and Exterior Metal Doors Deferred Maintenance			$285,152							
Total	**$20,159**	**$137,039**	**$306,539**	**$844,402**	**$22,689**	**$241,485**	**$24,071**	**$49,585**	**$25,536**	**$832,915**
Total	**$20,159**	**$137,039**	**$306,539**	**$844,402**	**$22,689**	**$241,485**	**$24,071**	**$49,585**	**$25,536**	**$832,915**
Contributions	$170,659	$174,072	$177,554	$181,105	$184,727	$188,422	$192,190	$196,034	$199,954	$203,954

Starting Balance	$662,168	$837,169	$905,178	$809,684	$176,346	$344,909	$304,607	$483,997	$648,353	$846,760
Ending Balance	$837,169	$905,178	$809,684	$176,346	$344,909	$304,607	$483,997	$648,353	$846,760	$249,128

Expenditure by Line Item Year 21 through 30 Option 1

COMPONENT RESERVE ITEM	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Domestic Water Pumps/Equipment: Domestic Water Pump 1						$31,407				
Domestic Water Pumps/Equipment: Domestic Water Pump 2								$33,319		
Electrical System Update/Deferred Maintenance	$288,978									
Exterior Building Paint & Seal										$942,626
Potable & Sanitary Lines - Deferred Maintenance						$314,067				
Structural Restoration Deferred Maintenance: Concrete Restoration (Stucco Repair/Replacement)										$141,394
Unit Balcony Waterproofing - Deferred Maintenance: Unit Balcony Waterproofing Deferred Maintenance	$27,092	$27,904	$28,742	$29,604	$30,492	$31,407	$32,349	$33,319	$34,319	$35,348
Windows and Exterior Metal Doors - Deferred Maintenance: Windows and Exterior Metal Doors Deferred Maintenance								$444,258		
Total	**$316,069**	**$27,904**	**$28,742**	**$29,604**	**$30,492**	**$376,880**	**$32,349**	**$510,896**	**$34,319**	**$1,119,369**
Total	**$316,069**	**$27,904**	**$28,742**	**$29,604**	**$30,492**	**$376,880**	**$32,349**	**$510,896**	**$34,319**	**$1,119,369**
Contributions	$208,033	$212,193	$216,437	$220,766	$225,181	$229,685	$234,279	$238,964	$243,743	$248,618
Starting Balance	$249,128	$150,309	$340,160	$540,441	$751,599	$974,098	$862,944	$1,096,803	$865,452	$1,106,899

Ending Balance	$150,309	$340,160	$540,441	$751,599	$974,098	$862,944	$1,096,803	$865,452	$1,106,899	$277,103