

SOCOTEC



Le Jardin

Structural Integrity Reserve Study

For Period Beginning January 1, 2026

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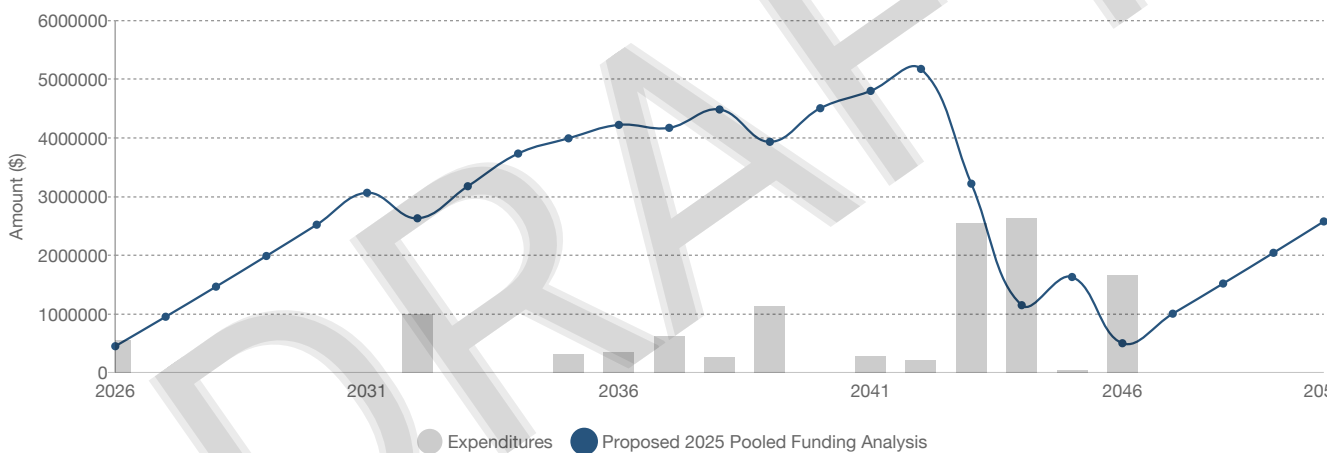
Analysis

Total number of elements scheduled for SIRS funding 16

Recommended Cash-Flow Present Funding Contributions for 2026 \$493,800

For our analysis, we assume a 3% inflation factor and 2.0% interest accrual over a 30-year timeline. Therefore, SOCOTEC utilized those parameters for this analysis. Based on SOCOTEC's analysis of the Structural Integrity Reserve Study (SIRS) and the Association's current level of reserve funding, we recommend an annual contribution to \$493,800 for the year 2026. Typically, our recommended annual reserve funding is chosen so that no year-end balance drops below \$50,000. However, we understand the Association requests to keep its minimum year-end balance above \$500,000. Therefore, our recommended annual reserve assessment was set to ensure that all year-end balances stay above \$500,000.

Expenditures Chart



Key SIRS Elements Identified

REGULATORY ASSET N°	NAME	NEXT REPL	EST LIFE	ADJ LIFE	REM USEFUL LIFE	UNIT COST	QTY	CURRENT COST
SIRS Requirement								
1	Main Tower - Flat TPO	01/01/2037	20y	11y	11y	\$30.90	14,700 SF	\$454,230
2	Concrete Repair - Allowance	01/01/2032	10y	6y	6y	\$56,650.00	1 Allow	\$56,650
3	Fire Pump & Controls	01/01/2035	37y	9y	9y	\$216,300.00	1 LS	\$216,300
4	Update Audio & Visual Fire Alarm System	01/01/2026	25y	0y	0y	\$412,000.00	1 LS	\$412,000
5	Domestic Water Pumps & Controls	01/01/2041	22y	15y	15y	\$41,200.00	1 LS	\$41,200
6	Aqualatch System Upgrade/Replacement	01/01/2026	15y	0y	0y	\$144,200.00	1 LS	\$144,200
7	Plumbing Repairs - Allowance	01/01/2035	10y	9y	9y	\$10,300.00	1 Allow	\$10,300
8	Emergency Generator: Emergency Generator	01/01/2038	40y	12y	12y	\$185,400.00	1 LS	\$185,400
9	Electrical Systems Repair - Allowance	01/01/2035	10y	9y	9y	\$10,300.00	1 Allow	\$10,300
10	Paint/Seal/Repair - Building Exterior	01/01/2032	7y	6y	6y	\$772,500.00	1 LS	\$772,500
11	Waterproof - Second Level Planters & Decks	01/01/2044	21y	18y	18y	\$1,545,000.00	1 LS	\$1,545,000
11	Waterproof - Second Level Planters & Decks	01/01/2043	20y	17y	17y	\$1,545,000.00	1 LS	\$1,545,000
12	Waterproof - Lim. Common Terraces	01/01/2036	20y	10y	10y	\$87.55	2,650 SF	\$232,008
13	Waterproof - Penthouse Decks	01/01/2036	20y	10y	10y	\$87.55	275 SF	\$24,076
14	Waterproof - Expansion Joints	01/01/2042	20y	16y	16y	\$77,250.00	1 LS	\$77,250
15	Common Area Windows & Sliders: Common Area Windows	01/01/2046	35y	20y	20y	\$144,200.00	1 LS	\$144,200
15	Common Area Windows & Sliders: Common Area Windows	01/01/2057	35y	31y	31y	\$144,200.00	1 LS	\$144,200
16	Building Envelope Windows	01/01/2051	40y	25y	25y	\$2,060,000.00	1 LS	\$2,060,000
								\$8,074,814

Cash-Flow Proposed 2025 Pooled Funding Analysis

Inflation: 3.00% | Investment: 2.00% | Calc: Inflation-Adjusted Cost

YEAR	STARTING BALANCE	CONTRIBUTIONS	PERCENT CHANGE	INTEREST	SPECIAL ASSMNT	ADDITIONAL CAPITAL	EXPENDITURE FUTURE COST	ENDING BALANCE
2026	\$501,200	\$493,800	30.91%	\$10,024	\$0	\$0	\$556,200	\$448,824
2027	\$448,824	\$493,800	0.00%	\$8,976	\$0	\$0	\$0	\$951,600
2028	\$951,600	\$493,800	0.00%	\$19,032	\$0	\$0	\$0	\$1,464,432
2029	\$1,464,432	\$493,800	0.00%	\$29,289	\$0	\$0	\$0	\$1,987,521
2030	\$1,987,521	\$493,800	0.00%	\$39,750	\$0	\$0	\$0	\$2,521,072
2031	\$2,521,072	\$493,800	0.00%	\$50,421	\$0	\$0	\$0	\$3,065,293
2032	\$3,065,293	\$493,800	0.00%	\$61,306	\$0	\$0	\$990,048	\$2,630,351
2033	\$2,630,351	\$493,800	0.00%	\$52,607	\$0	\$0	\$0	\$3,176,758
2034	\$3,176,758	\$493,800	0.00%	\$63,535	\$0	\$0	\$0	\$3,734,093
2035	\$3,734,093	\$493,800	0.00%	\$74,682	\$0	\$0	\$309,100	\$3,993,475
2036	\$3,993,475	\$493,800	0.00%	\$79,870	\$0	\$0	\$344,155	\$4,222,989
2037	\$4,222,989	\$493,800	0.00%	\$84,460	\$0	\$0	\$628,763	\$4,172,486
2038	\$4,172,486	\$493,800	0.00%	\$83,450	\$0	\$0	\$264,336	\$4,485,400
2039	\$4,485,400	\$493,800	0.00%	\$89,708	\$0	\$0	\$1,134,442	\$3,934,466
2040	\$3,934,466	\$493,800	0.00%	\$78,689	\$0	\$0	\$0	\$4,506,955
2041	\$4,506,955	\$493,800	0.00%	\$90,139	\$0	\$0	\$288,847	\$4,802,047
2042	\$4,802,047	\$493,800	0.00%	\$96,041	\$0	\$0	\$214,871	\$5,177,017
2043	\$5,177,017	\$493,800	0.00%	\$103,540	\$0	\$0	\$2,553,650	\$3,220,708
2044	\$3,220,708	\$493,800	0.00%	\$64,414	\$0	\$0	\$2,630,259	\$1,148,663
2045	\$1,148,663	\$493,800	0.00%	\$22,973	\$0	\$0	\$36,122	\$1,629,314
2046	\$1,629,314	\$493,800	0.00%	\$32,586	\$0	\$0	\$1,655,662	\$500,038
2047	\$500,038	\$493,800	0.00%	\$10,001	\$0	\$0	\$0	\$1,003,839
2048	\$1,003,839	\$493,800	0.00%	\$20,077	\$0	\$0	\$0	\$1,517,716
2049	\$1,517,716	\$493,800	0.00%	\$30,354	\$0	\$0	\$0	\$2,041,870
2050	\$2,041,870	\$493,800	0.00%	\$40,837	\$0	\$0	\$0	\$2,576,508

Expenditures Over 25 Years

ASSET Nº	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2026 (Year 1)						
6	Aqualatch System Upgrade/Replacement	\$144,200.00	1 LS	\$144,200	15y	2041
4	Update Audio & Visual Fire Alarm System	\$412,000.00	1 LS	\$412,000	25y	N/A
2026 (Year 1) Total				\$556,200		
2027 (Year 2)						
2027 (Year 2) Total				\$0		
2028 (Year 3)						
2028 (Year 3) Total				\$0		
2029 (Year 4)						
2029 (Year 4) Total				\$0		
2030 (Year 5)						
2030 (Year 5) Total				\$0		
2031 (Year 6)						
2031 (Year 6) Total				\$0		
2032 (Year 7)						
2	Concrete Repair - Allowance	\$67,643.00	1 Allow	\$67,643	10y	2042
10	Paint/Seal/Repair - Building Exterior	\$922,405.00	1 LS	\$922,405	7y	2039
2032 (Year 7) Total				\$990,048		
2033 (Year 8)						
2033 (Year 8) Total				\$0		
2034 (Year 9)						
2034 (Year 9) Total				\$0		
2035 (Year 10)						
9	Electrical Systems Repair - Allowance	\$13,439.00	1 Allow	\$13,439	10y	2045
3	Fire Pump & Controls	\$282,222.00	1 LS	\$282,222	37y	N/A
7	Plumbing Repairs - Allowance	\$13,439.00	1 Allow	\$13,439	10y	2045
2035 (Year 10) Total				\$309,100		
2036 (Year 11)						
12	Waterproof - Lim. Common Terraces	\$117.66	2,650 SF	\$311,799	20y	N/A

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
13	Waterproof - Penthouse Decks	\$117.66	275 SF	\$32,356	20y	N/A
2036 (Year 11) Total				\$344,155		
2037 (Year 12)						
1	Main Tower - Flat TPO	\$42.77	14,700 SF	\$628,763	20y	N/A
2037 (Year 12) Total				\$628,763		
2038 (Year 13)						
8	Emergency Generator: Emergeny Generator	\$264,336.00	1 LS	\$264,336	40y	N/A
2038 (Year 13) Total				\$264,336		
2039 (Year 14)						
10	Paint/Seal/Repair - Building Exterior	\$1,134,442.00	1 LS	\$1,134,442	7y	2046
2039 (Year 14) Total				\$1,134,442		
2040 (Year 15)						
2040 (Year 15) Total				\$0		
2041 (Year 16)						
6	Aqualatch System Upgrade/Replacement	\$224,659.00	1 LS	\$224,659	15y	N/A
5	Domestic Water Pumps & Controls	\$64,188.00	1 LS	\$64,188	22y	N/A
2041 (Year 16) Total				\$288,847		
2042 (Year 17)						
2	Concrete Repair - Allowance	\$90,907.00	1 Allow	\$90,907	10y	N/A
14	Waterproof - Expansion Joints	\$123,964.00	1 LS	\$123,964	20y	N/A
2042 (Year 17) Total				\$214,871		
2043 (Year 18)						
11	Waterproof - Second Level Planters & Decks	\$2,553,650.00	1 LS	\$2,553,650	20y	2044
2043 (Year 18) Total				\$2,553,650		
2044 (Year 19)						
11	Waterproof - Second Level Planters & Decks	\$2,630,259.00	1 LS	\$2,630,259	21y	N/A
2044 (Year 19) Total				\$2,630,259		
2045 (Year 20)						
9	Electrical Systems Repair - Allowance	\$18,061.00	1 Allow	\$18,061	10y	N/A
7	Plumbing Repairs - Allowance	\$18,061.00	1 Allow	\$18,061	10y	N/A

ASSET N°	NAME	UNIT COST	QTY.	FUTURE COST	USEFUL LIFE	NEXT ACTIVITY
2045 (Year 20) Total				\$36,122		
2046 (Year 21)						
15	Common Area Windows & Sliders: Common Area Windows	\$260,441.00	1 LS	\$260,441	35y	N/A
10	Paint/Seal/Repair - Building Exterior	\$1,395,221.00	1 LS	\$1,395,221	7y	N/A
2046 (Year 21) Total				\$1,655,662		
2047 (Year 22)						
2047 (Year 22) Total				\$0		
2048 (Year 23)						
2048 (Year 23) Total				\$0		
2049 (Year 24)						
2049 (Year 24) Total				\$0		
2050 (Year 25)						
2050 (Year 25) Total				\$0		