

Reserve Analysis Report

No. 25 Downing

25 Downing St
Denver, CO

Level II Study with Site Inspection

Fiscal Year End Date: December 31, 2023



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15 YEARS-10,000 STUDIES

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Sections of This Report

Section

1 Preface

Written description of a reserve study and the figures in the report

Includes glossary, preparer qualifications, and calculation description

2-7 Executive Summary

Summarizes key findings of the report. Includes development description and lists the projected balance and percent funded. Summarizes the funding plans

Includes funding plans bar graph

2-8 Percent Funded

Describes percent funded calculation and funding levels

Includes current percent funded chart and 30 year percent funded projection chart

2-9 30 Year Projections

Includes 30 year projection charts for annual expenses and reserve balance projections for each of the 3 funding plans

2-10 Category Significance

Includes category percentage column charts for fully funded balance and annual depreciation

2-11 Theoretical 30 Year Funding Plan

Lists details of each of the 3 funding plans (current, recommended, and threshold) over the next 30 years

Charts of the figures in this table are located in the 30 year projections

2-12 Future Percent Funded

Includes table and chart of percent funded for various levels of funding over the next 15 years

3 Component Summary & Component Significance

Lists all components included in the study in table form

Shows Depreciation and Fully Funded Balance Significance including quick glance graph

These figures are the basis for all other calculations in the study

4 Annual Expenses by Component

Lists all projected expenses for each component over the next 30 years in table form

5 Component Details

Lists details of each individual component

Includes notes and pictures of selected components if site inspection was conducted

Preface

A reserve study is a detailed report that assists common interest developments (CID) in planning for long-term common area repair and replacement expenses. These common areas differ for every development. They can include streets, roofs, recreational facilities and many other items. A reserve study estimates the costs of common area repairs and replacements over a 30 year period. Each component is given a useful life, remaining life, and estimated cost. A reserve study then calculates the funds necessary to cover these expenses by creating funding plans.

The Big Picture - What are the significant figures to look at in the report?

- **The Component List** – What are our reserve components and when will they need maintenance

Every reserve study must start with a list of the components. The component summary contains the list of all the components, their useful and remaining lives, and their estimated costs. These numbers are the building blocks for most of the figures in the study.

- **Percent Funded** - What is our current financial standing

Probably the most important number in a reserve study is percent funded. It's almost like a credit score for an association. It tells them the current strength of their reserve fund.

Over 70% = Well Funded Between 30-70% = Fairly Funded Below 30% = Poorly Funded

The lower your percent funded the higher the risk of a special assessment. A low percent funded also increases the likelihood of deferred maintenance which can cause declining property values.

- **Funding Plans** - How much do we need to save for the future

The next important part of the study is the theoretical 30 year funding plans. The study contains 3 funding plans. It projects what the percent funded will be over the next 30 years if the CID follows each of these plans.

Current Funding Plan – This plan is based on what the association is currently contributing to its reserve fund. This information is supplied by the board or management

Recommended Funding Plan – This is McCaffery's recommendation, if a CID follows the recommended plan they should end up well funded and near the 100% funded level.

5% Threshold Funding Plan - The threshold funding plan is a 30 year cash flow plan that calculates the minimum amount a CID should contribute so their reserve balance won't fall below 5% funded and cause the need for a special assessment. The percent funded will at some point fall into poorly funded levels but will never drop below 5%. If a CID has a funding plan that is below this threshold plan they should also plan on a future special assessment and/or a deferred maintenance. (Following this plan does carry higher risk of a special assessment if a component fails early or costs more than expected)

Why Should a Reserve Study be performed?

Certain states, such as California, require that reserve studies be completed and updated annually and that the board of directors inform owners of the reserve status with their annual budget. In addition, the board of directors of a common interest development (CID) has a legal and fiduciary duty to maintain the community in a good state of repair. Property Values are directly affected by the level of maintenance and upkeep of the common area components. Reserve studies create a maintenance plan, which keeps a development in good condition, therefore increasing property appreciation and value. The amount of funds in the reserve account also greatly affects property values. Reserve studies inform CID's how much they should have in their reserve account, which eliminates costly special assessments. Over time each member of a CID should contribute their fair share to the reserve account so when expenses arise the required funds are available. Reserve Studies help board members fulfill their fiduciary duty and also help avoid litigation against an association.

Where do Component Repair/Replacement Cost Estimates Come From?

The most accurate cost source is actual bids from contractors or to look at contracts from when the repair/replacement was last performed. In most cases bids or contracts are not available so unit costs for similar work done in the same local area are used. In addition, it is helpful to talk to local vendors who have knowledge of the work and can help with a cost estimate. A third source is to use construction cost estimators such as RS Means. Many times the entire quantity of a component will not need to be replaced or repaired all at once. An example of this is concrete sidewalks. All sidewalks should never have to be replaced, but some sections may experience cracking. In this case an allowance can be created for their partial replacement.

The cost source number for each component is provided in the component summary and details. An explanation of each follows:

1. **Local Historical Cost** – Cost based on bids for similar work done in same area.
2. **McCaffery Estimate** – Estimate or Allowance made by McCaffery Staff Member.
3. **Board/Manager Direction** – Cost estimate provided by board member or property manager.
4. **Bid/Contract** – Bid came from actual bid or contract.
5. **Cost Manual** – Cost came from estimating manual.
6. **Previous Study** – Cost came from previous reserve study.

Glossary of Terms:

Contingency – An allowance for miscellaneous components, unpredictable expenses and/or costs that were higher than expected. (5% of total current cost unless directed otherwise)

Current Budgeted Reserve Assessment – Amount currently being deposited into reserve account. Provided by Property Manager or Board Member.

Depreciation This Year – Amount that should be saved for component during current year. Provided for each component and summed for all components. If the association is 100% funded this is the amount they should contribute to the reserve fund annually. $=(\text{Total Current Cost} / \text{Normal Useful Life})$

Depreciation Percent – A components percentage of the total depreciation of all components. $=(\text{Component Depreciation} / \text{Total Depreciation of all components})$

Fully Funded Balance – The total depreciation over the life of the component. In other words, the amount that should have been saved during the life of the component. Provided for each component and summed for all components $=(\text{Useful Life} - \text{Remaining Life}) * \text{Depreciation This Year}$

Full Funded Balance Percent – A component's percentage of the total fully funded balance of all components. $=(\text{Component FFB} / \text{Total FFB of all Components})$

Monthly Contribution – The amount that should be allocated to each component using the recommended funding plan. $=(\text{Component Depreciation} / \text{Total Depreciation}) * \text{Recommended Monthly Funding}$

Life Remaining Percent – The percentage of life that a component has remaining $=(\text{Remaining Live} / \text{Useful Life})$

Normal Useful Life – Typical useable life for a component.

Percent Funded – The percentage of the fully funded balance that the CID has in reserve fund. $(\text{Projected Balance} / \text{Fully Funded Balance})$

Projected Balance – Projected balance at fiscal year end with current funding plan. Calculated using current reserve balance, remaining contributions to reserves before year-end, and planned expenses before year-end. Supplied by board or management.

Recommended Reserve Contribution – Recommended amount that the CID should allocate into reserves to offset future expenses.

Remaining Life – Expected remaining useable life of component. (0 year remaining life means the component will be serviced in the upcoming fiscal year)

Replacement Year – Year that component is projected to be replaced or repaired.

Total Cost – Total cost to replace or repair component in today's dollars. $=(\text{Quantity} \times \text{Unit Cost})$

Total Future Cost - Current cost adjusted to future cost taking into account inflation and replacement year. $=(\text{Current Cost} * (1 + \text{inflation rate})^{(\text{Replacement Year} - \text{Present Year})})$

Threshold Reserve Contribution – Reserve contribution that should be allocated into reserves to keep reserve balance above a minimum amount during the next 30 years. (Minimum amount is 5% funded unless otherwise noted)

Under Funded – Amount association is short of fully funded balance; also known as a deficit. $=(\text{Fully Funded Balance} - \text{Projected Balance})$

Unit Cost – Cost per Unit.

Unit of Measure – Unit used to measure component. (Explanations shown below)

SF – Square Feet

SY – Square Yard

LF – Linear Feet

Each – Per Single Unit

Lump Sum - Total cost for component

Allowance – Allowance for component repair or replacement

Contract – Cost obtained from actual contract or bid

Useful Life – Time in years component is expected to last.

What Procedures were used for calculation and establishment of reserves?

In this study the fully funded reserve balance for a component at a given time was computed using the component method. Using the component method the fully funded reserve balance equals the current cost of replacement or repair multiplied by the number of years the component has been in service divided by the useful life of the component.

For example if the cost of a boiler is \$10,000, the useful life is 10 years and the remaining life is 3 years. The recommended reserve balance would be:

$$\$10,000 \times ((10-3)/10) = \$7,000.$$

Preparer Qualifications

Brian McCaffery, President and founder of McCaffery Reserve Consulting, earned his Bachelor of Science Degree in Architectural Engineering from the University of Colorado in Boulder. His degree program included coursework in Building Exterior, Lighting, Electrical Systems, Heating Ventilating and Air Conditioning, Concrete and Steel Design, Civil Engineering, Structural Engineering, and Estimating. He has worked in the Building Construction/Architectural Engineering industry for 11 years and has been performing reserve studies for the past 9 years. During his professional career, Brian has worked for multiple companies that perform reserve studies. He has performed over 3,000 reserve studies throughout the state of California and the United States. Brian is a certified Reserve Specialist, designated by the Community Associations Institute (CAI). The Reserve Specialist designation is awarded to experienced, qualified reserve specialists, who through years of specialized experience, can help ensure that your community association prepares its reserve budget as accurately as possible. Brian also has a permit to perform reserve studies in the state of Nevada (Reserve study permit #9).

McCaffery understands that most homeowners, board members, and property managers can have a difficult time understanding all the numbers in a reserve study. That is why we make it a priority to make our report easy for anyone to understand. The layout of this report is set up with graphs, explanations and figures to make it easy to follow. If you read through the full report, you should have a good understanding of the numbers and calculations. We strive to make sure our studies are second to none in the industry. The important figures are summarized in the executive summary and the supporting graphs and figures give a full explanation of how the findings were derived. Further descriptions are provided in the descriptions section.

For more useful information on reserve studies please visit:

www.mccafferyreserveconsulting.com

For a quick video that highlights the main sections please see:

<http://www.mccafferyreserveconsulting.com/sample-reserve-study>

Or scan QR code below with a smart phone



One Page Description of how we come up with the Numbers in this Report

The numbers in this report start with the components listed in the component summary.

1. Every component is given a useful life, remaining life, and an estimated cost

We will use a boiler as an example. This boiler is expected to last 10 years and has been in use for 7 years. The estimated cost is \$10,000.

Component	Useful Life	Remaining Life	Cost
Boiler	10	3	\$10,000

2. The fully funded balance is calculated

Fully Funded Balance = (Useful life-Remaining Life)/Useful Life * Cost

$$(10-3)/10 * \$10,000 = \$7,000$$

The fully funded balance is then summed for all components and this is the total fully funded balance for the development.

3. Fully Funded Balance is then compared to the actual projected year-end balance that the development has saved for reserves

This is called the percent funded. For our example let's say the development had \$5,000 saved for their boiler. Their percent funded would be:

$$\text{Percent Funded} = \text{Projected Year End Reserve Balance} / \text{Fully Funded Balance} \\ \$5,000 / \$7,000 = 71\%$$

4. Next expenses are projected for each component for the next 30 years using the useful and remaining lives

This information is shown in the annual expenses by component section. Inflation is included in these figures.

5. Using the projected expenses for the next 30 years the funding plans are created

Funding plans are created so that the development has enough money to offset their projected expenses for the next 30 years.

We try to create funding plans that have a uniform contribution over a 30 year period with a slight increase over time for inflation.

Executive Summary

No. 25 Downing

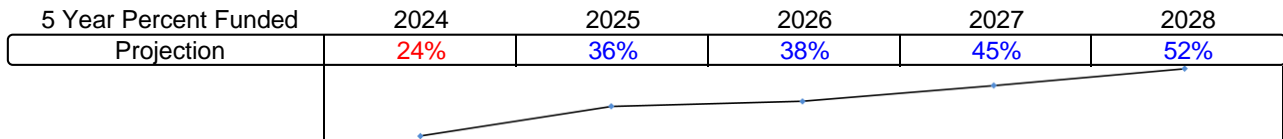
This is a Homeowners Association with 72 Condominium Units.

The common area components include: mechanical equipment, hallways, and building exterior.

A full study with site inspection was performed on September 19th, 2023

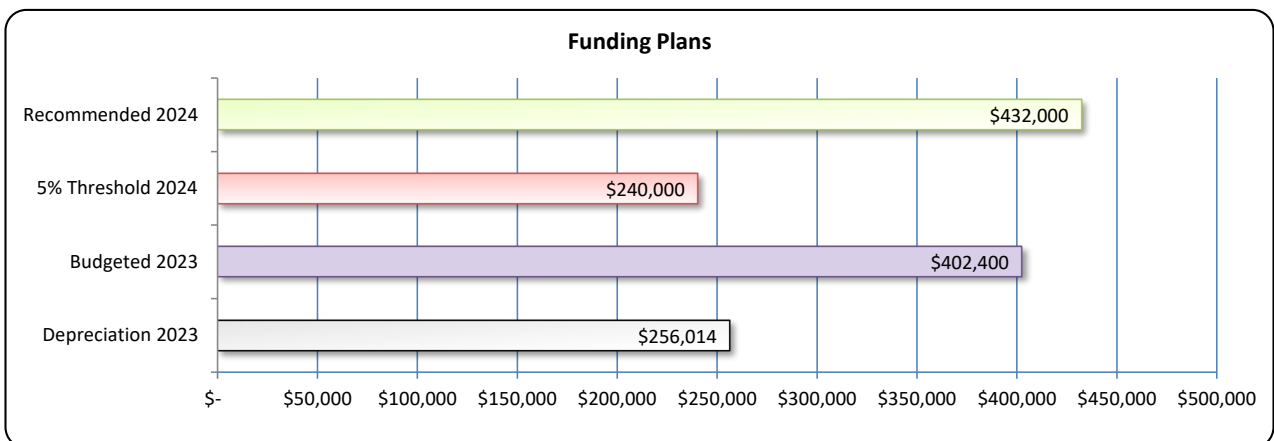
Reserve Fund Balance at Fiscal Year End

Fully Funded Reserve Balance	\$ 2,058,969
Projected Balance December 31, 2023	\$ 577,259
Under Funded (Deficiency in Reserve Funding)	\$ 1,481,710
Deficiency in Reserve Funding Per Unit	\$ 20,579.30
Percent Funded	28.0%



Funding Plans

	Annually	Monthly	Per Unit Monthly
Depreciation of Components in 2023	\$ 256,014	\$ 21,335	\$ 296.31
Budgeted Reserve Contribution 2023	\$ 402,400	\$ 33,533	\$ 465.74
5% Threshold Reserve Contribution for 2024	\$ 240,000	\$ 20,000	\$ 277.78
Recommended Reserve Contribution for 2024	\$ 432,000	\$ 36,000	\$ 500.00



Percent Funded

Percent Funded is probably the most important number in a reserve study

Your current percent funded is:

$$\frac{\text{Year End Balance}}{\text{Fully Funded Balance}} = \frac{\$ 577,259}{\$ 2,058,969}$$

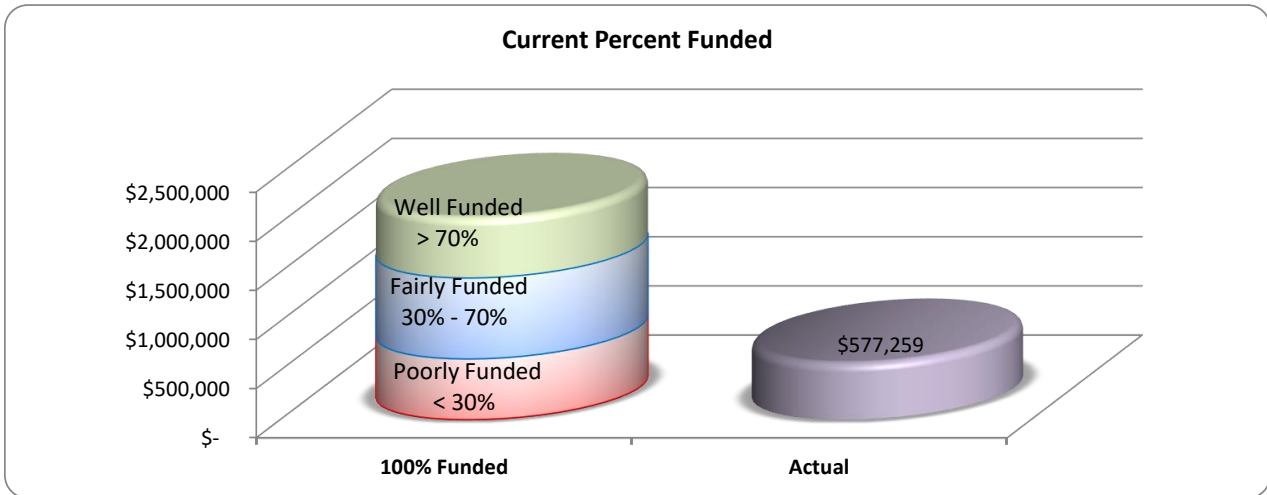
= **28%**

Above 70% = Well Funded

Between 30% and 70% = Fairly Funded

Below 30% = Poorly Funded

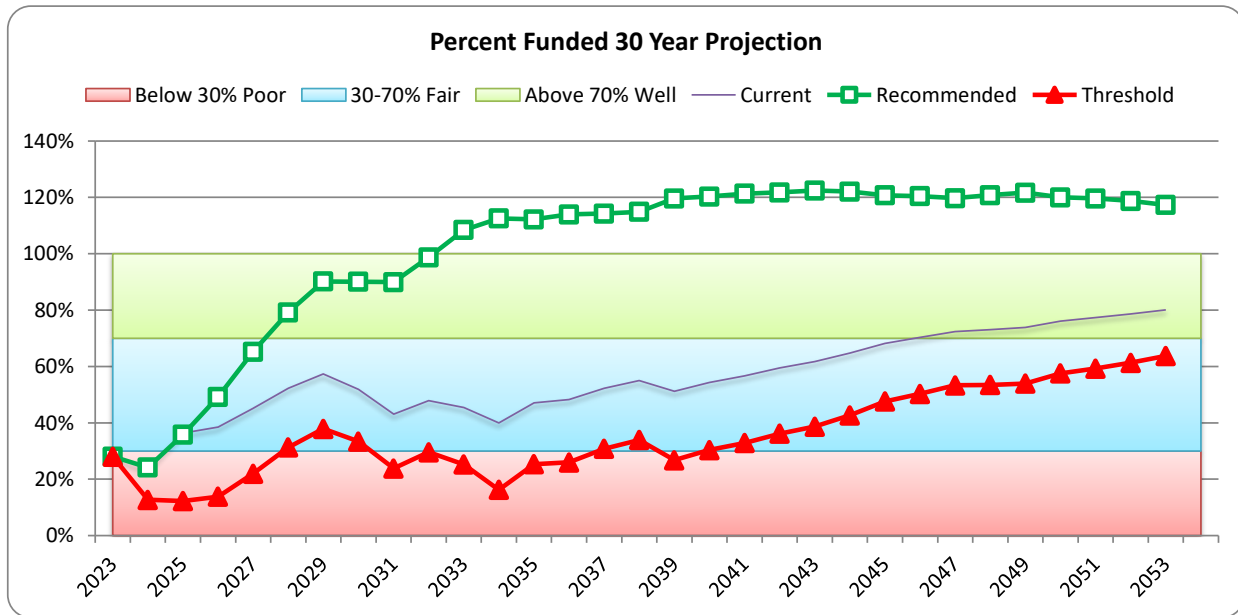
The higher your percent funded, the lower the risk of special assessments and deferred maintenance.



If you follow one of the 3 funding plans in this reserve study this is what your percent funded may look like over the next 30 years. Anytime the Current line drops below 0% a special assessment is likely.

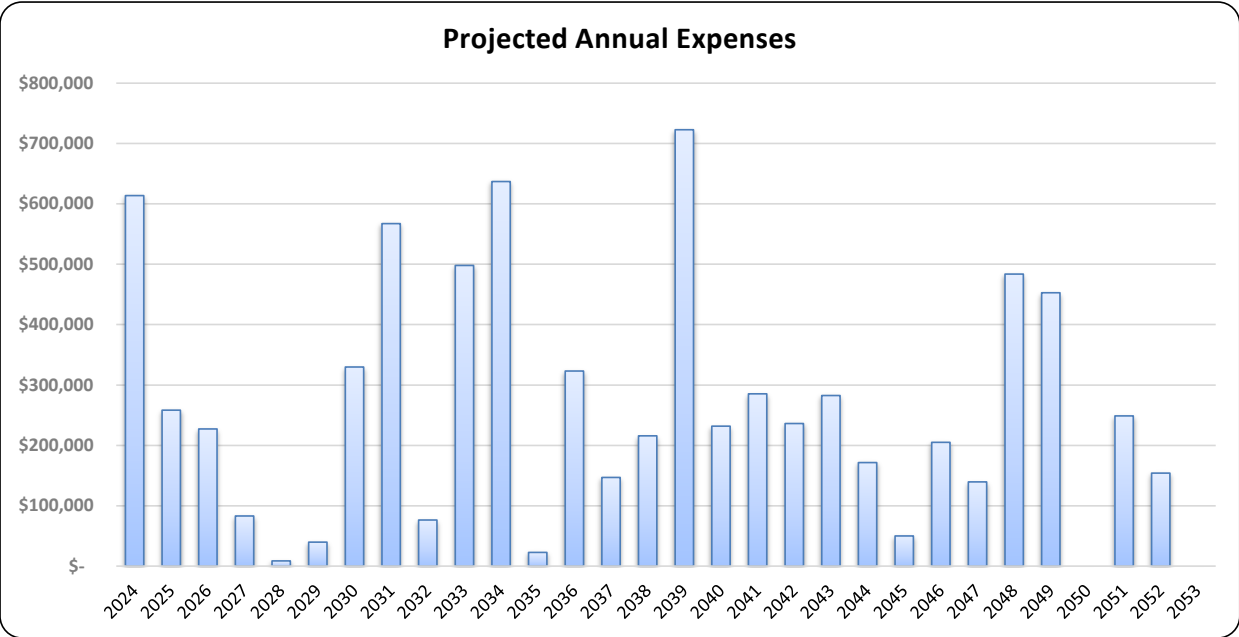
Current Reserve Contribution 2020
5% Threshold Reserve Contribution for 2024
Recommended Reserve Contribution for 2024

	Annually	Monthly	Per Unit Monthly
Current Reserve Contribution 2020	\$ 402,400	\$ 33,533	\$ 465.74
5% Threshold Reserve Contribution for 2024	\$ 240,000	\$ 20,000	\$ 277.78
Recommended Reserve Contribution for 2024	\$ 432,000	\$ 36,000	\$ 500.00

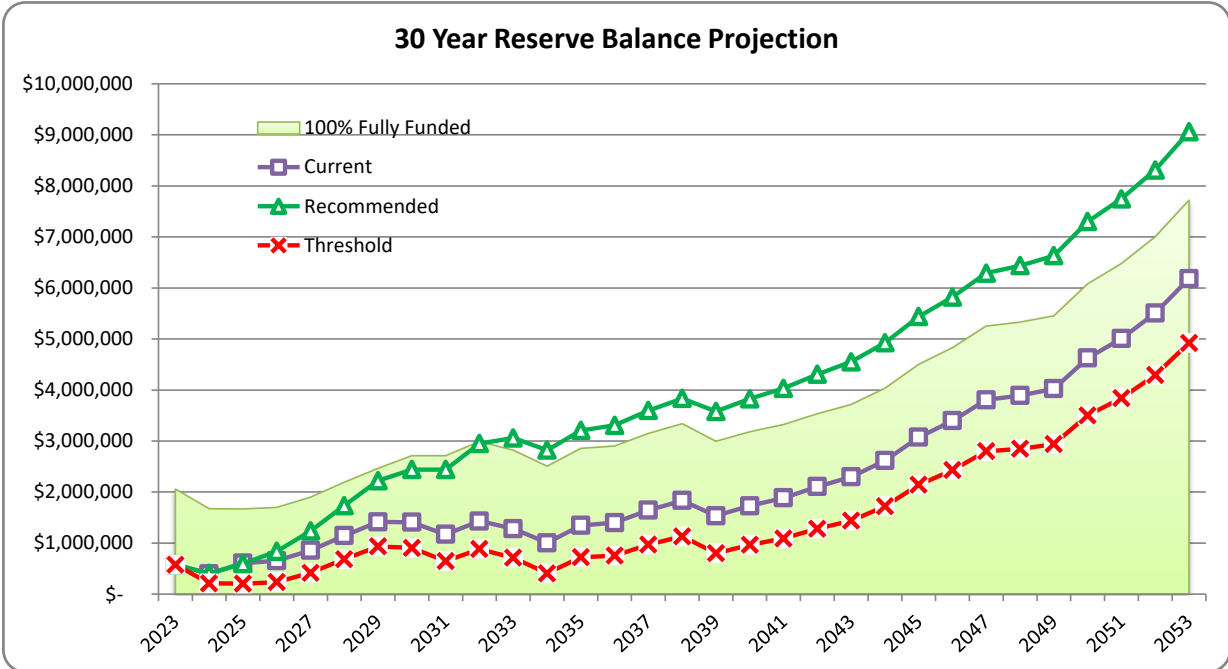


30 Year Projections

Reserve expenses will vary from year to year. A reserve study predicts these expenses and offsets them by creating a uniform funding plan that increases slightly over time to keep up with inflation.



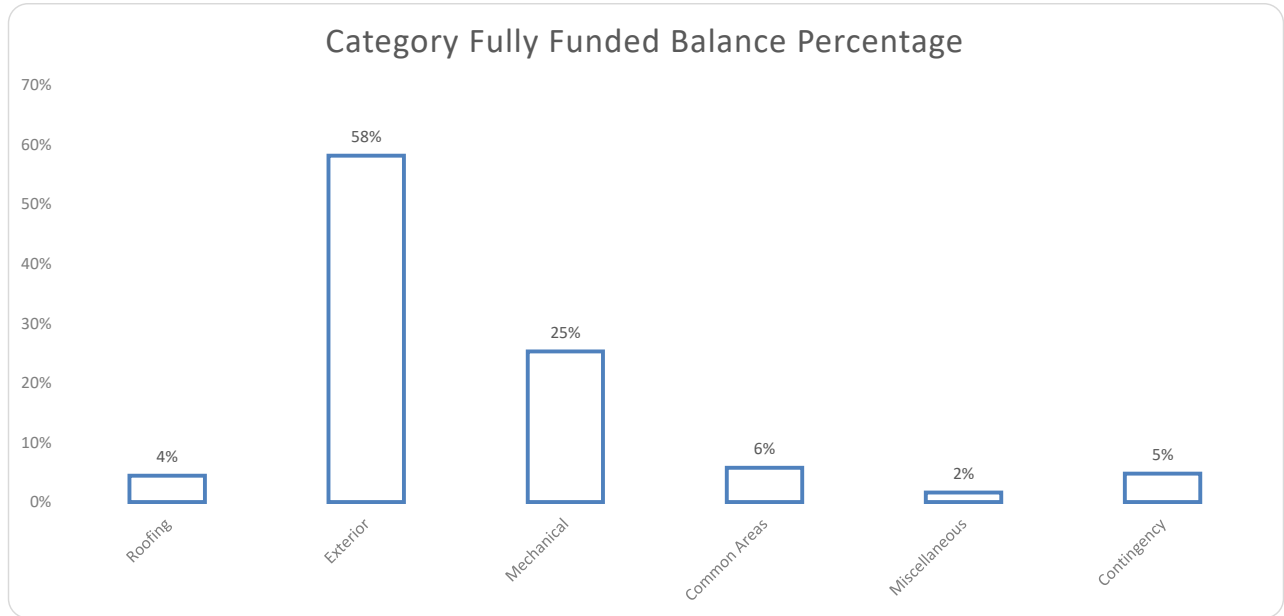
The green 100% funded shaded area shows the ideal balance over the next 30 years. It increases over time due to inflation and depreciation of your components. The 100% funded area will drop after years with large expenses. The recommend funding plan will keep you well funded. The threshold plan will approach \$0 dollars, following this plan has a higher risk of special assessments or deferred maintenance.



Category Significance

This chart breaks down the total fully funded balance for each category

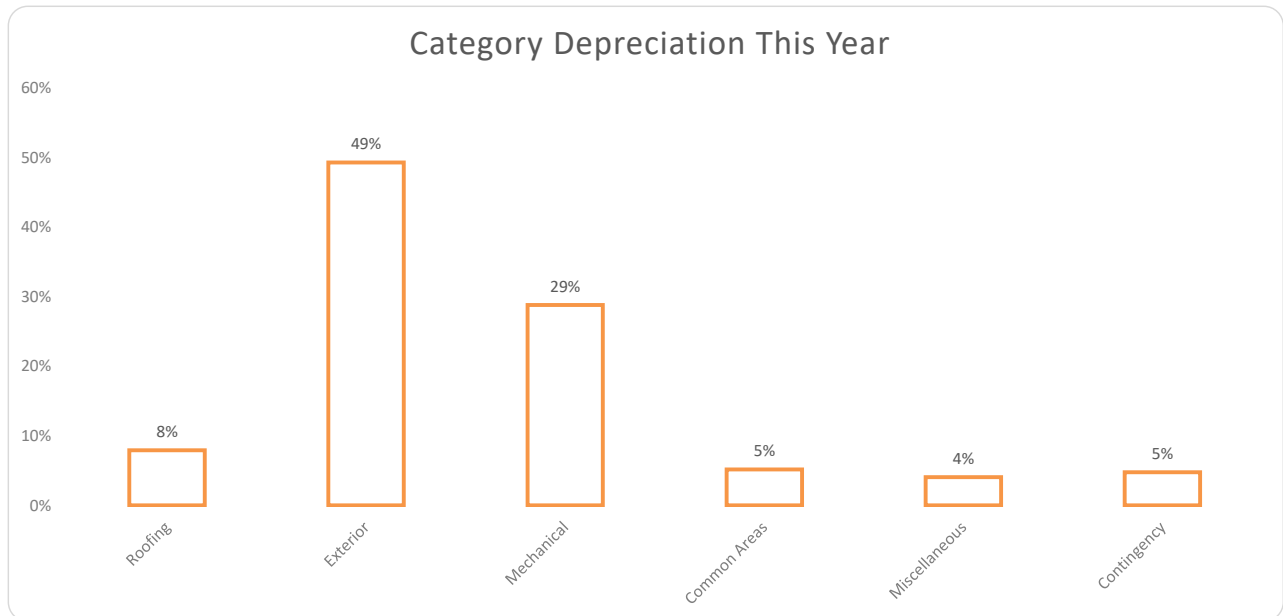
Roofing	Fully Funded Balance	\$ 90,838	=	4%
Total	Fully Funded Balance	\$ 2,058,969		



This chart breaks down the total annual depreciation for each category

Roofing	Annual Depreciation	\$ 20,294	=	8%
Total	Annual Depreciation	\$ 256,014		

This chart may differ from the chart above because it does not account for remaining life



Theoretical 30 Year Funding Plans

No. 25 Downing

Above 70% = Well Funded

Between 30% and 70% = Fairly Funded

Below 30% = Poorly Funded

(Low Risk of Special Assessment)

(Higher Risk of Special Assessment)

Before Tax Interest Rate	1.5%
Annual Inflation Rate	3.0%
Annual Funding Increase	3.0%

Year End	Annual Expenses	Fully Funded Balance	Current Funding Plan			Recommended Funding Plan			5% Threshold Funding Plan		
			Contribution	Balance	% Funded	Contribution	Balance	% Funded	Contribution	Balance	% Funded
2023	\$ -	\$ 2,058,969	\$ 402,400	\$ 577,259	28%	\$ -	\$ 577,259	28%	\$ -	\$ 577,259	28%
2024	\$ 613,761	\$ 1,673,419	\$ 425,900	\$ 398,057	24%	\$ 432,000	\$ 404,157	24%	\$ 240,000	\$ 212,157	13%
2025	\$ 258,319	\$ 1,667,207	\$ 459,700	\$ 605,409	36%	\$ 444,960	\$ 596,860	36%	\$ 247,200	\$ 204,220	12%
2026	\$ 227,189	\$ 1,701,165	\$ 267,300	\$ 654,601	38%	\$ 458,309	\$ 836,933	49%	\$ 254,616	\$ 234,711	14%
2027	\$ 83,025	\$ 1,898,944	\$ 275,319	\$ 856,715	45%	\$ 472,058	\$ 1,238,521	65%	\$ 262,254	\$ 417,461	22%
2028	\$ 8,602	\$ 2,190,241	\$ 283,579	\$ 1,144,542	52%	\$ 486,220	\$ 1,734,716	79%	\$ 270,122	\$ 685,244	31%
2029	\$ 39,704	\$ 2,463,949	\$ 292,086	\$ 1,414,092	57%	\$ 500,806	\$ 2,221,840	90%	\$ 278,226	\$ 934,044	38%
2030	\$ 329,821	\$ 2,710,010	\$ 300,849	\$ 1,406,331	52%	\$ 515,831	\$ 2,441,177	90%	\$ 286,573	\$ 904,807	33%
2031	\$ 567,339	\$ 2,714,330	\$ 309,874	\$ 1,169,961	43%	\$ 531,306	\$ 2,441,761	90%	\$ 295,170	\$ 646,209	24%
2032	\$ 76,345	\$ 2,987,403	\$ 319,170	\$ 1,430,336	48%	\$ 547,245	\$ 2,949,287	99%	\$ 304,025	\$ 883,582	30%
2033	\$ 498,010	\$ 2,820,862	\$ 328,745	\$ 1,282,526	45%	\$ 563,662	\$ 3,059,178	108%	\$ 313,146	\$ 711,971	25%
2034	\$ 637,013	\$ 2,507,467	\$ 338,608	\$ 1,003,358	40%	\$ 354,384	\$ 2,822,436	113%	\$ 322,540	\$ 408,177	16%
2035	\$ 22,670	\$ 2,857,810	\$ 348,766	\$ 1,344,505	47%	\$ 365,015	\$ 3,207,118	112%	\$ 332,216	\$ 723,847	25%
2036	\$ 323,146	\$ 2,902,687	\$ 359,229	\$ 1,400,755	48%	\$ 375,966	\$ 3,308,045	114%	\$ 342,183	\$ 753,741	26%
2037	\$ 146,853	\$ 3,148,830	\$ 370,006	\$ 1,644,919	52%	\$ 387,245	\$ 3,598,057	114%	\$ 352,448	\$ 970,642	31%
2038	\$ 215,784	\$ 3,337,345	\$ 381,106	\$ 1,834,915	55%	\$ 398,862	\$ 3,835,106	115%	\$ 363,022	\$ 1,132,439	34%
2039	\$ 722,850	\$ 2,992,946	\$ 392,539	\$ 1,532,127	51%	\$ 410,828	\$ 3,580,610	120%	\$ 373,912	\$ 800,488	27%
2040	\$ 231,820	\$ 3,179,381	\$ 404,315	\$ 1,727,604	54%	\$ 423,153	\$ 3,825,652	120%	\$ 385,130	\$ 965,805	30%
2041	\$ 285,379	\$ 3,323,907	\$ 416,445	\$ 1,884,584	57%	\$ 435,847	\$ 4,033,505	121%	\$ 396,683	\$ 1,091,596	33%
2042	\$ 236,174	\$ 3,536,717	\$ 428,938	\$ 2,105,618	60%	\$ 448,923	\$ 4,306,757	122%	\$ 408,584	\$ 1,280,381	36%
2043	\$ 282,561	\$ 3,716,798	\$ 441,806	\$ 2,296,447	62%	\$ 462,390	\$ 4,551,187	122%	\$ 420,841	\$ 1,437,867	39%
2044	\$ 171,482	\$ 4,033,801	\$ 455,060	\$ 2,614,472	65%	\$ 476,262	\$ 4,924,235	122%	\$ 433,467	\$ 1,721,419	43%
2045	\$ 49,946	\$ 4,503,485	\$ 468,712	\$ 3,072,455	68%	\$ 490,550	\$ 5,438,702	121%	\$ 446,471	\$ 2,143,765	48%
2046	\$ 205,016	\$ 4,831,631	\$ 482,774	\$ 3,396,299	70%	\$ 505,266	\$ 5,820,533	120%	\$ 459,865	\$ 2,430,770	50%
2047	\$ 139,497	\$ 5,252,923	\$ 497,257	\$ 3,805,004	72%	\$ 520,424	\$ 6,288,769	120%	\$ 473,661	\$ 2,801,396	53%
2048	\$ 483,730	\$ 5,327,383	\$ 512,174	\$ 3,890,524	73%	\$ 536,037	\$ 6,435,408	121%	\$ 487,871	\$ 2,847,558	53%
2049	\$ 452,835	\$ 5,450,689	\$ 527,540	\$ 4,023,586	74%	\$ 552,118	\$ 6,631,222	122%	\$ 502,507	\$ 2,939,943	54%
2050	\$ -	\$ 6,081,033	\$ 543,366	\$ 4,627,305	76%	\$ 568,682	\$ 7,299,372	120%	\$ 517,582	\$ 3,501,624	58%
2051	\$ 248,804	\$ 6,475,210	\$ 559,667	\$ 5,007,578	77%	\$ 585,742	\$ 7,745,800	120%	\$ 533,109	\$ 3,838,453	59%
2052	\$ 154,033	\$ 6,998,132	\$ 576,457	\$ 5,505,115	79%	\$ 603,314	\$ 8,311,268	119%	\$ 549,103	\$ 4,291,099	61%
2053	\$ -	\$ 7,718,187	\$ 593,751	\$ 6,181,442	80%	\$ 621,414	\$ 9,057,351	117%	\$ 565,576	\$ 4,921,042	64%

Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

Future Percent Funded

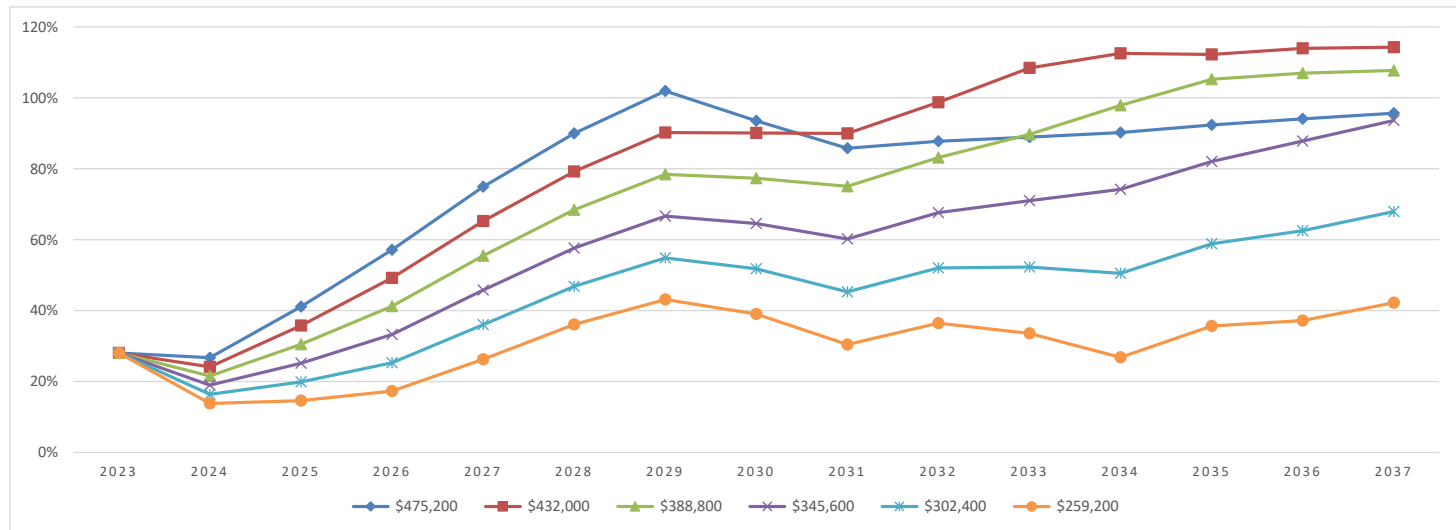
This table and chart shows where your percent funded will be over the next 15 years starting with different levels of funding. Keep in mind all figures assume a 3% annual increase in funding to keep up with inflation.

Above 70% = Well Funded
(Low Risk of Special Assessment)

Between 30% and 70% = Fairly Funded

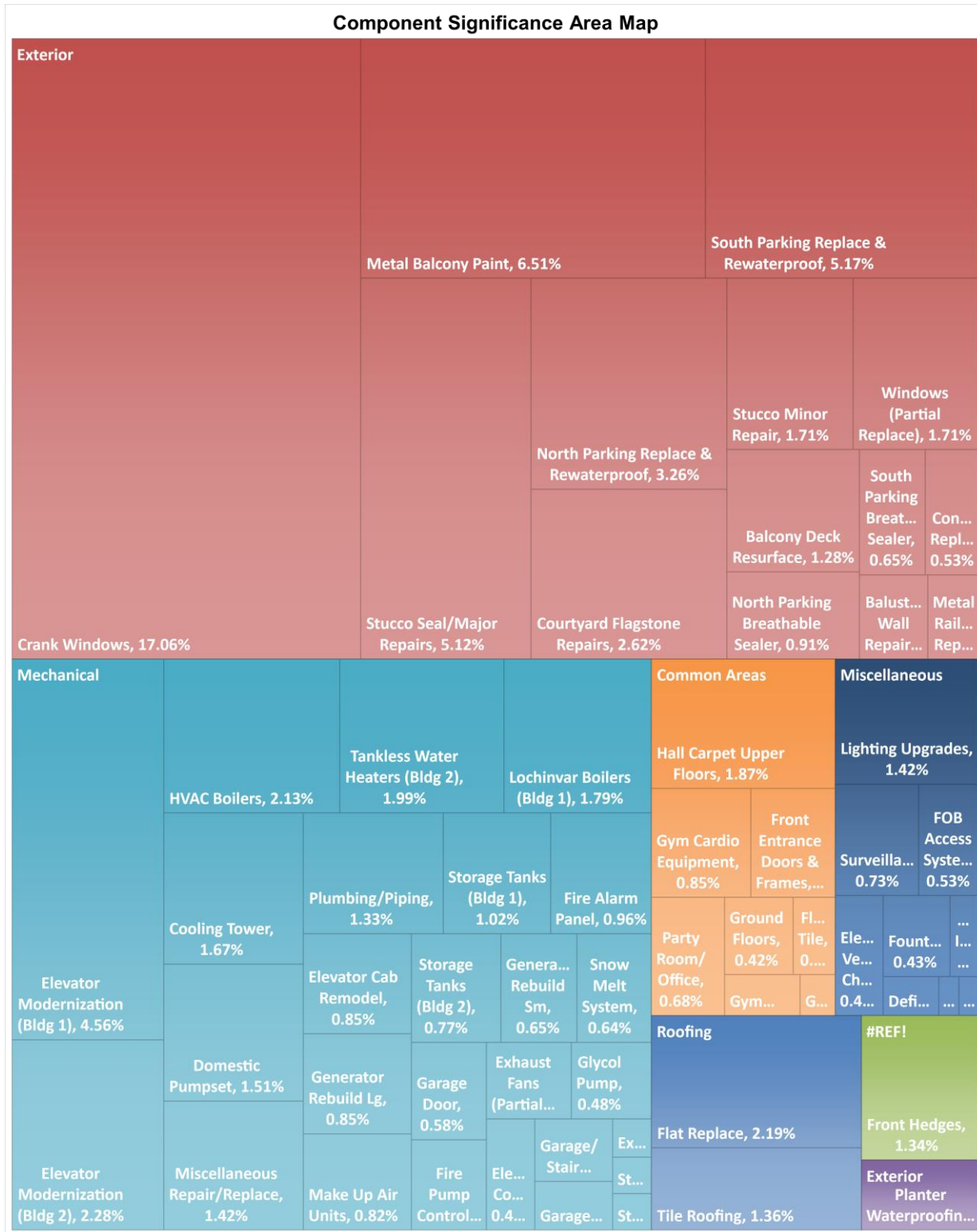
Below 30% = Poorly Funded
(Higher Risk of Special Assessment)

Funding Plan	Reserve Contribution 2024	Percent Funded														
		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
110% Recommended	\$ 475,200	28%	27%	41%	57%	75%	90%	102%	94%	86%	88%	89%	90%	92%	94%	96%
Recommended	\$ 432,000	28%	24%	36%	49%	65%	79%	90%	90%	90%	99%	108%	113%	112%	114%	114%
90% Recommended	\$ 388,800	28%	22%	31%	41%	55%	68%	78%	77%	75%	83%	90%	98%	105%	107%	108%
80% Recommended	\$ 345,600	28%	19%	25%	33%	46%	58%	67%	65%	60%	68%	71%	74%	82%	88%	94%
70% Recommended	\$ 302,400	28%	16%	20%	25%	36%	47%	55%	52%	45%	52%	52%	51%	59%	63%	68%
60% Recommended	\$ 259,200	28%	14%	15%	17%	26%	36%	43%	39%	30%	36%	34%	27%	36%	37%	42%



Note: All future projections are theoretical. The estimated lives and costs of components will likely change over time depending on factors such as inflation rates and levels of maintenance. Reserve analysis should be performed annually to account for these factors.

Components are mapped below according to their percent of the total annual depreciation and are color coated by category



Component Summary
No. 25 Downing

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Roofing							
Flat Recoat	14000	SF	15	15	\$ 12.00	\$ 168,000	3
Flat Replace	14000	SF	30	30	\$ 12.00	\$ 168,000	3
Tile Roofing	16000	SF	50	24	\$ 10.92	\$ 174,688	1
						\$ 510,688	
Exterior							
Stucco Seal/Major Repairs	1	Allowance	25	9	\$ 327,540	\$ 327,540	1
Stucco Minor Repair	1	Allowance	5	0	\$ 21,836	\$ 21,836	1
Metal Balcony Paint	1	Allowance	6	1	\$ 100,000	\$ 100,000	1
Concrete Replacements	1	Allowance	20	0	\$ 27,295	\$ 27,295	1
Windows (Partial Replace)	1	Allowance	15	7	\$ 65,508	\$ 65,508	1
Crank Windows	1	Allowance	1	0	\$ 43,672	\$ 43,672	3
Balcony Deck Resurface	1	Allowance	10	2	\$ 32,754	\$ 32,754	1
Courtyard Flagstone Repairs	1	Allowance	15	2	\$ 100,600	\$ 100,600	1
Metal Railing Repairs	1	Allowance	10	2	\$ 8,734	\$ 8,734	1
Balusters/Wall Repairs	1	Allowance	15	2	\$ 17,469	\$ 17,469	1
North Parking Breathable Sealer	1	Allowance	3	3	\$ 7,000	\$ 7,000	3
North Parking Replace & Rewaterproof	1	Allowance	30	10	\$ 250,000	\$ 250,000	3
South Parking Breathable Sealer	1	Allowance	3	3	\$ 5,000	\$ 5,000	3
South Parking Replace & Rewaterproof	1	Allowance	30	0	\$ 397,000	\$ 397,000	3
Front Hedges	1	Allowance	15	1	\$ 51,500	\$ 51,500	3
Planter Waterproofing	1	Allowance	24	6	\$ 40,000	\$ 40,000	1
						\$ 1,495,908	
Mechanical							
Garage Door	1	Each	20	14	\$ 29,479	\$ 29,479	1
Garage Door Motor	1	Each	10	4	\$ 7,643	\$ 7,643	1
Stanley Door Opener B1	1	Each	14	10	\$ 4,000	\$ 4,000	1
Stanley Door Openers B2	1	Each	14	0	\$ 4,000	\$ 4,000	1
HVAC Boilers	2	Each	20	15	\$ 54,590	\$ 109,180	1
Tankless Water Heaters (Bldg 2)	4	Each	12	7	\$ 15,285	\$ 61,141	1
Lochinvar Boilers (Bldg 1)	2	Each	18	0	\$ 41,200	\$ 82,400	3
Storage Tanks (Bldg 1)	4	Each	15	8	\$ 9,826	\$ 39,305	1
Storage Tanks (Bldg 2)	3	Each	15	3	\$ 9,826	\$ 29,479	1
Elevator Modernization (Bldg 1)	1	Each	30	30	\$ 350,000	\$ 350,000	1
Elevator Modernization (Bldg 2)	1	Each	30	30	\$ 175,000	\$ 175,000	1
Elevator Cab Remodel	2	Each	20	14	\$ 21,836	\$ 43,672	1
Generator Rebuild Lg	1	Each	30	10	\$ 65,508	\$ 65,508	1
Generator Rebuild Sm	1	Each	30	30	\$ 50,000	\$ 50,000	1
Cooling Tower	1	Each	32	12	\$ 136,475	\$ 136,475	1
Exhaust Fans (Partial Replace)	8	Each	3	0	\$ 3,275	\$ 3,930	1
Make Up Air Units	2	Each	26	2	\$ 27,295	\$ 54,590	1
Snow Melt System	1	Allowance	12	3	\$ 19,652	\$ 19,652	1
Garage/Stair Space Heaters (Partial)	15	Each	5	0	\$ 3,275	\$ 4,913	1
Electrical Contingency	1	Allowance	15	0	\$ 16,377	\$ 16,377	1
Domestic Pumpset	1	Allowance	17	10	\$ 65,508	\$ 65,508	1
Fire Pump Controls	1	Allowance	20	17	\$ 27,295	\$ 27,295	1
Expansion Tank	1	Each	25	5	\$ 7,500	\$ 7,500	1
Fire Alarm Panel	1	Allowance	20	14	\$ 49,131	\$ 49,131	1
Glycol Pump	1	Each	15	10	\$ 18,561	\$ 18,561	1
Plumbing/Piping	1	Allowance	8	1	\$ 27,295	\$ 27,295	1
Miscellaneous Repair/Replace	1	Allowance	3	0	\$ 10,918	\$ 10,918	1
						\$ 1,492,951	
Common Areas							
Hall Painting		Included in Operating Budget					3
Gym Strength Equipment	1	Allowance	14	0	\$ 8,734	\$ 8,734	1
Gym Cardio Equipment	1	Allowance	8	0	\$ 17,469	\$ 17,469	1
Gym Rubber Flooring	1	Allowance	15	0	\$ 4,367	\$ 4,367	1
Party Room/Office	1	Allowance	15	10	\$ 26,203	\$ 26,203	1
Hall Carpet Upper Floors	1	Allowance	15	1	\$ 72,000	\$ 72,000	1
Ground Floors	1	Allowance	15	15	\$ 16,000	\$ 16,000	1
Floor Tile	1	Allowance	25	7	\$ 16,377	\$ 16,377	1
Front Entrance Doors & Frames	1	Allowance	20	20	\$ 37,080	\$ 37,080	3
						\$ 198,231	

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Miscellaneous							
Mailboxes Bldg 1	1	Allowance	24	20	\$ 3,821	\$ 3,821	1
Mailboxes Bldg 2	1	Allowance	24	0	\$ 3,821	\$ 3,821	1
Surveillance	1	Allowance	8	7	\$ 15,000	\$ 15,000	1
Entry Intercom	2	Each	15	0	\$ 3,603	\$ 7,206	1
FOB Access System	1	Allowance	12	11	\$ 16,377	\$ 16,377	1
Defibrillators	2	Each	8	0	\$ 1,747	\$ 3,494	1
Lighting Upgrades	1	Allowance	15	15	\$ 54,590	\$ 54,590	1
Fountain	1	Allowance	20	12	\$ 21,836	\$ 21,836	1
Electric Vehicle Charger	1	Each	15	10	\$ 17,469	\$ 17,469	1
						\$ 143,614	
Contingency							
5%							1
TOTALS					\$ 3,841,392		

Component Significance

This table makes it easy to see what components are the most significant

Category Component	Fully Funded Balance			Depreciation This Year			Monthly
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	Contribution
Roofing							
Flat Recoat	\$ -	0.00%		\$ 11,200	4.37%		\$1,574.91
Flat Replace	\$ -	0.00%		\$ 5,600	2.19%		\$ 787.46
Tile Roofing	\$ 90,838	4.41%		\$ 3,494	1.36%		\$ 491.28
	\$ 90,838	4.41%		\$ 20,294	7.93%		\$2,853.65
Exterior							
Stucco Seal/Major Repairs	\$ 209,626	10.18%		\$ 13,102	5.12%		\$1,842.31
Stucco Minor Repair	\$ 21,836	1.06%		\$ 4,367	1.71%		\$ 614.10
Metal Balcony Paint	\$ 83,333	4.05%		\$ 16,667	6.51%		\$2,343.62
Concrete Replacements	\$ 27,295	1.33%		\$ 1,365	0.53%		\$ 191.91
Windows (Partial Replace)	\$ 34,938	1.70%		\$ 4,367	1.71%		\$ 614.10
Crank Windows	\$ 43,672	2.12%		\$ 43,672	17.06%		\$6,141.03
Balcony Deck Resurface	\$ 26,203	1.27%		\$ 3,275	1.28%		\$ 460.58
Courtyard Flagstone Repairs	\$ 87,187	4.23%		\$ 6,707	2.62%		\$ 943.07
Metal Railing Repairs	\$ 6,988	0.34%		\$ 873	0.34%		\$ 122.82
Balusters/Wall Repairs	\$ 15,140	0.74%		\$ 1,165	0.45%		\$ 163.76
North Parking Breathable Sealer	\$ -	0.00%		\$ 2,333	0.91%		\$ 328.11
North Parking Replace & Rewaterproo	\$ 166,667	8.09%		\$ 8,333	3.26%		\$1,171.81
South Parking Breathable Sealer	\$ -	0.00%		\$ 1,667	0.65%		\$ 234.36
South Parking Replace & Rewaterproo	\$ 397,000	19.28%		\$ 13,233	5.17%		\$1,860.83
Front Hedges	\$ 48,067	2.33%		\$ 3,433	1.34%		\$ 482.79
Planter Waterproofing	\$ 30,000	1.46%		\$ 1,667	0.65%		\$ 234.36
	\$ 1,197,950	58.18%		\$ 126,226	49.30%		#####
Mechanical							
Garage Door	\$ 8,844	0.43%		\$ 1,474	0.58%		\$ 207.26
Garage Door Motor	\$ 4,586	0.22%		\$ 764	0.30%		\$ 107.47
Stanley Door Opener B1	\$ 1,143	0.06%		\$ 286	0.11%		\$ 40.18
Stanley Door Openers B2	\$ 4,000	0.19%		\$ 286	0.11%		\$ 40.18
HVAC Boilers	\$ 27,295	1.33%		\$ 5,459	2.13%		\$ 767.63
Tankless Water Heaters (Bldg 2)	\$ 25,475	1.24%		\$ 5,095	1.99%		\$ 716.45
Lochinvar Boilers (Bldg 1)	\$ 82,400	4.00%		\$ 4,578	1.79%		\$ 643.71
Storage Tanks (Bldg 1)	\$ 18,342	0.89%		\$ 2,620	1.02%		\$ 368.46
Storage Tanks (Bldg 2)	\$ 23,583	1.15%		\$ 1,965	0.77%		\$ 276.35
Elevator Modernization (Bldg 1)	\$ -	0.00%		\$ 11,667	4.56%		\$1,640.53
Elevator Modernization (Bldg 2)	\$ -	0.00%		\$ 5,833	2.28%		\$ 820.27
Elevator Cab Remodel	\$ 13,102	0.64%		\$ 2,184	0.85%		\$ 307.05
Generator Rebuild Lg	\$ 43,672	2.12%		\$ 2,184	0.85%		\$ 307.05
Generator Rebuild Sm	\$ -	0.00%		\$ 1,667	0.65%		\$ 234.36
Cooling Tower	\$ 85,297	4.14%		\$ 4,265	1.67%		\$ 599.71
Exhaust Fans (Partial Replace)	\$ 3,930	0.19%		\$ 1,310	0.51%		\$ 184.23
Make Up Air Units	\$ 50,391	2.45%		\$ 2,100	0.82%		\$ 295.24
Snow Melt System	\$ 14,739	0.72%		\$ 1,638	0.64%		\$ 230.29
Garage/Stair Space Heaters (Partial)	\$ 4,913	0.24%		\$ 983	0.38%		\$ 138.17
Electrical Contingency	\$ 16,377	0.80%		\$ 1,092	0.43%		\$ 153.53
Domestic Pumpset	\$ 26,974	1.31%		\$ 3,853	1.51%		\$ 541.86
Fire Pump Controls	\$ 4,094	0.20%		\$ 1,365	0.53%		\$ 191.91
Expansion Tank	\$ 6,000	0.29%		\$ 300	0.12%		\$ 42.19
Fire Alarm Panel	\$ 14,739	0.72%		\$ 2,457	0.96%		\$ 345.43
Glycol Pump	\$ 6,187	0.30%		\$ 1,237	0.48%		\$ 174.00
Plumbing/Piping	\$ 23,883	1.16%		\$ 3,412	1.33%		\$ 479.77
Miscellaneous Repair/Replace	\$ 10,918	0.53%		\$ 3,639	1.42%		\$ 511.75
	\$ 520,884	25.30%		\$ 73,711	28.79%		#####
Common Areas							
Hall Painting							
Gym Strength Equipment	\$ 8,734	0.42%		\$ 624	0.24%		\$ 87.73
Gym Cardio Equipment	\$ 17,469	0.85%		\$ 2,184	0.85%		\$ 307.05
Gym Rubber Flooring	\$ 4,367	0.21%		\$ 291	0.11%		\$ 40.94
Party Room/Office	\$ 8,734	0.42%		\$ 1,747	0.68%		\$ 245.64
Hall Carpet Upper Floors	\$ 67,200	3.26%		\$ 4,800	1.87%		\$ 674.96
Ground Floors	\$ -	0.00%		\$ 1,067	0.42%		\$ 149.99
Floor Tile	\$ 11,791	0.57%		\$ 655	0.26%		\$ 92.12
Front Entrance Doors & Frames	\$ -	0.00%		\$ 1,854	0.72%		\$ 260.70
	\$ 118,296	5.75%		\$ 13,221	5.16%		\$1,859.14

Category Component	Fully Funded Balance			Depreciation This Year			Monthly Contribution
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	
Miscellaneous							
Mailboxes Bldg 1	\$ 637	0.03%		\$ 159	0.06%		\$ 22.39
Mailboxes Bldg 2	\$ 3,821	0.19%		\$ 159	0.06%		\$ 22.39
Surveillance	\$ 1,875	0.09%		\$ 1,875	0.73%	■	\$ 263.66
Entry Intercom	\$ 7,206	0.35%		\$ 480	0.19%		\$ 67.55
FOB Access System	\$ 1,365	0.07%		\$ 1,365	0.53%	■	\$ 191.91
Defibrillators	\$ 3,494	0.17%		\$ 437	0.17%		\$ 61.41
Lighting Upgrades	\$ -	0.00%		\$ 3,639	1.42%	■	\$ 511.75
Fountain	\$ 8,734	0.42%		\$ 1,092	0.43%		\$ 153.53
Electric Vehicle Charger	\$ 5,823	0.28%		\$ 1,165	0.45%		\$ 163.76
	\$ 32,955	1.60%		\$ 10,371	4.05%		\$1,458.34
Contingency							
5%	\$ 98,046	4.76%	■	\$ 12,191	4.76%	■	\$1,714.29
	\$2,058,969	100.00%	100%	\$ 256,014	100%	100%	\$ 36,000

Annual Expenses by Component

	2024	2025	2026	2027	2028	2029	2030	2031	2032
Roofing									
Flat Recoat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Roofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior									
Stucco Seal/Major Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stucco Minor Repair	\$ 21,836	\$ -	\$ -	\$ -	\$ -	\$ 25,314	\$ -	\$ -	\$ -
Metal Balcony Paint	\$ -	\$ 103,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 122,987	\$ -
Concrete Replacements	\$ 27,295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Windows (Partial Replace)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,567	\$ -
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 250,000	\$ -
Balcony Deck Resurface	\$ -	\$ -	\$ 34,749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Courtyard Flagstone Repairs	\$ -	\$ -	\$ 106,727	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Railing Repairs	\$ -	\$ -	\$ 9,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balusters/Wall Repairs	\$ -	\$ -	\$ 18,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North Parking Breathable Sealer	\$ -	\$ -	\$ -	\$ 7,649	\$ -	\$ -	\$ 8,358	\$ -	\$ -
North Parking Replace & Rewaterproof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
South Parking Breathable Sealer	\$ -	\$ -	\$ -	\$ 5,464	\$ -	\$ -	\$ 5,970	\$ -	\$ -
South Parking Replace & Rewaterproof	\$ 397,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Hedges	\$ -	\$ 53,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planter Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,762	\$ -	\$ -
Mechanical									
Garage Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage Door Motor	\$ -	\$ -	\$ -	\$ -	\$ 8,602	\$ -	\$ -	\$ -	\$ -
Stanley Door Opener B1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Door Openers B2	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Boilers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tankless Water Heaters (Bldg 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,195	\$ -
Lochinvar Boilers (Bldg 1)	\$ 82,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storage Tanks (Bldg 1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,790
Storage Tanks (Bldg 2)	\$ -	\$ -	\$ -	\$ 32,212	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Modernization (Bldg 1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Modernization (Bldg 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Cab Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Generator Rebuild Lg	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Generator Rebuild Sm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cooling Tower	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Exhaust Fans (Partial Replace)	\$ 3,930	\$ -	\$ -	\$ 4,295	\$ -	\$ -	\$ 4,693	\$ -	\$ -	
Make Up Air Units	\$ -	\$ -	\$ 57,915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Snow Melt System	\$ -	\$ -	\$ -	\$ 21,475	\$ -	\$ -	\$ -	\$ -	\$ -	
Garage/Stair Space Heaters (Partial)	\$ 4,913	\$ -	\$ -	\$ -	\$ -	\$ 5,696	\$ -	\$ -	\$ -	
Electrical Contingency	\$ 16,377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Domestic Pumpset	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fire Pump Controls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expansion Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,695	\$ -	\$ -	\$ -	
Fire Alarm Panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Glycol Pump	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Plumbing/Piping	\$ -	\$ 28,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Miscellaneous Repair/Replace	\$ 10,918	\$ -	\$ -	\$ 11,930	\$ -	\$ -	\$ 13,037	\$ -	\$ -	
Common Areas										
Hall Painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Gym Strength Equipment	\$ 8,734	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Gym Cardio Equipment	\$ 17,469	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,129	
Gym Rubber Flooring	\$ 4,367	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Party Room/Office	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Hall Carpet Upper Floors	\$ -	\$ 74,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Ground Floors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Floor Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,142	\$ -	
Front Entrance Doors & Frames	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Miscellaneous										
Mailboxes Bldg 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Mailboxes Bldg 2	\$ 3,821	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Surveillance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,448	\$ -	
Entry Intercom	\$ 7,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FOB Access System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Defibrillators	\$ 3,494	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,426	
Lighting Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fountain	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Electric Vehicle Charger	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Totals	\$ -	\$ 613,761	\$ 258,319	\$ 227,189	\$ 83,025	\$ 8,602	\$ 39,704	\$ 329,821	\$ 567,339	\$ 76,345

Annual Expenses by Component

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Roofing														
Flat Recoat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Roofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior														
Stucco Seal/Major Repairs	\$ 427,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stucco Minor Repair	\$ -	\$ 29,346	\$ -	\$ -	\$ -	\$ -	\$ 34,020	\$ -	\$ -	\$ -	\$ -	\$ 39,438	\$ -	\$ -
Metal Balcony Paint	\$ -	\$ -	\$ -	\$ -	\$ 146,853	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,351	\$ -	\$ -	\$ -
Concrete Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,298	\$ -	\$ -
Windows (Partial Replace)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,520
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balcony Deck Resurface	\$ -	\$ -	\$ -	\$ 46,699	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,760
Courtyard Flagstone Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,276	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Railing Repairs	\$ -	\$ -	\$ -	\$ 12,453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,736
Balusters/Wall Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,873	\$ -	\$ -	\$ -	\$ -	\$ -
North Parking Breathable S	\$ 9,133	\$ -	\$ -	\$ 9,980	\$ -	\$ -	\$ 10,906	\$ -	\$ -	\$ 11,917	\$ -	\$ -	\$ 13,022	\$ -
North Parking Replace & R	\$ -	\$ 335,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
South Parking Breathable S	\$ 6,524	\$ -	\$ -	\$ 7,129	\$ -	\$ -	\$ 7,790	\$ -	\$ -	\$ 8,512	\$ -	\$ -	\$ 9,301	\$ -
South Parking Replace & R	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Hedges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planter Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical														
Garage Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage Door Motor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Door Opener B1	\$ -	\$ 5,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Door Openers B2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,050	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Boilers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tankless Water Heaters (Bl	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,211	\$ -	\$ -	\$ -
Lochinvar Boilers (Bldg 1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 140,280	\$ -	\$ -	\$ -	\$ -
Storage Tanks (Bldg 1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storage Tanks (Bldg 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,185	\$ -	\$ -	\$ -	\$ -
Elevator Modernization (Blc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Modernization (Blc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Cab Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Generator Rebuild Lg	\$ -	\$ 88,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Generator Rebuild Sm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cooling Tower	\$ -	\$ -	\$ -	\$ 194,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
Exhaust Fans (Partial Repl:	\$ 5,128	\$ -	\$ -	\$ 5,604	\$ -	\$ -	\$ 6,124	\$ -	\$ -	\$ 6,691	\$ -	\$ -	\$ 7,312	\$ -
Make Up Air Units	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Snow Melt System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage/Stair Space Heater:	\$ -	\$ 6,603	\$ -	\$ -	\$ -	\$ -	\$ 7,654	\$ -	\$ -	\$ -	\$ -	\$ 8,874	\$ -	\$ -
Electrical Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,515	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Domestic Pumpset	\$ -	\$ 88,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Pump Controls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,114	\$ -	\$ -	\$ -	\$ -	\$ -
Expansion Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm Panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 74,315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Glycol Pump	\$ -	\$ 24,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing/Piping	\$ 35,614	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,114	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Repair/Repl:	\$ 14,246	\$ -	\$ -	\$ 15,566	\$ -	\$ -	\$ 17,010	\$ -	\$ -	\$ 18,587	\$ -	\$ -	\$ 20,311	\$ -
Common Areas														
Hall Painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Strength Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,212	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Cardio Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,032	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Rubber Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Party Room/Office	\$ -	\$ 35,215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hall Carpet Upper Floors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Floors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,927	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Floor Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Entrance Doors & Fra	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,971	\$ -	\$ -
Miscellaneous														
Mailboxes Bldg 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,902	\$ -	\$ -
Mailboxes Bldg 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surveillance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Intercom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FOB Access System	\$ -	\$ -	\$ 22,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Defibrillators	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,606	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain	\$ -	\$ -	\$ -	\$ 31,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Vehicle Charger	\$ -	\$ 23,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 498,010	\$ 637,013	\$ 22,670	\$ 323,146	\$ 146,853	\$ 215,784	\$ 722,850	\$ 231,820	\$ 285,379	\$ 236,174	\$ 282,561	\$ 171,482	\$ 49,946	\$ 205,016

Annual Expenses by Component

	2047	2048	2049	2050	2051	2052	2053
Roofing							
Flat Recoat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Roofing	\$ -	\$ 355,105	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior							
Stucco Seal/Major Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stucco Minor Repair	\$ -	\$ -	\$ 45,720	\$ -	\$ -	\$ -	\$ -
Metal Balcony Paint	\$ -	\$ -	\$ 209,378	\$ -	\$ -	\$ -	\$ -
Concrete Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Windows (Partial Replace)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balcony Deck Resurface	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Courtyard Flagstone Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Railing Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balusters/Wall Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North Parking Breathable S	\$ -	\$ 14,230	\$ -	\$ -	\$ 15,549	\$ -	\$ -
North Parking Replace & R	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
South Parking Breathable S	\$ -	\$ 10,164	\$ -	\$ -	\$ 11,106	\$ -	\$ -
South Parking Replace & R	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Hedges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planter Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical							
Garage Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage Door Motor	\$ -	\$ 15,536	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Door Opener B1	\$ -	\$ 8,131	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Door Openers B2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,152	\$ -
HVAC Boilers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tankless Water Heaters (Bl	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lochinvar Boilers (Bldg 1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storage Tanks (Bldg 1)	\$ 77,571	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storage Tanks (Bldg 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Modernization (Blc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Modernization (Blc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Cab Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Generator Rebuild Lg	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Generator Rebuild Sm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cooling Tower	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Annual Expenses by Component

	2047	2048	2049	2050	2051	2052	2053
Exhaust Fans (Partial Repl:	\$ -	\$ 7,990	\$ -	\$ -	\$ 8,731	\$ -	\$ -
Make Up Air Units	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 124,898	\$ -
Snow Melt System	\$ -	\$ -	\$ -	\$ -	\$ 43,654	\$ -	\$ -
Garage/Stair Space Heater:	\$ -	\$ -	\$ 10,287	\$ -	\$ -	\$ -	\$ -
Electrical Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Domestic Pumpset	\$ -	\$ -	\$ -	\$ -	\$ 145,512	\$ -	\$ -
Fire Pump Controls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expansion Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm Panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Glycol Pump	\$ -	\$ -	\$ 38,862	\$ -	\$ -	\$ -	\$ -
Plumbing/Piping	\$ -	\$ -	\$ 57,150	\$ -	\$ -	\$ -	\$ -
Miscellaneous Repair/Repl:	\$ -	\$ 22,194	\$ -	\$ -	\$ 24,252	\$ -	\$ -
Common Areas							
Hall Painting	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Strength Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,984	\$ -
Gym Cardio Equipment	\$ -	\$ 35,510	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Rubber Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Party Room/Office	\$ -	\$ -	\$ 54,864	\$ -	\$ -	\$ -	\$ -
Hall Carpet Upper Floors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Floors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Floor Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Entrance Doors & Fra	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous							
Mailboxes Bldg 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes Bldg 2	\$ -	\$ 7,768	\$ -	\$ -	\$ -	\$ -	\$ -
Surveillance	\$ 29,604	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Intercom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FOB Access System	\$ 32,321	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Defibrillators	\$ -	\$ 7,102	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Vehicle Charger	\$ -	\$ -	\$ 36,576	\$ -	\$ -	\$ -	\$ -
Totals	\$ 139,497	\$ 483,730	\$ 452,835	\$ -	\$ 248,804	\$ 154,033	\$ -

Component Details

Roofing

Flat Recoat

Approximate Component Quantity	-	14000	Estimated Current Unit Cost	\$	12.00
Unit of Measure	-	SF	Estimated Total Current Cost	\$	168,000
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	\$	261,739
Estimated Remaining Useful Life (Years)	-	15	Fully Funded Balance	\$	-
Estimated Replacement Year	-	2039	Depreciation This Year	\$	11,200
Cost Source	-	3	Monthly Contribution	\$	1,574.91
Depreciation Percent	-	4.37%	Fully Funded Balance Percent		0.00%
Life Remaining Percent	-	100%			

Roofing

Flat Replace

Approximate Component Quantity	-	14000	Estimated Current Unit Cost	\$	12.00
Unit of Measure	-	SF	Estimated Total Current Cost	\$	168,000
Normal Useful Life (Years)	-	30	Estimated Total Future Cost	\$	407,780
Estimated Remaining Useful Life (Years)	-	30	Fully Funded Balance	\$	-
Estimated Replacement Year	-	2054	Depreciation This Year	\$	5,600
Cost Source	-	3	Monthly Contribution	\$	787.46
Depreciation Percent	-	2.19%	Fully Funded Balance Percent		0.00%
Life Remaining Percent	-	100%			

Roofing

Tile Roofing

Approximate Component Quantity	-	16000	Estimated Current Unit Cost	\$	10.92
Unit of Measure	-	SF	Estimated Total Current Cost	\$	174,688
Normal Useful Life (Years)	-	50	Estimated Total Future Cost	\$	355,105
Estimated Remaining Useful Life (Years)	-	24	Fully Funded Balance	\$	90,838
Estimated Replacement Year	-	2048	Depreciation This Year	\$	3,494
Cost Source	-	1	Monthly Contribution	\$	491.28
Depreciation Percent	-	1.36%	Fully Funded Balance Percent		4.41%
Life Remaining Percent	-	48%			

Exterior**Stucco Seal/Major Repairs**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 327,540.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 327,540
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 427,365
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 209,626
Estimated Replacement Year	- 2033	Depreciation This Year	\$ 13,102
Cost Source	- 1	Monthly Contribution	\$ 1,842.31
Depreciation Percent	- 5.12%	Fully Funded Balance Percent	10.18%
Life Remaining Percent	- 36%		

**Exterior****Stucco Minor Repair**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 21,836.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 21,836
Normal Useful Life (Years)	- 5	Estimated Total Future Cost	\$ 21,836
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 21,836
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 4,367
Cost Source	- 1	Monthly Contribution	\$ 614.10
Depreciation Percent	- 1.71%	Fully Funded Balance Percent	1.06%
Life Remaining Percent	- 0%		

Exterior**Metal Balcony Paint**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 100,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 100,000
Normal Useful Life (Years)	- 6	Estimated Total Future Cost	\$ 103,000
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 83,333
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 16,667
Cost Source	- 1	Monthly Contribution	\$ 2,343.62
Depreciation Percent	- 6.51%	Fully Funded Balance Percent	4.05%
Life Remaining Percent	- 17%		

**Exterior****Concrete Replacements**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 27,295.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 27,295
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 27,295
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 27,295
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 1,365
Cost Source	- 1	Monthly Contribution	\$ 191.91
Depreciation Percent	- 0.53%	Fully Funded Balance Percent	1.33%
Life Remaining Percent	- 0%		

Exterior**Windows (Partial Replace)**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 65,508.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 65,508
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 80,567
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 34,938
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 4,367
Cost Source	- 1	Monthly Contribution	\$ 614.10
Depreciation Percent	- 1.71%	Fully Funded Balance Percent	1.70%
Life Remaining Percent	- 47%		

Exterior**Crank Windows**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 43,672.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 43,672
Normal Useful Life (Years)	- 1	Estimated Total Future Cost	\$ 43,672
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 43,672
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 43,672
Cost Source	- 3	Monthly Contribution	\$ 6,141.03
Depreciation Percent	- 17.06%	Fully Funded Balance Percent	2.12%
Life Remaining Percent	- 0%		

Exterior**Balcony Deck Resurface**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 32,754.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 32,754
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 34,749
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 26,203
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 3,275
Cost Source	- 1	Monthly Contribution	\$ 460.58
Depreciation Percent	- 1.28%	Fully Funded Balance Percent	1.27%
Life Remaining Percent	- 20%		

Exterior**Courtyard Flagstone Repairs**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 100,600.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 100,600
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 106,727
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 87,187
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 6,707
Cost Source	- 1	Monthly Contribution	\$ 943.07
Depreciation Percent	- 2.62%	Fully Funded Balance Percent	4.23%
Life Remaining Percent	- 13%		

Exterior**Metal Railing Repairs**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 8,734.40
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 8,734
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 9,266
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 6,988
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 873
Cost Source	- 1	Monthly Contribution	\$ 122.82
Depreciation Percent	- 0.34%	Fully Funded Balance Percent	0.34%
Life Remaining Percent	- 20%		

Exterior**Balusters/Wall Repairs**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 17,468.80
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 17,469
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 18,533
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 15,140
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 1,165
Cost Source	- 1	Monthly Contribution	\$ 163.76
Depreciation Percent	- 0.45%	Fully Funded Balance Percent	0.74%
Life Remaining Percent	- 13%		

Exterior**North Parking Breathable Sealer**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 7,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 7,000
Normal Useful Life (Years)	- 3	Estimated Total Future Cost	\$ 7,649
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ -
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 2,333
Cost Source	- 3	Monthly Contribution	\$ 328.11
Depreciation Percent	- 0.91%	Fully Funded Balance Percent	0.00%
Life Remaining Percent	- 100%		

Exterior**North Parking Replace & Rewaterproof**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 250,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 250,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 335,979
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 166,667
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 8,333
Cost Source	- 3	Monthly Contribution	\$ 1,171.81
Depreciation Percent	- 3.26%	Fully Funded Balance Percent	8.09%
Life Remaining Percent	- 33%		

Exterior**South Parking Breathable Sealer**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 5,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 5,000
Normal Useful Life (Years)	- 3	Estimated Total Future Cost	\$ 5,464
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ -
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 1,667
Cost Source	- 3	Monthly Contribution	\$ 234.36
Depreciation Percent	- 0.65%	Fully Funded Balance Percent	0.00%
Life Remaining Percent	- 100%		

Exterior**South Parking Replace & Rewaterproof**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 397,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 397,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 397,000
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 397,000
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 13,233
Cost Source	- 3	Monthly Contribution	\$ 1,860.83
Depreciation Percent	- 5.17%	Fully Funded Balance Percent	19.28%
Life Remaining Percent	- 0%		

Exterior**Front Hedges**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 51,500.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 51,500
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 53,045
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 48,067
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 3,433
Cost Source	- 3	Monthly Contribution	\$ 482.79
Depreciation Percent	- 1.34%	Fully Funded Balance Percent	2.33%
Life Remaining Percent	- 7%		

Exterior

Planter Waterproofing

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 40,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 40,000
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 47,762
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 30,000
Estimated Replacement Year	- 2030	Depreciation This Year	\$ 1,667
Cost Source	- 1	Monthly Contribution	\$ 234.36
Depreciation Percent	- 0.65%	Fully Funded Balance Percent	1.46%
Life Remaining Percent	- 25%		



Mechanical

Garage Door

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 29,478.60
Unit of Measure	- Each	Estimated Total Current Cost	\$ 29,479
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 44,589
Estimated Remaining Useful Life (Years)	- 14	Fully Funded Balance	\$ 8,844
Estimated Replacement Year	- 2038	Depreciation This Year	\$ 1,474
Cost Source	- 1	Monthly Contribution	\$ 207.26
Depreciation Percent	- 0.58%	Fully Funded Balance Percent	0.43%
Life Remaining Percent	- 70%		



Mechanical**Garage Door Motor**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 7,642.60
Unit of Measure	- Each	Estimated Total Current Cost	\$ 7,643
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 8,602
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 4,586
Estimated Replacement Year	- 2028	Depreciation This Year	\$ 764
Cost Source	- 1	Monthly Contribution	\$ 107.47
Depreciation Percent	- 0.30%	Fully Funded Balance Percent	0.22%
Life Remaining Percent	- 40%		

Mechanical**Stanley Door Opener B1**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 4,000
Normal Useful Life (Years)	- 14	Estimated Total Future Cost	\$ 5,376
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 1,143
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 286
Cost Source	- 1	Monthly Contribution	\$ 40.18
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.06%
Life Remaining Percent	- 71%		

Mechanical**Stanley Door Openers B2**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 4,000
Normal Useful Life (Years)	- 14	Estimated Total Future Cost	\$ 4,000
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 4,000
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 286
Cost Source	- 1	Monthly Contribution	\$ 40.18
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.19%
Life Remaining Percent	- 0%		

Mechanical**HVAC Boilers**

Approximate Component Quantity	-	2	Estimated Current Unit Cost	\$	54,590.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	109,180
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	\$	170,099
Estimated Remaining Useful Life (Years)	-	15	Fully Funded Balance	\$	27,295
Estimated Replacement Year	-	2039	Depreciation This Year	\$	5,459
Cost Source	-	1	Monthly Contribution	\$	767.63
Depreciation Percent	-	2.13%	Fully Funded Balance Percent		1.33%
Life Remaining Percent	-	75%			

Mechanical**Tankless Water Heaters (Bldg 2)**

Approximate Component Quantity	-	4	Estimated Current Unit Cost	\$	15,285.20
Unit of Measure	-	Each	Estimated Total Current Cost	\$	61,141
Normal Useful Life (Years)	-	12	Estimated Total Future Cost	\$	75,195
Estimated Remaining Useful Life (Years)	-	7	Fully Funded Balance	\$	25,475
Estimated Replacement Year	-	2031	Depreciation This Year	\$	5,095
Cost Source	-	1	Monthly Contribution	\$	716.45
Depreciation Percent	-	1.99%	Fully Funded Balance Percent		1.24%
Life Remaining Percent	-	58%			

Mechanical**Lochinvar Boilers (Bldg 1)**

Approximate Component Quantity	-	2	Estimated Current Unit Cost	\$	41,200.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	82,400
Normal Useful Life (Years)	-	18	Estimated Total Future Cost	\$	82,400
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	\$	82,400
Estimated Replacement Year	-	2024	Depreciation This Year	\$	4,578
Cost Source	-	3	Monthly Contribution	\$	643.71
Depreciation Percent	-	1.79%	Fully Funded Balance Percent		4.00%
Life Remaining Percent	-	0%			

Mechanical**Storage Tanks (Bldg 1)**

Approximate Component Quantity	-	4	Estimated Current Unit Cost	\$	9,826.20
Unit of Measure	-	Each	Estimated Total Current Cost	\$	39,305
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	\$	49,790
Estimated Remaining Useful Life (Years)	-	8	Fully Funded Balance	\$	18,342
Estimated Replacement Year	-	2032	Depreciation This Year	\$	2,620
Cost Source	-	1	Monthly Contribution	\$	368.46
Depreciation Percent	-	1.02%	Fully Funded Balance Percent		0.89%
Life Remaining Percent	-	53%			

Mechanical**Storage Tanks (Bldg 2)**

Approximate Component Quantity	-	3	Estimated Current Unit Cost	\$	9,826.20
Unit of Measure	-	Each	Estimated Total Current Cost	\$	29,479
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	\$	32,212
Estimated Remaining Useful Life (Years)	-	3	Fully Funded Balance	\$	23,583
Estimated Replacement Year	-	2027	Depreciation This Year	\$	1,965
Cost Source	-	1	Monthly Contribution	\$	276.35
Depreciation Percent	-	0.77%	Fully Funded Balance Percent		1.15%
Life Remaining Percent	-	20%			

Mechanical**Elevator Modernization (Bldg 1)**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 350,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 350,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 849,542
Estimated Remaining Useful Life (Years)	- 30	Fully Funded Balance	\$ -
Estimated Replacement Year	- 2054	Depreciation This Year	\$ 11,667
Cost Source	- 1	Monthly Contribution	\$ 1,640.53
Depreciation Percent	- 4.56%	Fully Funded Balance Percent	0.00%
Life Remaining Percent	- 100%		

Mechanical**Elevator Modernization (Bldg 2)**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 175,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 175,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 424,771
Estimated Remaining Useful Life (Years)	- 30	Fully Funded Balance	\$ -
Estimated Replacement Year	- 2054	Depreciation This Year	\$ 5,833
Cost Source	- 1	Monthly Contribution	\$ 820.27
Depreciation Percent	- 2.28%	Fully Funded Balance Percent	0.00%
Life Remaining Percent	- 100%		

Mechanical**Elevator Cab Remodel**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 21,836.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 43,672
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 66,058
Estimated Remaining Useful Life (Years)	- 14	Fully Funded Balance	\$ 13,102
Estimated Replacement Year	- 2038	Depreciation This Year	\$ 2,184
Cost Source	- 1	Monthly Contribution	\$ 307.05
Depreciation Percent	- 0.85%	Fully Funded Balance Percent	0.64%
Life Remaining Percent	- 70%		

Mechanical**Generator Rebuild Lg**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 65,508.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 65,508
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 88,037
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 43,672
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 2,184
Cost Source	- 1	Monthly Contribution	\$ 307.05
Depreciation Percent	- 0.85%	Fully Funded Balance Percent	2.12%
Life Remaining Percent	- 33%		

Mechanical**Generator Rebuild Sm**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 50,000.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 50,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 121,363
Estimated Remaining Useful Life (Years)	- 30	Fully Funded Balance	\$ -
Estimated Replacement Year	- 2054	Depreciation This Year	\$ 1,667
Cost Source	- 1	Monthly Contribution	\$ 234.36
Depreciation Percent	- 0.65%	Fully Funded Balance Percent	0.00%
Life Remaining Percent	- 100%		

**Mechanical****Cooling Tower**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 136,475.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 136,475
Normal Useful Life (Years)	- 32	Estimated Total Future Cost	\$ 194,581
Estimated Remaining Useful Life (Years)	- 12	Fully Funded Balance	\$ 85,297
Estimated Replacement Year	- 2036	Depreciation This Year	\$ 4,265
Cost Source	- 1	Monthly Contribution	\$ 599.71
Depreciation Percent	- 1.67%	Fully Funded Balance Percent	4.14%
Life Remaining Percent	- 38%		

Mechanical**Exhaust Fans (Partial Replace)**

Approximate Component Quantity	- 8	Estimated Current Unit Cost	\$ 3,275.40
Unit of Measure	- Each	Estimated Total Current Cost	\$ 3,930
Normal Useful Life (Years)	- 3	Estimated Total Future Cost	\$ 3,930
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 3,930
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 1,310
Cost Source	- 1	Monthly Contribution	\$ 184.23
Depreciation Percent	- 0.51%	Fully Funded Balance Percent	0.19%
Life Remaining Percent	- 0%		

Mechanical**Make Up Air Units**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 27,295.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 54,590
Normal Useful Life (Years)	- 26	Estimated Total Future Cost	\$ 57,915
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 50,391
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 2,100
Cost Source	- 1	Monthly Contribution	\$ 295.24
Depreciation Percent	- 0.82%	Fully Funded Balance Percent	2.45%
Life Remaining Percent	- 8%		

Mechanical**Snow Melt System**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 19,652.40
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 19,652
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 21,475
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 14,739
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 1,638
Cost Source	- 1	Monthly Contribution	\$ 230.29
Depreciation Percent	- 0.64%	Fully Funded Balance Percent	0.72%
Life Remaining Percent	- 25%		

Mechanical**Garage/Stair Space Heaters (Partial)**

Approximate Component Quantity	- 15	Estimated Current Unit Cost	\$ 3,275.40
Unit of Measure	- Each	Estimated Total Current Cost	\$ 4,913
Normal Useful Life (Years)	- 5	Estimated Total Future Cost	\$ 4,913
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 4,913
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 983
Cost Source	- 1	Monthly Contribution	\$ 138.17
Depreciation Percent	- 0.38%	Fully Funded Balance Percent	0.24%
Life Remaining Percent	- 0%		

Mechanical**Electrical Contingency**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 16,377.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 16,377
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 16,377
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 16,377
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 1,092
Cost Source	- 1	Monthly Contribution	\$ 153.53
Depreciation Percent	- 0.43%	Fully Funded Balance Percent	0.80%
Life Remaining Percent	- 0%		

Mechanical**Domestic Pumpset**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 65,508.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 65,508
Normal Useful Life (Years)	- 17	Estimated Total Future Cost	\$ 88,037
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 26,974
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 3,853
Cost Source	- 1	Monthly Contribution	\$ 541.86
Depreciation Percent	- 1.51%	Fully Funded Balance Percent	1.31%
Life Remaining Percent	- 59%		

**Mechanical****Fire Pump Controls**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 27,295.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 27,295
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 45,114
Estimated Remaining Useful Life (Years)	- 17	Fully Funded Balance	\$ 4,094
Estimated Replacement Year	- 2041	Depreciation This Year	\$ 1,365
Cost Source	- 1	Monthly Contribution	\$ 191.91
Depreciation Percent	- 0.53%	Fully Funded Balance Percent	0.20%
Life Remaining Percent	- 85%		

Mechanical

Approximate Component Quantity	-	1
Unit of Measure	-	Each
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	5
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	0.12%
Life Remaining Percent	-	20%

Expansion Tank

Estimated Current Unit Cost	\$	7,500.00
Estimated Total Current Cost	\$	7,500
Estimated Total Future Cost	\$	8,695
Fully Funded Balance	\$	6,000
Depreciation This Year	\$	300
Monthly Contribution	\$	42.19
Fully Funded Balance Percent		0.29%

**Mechanical**

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	20
Estimated Remaining Useful Life (Years)	-	14
Estimated Replacement Year	-	2038
Cost Source	-	1
Depreciation Percent	-	0.96%
Life Remaining Percent	-	70%

Fire Alarm Panel

Estimated Current Unit Cost	\$	49,131.00
Estimated Total Current Cost	\$	49,131
Estimated Total Future Cost	\$	74,315
Fully Funded Balance	\$	14,739
Depreciation This Year	\$	2,457
Monthly Contribution	\$	345.43
Fully Funded Balance Percent		0.72%

Mechanical

Approximate Component Quantity	-	1
Unit of Measure	-	Each
Normal Useful Life (Years)	-	15
Estimated Remaining Useful Life (Years)	-	10
Estimated Replacement Year	-	2034
Cost Source	-	1
Depreciation Percent	-	0.48%
Life Remaining Percent	-	67%

Glycol Pump

Estimated Current Unit Cost	\$	18,560.60
Estimated Total Current Cost	\$	18,561
Estimated Total Future Cost	\$	24,944
Fully Funded Balance	\$	6,187
Depreciation This Year	\$	1,237
Monthly Contribution	\$	174.00
Fully Funded Balance Percent		0.30%

Mechanical**Plumbing/Piping**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 27,295.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 27,295
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 28,114
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 23,883
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 3,412
Cost Source	- 1	Monthly Contribution	\$ 479.77
Depreciation Percent	- 1.33%	Fully Funded Balance Percent	1.16%
Life Remaining Percent	- 13%		

Mechanical**Miscellaneous Repair/Replace**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 10,918.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 10,918
Normal Useful Life (Years)	- 3	Estimated Total Future Cost	\$ 10,918
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 10,918
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 3,639
Cost Source	- 1	Monthly Contribution	\$ 511.75
Depreciation Percent	- 1.42%	Fully Funded Balance Percent	0.53%
Life Remaining Percent	- 0%		

Common Areas**Gym Strength Equipment**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 8,734.40
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 8,734
Normal Useful Life (Years)	- 14	Estimated Total Future Cost	\$ 8,734
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 8,734
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 624
Cost Source	- 1	Monthly Contribution	\$ 87.73
Depreciation Percent	- 0.24%	Fully Funded Balance Percent	0.42%
Life Remaining Percent	- 0%		

Common Areas

Gym Cardio Equipment

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 17,468.80
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 17,469
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 17,469
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 17,469
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 2,184
Cost Source	- 1	Monthly Contribution	\$ 307.05
Depreciation Percent	- 0.85%	Fully Funded Balance Percent	0.85%
Life Remaining Percent	- 0%		



Common Areas

Gym Rubber Flooring

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,367.20
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,367
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 4,367
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 4,367
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 291
Cost Source	- 1	Monthly Contribution	\$ 40.94
Depreciation Percent	- 0.11%	Fully Funded Balance Percent	0.21%
Life Remaining Percent	- 0%		

Common Areas

Party Room/Office

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 26,203.20
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 26,203
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 35,215
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 8,734
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 1,747
Cost Source	- 1	Monthly Contribution	\$ 245.64
Depreciation Percent	- 0.68%	Fully Funded Balance Percent	0.42%
Life Remaining Percent	- 67%		

Common Areas**Hall Carpet Upper Floors**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 72,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 72,000
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 74,160
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 67,200
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 4,800
Cost Source	- 1	Monthly Contribution	\$ 674.96
Depreciation Percent	- 1.87%	Fully Funded Balance Percent	3.26%
Life Remaining Percent	- 7%		

Common Areas**Ground Floors**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 16,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 16,000
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 24,927
Estimated Remaining Useful Life (Years)	- 15	Fully Funded Balance	\$ -
Estimated Replacement Year	- 2039	Depreciation This Year	\$ 1,067
Cost Source	- 1	Monthly Contribution	\$ 149.99
Depreciation Percent	- 0.42%	Fully Funded Balance Percent	0.00%
Life Remaining Percent	- 100%		

**Common Areas****Floor Tile**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 16,377.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 16,377
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 20,142
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 11,791
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 655
Cost Source	- 1	Monthly Contribution	\$ 92.12
Depreciation Percent	- 0.26%	Fully Funded Balance Percent	0.57%
Life Remaining Percent	- 28%		

Common Areas**Front Entrance Doors & Frames**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 37,080.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 37,080
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 66,971
Estimated Remaining Useful Life (Years)	- 20	Fully Funded Balance	\$ -
Estimated Replacement Year	- 2044	Depreciation This Year	\$ 1,854
Cost Source	- 3	Monthly Contribution	\$ 260.70
Depreciation Percent	- 0.72%	Fully Funded Balance Percent	0.00%
Life Remaining Percent	- 100%		

Miscellaneous**Mailboxes Bldg 1**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 3,821.30
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 3,821
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 6,902
Estimated Remaining Useful Life (Years)	- 20	Fully Funded Balance	\$ 637
Estimated Replacement Year	- 2044	Depreciation This Year	\$ 159
Cost Source	- 1	Monthly Contribution	\$ 22.39
Depreciation Percent	- 0.06%	Fully Funded Balance Percent	0.03%
Life Remaining Percent	- 83%		

Miscellaneous**Mailboxes Bldg 2**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 3,821.30
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 3,821
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 3,821
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 3,821
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 159
Cost Source	- 1	Monthly Contribution	\$ 22.39
Depreciation Percent	- 0.06%	Fully Funded Balance Percent	0.19%
Life Remaining Percent	- 0%		

Miscellaneous

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	8
Estimated Remaining Useful Life (Years)	-	7
Estimated Replacement Year	-	2031
Cost Source	-	1
Depreciation Percent	-	0.73%
Life Remaining Percent	-	88%

Surveillance

Estimated Current Unit Cost	\$	15,000.00
Estimated Total Current Cost	\$	15,000
Estimated Total Future Cost	\$	18,448
Fully Funded Balance	\$	1,875
Depreciation This Year	\$	1,875
Monthly Contribution	\$	263.66
Fully Funded Balance Percent		0.09%

**Miscellaneous**

Approximate Component Quantity	-	2
Unit of Measure	-	Each
Normal Useful Life (Years)	-	15
Estimated Remaining Useful Life (Years)	-	0
Estimated Replacement Year	-	2024
Cost Source	-	1
Depreciation Percent	-	0.19%
Life Remaining Percent	-	0%

Entry Intercom

Estimated Current Unit Cost	\$	3,602.94
Estimated Total Current Cost	\$	7,206
Estimated Total Future Cost	\$	7,206
Fully Funded Balance	\$	7,206
Depreciation This Year	\$	480
Monthly Contribution	\$	67.55
Fully Funded Balance Percent		0.35%

Miscellaneous

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	12
Estimated Remaining Useful Life (Years)	-	11
Estimated Replacement Year	-	2035
Cost Source	-	1
Depreciation Percent	-	0.53%
Life Remaining Percent	-	92%

FOB Access System

Estimated Current Unit Cost	\$	16,377.00
Estimated Total Current Cost	\$	16,377
Estimated Total Future Cost	\$	22,670
Fully Funded Balance	\$	1,365
Depreciation This Year	\$	1,365
Monthly Contribution	\$	191.91
Fully Funded Balance Percent		0.07%

Miscellaneous**Defibrillators**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 1,746.88
Unit of Measure	- Each	Estimated Total Current Cost	\$ 3,494
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 3,494
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 3,494
Estimated Replacement Year	- 2024	Depreciation This Year	\$ 437
Cost Source	- 1	Monthly Contribution	\$ 61.41
Depreciation Percent	- 0.17%	Fully Funded Balance Percent	0.17%
Life Remaining Percent	- 0%		

Miscellaneous**Lighting Upgrades**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 54,590.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 54,590
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 85,049
Estimated Remaining Useful Life (Years)	- 15	Fully Funded Balance	\$ -
Estimated Replacement Year	- 2039	Depreciation This Year	\$ 3,639
Cost Source	- 1	Monthly Contribution	\$ 511.75
Depreciation Percent	- 1.42%	Fully Funded Balance Percent	0.00%
Life Remaining Percent	- 100%		

Miscellaneous**Fountain**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 21,836.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 21,836
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 31,133
Estimated Remaining Useful Life (Years)	- 12	Fully Funded Balance	\$ 8,734
Estimated Replacement Year	- 2036	Depreciation This Year	\$ 1,092
Cost Source	- 1	Monthly Contribution	\$ 153.53
Depreciation Percent	- 0.43%	Fully Funded Balance Percent	0.42%
Life Remaining Percent	- 60%		

Miscellaneous**Electric Vehicle Charger**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 17,468.80
Unit of Measure	- Each	Estimated Total Current Cost	\$ 17,469
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 23,477
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 5,823
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 1,165
Cost Source	- 1	Monthly Contribution	\$ 163.76
Depreciation Percent	- 0.45%	Fully Funded Balance Percent	0.28%
Life Remaining Percent	- 67%		

Disclaimer

This report attempts to determine the estimated remaining useful life of the components that can be visually observed. This report is expressly for the use of the client and only for the purpose of establishing reserve funding requirements. The study is not a guarantee or warranty, or a recommendation to purchase. Estimated remaining useful lives are calculated with reasonable consideration for weather conditions. Natural disasters, including seismic activity will not be addressed in this report. Reserve Funding for earthquake damages and other disasters exceeds the scope of the study. We recommend the development consider additional insurance to cover unforeseen disasters. We assume the components of the association will receive proper maintenance. The report is expressly for the use of the client and only for the purpose of establishing reserve funding requirements.

In providing the opinions of probable construction costs, the client understands that McCaffery Reserve Consulting (MRC) has no control over costs or the price of labor, equipment or materials, or over the contractor's method of pricing, and that the opinions of probable construction costs provided herein are to be made on the basis of MRC's qualifications and experience. MRC makes no warranty, expressed or implied, as to the accuracy of such opinions as compared to bid or actual costs.

Because the reserve study is a projection, the estimated lives and costs of components will likely change over time depending on a variety of factors such as future inflation rates and levels of maintenance applied by future boards, unknown defects in materials that may lead to premature failures, etc. As a result, some components may experience longer lives while others will experience premature failures. Some components may cost less at the time of replacement due to changes in manufacturing methods while others may cost more due to material shortages or high demand. All future projections are therefore theoretical and reserve studies should be updated annually.

MRC has made a reasonable effort to ensure that the report is accurate. This study does not preclude errors resulting from unforeseen conditions or circumstances. The scope of this report is expressly limited to the components described herein. MRC has obtained certain information, documentation and materials from the association agent and the reserve study is based upon the accuracy of such information. Material inaccuracies could adversely effect the reserve study. MRC is not responsible for such inaccuracies. This study is limited to a visual observation. There has been neither destructive testing nor inspection of the interior of private units; floors, wall or ceiling cavities, or structural elements. It is assumed that the components have been constructed per original construction documents and comply with applicable codes. This study is not designed to uncover latent or patent defects. Estimates represent replacement of a component with similar materials unless otherwise noted. Local building codes have not been researched to determine whether or not current ordinances will permit the replacement of any component with components of like material. The estimates do not take into account the abbreviated useful life of a component as a result of its original construction, installation, or design. MRC is not responsible for any claims, demands, or damages arising out of the discovery of asbestos, radon or any environmental claims, demands or damages. We do not assume any liability for damages which may result from this study. We are not responsible for conditions this report fails to disclose. The information contained in this study is deemed reliable as of the date of this study, but is not guaranteed.

The Association, by accepting this study, agrees to release MRC from any claims, demands or damages. The Association, in consideration of MRC performing the reserve study, hereby agrees to indemnify, defend and hold harmless MRC from and against any and all liability, damages, losses, claims, demands, or lawsuits arising out of or relating to this reserve study.

The information contained within the report is assembled in conjunction with the client and is intended to assist the client with its reserve planning. MRC does not guarantee, either explicitly or implied, that all repair and replacement items have been identified, the accuracy of the probable costs or the product lives associated with these items.