Regency House Condominium Association, LTD.

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SUPERIOR RESERVE

ENGINEERING & CONSULTING

Reserve Component List

	Engineering Data Section	Replacement Year (red font if in 5 years or less)	Age (N/A = not available)	Useful Life (years)	Remaining Useful Life (years)	Replacement Cost without Inflation	% Included (blue font if less than 100%)	$ Included	Number of Phases	Cost per Phase	Flexibility (see definitions Section 1.301)
Exterior Building Components											
Balconies - Concrete Restoration	2.141	2030	2003	20	4	$1,000,000	100%	$1,000,000	4	$250,000	deferrable
Balcony Railings - Painting (!)	2.161	2041	N/A	10	15	$49,200	100%	$49,200	1	$49,200	firm
Balcony Railings - Replacement	2.161	2045	original	60	19	$300,000	100%	$300,000	4	$75,000	deferrable
City Facade Examinations	-	2030	2025	5	4	$7,000	100%	$7,000	1	$7,000	firm
Curtain Wall Restoration (!)	2.261	2040	2015	20	14	$312,000	100%	$312,000	2	$156,000	deferrable
Doors - Front Entrance	2.281	2074	N/A	50	48	$45,800	100%	$45,800	1	$45,800	deferrable
Balcony Doors	2.282	2039	1999	40	13	$840,000	100%	$840,000	2	$420,000	deferrable
Façade Restoration (!)	2.421	2028	varies	10	2	$355,000	100%	$355,000	10	$35,500	deferrable
Roofs - Modified Bitumen (south)	2.461	2030	2006	25	4	$500,000	70%	$350,000	1	$350,000	firm
Roofs - Modified Bitumen (north and penthouse)	2.461	2035	2006	25	9	$500,000	30%	$150,000	1	$150,000	firm
Soffit Restoration	2.897	2040	2017	10	14	$16,000	100%	$16,000	1	$16,000	deferrable
Windows - First Floor	2.984	2066	2016	50	40	$970,000	100%	$970,000	1	$970,000	deferrable
Interior Building Components											
Carpet - Hallways	3.101	2035	2020	15	9	$142,400	100%	$142,400	1	$142,400	deferrable
Ceiling Tiles and Grid - 27th Floor Hallway	3.141	2060	2020	40	34	$5,600	100%	$5,600	1	$5,600	deferrable
Elevator Cab Finishes - Passenger (not funding per board)	3.181	2038	2008	30	12	$64,000	0%	$0	1	$0	deferrable
Exercise Equipment (not funding per board)	3.221	2028	varies	5	2	$29,800	0%	$0	1	$0	discretionary
Exercise Room Renovation (!)	3.261	2050	2017	15	24	$45,700	100%	$45,700	1	$45,700	deferrable
Kitchen Renovation (!)	3.301	2040	2020	20	14	$63,000	100%	$63,000	1	$63,000	deferrable
Laundry Room and 28th Floor Hallway Renovation (!)	3.381	2047	2017	30	21	$31,800	100%	$31,800	1	$31,800	deferrable
Lighting - Hallways (!)	3.421	2050	2020	30	24	$94,000	100%	$94,000	1	$94,000	deferrable
Lobby and Reception Renovation	3.461	2040	2006	25	14	$207,000	100%	$207,000	1	$207,000	deferrable
Mailboxes	3.541	2043	1993	50	17	$19,440	100%	$19,440	1	$19,440	deferrable
Office Renovation	3.581	2040	2020	20	14	$30,000	100%	$30,000	1	$30,000	deferrable
Painting - Hallways (no funding per board)	3.601	2030	2020	10	4	$89,000	0%	$0	1	$0	discretionary
Painting - Stairwells (not funding per board)	3.621	2041	2011	30	15	$71,400	0%	$0	1	$0	discretionary
Service Hallway Renovation	3.661	2046	varies	20	20	$47,000	100%	$47,000	1	$47,000	deferrable
Rest Room Renovation (!)	3.701	2040	varies	20	14	$25,000	100%	$25,000	1	$25,000	deferrable
Wallpaper and Panels - Hallways	3.821	2050	2020	30	24	$368,000	100%	$368,000	1	$368,000	deferrable
Building System Components											
Air Conditioning and Heating Equipment - Elevator Room	4.061	2033	2008	20	7	$40,400	100%	$40,400	1	$40,400	deferrable
Air Conditioning and Heating Equipment - 28th Floor	4.062	2037	2017	20	11	$31,200	100%	$31,200	1	$31,200	deferrable
Air Handling Unit - Hallways (rebuild)	-	2038	2018	20	12	$30,000	100%	$30,000	1	$30,000	deferrable
Air Handling Unit - Hallways	4.101	2058	2018	40	32	$118,000	100%	$118,000	1	$118,000	deferrable
Air Handling Unit - 1st Floor (rebuild)	-	2027	original	20	1	$20,000	100%	$20,000	1	$20,000	deferrable
Air Handling Unit - 1st Floor	4.102	2036	original	40	10	$75,000	100%	$75,000	1	$75,000	deferrable
Fan Coil Units and Radiators	4.107	2045	2005	40	19	$2,440,000	100%	$2,440,000	2	$1,220,000	deferrable
Building Automation System Controls (not funding per board)	4.261	2029	N/A	15	3	$19,000	0%	$0	1	$0	discretionary
Chiller - Replacement	4.281	2028	2004	30	2	$459,000	100%	$459,000	1	$459,000	deferrable
Cooling Tower - Replacement	4.321	2030	2008	30	4	$350,000	100%	$350,000	1	$350,000	deferrable
Electrical System Main Panels - Remaining Original (!)	4.341	2037	original	70	11	$95,000	100%	$95,000	1	$95,000	deferrable
Elevator Traction Controls and Equipment (electronics)	4.401	2029	varies	25	3	$1,116,000	100%	$1,116,000	1	$1,116,000	deferrable
Elevator Traction Controls and Equipment (machines)	4.401	2029	2007	50	3	$285,000	100%	$285,000	1	$285,000	deferrable
Fans - Bathrooms and Kitchens	4.411	2028	N/A	30	2	$22,000	100%	$22,000	2	$11,000	deferrable
Fire Alarm System (!)	4.421	2035	2005	30	9	$179,800	100%	$179,800	1	$179,800	firm
Fire Suppression System Heads - Garage	4.423	2027	original	50	1	$31,500	100%	$31,500	6	$5,250	firm
Heat Exchangers - Domestic Hot Water (1 of 2 every 12 years)	4.461	2041	varies	12	15	$48,000	50%	$24,000	1	$24,000	deferrable
Heat Exchanger - Hot Water For Building Heat	4.462	2046	2021	25	20	$38,000	100%	$38,000	1	$38,000	deferrable
Heat Exchanger - 1st Floor Building Heat	4.463	2035	2010	25	9	$10,000	100%	$10,000	1	$10,000	deferrable
Building Entry Equipment	4.501	2040	2020	20	14	$18,500	100%	$18,500	1	$18,500	deferrable
Lighting - Exit and Emergency	4.561	2050	2020	30	24	$24,000	100%	$24,000	1	$24,000	deferrable
Horizontal Pipes - Waste Pipes at 1st Floor	4.571	2027	original	60	1	$30,000	100%	$30,000	1	$30,000	deferrable
Horizontal Pipes - Domestic Cold Water Pipes at 27th Floor	-	2037	original	70	11	$30,000	100%	$30,000	1	$30,000	deferrable

(!) See Property Engineering Review Page 1.201

Reserve Component List	Engineering Data Section	Replacement Year (red font if in 5 years or less)	Age (N/A = not available)	Useful Life (years)	Remaining Useful Life (years)	Replacement Cost without Inflation	% Included (blue font if less than 100%)	$ Included	Number of Phases	Cost per Phase	Flexibility (see definitions Section 1.301)
Pipes - Waste, Vents and Roof Drains (!)	4.601	2037	original	70	11	$3,797,000	100%	$3,797,000	2	$1,898,500	deferrable
Piping and Valves - 28th Floor (not funding per board)	4.607	2029	original	N/A	3	$120,000	0%	$0	1	$0	discretionary
Pump - Building Heat Circulation (lower)	4.641	2033	2006	20	7	$13,600	100%	$13,600	1	$13,600	deferrable
Pump - Building Heat Circulation (upper)	4.642	2033	N/A	20	7	$15,700	100%	$15,700	1	$15,700	deferrable
Pumps - Building Heating/Cooling (!)	4.643	2033	2013	20	7	$31,400	100%	$31,400	1	$31,400	deferrable
Pumps - Chilled Water (!)	4.644	2033	varies	20	7	$31,400	100%	$31,400	1	$31,400	deferrable
Pumps - Cold Water (main)	4.646	2049	2024	25	23	$80,100	100%	$80,100	1	$80,100	deferrable
Pump - Cold Water (back up)	4.646	2049	N/A	25	23	$21,900	100%	$21,900	1	$21,900	deferrable
Pumps - Sump (!)	4.647	2027	N/A	20	1	$27,200	100%	$27,200	1	$27,200	deferrable
Fire Suppression System - Controls	4.661	2027	original	30	1	$69,000	100%	$69,000	1	$69,000	deferrable
Fire Suppression System - Pump	4.661	2027	original	60	1	$154,000	100%	$154,000	1	$154,000	firm
Surveillance System (not funding per board)	4.701	2030	2020	10	4	$36,600	0%	$0	1	$0	discretionary
Trash Chute Doors	4.741	2036	original	60	10	$40,500	100%	$40,500	1	$40,500	deferrable
Trash Compactor	4.761	2049	2024	25	23	$19,900	100%	$19,900	1	$19,900	deferrable
Valves (4 of 40 every 5 years)	4.781	2036	varies	5	10	$64,000	10%	$6,400	1	$6,400	deferrable
Garage Components											
Elevated Concrete Garage Floor Renovation	5.271	2030	2011	15	4	$325,000	100%	$325,000	1	$325,000	firm
On-Grade Concrete Garage Floor (not funding per board)	5.321	2030	N/A	30	4	$34,000	0%	$0	1	$0	discretionary
Door and Operator - Garage Vehicle (!)	5.371	2035	2020	15	9	$13,500	100%	$13,500	1	$13,500	deferrable
Door and Operator - Loading Dock	5.372	2037	N/A	30	11	$20,200	100%	$20,200	1	$20,200	deferrable
Exhaust System - Garage Sensors	5.421	2031	2011	20	5	$12,500	100%	$12,500	1	$12,500	deferrable
Exhaust System - Garage Fans and Louvers (!)	5.421	2031	varies	40	5	$131,000	100%	$131,000	1	$131,000	deferrable
Heaters - Garage	5.491	2047	2007	40	21	$9,600	100%	$9,600	1	$9,600	deferrable
Lighting - Garage (!)	5.521	2050	2020	30	24	$36,400	100%	$36,400	1	$36,400	deferrable
Painting - Garage (not funding per board)	5.571	2032	2012	20	6	$27,000	0%	$0	1	$0	discretionary
Site Components											
Concrete Driveways and Parking Areas - On-Grade	6.141	2042	2007	35	16	$256,000	100%	$256,000	1	$256,000	deferrable
Concrete Driveways and Parking Areas - Elevated	6.261	2042	2007	35	16	$258,000	100%	$258,000	1	$258,000	firm
Promenade Renovation	6.262	2038	N/A	40	12	$160,000	100%	$160,000	1	$160,000	firm
Plaza/Grill Area Renovation	6.263	2038	N/A	40	12	$337,000	100%	$337,000	1	$337,000	firm
Fences and Gates - Prefinished Steel	6.281	2037	2007	30	11	$61,100	100%	$61,100	1	$61,100	deferrable
Fence - Parking Area (chain link)	6.283	2047	2007	40	21	$5,100	100%	$5,100	1	$5,100	deferrable
Fence - North of Pool (chain link)	6.284	2042	N/A	40	16	$5,500	100%	$5,500	1	$5,500	deferrable
Gate Operator (not funding per board)	6.421	2034	2024	10	8	$10,200	0%	$0	1	$0	discretionary
Gate (not funding per board)	6.421	2054	2024	30	28	$10,000	0%	$0	1	$0	discretionary
Irrigation System (not funding per board)	6.521	2047	N/A	40	21	$9,500	0%	$0	1	$0	discretionary
Landscape Renovation (not funding per board)	6.543	2031	N/A	10	5	$10,000	0%	$0	1	$0	discretionary
Light Poles and Fixtures - Parking Areas	6.601	2047	2007	40	21	$12,400	100%	$12,400	1	$12,400	deferrable
Perimeter Wall Restoration	6.741	2037	2025	10	11	$12,000	100%	$12,000	1	$12,000	deferrable
Pool Components											
Pool Cover	8.051	2032	N/A	12	6	$5,700	100%	$5,700	1	$5,700	deferrable
Pool Deck Renovation	8.101	2032	N/A	20	6	$7,900	100%	$7,900	1	$7,900	deferrable
Pool Finish - Plaster	8.301	2028	2005	20	2	$29,500	100%	$29,500	1	$29,500	deferrable
Pool and Plaza/Grill Area Furniture	8.401	2046	2026	15	20	$25,000	100%	$25,000	1	$25,000	deferrable
Pool Equipment - Pump (!)	8.501	2031	2016	15	5	$2,200	100%	$2,200	1	$2,200	deferrable
Pool Equipment - Water Treatment Equipment	8.501	2029	N/A	15	3	$6,700	100%	$6,700	1	$6,700	deferrable
Pool Equipment - Filters	8.501	2029	2003	20	3	$5,800	100%	$5,800	1	$5,800	deferrable
Pool Equipment - Electrical and Plumbing (!)	8.501	2029	N/A	30	3	$25,400	100%	$25,400	1	$25,400	deferrable
Pool Equipment - Heat Exchanger	8.501	2048	2023	25	22	$10,000	100%	$10,000	1	$10,000	deferrable
Pool Structure	8.601	2037	original	60	11	$320,000	100%	$320,000	1	$320,000	deferrable

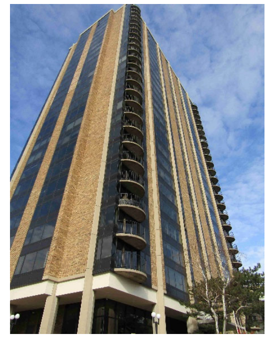
(!) See Property Engineering Review Page 1.201

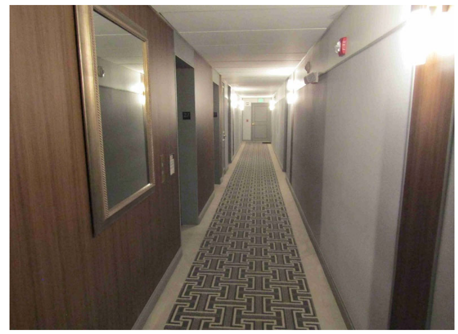
SUPERIOR RESERVE
ENGINEERING & CONSULTING

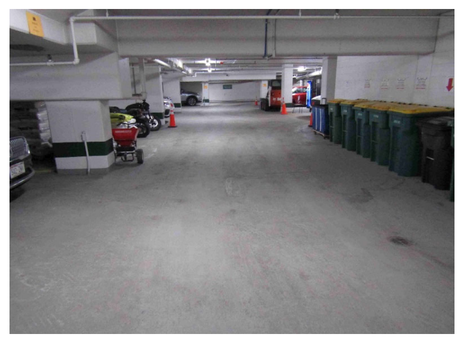
Regency House Condominium Association, LTD.

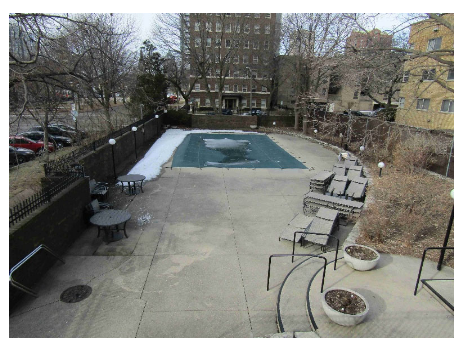
Property and Service Summary

Location:	Milwaukee, Wisconsin
Property type:	high rise condominium
Number of residential buildings:	1
Number of homes:	162 (original construction included 200)
Number of stories:	28 (plus garage levels)
Year of construction:	1967
Converted to condominiums:	1974
Date of inspection:	February 16, 2026
Type of service:	reserve study
Level of service:	Full Study
Length of analysis:	30 years
Projected Reserve Balance for July 31, 2026:	$817,169 (equivalent to an amount per home of $5,044)
2025-26 budgeted reserve contribution:	$400,000
2026-27 recommended reserve contribution:	$575,000 = increase of $175,000 ($90.02 per home per month)
Exterior features:	concrete balconies, masonry façade, exposed concrete structure, curtain wall, flat roofs
Interior features:	hallways, club room, exercise room, 3 levels of garage parking
Building system features:	chiller, cooling tower, elevators, common area HVAC
Site features:	elevated and on-grade concrete driveways and parking areas, elevated plaza/grill area, pool
Completed projects:	trash compactor, service hallway renovation
Upcoming projects:	garage renovation, replacement of fire suppression pump, pool restoration


building overview


hallway


garage


overview of pool

SUPERIOR RESERVE
ENGINEERING & CONSULTING

Recommended Reserve Funding Plan

Regency House Condominium Association, LTD.

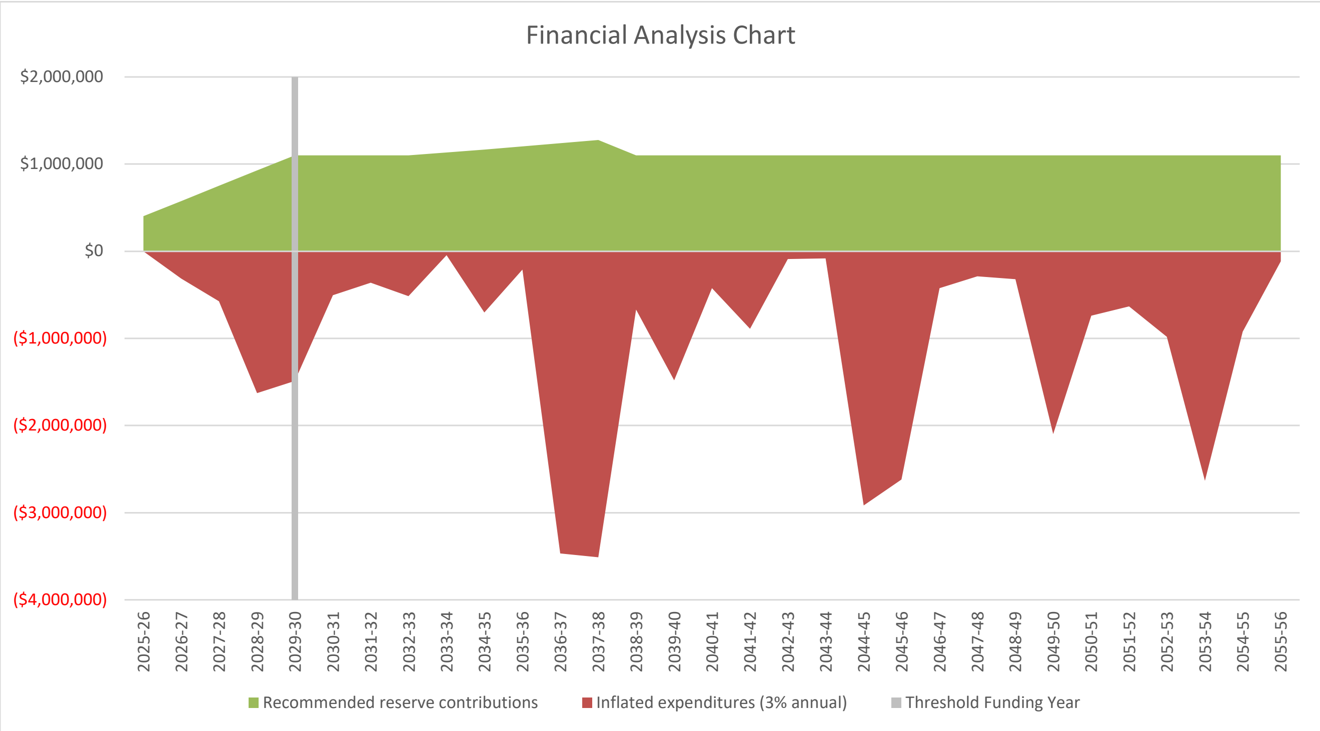
Year	Inflated expenditures (3% annual)	Recommended reserve contributions	Ending reserve balance	Average $ per home per month (162 homes)**	$ increase per month from previous year	% increase from previous year
2025-26*	N/A	$400,000	$817,169	$205.76	-	-
2026-27	($314,614)	$575,000	$1,096,503	$295.78	$90.02	43.8%
2027-28	($573,151)	$750,000	$1,297,050	$385.80	$90.02	30.4%
2028-29	($1,628,874)	$925,000	$612,079	$475.82	$90.02	23.3%
***2029-30	($1,488,767)	$1,100,000	**$231,666**	$565.84	$90.02	18.9%
2030-31	($505,965)	$1,100,000	$836,275	$565.84	$0.00	0.0%
2031-32	($363,410)	$1,100,000	$1,596,956	$565.84	$0.00	0.0%
2032-33	($514,087)	$1,100,000	$2,220,667	$565.84	$0.00	0.0%
2033-34	($44,970)	$1,133,000	$3,363,990	$582.82	$16.98	3.0%
2034-35	($702,229)	$1,167,000	$3,900,689	$600.31	$17.49	3.0%
2035-36	($211,532)	$1,202,000	$4,979,075	$618.31	$18.00	3.0%
2036-37	($3,465,429)	$1,238,100	$2,829,054	$636.88	$18.57	3.0%
2037-38	($3,508,798)	$1,275,200	$629,701	$655.97	$19.08	3.0%
2038-39	($668,917)	$1,100,000	$1,077,689	$565.84	-$90.12	-13.7%
2039-40	($1,479,313)	$1,100,000	$716,137	$565.84	$0.00	0.0%
2040-41	($422,365)	$1,100,000	$1,414,871	$565.84	$0.00	0.0%
2041-42	($890,612)	$1,100,000	$1,654,650	$565.84	$0.00	0.0%
2042-43	($90,807)	$1,100,000	$2,707,028	$565.84	$0.00	0.0%
2043-44	($81,547)	$1,100,000	$3,789,806	$565.84	$0.00	0.0%
2044-45	($2,915,204)	$1,100,000	$2,032,246	$565.84	$0.00	0.0%
2045-46	($2,617,236)	$1,100,000	$540,483	$565.84	$0.00	0.0%
2046-47	($425,263)	$1,100,000	$1,232,777	$565.84	$0.00	0.0%
2047-48	($287,416)	$1,100,000	$2,078,143	$565.84	$0.00	0.0%
2048-49	($322,089)	$1,100,000	$2,905,395	$565.84	$0.00	0.0%
2049-50	($2,098,860)	$1,100,000	$1,954,654	$565.84	$0.00	0.0%
2050-51	($740,360)	$1,100,000	$2,356,984	$565.84	$0.00	0.0%
2051-52	($632,744)	$1,100,000	$2,876,052	$565.84	$0.00	0.0%
2052-53	($981,810)	$1,100,000	$3,052,945	$565.84	$0.00	0.0%
2053-54	($2,634,549)	$1,100,000	$1,564,109	$565.84	$0.00	0.0%
2054-55	($924,952)	$1,100,000	$1,772,190	$565.84	$0.00	0.0%
2055-56	($115,538)	$1,100,000	$2,801,941	$565.84	$0.00	0.0%

* reserve contributions are budgeted

**The costs in this column represent an AVERAGE $ only and is only intended to put the $ into perspective.

***2029-30 is the THRESHOLD FUNDING YEAR (the year the reserve balance is at its lowest point)

Regency House Condominium Association, LTD.



30 Year Expenditure Summary

SUPERIOR RESERVE
ENGINEERING & CONSULTING

These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

Regency House Condominium Association, LTD.					threshold funding year			
Fiscal year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Construction inflation rate (30 year average)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	100.0%	103.0%	106.1%	109.3%	112.6%	115.9%	119.4%	123.0%
Projected Reserve Balance for July 31, 2026	$817,169	$817,169	$1,096,503	$1,297,050	$612,079	$231,666	$836,275	$1,596,956
Inflated expenditures (3% annual)	N/A	($314,614)	($573,151)	($1,628,874)	($1,488,767)	($505,965)	($363,410)	($514,087)
Recommended reserve contributions (remaining amount for 2025-26)	$0	$575,000	$750,000	$925,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000
Estimated interest earned (2.0% PROJECTED yield rate)	$0	$18,947	$23,699	$18,902	$8,354	$10,574	$24,091	$37,798
Ending reserve balance	$817,169	$1,096,503	$1,297,050	$612,079	$231,666	$836,275	$1,596,956	$2,220,667

Reserve Component List

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Exterior Building Components								
Balconies - Concrete Restoration					281,377	289,819	298,513	307,468
Balcony Railings - Painting (!)								
Balcony Railings - Replacement								
City Facade Examinations					7,879			
Curtain Wall Restoration (!)								
Doors - Front Entrance								
Balcony Doors								
Façade Restoration (!)			37,662	38,792	39,956	41,154	42,389	43,661
Roofs - Modified Bitumen (south)					393,928			
Roofs - Modified Bitumen (north and penthouse)								
Soffit Restoration								
Windows - First Floor								
Interior Building Components								
Carpet - Hallways								
Ceiling Tiles and Grid - 27th Floor Hallway								
Elevator Cab Finishes - Passenger (not funding per board)								
Exercise Equipment (not funding per board)			0					0
Exercise Room Renovation (!)								
Kitchen Renovation (!)								
Laundry Room and 28th Floor Hallway Renovation (!)								
Lighting - Hallways (!)								
Lobby and Reception Renovation								
Mailboxes								
Office Renovation								
Painting - Hallways (no funding per board)					0			
Painting - Stairwells (not funding per board)								
Service Hallway Renovation								
Rest Room Renovation (!)								
Wallpaper and Panels - Hallways								
Building System Components								
Air Conditioning and Heating Equipment - Elevator Room								49,687
Air Conditioning and Heating Equipment - 28th Floor								
Air Handling Unit - Hallways (rebuild)								
Air Handling Unit - Hallways								
Air Handling Unit - 1st Floor (rebuild)		20,600						
Air Handling Unit - 1st Floor								
Fan Coil Units and Radiators								
Building Automation System Controls (not funding per board)				0				
Chiller - Replacement			486,953					
Cooling Tower - Replacement					393,928			
Electrical System Main Panels - Remaining Original (!)								
Elevator Traction Controls and Equipment (electronics)				1,219,483				
Elevator Traction Controls and Equipment (machines)				311,427				
Fans - Bathrooms and Kitchens			11,670	12,020				
Fire Alarm System (!)								
Fire Suppression System Heads - Garage		5,408	5,570	5,737	5,909	6,086	6,269	
Heat Exchangers - Domestic Hot Water (1 of 2 every 12 years)								
Heat Exchanger - Hot Water For Building Heat								
Heat Exchanger - 1st Floor Building Heat								
Building Entry Equipment								
Lighting - Exit and Emergency								
Horizontal Pipes - Waste Pipes at 1st Floor		30,900						
Horizontal Pipes - Domestic Cold Water Pipes at 27th Floor								
Pipes - Waste, Vents and Roof Drains (!)								
Piping and Valves - 28th Floor (not funding per board)				0				

(!) See Property Engineering Review Page 1.201

30 Year Expenditure Summary

These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

SUPERIOR RESERVE
ENGINEERING & CONSULTING

Regency House Condominium Association, LTD.

					threshold funding year			
Fiscal year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
Construction inflation rate (30 year average)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	100.0%	103.0%	106.1%	109.3%	112.6%	115.9%	119.4%	123.0%
Projected Reserve Balance for July 31, 2026	$817,169	$817,169	$1,096,503	$1,297,050	$612,079	$231,666	$836,275	$1,596,956
Inflated expenditures (3% annual)	N/A	($314,614)	($573,151)	($1,628,874)	($1,488,767)	($505,965)	($363,410)	($514,087)
Recommended reserve contributions (remaining amount for 2025-26)	$0	$575,000	$750,000	$925,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000
Estimated interest earned (2.0% PROJECTED yield rate)	$0	$18,947	$23,699	$18,902	$8,354	$10,574	$24,091	$37,798
Ending reserve balance	$817,169	$1,096,503	$1,297,050	$612,079	$231,666	$836,275	$1,596,956	$2,220,667

Reserve Component List

Pump - Building Heat Circulation (lower)								16,726
Pump - Building Heat Circulation (upper)								19,309
Pumps - Building Heating/Cooling (!)								38,618
Pumps - Chilled Water (!)								38,618
Pumps - Cold Water (main)								
Pump - Cold Water (back up)								
Pumps - Sump (!)		28,016						
Fire Suppression System - Controls		71,070						
Fire Suppression System - Pump		158,620						
Surveillance System (not funding per board)					0			
Trash Chute Doors								
Trash Compactor								
Valves (4 of 40 every 5 years)								
Garage Components								
Elevated Concrete Garage Floor Renovation					365,790			
On-Grade Concrete Garage Floor (not funding per board)					0			
Door and Operator - Garage Vehicle (!)								
Door and Operator - Loading Dock								
Exhaust System - Garage Sensors						14,491		
Exhaust System - Garage Fans and Louvers (!)						151,865		
Heaters - Garage								
Lighting - Garage (!)								
Painting - Garage (not funding per board)							0	
Site Components								
Concrete Driveways and Parking Areas - On-Grade								
Concrete Driveways and Parking Areas - Elevated								
Promenade Renovation								
Plaza/Grill Area Renovation								
Fences and Gates - Prefinished Steel								
Fence - Parking Area (chain link)								
Fence - North of Pool (chain link)								
Gate Operator (not funding per board)								
Gate (not funding per board)								
Irrigation System (not funding per board)								
Landscape Renovation (not funding per board)						0		
Light Poles and Fixtures - Parking Areas								
Perimeter Wall Restoration								
Pool Components								
Pool Cover							6,806	
Pool Deck Renovation							9,433	
Pool Finish - Plaster			31,297					
Pool and Plaza/Grill Area Furniture								
Pool Equipment - Pump (!)						2,550		
Pool Equipment - Water Treatment Equipment				7,321				
Pool Equipment - Filters				6,338				
Pool Equipment - Electrical and Plumbing (!)				27,755				
Pool Equipment - Heat Exchanger								
Pool Structure								

(!) See Property Engineering Review Page 1.201

30 Year Expenditure Summary

These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

SUPERIOR RESERVE
ENGINEERING & CONSULTING

Regency House Condominium Association, LTD.

Fiscal year	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
Construction inflation rate (30 year average)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	126.7%	130.5%	134.4%	138.4%	142.6%	146.9%	151.3%	155.8%
Projected Reserve Balance for July 31, 2026	$2,220,667	$3,363,990	$3,900,689	$4,979,075	$2,829,054	$629,701	$1,077,689	$716,137
Inflated expenditures (3% annual)	($44,970)	($702,229)	($211,532)	($3,465,429)	($3,508,798)	($668,917)	($1,479,313)	($422,365)
Recommended reserve contributions (remaining amount for 2025-26)	$1,133,000	$1,167,000	$1,202,000	$1,238,100	$1,275,200	$1,100,000	$1,100,000	$1,100,000
Estimated interest earned (2.0% PROJECTED yield rate)	$55,294	$71,928	$87,918	$77,308	$34,245	$16,905	$17,761	$21,099
Ending reserve balance	$3,363,990	$3,900,689	$4,979,075	$2,829,054	$629,701	$1,077,689	$716,137	$1,414,871

Reserve Component List

Exterior Building Components								
Balconies - Concrete Restoration								
Balcony Railings - Painting (!)								76,652
Balcony Railings - Replacement								
City Facade Examinations		9,133					10,588	
Curtain Wall Restoration (!)							235,964	243,043
Doors - Front Entrance								
Balcony Doors						616,784	635,288	
Façade Restoration (!)	44,970	46,319	47,709	49,140	50,615	52,133	53,697	55,308
Roofs - Modified Bitumen (south)								
Roofs - Modified Bitumen (north and penthouse)		195,716						
Soffit Restoration							24,201	
Windows - First Floor								
Interior Building Components								
Carpet - Hallways		185,800						
Ceiling Tiles and Grid - 27th Floor Hallway								
Elevator Cab Finishes - Passenger (not funding per board)					0			
Exercise Equipment (not funding per board)					0			
Exercise Room Renovation (!)								
Kitchen Renovation (!)							95,293	
Laundry Room and 28th Floor Hallway Renovation (!)								
Lighting - Hallways (!)								
Lobby and Reception Renovation							313,106	
Mailboxes								
Office Renovation							45,378	
Painting - Hallways (no funding per board)							0	
Painting - Stairwells (not funding per board)								0
Service Hallway Renovation								
Rest Room Renovation (!)							37,815	
Wallpaper and Panels - Hallways								
Building System Components								
Air Conditioning and Heating Equipment - Elevator Room								
Air Conditioning and Heating Equipment - 28th Floor				43,188				
Air Handling Unit - Hallways (rebuild)					42,773			
Air Handling Unit - Hallways								
Air Handling Unit - 1st Floor (rebuild)								
Air Handling Unit - 1st Floor			100,794					
Fan Coil Units and Radiators								
Building Automation System Controls (not funding per board)								
Chiller - Replacement								
Cooling Tower - Replacement								
Electrical System Main Panels - Remaining Original (!)				131,502				
Elevator Traction Controls and Equipment (electronics)								
Elevator Traction Controls and Equipment (machines)								
Fans - Bathrooms and Kitchens								
Fire Alarm System (!)		234,598						
Fire Suppression System Heads - Garage								
Heat Exchangers - Domestic Hot Water (1 of 2 every 12 years)								37,391
Heat Exchanger - Hot Water For Building Heat								
Heat Exchanger - 1st Floor Building Heat		13,048						
Building Entry Equipment							27,983	
Lighting - Exit and Emergency								
Horizontal Pipes - Waste Pipes at 1st Floor								
Horizontal Pipes - Domestic Cold Water Pipes at 27th Floor				41,527				
Pipes - Waste, Vents and Roof Drains (!)				2,627,968	2,706,807			
Piping and Valves - 28th Floor (not funding per board)								

(!) See Property Engineering Review Page 1.201

30 Year Expenditure Summary

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

Regency House Condominium Association, LTD.

Fiscal year	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
Construction inflation rate (30 year average)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	126.7%	130.5%	134.4%	138.4%	142.6%	146.9%	151.3%	155.8%
Projected Reserve Balance for July 31, 2026	$2,220,667	$3,363,990	$3,900,689	$4,979,075	$2,829,054	$629,701	$1,077,689	$716,137
Inflated expenditures (3% annual)	($44,970)	($702,229)	($211,532)	($3,465,429)	($3,508,798)	($668,917)	($1,479,313)	($422,365)
Recommended reserve contributions (remaining amount for 2025-26)	$1,133,000	$1,167,000	$1,202,000	$1,238,100	$1,275,200	$1,100,000	$1,100,000	$1,100,000
Estimated interest earned (2.0% PROJECTED yield rate)	$55,294	$71,928	$87,918	$77,308	$34,245	$16,905	$17,761	$21,099
Ending reserve balance	$3,363,990	$3,900,689	$4,979,075	$2,829,054	$629,701	$1,077,689	$716,137	$1,414,871

Reserve Component List

	2033-34	2034-35	2035-36	2036-37	2037-38	2038-39	2039-40	2040-41
Pump - Building Heat Circulation (lower)								
Pump - Building Heat Circulation (upper)								
Pumps - Building Heating/Cooling (!)								
Pumps - Chilled Water (!)								
Pumps - Cold Water (main)								
Pump - Cold Water (back up)								
Pumps - Sump (!)								
Fire Suppression System - Controls								
Fire Suppression System - Pump								
Surveillance System (not funding per board)							0	
Trash Chute Doors			54,429					
Trash Compactor								
Valves (4 of 40 every 5 years)			8,601					9,971
Garage Components								
Elevated Concrete Garage Floor Renovation								
On-Grade Concrete Garage Floor (not funding per board)								
Door and Operator - Garage Vehicle (!)		17,614						
Door and Operator - Loading Dock				27,962				
Exhaust System - Garage Sensors								
Exhaust System - Garage Fans and Louvers (!)								
Heaters - Garage								
Lighting - Garage (!)								
Painting - Garage (not funding per board)								
Site Components								
Concrete Driveways and Parking Areas - On-Grade								
Concrete Driveways and Parking Areas - Elevated								
Promenade Renovation					228,122			
Plaza/Grill Area Renovation					480,481			
Fences and Gates - Prefinished Steel				84,577				
Fence - Parking Area (chain link)								
Fence - North of Pool (chain link)								
Gate Operator (not funding per board)	0							
Gate (not funding per board)								
Irrigation System (not funding per board)								
Landscape Renovation (not funding per board)								0
Light Poles and Fixtures - Parking Areas								
Perimeter Wall Restoration				16,611				
Pool Components								
Pool Cover								
Pool Deck Renovation								
Pool Finish - Plaster								
Pool and Plaza/Grill Area Furniture								
Pool Equipment - Pump (!)								
Pool Equipment - Water Treatment Equipment								
Pool Equipment - Filters								
Pool Equipment - Electrical and Plumbing (!)								
Pool Equipment - Heat Exchanger								
Pool Structure				442,955				

(!) See Property Engineering Review Page 1.201

30 Year Expenditure Summary

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

Regency House Condominium Association, LTD.

Fiscal year	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
Construction inflation rate (30 year average)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	160.5%	165.3%	170.2%	175.4%	180.6%	186.0%	191.6%	197.4%
Projected Reserve Balance for July 31, 2026	$1,414,871	$1,654,650	$2,707,028	$3,789,806	$2,032,246	$540,483	$1,232,777	$2,078,143
Inflated expenditures (3% annual)	($890,612)	($90,807)	($81,547)	($2,915,204)	($2,617,236)	($425,263)	($287,416)	($322,089)
Recommended reserve contributions (remaining amount for 2025-26)	$1,100,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000
Estimated interest earned (2.0% PROJECTED yield rate)	$30,391	$43,185	$64,325	$57,644	$25,473	$17,557	$32,781	$49,342
Ending reserve balance	$1,654,650	$2,707,028	$3,789,806	$2,032,246	$540,483	$1,232,777	$2,078,143	$2,905,395

Reserve Component List

	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
Exterior Building Components								
Balconies - Concrete Restoration								
Balcony Railings - Painting (!)								
Balcony Railings - Replacement				131,513	135,458	139,522	143,708	
City Facade Examinations				12,275				
Curtain Wall Restoration (!)								
Doors - Front Entrance								
Balcony Doors								
Façade Restoration (!)	56,967	58,676	60,436	62,249	64,117	66,040	68,022	70,062
Roofs - Modified Bitumen (south)								
Roofs - Modified Bitumen (north and penthouse)								
Soffit Restoration								
Windows - First Floor								
Interior Building Components								
Carpet - Hallways								
Ceiling Tiles and Grid - 27th Floor Hallway								
Elevator Cab Finishes - Passenger (not funding per board)								
Exercise Equipment (not funding per board)		0					0	
Exercise Room Renovation (!)								
Kitchen Renovation (!)								
Laundry Room and 28th Floor Hallway Renovation (!)						59,157		
Lighting - Hallways (!)								
Lobby and Reception Renovation								
Mailboxes		32,131						
Office Renovation								
Painting - Hallways (no funding per board)								
Painting - Stairwells (not funding per board)								
Service Hallway Renovation					84,887			
Rest Room Renovation (!)								
Wallpaper and Panels - Hallways								
Building System Components								
Air Conditioning and Heating Equipment - Elevator Room								
Air Conditioning and Heating Equipment - 28th Floor								
Air Handling Unit - Hallways (rebuild)								
Air Handling Unit - Hallways								
Air Handling Unit - 1st Floor (rebuild)						37,206		
Air Handling Unit - 1st Floor								
Fan Coil Units and Radiators				2,139,277	2,203,456			
Building Automation System Controls (not funding per board)			0					
Chiller - Replacement								
Cooling Tower - Replacement								
Electrical System Main Panels - Remaining Original (!)								
Elevator Traction Controls and Equipment (electronics)								
Elevator Traction Controls and Equipment (machines)								
Fans - Bathrooms and Kitchens								
Fire Alarm System (!)								
Fire Suppression System Heads - Garage								
Heat Exchangers - Domestic Hot Water (1 of 2 every 12 years)								
Heat Exchanger - Hot Water For Building Heat					68,632			
Heat Exchanger - 1st Floor Building Heat								
Building Entry Equipment								
Lighting - Exit and Emergency								
Horizontal Pipes - Waste Pipes at 1st Floor								
Horizontal Pipes - Domestic Cold Water Pipes at 27th Floor								
Pipes - Waste, Vents and Roof Drains (!)								
Piping and Valves - 28th Floor (not funding per board)								

(!) See Property Engineering Review Page 1.201

30 Year Expenditure Summary

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

Regency House Condominium Association, LTD.

Fiscal year	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
Construction inflation rate (30 year average)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	160.5%	165.3%	170.2%	175.4%	180.6%	186.0%	191.6%	197.4%
Projected Reserve Balance for July 31, 2026	$1,414,871	$1,654,650	$2,707,028	$3,789,806	$2,032,246	$540,483	$1,232,777	$2,078,143
Inflated expenditures (3% annual)	($890,612)	($90,807)	($81,547)	($2,915,204)	($2,617,236)	($425,263)	($287,416)	($322,089)
Recommended reserve contributions (remaining amount for 2025-26)	$1,100,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000
Estimated interest earned (2.0% PROJECTED yield rate)	$30,391	$43,185	$64,325	$57,644	$25,473	$17,557	$32,781	$49,342
Ending reserve balance	$1,654,650	$2,707,028	$3,789,806	$2,032,246	$540,483	$1,232,777	$2,078,143	$2,905,395

Reserve Component List

	2041-42	2042-43	2043-44	2044-45	2045-46	2046-47	2047-48	2048-49
Pump - Building Heat Circulation (lower)								
Pump - Building Heat Circulation (upper)								
Pumps - Building Heating/Cooling (!)								
Pumps - Chilled Water (!)								
Pumps - Cold Water (main)								158,084
Pump - Cold Water (back up)								43,222
Pumps - Sump (!)						50,600		
Fire Suppression System - Controls								
Fire Suppression System - Pump								
Surveillance System (not funding per board)								
Trash Chute Doors								
Trash Compactor								39,274
Valves (4 of 40 every 5 years)					11,559			
Garage Components								
Elevated Concrete Garage Floor Renovation				569,889				
On-Grade Concrete Garage Floor (not funding per board)								
Door and Operator - Garage Vehicle (!)								
Door and Operator - Loading Dock								
Exhaust System - Garage Sensors								
Exhaust System - Garage Fans and Louvers (!)								
Heaters - Garage						17,859		
Lighting - Garage (!)								
Painting - Garage (not funding per board)								
Site Components								
Concrete Driveways and Parking Areas - On-Grade	410,805							
Concrete Driveways and Parking Areas - Elevated	414,014							
Promenade Renovation								
Plaza/Grill Area Renovation								
Fences and Gates - Prefinished Steel								
Fence - Parking Area (chain link)						9,488		
Fence - North of Pool (chain link)	8,826							
Gate Operator (not funding per board)			0					
Gate (not funding per board)								
Irrigation System (not funding per board)						0		
Landscape Renovation (not funding per board)								
Light Poles and Fixtures - Parking Areas						23,068		
Perimeter Wall Restoration						22,324		
Pool Components								
Pool Cover			9,704					
Pool Deck Renovation								
Pool Finish - Plaster							56,525	
Pool and Plaza/Grill Area Furniture					45,153			
Pool Equipment - Pump (!)					3,973			
Pool Equipment - Water Treatment Equipment			11,406					
Pool Equipment - Filters								11,447
Pool Equipment - Electrical and Plumbing (!)								
Pool Equipment - Heat Exchanger							19,161	
Pool Structure								

(!) See Property Engineering Review Page 1.201

30 Year Expenditure Summary

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SUPERIOR RESERVE
ENGINEERING & CONSULTING

Regency House Condominium Association, LTD.

Fiscal year	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
Construction inflation rate (30 year average)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	203.3%	209.4%	215.7%	222.1%	228.8%	235.7%	242.7%
Projected Reserve Balance for July 31, 2026	$2,905,395	$1,954,654	$2,356,984	$2,876,052	$3,052,945	$1,564,109	$1,772,190
Inflated expenditures (3% annual)	($2,098,860)	($740,360)	($632,744)	($981,810)	($2,634,549)	($924,952)	($115,538)
Recommended reserve contributions (remaining amount for 2025-26)	$1,100,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000
Estimated interest earned (2.0% PROJECTED yield rate)	$48,119	$42,689	$51,812	$58,703	$45,713	$33,033	$45,288
Ending reserve balance	$1,954,654	$2,356,984	$2,876,052	$3,052,945	$1,564,109	$1,772,190	$2,801,941

Reserve Component List

Exterior Building Components							
Balconies - Concrete Restoration	508,199	523,444	539,148	555,322			
Balcony Railings - Painting (!)		103,014					
Balcony Railings - Replacement							
City Facade Examinations	14,230					16,496	
Curtain Wall Restoration (!)							
Doors - Front Entrance							
Balcony Doors							
Façade Restoration (!)	72,164	74,329	76,559	78,856	81,221	83,658	86,168
Roofs - Modified Bitumen (south)						824,798	
Roofs - Modified Bitumen (north and penthouse)							
Soffit Restoration	32,525						
Windows - First Floor							
Interior Building Components							
Carpet - Hallways	289,470						
Ceiling Tiles and Grid - 27th Floor Hallway							
Elevator Cab Finishes - Passenger (not funding per board)							
Exercise Equipment (not funding per board)				0			
Exercise Room Renovation (!)	92,899						
Kitchen Renovation (!)							
Laundry Room and 28th Floor Hallway Renovation (!)							
Lighting - Hallways (!)	191,083						
Lobby and Reception Renovation							
Mailboxes							
Office Renovation							
Painting - Hallways (no funding per board)	0						
Painting - Stairwells (not funding per board)							
Service Hallway Renovation							
Rest Room Renovation (!)							
Wallpaper and Panels - Hallways	748,068						
Building System Components							
Air Conditioning and Heating Equipment - Elevator Room				89,740			
Air Conditioning and Heating Equipment - 28th Floor							
Air Handling Unit - Hallways (rebuild)							
Air Handling Unit - Hallways							
Air Handling Unit - 1st Floor (rebuild)							
Air Handling Unit - 1st Floor							
Fan Coil Units and Radiators							
Building Automation System Controls (not funding per board)							
Chiller - Replacement							
Cooling Tower - Replacement							
Electrical System Main Panels - Remaining Original (!)							
Elevator Traction Controls and Equipment (electronics)					2,553,327		
Elevator Traction Controls and Equipment (machines)							
Fans - Bathrooms and Kitchens							
Fire Alarm System (!)							
Fire Suppression System Heads - Garage							
Heat Exchangers - Domestic Hot Water (1 of 2 every 12 years)				53,311			
Heat Exchanger - Hot Water For Building Heat							
Heat Exchanger - 1st Floor Building Heat							
Building Entry Equipment							
Lighting - Exit and Emergency	48,787						
Horizontal Pipes - Waste Pipes at 1st Floor							
Horizontal Pipes - Domestic Cold Water Pipes at 27th Floor							
Pipes - Waste, Vents and Roof Drains (!)							
Piping and Valves - 28th Floor (not funding per board)							

(!) See Property Engineering Review Page 1.201

30 Year Expenditure Summary

These summary pages depict the INFLATED reserve expenses during the next 30 years. The costs on these pages SHOULD NOT be compared to current bid costs as these costs are inflated.

Regency House Condominium Association, LTD.

Fiscal year	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
Construction inflation rate (30 year average)	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Compounded construction inflation	203.3%	209.4%	215.7%	222.1%	228.8%	235.7%	242.7%
Projected Reserve Balance for July 31, 2026	$2,905,395	$1,954,654	$2,356,984	$2,876,052	$3,052,945	$1,564,109	$1,772,190
Inflated expenditures (3% annual)	($2,098,860)	($740,360)	($632,744)	($981,810)	($2,634,549)	($924,952)	($115,538)
Recommended reserve contributions (remaining amount for 2025-26)	$1,100,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000	$1,100,000
Estimated interest earned (2.0% PROJECTED yield rate)	$48,119	$42,689	$51,812	$58,703	$45,713	$33,033	$45,288
Ending reserve balance	$1,954,654	$2,356,984	$2,876,052	$3,052,945	$1,564,109	$1,772,190	$2,801,941

Reserve Component List

	2049-50	2050-51	2051-52	2052-53	2053-54	2054-55	2055-56
Pump - Building Heat Circulation (lower)				30,210			
Pump - Building Heat Circulation (upper)				34,874			
Pumps - Building Heating/Cooling (!)				69,748			
Pumps - Chilled Water (!)				69,748			
Pumps - Cold Water (main)							
Pump - Cold Water (back up)							
Pumps - Sump (!)							
Fire Suppression System - Controls							
Fire Suppression System - Pump							
Surveillance System (not funding per board)	0						
Trash Chute Doors							
Trash Compactor							
Valves (4 of 40 every 5 years)		13,400					15,534
Garage Components							
Elevated Concrete Garage Floor Renovation							
On-Grade Concrete Garage Floor (not funding per board)							
Door and Operator - Garage Vehicle (!)	27,443						
Door and Operator - Loading Dock							
Exhaust System - Garage Sensors		26,172					
Exhaust System - Garage Fans and Louvers (!)							
Heaters - Garage							
Lighting - Garage (!)	73,994						
Painting - Garage (not funding per board)			0				
Site Components							
Concrete Driveways and Parking Areas - On-Grade							
Concrete Driveways and Parking Areas - Elevated							
Promenade Renovation							
Plaza/Grill Area Renovation							
Fences and Gates - Prefinished Steel							
Fence - Parking Area (chain link)							
Fence - North of Pool (chain link)							
Gate Operator (not funding per board)					0		
Gate (not funding per board)					0		
Irrigation System (not funding per board)							
Landscape Renovation (not funding per board)		0					
Light Poles and Fixtures - Parking Areas							
Perimeter Wall Restoration							
Pool Components							
Pool Cover							13,835
Pool Deck Renovation			17,037				
Pool Finish - Plaster							
Pool and Plaza/Grill Area Furniture							
Pool Equipment - Pump (!)							
Pool Equipment - Water Treatment Equipment							
Pool Equipment - Filters							
Pool Equipment - Electrical and Plumbing (!)							
Pool Equipment - Heat Exchanger							
Pool Structure							

(!) See Property Engineering Review Page 1.201