UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY

Caption in Compliance with D.N.J. LBR 9004-1(b)

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In re: Skyline Tower Resort Vacation Condominium Association, Inc.[1] Debtor.	Case No. 25-22156 Chapter 11 Judge: Hon.

DECLARATION OF SHEAMA HOLMES-WALKER IN SUPPORT OF DEBTOR'S CHAPTER 11 PETITION AND APPLICATIONS FOR FIRST DAY RELIEF

[1] The last four digits of Debtor's tax identification number are 5824. Debtor's primary place of business is 100 S. North Carolina Ave. Atlantic City, NJ 08401.

I, Sheama Holmes-Walker, of full age, hereby certify and declare pursuant to Title 28 of the United States Code, Section 1746, as follows:

1. I am the President of the Board of Directors of the Skyline Tower Resort Vacation Condominium Association, Inc. ("Debtor" or "Association").

2. I make this declaration ("Declaration") based on my personal knowledge, a review of records of Debtor, a review of documents publicly filed, and/or information available through counsel, agents and/or representatives of the Association.

3. I submit this Declaration to assist the Court and parties in interest in understanding the events and circumstances leading to the commencement of this case, and in support of the motions and other "first day" pleadings filed by Debtor (collectively, the "First Day Motions"), as set forth in more detail in Section K of this Declaration. I am authorized to submit this Declaration on behalf of Debtor.

4. If called upon to testify, I could and would testify competently to the facts set forth in this Declaration.

5. On or about November 15, 2025 (the "Petition Date"), the Association filed a voluntary petition for relief pursuant to title 11 of the United States Code[2] (the "Bankruptcy Code"). Since the Petition Date, Debtor has remained in possession of its assets and has continued management of its property, business, and affairs.

A. History of the Association and Governing Documents.

6. The Association is a not-for-profit corporation organized under the laws of the State of New Jersey pursuant to a Certificate of Incorporation filed with the State Treasurer of New Jersey on October 19, 2004.

[2] All references to the "Bankruptcy Code" herein refer to 11 U.S.C. §§101-1532.

7. The Association was formed pursuant to a *Master Deed and Timeshare Plan for Fairfield Atlantic City-Skyline Tower, A Condominium* dated October 8, 2004 and recorded on January 20, 2005 as Instrument No. 2005007307 in the Atlantic County Clerk's Office, as amended by: (i) the First Amendment to *Master Deed and Timeshare Plan for Fairfield Atlantic City – Skyline Tower, a Condominium*, recorded on July 5, 2006 in the Atlantic County Clerk's Office as Instrument #2006066440; (ii) the Second Amendment to Master Deed and Timeshare Plan for Fairfield Atlantic City – Skyline Tower, a Condominium, recorded on July 5, 2006 in the Atlantic County Clerk's Office as Instrument #2006066441; (iii) the Third Amendment to Master Deed and Timeshare Plan for Fairfield Atlantic City – Skyline Tower, a Condominium, recorded on July 5, 2006 in the Atlantic County Clerk's Office as Instrument #2006066442; and (iv) the Fourth Amendment to Master Deed and Timeshare Plan for Fairfield Atlantic City – Skyline Tower, a Condominium, recorded on March 23, 2011 in the Atlantic County Clerk's Office as Instrument #2011019157 (collectively, the "Master Deed").

8. The Master Deed established the Association and submitted the property identified in the Master Deed, located at Block 58 Lots 1 and 2 in Atlantic City, (the "Property") to condominium form of ownership. The Master Deed identifies units, common elements, limited common elements, and relative ownership of same. Units are defined as portions of the condominium designated for separate and distinct ownership. The Master Deed defines common elements as those items defined in the Condominium Act as common elements[3], including

[3] Common elements are defined as: "(i) the land described in the master deed; (ii) as to any improvement, the foundations, structural and bearing parts, supports, main walls, roofs, basements, halls, corridors, lobbies, stairways, elevators, entrances, exits and other means of access, excluding any specifically reserved or limited to a particular unit or group of units; (iii) yards, gardens, walkways, parking areas and driveways, excluding any specifically reserved or limited to a particular unit or group of units; (iv) portions of the land or any improvement or appurtenance reserved exclusively for the management, operation or maintenance of the common elements or of the condominium property; (v) installations of all central services and utilities; (vi) all apparatus and installations existing or intended for common use; (vii) all other elements of

common element furnishings, and limited common elements. Limited common elements are portions of the common elements which are exclusively reserved for use for one or more, but not all, units. Each unit owner has a fractional undivided interest in the common elements.

9. The By-Laws of the Association reflect that the Association was organized and exists to administer the Fairfield Atlantic City - Skyline Tower, a Condominium, located in Atlantic City, New Jersey. The original By-Laws were recorded in conjunction with the recordation of the Master Deed on January 20, 2025 in the Office of the Recorder of Deeds for Atlantic County, New Jersey as part of as Instrument No. 2005007307. The By-Laws, as subsequently amended, are collectively referred to as the "By-Laws".

10. Pursuant to Article VI of the Certificate of Incorporation, the Association is governed by a Board of Directors (the "Board"). The current members of the Board are: (i) Sheama Holmes-Walker, President; (ii) Michael Tilman, Vice President; (iii) Jennifer Aviles, Secretary/Treasurer; (iv) George Cacchione, Jr., Director; and (v) Charlene Edwards, Director.

B. The Property.

11. The Property is located at 100 S North Carolina Ave. Atlantic City, New Jersey. Built in 1982, the Property consists of a 32-story, concrete-constructed-high rise above a parking deck. The Property contains 20 commercial units and 296 residential units - with 192 one-bedroom units, 98 two-bedroom units, 5 three-bedroom units and 1 four-bedroom unit.

12. Situated near the Atlantic City Boardwalk, the Property is strategically located near casinos, shopping and the Atlantic Ocean beaches. Rooms have balconies and partial ocean

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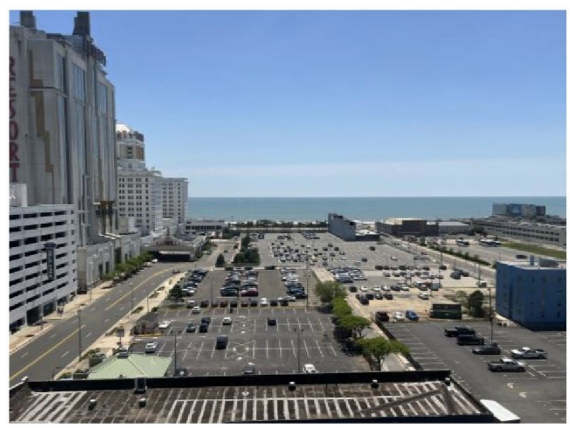
any improvement necessary or convenient to the existence, management, operation, maintenance and safety of the condominium property or normally in common use; and (viii) such other elements and facilities as are designated in the master deed as common elements." N.J.S.A. 46:8b-3.

views. Common area amenities include an enclosed pool, fitness room, child activity center, meeting space, and other resort style amenities.

13. The Property is operated as a timeshare community. All units within the Property are fully furnished, and each contains a full kitchen.

14. The following photographs depict the current condition of the Property:



15. Building floors one through six contain the commercial units. (individually a "Commercial Unit" or collectively the "Commercial Units"). Wyndham Vacation Resorts, Inc. ("WVR") owns all Commercial Units. Commercial Unit 1 represents laundry space; Commercial Unit 2 is the front desk; Commercial Unit 3 is office space; Commercial Unit 4 and Commercial Unit 5 are non-descript Commercial Units; Commercial Unit 6 is the property management office; Commercial Units 7, 10, 12, 14 and 15 are components of the parking garage; Commercial Units

8, 9, 11, and 13 are designated as back of house; Commercial Unit 16 contains activities and the arcade; Commercial Unit 17 is a deck; Commercial Unit 18 is the indoor pool; Commercial Unit 19 is a recreation and fitness area; and Commercial Unit 20 is a sales unit.

16. The residential units located on floors seven through twelve and fourteen through thirty-three are organized pursuant to the Master Deed as a timeshare plan. Sections 4.2 and 4.5.1 of the Master Deed provide that the developer has sole discretion to allocate residential units into the timeshare plan and to create timeshare interests in the residential units. Vacation Ownership Interests ("VOI"s) are defined as undivided interests as tenants in common with other owners in a residential unit or grouping of residential units. The initial developer, Fairfield Resorts, Inc., organized the VOIs in the Property by floor, with each timeshare owner receiving a fractional interest on one of the Property's residential floors.

17. Exhibit F to the Master Deed sets forth the percentage of common elements allocated to each of the units in the condominium – both commercial and residential. Pursuant to Section 5.4 of the Master Deed, each owner of a VOI has a fractional undivided interest in one or more residential units and will also have a fractional ownership interest in the sum of the percentage interests in the common elements for all such residential units.

C. Debtor's Ownership Structure and Ownership of Property.

18. Pursuant to the following deeds, the Association owns interests on the following floors at the Property:

i. Seventh Floor

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025039067, the Association owns all right, title, and interest to a 105,000/103,603,500 fee simple undivided interest in Units 701 through 712 previously held by Elzie Lavery (Deceased) and Joanne C. Lavery (Deceased).

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025039136, the Association owns all right, title, and interest to a 154,000/105,123,000 fee simple undivided interest in Units 701 through 712 previously held by Carolyn Christopher (Deceased).

ii. Eighth Floor

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025039118, the Association owns all right, title, and interest to a 77,000/103,603,500 fee simple undivided interest in Units 801 through 812 previously held by James Fahey (Deceased) and Donna Fahey (Deceased).

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025039052, the Association owns all right, title, and interest to a 94,500/103,603,500 fee simple undivided interest in Units 801 through 812 previously held by Khayriah Kamal Khaldi, Mohamed Kamal Khaldi and Reem Khaldi.

iii. Ninth Floor

Pursuant to an interval deed dated October 8, 2025, and recorded on November 13, 2025 in the Atlantic County Clerk's Office, as Instrument Number 2025042210, the Association owns all right, title, and interest to a 308,000/105,123,000 fee simple undivided interest in Units 901 through 912.

iv. Tenth Floor

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025039038, the Association owns all right, title, and interest to a 336,000/105,123,000 fee simple undivided interest in Units 1001 through 1012 previously held by Robert D. Missimer, Jr. and Patricia Missimer.

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025039041, the Association owns all right, title, and interest to a 84,000/105,123,000 fee simple undivided interest in Units 1001 through 1012 previously held by Felecia Hatchett and Melvin B. Bacon.

v. Eleventh Floor

Pursuant to a Sheriff's deed dated October 10, 2025, and recorded on November 3, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025040416, the Association owns all right, title, and interest to a 63,000/103,603,500 fee simple undivided interest in Units 1101 through 1112 previously held by Izell Kirkpatrick.

Pursuant to a Sheriff's deed dated October 10, 2025, and recorded on November 3, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025040409, the Association owns all right, title, and interest to as a 154,000/103,603,500 fee simple undivided interest in Units 1101 through 1112 previously held by Michael Monfils and Colleen Monfils.

vi. Twelfth Floor

Pursuant to a Sheriff's deed dated October 10, 2025, and recorded on November 3, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025040415, the Association owns all right, title, and interest to a 126,000/105,123,000 fee simple undivided interest in Units 1201 through 1212 previously held by Richard A. Isham and Beverly A. Isham.

vii. Fourteenth Floor

Pursuant to a Sheriff's deed dated October 10, 2025, and recorded on November 3, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025040407, the Association owns all right, title, and interest to a 77,000/105,123,000 fee simple undivided interest in Units 1401 through 1412 previously held by Robert R. Matthews and Patricia A. Matthews (Deceased).

Pursuant to a Sheriff's deed dated October 10, 2025, and recorded on November 3, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025040410, the Association owns all right, title, and interest to as a 374,000/105,123,000 fee simple undivided interest in Units 1401 through 1412 previously held by Betty G. Norris.

viii. Fifteenth Floor

Pursuant to an interval deed dated October 8, 2025, and recorded on November 13, 2025 in the Atlantic County Clerk's Office, as Instrument Number 2025042210, Wyndham Vacation Resorts, Inc., conveyed to the Association all the right title, interest and claim of Wyndham Vacation Resorts, Inc., to the following real property at the Property: a 231,000 / 103,603,500 fee simple undivided interest in Units 1501 through 1512.

ix. Sixteenth Floor

Pursuant to an interval deed dated October 8, 2025, and recorded on November 13, 2025 in the Atlantic County Clerk's Office, as Instrument Number 2025042210, the Association owns all right, title, and interest to a 84,000/105,123,000 fee simple undivided interest in Units 1601 through 1612.

x. Seventeenth Floor

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025039021, the Association owns all right, title, and interest to a 52,500/105,123,000 fee simple undivided interest in Units 1701 through 1712 previously held by Anja Rutherford.

Pursuant to a Sheriff's deed dated October 10, 2025, and recorded on November 3, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025040406, the Association owns all right, title, and interest to a 63,000/105,123,000 fee simple undivided interest in Units 1701 through 1712 previously held by Verlene A. Lane and Rosalind G. Cody.

xi. Eighteenth Floor

Pursuant to a Sheriff's deed dated October 10, 2025, and recorded on November 3, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025040393, the Association owns all right, title, and interest to as a 318,000/103,603,500 fee simple undivided interest in Units 1801 through 1812 previously held by Dorris Cannon and Cassandra D. Cannon.

xii. Nineteenth Floor

Pursuant to a Sheriff's deed dated October 10, 2025, and recorded on November 3, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025040398, the Association owns all right, title, and interest to a 63,000/105,123,000 fee simple undivided interest in Units 1901 through 1912 previously held by Navtej Grewal and Jasvir Grewal.

Pursuant to an interval deed dated October 8, 2025, and recorded on November 13, 2025 in the Atlantic County Clerk's Office, as Instrument Number 2025042210, Wyndham Vacation Resorts, Inc., conveyed to the Association all the right title, interest and claim of Wyndham Vacation Resorts, Inc., to the following real property at the Property: a 231,000 / 105,123,000 fee simple undivided interest in Units 1901 through 1912.

xiii. Twentieth Floor

Pursuant to an interval deed dated October 8, 2025, and recorded on November 13, 2025 in the Atlantic County Clerk's Office, as Instrument Number 2025042210, Wyndham Vacation Resorts, Inc., conveyed to the Association all the right title, interest and claim of Wyndham Vacation Resorts, Inc., to the following real property at the Property: a 231,000 / 105,123,000 fee simple undivided interest in Units 2001 through 2012.

xiv. Twenty First Floor

Pursuant to an interval deed dated October 8, 2025, and recorded on November 13, 2025 in the Atlantic County Clerk's Office, as Instrument Number 2025042210, Wyndham Vacation Resorts, Inc., conveyed to the Association all the right title, interest and claim of Wyndham Vacation Resorts, Inc., to the following real property at the Property: a 231,000 / 103,603,500 fee simple undivided interest in Units 2101 through 2112.

xv. Twenty Second Floor

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025039128, the Association owns all right, title, and interest to a 63,000/105,123,000 fee simple undivided interest in Units 2201 through 2212 previously held by Brenda D. McAllister (Deceased).

Pursuant to a Sheriff's deed dated October 10, 2025, and recorded on November 3, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025040392, the Association owns all right, title, and interest to a 52,500/105,123,000 fee simple undivided interest in Units 2201 through 2212 previously held by Barbara Byrd and Robert Byrd.

xvi. Twenty Third Floor

Pursuant to a Sheriff's deed dated October 10, 2025, and recorded on November 3, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025040414, the Association owns all right, title, and interest to a 84,000/105,123,000 fee simple undivided interest in Units 2301 through 2312 previously held by Swaminath L. Trivady and Sukanya Trivady.

xvii. Twenty Forth Floor

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025039127, the Association owns all right, title, and interest to a 84,000/103,603,500 fee simple undivided interest in Units 2401 through 2412 previously held by Ernest R. Bein (Deceased) and Marjorie F. Bein (Deceased).

Pursuant to a Sheriff's deed dated October 10, 2025, and recorded on November 3, 2025, in the Atlantic County Clerk’s Office, as Instrument Number 2025040413, the Association owns all right, title, and interest to as a 77,000/103,603,500 fee simple undivided interest in Units 2401 through 2412 previously held by Richard F. Sandquist (Deceased) and Mary E. Sandquist.

xviii. Twenty Fifth Floor

Pursuant to an interval deed dated October 8, 2025, and recorded on November 13, 2025 in the Atlantic County Clerk’s Office, as Instrument Number 2025042210, the Association owns all right, title, and interest to a 77,000/105,123,500 fee simple undivided interest in Units 2501 through 2512.

xix. Twenty Sixth Floor

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk’s Office, as Instrument Number 2025039124, the Association owns all right, title, and interest to a 84,000/105,123,000 fee simple undivided interest in Units 2601 through 2612 previously held by Linda Tunis (Deceased).

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk’s Office, as Instrument Number 2025039056, the Association owns all right, title, and interest to a 105,000/105,123,000 fee simple undivided interest in Units 2601 through 2612 previously held by Joshua S. Ben-Ezra.

xx. Twenty Seventh Floor

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk’s Office, as Instrument Number 2025039034, the Association owns all right, title, and interest to a 84,000/103,603,500 fee simple undivided interest in Units 2701 through 2712 previously held by Jennice Biese.

Pursuant to a Sheriff's deed dated October 10, 2025, and recorded on November 3, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025040408, the Association owns all right, title, and interest to a 77,000/103,603,500 fee simple undivided interest in Units 2701 through 2712 previously held by Robert R. Matthews and Patricia A. Matthews (Deceased).

xxi. Twenty Eighth Floor

Pursuant to an interval deed dated October 8, 2025, and recorded on November 13, 2025 in the Atlantic County Clerk's Office, as Instrument Number 2025042210, Wyndham Vacation Resorts, Inc., conveyed to the Association all the right title, interest and claim of Wyndham Vacation Resorts, Inc., to the following real property at the Property: a 231,000 / 105,123,000 fee simple undivided interest in Units 2801 through 2812.

xxii. Twenty Ninth Floor

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025039008, the Association owns all right, title, and interest to a 154,000/105,123,000 fee simple undivided interest in Units 2901 through 2912 previously held by Maria Mousavi.

xxiii. Thirtieth Floor

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk's Office, as Instrument Number 2025039138, the Association owns all right, title, and interest to a 84,000/103,603,500 fee simple undivided interest in Units 3001 through 3012 previously held by Diane Keepes (Deceased).

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk’s Office, as Instrument Number 2025039140, the Association owns all right, title, and interest to a 77,000/103,603,500 fee simple undivided interest in Units 3001 through 3012 previously held by Dwight P. Bunting (Deceased).

Pursuant to a Sheriff's deed dated October 10, 2025, and recorded on November 3, 2025, in the Atlantic County Clerk’s Office, as Instrument Number 2025040399, the Association owns all right, title, and interest to as a 189,000/103,603,500 fee simple undivided interest in Units 3001 through 3012 previously held by Emma N. Hammond and Emma J. Hammond.

xxiv. Thirty Second Floor

Pursuant to an interval deed dated October 8, 2025, and recorded on November 13, 2025 in the Atlantic County Clerk’s Office, as Instrument Number 2025042210, Wyndham Vacation Resorts, Inc., conveyed to the Association all the right title, interest and claim of Wyndham Vacation Resorts, Inc., to the following real property at the Property: a 231,000 / 100,328,000 fee simple undivided interest in Units 3201 through 3212.

xxv. Thirty Third Floor

Pursuant to a Sheriff's deed dated August 7, 2025, and recorded on October 23, 2025, in the Atlantic County Clerk’s Office, as Instrument Number 2025039027, the Association owns all right, title, and interest to a 154,000/29,354,000 fee simple undivided interest in Units 3301 and 3303 previously held by Michelle Hinton and Jamal Lonesome.

Pursuant to an interval deed dated October 8, 2025, and recorded on November 13, 2025 in the Atlantic County Clerk’s Office, as Instrument Number 2025042210,Wyndham Vacation Resorts, Inc., conveyed to the Association all the right title, interest and claim of Wyndham

Vacation Resorts, Inc., to the following real property at the Property: a 500,000 / 29,354,000 fee simple undivided interest in Units 3301 and 3303.

19. As a result, the Association owns the foregoing tenant-in-common fee simple interests at the Property, and a concomitant share of the common elements at the Property, which comprise 9,369,000 of the 2,640,478,000 tenant-in-common fee simple VOIs at the Property (the "Association Interest"). The Association Interest comprises approximately .35% of the total VOIs at the Property. The Association is a tenant in common with all other VOI owners and commercial unit owner(s) at the Property.

20. Wyndham Vacation Resorts, Inc. ("WVR") owns 268,407,000 of the 2,640,478,000 tenant-in-common fee simple VOIs at the Property, and a concomitant share of the common elements at the Property. WVR owns approximately 10.17% of the total VOIs at the Property. WVR is a tenant in common with all other VOI owners and commercial unit owner(s) at the Property.

21. PTVO Owners Association, Inc. ("PTVO") owns 1,790,597,000 of the 2,640,478,000 tenant-in-common fee simple VOIs at the Property, and a concomitant share of the common elements at the Property. PTVO owns approximately 67.81% of the total VOIs at the Property. PTVO is a tenant in common with all other VOI owners and commercial unit owner(s) at the Property.

22. The remaining 572,105,000 of the 2,640,478,000 tenant-in-common fee simple VOIs at the Property, and a concomitant share of the common elements at the Property, are owned by approximately 8,848 parties to approximately 5,126 contracts (the "Interval Owners"). The Interval Owners own approximately 21.67% of the Property. The Interval Owners are tenants in common with all other VOI owners and commercial unit owner(s) at the Property.

23. All of the 20 commercial units are owned by WVR. The commercial units do not have any VOI point interest assigned.

24. Pursuant to Section 1 of Article II of the Association Bylaws, record owners of VOIs and Commercial Units are members of the Association and are hereafter referred to as the "Association Members."

25. Upon information and belief, CWA has or may offer to acquire Interval Owners' interest(s) in the Property, in exchange for certain consideration; Debtor is not and will not be a party to any such transaction.

D. The Reserve Study.

26. Pursuant to the 2025 reserve study received by the Board (the "Reserve Study"), the Property needs repairs, capital improvements, and renovations estimated to cost approximately $34 million from 2025 through 2031. A copy of the Reserve Study is attached at **Exhibit "A"** hereto.

27. Pursuant to the Reserve Study (i) the budgeted annual reserve contribution for the 2025 fiscal year is $3,370,933.68 or $223.30/unit week based on 15,096 unit weeks (296 units x 51 weeks), (ii) the 2025 budgeted annual reserve funding amount does not meet future projected reserve expenditure requirements, (iii) at this annual reserve contribution amount, reserve balances become negative in 2031, and (iv) to provide adequate funding for future projected reserve expenditure requirements, it is recommended that annual reserve contributions of Association Members be increased by 9.75% per year from 2026 to 2031 (a total increase of 58.5% over 6 years) and then increased by 3% per year from 2032 to 2054.

28. The Reserve Study projects expenditure of more than $4.2 million for repairs, renovations and capital improvements to the Property in 2026 (+$3.7 million) and 2027 (+$500k),

and that the Association would have less than $2.8 million in reserve funds on hand as of December 31, 2025.

E. Maintenance Fee Delinquencies and Foreclosure Status.

29. As of October 31, 2025, (i) 1,209 Interval Owners were not current in the payment of maintenance fees, and (ii) the amount past due to the Association totaled $2,482,681.56.

30. The Association has ordinarily utilized outside debt collection service providers to pursue collection of delinquent maintenance fees, and will continue to do so in instances beneficial to the bankruptcy estate, in the Board's business judgement.

31. WVR and the Association are parties to an Inventory Foreclosure Agreement dated February 2, 2013 (the "IFA"). Pursuant to the IFA, the Association engaged WVR to provide assistance in foreclosure proceedings against "Delinquent Owners" (as defined in the IFA). The IFA provides for the assignment by the Association and purchase by WVR of "Delinquent Inventory" (as defined in the IFA) for the purpose of instituting foreclosure proceedings, deed in lieu of foreclosures and similar take-back proceedings. WVR pays for the costs of such foreclosures, deeds in lieu of foreclosures and similar take-back proceedings and in exchange for same title to the Delinquent Inventory is conveyed to WVR.

32. As of October 31, 2025, the Association is a plaintiff in 15 pending foreclosure actions against approximately 95 Delinquent Owners. Pursuant to the IFA, the Association has tendered to WVR accounts of more than 100 additional Delinquent Owners for the purpose of instituting foreclosure proceedings, deed in lieu of foreclosures and similar take-back proceedings, however, WVR has not yet filed foreclosure actions as to these additional accounts. In light of the bankruptcy filing, the Association intends to dismiss the pending foreclosure actions, without prejudice, and defer instituting new foreclosure actions, without prejudice to the

right of the Association to continue or commence collection and/or foreclosure action against Delinquent Owners and without waiver of any rights or remedies of the Association.

F. Occupancy at the Property.

33. In 2024, the occupancy rate at the Property was approximately 63.3%. In 2025, year to date occupancy was approximately 66.7% through October 31, 2025.

G. Management of the Property.

34. The Association, through its Board, is responsible for the operation, management and maintenance of the Property. Section 14G of Article IV of the By-Laws specifically gives the Board the right to manage the Property, including hiring a management company.

35. The Association has historically retained professional management for the Property. The Association entered into that certain Management Agreement, dated January 1, 2006, with Fairfield Resorts, Inc., as amended by that certain Amended & Restated Management Agreement between Wyndham Vacation Management, Inc. and Debtor dated January 1, 2008 (collectively, the "Management Agreement"). Wyndham Vacation Management, Inc. is now known as Vacation Resort Management, Inc. ("Property Manager")[4] The Management Agreement remains in effect.

36. By the Management Agreement, the Association appointed the Property Manager to provide certain services (collectively, the "Services") as manager of the property for a term of two years, which automatically renews for successive two-year periods unless terminated upon ninety days written notice by either party of its intent not to renew upon the conclusion of the then-current period. The Services provided by the Property Manager include, but are not limited

[4] Upon information and belief, the Property Manager is an affiliate of WVR (a member of the Association). Upon information and belief, both the Property Manager and WVR are indirect subsidiaries of Travel + Leisure Co.

to, (a) maintaining the Association's books and records, (b) conducting business correspondence on behalf of the Association, (c) maintaining a master list of owners of interests in the Association, (d) maintaining the Property and repairing individual units as needed, (e) maintaining and replacing personal property within the VOI Units, (f) contracting with vendors and service providers, (g) entering into any concession, lease, equipment lease, contract, or agreement for the operation of the property use of machinery and equipment of the Association, (h) purchasing such additional machinery and equipment as reasonably necessary for the maintenance and upkeep of the common elements and the VOI Units, (i) purchase or contract for services, maintenance, material as it deems advisable, (j) providing housekeeping services to the Association, (k) entering into any portion of the property for the purpose set out in the governing documents and as otherwise required to perform its duties, (l) hiring and compensating employees working on behalf of the Association, (m) hiring experts including attorneys, tax consultant, accountants and such other professionals and experts on behalf of the Association, (n) supervising and performing various financial and accounting services, including management of funds, maintaining bank accounts, coordinating all accounts payable, preparing financial statements and records, processing payroll obligations, reconciling bank statements, developing an annual budget, coordinating the preparation and filing of necessary tax returns, annual audits, and assessment billing and collections, (o) insurance and risk management services, (p) reservation, inventory management and owners services, (q) client services, (r) check-in and check-out services, (s) IT Services, (t) enforcing rules and regulations, (u) attending board meetings and member meetings, and (v) compliance with law. The Property Manager passes through to the Association the costs of these Services on a dollar-for-dollar basis, without any markup.

37. The Property Manager's only compensation is a flat rate "management fee" comprised of two components, a "Condominium Management Fee" and a "Timeshare Management Fee."

38. The Condominium Management Fee is calculated as Fifty ($50) per Unit per month, whether or not included in the Timeshare Plan and paid in twelve equal installments on the first of each month.

39. The Timeshare Management Fee is currently ten (10%) percent of: (i) the annual operating expenses budgeted to be incurred in connection with the VOI Units and the Timeshare Plan during the applicable fiscal year, and (ii) budgeted reserve contributions in connection with the VOI Units and the Timeshare Plan for the applicable fiscal year less the Condominium Management Fee to the extent applicable to the VOI Units and the Timeshare Management Fee. the Timeshare Fee is to be paid in twelve equal installments on the first day of each month.

40. During 2024, the total amount paid under the Management Agreement for services was $1,986,488.40, or approximately $165,540.70 per month. For calendar year 2025, this monthly payment has increased to approximately $168,679.56 per month. Since 2024, the Association also reimbursed the management company for additional expenses under the Management Agreement in the amount of approximately $506,081.00 per month.

41. The foregoing contractual arrangements are necessary for Debtor to continue operating, as it does not employ or compensate any employees directly and, therefore, would be unable to continue operations without the benefit of the Management Agreement or Tax Services Agreement. As such, Debtor anticipates continuing to operate under the terms of the foregoing agreements and satisfying the obligations arising thereunder in the ordinary course of its business.

H. Pre-Petition Resolutions.

42. On October 4, 2025, at a duly called and conducted special meeting of the Association Members (pursuant to the Bylaws), the requisite number of Association Members voted to authorize the Board to file a chapter 11 bankruptcy petition for the Association to, among other things and subject to Bankruptcy Court approval, market and sell the entire Property, free and clear of the interests of all Interval Owners (including non-debtor owners), with such interests to attach to the proceeds of sale, subject to distribution pursuant to Bankruptcy Court order.

43. With 8299 voting interests available and 4838.5 or 58.30%, of the voting interests represented in person or by Proxy, the Board certified quorum of at least 15% at the October 4 special meeting. At that meeting, members specifically voted to authorize the Board to:

(i) file a chapter 11 bankruptcy case on behalf of the Association and take related actions – **with 99.93% of the voting interests present at the meeting (in person or by proxy) in favor and .07% of the voting interests not in favor**;

(ii) engage professionals as the Board deems appropriate to facilitate the bankruptcy proceeding including, but not limited to, legal, accounting, and brokerage professionals – **with 99.95% of the voting interests present at the meeting (in person or by proxy) approving and .05% of the voting interests disapproving**;

(iii) suspend operations at the Resort for 2026 including (a) suspend occupancy at the resort by members, guests and others as of December 27, 2025 (or shortly thereafter as deemed necessary or proper by the Authorized Persons) without waiver of the right of the Association to re-commence occupancy upon notice to members; (b) suspend collection of 2026 maintenance fees, without waiver of the right of the Association to later seek payment of such fees and without waiver of member obligations regarding same, upon notice to members; (c) waive the funding of reserves in the 2026 budget pursuant to applicable provisions of Association governing documents and applicable law; (d) refund to members 2026 maintenance fees received by the Association, if any, without waiver of the right of the Association to later seek payment of such fees, upon notice to members, and without waiver of member obligations regarding same; (e) immediately suspend reservations (including cancelling any existing reservations with occupancy dates after December 27, 2025) at the resort after December 27, 2025, without waiver of the right of the Association to later accept reservations at the resort upon notice to members; (f) transfer the balance of reserve funds of the Association as of December 31, 2025, as needed, to pay operating expenses and costs of the Association as set forth in the attached limited operations budget for 2026 or any approved budget for the Association, pursuant to applicable provisions of the governing documents and applicable law; and/or (g) take any and all action that they deem necessary or proper regarding the operation and/or management of the Association --- **with 99.94% of the voting interests present at the meeting (in person or by proxy) approving and .06% of the voting interests disapproving**;

(iv) accept on behalf of the Association one or more units, intervals and/or interests at the Property, as tenant in common – **with 99.95% of the voting interests present at the meeting (in person or by proxy) in favor and .05% of the voting interests not in favor**; and

(e) take certain additional actions related to the bankruptcy case – **with 99.96% of the voting interests present at the meeting (in person or by proxy) voting yes and .04% of the voting interests voting no**.

44. The specific resolutions approved at the special meeting of October 4, 2025, are set forth in the meeting minutes.

I. Debtor's Intentions in its Bankruptcy Proceeding.

45. Among other things, the Association intends to seek, subject to Bankruptcy Court approval as may be required, certain relief including all or some of the following:

- Association Member consent to the sale of their undivided interest in the Property, jointly with the sale of the interests of Debtor and other members, pursuant to 11 U.S.C. §363(h). Absent such consent, Debtor intends to seek judgment authorizing the sale of Debtor's undivided interest in the Property, jointly with the sale of the interests of the Association Members, pursuant to 11 U.S.C. §363(h).

- Approval of marketing, bid and sale procedures for the Property.

- Authorization to sell the Property and all interval interests free and clear of the interests of all members (Debtor and non-debtor), with such interests to attach to the proceeds of sale, subject to distribution by bankruptcy court order in accord with 11 U.S.C. §§363(b), (f) (h) and (j).[5]

- Termination or amendment of the timeshare plan for the Property effective at or prior to closing of the sale of the Property.

- Authorization to assume and assign to a purchaser, or reject and terminate, all executory contracts and unexpired leases to which the Association is a party – at closing.

- Authorization to distribute net sale proceeds (after costs of administration and sale) as well as all remaining cash and reserves of the Association pursuant to a confirmed plan of liquidation or other Bankruptcy Court order. Distribution to Association Members may be subject to set-off of amounts owed to the Association for delinquent maintenance fees and/or special assessments.

- Resolution of all claims against the Association.

- Dissolution of the Association following sale and distribution pursuant to a confirmed plan of liquidation or other Bankruptcy Court order.

J. Assets and Liabilities of Association.

46. As of the Petition Date, Debtor carries no secured debt. Debtor funds its operations through the maintenance fees and assessments from Association Members with various interests in the Property. As set forth in Debtor's Petition and statements and schedules, which the Debtor intends to file in the coming days, the Debtor's assets primarily consist of (i) approximately

[5] Debtor intends to file a bidding procedures motion, including potentially designating a stalking horse bidder for the Property, as may be necessary.

$6,225,495.55[6] in cash and cash equivalents, (ii) approximately $1,375,564.00 in accounts receivable, and (iii) an undetermined value of the Association Interest in the Property.

47. Debtor's liabilities generally relate to the maintenance and operation of the Property, including, but not limited to, landscaping, housekeeping, and other general maintenance fees. Debtor has been paying its liabilities in the ordinary course leading up to the Petition Date, and Debtor anticipates paying all claims in full as part of this Chapter 11 Case.

K. First Day Motions.

48. Concurrently with the filing of the Chapter 11 Case and this Declaration, Debtor filed certain First Day Motions[7] seeking orders granting various forms of relief intended to maintain the Property, facilitate the efficient administration of the Chapter 11 Case, and expedite the sale process.

49. I believe that it is critical that the First Day Motions be heard as soon as practicable. If such motions are not considered on an expedited basis, it could lead to immediate and irreparable harm to the Property and the interval interests owned by the Association Members. I believe expedited consideration and approval of the emergency First Day Motions is in the best interest of all interested parties in the Chapter 11 Case.

50. Certain of the First Day Motions request authority to pay prepetition claims against Debtor. I understand that Rule 6003 of the Federal Rules of Bankruptcy Procedures provides, in relevant part, that the Court shall not consider motions to pay prepetition claims during the first twenty-one (21) days following the filing of a chapter 11 case, except to the extent relief is

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[6] Aggregate cash balance as per account statements ending October 2025.

[7] Capitalized terms used but not otherwise defined herein shall having the meanings ascribed to them in the applicable First Day Motion.

necessary to avoid immediate and irreparable harm. In light of this requirement, Debtor has narrowly tailored its requests for immediate authority to pay certain limited prepetition claims to those instances where failure to pay would cause such immediate and irreparable harm.

51. The First Day Motions include the following[8]:

i. *Expedited Motion for Entry of an Order: (A) Approving the Form and Manner of Notice of the Commencement of this Chapter 11 Case, (B) Approving Form of Stipulation and Consent Agreement Authorizing Marketing and Sale of Ownership Interest(s) by Debtor Pursuant to 11 U.S.C. § 363(h), (C) Establishing Scope of Notice, and (D) Approving Service of Forms and Tabulation of Responses by Omni Agent Solutions, Inc. (the "Motion to Approve Forms").*

52. **Motion to Approve Forms**. Debtor requests the entry of an order (a) approving the form of the Case Commencement Notice, (b) the form of the Proof of Claim, and establishing bar dates in connection therewith, and (c) the form of the Member Consent.

53. In order to facilitate the filing of proofs of claim, procedures need to be established for a consistent and uniform process so that everyone who may potentially wish to file a claim has received notice of the related deadline and an opportunity to do so. I believe this relief is necessary and in the best interest of Debtor's estate and parties in interests, as it will allow for a more efficient and cost saving administration of the Chapter 11 Case.

54. Additionally, Debtor requests approval of the Member Consent form. As noted above, Debtor and the Association Members own 100% of the interval interests in the Property as tenants-in-common. Debtor wishes to avoid having to litigate against all Association Members, and Debtor believes that a large percentage of Association Members will consent to the sale of the Property if provided with the opportunity to do so. In the Member Consent, Debtor seeks

[8] I have reviewed each of the First Day Motions filed in this Chapter 11 Case (including the exhibits thereto and supporting memoranda) and incorporate by reference the factual allegations and statements set forth therein. To the extent any factual allegations included in a First Day Motion is not expressly provided herein, such statement is adopted in its entirety and incorporated herein.

consent from Association Members to the marketing and sale of their undivided interest(s) in the Property, together with the marketing and sale of the undivided interests in the Property of Debtor and all other members of the Association. As set forth in the Motion to Approve Forms, Debtor proposes—with its Claims and Noticing Agent's assistance—to serve the Member Consent attached thereto as Exhibit C on each of the Association Members at their last-known address, thereby soliciting such Association Member's consent to the proposed sale of his/her/its undivided interest in the Property. Debtor intends to file an adversary proceeding and seek judgment from the Bankruptcy Court against Association Members who do not provide consent (any such proceeding, a "Section 363(h) Proceeding").

55. Further, Debtor requests authority to use Omni Agents Solutions Inc. ("Claims Agent") as the Claims Agent to solicit and tabulate Member Consents, so that Debtor may expeditiously and efficiently determine the Association Members that have consented to the proposed sale of the Property and the Association Members against whom Debtor must initiate a Section 363(h) Proceeding. Debtor anticipates initiating Section 363(h) Proceeding(s) promptly; however, Debtor may opt to defer commencing such proceedings to the extent it believes it is in the best interest of the estate to do so. Nevertheless, Debtor anticipates providing the Association Members with no less than thirty days of notice of the Member Consent to consider their response thereto (including potentially obtaining legal advice) and to return the Member Consent to the Claims Agent (who will tabulate responses received).

56. Debtor believes the Member Consent provides sufficient information and detail to allow the Association Members to make an informed decision, and Debtor believes that the proposed timeline will provide ample opportunity for the Association Members to obtain legal advice (if desired) regarding the sale of his, her, or its interest in the Property by Debtor. Debtor

further believes that offering the Association Members an opportunity to execute the Member Consent is in the best interest of the estate, as it will obviate the need for Debtor to litigate against any Association Member who executes the Member Consent.

57. Finally, Debtor avers that no Association Member—even those declining to execute the Member Consent—will be prejudiced by the relief sought herein. Should an Association Member choose not to sign the Member Consent, then no interest of such non-consenting members will be sold in this Chapter 11 Case until Debtor obtains such consent or obtains a judgement from the Bankruptcy Court by bringing a Section 363(h) Proceeding against the non-consenting member. I believe serving the Member Consent and tabulating the Association Member's responses in accordance with the process set forth in the Motion to Approve Forms is an efficient process that will result in cost-saving benefits to the estate and will pose no threat to Association Member's interest in the Property.

58. I believe that the relief sought in the Motion to Approve Forms is prudent and in the best interest of Debtor, its estate, and the parties in interest, as each of the Forms and procedures will allow for the efficient and economical administration of the Chapter 11 Case, including by reducing administrative costs and ensuring the fair and consistent treatment of all parties' interests and rights.

ii. *Debtor's Expedited Motion for Entry of an Order (I) Authorizing Debtor to Suppress Certain Personally Identifiable Information for Individual Creditors, Interval Owners, and Parties in Interest and (II) Limiting Debtor's Noticing Obligations (the "Noticing Motion")*

59. **Noticing Motion**. Pursuant to the Noticing Motion, Debtor requests authority to (a) suppress certain personally identifiable information for only those creditors and parties in interest that are individual persons (rather than entities or businesses) and (b) limit Debtor's obligations with respect to noticing of pleadings.

60. I believe it is appropriate to authorize Debtor to suppress from any paper filed with the Court in this Chapter 11 Case, the residential addresses and email addresses of individuals that are creditors, Association Members, and parties in interest, because such disclosure may risk violating applicable privacy laws, exposing Debtor to potential civil liability and significant financial penalties. Pursuant to section 107(c) of the Bankruptcy Code and privacy protection regulations being enacted in key jurisdictions, it is appropriate to authorize Debtor to suppress such information to avoid disclosure and potential liability. Omni Agent Solutions, Inc., Debtor's proposed Claims Agent, shall maintain a list of the suppressed individuals for use by Debtor, the United States Trustee, and the Court, upon request.

61. Additionally, Debtor seeks establishment of certain proposed notice procedures for notifying creditors and interest holders of the commencement and administration of the Chapter 11 Case. Though Debtor has a relatively small number of creditors, it has nearly 5,100 Association Members with an interest in the Property. In order to alleviate the enormous and costly burden of serving over one thousand parties in interest with each filing (some of which are voluminous), Debtor proposes to create and utilize a Master Service List to serve pleadings and other documents upon parties, including by electronic means where available. The proposed procedures will control over the applicable noticing rules contained in the Bankruptcy Rules and the Local Rules.

62. Debtor further proposes that all filings be made available to all parties in interest on a public website maintained by the Claims Agent. I believe that this relief requested is in the best interest of Debtor's estate, as it will allow for a more efficient and cost-saving case administration. Debtor will still provide notice to any Affected Party by any particular pleading in addition to the Master Service List, and the Interval Owners have also been noticed of the

Chapter 11 Case, as there was a meeting of the Association Members conducted on October 4, 2025 to discuss and vote on authorizing the filing of the Chapter 11 Case.

63. I believe that the relief sought in the Notice Motion is prudent and in the best interest of Debtor, its estate, and the parties in interest, as each of the requested notice procedures will allow for the efficient and economical administration of the Chapter 11 Case, including by reducing administrative costs and ensuring the fair and consistent treatment of all parties' interests and rights.

iii. *Debtor's Emergency Motion for Interim and Final Orders (I) Authorizing Debtor to (A) Continue to Use Existing Cash Management System, (B) Maintain Bank Accounts and Continue Use of Existing Business Forms and Checks, and (C) Honor Certain Related Prepetition and Postpetition Obligations; (II) Determining Compliance with, or Granting a Waiver of, Certain Investment and Deposit Guidelines; and (III) Granting Related Relief (the "Cash Management Motion")*

64. **Cash Management Motion**. Debtor has filed an emergency motion seeking entry of an order: (a) granting Debtor authority to (i) continue to maintain Debtor's existing Cash Management System, including without limitation, to continue to maintain Debtor's existing Bank Accounts, as defined in the Cash Management Motion, and business forms and (ii) honor certain prepetition and post-petition obligations related thereto; (b) waiving investment and deposit guidelines of section 345 of the Bankruptcy Code and the *Operating Guidelines and Reporting Requirements for Debtors in Possession and Chapter 11 Trustees* (the "Guidelines")[9] issued by the Office of the United States Trustee; and (c) providing any additional relief required in order to effectuate the relief requested therein.

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[9] Under the Guidelines, a debtor in possession must, among other things, close all existing bank accounts and open new accounts in the name of the debtor-in-possession, establish separate accounts for the payment of taxes and cash collateral/post-petition financing, and obtain new checks and business forms that indicate the debtor's status as a debtor-in-possession. These requirements are designed to provide a clear line of demarcation between prepetition activities and transactions and post-petition activities and transactions, in order to prevent the inadvertent payment of prepetition claims during the pendency of the case.

65. Debtor maintains a cash management system in the ordinary course of Debtor's business. The Cash Management System is an integrated, centralized system that utilizes four Bank Accounts through two separate Banks, including two Operating Accounts, one Tax Account, and one Reserve Account. These accounts serve specific functions within the Cash Management System, including making payments, collecting annual fees from owners, investing excess funds, and segregating cash required for certain budgeted payment obligations (*i.e.*, in the Reserve Account and Tax Account). Debtor has specific Investment Guidelines with respect to certain Bank Accounts that require investments only in certain, specific, safe investments, with the stated goal of ensuring (a) safety of principal, (b) adequacy of liquidity, and (c) maximization of yields (in order of importance). One of the Operating Accounts is with a depository that has signed a uniform depository agreement with the U. S. Trustee (Bank of America). The remaining three accounts are held at Merrill Lynch, with all funds invested in either; (a) United States government securities (or securities that are backed by the full faith and credit of the United States), or (b) certificates of deposit at FDIC insured banks, with account balances less than the $250,000 FDIC insurance limit.

66. The Cash Management System operates in accordance with ordinary, usual, and essential business practices. Through the Property Manager, Debtor maintains detailed accounting records that track transfers of funds to and from the Bank Accounts as a part of normal operations. The Property Manager will continue these practices as part of ongoing operations during the pendency of this case in order to maintain governance, manage liquidity, and meet court reporting requirements. It is imperative that Debtor be able to continue using its existing Cash Management System, as it is designed to ensure (a) the safety of the cash received, (b) the adequate funding of operations and maintenance as well as taxes, and (c) compliance with local

law. Thus, though its operations are relatively simple, its Cash Management System is necessarily complex. Moreover, as noted above, a substantial portion of Collections and remittances are automated for convenience to the Interval Owners as well as Debtor. Debtor has automated payments scheduled and in place with respect to a substantial portion of its operations as do the Interval Owners. I believe any change to this system, therefore, would cause, at best, immediate disruption in collections as well as unnecessary delays, and, at worst, potential violations of applicable law.

67. The unique nature of Debtor's operations and the regulatory regime under which it operates necessitate the continuation of the Cash Management System during the pendency of the Chapter 11 Case. The system is complex and designed specifically to comply with Debtor's obligations as a timeshare association, including to segregate cash related to tax obligations and reserves as well as to control disbursements and ensure cash is generating as high of a rate of return as possible without risking principal. If Debtor were required to create and implement a new cash management system, its operations would be severely disrupted, which would have an adverse impact on Debtor and result in substantial additional costs to the estate.

68. Debtor seeks a waiver of the Guideline requirements so its operations are not disrupted by the need to alter the Cash Management System, as it would create an unnecessary administrative burden and expense for the estate, while likely causing delays in the processing of payments.

69. Debtor requests further relief from the Guidelines to the extent they require Debtor to make all disbursements by check. Considering the complexity of the Cash Management System, Debtor must conduct certain transactions by debit, wire, or ACH payments and to deny

Debtor the opportunity to do so would interfere with its performance of its contracts and unnecessarily disrupt its operations.

70. I believe the relief requested in the Cash Management Motion is necessary and proper considering the nature of the Cash Management System. The system, as currently designed, ensures Debtor is able to control its cash inflows and outflows, imposes strict guidelines on Debtor's investments of its cash, and protects the cash that Debtor requires for its continued compliance with law.

iv. *Debtor's Emergency Application for Entry of an Order Authorizing Debtor to Employ and Retain Omni Agent Solutions, Inc. as Notice, Claims and Solicitation Agent Effective as of the Petition Date (the "Omni Retention Application")*

71. **Omni Retention Application.** Debtor has filed an application requesting the Court approve Debtor's retention of Omni Agent Solutions, Inc. as its Claims Agent. I believe such relief is prudent in light of the thousands of parties in interests to whom notices may need to be sent. I believe that the most effective and efficient manner by which to give notice and process claims in the Chapter 11 Case is to engage Omni Agent Solutions, Inc., as an independent third party with significant experience in this role. I believe the relief requested in the Omni Retention Application is in the best interests of Debtor, its estate, and the Association Members.

v. *Debtor's Emergency Motion for Interim and Final Orders Authorizing Debtor to Pay Prepetition Sales, Use, Trust Fund, Property, and Other Taxes and Similar Obligations (the "Tax Motion")*

72. **Tax Motion**. Debtor requests authority, among other things, to pay, in Debtor's sole discretion and in the ordinary course of business, sales, use, trust fund, property, and other taxes, without regard to whether such obligations accrued or arose before or after the Petition Date. I believe the relief requested in the Tax Motion is in the best interest of Debtor's estate, without which, the estate would suffer substantial and irreparable harm.

73. In the ordinary course of operating its business, Debtor (a) incurs certain Taxes and Fees to various Taxing Authorities, and (b) is charged amounts for services related to calculating and estimating such Taxes and Fees. I understand that Debtor is generally current on its tax obligations, but that approximately $3,211.53 in unpaid Taxes and Fees (primarily consisting of income and sales tax) are accrued and outstanding as of approximately October 31, 2025.

74. Debtor must continue to pay certain of these taxes and fees in order to continue operating its business and to avoid potential penalties and distractions during the Chapter 11 Case. Debtor's failure to pay the Taxes and Fees described in the Tax Motion could adversely affect Debtor's business operations, as taxing authorities may assert liens on Debtor's property, assert penalties or interest on past-due amounts, cancel licenses, and/or subject Debtor's directors and officers to personal liability for unpaid amounts. Moreover, Debtor's failure to pay for certain services (including the Accountant Services) related to the Taxes and Fees could result in a delay in paying certain of the Taxes. I believe the relief requested in the Tax Motion is required to avoid these potential disruptions and distractions.

vi. *Debtor's Emergency Motion for Authority to (I) Continue to Administer Insurance Policies and Related Agreements; (II) Honor Certain Obligations in Respect Thereof; and (III) for Related Relief (the "Insurance Motion")*

75. **Insurance Motion**. Debtor has filed an emergency motion requesting the authority but not direction to, among other things, maintain, renew, modify, supplement or purchase, in its sole discretion its Insurance Policies and Programs described therein as well as agreements related thereto.

76. Debtor's Insurance Policies and Programs are crucial to the preservation of the value of Debtor's business, Property, and estate. In many cases, the insurance coverage is required by law and/or the Office of the United States Trustee. The Insurance Policies and

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Programs are also prudent to continue, as they ensure the protection of the value of the estate in the event a calamity were to occur. By shifting the risk from Debtor and its interest holders to the Insurance Providers under the existing regime of Insurance Policies and Programs, Debtor can efficiently, and economically, protect the estate and its interests. I believe that it is essential for Debtor to maintain the Insurance Policies and Programs in the ordinary course of business as set forth in the Insurance Motion. Debtor's continued operations, combined with its efforts to undertake an orderly sale of the Property, require that the insurance policies be maintained on an ongoing and uninterrupted basis. I believe the relief requested in the Insurance Motion is in the best interests of Debtor, its estate, and the Association Members.

77. **Utility Motion**. Debtor is filing a motion under Section 366 of the Bankruptcy Code for a determination that the Debtor's utility providers are adequately protected by the substantial cash reserves held by the Debtor, and by the Debtor's continuing payment for utility services on a monthly basis post-petition.

L. Retention Applications.

78. Though not part of the First Day Motions, during the course of the Chapter 11 Case, Debtor intends to retain several professionals, for each of which Debtor will file a separate retention application. In particular, Debtor intends to retain (a) Forman Holt as general bankruptcy counsel, (b) K&L Gates LLP, as special bankruptcy counsel, and (c) Hilco Real Estate, LLC, as real estate agent to Debtor. Moreover, as noted above, Debtor also seeks to retain Omni Agent Solutions, Inc. as its notice and Claims Agent.

M. Reservations and Conclusion.

79. Nothing contained in this Declaration, any First Day Motion, or any relief requested in this Declaration or the First Day Motions, is intended as or shall be construed or deemed to be: (a) an admission as to the amount of, basis for, or validity of any claim against

Debtor under the Bankruptcy Code or other applicable non-bankruptcy law; (b) an impairment or waiver of Debtor's or any other party in interest's right to dispute any claim against, or interest in, Debtor, its property, or its estate on any grounds; (c) a promise or requirement to pay any claim; (d) an assumption, adoption, or rejection of any agreement, contract, or lease under section 365 of the Bankruptcy Code; (e) an implication, admission or finding that any particular claim is an administrative expense claim, other priority claim, or otherwise of a type specified or defined in this Declaration, the First Day Motions, or any relief requested therein; (f) an implication, admission, or finding as to the validity, priority, enforceability, or perfection of any lien on, security interest in, or other encumbrance on the property of Debtor or its estate; (g) an impairment or waiver of any claims or causes of action which may exist against any entity; or (h) a waiver of Debtor's or any other party in interest's rights under the Bankruptcy Code or any other applicable law.

80. I have consulted with Debtor's proposed counsel regarding the relief requested in the First Day Motions and understand each of the First Day Motions and the relief requested therein. To the best of my knowledge and belief, and subject to the foregoing reservations, the factual statements contained in each of the First Day Motions are true and accurate, and each such factual statement is incorporated herein by reference.

81. I believe that the relief requested in the First Day Motions is necessary, in the best interests of Debtor's estate, its creditors, the Association Members, and all other parties in interest, and will allow Debtor to operate with minimal disruption and maximize value preservation during the pendency of its bankruptcy case. Failure to grant the relief requested in any of the First Day Motions may result in immediate and irreparable harm to Debtor and its estate. Accordingly,

for the reasons set forth herein and in each respective First Day Motion, I request that the Court grant the relief requested in each of the First Day Motions.

I hereby certify that, upon information and belief, the foregoing statements made by me are true and that this Declaration is executed under penalty of perjury. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

Dated: November 14, 2025

/s/ Sheama Holmes-Walker
Sheama Holmes-Walker

Exhibit A

“Reserve Study”

Skyline Tower

TABLE OF CONTENTS

Skyline Tower

EXECUTIVE SUMMARY REPORT

Analysis 1 - 2025

1/01/2025 - 12/31/2025

Item	Total Current Replacement Cost on 1/01/2025	Average Estimated Useful Life on 1/01/2025	Average Remaining Useful Life on 1/01/2025	Estimated Fund Balances on 1/01/2025	2025 Proposed Reserve Funding	2025 Assigned Interest Earned	2025 Projected Expenses	Estimated Fund Balances on 12/31/2025
Capital Improvements	16,093,868	16.75	7.15	3,211,797	1,664,284	9,543	3,820,504	1,065,120
Interior	25,309,476	17.37	11.23	84,430	1,429,108	12,778	100,431	1,425,885
Painting	930,526	12.00	4.00	0	110,615	1,000	0	111,615
Pres	1,377,370	17.55	12.41	0	81,512	736	0	82,248
Roofing	679,730	20.00	1.00	0	85,415	773	0	86,188
Totals:	**44,390,970**			**3,296,227**	**3,370,934**	**24,830**	**3,920,935**	**2,771,056**

Rounding May Cause Small Variances When Comparing Reports

Skyline Tower

PROJECT DEFINITION REPORT

4/30/2025

Project Information

Project:	Skyline Tower	Project Date:	1/01/1980
Address:	100 S. North Carolina Ave	Number of Phases:	0
City:	Atlantic City	Number of Units:	296
State:	NJ	Number of Models:	2
Zip:	08401-0000		

Property Description

The subject property is defined as the Skyline Tower and is located at 100 South North Carolina Avenue in Atlantic City, New Jersey. The subject property includes one thirty-three story residential building that contains a total of 296 residential units. These 296 units include 184 one bedroom units, 92 two bedroom units and 8 presidential units. The building's 31st floor was developed in 2018 and includes 12 units (4 two bedroom units, 8 one bedroom units). One unit is currently being utilized as Sales model including a one 2 BR Deluxe unit. One 2 BR unit was converted into a sales office. ADA units include three 1 BR suites, eight 1 BR Deluxe units, five 2 BR Deluxe units, and one 4 BR Presidential unit.

The residential building is a steel and concrete frame structure with stucco siding. The roof is low slope with a modified bitumen membrane surface. The building's ground floor include the main lobby, business center, front desk, front desk and administration offices, valet, security, fitness room, meeting rooms, mechanical rooms, storage and back of house areas including receiving, housekeeping and employee break room. Floors two through five include the parking garage, elevator lobbies, an employee breakroom and the engineering offices at the fifth floor. Located on the sixth floor is the pool level that includes activities, recreation room, theater, locker rooms, arcade, guest laundry, sales area and main electrical room. A swimming pool with glass enclosure and a retractable roof as well as a sundeck area with jacuzzi spa are also located at the sixth floor. Floors seven through thirty-three contain the residential units, common area interior guest halls and elevator lobbies and trash/housekeeping rooms. Upper floor access is provided by three cable traction elevators and two stairwells.

The property was developed in 1980 and underwent conversion from condominiums to time share in late 2004. A level 2 site visit was performed on November 15, 2022.

*By direction from property management, the furnishings and finishes within the sales area at the sixth floor were not included in the reserve study. However, HVAC equipment servicing this area was included.

Skyline Tower

ANALYSIS DEFINITION REPORT

Analysis 1 - 2025

Project Information

Project:	Skyline Tower	Project Date:	1/01/1980
Address:	100 S. North Carolina Ave	Analysis Date:	1/01/2025
City:	Atlantic City	Number of Phases:	0
State:	NJ	Number of Units:	296
Zip:	08401-0000	Number of Models:	2

Analysis Parameters

Rate of Inflation:	3%	Deferred Expenditures:	No
Rate of Return on Investment:	2%	Contingency:	0%
Beginning Funds:	3,296,228.15	Contingency Time:	None
Loan/Special Assessment:	No		

Annual Contribution Factors

		2035:	3%	2045:	3%
2026:	9.75%	2036:	3%	2046:	3%
2027:	9.75%	2037:	3%	2047:	3%
2028:	9.75%	2038:	3%	2048:	3%
2029:	9.75%	2039:	3%	2049:	3%
2030:	9.75%	2040:	3%	2050:	3%
2031:	9.75%	2041:	3%	2051:	3%
2032:	3%	2042:	3%	2052:	3%
2033:	3%	2043:	3%	2053:	3%
2034:	3%	2044:	3%	2054:	3%

Additional Analysis Information

Analysis 1 - 2025 indicates our recommended contribution rate into reserves to fund future projected reserve expenditures. The analysis period utilized is 30 years. The return on reserve funds invested is currently projected at approximately 2%. The inflation rate estimated for reserve components is 3% per year. Information provided by a property representative indicated that the beginning projected reserve balance for January 1, 2025 is $ 3,296,228.15.

The budgeted annual reserve contribution for the 2025 fiscal year is $3,370,933.68 or$223.30/unit week based on 15,096 unit weeks (296 units x 51 weeks). The current 2025 budgeted annual reserve funding amount does not meet future projected reserve expenditure requirements. At this annual reserve contribution amount, reserve balances become negative in 2031. To provide adequate funding for future projected reserve expenditure requirements, it is recommended that annual reserve contributions be increased by 9.75% per year from 2026 to 2031 and then by 3% per year from 2032 to 2054. The lowest reserve balance in this scenario is $1,872,407 in 2031.

Please review the above financial data and entire report for accuracy.

Skyline Tower

CASHFLOW SUMMARY PROJECTIONS

Analysis 1 - 2025

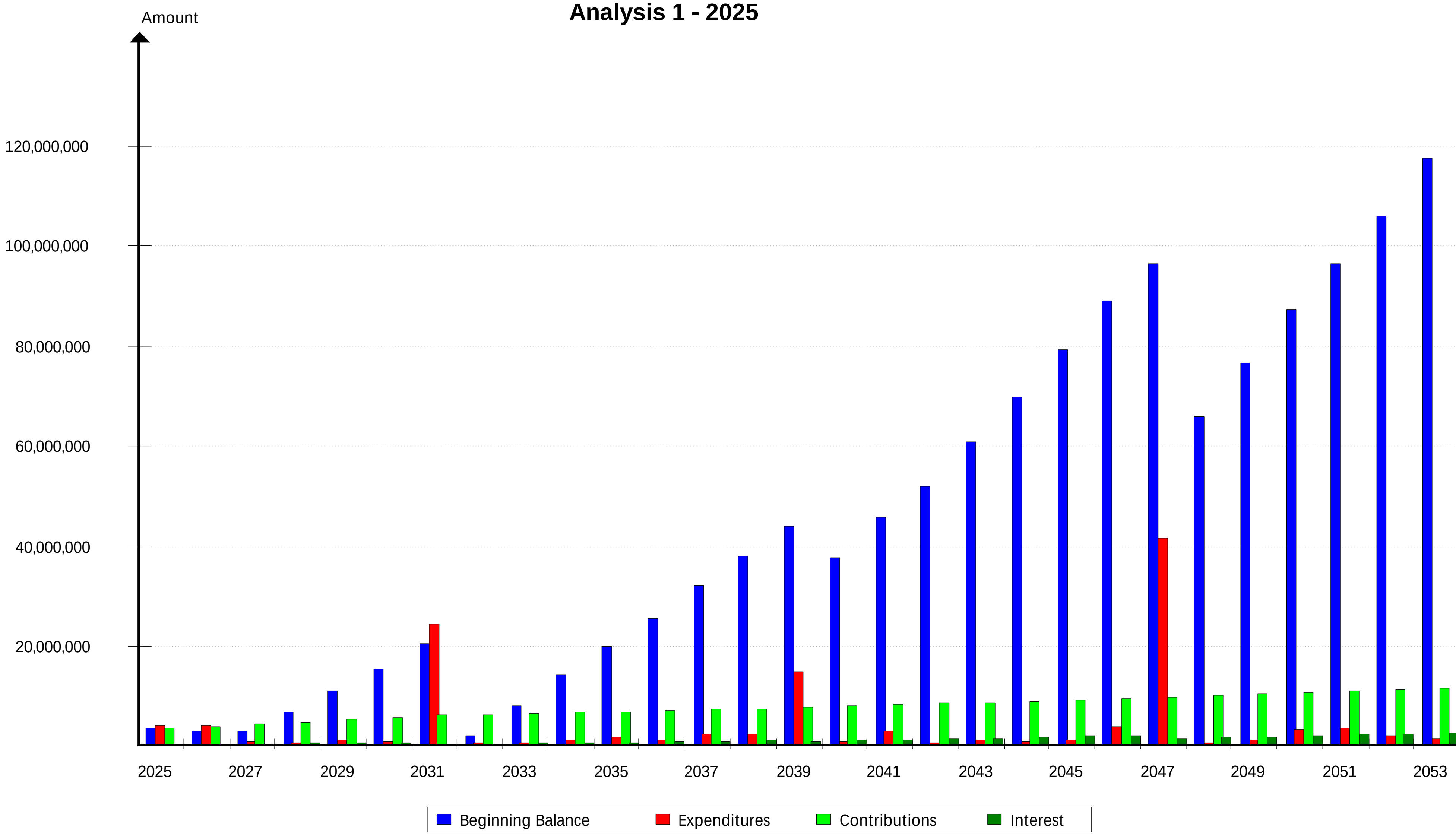
Year	Beginning Balance	Contribution	Interest Earned	Expenditures	Ending Balance	End Bal % Fund
2025	3,296,228.15	3,370,933.68	24,828.38	3,920,935.00	2,771,055.21	11.02%
2026	2,771,055.21	3,699,599.71	23,054.43	3,707,594.00	2,786,115.35	11.07%
2027	2,786,115.35	4,060,310.68	90,242.03	508,747.00	6,427,921.06	22.69%
2028	6,427,921.06	4,456,190.97	172,555.52	287,072.00	10,769,595.55	33.86%
2029	10,769,595.55	4,890,669.59	251,447.56	955,585.00	14,956,127.70	43.15%
2030	14,956,127.70	5,367,509.88	347,485.82	642,524.00	20,028,599.40	52.90%
2031	20,028,599.40	5,890,842.09	7,536.95	24,054,571.00	1,872,407.44	10.14%
2032	1,872,407.44	6,067,567.35	95,157.78	435,489.00	7,599,643.57	33.45%
2033	7,599,643.57	6,249,594.37	215,649.87	292,649.00	13,772,238.81	50.79%
2034	13,772,238.81	6,437,082.20	327,335.98	1,034,306.00	19,502,350.99	63.50%
2035	19,502,350.99	6,630,194.67	438,461.27	1,364,297.00	25,206,709.93	74.05%
2036	25,206,709.93	6,829,100.51	565,715.11	872,762.00	31,728,763.55	83.71%
2037	31,728,763.55	7,033,973.53	678,140.67	1,936,638.00	37,504,239.75	91.96%
2038	37,504,239.75	7,244,992.74	794,328.08	2,070,919.00	43,472,641.57	99.75%
2039	43,472,641.57	7,462,342.52	667,839.45	14,422,094.00	37,180,729.54	107.70%
2040	37,180,729.54	7,686,212.80	824,903.14	471,188.00	45,220,657.48	114.63%
2041	45,220,657.48	7,916,799.18	945,017.66	2,685,965.00	51,396,509.32	121.68%
2042	51,396,509.32	8,154,303.16	1,120,840.56	280,979.00	60,390,674.04	127.26%
2043	60,390,674.04	8,398,932.25	1,293,776.20	841,170.00	69,242,212.49	132.79%
2044	69,242,212.49	8,650,900.22	1,480,135.45	597,781.00	78,775,467.16	137.98%
2045	78,775,467.16	8,910,427.23	1,671,439.36	795,265.00	88,562,068.75	143.17%
2046	88,562,068.75	9,177,740.05	1,814,628.25	3,633,597.00	95,920,840.05	150.11%
2047	95,920,840.05	9,453,072.25	1,207,174.43	41,230,259.00	65,350,827.73	218.06%
2048	65,350,827.73	9,736,664.42	1,417,369.55	401,727.00	76,103,134.70	206.25%
2049	76,103,134.70	10,028,764.35	1,627,151.23	920,587.00	86,838,463.28	200.45%
2050	86,838,463.28	10,329,627.28	1,805,940.47	2,962,360.00	96,011,671.03	200.87%
2051	96,011,671.03	10,639,516.10	1,986,715.88	3,348,505.00	105,289,398.01	202.38%
2052	105,289,398.01	10,958,701.58	2,211,338.20	1,672,307.00	116,787,130.79	201.36%
2053	116,787,130.79	11,287,462.63	2,454,565.70	1,299,709.00	129,229,450.12	200.75%
2054	129,229,450.12	11,626,086.51	2,720,510.29	751,770.00	142,824,276.92	200.26%
Totals:		**228,646,114.50**	**29,281,285.27**	**118,399,351.00**		

Wyndham Vacations Resorts

Skyline Tower

CASHFLOW PROJECTIONS GRAPH

Analysis 1 - 2025



Wyndham Vacations Resorts

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
***23P Skyline Tower_Full-Rollover 2025**	754,155									
***24P Skyline Tower_Ext-Rollover 2025**	991,885									
***ADA Unit Reno_Added Cost**	1,700,025									
***Building Inspection And HVAC Study**	127,800									
***HVAC-A/C PTAC Sleeves EXT 2025**		142,056								
Appliances-Admin. Office Break Room	2,550									
Appliances-Dishwashers-1 BR							117,481			
Appliances-Dishwashers-2 BR							58,741			
Appliances-Dishwashers-Presidential							7,824			
Appliances-Employee Lunch Room	2,550									
Appliances-Equipment Storage Room									8,078	
Appliances-Oven/Microwave-1 BR							292,181			
Appliances-Oven/Microwave-2 BR							146,090			
Appliances-Refrigerators-1 BR							220,518			
Appliances-Refrigerators-2 BR							110,259			
Appliances-Washer/Dryer-Presidential							19,179			
Area Rug-Presidential							14,829			
AT Ceilings-Admin. Offices					12,814					
AT Ceilings-Pool Level					20,551					
Attic Stock-Presidential							7,094			
Attic Stock-Units							182,430			
Awning Fabric-Fascia				107,644						
Awning Fabric-Soffit				58,584						
Awning Frame Replace						30,179				
Bed Top Package (Full)-Presidential							7,594			
Bed Top Package (King)-1 BR							98,946			
Bed Top Package (King)-2 BR							106,132			
Bed Top Package (King)-Presidential							8,372			
Bed Top Package (Queen)-1 BR							6,410			
Cabinet/Counter-Engineering					18,429					

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Cabinet/Counter-Front Desk Office							18,701			
Cabinets (Kitchen)-1 BR							1,827,016			
Cabinets (Kitchen)-2 BR							1,083,823			
CCTV Security Camera System					206,173					
Chair-Bar Stool-Presidential							14,901			
Chair-Dining Chairs-1 BR							431,654			
Chair-Dining Chairs-2 BR							323,741			
Chair-Dining Chairs-Presidential							31,475			
Chair-Lounge/Arm Chair (LR)-1 BR							252,015			
Chair-Lounge/Arm Chair (LR)-2 BR							256,015			
Chair-Lounge/Arm Chair (LR)-Presidential							22,668			
Counters-Granite (Kitchen)-1 BR							541,561			
Counters-Granite (Kitchen)-2 BR							304,627			
Door Replacement Allowance-Common							34,609			
Door-Roll Up-Receiving		18,448								
Doors-Closet-Presidential							23,483			
Doors-Entry-1 BR							272,648			
Doors-Entry-2 BR							569,005			
Doors-Entry-Presidential							29,636			
Doors-Interior-1 BR							300,877			
Doors-Interior-2 BR							187,865			
Doors-Interior-Presidential							44,274			
Dressers-1 BR							173,072			
Dressers-2 BR							176,754			
Dressers-Presidential							26,728			
Electric Distribution Switchboard-600 amp		11,296								
Electric Distribution Switchboard-6000 amp		56,820								
Electric-Main Breakers-Upper Floors-Ph 1		92,241								
Electric-Main Breakers-Upper Floors-Ph 2		92,241								
Electric-Main Breakers-Upper Floors-Ph 3						103,826				

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Entertainment Credenza-1 BR							177,953			
Entertainment Credenza-2 BR							88,977			
Entertainment Credenza-Presidential							11,122			
Fire Pump-Diesel		153,734								
Fitness Equipment-Cardio			31,447					36,458		
Fitness Equipment-Strength								17,882		
Fixture-Faucet (Kitchen)-1 BR							83,727			
Fixture-Faucet (Kitchen)-2 BR							41,864			
Fixture-Sink (Kitchen)-2 BR							54,729			
Fixture-Sink (Kitchen)-1 BR							109,459			
Flooring-Carpet (Units)-1 BR							806,728			
Flooring-Carpet (Units)-2 BR							637,316			
Flooring-Carpet (Units)-Presidential							53,110			
Flooring-Carpet Inset-Main Entry Vestibule	5,773								7,314	
Flooring-Carpet-Activities/Bus. Ctr./Arcade							5,134			
Flooring-Carpet-Guest Halls							277,988			
Flooring-Carpet-Theater							7,529			
Flooring-Carpet/VCT-Activities-Pool Level								40,284		
Flooring-Tile-Trash/HK Room							17,790			
Flooring-VCT-Guest Laundry							2,569			
Flooring-VCT-Telecom/Storage							2,697			
Furnishings-Activities								32,932		
Furnishings-Case Goods-Admin. Offices									66,383	
Furnishings-Case Goods-Front Desk Offices									20,121	
Furnishings-Chairs-Admin./Acct. Offices	10,746								13,616	
Furnishings-Chairs-Front Desk Offices						4,797				
Furnishings-Check In Lobby							39,109			
Furnishings-Check In Lobby Art/Décor							78,216			
Furnishings-Check In Lobby Window Treatments							30,991			
Furnishings-Elevator Lobbies							33,686			

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Furnishings-Elevator Lobby/Hall-Pool Level							8,855			
Furnishings-Employee Break Room-3rd Floor	4,776									
Furnishings-Valet Manager Office										3,297
Headboards (Full)-Presidential							7,597			
Headboards (King)-1 BR							102,338			
Headboards (King)-2 BR							109,771			
Headboards (King)-Presidential							8,576			
Headboards (Queen)-1 BR							6,425			
HVAC-A/C Package Terminal Heat Pump-Units	100,431	103,444	106,548	109,744	113,046	116,437	119,930	123,528	127,244	131,062
HVAC-A/C Package Unit-Penthouse (3 ton)		41,792								
HVAC-A/C Package Unit-Penthouse (3.5 ton)		8,955								
HVAC-A/C Package Unit-Penthouse (4 ton)		28,657								
HVAC-A/C PTAC-Engineering							4,430			
HVAC-A/C Split System-6 Thru 32 Floor Corrido						11,652				
HVAC-A/C Split System-Admin. Offices							21,190			
HVAC-A/C Split System-Concierge/Store					9,186					
HVAC-A/C Split System-Elevator Equip. (3 ton)										54,131
HVAC-A/C Split System-FD Office/Corridor					17,876					
HVAC-A/C Split System-Fire Command Office						12,592				
HVAC-A/C Split System-Guest Hallways					161,283					
HVAC-A/C Split System-Housekeeping Storage 3T										26,217
HVAC-A/C Split System-Main Electrical Room					33,601					
HVAC-A/C Split System-Main Lobby					40,321					
HVAC-A/C Split System-Main Lobby Vestibule			5,574							
HVAC-A/C Split System-Security						5,122				
HVAC-A/C Split System-Surveillance Monitoring							16,996			
HVAC-A/C Split System-Telecom Room				11,100						
HVAC-Cabinet Unit Heater-Elev. Lobby-L 2-4					10,685					
HVAC-Cabinet Unit Heater-Fire Egress-L 1					3,562					
HVAC-Cabinet Unit Heater-Fire Egress-L 6							7,298			

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
HVAC-Dehumidifier-Pool Area					174,723					
HVAC-Exhaust Fans-Rooftop Centrifugal						69,217				
Ice Machine									7,715	
Lighting-Ceiling (Foyer)-1 BR							41,066			
Lighting-Ceiling (Foyer)-2 BR							21,216			
Lighting-Ceiling (Foyer)-Presidential							1,604			
Lighting-Ceiling (Kitchen)-1 BR							36,962			
Lighting-Ceiling (Kitchen)-2 BR							18,481			
Lighting-Ceiling Fan-Presidential							12,044			
Lighting-Decorative-Main Lobby							14,758			
Lighting-Decorative-Pool Level	5,240									
Lighting-Exit Lights	27,009									
Lighting-Exterior Flood Fixture (LED)		73,792								
Lighting-Kitchen Pendent-Presidential							3,151			
Lighting-Lamps-Floor (BR)-1 BR (D/E Unit)							11,978			
Lighting-Lamps-Floor (LR)-1 BR							47,912			
Lighting-Lamps-Floor (LR)-2 BR							23,956			
Lighting-Lamps-Floor (LR)-Presidential							3,657			
Lighting-Lamps-Table (BR)-1 BR							77,558			
Lighting-Lamps-Table (BR)-2 BR							107,907			
Lighting-Lamps-Table (BR)-Presidential							10,959			
Lighting-Lamps-Table (LR)-1 BR							64,632			
Lighting-Lamps-Table (LR)-2 BR							53,953			
Lighting-Lamps-Table (LR)-Presidential							4,215			
Lighting-Pendant Fixtures-Check In Lobby							9,445			
Lighting-Pendant Fixtures-Guest Hall-L 32							2,832			
Lighting-Recessed Down Light-1 BR							48,208			
Lighting-Recessed Down Light-2 BR							67,073			
Lighting-Recessed Down Light-Presidential							37,379			
Lighting-Recessed Downlights-Guest Halls							97,246			

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Lighting-Recessed Downlights-Lobby to Pool					91,294					
Lighting-Recessed Fluorescent					34,300					
Lighting-Surface Fluorescent					7,741					
Lighting-Wall Sconce-Guest Halls							76,904			
Lighting-Wall Sconce-Stairwells							14,828			
Lockset Assemblies & Key Programmer		303,335								
Luggage Carts	8,441					9,787				
Mattress/Boxspring (Full)-Presidential							13,856			
Mattress/Boxspring (King)-1 BR							208,879			
Mattress/Boxspring (King)-2 BR							224,049			
Mattress/Boxspring (King)-Presidential							18,607			
Mattress/Boxspring (Queen)-1 BR							11,497			
Paint Ceilings (Units)-1 BR							486,846			
Paint Ceilings (Units)-2 BR							361,976			
Paint Ceilings (Units)-Presidential							40,687			
Paint Interior-Check In Lobby/Vestibule							33,107			
Paint Interior-Guest Halls							133,950			
Paint Interior-Stairwells North/South			29,484							
Paint Interior-Theater							5,185			
Paint Interior-Walls W/Mural-Pool Level	19,264									
Paint Walls/Trim (Units)-1 BR							1,166,424			
Paint Walls/Trim (Units)-2 BR							793,137			
Paint Walls/Trim (Units)-Presidential							101,937			
Paint-Elevator Lobbies-Level 3-5							7,335			
Paint/Baseboards-Guest Halls							198,197			
Paint/Waterproof Re-Coat-Sundeck								43,033		
Paint/Waterproof-Building Exterior		922,405								
Pool & Spa Shell (Indoor)-Replace						176,506				
Pool Atrium-Glass Walls						87,739				
Pool Deck Furniture	22,893						27,337			

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Pool Heater						4,187				
Pool Lift-ADA		27,377						32,692		
Popcorn Ceiling Removal-1 BR							461,153			
Popcorn Ceiling Removal-2 BR							342,874			
Popcorn Ceiling Removal-Presidential							38,540			
Pumps-Domestic Water Booster System								108,680		
Pumps/Motors-Pool & Spas	9,042					10,483				
Roof-Bitumen Membrane (6th Floor)		75,330								
Roof-Bitumen Membrane (Tower)		393,119								
Roof-Retractable Motors & Belts-Pool Area		18,497							22,753	
Roof-Translucent Panels-Pool Area		231,672								
Sign Replacement-Common							65,756			
Sign Replacement-Units							266,352			
Signage-Garage Exterior		147,585								
Signage-Rooftop		196,780								
Sofa/Sleeper-1 BR							530,262			
Sofa/Sleeper-2 BR							265,131			
Sofa/Sleeper-Presidential							27,687			
Spa Heaters	9,361								11,861	
Surround Sound Bose-(LR)-Presidential							14,168			
Table-Coffee Table-1 BR							94,998			
Table-Coffee Table-2 BR							44,485			
Table-Coffee Table-Presidential							5,737			
Table-Console Table-1 BR							113,341			
Table-Desk-Vanity-Presidential							2,210			
Table-Dining Table-1 BR							102,663			
Table-Dining Table-2 BR							51,332			
Table-Dining Table-Presidential							16,540			
Table-End Table-1 BR							145,346			
Table-End Table-2 BR							98,610			

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Table-End Table-Presidential							14,223			
Table-Nightstands-1 BR							102,234			
Table-Nightstands-2 BR							164,258			
Table-Nightstands-Presidential							23,741			
Telephone/PBX Switch			259,688							
Television-(BR)-Presidential							31,726			
Television-(GBR)-2 BR							99,678			
Television-(LR)-1 BR							264,840			
Television-(LR)-2 BR							132,420			
Television-(LR)-Presidential							12,895			
Television-(MBR)-1 BR							199,356			
Television-(MBR)-2 BR							99,678			
Theater Audio/Visual Equipment			6,334						7,564	
Theater Seating							14,116			
Trash Compactor/Chute Repairs			69,672							
Valve-Back Flow-Domestic Water	5,672									
Valve-Back Flow-Fire Sprinkler	9,851									
Vehicle-Truck-Toyota Tundra	31,827									
Washers/Dryers-Guest Laundry							20,347			
Water Heaters-1 BR Units							577,598			
Water Heaters-2 BR Units							497,961			
Wheelchair Lift-Penthouse Foyer	35,822									
Wheelchair Lift-Pool Level	35,822									
WiFi System Equip. Upgrade		388,137								
WiFi System Full Upgrade										819,599
Window Replace-Common/Unit							2,117,429			
Window Replace-Storefront-Ground Level		179,881								
Window Treatments-1 BR							492,784			
Window Treatments-2 BR							360,554			

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Window Treatments-Presidential							73,290			
Totals	**3,920,935**	**3,707,594**	**508,747**	**287,072**	**955,585**	**642,524**	**24,054,571**	**435,489**	**292,649**	**1,034,306**

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Appliances-Admin. Office Break Room							4,094			
Appliances-Dishwashers-1 BR					148,846					
Appliances-Dishwashers-2 BR					74,423					
Appliances-Dishwashers-Presidential					9,913					
Appliances-Employee Lunch Room							4,094			
Appliances-Oven/Microwave-Presidential					30,383					
Appliances-Refrigerators-Presidential					24,316					
AT Ceilings-Check In Lobby					18,080					
Attic Stock-Presidential					8,989					
Attic Stock-Units					231,134					
Awning Fabric-Fascia		136,382								172,793
Awning Fabric-Soffit		74,225								94,041
Bath Renovate-Guest Laundry					40,128					
Bath Renovate-Lobby Bathrooms					52,969					
Bath Renovate-Locker Rooms-Pool Level							300,582			
Bed Boxes/Frames (Full)-Presidential					2,999					
Bed Boxes/Frames (King)-1 BR					37,441					
Bed Boxes/Frames (King)-2 BR					40,160					
Bed Boxes/Frames (King)-Presidential					3,137					
Bed Boxes/Frames (Queen)-1 BR					2,520					
Bed Top Package (Full)-Presidential					9,621					
Bed Top Package (King)-1 BR					125,362					
Bed Top Package (King)-2 BR					134,467					
Bed Top Package (King)-Presidential					10,607					
Bed Top Package (Queen)-1 BR					8,122					
Cabinet/Counter-Employee Lunch Room									23,033	
CCTV Security Camera System					277,125					
Chair-Bar Stool-Presidential					18,879					
Chair-Dining Chairs-1 BR					546,896					
Chair-Dining Chairs-2 BR					410,172					

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Chair-Dining Chairs-Presidential					39,878					
Chair-Lounge/Arm Chair (LR)-1 BR					319,296					
Chair-Lounge/Arm Chair (LR)-2 BR					324,364					
Chair-Lounge/Arm Chair (LR)-Presidential					28,720					
Concrete Restoration-Tower	882,732									
Door Replacement Allowance-Common							46,522			
Door-Overhead-Receiving			102,171							
Doors-Closet-1 BR					89,258					
Doors-Closet-2 BR					93,442					
Doors-Valet Side Entrance										35,920
Electric Distribution Switchboard-4000 amp	50,187									
Electric Distribution Switchboard-800 amp	18,297									
Elevator Cab Refurbish			148,792							
Fire Alarm System Modernize			589,197							
Fire Alarm System-Sounder Bases			403,575							
Fitness Equipment-Cardio			42,272					49,009		
Fitness Equipment-Strength								24,038		
Flooring-Carpet (Units)-1 BR					1,022,105					
Flooring-Carpet (Units)-2 BR					807,463					
Flooring-Carpet (Units)-Presidential					67,289					
Flooring-Carpet Inset-Main Entry Vestibule							9,266			
Flooring-Carpet-Front Desk Offices	6,517									
Flooring-Carpet-Guest Halls					352,204					
Flooring-Carpet-Guest Services PBX Office	4,189									
Flooring-Carpet-Meeting Room	9,589									
Flooring-Carpet/VCT-Activities-Pool Level						51,039				
Flooring-Rubber Tile-Fitness Room				11,695						
Flooring-Tile-Check In Lobby					163,524					
Flooring-Tile-Elevator Lobbies 3-5					13,833					
Flooring-Tile-Entry Lobby/Break Room					17,078					

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Flooring-Wood (Units)-Presidential					82,278					
Furnishings-Activities						41,724				
Furnishings-Chairs-Admin./Acct. Offices							17,251			
Furnishings-Chairs-Front Desk Offices				6,077						
Furnishings-Check In Lobby					49,550					
Furnishings-Check In Lobby Window Treatments					39,265					
Furnishings-Employee Break Room-3rd Floor							7,667			
Furnishings-Guest Laundry-Pool Level	2,728									
Furnishings-Meeting Room Chairs			20,435							
Furniture-Balcony-1 BR					179,675					
Furniture-Balcony-2 BR					89,838					
Furniture-Balcony-Presidential					16,461					
HVAC-A/C Package Terminal Heat Pump-Units	134,993	139,043	143,226	147,523	151,949	156,507	161,215	166,052	171,033	176,164
HVAC-A/C Package Unit-Penthouse (3 ton)				59,600						
HVAC-A/C Package Unit-Penthouse (3.5 ton)				12,771						
HVAC-A/C Package Unit-Penthouse (4 ton)				40,868						
HVAC-A/C PTAC-Engineering									6,318	
HVAC-A/C Split System-6 Thru 32 Floor Corrido								16,618		
HVAC-A/C Split System-Act. Desk/Bus. Ctr.		11,241								
HVAC-A/C Split System-Act./Fitness/Locker Rm		41,163								
HVAC-A/C Split System-Admin. Offices									30,219	
HVAC-A/C Split System-Arcade/Bathrooms		7,836								
HVAC-A/C Split System-Concierge/Store							13,101			
HVAC-A/C Split System-FD Office/Corridor							25,492			
HVAC-A/C Split System-Fire Command Office								17,957		
HVAC-A/C Split System-Guest Hallways							230,007			
HVAC-A/C Split System-Main Electrical Room							47,918			
HVAC-A/C Split System-Main Lobby							57,502			
HVAC-A/C Split System-Main Lobby Vestibule					7,949					
HVAC-A/C Split System-Security								7,305		

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
HVAC-A/C Split System-Surveillance Monitoring									24,239	
HVAC-A/C Split System-Telecom Room						15,829				
HVAC-Cabinet Unit Heater-Elev. Lobby-L 2-4							15,238			
HVAC-Cabinet Unit Heater-Fire Egress-L 1							5,079			
HVAC-Cabinet Unit Heater-Fire Egress-L 6									10,407	
HVAC-Dehumidifier-Pool Area							249,174			
Ice Machine									10,371	
Key Watcher System					61,946					
Laundry Scale			4,768							
Lighting -Exterior-Main Entry					87,697					
Lighting-Decorative-Pool Level						8,165				
Lighting-Dining Pendent-1 BR					84,192					
Lighting-Dining Pendent-2 BR					42,096					
Lighting-Dining Pendent-Presidential					482					
Lighting-Fire Exit Sign					9,408					
Lighting-Recessed Downlights-Check In Lobby					29,809					
Lighting-Relay Contactor for Ext. Floods										10,870
Lobby Check In Desk Replace					158,557					
Lobby Concierge/Sales Desk Replace					79,279					
Lobby Security Desk Replace					19,820					
Lockset Assemblies & Key Programmer				432,588						
Luggage Carts	11,346					13,155				
Mattress/Boxspring (Full)-Presidential					17,555					
Mattress/Boxspring (King)-1 BR					264,645					
Mattress/Boxspring (King)-2 BR					283,865					
Mattress/Boxspring (King)-Presidential					23,575					
Mattress/Boxspring (Queen)-1 BR					14,566					
Mirror Wall-Fitness Room									5,612	
Mobile File System					45,164					
Paint Interior-Check In Lobby/Vestibule					41,945					

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Paint Interior-Guest Halls					169,711					
Paint Interior-Stairwells North/South	37,356								47,329	
Paint Interior-Walls W/Mural-Pool Level							30,923			
Paint Walls/Trim (Units)-1 BR					1,477,830					
Paint Walls/Trim (Units)-2 BR					1,004,884					
Paint Walls/Trim (Units)-Presidential					129,152					
Paint-Elevator Lobbies-Level 3-5					9,293					
Paint/Baseboards-Guest Halls					251,110					
Paint/Waterproof Re-Coat-Sundeck										61,370
Paint/Waterproof-Building Exterior				1,315,449						
Pool Deck Furniture			32,647						38,986	
Pool Deck/Coping Renovation						93,095				
Pool Heater				5,305						
Pool Lift-ADA				39,043						46,623
Pumps/Motors-Pool & Spas	12,154					14,091				
Railings Replace/Repair-Balcony			338,737							
Renovate-Activities Desk					46,744					
Renovate-Back of House	110,582									
Renovate-Penthouse Foyer	62,762									
Roof-Retractable Motors & Belts-Pool Area						27,986				
Safe (In Room)-1 BR					91,919					
Safe (In Room)-2 BR					45,960					
Safe (In Room)-Presidential					3,830					
Sign Replacement-Common									93,776	
Sign Replacement-Units									379,847	
Signage-Garage Exterior		198,374								
Signage-Rooftop		264,498								
Sofa/Sleeper-1 BR					671,829					
Sofa/Sleeper-2 BR					335,914					
Sofa/Sleeper-Presidential					35,079					

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Spa Heaters							15,027			
Surround Sound Bose-(LR)-Presidential					17,950					
Telephone/PBX Switch					370,343					
Television-(BR)-Presidential					40,196					
Television-(GBR)-2 BR					126,290					
Television-(LR)-1 BR					335,545					
Television-(LR)-2 BR					167,773					
Television-(LR)-Presidential					16,338					
Television-(MBR)-1 BR					252,579					
Television-(MBR)-2 BR					126,290					
Theater Audio/Visual Equipment					9,033					
Trash Compactor/Chute Repairs			93,657							
Valve-Back Flow-Domestic Water	7,624									
Valve-Back Flow-Fire Sprinkler	13,241									
Vehicle-Truck-Toyota Tundra						49,597				
Washers/Dryers-Guest Laundry					25,779					
Water Heater-Locker Rooms-Pool Level			17,161							
Water Heaters-1 BR Units							776,432			
Water Heaters-2 BR Units							669,381			
Window Treatments-1 BR					624,345					
Window Treatments-2 BR					456,812					
Window Treatments-Presidential					92,857					
Totals	**1,364,297**	**872,762**	**1,936,638**	**2,070,919**	**14,422,094**	**471,188**	**2,685,965**	**280,979**	**841,170**	**597,781**

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Appliances-Dishwashers-1 BR			188,584							
Appliances-Dishwashers-2 BR			94,292							
Appliances-Dishwashers-Presidential			12,559							
Appliances-Equipment Storage Room					12,967					
Appliances-Oven/Microwave-1 BR			469,017							
Appliances-Oven/Microwave-2 BR			234,508							
Appliances-Refrigerators-1 BR			353,982							
Appliances-Refrigerators-2 BR			176,991							
Appliances-Washer/Dryer-Presidential			30,787							
Area Rug-Presidential			23,804							
Artwork-Spa Tub-1 BR			42,117							
Artwork-Spa Tub-2 BR			112,686							
Artwork-Spa Tub-Presidential			5,800							
Artwork/Décor-1 BR			347,169							
Artwork/Décor-2 BR			215,335							
Artwork/Décor-Presidential			41,566							
AT Ceilings-Admin. Offices									26,061	
AT Ceilings-Pool Level									41,797	
Attic Stock-Presidential			11,388							
Attic Stock-Units			292,841							
Awning Fabric-Fascia								218,924		
Awning Fabric-Soffit								119,148		
Awning Frame Replace		48,444								
Bath Accessories-1 BR			231,969							
Bath Accessories-2 BR			115,984							
Bath Accessories-2 BR Pres			4,444							
Bath Accessories-3 BR Pres			16,666							
Bath Accessories-4 BR Pres			4,444							
Bed Top Package (Full)-Presidential			12,190							
Bed Top Package (King)-1 BR			158,831							

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Bed Top Package (King)-2 BR			170,366							
Bed Top Package (King)-Presidential			13,439							
Bed Top Package (Queen)-1 BR			10,290							
Cabinet/Counter-Engineering									37,481	
Cabinets (Bath)-1 BR			377,783							
Cabinets (Bath)-2 BR			314,818							
Cabinets (Bath)-Presidential			85,525							
Cabinets (Kitchen)-Presidential			216,782							
CCTV Security Camera System					372,523					
Chair-Bar Stool-Presidential			23,919							
Chair-Dining Chairs-1 BR			692,903							
Chair-Dining Chairs-2 BR			519,677							
Chair-Dining Chairs-Presidential			50,524							
Chair-Lounge/Arm Chair (LR)-1 BR			404,540							
Chair-Lounge/Arm Chair (LR)-2 BR			410,962							
Chair-Lounge/Arm Chair (LR)-Presidential			36,387							
Counters-Granite (Bath)-Presidential			40,742							
Counters-Granite (Kitchen)-Presidential			65,297							
Counters-Install Granite (Bath)-1 BR			263,679							
Counters-Install Granite (Bath)-2 BR			150,074							
Door Replacement Allowance-Common							62,532			
Door Replacement-Auto Sliding-Main Entry			90,982							
Door-Shower-2 BR			78,442							
Door-Shower-Presidential			5,720							
Doors-Balcony-French-1 BR			319,995							
Doors-Balcony-Presidential			36,803							
Doors-Balcony-Sliding Glass Doors-1 BR			2,273,708							
Doors-Balcony-Sliding Glass Doors-2 BR			2,182,760							
Doors-Balcony-Sliding Glass Doors-Pres.			22,737							
Dressers-1 BR			277,819							

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Dressers-2 BR			283,730							
Dressers-Presidential			42,904							
Electric Distribution Switchboard-1200 amp	30,205									
Electric Distribution Switchboard-1600 amp	34,174									
Elevator Cab Refurbish								231,870		
Elevator Control/Mechanical Modernize			1,819,639							
Elevator Control/Mod Tech Deposit		1,382,018								
Entertainment Credenza-1 BR			285,655							
Entertainment Credenza-2 BR			142,827							
Entertainment Credenza-Presidential			17,853							
Fire Pump-Diesel							322,042			
Fitness Equipment-Cardio			56,819					65,874		
Fitness Equipment-Strength								32,310		
Fixture-Faucet (Bath)-2 BR			134,401							
Fixture-Faucet (Bath)-Presidential			23,100							
Fixture-Faucet (Kitchen)-Presidential			5,600							
Fixture-Faucet (Tub/Shower/Spa)-1 BR			382,662							
Fixture-Faucet (Tub/Shower/Spa)-2 BR			335,996							
Fixture-Faucet (Tub/Shower/Spa)-Presidential			29,166							
Fixture-Sink (Kitchen)-Presidential			9,761							
Fixture-Sink Pedestal (Bath)-1 BR B&C			136,697							
Fixtures-Bathtub (Standard)-1 BR			116,665							
Fixtures-Bathtub (Standard)-2 BR			223,997							
Fixtures-Bathtub (Standard)-Presidential			10,500							
Flooring-Carpet (Units)-1 BR			1,294,981							
Flooring-Carpet (Units)-2 BR			1,023,036							
Flooring-Carpet (Units)-Presidential			85,253							
Flooring-Carpet Inset-Main Entry Vestibule					11,740					
Flooring-Carpet-Activities/Bus. Ctr./Arcade			8,241							
Flooring-Carpet-Front Desk Offices							10,461			

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Flooring-Carpet-Guest Halls			446,234							
Flooring-Carpet-Guest Services PBX Office							6,725			
Flooring-Carpet-Meeting Room							15,392			
Flooring-Carpet-Theater			12,086							
Flooring-Carpet/VCT-Activities-Pool Level				64,665						
Flooring-Rubber Tile-Fitness Room										18,773
Flooring-Tile-1 BR			1,305,121							
Flooring-Tile-2 BR			516,140							
Flooring-Tile-Presidential			135,058							
Flooring-VCT-Engineering	7,333									
Flooring-VCT-Guest Laundry			4,123							
Furnishings-Activities				52,864						
Furnishings-Case Goods-Admin. Offices					106,560					
Furnishings-Case Goods-Front Desk Offices					32,298					
Furnishings-Chairs-Admin./Acct. Offices					21,856					
Furnishings-Chairs-Front Desk Offices		7,700								9,756
Furnishings-Check In Lobby			62,779							
Furnishings-Check In Lobby Art/Décor			125,555							
Furnishings-Check In Lobby Window Treatments			49,748							
Furnishings-Elevator Lobbies			54,074							
Furnishings-Elevator Lobby/Hall-Pool Level			14,214							
Furnishings-Guest Laundry-Pool Level							4,380			
Furnishings-Meeting Room Chairs									32,802	
Furnishings-Valet Manager Office						5,293				
Generator-Back Up-Replace (155 KW)	250,266									
Headboards (Full)-Presidential			12,195							
Headboards (King)-1 BR			164,276							
Headboards (King)-2 BR			176,207							
Headboards (King)-Presidential			13,766							
Headboards (Queen)-1 BR			10,313							

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
HVAC-A/C Package Terminal Heat Pump-Units	181,464	186,908	192,515	198,290	204,256	210,383	216,695	223,196	229,910	236,808
HVAC-A/C Package Unit-Penthouse (3 ton)						84,995				
HVAC-A/C Package Unit-Penthouse (3.5 ton)						18,213				
HVAC-A/C Package Unit-Penthouse (4 ton)						58,283				
HVAC-A/C Split System-6 Thru 32 Floor Corrido										23,698
HVAC-A/C Split System-Act. Desk/Bus. Ctr.				16,031						
HVAC-A/C Split System-Act./Fitness/Locker Rm				58,702						
HVAC-A/C Split System-Arcade/Bathrooms				11,175						
HVAC-A/C Split System-Concierge/Store									18,683	
HVAC-A/C Split System-Elevator Equip. (3 ton)		77,196								
HVAC-A/C Split System-FD Office/Corridor									36,355	
HVAC-A/C Split System-Fire Command Office										25,608
HVAC-A/C Split System-Guest Hallways									328,015	
HVAC-A/C Split System-Housekeeping Storage 3T		37,388								
HVAC-A/C Split System-Main Electrical Room									68,336	
HVAC-A/C Split System-Main Lobby									82,004	
HVAC-A/C Split System-Main Lobby Vestibule							11,336			
HVAC-A/C Split System-Security										10,417
HVAC-A/C Split System-Telecom Room								22,574		
HVAC-Cabinet Unit Heater-Elev. Lobby-L 2-4									21,731	
HVAC-Cabinet Unit Heater-Fire Egress-L 1									7,244	
HVAC-Dehumidifier-Pool Area									355,349	
HVAC-Exhaust Fans-Rooftop Centrifugal	107,873									
Ice Machine									13,941	
Key Watcher System										96,541
Laundry Scale								7,430		
Lighting-Ceiling (Foyer)-1 BR			65,920							
Lighting-Ceiling (Foyer)-2 BR			34,057							
Lighting-Ceiling (Foyer)-Presidential			2,575							
Lighting-Ceiling (Kitchen)-1 BR			59,332							

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Lighting-Ceiling (Kitchen)-2 BR			29,666							
Lighting-Ceiling Fan-Presidential			19,333							
Lighting-Decorative-Main Lobby			23,690							
Lighting-Exit Lights	48,802									
Lighting-Exterior Flood Fixture (LED)							154,580			
Lighting-Kitchen Pendent-Presidential			5,058							
Lighting-Lamps-Floor (BR)-1 BR (D/E Unit)			19,227							
Lighting-Lamps-Floor (LR)-1 BR			76,909							
Lighting-Lamps-Floor (LR)-2 BR			38,455							
Lighting-Lamps-Floor (LR)-Presidential			5,871							
Lighting-Lamps-Table (BR)-1 BR			124,498							
Lighting-Lamps-Table (BR)-2 BR			173,215							
Lighting-Lamps-Table (BR)-Presidential			17,592							
Lighting-Lamps-Table (LR)-1 BR			103,748							
Lighting-Lamps-Table (LR)-2 BR			86,607							
Lighting-Lamps-Table (LR)-Presidential			6,766							
Lighting-Pendant Fixtures-Check In Lobby			15,161							
Lighting-Pendant Fixtures-Guest Hall-L 32			4,546							
Lighting-Recessed Downlights-Lobby to Pool										191,243
Lighting-Recessed Fluorescent										71,851
Lighting-Sconce (Bath)-1 BR			56,310							
Lighting-Sconce (Bath)-2 BR			109,868							
Lighting-Sconce (Bath)-Presidential			13,198							
Lighting-Sconce (Dining/Bedroom)-Presidential			7,141							
Lighting-Sconce B&C			20,601							
Lighting-Surface Fluorescent										16,215
Lighting-Wall Sconce-Guest Halls			123,449							
Lockset Assemblies & Key Programmer						616,917				
Luggage Carts	15,252					17,683				
Mattress/Boxspring (Full)-Presidential			22,242							

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Mattress/Boxspring (King)-1 BR			335,298							
Mattress/Boxspring (King)-2 BR			359,650							
Mattress/Boxspring (King)-Presidential			29,869							
Mattress/Boxspring (Queen)-1 BR			18,455							
Mirror Bath Vanity 1 BR B&C			42,571							
Mirror-Bath Vanity-1 BR			68,113							
Mirror-Bath Vanity-2 BR			65,922							
Mirror-Bath Vanity-Presidential			10,300							
Paint Ceilings (Units)-1 BR			781,498							
Paint Ceilings (Units)-2 BR			581,054							
Paint Ceilings (Units)-Presidential			65,312							
Paint Interior-Check In Lobby/Vestibule			53,144							
Paint Interior-Guest Halls			215,020							
Paint Interior-Stairwells North/South							59,964			
Paint Interior-Theater			8,323							
Paint Walls/Trim (Units)-1 BR			1,872,375							
Paint Walls/Trim (Units)-2 BR			1,273,164							
Paint Walls/Trim (Units)-Presidential			163,632							
Paint-Elevator Lobbies-Level 3-5			11,774							
Paint/Baseboards-Guest Halls			318,151							
Paint/Waterproof-Building Exterior						1,875,972				
Pool Deck Furniture					46,558					
Pool Heater		6,721								8,515
Pool Lift-ADA						55,679				
Pumps-Domestic Water Booster System								196,368		
Pumps/Motors-Pool & Spas	16,338					18,942				
Railings Replace/Repair-Balcony								527,869		
Railings Replace/Repair-Roof Top					11,110					
Renovate-Penthouse Foyer			89,505							
Roof-Bitumen Membrane (6th Floor)		136,110								

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Roof-Bitumen Membrane (Tower)		710,303								
Roof-Retractable Motors & Belts-Pool Area			34,425							42,345
Roof-Translucent Panels-Pool Area		418,596								
Shower Floor Receptor-2 BR			132,936							
Shower Floor Receptor-Presidential			9,693							
Signage-Garage Exterior		266,663								
Signage-Rooftop		355,550								
Sofa/Sleeper-1 BR			851,190							
Sofa/Sleeper-2 BR			425,595							
Sofa/Sleeper-Presidential			44,444							
Spa Heaters					19,039					
Spa Tub (Standard)-1 BR			1,638,445							
Spa Tub (Standard)-2 BR			1,191,597							
Spa Tub (Standard)-Presidential			86,887							
Surround Sound Bose-(LR)-Presidential			22,742							
Table-Coffee Table-1 BR			152,494							
Table-Coffee Table-2 BR			71,409							
Table-Coffee Table-Presidential			9,209							
Table-Console Table-1 BR			181,937							
Table-Desk-Vanity-Presidential			3,548							
Table-Dining Table-1 BR			164,798							
Table-Dining Table-2 BR			82,399							
Table-Dining Table-Presidential			26,551							
Table-End Table-1 BR			233,314							
Table-End Table-2 BR			158,291							
Table-End Table-Presidential			22,831							
Table-Nightstands-1 BR			164,108							
Table-Nightstands-2 BR			263,672							
Table-Nightstands-Presidential			38,109							
Telephone/PBX Switch							528,149			

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Television-(BR)-Presidential			50,927							
Television-(GBR)-2 BR			160,006							
Television-(LR)-1 BR			425,128							
Television-(LR)-2 BR			212,564							
Television-(LR)-Presidential			20,699							
Television-(MBR)-1 BR			320,012							
Television-(MBR)-2 BR			160,006							
Theater Audio/Visual Equipment	10,787						12,882			
Theater Seating			22,660							
Tile Bathtub Wainscots-1 BR			723,355							
Tile Bathtub Wainscots-2 BR			361,677							
Tile Bathtub Wainscots-Presidential			33,907							
Tile Showers (Units)-2 BR			432,209							
Tile Showers (Units)-Presidential			55,434							
Tile Spa Tub-1 BR			206,352							
Tile Spa Tub-2 BR			150,074							
Tile Spa Tub-Presidential			10,943							
Toilets-1 BR			238,928							
Toilets-2 BR			238,928							
Toilets-Presidential			23,152							
Trash Compactor/Chute Repairs			125,887							
Valve-Back Flow-Domestic Water	10,248									
Valve-Back Flow-Fire Sprinkler	17,799									
Washers/Dryers-Guest Laundry			32,661							
Water Heater-Locker Rooms-Pool Level								26,744		
Water Heaters-1 BR Units							1,043,629			
Water Heaters-2 BR Units							899,738			
Wheelchair Lift-Penthouse Foyer					72,853					
Wheelchair Lift-Pool Level	64,724									
Window Replace-Valet Ticket Window					8,827					

PROJECTED EXPENDITURES

Skyline Tower - Analysis 1 - 2025

	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Window Treatments-1 BR			791,030							
Window Treatments-2 BR			578,770							
Window Treatments-Presidential			117,647							
Totals	**795,265**	**3,633,597**	**41,230,259**	**401,727**	**920,587**	**2,962,360**	**3,348,505**	**1,672,307**	**1,299,709**	**751,770**