

Exhibit 3A

PROPOSED OPERATING FOR THE SHARED FACILITIES

Everest Place Lot L Shared Facilities
184 Condominium Units and a Hotel Parcel
Estimated Operating Budget For the Period Beginning January 1, 2026 to
December 31, 2026

	Monthly	Annual
INCOME		
Maintenance Income	\$ 633,410.91	\$ 7,600,930.94
Reserve Income	68,333.33	820,000.00
TOTAL INCOME	701,744.25	8,420,930.94
ADMINISTRATIVE EXPENSES		
Tax Return	833.33	10,000.00
Decorations	4,166.67	50,000.00
Licenses & Permits - Elevator	175.00	2,100.00
Fire Life Safety Inspection	625.00	7,500.00
Legal Fees	2,000.00	24,000.00
Office & Other Equip (Fax & Photocopier)	400.00	4,800.00
Office Expense	500.00	6,000.00
Rent for the Unit, if Subject to a Lease	N/A	N/A
Rent Payable by the Unit Owner Directly to the Lessor or Agent Under any Recreational Lease or Lease for the Use of Commonly Used Facilities	N/A	N/A
Administration of the Association	N/A	N/A
Operating Capital	N/A	N/A
Other Expenses	N/A	N/A
Rent for Recreational and Other Commonly Used Facilities	N/A	N/A
Taxes Upon Assn Property	N/A	N/A
Taxes Upon Leased Areas	N/A	N/A
TOTAL ADMINISTRATIVE	8,700.00	104,400.00
UTILITIES		
Utilities	96,250.00	1,155,000.00
Telephone Equipment, Lines Services	825.00	9,900.00
TOTAL UTILITIES	97,075.00	1,164,900.00
CONTRACTS		
Access Security System Maintenance Contract (Note A)	-	-
BDA Maintenance	500.00	6,000.00
IT Systems/Support	833.33	10,000.00
Fire Protection (Monitoring and Maintenance)	166.67	2,000.00
Elevator Contract (Note A)	-	-
Entertainment	62,500.00	750,000.00
Generator Maintenance	625.00	7,500.00
Interior Flowers	1,000.00	12,000.00
Landscape Maintenance	8,700.00	104,400.00
Trash Chute Cleaning & Maintenance	833.33	10,000.00
Pest Control	1,000.00	12,000.00
Lobby Scent	400.00	4,800.00
Spa/Gym Equipment	208.33	2,500.00
Trash/Recycling	5,000.00	60,000.00
HVAC	4,166.67	50,000.00
Water Park Operations	142,500.00	1,710,000.00
Water Treatment	750.00	9,000.00
Window Cleaning	2,916.67	35,000.00
TOTAL CONTRACTS	232,100.00	2,785,200.00

**Everest Place Lot L Shared Facilities
184 Condominium Units and a Hotel Parcel
Estimated Operating Budget For the Period Beginning January 1, 2026 to
December 31, 2026**

	Monthly	Annual
INSURANCE		
Property incl Windstorm	48,000.00	576,000.00
GL and Umbrella	56,250.00	675,000.00
Financing	4,222.13	50,665.50
TOTAL INSURANCE	108,472.13	1,301,665.50
REPAIRS & MAINTENANCE		
Repair & Maintenance - General	15,416.67	185,000.00
TOTAL REPAIRS & MAINTENANCE	15,416.67	185,000.00
PAYROLL & PAYROLL COSTS		
Payroll and Payroll Costs	171,647.12	2,059,765.44
TOTAL PAYROLL & PAYROLL COSTS	171,647.12	2,059,765.44
TOTAL EXPENSES (WITHOUT RESERVES)	633,410.91	7,600,930.94
RESERVES		
Reserve Contributions	68,333.33	820,000.00
TOTAL RESERVES	68,333.33	820,000.00
TOTAL EXPENSES (INCLUDING RESERVES)	701,744.25	8,420,930.94
NET OPERATING INCOME (LOSS)	\$ -	\$ -

**NOTE A: MAINTENANCE FOR THE FIRST YEAR OF OPERATIONS IS INCLUDED IN THE
INSTALLATION PAID BY THE DEVELOPER.**

**THE BUDGET CONTAINED IN THIS OFFERING CIRCULAR HAS BEEN PREPARED IN
ACCORDANCE WITH THE CONDOMINIUM ACT AND IS A GOOD FAITH ESTIMATE ONLY AND
REPRESENTS AN APPROXIMATION OF FUTURE EXPENSES BASED ON FACTS AND
CIRCUMSTANCES EXISTING AT THE TIME OF ITS PREPARATION. ACTUAL COSTS OF SUCH
ITEMS MAY EXCEED THE ESTIMATED COSTS. SUCH CHANGES IN COST DO NOT CONSTITUTE
MATERIAL ADVERSE CHANGES IN THE OFFERING.**

**Everest Place Lot L Shared Facilities
Reserve Budget for the Period Beginning January 1, 2026 to December 31, 2026**

Description	Estimated Replacement Cost	Estimated Total Useful Life (in Years)	Estimated Remaining Useful Life (in Years)	Projected Fund Balance as of 1/1/2026	2026 Monthly Contribution	2026 Annual Contribution
Roof	N/A	N/A	N/A	-		
Structure, Including Load-Bearing Walls and Other Primary Structural Members and Primary Structural Systems	N/A	N/A	N/A	-		
Fireproofing and Fire Protection Systems	N/A	N/A	N/A	-		
Plumbing	N/A	N/A	N/A	-		
Electrical Systems	N/A	N/A	N/A	-		
Waterproofing and Exterior Painting	N/A	N/A	N/A	-		
Windows and Exterior Doors	N/A	N/A	N/A	-		
Pavement Resurfacing	N/A	N/A	N/A	-		
Water Park	N/A	N/A	N/A	-		
Gym & Wellness	N/A	N/A	N/A	-		
Furniture Fixtures & Equipment	N/A	N/A	N/A	-		
Any Other Item that has a Deferred Maintenance Expense or Replacement Cost that Exceeds \$10,000	N/A	N/A	N/A	-		
See NOTE						
TOTAL RESERVES	\$ -			\$ -	\$ 68,333.33	\$ 820,000.00

NOTE-As of the date this Budget was prepared the Developer does not have a SIRS report which lists the various proposed improvements and each of their estimated replacement costs and useful life. Accordingly, the Developer has included a total pooled amount for reserves in this Budget to inform prospective unit buyers of what the total amount of reserves is anticipated to be. As more information becomes available to the Developer of the replacement costs and useful life of such line items, the Developer will provide buyers with such updated information. It is possible, as a result of receiving such updated information, that the total amount of reserves will increase.

The reserve amount is included for disclosure purposes only. Reserves for the replacement of Shared Facilities will not be collected in the first year of operation. Shared Facilities are not included in, nor a portion of, the Condominium Property.