



**PENTHOUSE TOWERS CONDOMINIUMS**  
**3101 S. Ocean Blvd, Highland Beach, FL 33487**  
 Fiscal Year Start: January 1, 2024

<b>STRUCTURAL INTEGRITY RESERVE STUDY BASIS YEAR: 2023</b>	
2023 Starting Reserve Balance:	\$0
2023 Ideal Fully Funded Balance:	\$3,303,000
2023 Percent Funded:	0%
RECOMMENDED ANNUAL CONTRIBUTION:	\$845,000
# UNITS:	136
INTEREST: 1.00%	INFLATION: 3.00%
Notes:	
1. The starting reserve balance of \$0 is provided by the association. The association currently does not fund reserves.	
2. The recommended annual contribution varies to account for large expenditures in the near term that are unlikely to be repeated within the current projection.	

Approx. Monthly Cont. Per Unit		\$ 518	\$ 533	\$ 549	\$ 566	\$ 248
<b>FISCAL YEAR</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	
<b>FULLY FUNDED BALANCE (FFB)</b>	\$ 3,461K	\$ 3,270K	\$ 3,680K	\$ 4,089K	\$ 1,802K	
<b>PERCENT FUNDED (Jan. 01)</b>	<b>0%</b>	<b>7%</b>	<b>30%</b>	<b>52%</b>	<b>2%</b>	
<b>STARTING RESERVE BALANCE</b>	\$ 0	\$ 221K	\$ 1,089K	\$ 2,141K	\$ 45K	
<b>INTEREST EARNINGS</b>	\$ 0	\$ 2K	\$ 11K	\$ 21K	\$ 447	
<b>RESERVE CONTRIBUTION</b>	\$ 845K	\$ 870K	\$ 896K	\$ 923K	\$ 405K	
<b>PLANNED SPECIAL ASSESSMENTS</b>	\$ 0	\$ 0	\$ 150K	\$ 0	\$ 0	
<b>BALANCE + CONTRIBUTIONS</b>	\$ 845K	\$ 1,094K	\$ 2,146K	\$ 3,086K	\$ 450K	
<b>RESERVE EXPENDITURES*</b>	(\$ 624K)	(\$ 5K)	(\$ 5K)	(\$ 3,041K)	(\$ 17K)	
<i>*Expenditures adjusted for Inflation</i>						

COMPONENT	RECOMMENDED WORK	YEAR PLACED IN SERVICE	EXPECTED USEFUL LIFE (YRS)	REMAINING USEFUL LIFE (YRS)	QUANTITY	UNIT COST	TOTAL COST	2023 FULLY FUNDED BALANCE (FFB)	SHORT TERM		NEAR TERM			
									Year 1	Year 2	Year 3	Year 4	Year 5	
<b>ROOF</b>														
1	Roof	Asphalt Roofing With Ballast Roof	2005	25	7	14,600 SF	\$ 44.00	\$ 642,400	\$ 517,859	\$ -	\$ -	\$ -	\$ -	\$ -
2	Roof	Metal Coping	1995	25	7	880 LF	\$ 50.00	\$ 44,000	\$ 35,470	\$ -	\$ -	\$ -	\$ -	\$ -
3	Roof	New Drain Inserts, Strainers, and Clamping	1995	25	7	8 EA	\$ 750.00	\$ 6,000	\$ 4,837	\$ -	\$ -	\$ -	\$ -	\$ -
<b>STRUCTURE, INCLUDE LOAD BEARING WALLS AND OTHER PRIMARY STRUCTURAL MEMBERS AND PRIMARY STRUCTURAL SYSTEMS</b>														
4	Engineering	Engineering Condition Assessment, Permit Drawings, and Special Inspections		10	4	1 LS	\$ 125,000.00	\$ 125,000	\$ 80,437	\$ -	\$ -	\$ -	\$ 125,000	\$ -
5	Building structure	Periodic structural repair program	2021	10	4	1 LS	\$ 2,000,000.00	\$ 2,000,000	\$ 1,286,992	\$ -	\$ -	\$ -	\$ 2,000,000	\$ -
6	Building structure	Highland Beach Recertification and SIRS	2023	10	10	1 LS	\$ 25,000.00	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FIRE PROOFING AND FIRE PROTECTION SYSTEMS</b>														
7	Fire Protection	Fire Alarm Upgrade to Voice and Visual Indicators		15	8	1 LS	\$ 150,000.00	\$ 150,000	\$ 79,385	\$ -	\$ -	\$ -	\$ -	\$ -
8	Fire Protection	Sprinkler System Periodic Maintenance Allowance		5	1	1 LS	\$ 8,000.00	\$ 8,000	\$ 6,523	\$ 8,000	\$ -	\$ -	\$ -	\$ -
9	Fire Protection	Fire Pump (20HP)	1969	20	1	1 EA	\$ 150,000.00	\$ 150,000	\$ 145,240	\$ 150,000	\$ -	\$ -	\$ -	\$ -
10	Fire Protection	Jockey Pump (1.50HP)	1969	20	1	1 EA	\$ 5,000.00	\$ 5,000	\$ 4,841	\$ 5,000	\$ -	\$ -	\$ -	\$ -
<b>PLUMBING</b>														
11	Plumbing	Domestic Water System Periodic Maintenance Allowance		5	1	1 LS	\$ 5,000.00	\$ 5,000	\$ 4,077	\$ 5,000	\$ -	\$ -	\$ -	\$ -
12	Plumbing	Domestic Water Pumps (10HP)	1969	15	1	2 EA	\$ 5,000.00	\$ 10,000	\$ 9,513	\$ 10,000	\$ -	\$ -	\$ -	\$ -
13	Plumbing	Cooling Towers Water Pumps (15HP)	1969	25	1	4 EA	\$ 5,000.00	\$ 20,000	\$ 19,569	\$ 20,000	\$ -	\$ -	\$ -	\$ -
<b>ELECTRICAL SYSTEMS</b>														
14	Electrical	Electrical System, Periodic Maintenance Allowance		1	1	1 LS	\$ 5,000.00	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
15	Electrical Rooms	3000A Main Distribution Panel	1969	40	1	2 EA	\$ 70,000.00	\$ 140,000	\$ 139,124	\$ 140,000	\$ -	\$ -	\$ -	\$ -
16	Electrical Rooms	800A Big Distribution Panel	1969	40	1	1 EA	\$ 26,500.00	\$ 26,500	\$ 26,334	\$ 26,500	\$ -	\$ -	\$ -	\$ -
17	Electrical, Elevator and Pool Pump Rooms & Office	225A - 125A House Panel	1969	40	1	13 EA	\$ 2,500.00	\$ 32,500	\$ 32,297	\$ 32,500	\$ -	\$ -	\$ -	\$ -
18	Electrical Rooms	1600A Big Disconnect Switch	1997	40	14	1 EA	\$ 65,500.00	\$ 65,500	\$ 51,467	\$ -	\$ -	\$ -	\$ -	\$ -
19	Electrical Rooms	1600A Big Distribution Panel	1997	40	14	2 EA	\$ 72,000.00	\$ 144,000	\$ 113,148	\$ -	\$ -	\$ -	\$ -	\$ -
20	Electrical Rooms	800A Main Breaker Panel	1969	40	1	5 EA	\$ 15,500.00	\$ 77,500	\$ 77,015	\$ 77,500	\$ -	\$ -	\$ -	\$ -
21	Electrical Rooms	Meter Banks	1969	40	1	20 EA	\$ 4,500.00	\$ 90,000	\$ 89,437	\$ 90,000	\$ -	\$ -	\$ -	\$ -
22	Electrical Rooms	400A House Panel	1969	40	1	4 EA	\$ 4,000.00	\$ 16,000	\$ 15,900	\$ 16,000	\$ -	\$ -	\$ -	\$ -
23	Electrical Rooms	400A Disconnect Switch & 400A Distribution Panel (Generator)	2013	40	30	2 EA	\$ 5,000.00	\$ 10,000	\$ 3,325	\$ -	\$ -	\$ -	\$ -	\$ -
24	Elevator and Pump Rooms & Office	30A & 60A Disconnect Switch, 60A Molded Case Breaker	1969	40	1	18 EA	\$ 560.00	\$ 10,080	\$ 10,017	\$ 10,080	\$ -	\$ -	\$ -	\$ -
25	Cooling Towers	Control Box and Electrical Panel	2013	15	5	4 EA	\$ 2,500.00	\$ 10,000	\$ 7,259	\$ -	\$ -	\$ -	\$ -	\$ 10,000
26	Generator Room	Emergency Generator	2013	25	15	1 EA	\$ 110,000.00	\$ 110,000	\$ 53,657	\$ -	\$ -	\$ -	\$ -	\$ -
27	Generator Room	Automatic Transfer Switch	2013	25	15	3 EA	\$ 5,000.00	\$ 15,000	\$ 7,317	\$ -	\$ -	\$ -	\$ -	\$ -
28	Catwalk	Exit Signs and Interior Lighting Periodic Maintenance Allowance	1969	10	1	1 LS	\$ 10,000.00	\$ 10,000	\$ 9,173	\$ 10,000	\$ -	\$ -	\$ -	\$ -



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2023 Starting Reserve Balance:	\$0
2023 Ideal Fully Funded Balance:	\$3,303,000
2023 Percent Funded:	0%
RECOMMENDED ANNUAL CONTRIBUTION:	\$845,000
# UNITS:	136
INTEREST: 1.00%	INFLATION: 3.00%
Notes: 1. The starting reserve balance of \$0 is provided by the association. The association currently does not fund reserves. 2. The recommended annual contribution varies to account for large expenditures in the near term that are unlikely to be repeated within the current projection.	

Approx. Monthly Cont. Per Unit	\$ 518	\$ 533	\$ 549	\$ 566	\$ 248
<b>FISCAL YEAR</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
<b>FULLY FUNDED BALANCE (FFB)</b>	\$ 3,461K	\$ 3,270K	\$ 3,680K	\$ 4,089K	\$ 1,802K
<b>PERCENT FUNDED (Jan. 01)</b>	<b>0%</b>	<b>7%</b>	<b>30%</b>	<b>52%</b>	<b>2%</b>
<b>STARTING RESERVE BALANCE</b>	\$ 0	\$ 221K	\$ 1,089K	\$ 2,141K	\$ 45K
<b>INTEREST EARNINGS</b>	\$ 0	\$ 2K	\$ 11K	\$ 21K	\$ 447
<b>RESERVE CONTRIBUTION</b>	\$ 845K	\$ 870K	\$ 896K	\$ 923K	\$ 405K
PLANNED SPECIAL ASSESSMENTS	\$ 0	\$ 0	\$ 150K	\$ 0	\$ 0
<b>BALANCE + CONTRIBUTIONS</b>	\$ 845K	\$ 1,094K	\$ 2,146K	\$ 3,086K	\$ 450K
<b>RESERVE EXPENDITURES*</b>	(\$ 624K)	(\$ 5K)	(\$ 5K)	(\$ 3,041K)	(\$ 17K)
<i>*Expenditures adjusted for Inflation</i>					

COMPONENT	RECOMMENDED WORK	YEAR PLACED IN SERVICE	EXPECTED USEFUL LIFE (YRS)	REMAINING USEFUL LIFE (YRS)	QUANTITY	UNIT COST	TOTAL COST	2023 FULLY FUNDED BALANCE (FFB)	SHORT TERM		NEAR TERM			
									Year 1	Year 2	Year 3	Year 4	Year 5	
29	Pump Room	Fire Alarm System (Control Panel, Annunciator, Horn Strobes, Pull Stations, Smoke Detector, Monitor Modules & Relay Modules)	2016	15	8	1 EA	\$ 80,000.00	\$ 80,000	\$ 42,339	\$ -	\$ -	\$ -	\$ -	\$ -
<b>WATERPROOFING AND EXTERIOR PAINTING</b>														
30	Exterior Façade	General Conditions, Permits, Site Protection, and Access [Allowance]	2020	10	8	1 LS	\$ 95,000.00	\$ 95,000	\$ 21,547	\$ -	\$ -	\$ -	\$ -	\$ -
31	Catwalk	Pedestrian Traffic Bearing Waterproofing Membrane at catwalk	2020	10	8	14,500 SF	\$ 3.50	\$ 50,750	\$ 11,511	\$ -	\$ -	\$ -	\$ -	\$ -
32	Balcony	Pedestrian Traffic Bearing Waterproofing Membrane at balconies	2020	10	8	13,000 SF	\$ 20.00	\$ 260,000	\$ 58,972	\$ -	\$ -	\$ -	\$ -	\$ -
33	Exterior Façade	Expansion Joint Replacement	2020	10	4	375 LF	\$ 125.00	\$ 46,875	\$ 30,164	\$ -	\$ -	\$ -	\$ 46,875	\$ -
34	Exterior Façade	Periodic stucco repair and maintenance program	2020	10	4	5,000 SF	\$ 25.00	\$ 125,000	\$ 80,437	\$ -	\$ -	\$ -	\$ 125,000	\$ -
35	Exterior Façade	Building Repaint	2020	7	4	1 LS	\$ 400,000.00	\$ 400,000	\$ 183,856	\$ -	\$ -	\$ -	\$ 400,000	\$ -
<b>WINDOWS AND EXTERIOR DOORS</b>														
36	Recreation Room	Recreation Room Double Doors	2010	25	12	7 EA	\$ 3,500.00	\$ 24,500	\$ 15,111	\$ -	\$ -	\$ -	\$ -	\$ -
37	Recreation Room	Recreation Room Single Doors	2010	25	12	1 EA	\$ 2,200.00	\$ 2,200	\$ 1,357	\$ -	\$ -	\$ -	\$ -	\$ -
38	Elevator Lobby	Stair Tower Single Doors	2010	25	12	20 EA	\$ 2,000.00	\$ 40,000	\$ 24,670	\$ -	\$ -	\$ -	\$ -	\$ -
39	Roof	Roof Penthouse Single Doors	2020	25	12	2 EA	\$ 2,000.00	\$ 4,000	\$ 2,467	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>								<b>\$ 5,081,000</b>	<b>\$ 3,303,000</b>	<b>\$ 606,000</b>	<b>\$ 5,000</b>	<b>\$ 5,000</b>	<b>\$ 2,702,000</b>	<b>\$ 15,000</b>
<b>TOTAL PROBABLE EXPENDITURES ADJUSTED FOR INFLATION</b>										\$ 624,000	\$ 5,000	\$ 5,000	\$ 3,041,000	\$ 17,000
<b>ENDING RESERVE BALANCE</b>										<b>\$ 221,000</b>	<b>\$ 1,089,000</b>	<b>\$ 2,141,000</b>	<b>\$ 45,000</b>	<b>\$ 433,000</b>



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Approx. Monthly Cont. Per Unit	\$ 256	\$ 263	\$ 271	\$ 279	\$ 288
FISCAL YEAR	2029	2030	2031	2032	2033
FULLY FUNDED BALANCE (FFB)	\$ 2,201K	\$ 2,598K	\$ 2,315K	\$ 2,089K	\$ 2,499K
PERCENT FUNDED (Jan. 01)	20%	32%	18%	2%	20%
STARTING RESERVE BALANCE	\$ 433K	\$ 834K	\$ 415K	\$ 49K	\$ 499K
INTEREST EARNINGS	\$ 4K	\$ 8K	\$ 4K	\$ 493	\$ 5K
RESERVE CONTRIBUTION	\$ 417K	\$ 430K	\$ 443K	\$ 456K	\$ 470K
PLANNED SPECIAL ASSESSMENTS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
BALANCE + CONTRIBUTIONS	\$ 855K	\$ 1,272K	\$ 861K	\$ 506K	\$ 973K
RESERVE EXPENDITURES*	(\$ 21K)	(\$ 857K)	(\$ 812K)	(\$ 7K)	(\$ 40K)
*Expenditures adjusted for Inflation					

COMPONENT	RECOMMENDED WORK	YEAR PLACED IN SERVICE	EXPECTED USEFUL LIFE (YRS)	REMAINING USEFUL LIFE (YRS)	QUANTITY	UNIT COST	TOTAL COST	2023 FULLY FUNDED BALANCE (FFB)	LONG TERM					
									Year 6	Year 7	Year 8	Year 9	Year 10	
<b>ROOF</b>														
1	Roof	Asphalt Roofing With Ballast Roof	2005	25	7	14,600 SF	\$ 44.00	\$ 642,400	\$ 517,859	\$ -	\$ 642,400	\$ -	\$ -	\$ -
2	Roof	Metal Coping	1995	25	7	880 LF	\$ 50.00	\$ 44,000	\$ 35,470	\$ -	\$ 44,000	\$ -	\$ -	\$ -
3	Roof	New Drain Inserts, Strainers, and Clamping	1995	25	7	8 EA	\$ 750.00	\$ 6,000	\$ 4,837	\$ -	\$ 6,000	\$ -	\$ -	\$ -
<b>STRUCTURE, INCLUDE LOAD BEARING WALLS AND OTHER PRIMARY STRUCTURAL MEMBERS AND PRIMARY STRUCTURAL SYSTEMS</b>														
4	Engineering	Engineering Condition Assessment, Permit Drawings, and Special Inspections		10	4	1 LS	\$ 125,000.00	\$ 125,000	\$ 80,437	\$ -	\$ -	\$ -	\$ -	\$ -
5	Building structure	Periodic structural repair program	2021	10	4	1 LS	\$ 2,000,000.00	\$ 2,000,000	\$ 1,286,992	\$ -	\$ -	\$ -	\$ -	\$ -
6	Building structure	Highland Beach Recertification and SIRS	2023	10	10	1 LS	\$ 25,000.00	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000
<b>FIRE PROOFING AND FIRE PROTECTION SYSTEMS</b>														
7	Fire Protection	Fire Alarm Upgrade to Voice and Visual Indicators		15	8	1 LS	\$ 150,000.00	\$ 150,000	\$ 79,385	\$ -	\$ -	\$ 150,000	\$ -	\$ -
8	Fire Protection	Sprinkler System Periodic Maintenance Allowance		5	1	1 LS	\$ 8,000.00	\$ 8,000	\$ 6,523	\$ 8,000	\$ -	\$ -	\$ -	\$ -
9	Fire Protection	Fire Pump (20HP)	1969	20	1	1 EA	\$ 150,000.00	\$ 150,000	\$ 145,240	\$ -	\$ -	\$ -	\$ -	\$ -
10	Fire Protection	Jockey Pump (1.50HP)	1969	20	1	1 EA	\$ 5,000.00	\$ 5,000	\$ 4,841	\$ -	\$ -	\$ -	\$ -	\$ -
<b>PLUMBING</b>														
11	Plumbing	Domestic Water System Periodic Maintenance Allowance		5	1	1 LS	\$ 5,000.00	\$ 5,000	\$ 4,077	\$ 5,000	\$ -	\$ -	\$ -	\$ -
12	Plumbing	Domestic Water Pumps (10HP)	1969	15	1	2 EA	\$ 5,000.00	\$ 10,000	\$ 9,513	\$ -	\$ -	\$ -	\$ -	\$ -
13	Plumbing	Cooling Towers Water Pumps (15HP)	1969	25	1	4 EA	\$ 5,000.00	\$ 20,000	\$ 19,569	\$ -	\$ -	\$ -	\$ -	\$ -
<b>ELECTRICAL SYSTEMS</b>														
14	Electrical	Electrical System, Periodic Maintenance Allowance		1	1	1 LS	\$ 5,000.00	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
15	Electrical Rooms	3000A Main Distribution Panel	1969	40	1	2 EA	\$ 70,000.00	\$ 140,000	\$ 139,124	\$ -	\$ -	\$ -	\$ -	\$ -
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17	Electrical, Elevator and Pool Pump Rooms & Office	225A - 125A House Panel	1969	40	1	13 EA	\$ 2,500.00	\$ 32,500	\$ 32,297	\$ -	\$ -	\$ -	\$ -	\$ -
18	Electrical Rooms	1600A Big Disconnect Switch	1997	40	14	1 EA	\$ 65,500.00	\$ 65,500	\$ 51,467	\$ -	\$ -	\$ -	\$ -	\$ -
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21	Electrical Rooms	Meter Banks	1969	40	1	20 EA	\$ 4,500.00	\$ 90,000	\$ 89,437	\$ -	\$ -	\$ -	\$ -	\$ -
22	Electrical Rooms	400A House Panel	1969	40	1	4 EA	\$ 4,000.00	\$ 16,000	\$ 15,900	\$ -	\$ -	\$ -	\$ -	\$ -
23	Electrical Rooms	400A Disconnect Switch & 400A Distribution Panel (Generator)	2013	40	30	2 EA	\$ 5,000.00	\$ 10,000	\$ 3,325	\$ -	\$ -	\$ -	\$ -	\$ -
24	Elevator and Pump Rooms & Office	30A & 60A Disconnect Switch, 60A Molded Case Breaker	1969	40	1	18 EA	\$ 560.00	\$ 10,080	\$ 10,017	\$ -	\$ -	\$ -	\$ -	\$ -
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Approx. Monthly Cont. Per Unit	\$ 256	\$ 263	\$ 271	\$ 279	\$ 288
<b>FISCAL YEAR</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>
<b>FULLY FUNDED BALANCE (FFB)</b>	\$ 2,201K	\$ 2,598K	\$ 2,315K	\$ 2,089K	\$ 2,499K
<b>PERCENT FUNDED (Jan. 01)</b>	<b>20%</b>	<b>32%</b>	<b>18%</b>	<b>2%</b>	<b>20%</b>
<b>STARTING RESERVE BALANCE</b>	\$ 433K	\$ 834K	\$ 415K	\$ 49K	\$ 499K
<b>INTEREST EARNINGS</b>	\$ 4K	\$ 8K	\$ 4K	\$ 493	\$ 5K
<b>RESERVE CONTRIBUTION</b>	\$ 417K	\$ 430K	\$ 443K	\$ 456K	\$ 470K
PLANNED SPECIAL ASSESSMENTS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>BALANCE + CONTRIBUTIONS</b>	\$ 855K	\$ 1,272K	\$ 861K	\$ 506K	\$ 973K
<b>RESERVE EXPENDITURES*</b>	(\$ 21K)	(\$ 857K)	(\$ 812K)	(\$ 7K)	(\$ 40K)
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<b>WATERPROOFING AND EXTERIOR PAINTING</b>														
30	Exterior Façade	General Conditions, Permits, Site Protection, and Access [Allowance]	2020	10	8	1 LS	\$ 95,000.00	\$ 95,000	\$ 21,547	\$ -	\$ -	\$ 95,000	\$ -	\$ -
31	Catwalk	Pedestrian Traffic Bearing Waterproofing Membrane at catwalk	2020	10	8	14,500 SF	\$ 3.50	\$ 50,750	\$ 11,511	\$ -	\$ -	\$ 50,750	\$ -	\$ -
32	Balcony	Pedestrian Traffic Bearing Waterproofing Membrane at balconies	2020	10	8	13,000 SF	\$ 20.00	\$ 260,000	\$ 58,972	\$ -	\$ -	\$ 260,000	\$ -	\$ -
33	Exterior Façade	Expansion Joint Replacement	2020	10	4	375 LF	\$ 125.00	\$ 46,875	\$ 30,164	\$ -	\$ -	\$ -	\$ -	\$ -
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35	Exterior Façade	Building Repaint	2020	7	4	1 LS	\$ 400,000.00	\$ 400,000	\$ 183,856	\$ -	\$ -	\$ -	\$ -	\$ -
<b>WINDOWS AND EXTERIOR DOORS</b>														
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37	Recreation Room	Recreation Room Single Doors	2010	25	12	1 EA	\$ 2,200.00	\$ 2,200	\$ 1,357	\$ -	\$ -	\$ -	\$ -	\$ -
38	Elevator Lobby	Stair Tower Single Doors	2010	25	12	20 EA	\$ 2,000.00	\$ 40,000	\$ 24,670	\$ -	\$ -	\$ -	\$ -	\$ -
39	Roof	Roof Penthouse Single Doors	2020	25	12	2 EA	\$ 2,000.00	\$ 4,000	\$ 2,467	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>								<b>\$ 5,081,000</b>	<b>\$ 3,303,000</b>	<b>\$ 18,000</b>	<b>\$ 697,000</b>	<b>\$ 641,000</b>	<b>\$ 5,000</b>	<b>\$ 30,000</b>
<b>TOTAL PROBABLE EXPENDITURES ADJUSTED FOR INFLATION</b>										<b>\$ 21,000</b>	<b>\$ 857,000</b>	<b>\$ 812,000</b>	<b>\$ 7,000</b>	<b>\$ 40,000</b>
<b>ENDING RESERVE BALANCE</b>										<b>\$ 834,000</b>	<b>\$ 415,000</b>	<b>\$ 49,000</b>	<b>\$ 499,000</b>	<b>\$ 933,000</b>



**PENTHOUSE TOWERS CONDOMINIUMS**  
**3101 S. Ocean Blvd, Highland Beach, FL 33487**  
 Fiscal Year Start: January 1, 2024

<b>STRUCTURAL INTEGRITY RESERVE STUDY BASIS YEAR: 2023</b>	
2023 Starting Reserve Balance:	\$0
2023 Ideal Fully Funded Balance:	\$3,303,000
2023 Percent Funded:	0%
RECOMMENDED ANNUAL CONTRIBUTION:	\$845,000
# UNITS:	136
INTEREST: 1.00%	INFLATION: 3.00%
<i>Notes:</i>	
1. The starting reserve balance of \$0 is provided by the association. The association currently does not fund reserves.	
2. The recommended annual contribution varies to account for large expenditures in the near term that are unlikely to be repeated within the current projection.	

Approx. Monthly Cont. Per Unit		\$ 296	\$ 305	\$ 314	\$ 324	\$ 334
<b>FISCAL YEAR</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>	
<b>FULLY FUNDED BALANCE (FFB)</b>	\$ 2,883K	\$ 2,870K	\$ 3,208K	\$ 3,618K	\$ 1,521K	
<b>PERCENT FUNDED (Jan. 01)</b>	<b>32%</b>	<b>29%</b>	<b>38%</b>	<b>48%</b>	<b>1%</b>	
<b>STARTING RESERVE BALANCE</b>	\$ 933K	\$ 834K	\$ 1,232K	\$ 1,751K	\$ 11K	
<b>INTEREST EARNINGS</b>	\$ 9K	\$ 8K	\$ 12K	\$ 18K	\$ 108	
<b>RESERVE CONTRIBUTION</b>	\$ 484K	\$ 498K	\$ 513K	\$ 528K	\$ 544K	
PLANNED SPECIAL ASSESSMENTS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
<b>BALANCE + CONTRIBUTIONS</b>	\$ 1,426K	\$ 1,340K	\$ 1,758K	\$ 2,297K	\$ 555K	
<b>RESERVE EXPENDITURES*</b>	(\$ 592K)	(\$ 108K)	(\$ 7K)	(\$ 2,286K)	(\$ 203K)	
<i>*Expenditures adjusted for Inflation</i>						

COMPONENT	RECOMMENDED WORK	YEAR PLACED IN SERVICE	EXPECTED USEFUL LIFE (YRS)	REMAINING USEFUL LIFE (YRS)	QUANTITY	UNIT COST	TOTAL COST	2023 FULLY FUNDED BALANCE (FFB)	Year 11	Year 12	Year 13	Year 14	Year 15	
<b>ROOF</b>														
1	Roof	Asphalt Roofing With Ballast Roof	2005	25	7	14,600 SF	\$ 44.00	\$ 642,400	\$ 517,859	\$ -	\$ -	\$ -	\$ -	\$ -
2	Roof	Metal Coping	1995	25	7	880 LF	\$ 50.00	\$ 44,000	\$ 35,470	\$ -	\$ -	\$ -	\$ -	\$ -
3	Roof	New Drain Inserts, Strainers, and Clamping	1995	25	7	8 EA	\$ 750.00	\$ 6,000	\$ 4,837	\$ -	\$ -	\$ -	\$ -	\$ -
<b>STRUCTURE, INCLUDE LOAD BEARING WALLS AND OTHER PRIMARY STRUCTURAL MEMBERS AND PRIMARY STRUCTURAL SYSTEMS</b>														
4	Engineering	Engineering Condition Assessment, Permit Drawings, and Special Inspections		10	4	1 LS	\$ 125,000.00	\$ 125,000	\$ 80,437	\$ -	\$ -	\$ -	\$ 125,000	\$ -
5	Building structure	Periodic structural repair program	2021	10	4	1 LS	\$ 2,000,000.00	\$ 2,000,000	\$ 1,286,992	\$ -	\$ -	\$ -	\$ 1,000,000	\$ -
6	Building structure	Highland Beach Recertification and SIRS	2023	10	10	1 LS	\$ 25,000.00	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>FIRE PROOFING AND FIRE PROTECTION SYSTEMS</b>														
7	Fire Protection	Fire Alarm Upgrade to Voice and Visual Indicators		15	8	1 LS	\$ 150,000.00	\$ 150,000	\$ 79,385	\$ -	\$ -	\$ -	\$ -	\$ -
8	Fire Protection	Sprinkler System Periodic Maintenance Allowance		5	1	1 LS	\$ 8,000.00	\$ 8,000	\$ 6,523	\$ 8,000	\$ -	\$ -	\$ -	\$ -
9	Fire Protection	Fire Pump (20HP)	1969	20	1	1 EA	\$ 150,000.00	\$ 150,000	\$ 145,240	\$ -	\$ -	\$ -	\$ -	\$ -
10	Fire Protection	Jockey Pump (1.50HP)	1969	20	1	1 EA	\$ 5,000.00	\$ 5,000	\$ 4,841	\$ -	\$ -	\$ -	\$ -	\$ -
<b>PLUMBING</b>														
11	Plumbing	Domestic Water System Periodic Maintenance Allowance		5	1	1 LS	\$ 5,000.00	\$ 5,000	\$ 4,077	\$ 5,000	\$ -	\$ -	\$ -	\$ -
12	Plumbing	Domestic Water Pumps (10HP)	1969	15	1	2 EA	\$ 5,000.00	\$ 10,000	\$ 9,513	\$ -	\$ -	\$ -	\$ -	\$ -
13	Plumbing	Cooling Towers Water Pumps (15HP)	1969	25	1	4 EA	\$ 5,000.00	\$ 20,000	\$ 19,569	\$ -	\$ -	\$ -	\$ -	\$ -
<b>ELECTRICAL SYSTEMS</b>														
14	Electrical	Electrical System, Periodic Maintenance Allowance		1	1	1 LS	\$ 5,000.00	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
15	Electrical Rooms	3000A Main Distribution Panel	1969	40	1	2 EA	\$ 70,000.00	\$ 140,000	\$ 139,124	\$ -	\$ -	\$ -	\$ -	\$ -
16	Electrical Rooms	800A Big Distribution Panel	1969	40	1	1 EA	\$ 26,500.00	\$ 26,500	\$ 26,334	\$ -	\$ -	\$ -	\$ -	\$ -
17	Electrical, Elevator and Pool Pump Rooms & Office	225A - 125A House Panel	1969	40	1	13 EA	\$ 2,500.00	\$ 32,500	\$ 32,297	\$ -	\$ -	\$ -	\$ -	\$ -
18	Electrical Rooms	1600A Big Disconnect Switch	1997	40	14	1 EA	\$ 65,500.00	\$ 65,500	\$ 51,467	\$ -	\$ -	\$ -	\$ 65,500	\$ -
19	Electrical Rooms	1600A Big Distribution Panel	1997	40	14	2 EA	\$ 72,000.00	\$ 144,000	\$ 113,148	\$ -	\$ -	\$ -	\$ 144,000	\$ -
20	Electrical Rooms	800A Main Breaker Panel	1969	40	1	5 EA	\$ 15,500.00	\$ 77,500	\$ 77,015	\$ -	\$ -	\$ -	\$ -	\$ -
21	Electrical Rooms	Meter Banks	1969	40	1	20 EA	\$ 4,500.00	\$ 90,000	\$ 89,437	\$ -	\$ -	\$ -	\$ -	\$ -
22	Electrical Rooms	400A House Panel	1969	40	1	4 EA	\$ 4,000.00	\$ 16,000	\$ 15,900	\$ -	\$ -	\$ -	\$ -	\$ -
23	Electrical Rooms	400A Disconnect Switch & 400A Distribution Panel (Generator)	2013	40	30	2 EA	\$ 5,000.00	\$ 10,000	\$ 3,325	\$ -	\$ -	\$ -	\$ -	\$ -
24	Elevator and Pump Rooms & Office	30A & 60A Disconnect Switch, 60A Molded Case Breaker	1969	40	1	18 EA	\$ 560.00	\$ 10,080	\$ 10,017	\$ -	\$ -	\$ -	\$ -	\$ -
25	Cooling Towers	Control Box and Electrical Panel	2013	15	5	4 EA	\$ 2,500.00	\$ 10,000	\$ 7,259	\$ -	\$ -	\$ -	\$ -	\$ -
26	Generator Room	Emergency Generator	2013	25	15	1 EA	\$ 110,000.00	\$ 110,000	\$ 53,657	\$ -	\$ -	\$ -	\$ -	\$ 110,000
27	Generator Room	Automatic Transfer Switch	2013	25	15	3 EA	\$ 5,000.00	\$ 15,000	\$ 7,317	\$ -	\$ -	\$ -	\$ -	\$ 15,000
28	Catwalk	Exit Signs and Interior Lighting Periodic Maintenance Allowance	1969	10	1	1 LS	\$ 10,000.00	\$ 10,000	\$ 9,173	\$ 10,000	\$ -	\$ -	\$ -	\$ -



**PENTHOUSE TOWERS CONDOMINIUMS**  
**3101 S. Ocean Blvd, Highland Beach, FL 33487**  
 Fiscal Year Start: January 1, 2024

<b>STRUCTURAL INTEGRITY RESERVE STUDY BASIS YEAR: 2023</b>	
2023 Starting Reserve Balance:	\$0
2023 Ideal Fully Funded Balance:	\$3,303,000
2023 Percent Funded:	0%
RECOMMENDED ANNUAL CONTRIBUTION:	\$845,000
# UNITS:	136
INTEREST: 1.00%	INFLATION: 3.00%
Notes: 1. The starting reserve balance of \$0 is provided by the association. The association currently does not fund reserves. 2. The recommended annual contribution varies to account for large expenditures in the near term that are unlikely to be repeated within the current projection.	

Approx. Monthly Cont. Per Unit	\$ 296	\$ 305	\$ 314	\$ 324	\$ 334
<b>FISCAL YEAR</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>	<b>2037</b>	<b>2038</b>
<b>FULLY FUNDED BALANCE (FFB)</b>	\$ 2,883K	\$ 2,870K	\$ 3,208K	\$ 3,618K	\$ 1,521K
<b>PERCENT FUNDED (Jan. 01)</b>	<b>32%</b>	<b>29%</b>	<b>38%</b>	<b>48%</b>	<b>1%</b>
<b>STARTING RESERVE BALANCE</b>	\$ 933K	\$ 834K	\$ 1,232K	\$ 1,751K	\$ 11K
<b>INTEREST EARNINGS</b>	\$ 9K	\$ 8K	\$ 12K	\$ 18K	\$ 108
<b>RESERVE CONTRIBUTION</b>	\$ 484K	\$ 498K	\$ 513K	\$ 528K	\$ 544K
PLANNED SPECIAL ASSESSMENTS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>BALANCE + CONTRIBUTIONS</b>	\$ 1,426K	\$ 1,340K	\$ 1,758K	\$ 2,297K	\$ 555K
<b>RESERVE EXPENDITURES*</b>	(\$ 592K)	(\$ 108K)	(\$ 7K)	(\$ 2,286K)	(\$ 203K)
<i>*Expenditures adjusted for Inflation</i>					

COMPONENT	RECOMMENDED WORK	YEAR PLACED IN SERVICE	EXPECTED USEFUL LIFE (YRS)	REMAINING USEFUL LIFE (YRS)	QUANTITY	UNIT COST	TOTAL COST	2023 FULLY FUNDED BALANCE (FFB)	Year 11	Year 12	Year 13	Year 14	Year 15	
29	Pump Room	Fire Alarm System (Control Panel, Annunciator, Horn Strobes, Pull Stations, Smoke Detector, Monitor Modules & Relay Modules)	2016	15	8	1 EA	\$ 80,000.00	\$ 80,000	\$ 42,339	\$ -	\$ -	\$ -	\$ -	\$ -
<b>WATERPROOFING AND EXTERIOR PAINTING</b>														
30	Exterior Façade	General Conditions, Permits, Site Protection, and Access [Allowance]	2020	10	8	1 LS	\$ 95,000.00	\$ 95,000	\$ 21,547	\$ -	\$ -	\$ -	\$ -	\$ -
31	Catwalk	Pedestrian Traffic Bearing Waterproofing Membrane at catwalk	2020	10	8	14,500 SF	\$ 3.50	\$ 50,750	\$ 11,511	\$ -	\$ -	\$ -	\$ -	\$ -
32	Balcony	Pedestrian Traffic Bearing Waterproofing Membrane at balconies	2020	10	8	13,000 SF	\$ 20.00	\$ 260,000	\$ 58,972	\$ -	\$ -	\$ -	\$ -	\$ -
33	Exterior Façade	Expansion Joint Replacement	2020	10	4	375 LF	\$ 125.00	\$ 46,875	\$ 30,164	\$ -	\$ -	\$ -	\$ 46,875	\$ -
34	Exterior Façade	Periodic stucco repair and maintenance program	2020	10	4	5,000 SF	\$ 25.00	\$ 125,000	\$ 80,437	\$ -	\$ -	\$ -	\$ 125,000	\$ -
35	Exterior Façade	Building Repaint	2020	7	4	1 LS	\$ 400,000.00	\$ 400,000	\$ 183,856	\$ 400,000	\$ -	\$ -	\$ -	\$ -
<b>WINDOWS AND EXTERIOR DOORS</b>														
36	Recreation Room	Recreation Room Double Doors	2010	25	12	7 EA	\$ 3,500.00	\$ 24,500	\$ 15,111	\$ -	\$ 24,500	\$ -	\$ -	\$ -
37	Recreation Room	Recreation Room Single Doors	2010	25	12	1 EA	\$ 2,200.00	\$ 2,200	\$ 1,357	\$ -	\$ 2,200	\$ -	\$ -	\$ -
38	Elevator Lobby	Stair Tower Single Doors	2010	25	12	20 EA	\$ 2,000.00	\$ 40,000	\$ 24,670	\$ -	\$ 40,000	\$ -	\$ -	\$ -
39	Roof	Roof Penthouse Single Doors	2020	25	12	2 EA	\$ 2,000.00	\$ 4,000	\$ 2,467	\$ -	\$ 4,000	\$ -	\$ -	\$ -
<b>TOTAL</b>									<b>\$ 428,000</b>	<b>\$ 76,000</b>	<b>\$ 5,000</b>	<b>\$ 1,511,000</b>	<b>\$ 130,000</b>	
<b>TOTAL PROBABLE EXPENDITURES ADJUSTED FOR INFLATION</b>									<b>\$ 592,000</b>	<b>\$ 108,000</b>	<b>\$ 7,000</b>	<b>\$ 2,286,000</b>	<b>\$ 203,000</b>	
<b>ENDING RESERVE BALANCE</b>									<b>\$ 834,000</b>	<b>\$ 1,232,000</b>	<b>\$ 1,751,000</b>	<b>\$ 11,000</b>	<b>\$ 352,000</b>	



**PENTHOUSE TOWERS CONDOMINIUMS**  
**3101 S. Ocean Blvd, Highland Beach, FL 33487**  
 Fiscal Year Start: January 1, 2024

<b>STRUCTURAL INTEGRITY RESERVE STUDY BASIS YEAR: 2023</b>	
2023 Starting Reserve Balance:	\$0
2023 Ideal Fully Funded Balance:	\$3,303,000
2023 Percent Funded:	0%
<b>RECOMMENDED ANNUAL CONTRIBUTION: \$845,000</b>	
<b># UNITS: 136</b>	
<b>INTEREST: 1.00%    INFLATION: 3.00%</b>	
<b>Notes:</b>	
1. The starting reserve balance of \$0 is provided by the association. The association currently does not fund reserves.	
2. The recommended annual contribution varies to account for large expenditures in the near term that are unlikely to be repeated within the current projection.	

<b>Approx. Monthly Cont. Per Unit</b>		\$ 344	\$ 354	\$ 364	\$ 375	\$ 387
<b>FISCAL YEAR</b>	<b>2039</b>	<b>2040</b>	<b>2041</b>	<b>2042</b>	<b>2043</b>	
<b>FULLY FUNDED BALANCE (FFB)</b>	\$ 1,806K	\$ 2,192K	\$ 2,602K	\$ 2,206K	\$ 2,615K	
<b>PERCENT FUNDED (Jan. 01)</b>	<b>20%</b>	<b>40%</b>	<b>56%</b>	<b>31%</b>	<b>49%</b>	
<b>STARTING RESERVE BALANCE</b>	\$ 352K	\$ 871K	\$ 1,449K	\$ 678K	\$ 1,288K	
<b>INTEREST EARNINGS</b>	\$ 4K	\$ 9K	\$ 14K	\$ 7K	\$ 13K	
<b>RESERVE CONTRIBUTION</b>	\$ 561K	\$ 577K	\$ 595K	\$ 613K	\$ 631K	
<b>PLANNED SPECIAL ASSESSMENTS</b>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
<b>BALANCE + CONTRIBUTIONS</b>	\$ 916K	\$ 1,457K	\$ 2,059K	\$ 1,297K	\$ 1,932K	
<b>RESERVE EXPENDITURES*</b>	(\$ 45K)	(\$ 8K)	(\$ 1,381K)	(\$ 9K)	(\$ 72K)	
<i>*Expenditures adjusted for Inflation</i>						

COMPONENT	RECOMMENDED WORK	YEAR PLACED IN SERVICE	EXPECTED USEFUL LIFE (YRS)	REMAINING USEFUL LIFE (YRS)	QUANTITY	UNIT COST	TOTAL COST	2023 FULLY FUNDED BALANCE (FFB)	Year 16	Year 17	Year 18	Year 19	Year 20	
<b>ROOF</b>														
1	Roof	Asphalt Roofing With Ballast Roof	2005	25	7	14,600 SF	\$ 44.00	\$ 642,400	\$ 517,859	\$ -	\$ -	\$ -	\$ -	\$ -
2	Roof	Metal Coping	1995	25	7	880 LF	\$ 50.00	\$ 44,000	\$ 35,470	\$ -	\$ -	\$ -	\$ -	\$ -
3	Roof	New Drain Inserts, Strainers, and Clamping	1995	25	7	8 EA	\$ 750.00	\$ 6,000	\$ 4,837	\$ -	\$ -	\$ -	\$ -	\$ -
<b>STRUCTURE, INCLUDE LOAD BEARING WALLS AND OTHER PRIMARY STRUCTURAL MEMBERS AND PRIMARY STRUCTURAL SYSTEMS</b>														
4	Engineering	Engineering Condition Assessment, Permit Drawings, and Special Inspections		10	4	1 LS	\$ 125,000.00	\$ 125,000	\$ 80,437	\$ -	\$ -	\$ -	\$ -	\$ -
5	Building structure	Periodic structural repair program	2021	10	4	1 LS	\$ 2,000,000.00	\$ 2,000,000	\$ 1,286,992	\$ -	\$ -	\$ -	\$ -	\$ -
6	Building structure	Highland Beach Recertification and SIRS	2023	10	10	1 LS	\$ 25,000.00	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ 25,000	
<b>FIRE PROOFING AND FIRE PROTECTION SYSTEMS</b>														
7	Fire Protection	Fire Alarm Upgrade to Voice and Visual Indicators		15	8	1 LS	\$ 150,000.00	\$ 150,000	\$ 79,385	\$ -	\$ -	\$ -	\$ -	\$ -
8	Fire Protection	Sprinkler System Periodic Maintenance Allowance		5	1	1 LS	\$ 8,000.00	\$ 8,000	\$ 6,523	\$ 8,000	\$ -	\$ -	\$ -	\$ -
9	Fire Protection	Fire Pump (20HP)	1969	20	1	1 EA	\$ 150,000.00	\$ 150,000	\$ 145,240	\$ -	\$ -	\$ -	\$ -	\$ -
10	Fire Protection	Jockey Pump (1.50HP)	1969	20	1	1 EA	\$ 5,000.00	\$ 5,000	\$ 4,841	\$ -	\$ -	\$ -	\$ -	\$ -
<b>PLUMBING</b>														
11	Plumbing	Domestic Water System Periodic Maintenance Allowance		5	1	1 LS	\$ 5,000.00	\$ 5,000	\$ 4,077	\$ 5,000	\$ -	\$ -	\$ -	\$ -
12	Plumbing	Domestic Water Pumps (10HP)	1969	15	1	2 EA	\$ 5,000.00	\$ 10,000	\$ 9,513	\$ 10,000	\$ -	\$ -	\$ -	\$ -
13	Plumbing	Cooling Towers Water Pumps (15HP)	1969	25	1	4 EA	\$ 5,000.00	\$ 20,000	\$ 19,569	\$ -	\$ -	\$ -	\$ -	\$ -
<b>ELECTRICAL SYSTEMS</b>														
14	Electrical	Electrical System, Periodic Maintenance Allowance		1	1	1 LS	\$ 5,000.00	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
15	Electrical Rooms	3000A Main Distribution Panel	1969	40	1	2 EA	\$ 70,000.00	\$ 140,000	\$ 139,124	\$ -	\$ -	\$ -	\$ -	\$ -
16	Electrical Rooms	800A Big Distribution Panel	1969	40	1	1 EA	\$ 26,500.00	\$ 26,500	\$ 26,334	\$ -	\$ -	\$ -	\$ -	\$ -
17	Electrical, Elevator and Pool Pump Rooms & Office	225A - 125A House Panel	1969	40	1	13 EA	\$ 2,500.00	\$ 32,500	\$ 32,297	\$ -	\$ -	\$ -	\$ -	\$ -
18	Electrical Rooms	1600A Big Disconnect Switch	1997	40	14	1 EA	\$ 65,500.00	\$ 65,500	\$ 51,467	\$ -	\$ -	\$ -	\$ -	\$ -
19	Electrical Rooms	1600A Big Distribution Panel	1997	40	14	2 EA	\$ 72,000.00	\$ 144,000	\$ 113,148	\$ -	\$ -	\$ -	\$ -	\$ -
20	Electrical Rooms	800A Main Breaker Panel	1969	40	1	5 EA	\$ 15,500.00	\$ 77,500	\$ 77,015	\$ -	\$ -	\$ -	\$ -	\$ -
21	Electrical Rooms	Meter Banks	1969	40	1	20 EA	\$ 4,500.00	\$ 90,000	\$ 89,437	\$ -	\$ -	\$ -	\$ -	\$ -
22	Electrical Rooms	400A House Panel	1969	40	1	4 EA	\$ 4,000.00	\$ 16,000	\$ 15,900	\$ -	\$ -	\$ -	\$ -	\$ -
23	Electrical Rooms	400A Disconnect Switch & 400A Distribution Panel (Generator)	2013	40	30	2 EA	\$ 5,000.00	\$ 10,000	\$ 3,325	\$ -	\$ -	\$ -	\$ -	\$ -
24	Elevator and Pump Rooms & Office	30A & 60A Disconnect Switch, 60A Molded Case Breaker	1969	40	1	18 EA	\$ 560.00	\$ 10,080	\$ 10,017	\$ -	\$ -	\$ -	\$ -	\$ -
25	Cooling Towers	Control Box and Electrical Panel	2013	15	5	4 EA	\$ 2,500.00	\$ 10,000	\$ 7,259	\$ -	\$ -	\$ -	\$ -	\$ 10,000
26	Generator Room	Emergency Generator	2013	25	15	1 EA	\$ 110,000.00	\$ 110,000	\$ 53,657	\$ -	\$ -	\$ -	\$ -	\$ -
27	Generator Room	Automatic Transfer Switch	2013	25	15	3 EA	\$ 5,000.00	\$ 15,000	\$ 7,317	\$ -	\$ -	\$ -	\$ -	\$ -
28	Catwalk	Exit Signs and Interior Lighting Periodic Maintenance Allowance	1969	10	1	1 LS	\$ 10,000.00	\$ 10,000	\$ 9,173	\$ -	\$ -	\$ -	\$ -	\$ -



**PENTHOUSE TOWERS CONDOMINIUMS**  
**3101 S. Ocean Blvd, Highland Beach, FL 33487**  
 Fiscal Year Start: January 1, 2024

<b>STRUCTURAL INTEGRITY RESERVE STUDY BASIS YEAR:</b>	<b>2023</b>
2023 Starting Reserve Balance:	\$0
2023 Ideal Fully Funded Balance:	\$3,303,000
2023 Percent Funded:	0%
<b>RECOMMENDED ANNUAL CONTRIBUTION:</b>	<b>\$845,000</b>
# UNITS:	136
INTEREST: 1.00%	INFLATION: 3.00%
<b>Notes:</b>	
1. The starting reserve balance of \$0 is provided by the association. The association currently does not fund reserves.	
2. The recommended annual contribution varies to account for large expenditures in the near term that are unlikely to be repeated within the current projection.	

Approx. Monthly Cont. Per Unit	\$ 344	\$ 354	\$ 364	\$ 375	\$ 387
FISCAL YEAR	2039	2040	2041	2042	2043
<b>FULLY FUNDED BALANCE (FFB)</b>	\$ 1,806K	\$ 2,192K	\$ 2,602K	\$ 2,206K	\$ 2,615K
<b>PERCENT FUNDED (Jan. 01)</b>	<b>20%</b>	<b>40%</b>	<b>56%</b>	<b>31%</b>	<b>49%</b>
<b>STARTING RESERVE BALANCE</b>	\$ 352K	\$ 871K	\$ 1,449K	\$ 678K	\$ 1,288K
<b>INTEREST EARNINGS</b>	\$ 4K	\$ 9K	\$ 14K	\$ 7K	\$ 13K
<b>RESERVE CONTRIBUTION</b>	\$ 561K	\$ 577K	\$ 595K	\$ 613K	\$ 631K
PLANNED SPECIAL ASSESSMENTS	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>BALANCE + CONTRIBUTIONS</b>	\$ 916K	\$ 1,457K	\$ 2,059K	\$ 1,297K	\$ 1,932K
<b>RESERVE EXPENDITURES*</b>	(\$ 45K)	(\$ 8K)	(\$ 1,381K)	(\$ 9K)	(\$ 72K)
<i>*Expenditures adjusted for Inflation</i>					

COMPONENT	RECOMMENDED WORK	YEAR PLACED IN SERVICE	EXPECTED USEFUL LIFE (YRS)	REMAINING USEFUL LIFE (YRS)	QUANTITY	UNIT COST	TOTAL COST	2023 FULLY FUNDED BALANCE (FFB)	Year 16	Year 17	Year 18	Year 19	Year 20	
29	Pump Room	Fire Alarm System (Control Panel, Annunciator, Horn Strobes, Pull Stations, Smoke Detector, Monitor Modules & Relay Modules)	2016	15	8	1 EA	\$ 80,000.00	\$ 80,000	\$ 42,339	\$ -	\$ -	\$ -	\$ -	\$ -
<b>WATERPROOFING AND EXTERIOR PAINTING</b>														
30	Exterior Façade	General Conditions, Permits, Site Protection, and Access [Allowance]	2020	10	8	1 LS	\$ 95,000.00	\$ 95,000	\$ 21,547	\$ -	\$ -	\$ 95,000	\$ -	\$ -
31	Catwalk	Pedestrian Traffic Bearing Waterproofing Membrane at catwalk	2020	10	8	14,500 SF	\$ 3.50	\$ 50,750	\$ 11,511	\$ -	\$ -	\$ 50,750	\$ -	\$ -
32	Balcony	Pedestrian Traffic Bearing Waterproofing Membrane at balconies	2020	10	8	13,000 SF	\$ 20.00	\$ 260,000	\$ 58,972	\$ -	\$ -	\$ 260,000	\$ -	\$ -
33	Exterior Façade	Expansion Joint Replacement	2020	10	4	375 LF	\$ 125.00	\$ 46,875	\$ 30,164	\$ -	\$ -	\$ -	\$ -	\$ -
34	Exterior Façade	Periodic stucco repair and maintenance program	2020	10	4	5,000 SF	\$ 25.00	\$ 125,000	\$ 80,437	\$ -	\$ -	\$ -	\$ -	\$ -
35	Exterior Façade	Building Repaint	2020	7	4	1 LS	\$ 400,000.00	\$ 400,000	\$ 183,856	\$ -	\$ -	\$ 400,000	\$ -	\$ -
<b>WINDOWS AND EXTERIOR DOORS</b>														
36	Recreation Room	Recreation Room Double Doors	2010	25	12	7 EA	\$ 3,500.00	\$ 24,500	\$ 15,111	\$ -	\$ -	\$ -	\$ -	\$ -
37	Recreation Room	Recreation Room Single Doors	2010	25	12	1 EA	\$ 2,200.00	\$ 2,200	\$ 1,357	\$ -	\$ -	\$ -	\$ -	\$ -
38	Elevator Lobby	Stair Tower Single Doors	2010	25	12	20 EA	\$ 2,000.00	\$ 40,000	\$ 24,670	\$ -	\$ -	\$ -	\$ -	\$ -
39	Roof	Roof Penthouse Single Doors	2020	25	12	2 EA	\$ 2,000.00	\$ 4,000	\$ 2,467	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>									<b>\$ 28,000</b>	<b>\$ 5,000</b>	<b>\$ 811,000</b>	<b>\$ 5,000</b>	<b>\$ 40,000</b>	
<b>TOTAL PROBABLE EXPENDITURES ADJUSTED FOR INFLATION</b>									\$ 45,000	\$ 8,000	\$ 1,381,000	\$ 9,000	\$ 72,000	
<b>ENDING RESERVE BALANCE</b>									<b>\$ 871,000</b>	<b>\$ 1,449,000</b>	<b>\$ 678,000</b>	<b>\$ 1,288,000</b>	<b>\$ 1,860,000</b>	