

# **The Strada Condominium Association, Inc.**

**Naples, Florida**

**Report # 426**



**STRUCTURAL INTEGRITY RESERVE STUDY / RESERVE STUDY**

**PREPARED BY  
INDEPENDENT WORKS, LLC.  
DUNEDIN, FLORIDA 34698**

**FOR PERIOD: January 1, 2025– December 31, 2025**

December 16, 2024

The Strada Condominium Association, Inc.  
Attn: Ms. Joyce Sissum, General Manager, CAM  
C/o Guest Services  
9115 Strada Place  
Naples, FL 34108

Dear Ms. Sissum,

On August 12<sup>th</sup>, 2024, we completed an on-site inspection of The Strada Condominium Association, Inc.'s structural integrity reserve study and standard reserve study items. We also utilized information provided by the association representatives. At a minimum, a structural integrity reserve study must identify the common areas being inspected, state the estimated remaining useful life and estimated replacement cost or deferred maintenance expense of the common areas being visually inspected, and provide a recommended annual reserve amount that achieves the estimated replacement cost or deferred maintenance expense of each common area being visually inspected by the end of the remaining useful life of each common area component.

Respectfully submitted,  
Independent Works, LLC.

Margery Schultz, RS #319  
Reserve Specialist, Community Associations Institute

## **FLORIDA STATUTORY REQUIREMENTS**

A structural integrity reserve study is 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 who is certified as a reserve specialist** or professional reserve analyst by the Community Associations Institute or the Association of Professional Reserve Analysts.

A residential condominium association must have a structural integrity reserve study completed at least every 10 years after the condominium's creation for each building on the condominium property that is three stories or higher in height as determined by the Florida Building Code which includes, at a minimum, a study of the following items as related to the structural integrity and safety of the building:

- a. Roof
- b. Structural Systems
- c. Fireproofing & Fire Protection Systems
- e. Plumbing Systems
- f. Electrical Systems
- g. Exterior Painting & Waterproofing
- h. Common Area Windows & Doors

i. Any other item that has a deferred maintenance expense or replacement cost that exceeds \$10,000 and the failure to replace or maintain such item negatively affects the items listed in sub-subparagraphs a.-h. sub-subparagraphs a.-i., as determined by the licensed engineer or architect performing the visual inspection portion of the structural integrity reserve study.

## **REPORT FINDINGS:**

**Total 2025 Recommended contribution: NON-SIRS \$256,765 + SIRS \$155,931 = \$412,696**

### **PROJECTED COMPONENT CATEGORIES AND PARAMETERS**

1. Building Exteriors
2. Common Area Interiors
3. Mechanical Systems
4. Parking Garage
5. Pool & Deck
6. Site Improvements
  
7. SIRS-Common Windows & Doors
8. SIRS-Electrical Systems
9. SIRS-Exterior Paint & Waterproofing
10. SIRS-Fire Alarm & Fireproofing
11. SIRS-Plumbing Systems
12. SIRS-Roofing
13. SIRS-Structural Systems

### **NON-SIRS –POOLED FUNDING RECOMMENDATION**

<b>Our recommended annual reserve funding contribution amount (2025):</b>	<b>\$ 256,765</b>
<b><u>SIRS ANALYSIS RESULTS – POOLED FUNDING RECOMMENDATION</u></b>	
<b>Our recommended annual reserve funding contribution amount (2025):</b>	<b>\$ 155,931</b>
<b>TOTAL</b>	<b>\$ 412,696</b>

### **NON-SIRS –COMPONENT FUNDING RECOMMENDATION**

<b>Our recommended annual reserve funding contribution amount (2025):</b>	<b>\$ 338,546</b>
<b><u>SIRS ANALYSIS RESULTS – COMPONENT FUNDING RECOMMENDATION</u></b>	
<b>Our recommended annual reserve funding contribution amount (2025):</b>	<b>\$ 181,720</b>
<b>TOTAL</b>	<b>\$ 520,266</b>

**The Strada CA, Inc.**  
**January 1, 2025**

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## **PROPERTY AND PROJECT DESCRIPTION**

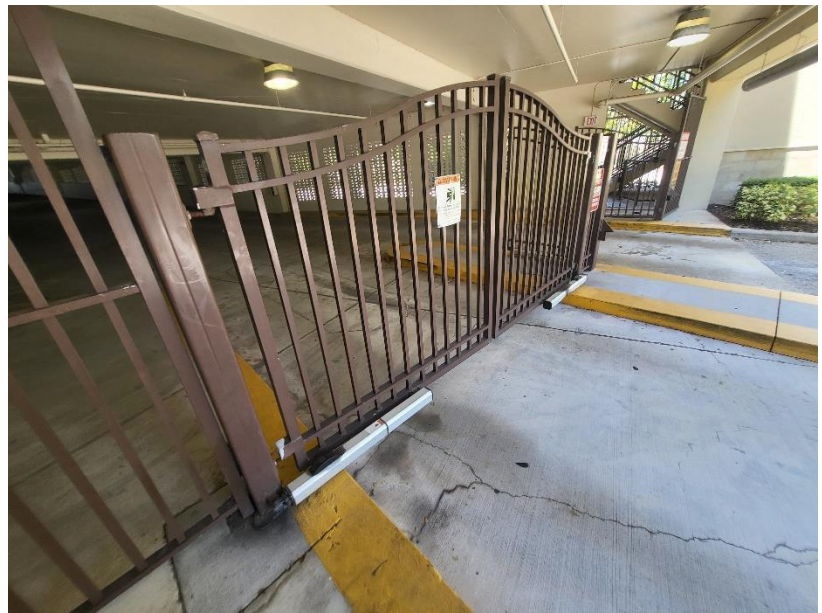
The Strada Condominium Association, Inc., a residential development located in Naples, Florida. The property was constructed in 2008.

The property includes two (2) residential buildings and a clubhouse building with a parking garage located below. Included are average quality mechanical, electrical, plumbing and fire alarm systems. The property has above average finishes in the hallways and other common areas. The buildings have painted stucco exteriors with a combination of flat and tile roof covers.

The property clubhouse building has common area rooms, a fitness facility, an artificial turf area, a pool and spa with supporting deck, equipment, furniture, fencing and gates, pergolas, grilling area, a parking garage with supporting entry/exit gates and motors and a video surveillance system.

















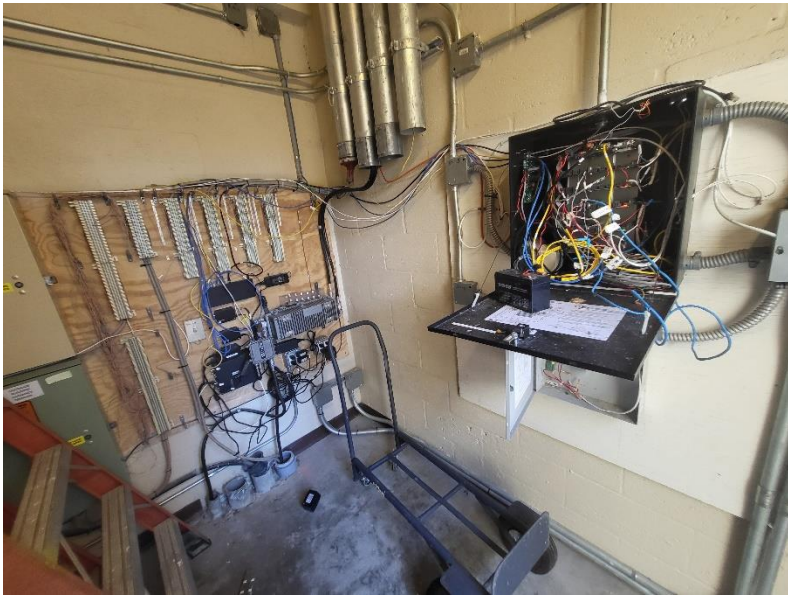
















## **EXECUTIVE SUMMARY**

### **PROPERTY DATA**

Property Name: The Strada Condominium Association, Inc.

Property Location: Naples, Florida

Property Type: Condominium Association

Report Run Date: December 16, 2024

Budget Year Begins: January 1, 2025

Budget Year Ends: December 31, 2025

### **PROJECTED COMPONENT CATEGORIES AND PARAMETERS**

14. Building Exteriors

15. Common Area Interiors

16. Mechanical Systems

17. Parking Garage

18. Pool & Deck

19. Site Improvements

20. SIRS-Common Windows & Doors

21. SIRS-Electrical Systems

22. SIRS-Exterior Paint & Waterproofing

23. SIRS-Fire Alarm & Fireproofing

24. SIRS-Plumbing Systems

25. SIRS-Roofing

26. SIRS-Structural Systems

Total current cost of all reserve components in reserve analysis: \$ 5,981,345

Estimated beginning reserve fund balance for reserve analysis: \$ 1,274,830

Total number of components scheduled for replacement in the 2025 budget year: 0

Total cost of components scheduled for replacement in the 2025 budget year: \$ 0

### **NON-SIRS –POOLED FUNDING RECOMMENDATION**

Our recommended annual reserve funding contribution amount (2025): \$ 256,765

### **SIRS ANALYSIS RESULTS – POOLED FUNDING RECOMMENDATION**

Our recommended annual reserve funding contribution amount (2025): \$ 155,931

**TOTAL** \$ 412,696

### **NON-SIRS –COMPONENT FUNDING RECOMMENDATION**

Our recommended annual reserve funding contribution amount (2025): \$ 338,546

### **SIRS ANALYSIS RESULTS – COMPONENT FUNDING RECOMMENDATION**

Our recommended annual reserve funding contribution amount (2025): \$ 181,720

**TOTAL** \$ 520,266

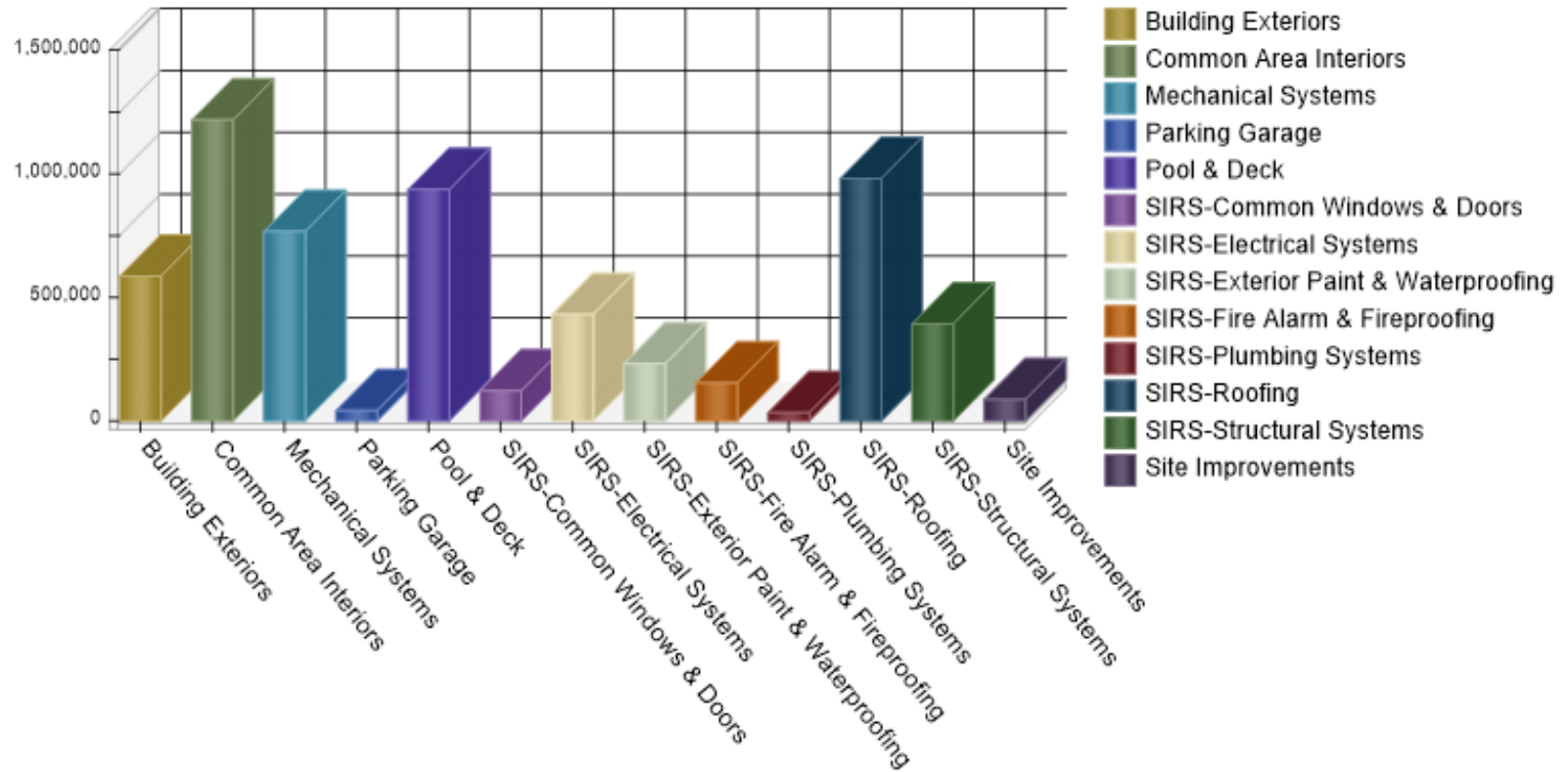


# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameter - Category - Chart



# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Detail

Items	Replace	Basis Cost	Quantity	Current Cost	Est	Adj	Rem	Future Cost
Reserve Item	Date				Life	Life	Life	
<b>Building Exteriors</b>								
Awnings, Replacement	01/01/2040	\$ 2,421.00	46 ea	\$ 111,366.00	32:00	32:00	15:00	\$ 150,290.84
Garage Pipe Hangers	01/01/2036	28,500.00	1 total	28,500.00	28:00	28:00	11:00	35,506.68
Railings/Handrails, Pool Deck	01/01/2053	154.00	620 ln ft	95,480.00	45:00	45:00	28:00	167,076.31
Railings/Handrails, Res. Bldg.	01/01/2053	154.00	2,120 ln ft	326,480.00	45:00	45:00	28:00	571,293.19
Roll-Up Doors/Operators	01/01/2038	6,125.00	4 ea	24,500.00	30:00	30:00	13:00	31,767.91
				<u>586,326.00</u>				<u>955,934.93</u>
<b>Common Area Interiors</b>								
Access Control System, Lobbies	01/01/2036	\$ 6,189.00	4 ea	\$ 24,756.00	12:00	12:00	11:00	\$ 30,842.23
Common Area Carpeting	01/01/2034	98.23	2,198 sq yds	215,909.54	14:00	14:00	9:00	258,451.92
Common Area Wall Coverings	01/01/2034	104,500.00	1 total	104,500.00	14:00	14:00	9:00	125,090.47
Elevator Cab Interiors	01/01/2038	19,250.00	4 cabs	77,000.00	30:00	30:00	13:00	99,842.01
Fitness Equipment, Cardio	01/01/2030	35,450.00	1 lp sm	35,450.00	10:00	10:00	5:00	39,175.05
Fitness Equipment, Weights	01/01/2033	39,500.00	1 lp sm	39,500.00	25:00	25:00	8:00	46,347.51
Furnishings Allowance	01/01/2034	112,250.00	1 total	112,250.00	14:00	14:00	9:00	134,367.51
Int. Paint & Finishes	01/01/2034	76,500.00	1 total	76,500.00	14:00	14:00	9:00	91,573.41
Int. Renov., Clubhouse	01/01/2031	122,500.00	1 lp sm	122,500.00	12:00	12:00	6:00	138,104.57
Int. Renov., Fitness Room	01/01/2040	22,500.00	1 lp sm	22,500.00	20:00	20:00	15:00	30,364.24
Int. Renov., Kitchen	01/01/2033	227.00	255 sq ft	57,885.00	25:00	25:00	8:00	67,919.63
Int. Renov., Lobbies	01/01/2034	124,250.00	1 total	124,250.00	26:00	26:00	9:00	148,731.97
Int. Renov., Restroom, Clubhouse	01/01/2033	132.00	310 sq ft	40,920.00	25:00	25:00	8:00	48,013.67
Inv. Renov., Restroom, Pool	01/01/2033	132.00	90 sq ft	11,880.00	25:00	25:00	8:00	13,939.45
Kitchen Appliances	01/01/2028	27,500.00	1 lp sm	27,500.00	20:00	20:00	3:00	29,199.05
Paint Interior Stairways	01/01/2030	713.00	20 flights	14,260.00	22:00	22:00	5:00	15,758.43
Restroom Renovation, Clubhouse	01/01/2033	24,250.00	1 total	24,250.00	25:00	25:00	8:00	28,453.85
Restroom Renovation, Pool Deck	01/01/2033	7,650.00	1 total25	7,650.00	25:00	25:00	8:00	8,976.16
Tile Flooring	01/01/2036	24.31	3,210 sq ft	78,035.10	28:00	28:00	11:00	97,219.92
				<u>1,217,495.64</u>				<u>1,452,371.05</u>

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Detail

Items	Replace	Basis Cost	Quantity	Current Cost	Est	Adj	Rem	Future Cost
Reserve Item	Date				Life	Life	Life	
<b>Mechanical Systems</b>								
Elevator Modernization, Hydraulic	01/01/2038	\$ 76,750.00	4 cabs	\$ 307,000.00	30:00	30:00	13:00	\$ 398,071.37
HVAC Systems, Common Areas	01/01/2028	2,019.00	30 tons	60,570.00	20:00	20:00	3:00	64,312.23
HVAC Systems, Common Areas	01/01/2028	2,019.00	30 tons	60,570.00	20:00	20:00	3:00	64,312.23
HVAC Systems, Common Areas	01/01/2028	2,019.00	30 tons	60,570.00	20:00	20:00	3:00	64,312.23
HVAC Systems, Common Areas	01/01/2040	2,019.00	30 tons	60,570.00	20:00	20:00	15:00	81,740.53
HVAC Systems, Common Areas	01/01/2028	2,019.00	1.5 tons	3,028.50	20:00	20:00	3:00	3,215.61
HVAC Systems, Common Areas	01/01/2028	2,019.00	1.5 tons	3,028.50	20:00	20:00	3:00	3,215.61
HVAC Systems, Common Areas	01/01/2028	2,019.00	2 tons	4,038.00	20:00	20:00	3:00	4,287.48
HVAC Systems, Common Areas	01/01/2028	2,019.00	2 tons	4,038.00	20:00	20:00	3:00	4,287.48
HVAC Systems, Common Areas	01/01/2028	2,019.00	2 tons	4,038.00	20:00	20:00	3:00	4,287.48
HVAC Systems, Common Areas	01/01/2028	2,019.00	2 tons	4,038.00	20:00	20:00	3:00	4,287.48
HVAC Systems, Common Areas	01/01/2028	2,019.00	3 tons	6,057.00	20:00	20:00	3:00	6,431.22
HVAC Systems, Common Areas	01/01/2028	2,019.00	3 tons	6,057.00	20:00	20:00	3:00	6,431.22
HVAC Systems, Common Areas	01/01/2028	2,019.00	3 tons	6,057.00	20:00	20:00	3:00	6,431.22
HVAC Systems, Common Areas	01/01/2028	2,019.00	3 tons	6,057.00	20:00	20:00	3:00	6,431.22
HVAC Systems, Common Areas	01/01/2028	2,019.00	3 tons	6,057.00	20:00	20:00	3:00	6,431.22
HVAC Systems, Common Areas	01/01/2028	2,019.00	4 tons	8,076.00	20:00	20:00	3:00	8,574.96
HVAC Systems, Common Areas	01/01/2028	2,019.00	4 tons	8,076.00	20:00	20:00	3:00	8,574.96
HVAC Systems, Common Areas	01/01/2028	2,019.00	4 tons	8,076.00	20:00	20:00	3:00	8,574.96
HVAC Systems, Common Areas	01/01/2028	2,019.00	4 tons	8,076.00	20:00	20:00	3:00	8,574.96
HVAC Systems, Common Areas	01/01/2028	2,019.00	4 tons	8,076.00	20:00	20:00	3:00	8,574.96
HVAC Systems, Common Areas	01/01/2028	2,019.00	4 tons	8,076.00	20:00	20:00	3:00	8,574.96
Pressurization/Exhaust Fans	01/01/2030	9,880.00	1 lp sm	9,880.00	22:00	22:00	5:00	10,918.18
Trash Chutes	01/01/2053	3,129.00	5 floors	15,645.00	45:00	45:00	28:00	27,376.51
Trash Chutes	01/01/2053	3,129.00	5 floors	15,645.00	45:00	45:00	28:00	27,376.51
Trash Compactors	01/01/2028	19,210.00	2 ea	38,420.00	20:00	20:00	3:00	40,793.72

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Detail

Items Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
<b>Mechanical Systems</b>								
Video Surveillance System	01/01/2027	\$ 1,098.00	16 cameras	\$ 17,568.00	12:00	12:00	2:00	\$ 18,284.35
				765,559.00				923,978.52
<b>Parking Garage</b>								
Access Control System, Garage	01/01/2042	\$ 5,120.00	1 ea	\$ 5,120.00	18:00	18:00	17:00	\$ 7,191.30
Parking Garage, Lighting	01/01/2034	36,550.00	1 lp sm	36,550.00	26:00	26:00	9:00	43,751.74
				41,670.00				50,943.04
<b>Pool &amp; Deck</b>								
Fire Pit Allowance	01/01/2030	\$ 10,450.00	1 total	\$ 10,450.00	22:00	22:00	5:00	\$ 11,548.07
Pergola Restoration	01/01/2033	98.00	360 sq ft	35,280.00	25:00	25:00	8:00	41,395.95
Pool & Spa Equipment	01/01/2031	14,250.00	1 lp sm	14,250.00	10:00	10:00	6:00	16,065.23
Pool & Spa Heaters, Elec.	01/01/2028	5,490.00	1 ea	5,490.00	10:00	10:00	3:00	5,829.19
Pool & Spa Heaters, Elec.	01/01/2028	5,490.00	1 ea	5,490.00	10:00	10:00	3:00	5,829.19
Pool & Spa Heaters, Gas	01/01/2034	5,398.00	1 ea	5,398.00	10:00	10:00	9:00	6,461.61
Pool & Spa Heaters, Gas	01/01/2034	5,398.00	1 ea	5,398.00	10:00	10:00	9:00	6,461.61
Pool Deck Fencing & Gates	01/01/2038	132.00	598 ln ft	78,936.00	30:00	30:00	13:00	102,352.32
Pool Deck Furniture	01/01/2028	713.00	112 ea	79,856.00	10:00	10:00	3:00	84,789.78
Pool Deck Grills	01/01/2030	26,500.00	1 lp sm	26,500.00	10:00	10:00	5:00	29,284.59
Pool Deck Lights	01/01/2034	1,021.00	41 ea	41,861.00	26:00	26:00	9:00	50,109.21
Pool Deck Pavers & Membrane	01/01/2038	46.89	11,794 sq ft	553,020.66	30:00	30:00	13:00	717,073.92
Pool Deck Pergola Restoration	01/01/2034	81.92	354 sq ft	28,999.68	26:00	26:00	9:00	34,713.72
Pool Interior Resurfacing	01/01/2037	31.29	1,300 sq ft	40,677.00	14:00	14:00	12:00	51,700.27
Spa Interior Resurfacing	01/01/2033	3,980.00	1 total	3,980.00	10:00	10:00	8:00	4,669.95
				935,586.34				1,168,284.61
<b>SIRS-Common Windows &amp; Doors</b>								
SIRS-Common Windows & Doors	01/01/2048	\$ 122,000.00	1 total	\$ 122,000.00	40:00	40:00	23:00	\$ 193,183.04
				122,000.00				193,183.04



# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Detail

Items Reserve Item	Replace Date	Basis Cost	Quantity	Current Cost	Est Life	Adj Life	Rem Life	Future Cost
<b>SIRS-Electrical Systems</b>								
SIRS-Electrical Upgrades	01/01/2053	\$ 65,000.00	1 total	\$ 65,000.00	45:00	45:00	28:00	\$ 113,740.68
SIRS-Exterior Bldg. Lighting	01/01/2030	24,550.00	1 lp sm	24,550.00	22:00	22:00	5:00	27,129.69
SIRS-Generator/Equipment	01/01/2052	981.00	250 kW	245,250.00	44:00	44:00	27:00	420,661.55
SIRS-Interior Lighting	01/01/2034	96,500.00	1 lp sm	96,500.00	14:00	14:00	9:00	115,514.17
				<u>431,300.00</u>				<u>677,046.09</u>
<b>SIRS-Exterior Paint &amp; Waterproofing</b>								
SIRS-Exterior Paint & Waterproofing	01/01/2028	\$ 2,520.00	92 units	\$ 231,840.00	10:00	10:00	3:00	\$ 246,163.89
				<u>231,840.00</u>				<u>246,163.89</u>
<b>SIRS-Fire Alarm &amp; Fireproofing</b>								
SIRS-Fire Alarm System Mod.	11/01/2054	\$ 1,029.00	92 units	\$ 94,668.00	30:00	30:00	29:10	\$ 171,836.94
SIRS-Fire Pump/Equipment	01/01/2053	792.00	75 hp	59,400.00	45:00	45:00	28:00	103,941.48
				<u>154,068.00</u>				<u>275,778.42</u>
<b>SIRS-Plumbing Systems</b>								
SIRS-Common Area Plumbing	01/01/2033	\$ 12,500.00	1 total	\$ 12,500.00	6:00	25:00	8:00	\$ 14,666.93
SIRS-Domestic Water Pups	01/01/2032	2,129.00	5 hp	10,645.00	24:00	24:00	7:00	12,243.24
SIRS-Domestic Water Pups	01/01/2032	2,129.00	5 hp	10,645.00	24:00	24:00	7:00	12,243.24
				<u>33,790.00</u>				<u>39,153.41</u>
<b>SIRS-Roofing</b>								
SIRS-Roofing, Flat (2009)	01/01/2029	\$ 1,798.00	61.8 sqs	\$ 111,116.40	20:00	20:00	4:00	\$ 120,362.94
SIRS-Roofing, Flat (2019)	01/01/2039	1,798.00	282 sqs	507,036.00	20:00	20:00	14:00	670,718.10
SIRS-Roofing, Flat (2020)	01/01/2040	1,798.00	24.4 sqs	43,871.20	20:00	20:00	15:00	59,205.14
SIRS-Roofing, Tile	01/01/2038	3,298.00	16.2 sqs	53,427.60	30:00	30:00	13:00	69,276.87
SIRS-Roofing, Tile	01/01/2038	3,298.00	37.9 sqs	124,994.20	30:00	30:00	13:00	162,073.66
SIRS-Roofing, Tile	01/01/2038	3,298.00	42.6 sqs	140,494.80	30:00	30:00	13:00	182,172.50
				<u>980,940.20</u>				<u>1,263,809.21</u>

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Detail

Items	Replace	Basis Cost	Quantity	Current Cost	Est	Adj	Rem	Future Cost
Reserve Item	Date				Life	Life	Life	
<b>SIRS-Structural Systems</b>								
SIRS-Concrete Restoration	01/01/2040	\$ 250,000.00	1 total	\$ 250,000.00	32:00	32:00	15:00	\$ 337,380.44
SIRS-Engineering Inspections	01/01/2037	18,500.00	1 total	18,500.00	10:00	29:00	12:00	23,513.41
SIRS-Planters, Restoration	01/01/2038	125,000.00	1 total	125,000.00	30:00	30:00	13:00	162,081.18
				<u>393,500.00</u>				<u>522,975.03</u>
<b>Site Improvements</b>								
Dog Park, Artificial Turf	01/01/2026	\$ 22.18	680 sq ft	\$ 15,082.40	10:00	10:00	1:00	\$ 15,386.83
Entry/Exit Gate Motors	01/01/2040	3,498.00	4 ea	13,992.00	16:00	16:00	15:00	18,882.51
Entry/Exit Gates	01/01/2054	11,290.00	2 pairs	22,580.00	30:00	30:00	29:00	40,309.28
Fountain & Pool Tile Restoration	01/01/2030	18,500.00	1 total	18,500.00	22:00	22:00	5:00	20,443.96
Gate Motorized Arms	01/01/2038	4,279.00	4 ea	17,116.00	14:00	14:00	13:00	22,193.45
				<u>87,270.40</u>				<u>117,216.03</u>
				<u>5,981,345.58</u>				<u>7,886,837.27</u>

## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Awnings, Replacement

Item Number	53	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	32 Years
Category	Building Exteriors	Basis Cost	\$ 2,421.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0053	01/01/2008	01/01/2040	15:00	32:00	46	\$ 111,366.00	\$ 150,290.84
						111,366.00	150,290.84

#### Comments

The useful life cycle for metal awning replacement is 20-35 years. The amount shown is an allowance for future replacement. Costs can vary wildly based on material and design of new pieces installed. We recommend that the association consult with a qualified professional when replacement is considered to determine actual replacement costs and scopes of work.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Garage Pipe Hangers

Item Number	15	Measurement Basis	total
Type	Unit	Estimated Useful Life	28 Years
Category	Building Exteriors	Basis Cost	\$ 28,500.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0015	01/01/2008	01/01/2036	11:00	28:00	1	\$ 28,500.00	\$ 35,506.68
						28,500.00	35,506.68

#### Comments

We have included a recurring 28 year allowance for replacement of the parking area pipe hangers which appeared to be partially rusted.





## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Railings/Handrails, Pool Deck

Item Number	77	Measurement Basis	In ft
Type	Common Area	Estimated Useful Life	45 Years
Category	Building Exteriors	Basis Cost	\$ 154.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0077	01/01/2008	01/01/2053	28:00	45:00	620	\$ 95,480.00	\$ 167,076.31
						95,480.00	167,076.31

#### Comments

At some point, the association should expect to incur costs for replacement of the railings/handrails at the unit balconies. Replacement is sometimes completed in conjunction with major concrete restoration. We have observed life cycles for railings replacement after less than 25 years, while some properties of 40+ years in age have yet to complete replacement.

This fund is designed to provide monies for as needed repairs to and eventual replacement over a 45 year life cycle. The current per linear foot cost estimate includes removal and disposal of the existing railings, typical minor concrete repairs, and installation of railings of similar height/quality.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Railings/Handrails, Res. Bldg.

Item Number	26	Measurement Basis	In ft
Type	Unit	Estimated Useful Life	45 Years
Category	Building Exteriors	Basis Cost	\$ 154.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0026	01/01/2008	01/01/2053	28:00	45:00	2,120	\$ 326,480.00	\$ 571,293.19
						326,480.00	571,293.19

#### Comments

At some point, the association should expect to incur costs for replacement of the railings/handrails at the unit balconies. Replacement is sometimes completed in conjunction with major concrete restoration. We have observed life cycles for railings replacement after less than 25 years, while some properties of 40+ years in age have yet to complete replacement.

This fund is designed to provide monies for as needed repairs to and eventual replacement over a 45 year life cycle. The current per linear foot cost estimate includes removal and disposal of the existing railings, typical minor concrete repairs, and installation of railings of similar height/quality.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Roll-Up Doors/Operators

Item Number	64	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	30 Years
Category	Building Exteriors	Basis Cost	\$ 6,125.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0064	01/01/2008	01/01/2038	13:00	30:00	4	\$ 24,500.00	\$ 31,767.91
						24,500.00	31,767.91

#### Comments

For the association's consideration we have included a reserve line item for the common area exterior roll-up doors.

Assuming installation with non-corrosive doors/frames, life cycles of 20-40 years have been observed for total inventory replacement. This fund is designed to provide monies for as needed repairs to and eventual total inventory replacement over a 30 year life cycle, accordingly.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Access Control System, Lobbies

Item Number	1	Measurement Basis	ea
Type	Unit	Estimated Useful Life	12 Years
Category	Common Area Interiors	Basis Cost	\$ 6,189.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0001	01/01/2024	01/01/2036	11:00	12:00	4	\$ 24,756.00	\$ 30,842.23
						24,756.00	30,842.23

#### Comments

Life cycles in the low to mid-10 year range have most typically been observed for modernization/replacement of security access control systems/equipment (fobs, transponders, intercoms, hardware/software, etc.). This project was reportedly completed in 2024, and a 2036 expense date scheduled accordingly.

The current lump sum cost estimate is based on cost data gleaned from properties of similar age, size and location.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Common Area Carpeting

Item Number	3	Measurement Basis	sq yds
Type	Unit	Estimated Useful Life	14 Years
Category	Common Area Interiors	Basis Cost	\$ 98.23
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0003	01/01/2020	01/01/2034	9:00	14:00	2,198	\$ 215,909.54	\$ 258,451.92
						215,909.54	258,451.92

#### Comments

Life cycles of 5-6 years, to 15+ years, have been observed for replacement of carpeting in primary common area interiors (hallways, social rooms, exercise rooms, administrative offices, etc.). The useful life depends on the quality of carpeting, level of ongoing maintenance, and association cosmetic tastes.

A 14 life cycle estimate reflects a 2034 replacement date for the carpeting in the common area rooms, based on the previously reported 2020 installation date. The current cost estimate includes removal and disposal of the existing carpeting and installation of like quality. The floor area estimate includes a typical market waste allowance.





## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Common Area Wall Coverings

Item Number	69	Measurement Basis	total
Type	Common Area	Estimated Useful Life	14 Years
Category	Common Area Interiors	Basis Cost	\$ 104,500.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0069	01/01/2020	01/01/2034	9:00	14:00	1	\$ 104,500.00	\$ 125,090.47
						104,500.00	125,090.47

#### Comments

Minor repairs can be expected as a function of routine maintenance. We have included a recurring 14 year life cycle for replacement of the wall coverings and finishes.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Elevator Cab Interiors

Item Number	6	Measurement Basis	cabs
Type	Unit	Estimated Useful Life	30 Years
Category	Common Area Interiors	Basis Cost	\$ 19,250.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0006	01/01/2008	01/01/2038	13:00	30:00	4	\$ 77,000.00	\$ 99,842.01
						77,000.00	99,842.01

#### Comments

Major cosmetic refurbishment of passenger elevator cabs (flooring, wall finishes, ceilings/lighting, etc.) has been observed on life cycles in the 15-30 year range in properties of similar overall quality, with the most typical falling on the higher end of the range. A 2038 expense date was scheduled for cosmetic renovation of the passenger elevator cabs, accordingly.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Fitness Equipment, Cardio

Item Number	10	Measurement Basis	lp sm
Type	Unit	Estimated Useful Life	10 Years
Category	Common Area Interiors	Basis Cost	\$ 35,450.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0010	01/01/2020	01/01/2030	5:00	10:00	1	\$ 35,450.00	\$ 39,175.05
						35,450.00	39,175.05

#### Comments

It is our market observation that while some associations prefer to fund as needed replacements through their annual operating budgets, many others do establish and fund replacement reserves (on a per piece, partial inventory or total inventory basis). For the association's consideration, we have included a reserve line item for the aerobic machine exercise equipment.

This fund is designed to provide monies for as needed replacements over a recurring 10 year life cycle. The current lump sum cost estimate is an order of magnitude figure based on the size and quality of the existing inventory.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Fitness Equipment, Weights

Item Number	11	Measurement Basis	lp sm
Type	Unit	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 39,500.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0011	01/01/2008	01/01/2033	8:00	25:00	1	\$ 39,500.00	\$ 46,347.51
						39,500.00	46,347.51

#### Comments

It is our market observation that while some associations prefer to fund as needed replacements through their annual operating budgets, many others do establish and fund replacement reserves (on a per piece, partial inventory or total inventory basis). For the association's consideration, we have included a reserve line item for the free weights and weight machines.

This fund is designed to provide monies for as needed replacements over a recurring 25 year life cycle. The current lump sum cost estimate is an order of magnitude figure based on the size and quality of the existing inventory.





# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Furnishings Allowance

Item Number	14	Measurement Basis	total
Type	Unit	Estimated Useful Life	14 Years
Category	Common Area Interiors	Basis Cost	\$ 112,250.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0014	01/01/2020	01/01/2034	9:00	14:00	1	\$ 112,250.00	\$ 134,367.51
						112,250.00	134,367.51

### Comments

The current cost estimate is an order of magnitude figure and does not reflect any unforeseen floor are reconfiguration(s) and/or expansion(s).

This fund is designed to provide monies for major furnishings upgrades in the common area rooms, most recently completed in 2020 (upholstered sofas and chairs, area rugs, tables, plants, wall art/mirrors, decorative lighting/lamps, etc.).



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Int. Paint & Finishes

Item Number	17	Measurement Basis	total
Type	Unit	Estimated Useful Life	14 Years
Category	Common Area Interiors	Basis Cost	\$ 76,500.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0017	01/01/2020	01/01/2034	9:00	14:00	1	\$ 76,500.00	\$ 91,573.41
						76,500.00	91,573.41

#### Comments

This report assumes that as needed interior painting of the secondary common area interiors such as service hallways, mechanical rooms, etc. will continue to be completed in house, funded through the association's annual operating budget.

Assuming routine in house touch ups/repairs, interior painting of primary common areas (hallways, social rooms, exercise rooms, administrative offices, etc.) should be expected on a life cycle in the low to mid-10 year range.

This expense was forecast in 2034, to be completed concurrently with carpet replacement.



The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Int. Renov., Clubhouse							
Item Number	72				Measurement Basis		lp sm
Type	Common Area				Estimated Useful Life		12 Years
Category	Common Area Interiors				Basis Cost		\$ 122,500.00
Tracking Method	Logistical Fixed						
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0072	01/01/2019	01/01/2031	6:00	12:00	1	\$ 122,500.00	\$ 138,104.57
						122,500.00	138,104.57
Comments							



# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Int. Renov., Fitness Room

Item Number	71	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	20 Years
Category	Common Area Interiors	Basis Cost	\$ 22,500.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0071	01/01/2020	01/01/2040	15:00	20:00	1	\$ 22,500.00	\$ 30,364.24
						22,500.00	30,364.24

### Comments



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Int. Renov., Kitchen

Item Number	18	Measurement Basis	sq ft
Type	Unit	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 227.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0018	01/01/2008	01/01/2033	8:00	25:00	255	\$ 57,885.00	\$ 67,919.63
						57,885.00	67,919.63

#### Comments

Data gleaned from similar properties indicates that a budgetary life cycle in the 20-25 year range should be expected for common area kitchen restoration projects (including, but not necessarily limited to, flooring, wall finishes, cabinetry and counters, plumbing and electrical fixtures, etc.). This expense was forecast again in 2033, based on the reported 2008 installation date. The current cost estimate does not include any unforeseen floor area reconfiguration(s) and/or expansion(s).

This report assumes that as needed repair/replacement of the community room kitchen appliances will continue to be funded through the association's annual operating budget, as a function of routine maintenance.





## The Strada CA, Inc.

**Analysis Date - January 1, 2025**

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future



**The Strada CA, Inc.**  
**Analysis Date - January 1, 2025**  
Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

**Int. Renov., Lobbies**

<b>Item Number</b>	70	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	26 Years
<b>Category</b>	Common Area Interiors	<b>Basis Cost</b>	\$ 124,250.00
<b>Tracking Method</b>	Logistical Fixed		

<b>Code</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0070	01/01/2008	01/01/2034	9:00	26:00	1	\$ 124,250.00	\$ 148,731.97
						124,250.00	148,731.97

**Comments**



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Int. Renov., Restroom, Clubhouse

Item Number	74	Measurement Basis	sq ft
Type	Unit	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 132.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0074	01/01/2008	01/01/2033	8:00	25:00	310	\$ 40,920.00	\$ 48,013.67
						40,920.00	48,013.67

#### Comments

The clubhouse restroom interiors appear to be original to the property. A 2033 expense date was forecast. The current cost estimate does not include any unforeseen floor area reconfiguration(s) and/or expansion(s). This scope of restoration typically includes replacement of all tile flooring and wall finishes, cabinetry, vanities/counters, plumbing and electrical fixtures, dividers, etc.



# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Inv. Renov., Restroom, Pool

Item Number	75	Measurement Basis	sq ft
Type	Common Area	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 132.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0075	01/01/2008	01/01/2033	8:00	25:00	90	\$ 11,880.00	\$ 13,939.45
						11,880.00	13,939.45

### Comments

The clubhouse restroom interiors appear to be original to the property. A 2033 expense date was forecast. The current cost estimate does not include any unforeseen floor area reconfiguration(s) and/or expansion(s). This scope of restoration typically includes replacement of all tile flooring and wall finishes, cabinetry, vanities/counters, plumbing and electrical fixtures, etc.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Kitchen Appliances

Item Number	73	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	20 Years
Category	Common Area Interiors	Basis Cost	\$ 27,500.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0073	01/01/2008	01/01/2028	3:00	20:00	1	\$ 27,500.00	\$ 29,199.05
						27,500.00	29,199.05

#### Comments

Individual appliances were not tested during inspection, and are assumed to be functional operating condition unless otherwise noted. Useful life can vary greatly depending on level of use, quality, care and maintenance, etc. Costs include replacement of all appliances at one time. Minimal or no subjective/aesthetic value for commercial kitchen appliances. Useful life is based primarily on normal expectations for service/performance life in this location and coordinated for replacement during kitchen remodeling.

Unless otherwise noted, remaining useful life expectancy is based primarily on original installation or last replacement/purchase date, our experience with similar appliances, and assuming normal amount of usage and good preventive maintenance.





## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Paint Interior Stairways

Item Number	19	Measurement Basis	flights
Type	Unit	Estimated Useful Life	22 Years
Category	Common Area Interiors	Basis Cost	\$ 713.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0019	01/01/2008	01/01/2030	5:00	22:00	20	\$ 14,260.00	\$ 15,758.43
						14,260.00	15,758.43

#### Comments

Given the secondary cosmetic nature of the common area stairway interiors, third party painting is typically completed on a longer life cycle than interior painting of common rooms, hallways, etc.

While minor in-house touch-ups, etc. can be expected as a function of routine maintenance, third party painting should be expected on a market indicated life cycle in the 22 year range. The date of completion of the most recent project was not confirmed. We reserve the right to modify this report upon confirmation of the factual completion date of the most recent project.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Restroom Renovation, Clubhouse

Item Number	27	Measurement Basis	total
Type	Unit	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 24,250.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0027	01/01/2008	01/01/2033	8:00	25:00	1	\$ 24,250.00	\$ 28,453.85
						24,250.00	28,453.85

#### Comments

The restroom interiors appear to be original to the property. A 2033 expense date was forecast. The current cost estimate does not include any unforeseen floor area reconfiguration(s) and/or expansion(s). This scope of restoration typically includes replacement of all tile flooring and wall finishes, cabinetry, vanities/counters, plumbing and electrical fixtures, dividers, sauna and/or steam room interiors, lockers, etc.

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### Restroom Renovation, Pool Deck

Item Number	57	Measurement Basis	total25
Type	Common Area	Estimated Useful Life	25 Years
Category	Common Area Interiors	Basis Cost	\$ 7,650.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0057	01/01/2008	01/01/2033	8:00	25:00	1	\$ 7,650.00	\$ 8,976.16
						7,650.00	8,976.16

### Comments

The pool deck restroom interiors appear to be original to the property. A 2033 expense date was forecast. The current cost estimate does not include any unforeseen floor area reconfiguration(s) and/or expansion(s). This scope of restoration typically includes replacement of all tile flooring and wall finishes, cabinetry, vanities/counters, plumbing and electrical fixtures, etc.

## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Tile Flooring

Item Number	47	Measurement Basis	sq ft
Type	Unit	Estimated Useful Life	28 Years
Category	Common Area Interiors	Basis Cost	\$ 24.31
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0047	01/01/2008	01/01/2036	11:00	28:00	3,210	\$ 78,035.10	\$ 97,219.92
						78,035.10	97,219.92

#### Comments

This fund is designed to provide monies for replacement of the tile flooring in the common areas. Useful lives for tile flooring has a wide range in observed useful lives, from as low as 10 years to 30+ years; replacement is typically completed due to an association's desire for a more modern cosmetic appeal, rather than due to physical failure/wear out of the flooring itself. This fund is designed to provide monies for as needed repairs to and eventual replacement over a 28 year life cycle. The total area is a rounded estimate.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Elevator Modernization, Hydraulic

Item Number	7	Measurement Basis	cabs
Type	Unit	Estimated Useful Life	30 Years
Category	Mechanical Systems	Basis Cost	\$ 76,750.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0007	01/01/2008	01/01/2038	13:00	30:00	4	\$ 307,000.00	\$ 398,071.37
						307,000.00	398,071.37

#### Comments

Modernization of hydraulic elevator mechanical and electrical components, including (but not necessarily limited to), controllers, door hardware, etc. has been observed on life cycles in the 25-30 year range in properties of similar quality, assuming a typical maintenance program. The useful life is often determined by an association's dissatisfaction with the elevators' speed, smoothness of ride, and noise.

A determination of the specific costs to the association, and whether or not this upgrade makes concurrent total elevator equipment modernization economically feasible is beyond the scope of this report. As such, we recommend that an elevator consultant(s) assess the existing equipment to determine more specific cost and remaining useful life data. We reserve the right to modify this report upon receipt of such an assessment(s).





# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### HVAC Systems, Common Areas

Item Number	67	Measurement Basis	tons
Type	Common Area	Estimated Useful Life	20 Years
Category	Mechanical Systems	Basis Cost	\$ 2,019.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0067	01/01/2008	01/01/2028	3:00	20:00	30	\$ 60,570.00	\$ 64,312.23
920-002-0067	01/01/2008	01/01/2028	3:00	20:00	30	60,570.00	64,312.23
920-003-0067	01/01/2008	01/01/2028	3:00	20:00	30	60,570.00	64,312.23
920-004-0067	01/01/2020	01/01/2040	15:00	20:00	30	60,570.00	81,740.53
920-005-0067	01/01/2008	01/01/2028	3:00	20:00	1.5	3,028.50	3,215.61
920-006-0067	01/01/2008	01/01/2028	3:00	20:00	1.5	3,028.50	3,215.61
920-007-0067	01/01/2008	01/01/2028	3:00	20:00	2	4,038.00	4,287.48
920-008-0067	01/01/2008	01/01/2028	3:00	20:00	2	4,038.00	4,287.48
920-009-0067	01/01/2008	01/01/2028	3:00	20:00	2	4,038.00	4,287.48
920-010-0067	01/01/2008	01/01/2028	3:00	20:00	2	4,038.00	4,287.48
920-011-0067	01/01/2008	01/01/2028	3:00	20:00	2	4,038.00	4,287.48
920-012-0067	01/01/2008	01/01/2028	3:00	20:00	3	6,057.00	6,431.22
920-013-0067	01/01/2008	01/01/2028	3:00	20:00	3	6,057.00	6,431.22
920-014-0067	01/01/2008	01/01/2028	3:00	20:00	3	6,057.00	6,431.22
920-015-0067	01/01/2008	01/01/2028	3:00	20:00	3	6,057.00	6,431.22
920-016-0067	01/01/2008	01/01/2028	3:00	20:00	3	6,057.00	6,431.22
920-017-0067	01/01/2008	01/01/2028	3:00	20:00	3	6,057.00	6,431.22
920-018-0067	01/01/2008	01/01/2028	3:00	20:00	4	8,076.00	8,574.96
920-019-0067	01/01/2008	01/01/2028	3:00	20:00	4	8,076.00	8,574.96
920-020-0067	01/01/2008	01/01/2028	3:00	20:00	4	8,076.00	8,574.96
920-021-0067	01/01/2008	01/01/2028	3:00	20:00	4	8,076.00	8,574.96
920-022-0067	01/01/2008	01/01/2028	3:00	20:00	4	8,076.00	8,574.96
920-023-0067	01/01/2008	01/01/2028	3:00	20:00	4	8,076.00	8,574.96
920-024-0067	01/01/2008	01/01/2028	3:00	20:00	4	8,076.00	8,574.96
						361,401.00	401,157.88

### Comments

The market reflects a probable life cycle in the 10-15 year range for the condensers and a mid-20 year range for replacement of the corresponding air handlers for the split HVAC unit supporting the common area interiors. The current cost estimate is based on the estimated size in tons of this unit.

## The Strada CA, Inc.

**Analysis Date - January 1, 2025**

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Pressurization/Exhaust Fans

Item Number	25	Measurement Basis	lp sm
Type	Unit	Estimated Useful Life	22 Years
Category	Mechanical Systems	Basis Cost	\$ 9,880.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0025	01/01/2008	01/01/2030	5:00	22:00	1	\$ 9,880.00	\$ 10,918.18
						9,880.00	10,918.18

#### Comments

This fund is designed to provide monies for as needed repairs/replacements over a recurring 22 year life cycle.

While some units may last longer than others, it is our market observation that after a life cycle in the 20-30 year range, similar properties have completed replacement of their inventory of roof-mounted exhaust fans.

## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Trash Chutes

Item Number	54	Measurement Basis	floors
Type	Common Area	Estimated Useful Life	45 Years
Category	Mechanical Systems	Basis Cost	\$ 3,129.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0054	01/01/2008	01/01/2053	28:00	45:00	5	\$ 15,645.00	\$ 27,376.51
920-002-0054	01/01/2008	01/01/2053	28:00	45:00	5	15,645.00	27,376.51
						31,290.00	54,753.02

#### Comments

Major trash chute restoration/replacement should be expected on a 30-45+ year basis, which assumes typical and routine maintenance. This fund is designed to provide monies for as needed repairs to and eventual major restoration/replacement of the trash chute over a 45 year life cycle.

The association currently replaces individual trash chute doors an incidental, as needed basis, and will likely not complete total inventory replacement at any one given time as a result. These as needed repairs/replacements are funded through the annual operating budget, as a function of routine maintenance; therefore, no reserves were included for trash chute doors.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Trash Compactors

Item Number	49	Measurement Basis	ea
Type	Unit	Estimated Useful Life	20 Years
Category	Mechanical Systems	Basis Cost	\$ 19,210.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0049	01/01/2008	01/01/2028	3:00	20:00	2	\$ 38,420.00	\$ 40,793.72
						38,420.00	40,793.72

#### Comments

The existing unit was installed in 2008, as previously reported by the association representative.

Life cycles in the mid-10 to mid-20 year range have most typically been observed for replacement of standard trash compactors, depending on the amount of usage and level of ongoing maintenance. As such, the market suggests that this unit is at or near the end of its useful life.





## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Video Surveillance System

Item Number	50	Measurement Basis	cameras
Type	Unit	Estimated Useful Life	12 Years
Category	Mechanical Systems	Basis Cost	\$ 1,098.00
Tracking	Logistical		
Method	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0050	01/01/2015	01/01/2027	2:00	12:00	16	\$ 17,568.00	\$ 18,284.35
						17,568.00	18,284.35

#### Comments

Data gleaned from both within and outside the local market area indicates that while minor component repairs/replacements (cameras, monitors, recording equipment, hardware/software, etc.) can be expected as a function of ongoing maintenance, total system modernization and/or replacement can be expected on a life cycle in the 10-12 year range. We reserve the right to modify this report upon confirmation of the factual installation date of the existing system/equipment. The current per camera cost estimate is reflective of the entire system.

**The Strada CA, Inc.**  
**Analysis Date - January 1, 2025**  
Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

**Access Control System, Garage**

<b>Item Number</b>	62	<b>Measurement Basis</b>	ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	18 Years
<b>Category</b>	Parking Garage	<b>Basis Cost</b>	\$ 5,120.00
<b>Tracking Method</b>	Logistical Fixed		

<b>Code</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0062	01/01/2024	01/01/2042	17:00	18:00	1	\$ 5,120.00	\$ 7,191.30
						5,120.00	7,191.30

**Comments**

Life cycles in the low to mid-10 year range have most typically been observed for modernization/replacement of security access control systems/equipment (fobs, transponders, intercoms, hardware/software, etc.). This project was reportedly completed in 2024, and a 2042 expense date scheduled accordingly.

The current lump sum cost estimate is based on cost data gleaned from properties of similar age, size and location.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Parking Garage, Lighting

Item Number	52	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	26 Years
Category	Parking Garage	Basis Cost	\$ 36,550.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0052	01/01/2008	01/01/2034	9:00	26:00	1	\$ 36,550.00	\$ 43,751.74
						36,550.00	43,751.74

#### Comments

To insure safety and proper lighting in the parking garage, the association should expect to incur costs for replacement of the light fixtures in the parking garage on a periodic and regular basis. Minor replacements may be necessary from time to time, a life cycle in the 15-30 year range is the market norm we have observed at better quality properties.

The average current lump sum cost estimate is reflective of third-party replacement.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Fire Pit Allowance

Item Number	81	Measurement Basis	total
Type	Common Area	Estimated Useful Life	22 Years
Category	Pool & Deck	Basis Cost	\$ 10,450.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0081	01/01/2008	01/01/2030	5:00	22:00	1	\$ 10,450.00	\$ 11,548.07
						10,450.00	11,548.07

#### Comments

We have included an allowance for replacement of the fire pit at the subject property.  
Minor repairs can be expected as a function of routine maintenance.



The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

Item Parameters - Full Detail

Pergola Restoration							
Item Number		76			Measurement Basis		sq ft
Type		Common Area			Estimated Useful Life		25 Years
Category		Pool & Deck			Basis Cost		\$ 98.00
Tracking Method		Logistical Fixed					
Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0076	01/01/2008	01/01/2033	8:00	25:00	360	\$ 35,280.00	\$ 41,395.95
						35,280.00	41,395.95
Comments							



**The Strada CA, Inc.**  
**Analysis Date - January 1, 2025**  
 Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

**Pool & Spa Equipment**

<b>Item Number</b>	20	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Unit	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Pool & Deck	<b>Basis Cost</b>	\$ 14,250.00
<b>Tracking Method</b>	Logistical Fixed		

<b>Code</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
001-000-0020	01/01/2021	01/01/2031	6:00	10:00	1	\$ 14,250.00	\$ 16,065.23
						14,250.00	16,065.23

**Comments**

For the association's consideration, we have included a line item to provide monies for as needed repairs/replacements over a recurring 10 year life cycle.

Under normal conditions, total replacement of pool and spa equipment inventories (pumps, filters, chlorination systems, heaters, etc.) should not be necessary at any one given time. As such, it is our opinion that reserving for total replacement is not prudent or practical, which is supported by our review of reserve budgets at similar properties both within and outside the Florida marketplace.





## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Pool & Spa Heaters, Elec.

Item Number	78	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool & Deck	Basis Cost	\$ 5,490.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0078	01/01/2018	01/01/2028	3:00	10:00	1	\$ 5,490.00	\$ 5,829.19
920-002-0078	01/01/2018	01/01/2028	3:00	10:00	1	5,490.00	5,829.19
						10,980.00	11,658.38

#### Comments

For the association's consideration, we have included a line item to provide monies for as needed repairs/replacements over a recurring 10 year life cycle.

Under normal conditions, total replacement of pool and spa equipment inventories (pumps, filters, chlorination systems, heaters, etc.) should not be necessary at any one given time. As such, it is our opinion that reserving for total replacement is not prudent or practical, which is supported by our review of reserve budgets at similar properties both within and outside the Florida marketplace.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Pool & Spa Heaters, Gas

Item Number	79	Measurement Basis	ea
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool & Deck	Basis Cost	\$ 5,398.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0079	01/01/2024	01/01/2034	9:00	10:00	1	\$ 5,398.00	\$ 6,461.61
920-002-0079	01/01/2024	01/01/2034	9:00	10:00	1	5,398.00	6,461.61
						10,796.00	12,923.22

#### Comments

For the association's consideration, we have included a line item to provide monies for as needed repairs/replacements over a recurring 10 year life cycle.

Under normal conditions, total replacement of pool and spa equipment inventories (pumps, filters, chlorination systems, heaters, etc.) should not be necessary at any one given time. As such, it is our opinion that reserving for total replacement is not prudent or practical, which is supported by our review of reserve budgets at similar properties both within and outside the Florida marketplace.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Pool Deck Fencing & Gates

Item Number	21	Measurement Basis	In ft
Type	Unit	Estimated Useful Life	30 Years
Category	Pool & Deck	Basis Cost	\$ 132.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0021	01/01/2008	01/01/2038	13:00	30:00	598	\$ 78,936.00	\$ 102,352.32
						78,936.00	102,352.32

#### Comments

This fund is designed to provide monies for as needed repairs to and eventual replacement over a 30 year life cycle The current per linear foot cost estimate includes removal and disposal of the existing fencing and gates and installation of like height/quality fencing and gates. A life cycle in the 20-30 year range is the most typical useful life we have observed for replacement of standard aluminum pool/spa deck fencing and gates.



**The Strada CA, Inc.**  
**Analysis Date - January 1, 2025**  
Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

**Pool Deck Furniture**

<b>Item Number</b>	56	<b>Measurement Basis</b>	ea
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Pool & Deck	<b>Basis Cost</b>	\$ 713.00
<b>Tracking Method</b>	Logistical Fixed		

<b>Code</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0056	01/01/2018	01/01/2028	3:00	10:00	112	\$ 79,856.00	\$ 84,789.78
						79,856.00	84,789.78

**Comments**

We have included a recurring 10 year allowance for replacement of the pool deck furniture. Minor repairs can be expected as a function of routine maintenance.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Pool Deck Grills

Item Number	80	Measurement Basis	lp sm
Type	Common Area	Estimated Useful Life	10 Years
Category	Pool & Deck	Basis Cost	\$ 26,500.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0080	01/01/2020	01/01/2030	5:00	10:00	1	\$ 26,500.00	\$ 29,284.59
						26,500.00	29,284.59

#### Comments

We have included an allowance for replacement of the pool deck grills. This cost was included on a recurring 10 year life cycle. Minor repairs can be expected as a function of routine maintenance.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Pool Deck Lights

Item Number	22	Measurement Basis	ea
Type	Unit	Estimated Useful Life	26 Years
Category	Pool & Deck	Basis Cost	\$ 1,021.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0022	01/01/2008	01/01/2034	9:00	26:00	41	\$ 41,861.00	\$ 50,109.21
						41,861.00	50,109.21

#### Comments

The light posts/fixtures supporting the pool decks should enjoy a life cycle in the 20-30 year range under normal conditions. This inventory appears to have been placed in service in 2008. This fund is designed to provide monies for as needed repairs to and eventual replacement of this inventory over a 26 year life cycle.





## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Pool Deck Pavers & Membrane

Item Number	23	Measurement Basis	sq ft
Type	Unit	Estimated Useful Life	30 Years
Category	Pool & Deck	Basis Cost	\$ 46.89
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0023	01/01/2008	01/01/2038	13:00	30:00	11,794	\$ 553,020.66	\$ 717,073.92
						553,020.66	717,073.92

#### Comments

This fund is designed to provide monies for as needed repairs to and eventual replacement over a 30 year life cycle. The total area is a rounded estimate. We reserve the right to modify this report upon confirmation of the factual installation date.

Some associations consider paver parking and drives, sidewalks, pool and spa decks, etc. to be effectively permanent, and opt to exclude replacement from their annual reserve budgets. Others do establish and fund reserves, on observed budgetary life cycles of 20-40 years. It is our opinion that reserving for eventual replacement is prudent, if only for cosmetic purposes.



**The Strada CA, Inc.**  
**Analysis Date - January 1, 2025**  
Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

**Pool Deck Pergola Restoration**

<b>Item Number</b>	58	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	26 Years
<b>Category</b>	Pool & Deck	<b>Basis Cost</b>	\$ 81.92
<b>Tracking Method</b>	Logistical Fixed		

<b>Code</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0058	01/01/2008	01/01/2034	9:00	26:00	354	\$ 28,999.68	\$ 34,713.72
						28,999.68	34,713.72

**Comments**

We have included an allowance for replacement and restoration of the pool deck pergolas. This cost was included on a recurring 26 year life cycle. Minor repairs can be expected as a function of routine maintenance.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Pool Interior Resurfacing

Item Number	24	Measurement Basis	sq ft
Type	Unit	Estimated Useful Life	14 Years
Category	Pool & Deck	Basis Cost	\$ 31.29
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0024	01/01/2023	01/01/2037	12:00	14:00	1,300	\$ 40,677.00	\$ 51,700.27
						40,677.00	51,700.27

#### Comments

Assuming proper installation, chemical balancing, and routine maintenance, interior resurfacing of standard concrete pools with marcite or aggregate interior finishes should be expected on a life cycle in the 10 to mid-10 year range. The current per square foot of surface area cost estimate includes typical minor tank/structural repairs, tile upgrades and/or replacements, and installation of new aggregate surface materials (i.e. "diamond brite", "pebble crete", etc.).



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Spa Interior Resurfacing

Item Number	46	Measurement Basis	total
Type	Unit	Estimated Useful Life	10 Years
Category	Pool & Deck	Basis Cost	\$ 3,980.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0046	01/01/2023	01/01/2033	8:00	10:00	1	\$ 3,980.00	\$ 4,669.95
						3,980.00	4,669.95

#### Comments

The spa is finished with tile interiors, which have an observed life cycle that is much longer than spas with standard marcite/aggregate interior finishes. The spa interior restoration project was completed in 2023; utilizing a market indicated life cycle in the low to mid 10 year range, this expense was forecast again in 2033.



# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### SIRS-Common Windows & Doors

Item Number	29	Measurement Basis	total
Type	Unit	Estimated Useful Life	40 Years
Category	SIRS-Common Windows & Door	Basis Cost	\$ 122,000.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0029	01/01/2008	01/01/2048	23:00	40:00	1	\$ 122,000.00	\$ 193,183.04
						122,000.00	193,183.04

### Comments

For the association's consideration and based on the new structural integrity reserve study requirements, we have included a reserve line item for the common area exterior doors/frames and windows.

Based on information provided (governing documents and/or other input from the Client), individual owners are believed to be responsible for window and door replacement at their units. However, our review is not intended to be a professional legal opinion and we reserve the right to revise this component if the Client is otherwise found to be responsible for replacement. No recommendation for Reserve funding at this time

Assuming installation with non-corrosive doors/frames, life cycles of 20-40 years have been observed for total inventory replacement. This fund is designed to provide monies for as needed repairs to and eventual total inventory replacement over a 40 year life cycle, accordingly. The total inventory size is a rounded estimate, and includes stairways access doors, roof doors, mechanical rooms doors, etc.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### SIRS-Electrical Upgrades

Item Number	31	Measurement Basis	total
Type	Unit	Estimated Useful Life	45 Years
Category	SIRS-Electrical Systems	Basis Cost	\$ 65,000.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0031	01/01/2008	01/01/2053	28:00	45:00	1	\$ 65,000.00	\$ 113,740.68
						65,000.00	113,740.68

#### Comments

We have included an allowance for partial repairs to and replacements of the electrical distribution equipment in use at the subject property. This cost was included on a recurring 45 year life cycle.





**The Strada CA, Inc.**  
**Analysis Date - January 1, 2025**  
Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

**SIRS-Exterior Bldg. Lighting**

<b>Item Number</b>	51	<b>Measurement Basis</b>	lp sm
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	22 Years
<b>Category</b>	SIRS-Electrical Systems	<b>Basis Cost</b>	\$ 24,550.00
<b>Tracking Method</b>	Logistical Fixed		

<b>Code</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0051	01/01/2008	01/01/2030	5:00	22:00	1	\$ 24,550.00	\$ 27,129.69
						24,550.00	27,129.69

**Comments**

To insure a modern cosmetic appeal, the association should expect to incur costs for replacement of the decorative light sconces/fixtures on the building exteriors on a periodic and regular basis. Minor replacements may be necessary from time to time, a life cycle in the 12-24 year range is the market norm we have observed at better quality properties.

The average current lump sum cost estimate is reflective of third-party replacement.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### SIRS-Generator/Equipment

Item Number	37	Measurement Basis	kW
Type	Unit	Estimated Useful Life	44 Years
Category	SIRS-Electrical Systems	Basis Cost	\$ 981.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0037	01/01/2008	01/01/2052	27:00	44:00	250	\$ 245,250.00	\$ 420,661.55
						245,250.00	420,661.55

#### Comments

This fund is designed to provide monies for as needed repairs to and eventual replacement over a 40 year life cycle. The current cost estimate includes the transfer switch, fuel tank, and other associated equipment.

The 250 kilowatt emergency generator has a market indicated life cycle of 35-40+ years, given its location within an enclosed building area, and assuming proper and routine maintenance.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### SIRS-Interior Lighting

Item Number	38	Measurement Basis	lp sm
Type	Unit	Estimated Useful Life	14 Years
Category	SIRS-Electrical Systems	Basis Cost	\$ 96,500.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0038	01/01/2020	01/01/2034	9:00	14:00	1	\$ 96,500.00	\$ 115,514.17
						96,500.00	115,514.17

#### Comments

To insure a modern cosmetic appeal, the association should expect to incur costs for replacement of the decorative light sconces/fixtures in the primary common areas on a periodic and regular basis. Minor replacements may be necessary from time to time, a life cycle in the 12-24 year range is the market norm we have observed at better quality properties.

The average current lump sum cost estimate is reflective of third-party replacement.



# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### SIRS-Exterior Paint & Waterproofing

Item Number	34	Measurement Basis	units
Type	Unit	Estimated Useful Life	10 Years
Category	SIRS-Exterior Paint & Waterproo	Basis Cost	\$ 2,520.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0034	01/01/2018	01/01/2028	3:00	10:00	92	\$ 231,840.00	\$ 246,163.89
						231,840.00	246,163.89

### Comments

To insure proper protection of the underlying concrete, stucco, wood and metal surfaces, the market reflects a maximum 7 year useful life for exterior painting & waterproofing (in lieu of an association purchased 10 year warranty). The current average total unit cost estimate includes typical minor concrete/stucco repairs, surface preparation, as needed caulking and painting/refinishing of all exterior concrete, stucco, wood and metal surfaces.



# The Strada CA, Inc.

**Analysis Date - January 1, 2025**

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### SIRS-Fire Alarm System Mod.

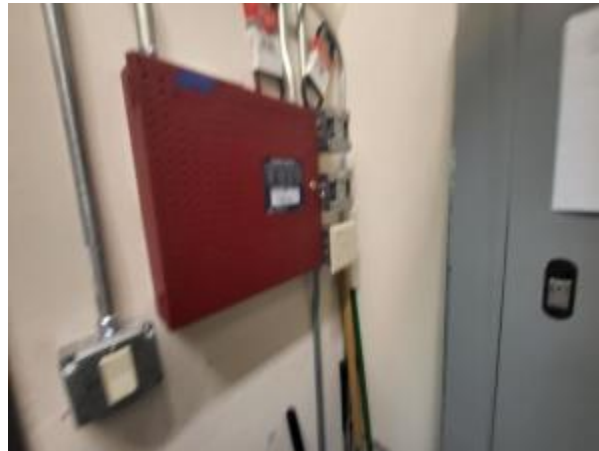
Item Number	35	Measurement Basis	units
Type	Unit	Estimated Useful Life	30 Years
Category	SIRS-Fire Alarm & Fireproofing	Basis Cost	\$ 1,029.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0035	11/01/2024	11/01/2054	29:10	30:00	92	\$ 94,668.00	\$ 171,836.94
						94,668.00	171,836.94

#### Comments

Given ever changing technologies and/or changing fire codes, we recommend that prior to reserve funding decisions being made (and on a periodic and regular basis thereafter), a life/fire safety consultant(s) assess the existing system to determine more specific remaining useful life and cost parameters. We reserve the right to modify this report upon receipt of such an assessment(s).

Due to improvements in technology and/or parts obsolescence, major modernization of fire alarm system components (panels, pull stations, horns/strobes, detectors, hoses) is typically necessary on a 20-30 year schedule.





## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### SIRS-Fire Pump/Equipment

Item Number	36	Measurement Basis	hp
Type	Unit	Estimated Useful Life	45 Years
Category	SIRS-Fire Alarm & Fireproofing	Basis Cost	\$ 792.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0036	01/01/2008	01/01/2053	28:00	45:00	75	\$ 59,400.00	\$ 103,941.48
						59,400.00	103,941.48

#### Comments

The 75 hp fire pump should enjoy a useful life of 35-50+ years, assuming a routine maintenance program. This fund is designed to provide monies for as needed repairs to and eventual replacement over a 45 year life cycle. The current cost estimate includes the controller panel, pump, valves, fittings, etc.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### SIRS-Common Area Plumbing

Item Number	28	Measurement Basis	total
Type	Unit	Estimated Useful Life	6 Years
Category	SIRS-Plumbing Systems	Basis Cost	\$ 12,500.00
Tracking Method	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0028	01/01/2008	01/01/2033	8:00	25:00	1	\$ 12,500.00	\$ 14,666.93
						12,500.00	14,666.93

#### Comments

Per the structural integrity reserve study requirements, we have included a recurring 6 year allowance for common area plumbing replacements. This inspection is visual only and not invasive.

An actual assessment of the interior of the plumbing pipes was not completed. We recommend the association completes a full plumbing assessment of the common area plumbing. The report findings may be included in this report at any time. At such time as the association can provide a budgetary funding goal and time frame in which to reach that goal.



**The Strada CA, Inc.**  
**Analysis Date - January 1, 2025**  
Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

**SIRS-Domestic Water Pups**

<b>Item Number</b>	68	<b>Measurement Basis</b>	hp
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	24 Years
<b>Category</b>	SIRS-Plumbing Systems	<b>Basis Cost</b>	\$ 2,129.00
<b>Tracking Method</b>	Logistical Fixed		

<b>Code</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
920-001-0068	01/01/2008	01/01/2032	7:00	24:00	5	\$ 10,645.00	\$ 12,243.24
920-002-0068	01/01/2008	01/01/2032	7:00	24:00	5	10,645.00	12,243.24
						21,290.00	24,486.48

**Comments**

The installation date of the two (2) 5 hp domestic water pumps and equipment was unknown. This equipment does not appear to be original to the property. A 2032 replacement date was forecast, accordingly. We reserve the right to modify this report upon confirmation of the factual installation date.

Assuming periodic pump rebuilds, motor replacements, controller upgrades, etc. as a function of routine maintenance, modernization/replacement of standard domestic water pumps and equipment has a market indicated life cycle in the low to mid-20 year range.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### SIRS-Roofing, Flat (2009)

Item Number	61	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	20 Years
Category	SIRS-Roofing	Basis Cost	\$ 1,798.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0061	01/01/2009	01/01/2029	4:00	20:00	61.8	\$ 111,116.40	\$ 120,362.94
						111,116.40	120,362.94

#### Comments

Life cycles of less than 15 years, to 25+ years, have been observed for replacement of flat roofing; the most typical life falls in the 20 year range, assuming proper design, installation and routine maintenance. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, as needed repair/replacement of fascia, soffits and/or gutters and downspouts, and installation of like roofing.

one square = 100 square feet

## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### SIRS-Roofing, Flat (2019)

Item Number	60	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	20 Years
Category	SIRS-Roofing	Basis Cost	\$ 1,798.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0060	01/01/2019	01/01/2039	14:00	20:00	282	\$ 507,036.00	\$ 670,718.10
						507,036.00	670,718.10

#### Comments

Life cycles of less than 15 years, to 25+ years, have been observed for replacement of flat roofing; the most typical life falls in the 20 year range, assuming proper design, installation and routine maintenance. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, as needed repair/replacement of fascia, soffits and/or gutters and downspouts, and installation of like roofing.

one square = 100 square feet



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### SIRS-Roofing, Flat (2020)

Item Number	59	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	20 Years
Category	SIRS-Roofing	Basis Cost	\$ 1,798.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
910-000-0059	01/01/2020	01/01/2040	15:00	20:00	24.4	\$ 43,871.20	\$ 59,205.14
						43,871.20	59,205.14

#### Comments

Life cycles of less than 15 years, to 25+ years, have been observed for replacement of flat roofing; the most typical life falls in the 20 year range, assuming proper design, installation and routine maintenance. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, as needed repair/replacement of fascia, soffits and/or gutters and downspouts, and installation of like roofing.

one square = 100 square feet





## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### SIRS-Roofing, Tile

Item Number	65	Measurement Basis	sqs
Type	Common Area	Estimated Useful Life	30 Years
Category	SIRS-Roofing	Basis Cost	\$ 3,298.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
920-001-0065	01/01/2008	01/01/2038	13:00	30:00	16.2	\$ 53,427.60	\$ 69,276.87
920-002-0065	01/01/2008	01/01/2038	13:00	30:00	37.9	124,994.20	162,073.66
920-003-0065	01/01/2008	01/01/2038	13:00	30:00	42.6	140,494.80	182,172.50
						318,916.60	413,523.03

#### Comments

Life cycles of less than 20 years, to 35+ years, have been observed for replacement of pitched standing seam metal roofing; the most typical life falls in the 30 year range, assuming proper design, installation and routine maintenance. The current cost estimate includes removal and disposal of the existing roofing, typical minor repairs to the underlying roof structures, flashing, as needed repair/replacement of fascia, soffits and/or gutters and downspouts, and installation of like roofing.

one square = 100 square feet



**The Strada CA, Inc.**  
**Analysis Date - January 1, 2025**  
Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

**SIRS-Concrete Restoration**

<b>Item Number</b>	63	<b>Measurement Basis</b>	total
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	32 Years
<b>Category</b>	SIRS-Structural Systems	<b>Basis Cost</b>	\$ 250,000.00
<b>Tracking Method</b>	Logistical Fixed		

<b>Code</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0063	01/01/2008	01/01/2040	15:00	32:00	1	\$ 250,000.00	\$ 337,380.44
						250,000.00	337,380.44

**Comments**

Assuming proper design, installation and routine maintenance, a life cycle of 20-30 years would be expected for concrete restoration. This fund is designed to provide monies for as needed repairs to and eventual replacement of these finishes over a 32 year life cycle.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### SIRS-Engineering Inspections

Item Number	32	Measurement Basis	total
Type	Unit	Estimated Useful Life	10 Years
Category	SIRS-Structural Systems	Basis Cost	\$ 18,500.00
Tracking Method	Logistical Adjusted		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0032	01/01/2008	01/01/2037	12:00	29:00	1	\$ 18,500.00	\$ 23,513.41
						18,500.00	23,513.41

#### Comments

We have included a recurring 10 year allowance for an engineering inspection to be completed to obtain a full scope of concrete restoration required.



# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

### SIRS-Planters, Restoration

Item Number	40	Measurement Basis	total
Type	Unit	Estimated Useful Life	30 Years
Category	SIRS-Structural Systems	Basis Cost	\$ 125,000.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0040	01/01/2008	01/01/2038	13:00	30:00	1	\$ 125,000.00	\$ 162,081.18
						125,000.00	162,081.18

### Comments

Without proper waterproofing, moisture intrusion can occur at decks/planters into the underlying concrete systems, which can cause premature deterioration of those systems and the need for costly concrete restoration. It has been our experience that major deck planter restoration is typically necessary on a 20-35 year schedule.

These funds are designed to provide monies for restoration of the waterproof membranes within the deck mounted planter boxes (removal of the existing soils and landscaping, restoration/replacement of the underlying waterproof membrane, some measure of incidental concrete restoration and drainage upgrades, and installation of new soils and landscaping) over a 26 year life cycle. The total area is a rounded estimate.



**The Strada CA, Inc.**  
**Analysis Date - January 1, 2025**  
Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

**Dog Park, Artificial Turf**

<b>Item Number</b>	55	<b>Measurement Basis</b>	sq ft
<b>Type</b>	Common Area	<b>Estimated Useful Life</b>	10 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	\$ 22.18
<b>Tracking Method</b>	Logistical Fixed		

<b>Code</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
910-000-0055	01/01/2016	01/01/2026	1:00	10:00	680	\$ 15,082.40	\$ 15,386.83
						15,082.40	15,386.83

**Comments**

We have included an allowance for replacement for the artificial turf at the property pool deck area. This project is typically completed on a recurring 10-15 year life cycle.



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

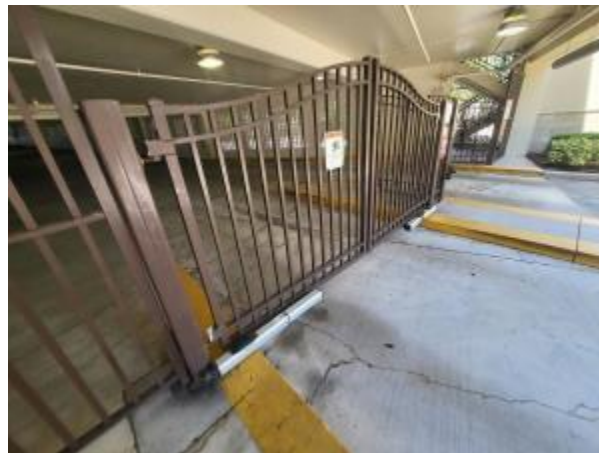
#### Entry/Exit Gate Motors

Item Number	8	Measurement Basis	ea
Type	Unit	Estimated Useful Life	16 Years
Category	Site Improvements	Basis Cost	\$ 3,498.00
Tracking Method	Logistical Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0008	01/01/2024	01/01/2040	15:00	16:00	4	\$ 13,992.00	\$ 18,882.51
						13,992.00	18,882.51

#### Comments

Barring any unforeseen vehicular damages, etc., the gate operators should have life cycles in 8-12 year range. Since they may not require replacement concurrently, separate line items were included for each. The exact installation date was not confirmed. We reserve the right to modify this report upon confirmation of the factual installation date.



# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Item Parameters - Full Detail

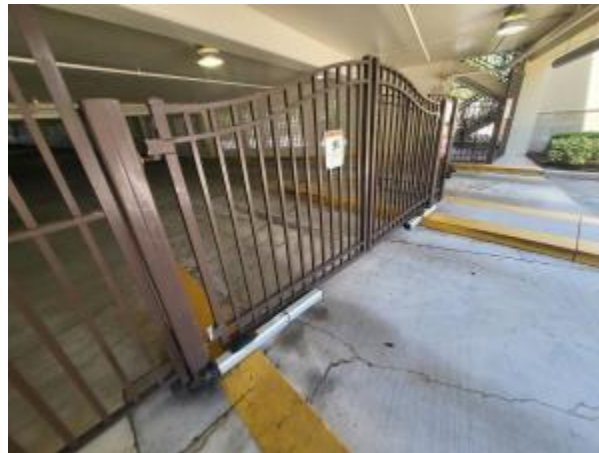
### Entry/Exit Gates

Item Number	9	Measurement Basis	pairs
Type	Unit	Estimated Useful Life	30 Years
Category	Site Improvements	Basis Cost	\$ 11,290.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0009	01/01/2024	01/01/2054	29:00	30:00	2	\$ 22,580.00	\$ 40,309.28
						22,580.00	40,309.28

### Comments

The security gates appear to be in fair to average condition. Under normal conditions, and barring any unforeseen vehicular damage, etc., a life cycle in the 25-35+ year range is the market norm we have observed for this type of fencing/gates.





## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Item Parameters - Full Detail

#### Fountain & Pool Tile Restoration

Item Number	13	Measurement Basis	total
Type	Unit	Estimated Useful Life	22 Years
Category	Site Improvements	Basis Cost	\$ 18,500.00
Tracking Method	Logistical		
	Fixed		

Code	Service Date	Replace Date	Rem Life	Adj Life	Quantity	Current Cost	Future Cost
001-000-0013	01/01/2008	01/01/2030	5:00	22:00	1	\$ 18,500.00	\$ 20,443.96
						18,500.00	20,443.96

#### Comments

We have included an allowance for major restoration of the pool fountain and equipment. This cost was designed on a recurring 22 year allowance. This cost includes, and isn't limited to, interior resurfacing, tile replacement and equipment and upgrades.



**The Strada CA, Inc.**  
**Analysis Date - January 1, 2025**  
Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future  
**Item Parameters - Full Detail**

**Gate Motorized Arms**

<b>Item Number</b>	2	<b>Measurement Basis</b>	ea
<b>Type</b>	Unit	<b>Estimated Useful Life</b>	14 Years
<b>Category</b>	Site Improvements	<b>Basis Cost</b>	\$ 4,279.00
<b>Tracking Method</b>	Logistical Fixed		

<b>Code</b>	<b>Service Date</b>	<b>Replace Date</b>	<b>Rem Life</b>	<b>Adj Life</b>	<b>Quantity</b>	<b>Current Cost</b>	<b>Future Cost</b>
001-000-0002	01/01/2024	01/01/2038	13:00	14:00	4	\$ 17,116.00	\$ 22,193.45
						17,116.00	22,193.45

**Comments**

Barring any unforeseen vehicular damages, etc., the automatic barrier swing arms/operators should have life cycles in the mid-10 year range. Since they may not require replacement concurrently, separate line items were included for each.



# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Access Control System, Garage										
Access Control System, Lobbies										
Awnings, Replacement										
Common Area Carpeting										258,452
Common Area Wall Coverings										125,090
Dog Park, Artificial Turf		15,387								
Elevator Cab Interiors										
Elevator Modernization, Hydraulic										
Entry/Exit Gate Motors										
Entry/Exit Gates										
Fire Pit Allowance						11,548				
Fitness Equipment, Cardio						39,175				
Fitness Equipment, Weights									46,348	
Fountain & Pool Tile Restoration						20,444				
Furnishings Allowance										134,368
Garage Pipe Hangers										
Gate Motorized Arms										
HVAC Systems, Common Areas				319,417						
Int. Paint & Finishes										91,573
Int. Renov., Clubhouse							138,105			
Int. Renov., Fitness Room										
Int. Renov., Kitchen									67,920	
Int. Renov., Lobbies										148,732
Int. Renov., Restroom, Clubhouse									48,014	
Inv. Renov., Restroom, Pool									13,939	
Kitchen Appliances				29,199						
Paint Interior Stairways						15,758				
Parking Garage, Lighting										43,752
Pergola Restoration									41,396	

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Pool & Spa Equipment							16,065			
Pool & Spa Heaters, Elec.				11,658						
Pool & Spa Heaters, Gas										12,923
Pool Deck Fencing & Gates										
Pool Deck Furniture				84,790						
Pool Deck Grills						29,285				
Pool Deck Lights										50,109
Pool Deck Pavers & Membrane										
Pool Deck Pergola Restoration										34,714
Pool Interior Resurfacing										
Pressurization/Exhaust Fans						10,918				
Railings/Handrails, Pool Deck										
Railings/Handrails, Res. Bldg.										
Restroom Renovation, Clubhouse									28,454	
Restroom Renovation, Pool Deck									8,976	
Roll-Up Doors/Operators										
SIRS-Common Area Plumbing									14,667	
SIRS-Common Windows & Doors										
SIRS-Concrete Restoration										
SIRS-Domestic Water Pups								24,486		
SIRS-Electrical Upgrades										
SIRS-Engineering Inspections										
SIRS-Exterior Bldg. Lighting						27,130				
SIRS-Exterior Paint & Waterproofing				246,164						
SIRS-Fire Alarm System Mod.										
SIRS-Fire Pump/Equipment										
SIRS-Generator/Equipment										
SIRS-Interior Lighting										115,514
SIRS-Planters, Restoration										

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
SIRS-Roofing, Flat (2009)					120,363					
SIRS-Roofing, Flat (2019)										
SIRS-Roofing, Flat (2020)										
SIRS-Roofing, Tile										
Spa Interior Resurfacing									4,670	
Tile Flooring										
Trash Chutes										
Trash Compactors				40,794						
Video Surveillance System			18,284							
	0	15,387	18,284	732,022	120,363	154,258	154,170	24,486	274,383	1,015,227

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Access Control System, Garage								7,191		
Access Control System, Lobbies		30,842								
Awnings, Replacement						150,291				
Common Area Carpeting										
Common Area Wall Coverings										
Dog Park, Artificial Turf		18,790								
Elevator Cab Interiors				99,842						
Elevator Modernization, Hydraulic				398,071						
Entry/Exit Gate Motors						18,883				
Entry/Exit Gates										
Fire Pit Allowance										
Fitness Equipment, Cardio						47,841				
Fitness Equipment, Weights										
Fountain & Pool Tile Restoration										
Furnishings Allowance										
Garage Pipe Hangers		35,507								
Gate Motorized Arms				22,193						
HVAC Systems, Common Areas						81,741				
Int. Paint & Finishes										
Int. Renov., Clubhouse									175,530	
Int. Renov., Fitness Room						30,364				
Int. Renov., Kitchen										
Int. Renov., Lobbies										
Int. Renov., Restroom, Clubhouse										
Inv. Renov., Restroom, Pool										
Kitchen Appliances										
Paint Interior Stairways										
Parking Garage, Lighting										
Pergola Restoration										

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Pool & Spa Equipment							19,619			
Pool & Spa Heaters, Elec.				14,237						
Pool & Spa Heaters, Gas										15,782
Pool Deck Fencing & Gates				102,352						
Pool Deck Furniture				103,545						
Pool Deck Grills						35,762				
Pool Deck Lights										
Pool Deck Pavers & Membrane				717,074						
Pool Deck Pergola Restoration										
Pool Interior Resurfacing			51,700							
Pressurization/Exhaust Fans										
Railings/Handrails, Pool Deck										
Railings/Handrails, Res. Bldg.										
Restroom Renovation, Clubhouse										
Restroom Renovation, Pool Deck										
Roll-Up Doors/Operators				31,768						
SIRS-Common Area Plumbing					16,535					
SIRS-Common Windows & Doors										
SIRS-Concrete Restoration						337,380				
SIRS-Domestic Water Pups										
SIRS-Electrical Upgrades										
SIRS-Engineering Inspections			23,513							
SIRS-Exterior Bldg. Lighting										
SIRS-Exterior Paint & Waterproofing				300,615						
SIRS-Fire Alarm System Mod.										
SIRS-Fire Pump/Equipment										
SIRS-Generator/Equipment										
SIRS-Interior Lighting										
SIRS-Planters, Restoration				162,081						



## The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

### Expenditures

Reserve Item	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
SIRS-Roofing, Flat (2009)										
SIRS-Roofing, Flat (2019)					670,718					
SIRS-Roofing, Flat (2020)						59,205				
SIRS-Roofing, Tile				413,523						
Spa Interior Resurfacing									5,703	
Tile Flooring		97,220								
Trash Chutes										
Trash Compactors										
Video Surveillance System					23,239					
	0	182,359	75,214	2,365,303	710,493	761,467	19,619	7,191	181,233	15,782

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Access Control System, Garage										
Access Control System, Lobbies				39,200						
Awnings, Replacement										
Common Area Carpeting				341,886						
Common Area Wall Coverings				165,472						
Dog Park, Artificial Turf		22,947								
Elevator Cab Interiors										
Elevator Modernization, Hydraulic										
Entry/Exit Gate Motors										
Entry/Exit Gates										40,309
Fire Pit Allowance								17,924		
Fitness Equipment, Cardio						58,423				
Fitness Equipment, Weights										
Fountain & Pool Tile Restoration								31,732		
Furnishings Allowance				177,744						
Garage Pipe Hangers										
Gate Motorized Arms								29,358		
HVAC Systems, Common Areas				476,356						
Int. Paint & Finishes				121,135						
Int. Renov., Clubhouse										
Int. Renov., Fitness Room										
Int. Renov., Kitchen										
Int. Renov., Lobbies										
Int. Renov., Restroom, Clubhouse										
Inv. Renov., Restroom, Pool										
Kitchen Appliances				43,545						
Paint Interior Stairways								24,459		
Parking Garage, Lighting										
Pergola Restoration										

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Expenditures

Reserve Item	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Pool & Spa Equipment							23,959			
Pool & Spa Heaters, Elec.				17,386						
Pool & Spa Heaters, Gas										19,273
Pool Deck Fencing & Gates										
Pool Deck Furniture				126,449						
Pool Deck Grills						43,673				
Pool Deck Lights										
Pool Deck Pavers & Membrane										
Pool Deck Pergola Restoration										
Pool Interior Resurfacing							68,390			
Pressurization/Exhaust Fans								16,947		
Railings/Handrails, Pool Deck									167,076	
Railings/Handrails, Res. Bldg.									571,293	
Restroom Renovation, Clubhouse										
Restroom Renovation, Pool Deck										
Roll-Up Doors/Operators										
SIRS-Common Area Plumbing	18,642						21,016			
SIRS-Common Windows & Doors				193,183						
SIRS-Concrete Restoration										
SIRS-Domestic Water Pups										
SIRS-Electrical Upgrades									113,741	
SIRS-Engineering Inspections			28,715							
SIRS-Exterior Bldg. Lighting								42,109		
SIRS-Exterior Paint & Waterproofing				367,111						
SIRS-Fire Alarm System Mod.										171,837
SIRS-Fire Pump/Equipment									103,941	
SIRS-Generator/Equipment								420,662		
SIRS-Interior Lighting				152,805						
SIRS-Planters, Restoration										

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Expenditures

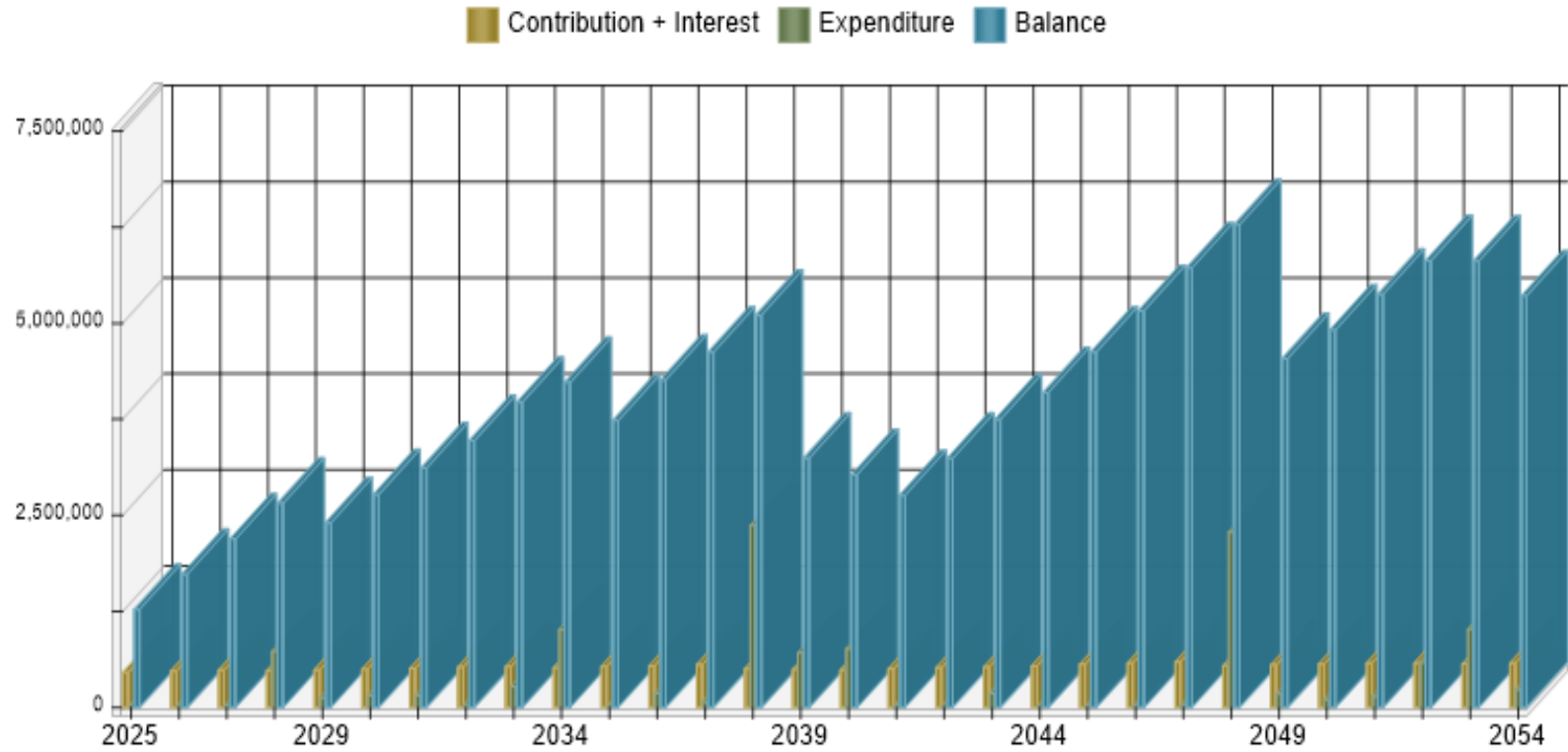
Reserve Item	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
SIRS-Roofing, Flat (2009)					179,501					
SIRS-Roofing, Flat (2019)										
SIRS-Roofing, Flat (2020)										
SIRS-Roofing, Tile										
Spa Interior Resurfacing									6,964	
Tile Flooring										
Trash Chutes									54,753	
Trash Compactors				60,837						
Video Surveillance System							29,537			
	18,642	22,947	28,715	2,283,111	179,501	102,096	142,902	583,190	1,017,769	231,419

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Cash Flow - Chart



# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Cash Flow - Annual

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/25 - 12/25	\$ 1,274,830.00	\$ 412,695.00	\$ 45,020.32	\$ 0.00	\$ 1,732,545.32
01/26 - 12/26	1,732,545.32	412,695.00	58,493.91	15,386.83	2,188,347.40
01/27 - 12/27	2,188,347.40	412,695.00	72,273.16	18,284.35	2,655,031.21
01/28 - 12/28	2,655,031.21	412,695.00	65,675.82	732,022.17	2,401,379.86
01/29 - 12/29	2,401,379.86	412,695.00	75,779.11	120,362.94	2,769,491.03
01/30 - 12/30	2,769,491.03	412,695.00	85,988.13	154,257.97	3,113,916.19
01/31 - 12/31	3,113,916.19	412,695.00	96,466.74	154,169.80	3,468,908.13
01/32 - 12/32	3,468,908.13	412,695.00	111,041.98	24,486.48	3,968,158.63
01/33 - 12/33	3,968,158.63	412,695.00	118,947.38	274,383.10	4,225,417.91
01/34 - 12/34	4,225,417.91	412,695.00	105,190.54	1,015,227.34	3,728,076.11
	1,274,830.00	4,126,950.00	834,877.09	2,508,580.98	3,728,076.11

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/35 - 12/35	\$ 3,728,076.11	\$ 412,695.00	\$ 119,638.14	\$ 0.00	\$ 4,260,409.25
01/36 - 12/36	4,260,409.25	412,695.00	130,517.22	182,359.22	4,621,262.25
01/37 - 12/37	4,621,262.25	412,695.00	144,614.18	75,213.68	5,103,357.75
01/38 - 12/38	5,103,357.75	412,695.00	92,564.65	2,365,302.85	3,243,314.55
01/39 - 12/39	3,243,314.55	412,695.00	84,196.18	710,492.70	3,029,713.03
01/40 - 12/40	3,029,713.03	412,695.00	76,214.38	761,466.58	2,757,155.83
01/41 - 12/41	2,757,155.83	412,695.00	89,535.15	19,618.84	3,239,767.14
01/42 - 12/42	3,239,767.14	412,695.00	104,576.28	7,191.30	3,749,847.12
01/43 - 12/43	3,749,847.12	412,695.00	115,020.79	181,233.18	4,096,329.73
01/44 - 12/44	4,096,329.73	412,695.00	130,379.18	15,781.84	4,623,622.07
	3,728,076.11	4,126,950.00	1,087,256.15	4,318,660.19	4,623,622.07

Period	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
01/45 - 12/45	\$ 4,623,622.07	\$ 412,695.00	\$ 146,333.97	\$ 18,641.60	\$ 5,164,009.44
01/46 - 12/46	5,164,009.44	412,695.00	162,644.96	22,946.81	5,716,402.59
01/47 - 12/47	5,716,402.59	412,695.00	179,278.49	28,714.56	6,279,661.52
01/48 - 12/48	6,279,661.52	412,695.00	130,737.39	2,283,110.82	4,539,983.09
01/49 - 12/49	4,539,983.09	412,695.00	139,104.02	179,500.63	4,912,281.48
01/50 - 12/50	4,912,281.48	412,695.00	152,682.70	102,095.78	5,375,563.40
01/51 - 12/51	5,375,563.40	412,695.00	165,585.14	142,902.07	5,810,941.47
01/52 - 12/52	5,810,941.47	412,695.00	166,001.47	583,190.42	5,806,447.52
01/53 - 12/53	5,806,447.52	412,695.00	153,205.01	1,017,769.11	5,354,578.42
01/54 - 12/54	5,354,578.42	412,695.00	166,729.14	231,418.98	5,702,583.58
	4,623,622.07	4,126,950.00	1,562,302.29	4,610,290.78	5,702,583.58

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2025	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 1,274,830.00	\$ 34,391.25	\$ 3,230.06	\$ 0.00	\$ 1,312,451.31
February	1,312,451.31	34,391.25	3,324.12	0.00	1,350,166.68
March	1,350,166.68	34,391.25	3,418.41	0.00	1,387,976.34
April	1,387,976.34	34,391.25	3,512.93	0.00	1,425,880.52
May	1,425,880.52	34,391.25	3,607.69	0.00	1,463,879.46
June	1,463,879.46	34,391.25	3,702.69	0.00	1,501,973.40
July	1,501,973.40	34,391.25	3,797.92	0.00	1,540,162.57
August	1,540,162.57	34,391.25	3,893.40	0.00	1,578,447.22
September	1,578,447.22	34,391.25	3,989.11	0.00	1,616,827.58
October	1,616,827.58	34,391.25	4,085.06	0.00	1,655,303.89
November	1,655,303.89	34,391.25	4,181.25	0.00	1,693,876.39
December	1,693,876.39	34,391.25	4,277.68	0.00	1,732,545.32
	1,274,830.00	412,695.00	45,020.32	0.00	1,732,545.32

2026	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 1,732,545.32	\$ 34,391.25	\$ 4,355.12	\$ 15,386.83	\$ 1,755,904.86
February	1,755,904.86	34,391.25	4,432.75	0.00	1,794,728.86
March	1,794,728.86	34,391.25	4,529.81	0.00	1,833,649.92
April	1,833,649.92	34,391.25	4,627.11	0.00	1,872,668.28
May	1,872,668.28	34,391.25	4,724.66	0.00	1,911,784.19
June	1,911,784.19	34,391.25	4,822.45	0.00	1,950,997.89
July	1,950,997.89	34,391.25	4,920.48	0.00	1,990,309.62
August	1,990,309.62	34,391.25	5,018.76	0.00	2,029,719.63
September	2,029,719.63	34,391.25	5,117.29	0.00	2,069,228.17
October	2,069,228.17	34,391.25	5,216.06	0.00	2,108,835.48
November	2,108,835.48	34,391.25	5,315.08	0.00	2,148,541.81
December	2,148,541.81	34,391.25	5,414.34	0.00	2,188,347.40
	1,732,545.32	412,695.00	58,493.91	15,386.83	2,188,347.40

2027	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,188,347.40	\$ 34,391.25	\$ 5,491.00	\$ 18,284.35	\$ 2,209,945.30
February	2,209,945.30	34,391.25	5,567.85	0.00	2,249,904.40
March	2,249,904.40	34,391.25	5,667.75	0.00	2,289,963.40
April	2,289,963.40	34,391.25	5,767.90	0.00	2,330,122.55
May	2,330,122.55	34,391.25	5,868.30	0.00	2,370,382.10
June	2,370,382.10	34,391.25	5,968.94	0.00	2,410,742.29
July	2,410,742.29	34,391.25	6,069.84	0.00	2,451,203.38
August	2,451,203.38	34,391.25	6,171.00	0.00	2,491,765.63
September	2,491,765.63	34,391.25	6,272.40	0.00	2,532,429.28
October	2,532,429.28	34,391.25	6,374.06	0.00	2,573,194.59
November	2,573,194.59	34,391.25	6,475.98	0.00	2,614,061.82
December	2,614,061.82	34,391.25	6,578.14	0.00	2,655,031.21
	2,188,347.40	412,695.00	72,273.16	18,284.35	2,655,031.21



# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2028	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,655,031.21	\$ 34,391.25	\$ 5,765.54	\$ 732,022.17	\$ 1,963,165.83
February	1,963,165.83	34,391.25	4,950.90	0.00	2,002,507.98
March	2,002,507.98	34,391.25	5,049.26	0.00	2,041,948.49
April	2,041,948.49	34,391.25	5,147.86	0.00	2,081,487.60
May	2,081,487.60	34,391.25	5,246.71	0.00	2,121,125.56
June	2,121,125.56	34,391.25	5,345.80	0.00	2,160,862.61
July	2,160,862.61	34,391.25	5,445.15	0.00	2,200,699.01
August	2,200,699.01	34,391.25	5,544.74	0.00	2,240,635.00
September	2,240,635.00	34,391.25	5,644.58	0.00	2,280,670.83
October	2,280,670.83	34,391.25	5,744.67	0.00	2,320,806.75
November	2,320,806.75	34,391.25	5,845.01	0.00	2,361,043.01
December	2,361,043.01	34,391.25	5,945.60	0.00	2,401,379.86
	2,655,031.21	412,695.00	65,675.82	732,022.17	2,401,379.86

2029	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,401,379.86	\$ 34,391.25	\$ 5,895.99	\$ 120,362.94	\$ 2,321,304.16
February	2,321,304.16	34,391.25	5,846.25	0.00	2,361,541.66
March	2,361,541.66	34,391.25	5,946.84	0.00	2,401,879.75
April	2,401,879.75	34,391.25	6,047.69	0.00	2,442,318.69
May	2,442,318.69	34,391.25	6,148.79	0.00	2,482,858.73
June	2,482,858.73	34,391.25	6,250.14	0.00	2,523,500.12
July	2,523,500.12	34,391.25	6,351.74	0.00	2,564,243.11
August	2,564,243.11	34,391.25	6,453.60	0.00	2,605,087.96
September	2,605,087.96	34,391.25	6,555.71	0.00	2,646,034.92
October	2,646,034.92	34,391.25	6,658.08	0.00	2,687,084.25
November	2,687,084.25	34,391.25	6,760.70	0.00	2,728,236.20
December	2,728,236.20	34,391.25	6,863.58	0.00	2,769,491.03
	2,401,379.86	412,695.00	75,779.11	120,362.94	2,769,491.03

2030	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,769,491.03	\$ 34,391.25	\$ 6,773.89	\$ 154,257.97	\$ 2,656,398.20
February	2,656,398.20	34,391.25	6,683.98	0.00	2,697,473.43
March	2,697,473.43	34,391.25	6,786.67	0.00	2,738,651.35
April	2,738,651.35	34,391.25	6,889.62	0.00	2,779,932.22
May	2,779,932.22	34,391.25	6,992.82	0.00	2,821,316.29
June	2,821,316.29	34,391.25	7,096.28	0.00	2,862,803.82
July	2,862,803.82	34,391.25	7,200.00	0.00	2,904,395.07
August	2,904,395.07	34,391.25	7,303.98	0.00	2,946,090.30
September	2,946,090.30	34,391.25	7,408.21	0.00	2,987,889.76
October	2,987,889.76	34,391.25	7,512.71	0.00	3,029,793.72
November	3,029,793.72	34,391.25	7,617.47	0.00	3,071,802.44
December	3,071,802.44	34,391.25	7,722.50	0.00	3,113,916.19
	2,769,491.03	412,695.00	85,988.13	154,257.97	3,113,916.19

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2031	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,113,916.19	\$ 34,391.25	\$ 7,635.07	\$ 154,169.80	\$ 3,001,772.71
February	3,001,772.71	34,391.25	7,547.42	0.00	3,043,711.38
March	3,043,711.38	34,391.25	7,652.27	0.00	3,085,754.90
April	3,085,754.90	34,391.25	7,757.38	0.00	3,127,903.53
May	3,127,903.53	34,391.25	7,862.75	0.00	3,170,157.53
June	3,170,157.53	34,391.25	7,968.38	0.00	3,212,517.16
July	3,212,517.16	34,391.25	8,074.28	0.00	3,254,982.69
August	3,254,982.69	34,391.25	8,180.45	0.00	3,297,554.39
September	3,297,554.39	34,391.25	8,286.88	0.00	3,340,232.52
October	3,340,232.52	34,391.25	8,393.57	0.00	3,383,017.34
November	3,383,017.34	34,391.25	8,500.53	0.00	3,425,909.12
December	3,425,909.12	34,391.25	8,607.76	0.00	3,468,908.13
	3,113,916.19	412,695.00	96,466.74	154,169.80	3,468,908.13

2032	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,468,908.13	\$ 34,391.25	\$ 8,684.65	\$ 24,486.48	\$ 3,487,497.55
February	3,487,497.55	34,391.25	8,761.73	0.00	3,530,650.53
March	3,530,650.53	34,391.25	8,869.62	0.00	3,573,911.40
April	3,573,911.40	34,391.25	8,977.77	0.00	3,617,280.42
May	3,617,280.42	34,391.25	9,086.19	0.00	3,660,757.86
June	3,660,757.86	34,391.25	9,194.88	0.00	3,704,343.99
July	3,704,343.99	34,391.25	9,303.85	0.00	3,748,039.09
August	3,748,039.09	34,391.25	9,413.09	0.00	3,791,843.43
September	3,791,843.43	34,391.25	9,522.60	0.00	3,835,757.28
October	3,835,757.28	34,391.25	9,632.38	0.00	3,879,780.91
November	3,879,780.91	34,391.25	9,742.44	0.00	3,923,914.60
December	3,923,914.60	34,391.25	9,852.78	0.00	3,968,158.63
	3,468,908.13	412,695.00	111,041.98	24,486.48	3,968,158.63

2033	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,968,158.63	\$ 34,391.25	\$ 9,620.41	\$ 274,383.10	\$ 3,737,787.19
February	3,737,787.19	34,391.25	9,387.46	0.00	3,781,565.90
March	3,781,565.90	34,391.25	9,496.90	0.00	3,825,454.05
April	3,825,454.05	34,391.25	9,606.62	0.00	3,869,451.92
May	3,869,451.92	34,391.25	9,716.62	0.00	3,913,559.79
June	3,913,559.79	34,391.25	9,826.89	0.00	3,957,777.93
July	3,957,777.93	34,391.25	9,937.43	0.00	4,002,106.61
August	4,002,106.61	34,391.25	10,048.26	0.00	4,046,546.12
September	4,046,546.12	34,391.25	10,159.35	0.00	4,091,096.72
October	4,091,096.72	34,391.25	10,270.73	0.00	4,135,758.70
November	4,135,758.70	34,391.25	10,382.39	0.00	4,180,532.34
December	4,180,532.34	34,391.25	10,494.32	0.00	4,225,417.91
	3,968,158.63	412,695.00	118,947.38	274,383.10	4,225,417.91

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2034	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 4,225,417.91	\$ 34,391.25	\$ 9,337.50	\$ 1,015,227.34	\$ 3,253,919.32
February	3,253,919.32	34,391.25	8,177.79	0.00	3,296,488.36
March	3,296,488.36	34,391.25	8,284.21	0.00	3,339,163.82
April	3,339,163.82	34,391.25	8,390.90	0.00	3,381,945.97
May	3,381,945.97	34,391.25	8,497.85	0.00	3,424,835.07
June	3,424,835.07	34,391.25	8,605.08	0.00	3,467,831.40
July	3,467,831.40	34,391.25	8,712.57	0.00	3,510,935.22
August	3,510,935.22	34,391.25	8,820.33	0.00	3,554,146.80
September	3,554,146.80	34,391.25	8,928.36	0.00	3,597,466.41
October	3,597,466.41	34,391.25	9,036.66	0.00	3,640,894.32
November	3,640,894.32	34,391.25	9,145.22	0.00	3,684,430.79
December	3,684,430.79	34,391.25	9,254.07	0.00	3,728,076.11
	4,225,417.91	412,695.00	105,190.54	1,015,227.34	3,728,076.11

2035	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,728,076.11	\$ 34,391.25	\$ 9,363.18	\$ 0.00	\$ 3,771,830.54
February	3,771,830.54	34,391.25	9,472.57	0.00	3,815,694.36
March	3,815,694.36	34,391.25	9,582.22	0.00	3,859,667.83
April	3,859,667.83	34,391.25	9,692.16	0.00	3,903,751.24
May	3,903,751.24	34,391.25	9,802.37	0.00	3,947,944.86
June	3,947,944.86	34,391.25	9,912.85	0.00	3,992,248.96
July	3,992,248.96	34,391.25	10,023.61	0.00	4,036,663.82
August	4,036,663.82	34,391.25	10,134.65	0.00	4,081,189.72
September	4,081,189.72	34,391.25	10,245.96	0.00	4,125,826.93
October	4,125,826.93	34,391.25	10,357.56	0.00	4,170,575.74
November	4,170,575.74	34,391.25	10,469.43	0.00	4,215,436.42
December	4,215,436.42	34,391.25	10,581.58	0.00	4,260,409.25
	3,728,076.11	412,695.00	119,638.14	0.00	4,260,409.25

2036	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 4,260,409.25	\$ 34,391.25	\$ 10,466.06	\$ 182,359.22	\$ 4,122,907.34
February	4,122,907.34	34,391.25	10,350.26	0.00	4,167,648.85
March	4,167,648.85	34,391.25	10,462.11	0.00	4,212,502.21
April	4,212,502.21	34,391.25	10,574.24	0.00	4,257,467.70
May	4,257,467.70	34,391.25	10,686.66	0.00	4,302,545.61
June	4,302,545.61	34,391.25	10,799.35	0.00	4,347,736.21
July	4,347,736.21	34,391.25	10,912.33	0.00	4,393,039.79
August	4,393,039.79	34,391.25	11,025.59	0.00	4,438,456.63
September	4,438,456.63	34,391.25	11,139.13	0.00	4,483,987.01
October	4,483,987.01	34,391.25	11,252.96	0.00	4,529,631.22
November	4,529,631.22	34,391.25	11,367.07	0.00	4,575,389.54
December	4,575,389.54	34,391.25	11,481.46	0.00	4,621,262.25
	4,260,409.25	412,695.00	130,517.22	182,359.22	4,621,262.25

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2037	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 4,621,262.25	\$ 34,391.25	\$ 11,502.13	\$ 75,213.68	\$ 4,591,941.95
February	4,591,941.95	34,391.25	11,522.84	0.00	4,637,856.04
March	4,637,856.04	34,391.25	11,637.63	0.00	4,683,884.92
April	4,683,884.92	34,391.25	11,752.70	0.00	4,730,028.87
May	4,730,028.87	34,391.25	11,868.06	0.00	4,776,288.18
June	4,776,288.18	34,391.25	11,983.71	0.00	4,822,663.14
July	4,822,663.14	34,391.25	12,099.65	0.00	4,869,154.04
August	4,869,154.04	34,391.25	12,215.87	0.00	4,915,761.16
September	4,915,761.16	34,391.25	12,332.39	0.00	4,962,484.80
October	4,962,484.80	34,391.25	12,449.20	0.00	5,009,325.25
November	5,009,325.25	34,391.25	12,566.30	0.00	5,056,282.80
December	5,056,282.80	34,391.25	12,683.70	0.00	5,103,357.75
	4,621,262.25	412,695.00	144,614.18	75,213.68	5,103,357.75

2038	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 5,103,357.75	\$ 34,391.25	\$ 9,844.75	\$ 2,365,302.85	\$ 2,782,290.90
February	2,782,290.90	34,391.25	6,998.72	0.00	2,823,680.87
March	2,823,680.87	34,391.25	7,102.19	0.00	2,865,174.31
April	2,865,174.31	34,391.25	7,205.92	0.00	2,906,771.48
May	2,906,771.48	34,391.25	7,309.92	0.00	2,948,472.65
June	2,948,472.65	34,391.25	7,414.17	0.00	2,990,278.07
July	2,990,278.07	34,391.25	7,518.68	0.00	3,032,188.00
August	3,032,188.00	34,391.25	7,623.46	0.00	3,074,202.71
September	3,074,202.71	34,391.25	7,728.50	0.00	3,116,322.46
October	3,116,322.46	34,391.25	7,833.80	0.00	3,158,547.51
November	3,158,547.51	34,391.25	7,939.36	0.00	3,200,878.12
December	3,200,878.12	34,391.25	8,045.18	0.00	3,243,314.55
	5,103,357.75	412,695.00	92,564.65	2,365,302.85	3,243,314.55

2039	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,243,314.55	\$ 34,391.25	\$ 7,263.16	\$ 710,492.70	\$ 2,574,476.26
February	2,574,476.26	34,391.25	6,479.18	0.00	2,615,346.69
March	2,615,346.69	34,391.25	6,581.36	0.00	2,656,319.30
April	2,656,319.30	34,391.25	6,683.79	0.00	2,697,394.34
May	2,697,394.34	34,391.25	6,786.47	0.00	2,738,572.06
June	2,738,572.06	34,391.25	6,889.42	0.00	2,779,852.73
July	2,779,852.73	34,391.25	6,992.62	0.00	2,821,236.60
August	2,821,236.60	34,391.25	7,096.08	0.00	2,862,723.93
September	2,862,723.93	34,391.25	7,199.80	0.00	2,904,314.98
October	2,904,314.98	34,391.25	7,303.78	0.00	2,946,010.01
November	2,946,010.01	34,391.25	7,408.01	0.00	2,987,809.27
December	2,987,809.27	34,391.25	7,512.51	0.00	3,029,713.03
	3,243,314.55	412,695.00	84,196.18	710,492.70	3,029,713.03

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2040	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,029,713.03	\$ 34,391.25	\$ 6,665.44	\$ 761,466.58	\$ 2,309,303.14
February	2,309,303.14	34,391.25	5,816.25	0.00	2,349,510.64
March	2,349,510.64	34,391.25	5,916.77	0.00	2,389,818.66
April	2,389,818.66	34,391.25	6,017.54	0.00	2,430,227.45
May	2,430,227.45	34,391.25	6,118.56	0.00	2,470,737.26
June	2,470,737.26	34,391.25	6,219.83	0.00	2,511,348.34
July	2,511,348.34	34,391.25	6,321.36	0.00	2,552,060.95
August	2,552,060.95	34,391.25	6,423.14	0.00	2,592,875.34
September	2,592,875.34	34,391.25	6,525.18	0.00	2,633,791.77
October	2,633,791.77	34,391.25	6,627.47	0.00	2,674,810.49
November	2,674,810.49	34,391.25	6,730.02	0.00	2,715,931.76
December	2,715,931.76	34,391.25	6,832.82	0.00	2,757,155.83
	3,029,713.03	412,695.00	76,214.38	761,466.58	2,757,155.83

2041	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 2,757,155.83	\$ 34,391.25	\$ 6,911.36	\$ 19,618.84	\$ 2,778,839.60
February	2,778,839.60	34,391.25	6,990.09	0.00	2,820,220.94
March	2,820,220.94	34,391.25	7,093.54	0.00	2,861,705.73
April	2,861,705.73	34,391.25	7,197.25	0.00	2,903,294.23
May	2,903,294.23	34,391.25	7,301.22	0.00	2,944,986.70
June	2,944,986.70	34,391.25	7,405.46	0.00	2,986,783.41
July	2,986,783.41	34,391.25	7,509.95	0.00	3,028,684.61
August	3,028,684.61	34,391.25	7,614.70	0.00	3,070,690.56
September	3,070,690.56	34,391.25	7,719.72	0.00	3,112,801.53
October	3,112,801.53	34,391.25	7,824.99	0.00	3,155,017.77
November	3,155,017.77	34,391.25	7,930.53	0.00	3,197,339.55
December	3,197,339.55	34,391.25	8,036.34	0.00	3,239,767.14
	2,757,155.83	412,695.00	89,535.15	19,618.84	3,239,767.14

2042	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,239,767.14	\$ 34,391.25	\$ 8,133.42	\$ 7,191.30	\$ 3,275,100.51
February	3,275,100.51	34,391.25	8,230.74	0.00	3,317,722.50
March	3,317,722.50	34,391.25	8,337.30	0.00	3,360,451.05
April	3,360,451.05	34,391.25	8,444.12	0.00	3,403,286.42
May	3,403,286.42	34,391.25	8,551.21	0.00	3,446,228.88
June	3,446,228.88	34,391.25	8,658.56	0.00	3,489,278.69
July	3,489,278.69	34,391.25	8,766.19	0.00	3,532,436.13
August	3,532,436.13	34,391.25	8,874.08	0.00	3,575,701.46
September	3,575,701.46	34,391.25	8,982.24	0.00	3,619,074.95
October	3,619,074.95	34,391.25	9,090.68	0.00	3,662,556.88
November	3,662,556.88	34,391.25	9,199.38	0.00	3,706,147.51
December	3,706,147.51	34,391.25	9,308.36	0.00	3,749,847.12
	3,239,767.14	412,695.00	104,576.28	7,191.30	3,749,847.12

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2043	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 3,749,847.12	\$ 34,391.25	\$ 9,191.07	\$ 181,233.18	\$ 3,612,196.26
February	3,612,196.26	34,391.25	9,073.48	0.00	3,655,660.99
March	3,655,660.99	34,391.25	9,182.14	0.00	3,699,234.38
April	3,699,234.38	34,391.25	9,291.08	0.00	3,742,916.71
May	3,742,916.71	34,391.25	9,400.28	0.00	3,786,708.24
June	3,786,708.24	34,391.25	9,509.76	0.00	3,830,609.25
July	3,830,609.25	34,391.25	9,619.51	0.00	3,874,620.01
August	3,874,620.01	34,391.25	9,729.54	0.00	3,918,740.80
September	3,918,740.80	34,391.25	9,839.84	0.00	3,962,971.89
October	3,962,971.89	34,391.25	9,950.42	0.00	4,007,313.56
November	4,007,313.56	34,391.25	10,061.27	0.00	4,051,766.08
December	4,051,766.08	34,391.25	10,172.40	0.00	4,096,329.73
	3,749,847.12	412,695.00	115,020.79	181,233.18	4,096,329.73

2044	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 4,096,329.73	\$ 34,391.25	\$ 10,264.09	\$ 15,781.84	\$ 4,125,203.23
February	4,125,203.23	34,391.25	10,356.00	0.00	4,169,950.48
March	4,169,950.48	34,391.25	10,467.87	0.00	4,214,809.60
April	4,214,809.60	34,391.25	10,580.01	0.00	4,259,780.86
May	4,259,780.86	34,391.25	10,692.44	0.00	4,304,864.55
June	4,304,864.55	34,391.25	10,805.15	0.00	4,350,060.95
July	4,350,060.95	34,391.25	10,918.14	0.00	4,395,370.34
August	4,395,370.34	34,391.25	11,031.41	0.00	4,440,793.00
September	4,440,793.00	34,391.25	11,144.97	0.00	4,486,329.22
October	4,486,329.22	34,391.25	11,258.81	0.00	4,531,979.28
November	4,531,979.28	34,391.25	11,372.94	0.00	4,577,743.47
December	4,577,743.47	34,391.25	11,487.35	0.00	4,623,622.07
	4,096,329.73	412,695.00	130,379.18	15,781.84	4,623,622.07

2045	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 4,623,622.07	\$ 34,391.25	\$ 11,578.74	\$ 18,641.60	\$ 4,650,950.46
February	4,650,950.46	34,391.25	11,670.37	0.00	4,697,012.08
March	4,697,012.08	34,391.25	11,785.52	0.00	4,743,188.85
April	4,743,188.85	34,391.25	11,900.96	0.00	4,789,481.06
May	4,789,481.06	34,391.25	12,016.69	0.00	4,835,889.00
June	4,835,889.00	34,391.25	12,132.71	0.00	4,882,412.96
July	4,882,412.96	34,391.25	12,249.02	0.00	4,929,053.23
August	4,929,053.23	34,391.25	12,365.62	0.00	4,975,810.10
September	4,975,810.10	34,391.25	12,482.51	0.00	5,022,683.86
October	5,022,683.86	34,391.25	12,599.70	0.00	5,069,674.81
November	5,069,674.81	34,391.25	12,717.18	0.00	5,116,783.24
December	5,116,783.24	34,391.25	12,834.95	0.00	5,164,009.44
	4,623,622.07	412,695.00	146,333.97	18,641.60	5,164,009.44

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2046	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 5,164,009.44	\$ 34,391.25	\$ 12,924.33	\$ 22,946.81	\$ 5,188,378.21
February	5,188,378.21	34,391.25	13,013.93	0.00	5,235,783.39
March	5,235,783.39	34,391.25	13,132.45	0.00	5,283,307.09
April	5,283,307.09	34,391.25	13,251.26	0.00	5,330,949.60
May	5,330,949.60	34,391.25	13,370.36	0.00	5,378,711.21
June	5,378,711.21	34,391.25	13,489.77	0.00	5,426,592.23
July	5,426,592.23	34,391.25	13,609.47	0.00	5,474,592.95
August	5,474,592.95	34,391.25	13,729.47	0.00	5,522,713.67
September	5,522,713.67	34,391.25	13,849.77	0.00	5,570,954.69
October	5,570,954.69	34,391.25	13,970.38	0.00	5,619,316.32
November	5,619,316.32	34,391.25	14,091.28	0.00	5,667,798.85
December	5,667,798.85	34,391.25	14,212.49	0.00	5,716,402.59
	5,164,009.44	412,695.00	162,644.96	22,946.81	5,716,402.59

2047	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 5,716,402.59	\$ 34,391.25	\$ 14,298.10	\$ 28,714.56	\$ 5,736,377.38
February	5,736,377.38	34,391.25	14,383.93	0.00	5,785,152.56
March	5,785,152.56	34,391.25	14,505.87	0.00	5,834,049.68
April	5,834,049.68	34,391.25	14,628.11	0.00	5,883,069.04
May	5,883,069.04	34,391.25	14,750.66	0.00	5,932,210.95
June	5,932,210.95	34,391.25	14,873.52	0.00	5,981,475.72
July	5,981,475.72	34,391.25	14,996.68	0.00	6,030,863.65
August	6,030,863.65	34,391.25	15,120.15	0.00	6,080,375.05
September	6,080,375.05	34,391.25	15,243.93	0.00	6,130,010.23
October	6,130,010.23	34,391.25	15,368.01	0.00	6,179,769.49
November	6,179,769.49	34,391.25	15,492.41	0.00	6,229,653.15
December	6,229,653.15	34,391.25	15,617.12	0.00	6,279,661.52
	5,716,402.59	412,695.00	179,278.49	28,714.56	6,279,661.52

2048	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 6,279,661.52	\$ 34,391.25	\$ 12,888.25	\$ 2,283,110.82	\$ 4,043,830.20
February	4,043,830.20	34,391.25	10,152.56	0.00	4,088,374.01
March	4,088,374.01	34,391.25	10,263.92	0.00	4,133,029.18
April	4,133,029.18	34,391.25	10,375.56	0.00	4,177,795.99
May	4,177,795.99	34,391.25	10,487.48	0.00	4,222,674.72
June	4,222,674.72	34,391.25	10,599.68	0.00	4,267,665.65
July	4,267,665.65	34,391.25	10,712.15	0.00	4,312,769.05
August	4,312,769.05	34,391.25	10,824.91	0.00	4,357,985.21
September	4,357,985.21	34,391.25	10,937.95	0.00	4,403,314.41
October	4,403,314.41	34,391.25	11,051.28	0.00	4,448,756.94
November	4,448,756.94	34,391.25	11,164.88	0.00	4,494,313.07
December	4,494,313.07	34,391.25	11,278.77	0.00	4,539,983.09
	6,279,661.52	412,695.00	130,737.39	2,283,110.82	4,539,983.09



# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2049	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 4,539,983.09	\$ 34,391.25	\$ 11,168.57	\$ 179,500.63	\$ 4,406,042.28
February	4,406,042.28	34,391.25	11,058.09	0.00	4,451,491.62
March	4,451,491.62	34,391.25	11,171.72	0.00	4,497,054.59
April	4,497,054.59	34,391.25	11,285.63	0.00	4,542,731.47
May	4,542,731.47	34,391.25	11,399.82	0.00	4,588,522.54
June	4,588,522.54	34,391.25	11,514.30	0.00	4,634,428.09
July	4,634,428.09	34,391.25	11,629.06	0.00	4,680,448.40
August	4,680,448.40	34,391.25	11,744.11	0.00	4,726,583.76
September	4,726,583.76	34,391.25	11,859.45	0.00	4,772,834.46
October	4,772,834.46	34,391.25	11,975.08	0.00	4,819,200.79
November	4,819,200.79	34,391.25	12,090.99	0.00	4,865,683.03
December	4,865,683.03	34,391.25	12,207.20	0.00	4,912,281.48
	4,539,983.09	412,695.00	139,104.02	179,500.63	4,912,281.48

2050	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 4,912,281.48	\$ 34,391.25	\$ 12,196.07	\$ 102,095.78	\$ 4,856,773.02
February	4,856,773.02	34,391.25	12,184.92	0.00	4,903,349.19
March	4,903,349.19	34,391.25	12,301.36	0.00	4,950,041.80
April	4,950,041.80	34,391.25	12,418.09	0.00	4,996,851.14
May	4,996,851.14	34,391.25	12,535.12	0.00	5,043,777.51
June	5,043,777.51	34,391.25	12,652.43	0.00	5,090,821.19
July	5,090,821.19	34,391.25	12,770.04	0.00	5,137,982.48
August	5,137,982.48	34,391.25	12,887.95	0.00	5,185,261.68
September	5,185,261.68	34,391.25	13,006.14	0.00	5,232,659.07
October	5,232,659.07	34,391.25	13,124.64	0.00	5,280,174.96
November	5,280,174.96	34,391.25	13,243.43	0.00	5,327,809.64
December	5,327,809.64	34,391.25	13,362.51	0.00	5,375,563.40
	4,912,281.48	412,695.00	152,682.70	102,095.78	5,375,563.40

2051	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 5,375,563.40	\$ 34,391.25	\$ 13,303.27	\$ 142,902.07	\$ 5,280,355.85
February	5,280,355.85	34,391.25	13,243.88	0.00	5,327,990.98
March	5,327,990.98	34,391.25	13,362.97	0.00	5,375,745.20
April	5,375,745.20	34,391.25	13,482.35	0.00	5,423,618.80
May	5,423,618.80	34,391.25	13,602.04	0.00	5,471,612.09
June	5,471,612.09	34,391.25	13,722.02	0.00	5,519,725.36
July	5,519,725.36	34,391.25	13,842.30	0.00	5,567,958.91
August	5,567,958.91	34,391.25	13,962.89	0.00	5,616,313.05
September	5,616,313.05	34,391.25	14,083.77	0.00	5,664,788.07
October	5,664,788.07	34,391.25	14,204.96	0.00	5,713,384.28
November	5,713,384.28	34,391.25	14,326.45	0.00	5,762,101.98
December	5,762,101.98	34,391.25	14,448.24	0.00	5,810,941.47
	5,375,563.40	412,695.00	165,585.14	142,902.07	5,810,941.47

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Cash Flow - Monthly

2052	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 5,810,941.47	\$ 34,391.25	\$ 13,841.35	\$ 583,190.42	\$ 5,275,983.65
February	5,275,983.65	34,391.25	13,232.95	0.00	5,323,607.85
March	5,323,607.85	34,391.25	13,352.01	0.00	5,371,351.11
April	5,371,351.11	34,391.25	13,471.37	0.00	5,419,213.73
May	5,419,213.73	34,391.25	13,591.02	0.00	5,467,196.00
June	5,467,196.00	34,391.25	13,710.98	0.00	5,515,298.23
July	5,515,298.23	34,391.25	13,831.23	0.00	5,563,520.71
August	5,563,520.71	34,391.25	13,951.79	0.00	5,611,863.75
September	5,611,863.75	34,391.25	14,072.65	0.00	5,660,327.65
October	5,660,327.65	34,391.25	14,193.81	0.00	5,708,912.71
November	5,708,912.71	34,391.25	14,315.27	0.00	5,757,619.23
December	5,757,619.23	34,391.25	14,437.04	0.00	5,806,447.52
	5,810,941.47	412,695.00	166,001.47	583,190.42	5,806,447.52
2053	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 5,806,447.52	\$ 34,391.25	\$ 13,286.90	\$ 1,017,769.11	\$ 4,836,356.56
February	4,836,356.56	34,391.25	12,133.88	0.00	4,882,881.69
March	4,882,881.69	34,391.25	12,250.19	0.00	4,929,523.13
April	4,929,523.13	34,391.25	12,366.80	0.00	4,976,281.18
May	4,976,281.18	34,391.25	12,483.69	0.00	5,023,156.12
June	5,023,156.12	34,391.25	12,600.88	0.00	5,070,148.25
July	5,070,148.25	34,391.25	12,718.36	0.00	5,117,257.86
August	5,117,257.86	34,391.25	12,836.13	0.00	5,164,485.24
September	5,164,485.24	34,391.25	12,954.20	0.00	5,211,830.69
October	5,211,830.69	34,391.25	13,072.57	0.00	5,259,294.51
November	5,259,294.51	34,391.25	13,191.23	0.00	5,306,876.99
December	5,306,876.99	34,391.25	13,310.18	0.00	5,354,578.42
	5,806,447.52	412,695.00	153,205.01	1,017,769.11	5,354,578.42
2054	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance
January	\$ 5,354,578.42	\$ 34,391.25	\$ 13,354.96	\$ 59,582.04	\$ 5,342,742.59
February	5,342,742.59	34,391.25	13,399.85	0.00	5,390,533.69
March	5,390,533.69	34,391.25	13,519.32	0.00	5,438,444.26
April	5,438,444.26	34,391.25	13,639.10	0.00	5,486,474.61
May	5,486,474.61	34,391.25	13,759.18	0.00	5,534,625.04
June	5,534,625.04	34,391.25	13,879.55	0.00	5,582,895.84
July	5,582,895.84	34,391.25	14,000.23	0.00	5,631,287.32
August	5,631,287.32	34,391.25	14,121.21	0.00	5,679,799.78
September	5,679,799.78	34,391.25	14,242.49	0.00	5,728,433.52
October	5,728,433.52	34,391.25	14,364.07	0.00	5,777,188.84
November	5,777,188.84	34,391.25	14,271.16	171,836.94	5,654,014.31
December	5,654,014.31	34,391.25	14,178.02	0.00	5,702,583.58
	5,354,578.42	412,695.00	166,729.14	231,418.98	5,702,583.58

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Supplementary Information

### on Future Major Repairs and Replacements

Category	Estimated Remaining Useful Lives Life YY:MM	Estimated Current Replacement Cost	2025 Funding Requirement	Components of Fund Balance at 12/31/2024
Building Exteriors	11:00 -28:00	\$ 586,326	\$ 22,141	\$ 105,341
Common Area Interiors	3:00 -15:00	1,217,496	109,633	252,630
Mechanical Systems	2:00 -28:00	765,560	49,479	215,766
Parking Garage	9:00 -17:00	41,670	2,547	10,200
Pool & Deck	3:00 -13:00	935,587	65,131	222,161
Site Improvements	1:00 -29:00	87,270	7,834	12,957
SIRS-Common Windows & Doors	23:00	122,000	4,596	21,869
SIRS-Electrical Systems	5:00 -28:00	431,300	22,646	72,860
SIRS-Exterior Paint & Waterproofing	3:00	231,840	34,938	68,449
SIRS-Fire Alarm & Fireproofing	28:00 -29:10	154,068	6,744	9,686
SIRS-Plumbing Systems	7:00 - 8:00	33,790	2,090	9,946
SIRS-Roofing	4:00 -15:00	980,940	65,904	182,498
SIRS-Structural Systems	12:00 -15:00	393,500	19,013	90,467
		5,981,346	412,696	1,274,830

# The Strada CA, Inc.

Analysis Date - January 1, 2025

Inflation:2.00% Investment:3.00% Contribution Factor:0.00% Calc:Future

## Component Funding Analysis

Category	Current Cost	Useful Life YY:MM	Remaining Life YY:MM	Reserve Balance	Unfunded Balance	Reserve Contribution 2025
Building Exteriors	\$ 586,326	28:00 -45:00	11:00 -28:00	\$ 105,341	\$ 480,985	\$ 21,791
Common Area Interiors	1,217,496	10:00 -30:00	3:00 -15:00	252,630	964,866	117,086
Mechanical Systems	765,560	12:00 -45:00	2:00 -28:00	215,766	549,794	102,093
Parking Garage	41,670	18:00 -26:00	9:00 -17:00	10,200	31,470	3,235
Pool & Deck	935,587	10:00 -30:00	3:00 -13:00	222,161	713,426	79,537
Site Improvements	87,270	10:00 -30:00	1:00 -29:00	12,957	74,313	14,804
SIRS-Common Windows & Doors	122,000	40:00	23:00	21,869	100,131	4,354
SIRS-Electrical Systems	431,300	14:00 -45:00	5:00 -28:00	72,860	358,440	21,972
SIRS-Exterior Paint & Waterproofing	231,840	10:00	3:00	68,449	163,391	54,464
SIRS-Fire Alarm & Fireproofing	154,068	30:00 -45:00	28:00 -29:10	9,686	144,382	4,949
SIRS-Plumbing Systems	33,790	6:00 -24:00	7:00 - 8:00	9,946	23,844	3,247
SIRS-Roofing	980,940	20:00 -30:00	4:00 -15:00	182,498	798,442	71,325
SIRS-Structural Systems	393,500	10:00 -32:00	12:00 -15:00	90,467	303,033	21,409
	5,981,347			1,274,830	4,706,517	520,266