	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
BOY Balance	524,041	547,851	434,297	382,365	424,195	476,694	484,916	513,842	571,485	619,404	671,114	589,878	495,752	531,511	595,489	662,771	734,450	615,964	602,191	647,937	696,206	654,138	571,524	663,247	743,361	837,725	907,942	766,187	857,178	924,531	960,245	813,903	591,411
Investment Income	4,860	6,794	8,686	7,647	8,484	9,534	9,698	10,277	11,430	12,388	13,422	11,798	9,915	10,630	11,910	13,255	14,689	12,319	12,044	12,959	13,924	13,083	11,430	13,265	14,867	16,754	18,159	15,324	17,144	18,491	19,205	16,278	11,828
Reserve Funding	55,000	56,650	58,350	60,100	61,903	63,760	65,673	67,643	69,672	71,763	73,915	76,133	78,417	80,769	83,192	85,688	88,259	90,907	93,634	96,443	99,336	102,316	105,386	108,547	111,804	115,158	118,613	122,171	125,836	129,611	133,499	137,504	141,630
Expenses	36,051	176,998	118,968	25,917	17,888	65,072	46,446	20,277	33,183	32,441	168,574	182,056	52,573	27,421	27,821	27,264	221,434	116,999	59,931	61,132	155,329	198,012	25,094	41,698	32,307	61,695	278,526	46,504	75,627	112,387	299,047	376,274	19,313
EOY Balance	547,851	434,297	382,365	424,195	476,694	484,916	513,842	571,485	619,404	671,114	589,878	495,752	531,511	595,489	662,771	734,450	615,964	602,191	647,937	696,206	654,138	571,524	663,247	743,361	837,725	907,942	766,187	857,178	924,531	960,245	813,903	591,411	725,556
Flatwork																																	
Concrete Driving Surfaces				4,062					4,681					5,393					6,214					7,161					8,251				
Flagstone Tiles							3,791						4,468						3,583				5,933										
Concrete Patios		5,150							6,334							7,790							9,581							11,783			
Tile Entry											6,720										6,720										6,720		
Landscaping and Appurtenances																																	
Fountain			-									$23,880.00										32,093										43,130	
Metal Gates																		3,886															
Concrete Walls																	10,000																
Plaza Furnishings												5,000																					
Handrails																	5,036																
Lighting Posts												3,000										4,032										5,418	
Irrigation Clock					1,159										1,558										2,094								
Façade																																	
Eifs Façade - Joints						47,683						61,464										81,605										108,347	
Eifs Façade - Repairs		10,288					11,854										15,738										21,151						
Eifs Façade - Fog Coat																	100,000										134,392						
Balconies - Repaint Metal		37,000									48,277										64,880										87,193		
Balconies - waterproof deck		22,000									28,705										38,577										51,844		
Windows			5,305	5,464	5,628	5,796	5,970	6,149	6,334	6,524	6,720	6,921	7,129	7,343	7,563	7,790	8,024	8,264	8,512	8,768	9,031	9,301	9,581	9,868	10,164	10,469	10,783	11,106	11,440	11,783	12,136	12,500	12,875
Entry Doors												5,000										6,720										9,031	
Exterior Lighting N/A - included in repairs																																	
Alternate Entrances (service)		4,500					5,217					6,048					7,011					8,128					9,422					10,923	
Roofing																																	
Low Sloped Roofs				10,927					12,668					14,685					17,024					19,736					22,879				
Roof Mansards - N/A																																	
Interior																																	
Painted Surfaces																																	
Carpet					5,305					6,149					7,129					8,264					9,581					11,106			
Interior Tile - N/A - included in Repairs																																	
Loggia		-	10,000				5,796					6,720					7,790					9,031					10,469					12,136	
Elevator Cabs			48,663																								-						
Mailboxes												6,921										9,301										12,500	
Exercise Room Equipment		2,807				8,695					10,079					11,685					13,546					15,703					18,204		
Substructure																																	
Concrete Surfaces - Repair							5,003										6,724										9,036						
Concrete Surfaces - Sealer application N/A																																	
Garage Door - Motor												1,366										1,813										2,408	
Garage Door - Actual Door & Other Parts					5,796					6,720					7,790					9,031					10,469					12,136			
Garage Ramp Heating ??																																	
Garage Heating - N/A Covered in Repairs																																	
Mechanical																																	
Elevator Drive Systems (Spare Drive)		-																															
Hot Water Boilers													40,976																			74,007	
Boiler																		74,378															
Cooling Towers												20,000																		36,122			
Centrifugal Ventilation Fans - N/A																																	
Generator								12,299												17,535												25,001	
Booster Pump		(0)	55,000																														
Make-up Air Units											54,635																				98,676		
Hot Water Storage Tanks												13,439					23,185	23,881	24,597			18,061					31,159	32,094	33,057				
Expansion Tanks												5,497															8,358						
Circulation Pumps						2,898			3,167			3,460			3,781			4,132			4,515			4,934			5,391			5,891			6,437
Transfer Switches										13,048										17,535										23,566			
Garage Exhaust Fans - CO2 Sensors		2,776										3,731										5,014										6,738	
Garage Exhaust Fans - Motors							2,845																				5,015						
Ejection Pumps (Sump Pumps)	2,000											2,688										3,612										4,855	
Fountain Equipment								1,829										2,458										3,303					
Fire and Life Safety																																	
Fire Alarm Control Panels	-	46,599									13,439										18,061										24,273		
Fire Pump Controllers																										35,523							
Backflow Preventers N/A included in Fire repairs																											22,567						
Fire Pump																	6,295																
Control Valves																	23,607															36,780	
Security System				5,464			5,970					6,921					8,024					9,301					10,783					12,500	
TOTAL	2,000	131,119	118,968	25,917	17,888	65,072	46,446	20,277	33,183	32,441	168,574	182,056	52,573	27,421	27,821	27,264	221,434	116,999	59,931	61,132	155,329	198,012	25,094	41,698	32,307	61,695	278,526	46,504	75,627	112,387	299,047	376,274	19,313