

# Reserve Analysis Report

## No. 25 Downing

25 Downing St  
Denver, CO

### Level III Study without Site Inspection

Fiscal Year End Date: December 31, 2024



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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 component's 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. =(Quantity x Unit Cost)

**Total Future Cost** - Current cost adjusted to future cost taking into account inflation and replacement year. =(Current Cost \* (1+ inflation rate)^(Replacement Year-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. =(Fully Funded Balance – 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 20 years and has been performing reserve studies for the past 20 years. During his professional career, Brian has worked for multiple companies that perform reserve studies. He has performed over 10,000 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](http://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

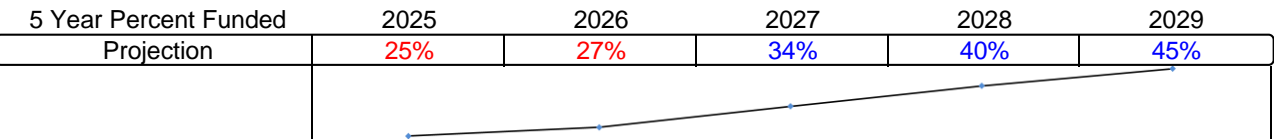
This is a Homeowners Association with 72 Condominium Units.

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

This is a level III annual update, the last site inspection was performed in 2023

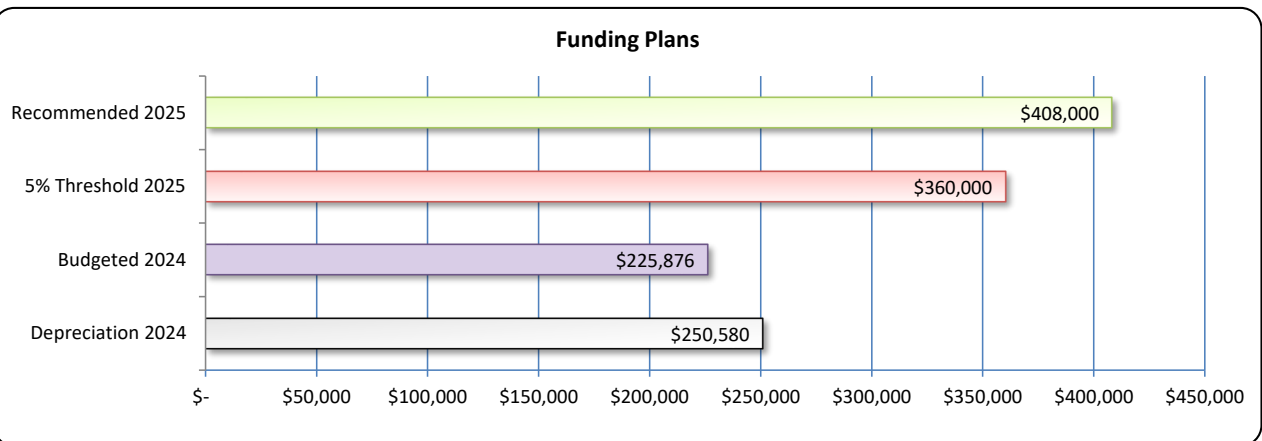
### Reserve Fund Balance at Fiscal Year End

Fully Funded Reserve Balance	\$ 2,298,102
Projected Balance December 31, 2024	\$ 518,300
Under Funded (Deficiency in Reserve Funding)	\$ 1,779,802
Deficiency in Reserve Funding Per Unit	\$ 24,719.47
<b>Percent Funded</b>	<b>22.6%</b>



### Funding Plans

	Annually	Monthly	Per Unit Monthly
Depreciation of Components in 2024	\$ 250,580	\$ 20,882	\$ 290.02
Budgeted Reserve Contribution 2024	\$ 225,876	\$ 18,823	\$ 261.43
5% Threshold Reserve Contribution for 2025	\$ 360,000	\$ 30,000	\$ 416.67
<b>Recommended Reserve Contribution for 2025</b>	<b>\$ 408,000</b>	<b>\$ 34,000</b>	<b>\$ 472.22</b>



## Percent Funded

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

Your current percent funded is:

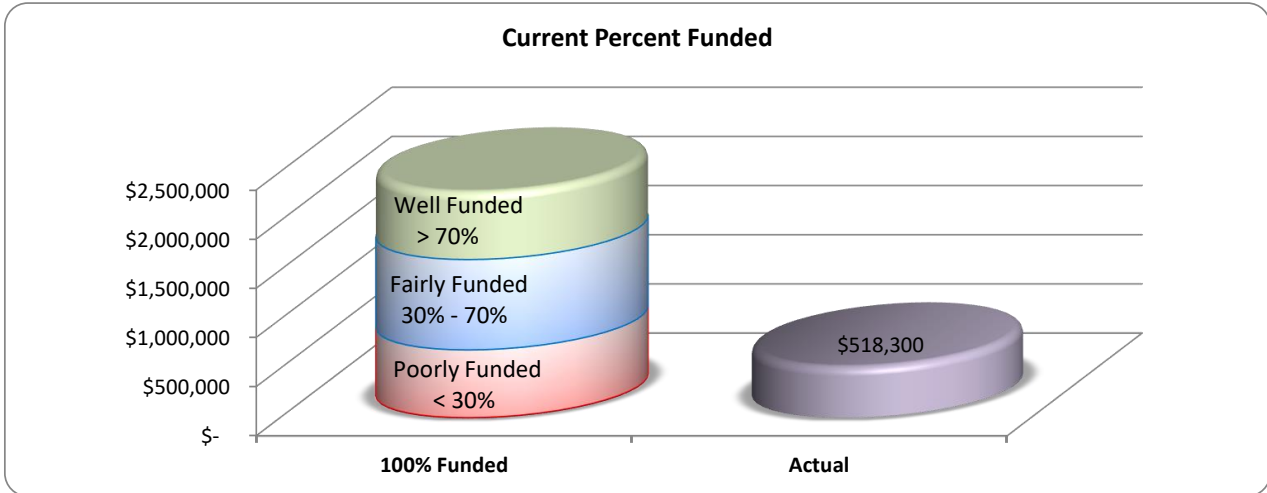
Year End Balance	\$ 518,300	=	<b>23%</b>
Fully Funded Balance	\$ 2,298,102		

Above 70% = Well Funded

Between 30% and 70% = Fairly Funded

Below 30% = Poorly Funded

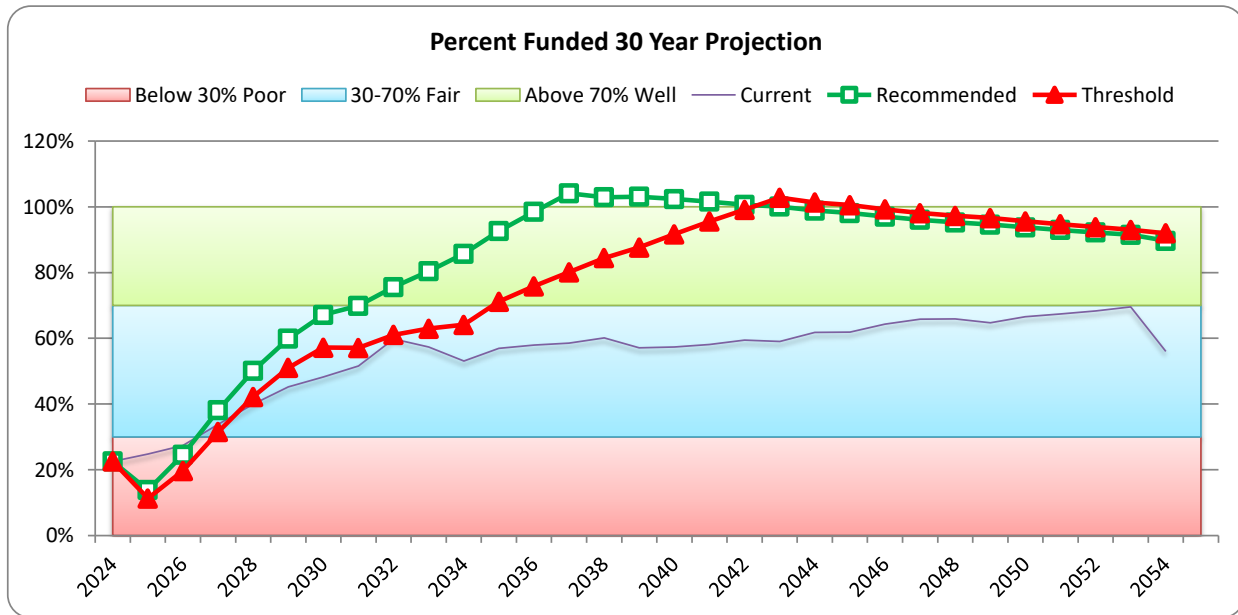
The higher your percent funded, the lower the risk of special assessments and deferred maintenance.



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.

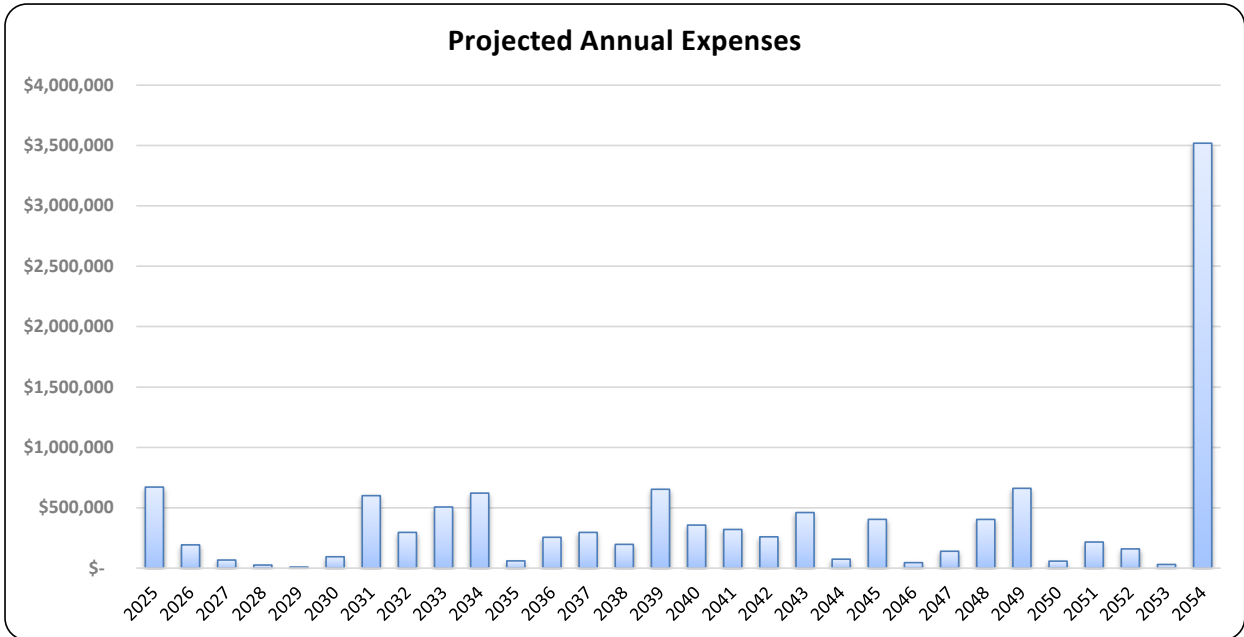
Current Reserve Contribution 2020  
 5% Threshold Reserve Contribution for 2025  
 Recommended Reserve Contribution for 2025

	Annually	Monthly	Per Unit Monthly
\$	225,876	\$ 18,823	\$ 261.43
\$	360,000	\$ 30,000	\$ 416.67
\$	408,000	\$ 34,000	\$ 472.22

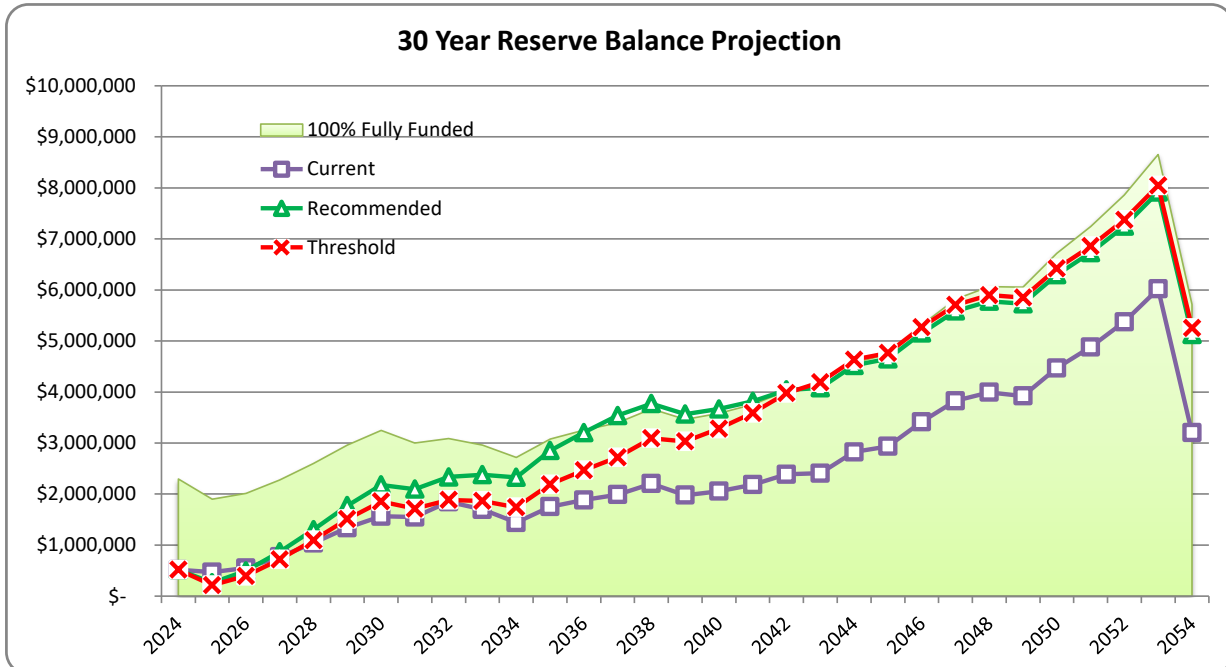


### 30 Year Projections

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.



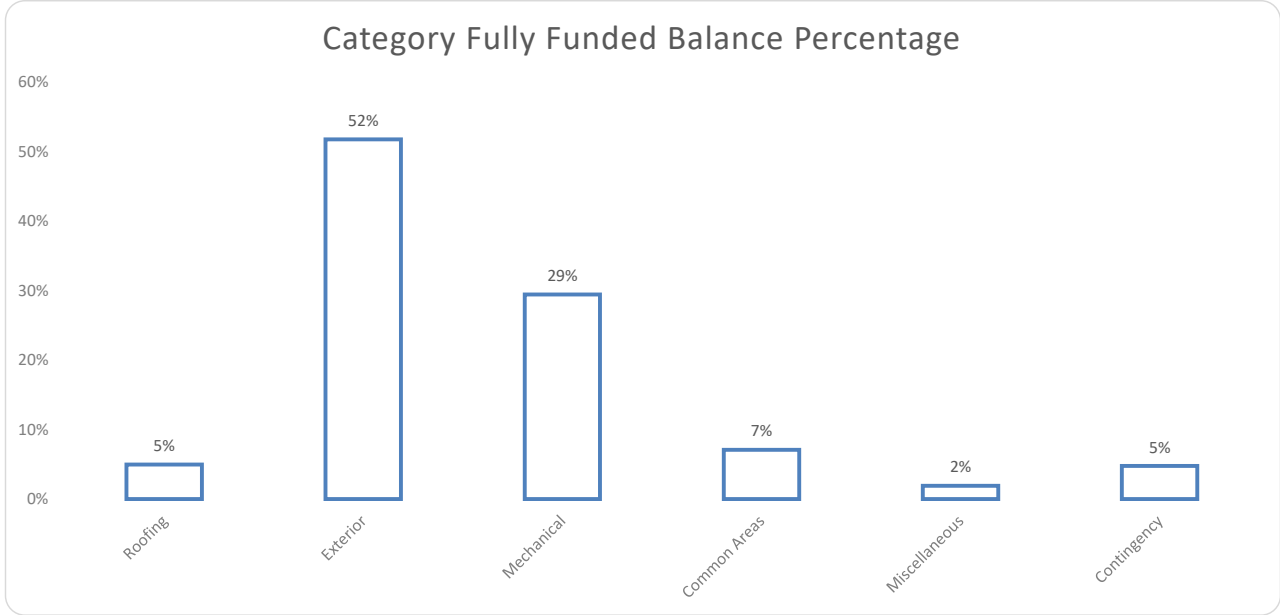
The green 100% funded shaded area shows the ideal balance over the next 30 years. It increases over time due to inflation and depreciation of your components. The 100% funded area will drop after years with large expenses. The recommend funding plan will keep you well funded. The threshold plan will 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

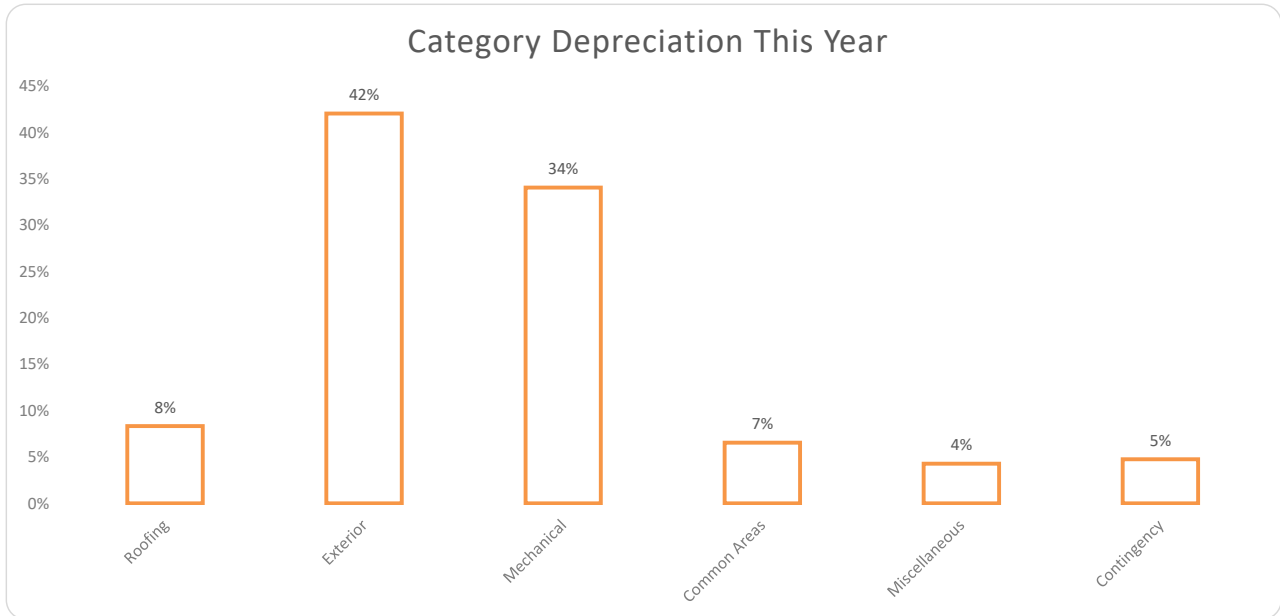
$$\frac{\text{Roofing Fully Funded Balance } \$ 114,465}{\text{Total Fully Funded Balance } \$ 2,298,102} = 5\%$$



This chart breaks down the total annual depreciation for each category

$$\frac{\text{Roofing Annual Depreciation } \$ 20,903}{\text{Total Annual Depreciation } \$ 250,580} = 8\%$$

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 (Low Risk of Special Assessment)    Between 30% and 70% = Fairly Funded    Below 30% = Poorly Funded (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
2024	\$ -	\$ 2,298,102	\$ 425,876	\$ 518,300	23%	\$ -	\$ 518,300	23%	\$ -	\$ 518,300	23%
2025	\$ 671,051	\$ 1,899,401	\$ 615,200	\$ 470,224	25%	\$ 408,000	\$ 263,024	14%	\$ 360,000	\$ 215,024	11%
2026	\$ 192,440	\$ 2,014,100	\$ 267,491	\$ 552,328	27%	\$ 420,240	\$ 494,769	25%	\$ 370,800	\$ 396,609	20%
2027	\$ 66,799	\$ 2,276,095	\$ 275,516	\$ 769,329	34%	\$ 432,847	\$ 868,238	38%	\$ 381,924	\$ 717,683	32%
2028	\$ 25,314	\$ 2,599,031	\$ 283,781	\$ 1,039,337	40%	\$ 445,833	\$ 1,301,781	50%	\$ 393,382	\$ 1,096,516	42%
2029	\$ 8,695	\$ 2,958,090	\$ 292,295	\$ 1,338,527	45%	\$ 459,208	\$ 1,771,820	60%	\$ 405,183	\$ 1,509,452	51%
2030	\$ 94,031	\$ 3,244,345	\$ 300,849	\$ 1,565,423	48%	\$ 472,984	\$ 2,177,351	67%	\$ 417,339	\$ 1,855,402	57%
2031	\$ 600,115	\$ 3,000,832	\$ 559,874	\$ 1,548,663	52%	\$ 487,173	\$ 2,097,069	70%	\$ 429,859	\$ 1,712,977	57%
2032	\$ 295,765	\$ 3,088,415	\$ 570,000	\$ 1,846,128	60%	\$ 501,789	\$ 2,334,549	76%	\$ 442,755	\$ 1,885,661	61%
2033	\$ 505,988	\$ 2,960,792	\$ 329,600	\$ 1,697,432	57%	\$ 516,842	\$ 2,380,421	80%	\$ 456,037	\$ 1,863,995	63%
2034	\$ 621,020	\$ 2,714,742	\$ 339,488	\$ 1,441,362	53%	\$ 532,347	\$ 2,327,455	86%	\$ 469,718	\$ 1,740,654	64%
2035	\$ 59,697	\$ 3,078,484	\$ 349,673	\$ 1,752,958	57%	\$ 548,318	\$ 2,850,988	93%	\$ 483,810	\$ 2,190,877	71%
2036	\$ 255,276	\$ 3,252,025	\$ 360,163	\$ 1,884,139	58%	\$ 564,767	\$ 3,203,245	99%	\$ 498,324	\$ 2,466,788	76%
2037	\$ 295,552	\$ 3,397,932	\$ 370,968	\$ 1,987,818	59%	\$ 581,710	\$ 3,537,452	104%	\$ 513,274	\$ 2,721,512	80%
2038	\$ 196,522	\$ 3,666,357	\$ 382,097	\$ 2,203,210	60%	\$ 379,025	\$ 3,773,017	103%	\$ 528,672	\$ 3,094,485	84%
2039	\$ 652,821	\$ 3,460,717	\$ 393,560	\$ 1,976,997	57%	\$ 390,396	\$ 3,567,187	103%	\$ 544,532	\$ 3,032,614	88%
2040	\$ 356,290	\$ 3,581,319	\$ 405,366	\$ 2,055,728	57%	\$ 402,108	\$ 3,666,513	102%	\$ 560,868	\$ 3,282,681	92%
2041	\$ 320,027	\$ 3,756,821	\$ 417,527	\$ 2,184,064	58%	\$ 414,171	\$ 3,815,655	102%	\$ 577,694	\$ 3,589,589	96%
2042	\$ 259,039	\$ 4,015,970	\$ 430,053	\$ 2,387,840	59%	\$ 426,596	\$ 4,040,447	101%	\$ 595,025	\$ 3,979,419	99%
2043	\$ 460,115	\$ 4,078,229	\$ 442,955	\$ 2,406,497	59%	\$ 439,394	\$ 4,080,333	100%	\$ 612,876	\$ 4,191,871	103%
2044	\$ 73,872	\$ 4,573,259	\$ 456,243	\$ 2,824,966	62%	\$ 452,576	\$ 4,520,241	99%	\$ 452,576	\$ 4,633,453	101%
2045	\$ 403,694	\$ 4,740,015	\$ 469,931	\$ 2,933,577	62%	\$ 466,153	\$ 4,650,504	98%	\$ 466,153	\$ 4,765,414	101%
2046	\$ 45,187	\$ 5,313,483	\$ 484,029	\$ 3,416,422	64%	\$ 480,138	\$ 5,155,212	97%	\$ 480,138	\$ 5,271,846	99%
2047	\$ 139,497	\$ 5,816,564	\$ 498,550	\$ 3,826,722	66%	\$ 494,542	\$ 5,587,585	96%	\$ 494,542	\$ 5,705,968	98%
2048	\$ 403,165	\$ 6,064,416	\$ 513,506	\$ 3,994,463	66%	\$ 509,378	\$ 5,777,612	95%	\$ 509,378	\$ 5,897,771	97%
2049	\$ 660,729	\$ 6,056,430	\$ 528,911	\$ 3,922,563	65%	\$ 524,659	\$ 5,728,207	95%	\$ 524,659	\$ 5,850,168	97%
2050	\$ 57,687	\$ 6,716,133	\$ 544,779	\$ 4,468,493	67%	\$ 540,399	\$ 6,296,842	94%	\$ 540,399	\$ 6,420,633	96%
2051	\$ 215,821	\$ 7,240,818	\$ 561,122	\$ 4,880,821	67%	\$ 556,611	\$ 6,732,085	93%	\$ 556,611	\$ 6,857,732	95%
2052	\$ 158,870	\$ 7,859,533	\$ 577,956	\$ 5,373,119	68%	\$ 573,309	\$ 7,247,505	92%	\$ 573,309	\$ 7,375,037	94%
2053	\$ 30,009	\$ 8,653,373	\$ 595,294	\$ 6,019,000	70%	\$ 590,509	\$ 7,916,717	91%	\$ 590,509	\$ 8,046,162	93%
2054	\$ 3,519,419	\$ 5,714,946	\$ 613,153	\$ 3,203,019	56%	\$ 608,224	\$ 5,124,273	90%	\$ 608,224	\$ 5,255,660	92%

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

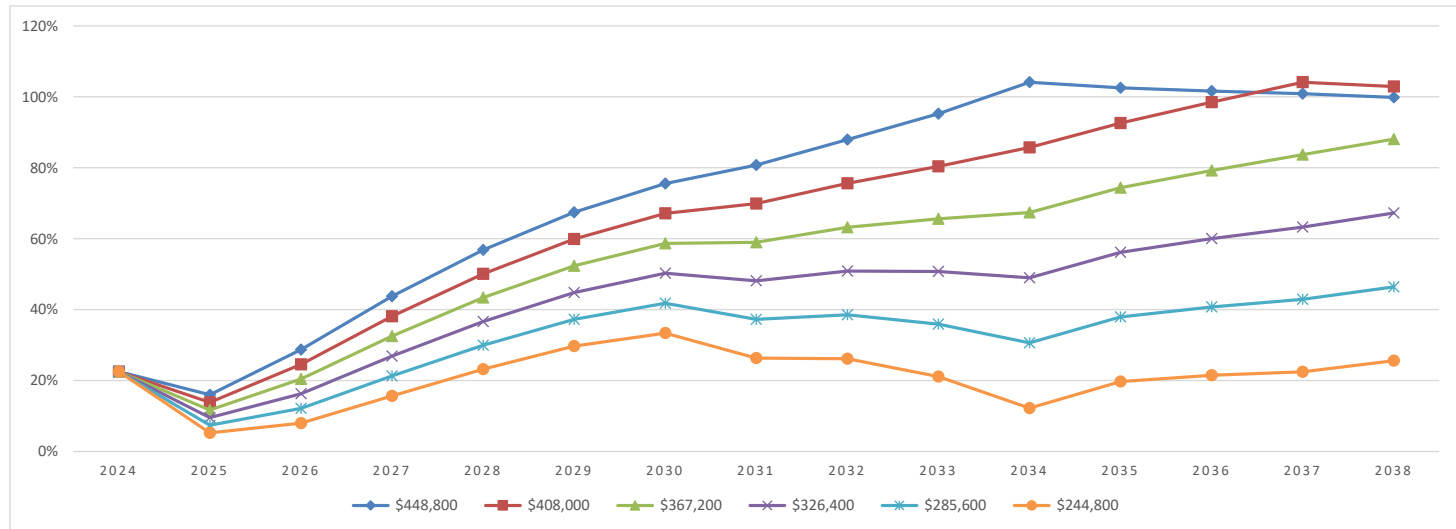
This table and chart shows where your percent funded will be over the next 15 years starting with different levels of funding. Keep in mind all figures assume a 3% annual increase in funding to keep up with inflation.

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 2025	Percent Funded														
		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
110% Recommended	\$ 448,800	23%	16%	29%	44%	57%	67%	76%	81%	88%	95%	104%	103%	102%	101%	100%
<b>Recommended</b>	<b>\$ 408,000</b>	23%	14%	25%	38%	50%	60%	67%	70%	76%	80%	86%	93%	99%	104%	103%
90% Recommended	\$ 367,200	23%	12%	20%	33%	43%	52%	59%	59%	63%	66%	67%	74%	79%	84%	88%
80% Recommended	\$ 326,400	23%	10%	16%	27%	37%	45%	50%	48%	51%	51%	49%	56%	60%	63%	67%
70% Recommended	\$ 285,600	23%	7%	12%	21%	30%	37%	42%	37%	39%	36%	31%	38%	41%	43%	46%
60% Recommended	\$ 244,800	23%	5%	8%	16%	23%	30%	33%	26%	26%	21%	12%	20%	22%	22%	26%



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 Significance Area Map														
Mechanical					Exterior									
Elevator Modernization (Bldg 1), 4.80%					Water Leak Protection System (Yolink), 3.10%									
Tankless Water Heaters B1 (Rinnai), 2.53%			Elevator Modernization (Bldg 2), 2.40%			HVAC Boilers, 2.24%								
Tankless Water Heaters B2 (Rinnai), 2.09%		Miscellaneous Repair/Replace, 1.50%		Plumbing/Piping, 1.40%		Storage Tanks (Bldg 1), 1.08%		Metal Balcony Paint, 12.77%						
Cooling Tower, 1.75%		Fire Alarm Panel, 1.01%	Make Up Air Units, 0.86%	Storage Tanks (Bldg 2), 0.81%	Generat... Rebuild Sm, 0.69%									
Domestic Pumpset, 1.58%		Elevator Cab Remodel, 0.90%	Snow Melt System, 0.67%	Fire Pump Controls,...	Exhaust Fans (Parti...		Crank Windows, 2.66%		Crank Windows, 2.66%					
		Generator Rebuild Lg, 0.90%	Garage Door, 0.61%	Glycol Pump,...	Gara... Stair Spac...	Ga... Door Mo...	Stucco Seal/Major Repairs, 5.39%		Stucco Minor Repair, 1.80%		Conc... Repl... 0.56%			
#REF!			#REF!			Miscellaneous			FOB Access System, 0.56%		#REF!			
			Upper Floor Hall Carpet, 1.97%			Surveillan... 0.77%		Elec... Vehi... Char... 0.48%		Fountai... 0.45%		Courtyard Flagstone Repairs, 2.76%		
South Parking Replace & Rewaterproof, 5.44%			North Parking Replace & Rewaterproof, 3.43%			Gym Cardio Equipment, 0.90%		Ground Floors Carpet & Paint, 0.76%		Lighting Upgrades, 1.50%				
Front Hedges, 1.41%			South Parking Breathable Sealer,...	Planter Waterpro... 0.69%	Front Entra... Doors & Frames, 0.76%	Party Room/Office, 0.72%		Roofing		Tile Roofing, 1.44%		Balusters/Wall...	Metal Railing...	
					Floor Tile... 0.76%	Gym... 0.72%	Flat Replace, 2.30%				Exterior North Parking Breathable Sealer, 0.96%	Common Upper Floor Hall Paint, 0.79%		

**Component Summary**  
No. 25 Downing

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
<b>Roofing</b>							
Flat Recoat	14000	SF	15	14	\$ 12.36	\$ 173,040	3
Flat Replace	14000	SF	30	29	\$ 12.36	\$ 173,040	3
Tile Roofing	16000	SF	50	23	\$ 11.25	\$ 179,929	1
						\$ 526,009	
<b>Exterior</b>							
Stucco Seal/Major Repairs	1	Allowance	25	8	\$ 337,366	\$ 337,366	1
Stucco Minor Repair	1	Allowance	5	0	\$ 22,491	\$ 22,491	1
Metal Balcony Paint	1	Allowance	6	0	\$ 192,000	\$ 192,000	3
Concrete Replacements	1	Allowance	20	0	\$ 28,114	\$ 28,114	1
Crank Windows	1	Allowance	30	6	\$ 200,000	\$ 200,000	3
Crank Windows	1	Allowance	30	7	\$ 200,000	\$ 200,000	3
Courtyard Flagstone Repairs	1	Allowance	15	1	\$ 103,618	\$ 103,618	1
Metal Railing Repairs	1	Allowance	10	1	\$ 8,996	\$ 8,996	1
Balusters/Wall Repairs	1	Allowance	15	1	\$ 17,993	\$ 17,993	1
North Parking Breathable Sealer	1	Allowance	3	2	\$ 7,210	\$ 7,210	3
North Parking Replace & Rewaterproc	1	Allowance	30	9	\$ 257,500	\$ 257,500	3
South Parking Breathable Sealer	1	Allowance	3	2	\$ 5,150	\$ 5,150	3
South Parking Replace & Rewaterproc	1	Allowance	30	29	\$ 408,910	\$ 408,910	3
Front Hedges	1	Allowance	15	0	\$ 53,045	\$ 53,045	3
Planter Waterproofing	1	Allowance	24	5	\$ 41,200	\$ 41,200	1
						\$ 1,883,593	
<b>Mechanical</b>							
Garage Door	1	Each	20	13	\$ 30,363	\$ 30,363	1
Garage Door Motor	1	Each	10	3	\$ 7,872	\$ 7,872	1
Stanley Door Opener B1	1	Each	14	9	\$ 4,120	\$ 4,120	1
Stanley Door Openers B2	1	Each	14	0	\$ 4,120	\$ 4,120	1
HVAC Boilers	2	Each	20	14	\$ 56,228	\$ 112,455	1
Tankless Water Heaters B2 (Rinnai)	4	Each	12	6	\$ 15,744	\$ 62,975	1
Tankless Water Heaters B1 (Rinnai)	8	Each	18	17	\$ 14,250	\$ 114,000	3
Storage Tanks (Bldg 1)	4	Each	15	7	\$ 10,121	\$ 40,484	1
Storage Tanks (Bldg 2)	3	Each	15	2	\$ 10,121	\$ 30,363	1
Elevator Modernization (Bldg 1)	1	Each	30	29	\$ 360,500	\$ 360,500	1
Elevator Modernization (Bldg 2)	1	Each	30	29	\$ 180,250	\$ 180,250	1
Elevator Cab Remodel	2	Each	20	13	\$ 22,491	\$ 44,982	1
Generator Rebuild Lg	1	Each	30	9	\$ 67,473	\$ 67,473	1
Generator Rebuild Sm	1	Each	30	29	\$ 51,500	\$ 51,500	1
Cooling Tower	1	Each	32	11	\$ 140,569	\$ 140,569	1
Exhaust Fans (Partial Replace)	8	Each	3	0	\$ 3,374	\$ 4,048	1
Make Up Air Units	2	Each	26	1	\$ 28,114	\$ 56,228	1
Snow Melt System	1	Allowance	12	2	\$ 20,242	\$ 20,242	1
Garage/Stair Space Heaters (Partial)	15	Each	5	0	\$ 3,374	\$ 5,060	1
Electrical Contingency	1	Allowance	15	0	\$ 16,868	\$ 16,868	1
Domestic Pumpset	1	Allowance	17	9	\$ 67,473	\$ 67,473	1
Fire Pump Controls	1	Allowance	20	16	\$ 28,114	\$ 28,114	1
Expansion Tank	1	Each	25	4	\$ 7,725	\$ 7,725	1
Fire Alarm Panel	1	Allowance	20	13	\$ 50,605	\$ 50,605	1
Glycol Pump	1	Each	15	9	\$ 19,117	\$ 19,117	1
Plumbing/Piping	1	Allowance	8	0	\$ 28,114	\$ 28,114	1
Miscellaneous Repair/Replace	1	Allowance	3	0	\$ 11,246	\$ 11,246	1
Water Leak Protection System (Yolink	73	Each	20	0	\$ 2,130	\$ 155,490	3
						\$ 1,722,358	
<b>Common Areas</b>							
Upper Floor Hall Paint	15	Each	15	0	\$ 1,990	\$ 29,850	1
Gym Strength Equipment	1	Allowance	14	0	\$ 8,996	\$ 8,996	1
Gym Cardio Equipment	1	Allowance	8	0	\$ 17,993	\$ 17,993	1
Gym Rubber Flooring	1	Allowance	15	0	\$ 4,498	\$ 4,498	1
Party Room/Office	1	Allowance	15	9	\$ 26,989	\$ 26,989	1
Upper Floor Hall Carpet	15	Each	15	0	\$ 4,944	\$ 74,160	1
Ground Floors Carpet & Paint	2	Each	15	14	\$ 14,350	\$ 28,700	1
Floor Tile	1	Allowance	25	6	\$ 16,868	\$ 16,868	1
Front Entrance Doors & Frames	1	Allowance	20	19	\$ 38,192	\$ 38,192	3
						\$ 246,248	



Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
<b>Miscellaneous</b>							
Mailboxes Bldg 1	1	Allowance	24	19	\$ 3,936	\$ 3,936	1
Mailboxes Bldg 2	1	Allowance	24	0	\$ 3,936	\$ 3,936	1
Surveillance	1	Allowance	8	6	\$ 15,450	\$ 15,450	1
Entry Intercom	2	Each	15	0	\$ 3,711	\$ 7,422	1
FOB Access System	1	Allowance	12	10	\$ 16,868	\$ 16,868	1
Defibrillators	2	Each	8	0	\$ 1,799	\$ 3,599	1
Lighting Upgrades	1	Allowance	15	14	\$ 56,228	\$ 56,228	1
Fountain	1	Allowance	20	11	\$ 22,491	\$ 22,491	1
Electric Vehicle Charger	1	Each	15	9	\$ 17,993	\$ 17,993	1
						\$ 147,922	
<b>Contingency</b>							
5%							1
<b>TOTALS</b>						<b>\$ 4,526,130</b>	

**Component Significance**

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

Category Component	Fully Funded Balance			Depreciation This Year			Monthly Contribution
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	
<b>Roofing</b>							
Flat Recoat	\$ 11,536	0.50%		\$ 11,536	4.60%		\$1,565.26
Flat Replace	\$ 5,768	0.25%		\$ 5,768	2.30%		\$ 782.63
Tile Roofing	\$ 97,161	4.23%		\$ 3,599	1.44%		\$ 488.27
	\$ 114,465	4.98%		\$ 20,903	8.34%		\$2,836.17
<b>Exterior</b>							
Stucco Seal/Major Repairs	\$ 229,409	9.98%		\$ 13,495	5.39%		\$1,831.02
Stucco Minor Repair	\$ 22,491	0.98%		\$ 4,498	1.80%		\$ 610.34
Metal Balcony Paint	\$ 192,000	8.35%		\$ 32,000	12.77%		\$4,341.92
Concrete Replacements	\$ 28,114	1.22%		\$ 1,406	0.56%		\$ 190.73
Crank Windows	\$ 160,000	6.96%		\$ 6,667	2.66%		\$ 904.57
Crank Windows	\$ 153,333	6.67%		\$ 6,667	2.66%		\$ 904.57
Courtyard Flagstone Repairs	\$ 96,710	4.21%		\$ 6,908	2.76%		\$ 937.29
Metal Railing Repairs	\$ 8,097	0.35%		\$ 900	0.36%		\$ 122.07
Balusters/Wall Repairs	\$ 16,793	0.73%		\$ 1,200	0.48%		\$ 162.76
North Parking Breathable Sealer	\$ 2,403	0.10%		\$ 2,403	0.96%		\$ 326.10
North Parking Replace & Rewaterproof	\$ 180,250	7.84%		\$ 8,583	3.43%		\$1,164.63
South Parking Breathable Sealer	\$ 1,717	0.07%		\$ 1,717	0.69%		\$ 232.93
South Parking Replace & Rewaterproof	\$ 13,630	0.59%		\$ 13,630	5.44%		\$1,849.43
Front Hedges	\$ 53,045	2.31%		\$ 3,536	1.41%		\$ 479.83
Planter Waterproofing	\$ 32,617	1.42%		\$ 1,717	0.69%		\$ 232.93
	\$ 1,190,610	51.81%		\$ 105,326	42.03%		#####
<b>Mechanical</b>							
Garage Door	\$ 10,627	0.46%		\$ 1,518	0.61%		\$ 205.99
Garage Door Motor	\$ 5,510	0.24%		\$ 787	0.31%		\$ 106.81
Stanley Door Opener B1	\$ 1,471	0.06%		\$ 294	0.12%		\$ 39.93
Stanley Door Openers B2	\$ 4,120	0.18%		\$ 294	0.12%		\$ 39.93
HVAC Boilers	\$ 33,737	1.47%		\$ 5,623	2.24%		\$ 762.93
Tankless Water Heaters B2 (Rinnai)	\$ 31,488	1.37%		\$ 5,248	2.09%		\$ 712.06
Tankless Water Heaters B1 (Rinnai)	\$ 6,333	0.28%		\$ 6,333	2.53%		\$ 859.34
Storage Tanks (Bldg 1)	\$ 21,591	0.94%		\$ 2,699	1.08%		\$ 366.20
Storage Tanks (Bldg 2)	\$ 26,315	1.15%		\$ 2,024	0.81%		\$ 274.65
Elevator Modernization (Bldg 1)	\$ 12,017	0.52%		\$ 12,017	4.80%		\$1,630.48
Elevator Modernization (Bldg 2)	\$ 6,008	0.26%		\$ 6,008	2.40%		\$ 815.24
Elevator Cab Remodel	\$ 15,744	0.69%		\$ 2,249	0.90%		\$ 305.17
Generator Rebuild Lg	\$ 47,231	2.06%		\$ 2,249	0.90%		\$ 305.17
Generator Rebuild Sm	\$ 1,717	0.07%		\$ 1,717	0.69%		\$ 232.93
Cooling Tower	\$ 92,249	4.01%		\$ 4,393	1.75%		\$ 596.04
Exhaust Fans (Partial Replace)	\$ 4,048	0.18%		\$ 1,349	0.54%		\$ 183.10
Make Up Air Units	\$ 54,065	2.35%		\$ 2,163	0.86%		\$ 293.43
Snow Melt System	\$ 16,868	0.73%		\$ 1,687	0.67%		\$ 228.88
Garage/Stair Space Heaters (Partial)	\$ 5,060	0.22%		\$ 1,012	0.40%		\$ 137.33
Electrical Contingency	\$ 16,868	0.73%		\$ 1,125	0.45%		\$ 152.59
Domestic Pumpset	\$ 31,752	1.38%		\$ 3,969	1.58%		\$ 538.54
Fire Pump Controls	\$ 5,623	0.24%		\$ 1,406	0.56%		\$ 190.73
Expansion Tank	\$ 6,489	0.28%		\$ 309	0.12%		\$ 41.93
Fire Alarm Panel	\$ 17,712	0.77%		\$ 2,530	1.01%		\$ 343.32
Glycol Pump	\$ 7,647	0.33%		\$ 1,274	0.51%		\$ 172.93
Plumbing/Piping	\$ 28,114	1.22%		\$ 3,514	1.40%		\$ 476.83
Miscellaneous Repair/Replace	\$ 11,246	0.49%		\$ 3,749	1.50%		\$ 508.62
Water Leak Protection System (Yolink)	\$ 155,490	6.77%		\$ 7,775	3.10%		\$1,054.88
	\$ 677,140	29.47%		\$ 85,315	34.05%		#####
<b>Common Areas</b>							
Upper Floor Hall Paint	\$ 29,850	1.30%		\$ 1,990	0.79%		\$ 270.01
Gym Strength Equipment	\$ 8,996	0.39%		\$ 643	0.26%		\$ 87.19
Gym Cardio Equipment	\$ 17,993	0.78%		\$ 2,249	0.90%		\$ 305.17
Gym Rubber Flooring	\$ 4,498	0.20%		\$ 300	0.12%		\$ 40.69
Party Room/Office	\$ 10,796	0.47%		\$ 1,799	0.72%		\$ 244.14
Upper Floor Hall Carpet	\$ 74,160	3.23%		\$ 4,944	1.97%		\$ 670.83
Ground Floors Carpet & Paint	\$ 1,913	0.08%		\$ 1,913	0.76%		\$ 259.61
Floor Tile	\$ 12,820	0.56%		\$ 675	0.27%		\$ 91.55
Front Entrance Doors & Frames	\$ 1,910	0.08%		\$ 1,910	0.76%		\$ 259.11
	\$ 162,936	7.09%		\$ 16,423	6.55%		\$2,228.30

Category Component	Fully Funded Balance			Depreciation This Year			Monthly Contribution
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	
<b>Miscellaneous</b>							
Mailboxes Bldg 1	\$ 820	0.04%		\$ 164	0.07%		\$ 22.25
Mailboxes Bldg 2	\$ 3,936	0.17%		\$ 164	0.07%		\$ 22.25
Surveillance	\$ 3,863	0.17%		\$ 1,931	0.77%	■	\$ 262.04
Entry Intercom	\$ 7,422	0.32%		\$ 495	0.20%		\$ 67.14
FOB Access System	\$ 2,811	0.12%		\$ 1,406	0.56%	■	\$ 190.73
Defibrillators	\$ 3,599	0.16%		\$ 450	0.18%		\$ 61.03
Lighting Upgrades	\$ 3,749	0.16%		\$ 3,749	1.50%	■	\$ 508.62
Fountain	\$ 10,121	0.44%		\$ 1,125	0.45%		\$ 152.59
Electric Vehicle Charger	\$ 7,197	0.31%		\$ 1,200	0.48%		\$ 162.76
	\$ 43,517	1.89%		\$ 10,682	4.26%		\$1,449.41
<b>Contingency</b>							
5%	\$ 109,433	4.76%	■	\$ 11,932	4.76%	■	\$1,619.05
	<b>\$2,298,102</b>	<b>100.00%</b>	<b>100%</b>	<b>\$ 250,580</b>	<b>100%</b>	<b>100%</b>	<b>\$ 34,000</b>

**Annual Expenses by Component**

	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Roofing</b>									
Flat Recoat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Roofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Exterior</b>									
Stucco Seal/Major Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 427,365
Stucco Minor Repair	\$ 22,491	\$ -	\$ -	\$ -	\$ -	\$ 26,073	\$ -	\$ -	\$ -
Metal Balcony Paint	\$ 192,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 229,258	\$ -	\$ -
Concrete Replacements	\$ 28,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 238,810	\$ -	\$ -
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,975	\$ -
Courtyard Flagstone Repairs	\$ -	\$ 106,727	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Railing Repairs	\$ -	\$ 9,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balusters/Wall Repairs	\$ -	\$ 18,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North Parking Breathable Sealer	\$ -	\$ -	\$ 7,649	\$ -	\$ -	\$ 8,358	\$ -	\$ -	\$ 9,133
North Parking Replace & Rewaterproof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
South Parking Breathable Sealer	\$ -	\$ -	\$ 5,464	\$ -	\$ -	\$ 5,970	\$ -	\$ -	\$ 6,524
South Parking Replace & Rewaterproof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Hedges	\$ 53,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planter Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,762	\$ -	\$ -	\$ -
<b>Mechanical</b>									
Garage Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage Door Motor	\$ -	\$ -	\$ -	\$ 8,602	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Door Opener B1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Door Openers B2	\$ 4,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Boilers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tankless Water Heaters B2 (Rinnai)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 75,195	\$ -	\$ -
Tankless Water Heaters B1 (Rinnai)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exhaust Fans (Partial Replace)	\$ 4,048	\$ -	\$ -	\$ 4,424	\$ -	\$ -	\$ 4,834	\$ -	\$ -

**Annual Expenses by Component**

	2025	2026	2027	2028	2029	2030	2031	2032	2033	
Make Up Air Units	\$ -	\$ 57,915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Snow Melt System	\$ -	\$ -	\$ 21,475	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Garage/Stair Space Heaters (Partial)	\$ 5,060	\$ -	\$ -	\$ -	\$ -	\$ 5,866	\$ -	\$ -	\$ -	
Electrical Contingency	\$ 16,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Domestic Pumpset	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fire Pump Controls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Expansion Tank	\$ -	\$ -	\$ -	\$ -	\$ 8,695	\$ -	\$ -	\$ -	\$ -	
Fire Alarm Panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Glycol Pump	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Plumbing/Piping	\$ 28,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,614	
Miscellaneous Repair/Replace	\$ 11,246	\$ -	\$ -	\$ 12,288	\$ -	\$ -	\$ 13,428	\$ -	\$ -	
Water Leak Protection System (Yolink)	\$ 155,490	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Common Areas</b>										
Upper Floor Hall Paint	\$ 29,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Gym Strength Equipment	\$ 8,996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Gym Cardio Equipment	\$ 17,993	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22,793	
Gym Rubber Flooring	\$ 4,498	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Party Room/Office	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Upper Floor Hall Carpet	\$ 74,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Ground Floors Carpet & Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Floor Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,142	\$ -	\$ -	
Front Entrance Doors & Frames	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Miscellaneous</b>										
Mailboxes Bldg 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Mailboxes Bldg 2	\$ 3,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Surveillance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,448	\$ -	\$ -	
Entry Intercom	\$ 7,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
FOB Access System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Defibrillators	\$ 3,599	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,559	
Lighting Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Fountain	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Electric Vehicle Charger	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Totals</b>	<b>\$ -</b>	<b>\$ 671,051</b>	<b>\$ 192,440</b>	<b>\$ 66,799</b>	<b>\$ 25,314</b>	<b>\$ 8,695</b>	<b>\$ 94,031</b>	<b>\$ 600,115</b>	<b>\$ 295,765</b>	<b>\$ 505,988</b>

**Annual Expenses by Component**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
<b>Roofing</b>														
Flat Recoat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 261,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Roofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Exterior</b>														
Stucco Seal/Major Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stucco Minor Repair	\$ -	\$ 30,226	\$ -	\$ -	\$ -	\$ -	\$ 35,040	\$ -	\$ -	\$ -	\$ -	\$ 40,621	\$ -	\$ -
Metal Balcony Paint	\$ -	\$ -	\$ -	\$ 273,746	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 326,867	\$ -	\$ -	\$ -	\$ -
Concrete Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,777	\$ -	\$ -
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Courtyard Flagstone Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,276	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Railing Repairs	\$ -	\$ -	\$ 12,453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,736	\$ -
Balusters/Wall Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North Parking Breathable S	\$ -	\$ -	\$ 9,980	\$ -	\$ -	\$ 10,906	\$ -	\$ -	\$ 11,917	\$ -	\$ -	\$ 13,022	\$ -	\$ -
North Parking Replace & R	\$ 335,979	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
South Parking Breathable S	\$ -	\$ -	\$ 7,129	\$ -	\$ -	\$ 7,790	\$ -	\$ -	\$ 8,512	\$ -	\$ -	\$ 9,301	\$ -	\$ -
South Parking Replace & R	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Hedges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,642	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planter Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Mechanical</b>														
Garage Door	\$ -	\$ -	\$ -	\$ -	\$ 44,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage Door Motor	\$ -	\$ -	\$ -	\$ -	\$ 11,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Door Opener B1	\$ 5,376	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Door Openers B2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,232	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Boilers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170,099	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tankless Water Heaters B2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,211	\$ -	\$ -	\$ -	\$ -
Tankless Water Heaters B1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 188,425	\$ -	\$ -	\$ -	\$ -	\$ -
Storage Tanks (Bldg 1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,571
Storage Tanks (Bldg 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,185	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Modernization (Bldg 1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Modernization (Bldg 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Cab Remodel	\$ -	\$ -	\$ -	\$ -	\$ 66,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Generator Rebuild Lg	\$ 88,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Generator Rebuild Sm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cooling Tower	\$ -	\$ -	\$ 194,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exhaust Fans (Partial Repl)	\$ 5,282	\$ -	\$ -	\$ 5,772	\$ -	\$ -	\$ 6,307	\$ -	\$ -	\$ 6,892	\$ -	\$ -	\$ 7,531	\$ -

**Annual Expenses by Component**

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
Make Up Air Units	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Snow Melt System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,618	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage/Stair Space Heater	\$ -	\$ 6,801	\$ -	\$ -	\$ -	\$ -	\$ 7,884	\$ -	\$ -	\$ -	\$ -	\$ 9,140	\$ -	\$ -
Electrical Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,280	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Domestic Pumpset	\$ 88,037	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Pump Controls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expansion Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm Panel	\$ -	\$ -	\$ -	\$ -	\$ 74,315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Glycol Pump	\$ 24,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing/Piping	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Repair/Repl	\$ 14,673	\$ -	\$ -	\$ 16,033	\$ -	\$ -	\$ 17,520	\$ -	\$ -	\$ 19,145	\$ -	\$ -	\$ 20,920	\$ -
Water Leak Protection Syst	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280,832	\$ -	\$ -
<b>Common Areas</b>														
Upper Floor Hall Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Strength Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Cardio Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Rubber Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Party Room/Office	\$ 35,215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Upper Floor Hall Carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,539	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Floors Carpet & Pa	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Floor Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Entrance Doors & Fra	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,971	\$ -	\$ -	\$ -
<b>Miscellaneous</b>														
Mailboxes Bldg 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,902	\$ -	\$ -	\$ -
Mailboxes Bldg 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surveillance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,604
Entry Intercom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FOB Access System	\$ -	\$ 22,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,321
Defibrillators	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,775	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain	\$ -	\$ -	\$ 31,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Vehicle Charger	\$ 23,477	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	<b>\$ 621,020</b>	<b>\$ 59,697</b>	<b>\$ 255,276</b>	<b>\$ 295,552</b>	<b>\$ 196,522</b>	<b>\$ 652,821</b>	<b>\$ 356,290</b>	<b>\$ 320,027</b>	<b>\$ 259,039</b>	<b>\$ 460,115</b>	<b>\$ 73,872</b>	<b>\$ 403,694</b>	<b>\$ 45,187</b>	<b>\$ 139,497</b>

**Annual Expenses by Component**

	2048	2049	2050	2051	2052	2053	2054
<b>Roofing</b>							
Flat Recoat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 407,780
Flat Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 407,780
Tile Roofing	\$ 355,105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Exterior</b>							
Stucco Seal/Major Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stucco Minor Repair	\$ -	\$ -	\$ 47,091	\$ -	\$ -	\$ -	\$ -
Metal Balcony Paint	\$ -	\$ 390,296	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Courtyard Flagstone Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Railing Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balusters/Wall Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North Parking Breathable S	\$ 14,230	\$ -	\$ -	\$ 15,549	\$ -	\$ -	\$ 16,991
North Parking Replace & R	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
South Parking Breathable S	\$ 10,164	\$ -	\$ -	\$ 11,106	\$ -	\$ -	\$ 12,136
South Parking Replace & R	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 963,623
Front Hedges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planter Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,090
<b>Mechanical</b>							
Garage Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage Door Motor	\$ 15,536	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Door Opener B1	\$ 8,131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Door Openers B2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,426	\$ -
HVAC Boilers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tankless Water Heaters B2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tankless Water Heaters B1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storage Tanks (Bldg 1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storage Tanks (Bldg 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Modernization (Blc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 849,542
Elevator Modernization (Blc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 424,771
Elevator Cab Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Generator Rebuild Lg	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Generator Rebuild Sm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,363
Cooling Tower	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exhaust Fans (Partial Repl	\$ -	\$ 8,230	\$ -	\$ -	\$ 8,993	\$ -	\$ -



**Annual Expenses by Component**

	2048	2049	2050	2051	2052	2053	2054
Make Up Air Units	\$ -	\$ -	\$ -	\$ -	\$ 124,898	\$ -	\$ -
Snow Melt System	\$ -	\$ -	\$ -	\$ 43,654	\$ -	\$ -	\$ -
Garage/Stair Space Heater	\$ -	\$ -	\$ 10,596	\$ -	\$ -	\$ -	\$ -
Electrical Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Domestic Pumpset	\$ -	\$ -	\$ -	\$ 145,512	\$ -	\$ -	\$ -
Fire Pump Controls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expansion Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,204
Fire Alarm Panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Glycol Pump	\$ -	\$ 38,862	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing/Piping	\$ -	\$ 57,150	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Repair/Repl	\$ -	\$ 22,860	\$ -	\$ -	\$ 24,980	\$ -	\$ -
Water Leak Protection Syst	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Common Areas</b>							
Upper Floor Hall Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Strength Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,583	\$ -
Gym Cardio Equipment	\$ -	\$ 36,576	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Rubber Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Party Room/Office	\$ -	\$ 54,864	\$ -	\$ -	\$ -	\$ -	\$ -
Upper Floor Hall Carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Floors Carpet & Pa	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,633
Floor Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Entrance Doors & Fra	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Miscellaneous</b>							
Mailboxes Bldg 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes Bldg 2	\$ -	\$ 8,001	\$ -	\$ -	\$ -	\$ -	\$ -
Surveillance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Entry Intercom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FOB Access System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Defibrillators	\$ -	\$ 7,315	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,504
Fountain	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Vehicle Charger	\$ -	\$ 36,576	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Totals</b>	<b>\$ 403,165</b>	<b>\$ 660,729</b>	<b>\$ 57,687</b>	<b>\$ 215,821</b>	<b>\$ 158,870</b>	<b>\$ 30,009</b>	<b>\$ 3,519,419</b>

**Component Details**

**Roofing**

**Flat Recoat**

Approximate Component Quantity	-	14000	Estimated Current Unit Cost	\$	12.36
Unit of Measure	-	SF	Estimated Total Current Cost	\$	173,040
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	\$	261,739
Estimated Remaining Useful Life (Years)	-	14	Fully Funded Balance	\$	11,536
Estimated Replacement Year	-	2039	Depreciation This Year	\$	11,536
Cost Source	-	3	Monthly Contribution	\$	1,565.26
Depreciation Percent	-	4.60%	Fully Funded Balance Percent		0.50%
Life Remaining Percent	-	<b>93%</b>			

**Roofing**

**Flat Replace**

Approximate Component Quantity	-	14000	Estimated Current Unit Cost	\$	12.36
Unit of Measure	-	SF	Estimated Total Current Cost	\$	173,040
Normal Useful Life (Years)	-	30	Estimated Total Future Cost	\$	407,780
Estimated Remaining Useful Life (Years)	-	29	Fully Funded Balance	\$	5,768
Estimated Replacement Year	-	2054	Depreciation This Year	\$	5,768
Cost Source	-	3	Monthly Contribution	\$	782.63
Depreciation Percent	-	2.30%	Fully Funded Balance Percent		0.25%
Life Remaining Percent	-	<b>97%</b>			

**Roofing**

**Tile Roofing**

Approximate Component Quantity	-	16000	Estimated Current Unit Cost	\$	11.25
Unit of Measure	-	SF	Estimated Total Current Cost	\$	179,929
Normal Useful Life (Years)	-	50	Estimated Total Future Cost	\$	355,105
Estimated Remaining Useful Life (Years)	-	23	Fully Funded Balance	\$	97,161
Estimated Replacement Year	-	2048	Depreciation This Year	\$	3,599
Cost Source	-	1	Monthly Contribution	\$	488.27
Depreciation Percent	-	1.44%	Fully Funded Balance Percent		4.23%
Life Remaining Percent	-	<b>46%</b>			

**Exterior**

**Stucco Seal/Major Repairs**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	337,366.20
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	337,366
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	427,365
Estimated Remaining Useful Life (Years)	-	8	Fully Funded Balance	\$	229,409
Estimated Replacement Year	-	2033	Depreciation This Year	\$	13,495
Cost Source	-	1	Monthly Contribution	\$	1,831.02
Depreciation Percent	-	5.39%	Fully Funded Balance Percent		9.98%
Life Remaining Percent	-	<b>32%</b>			

**Exterior**

**Stucco Minor Repair**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	22,491.08
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	22,491
Normal Useful Life (Years)	-	5	Estimated Total Future Cost	\$	22,491
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	\$	22,491
Estimated Replacement Year	-	2025	Depreciation This Year	\$	4,498
Cost Source	-	1	Monthly Contribution	\$	610.34
Depreciation Percent	-	1.80%	Fully Funded Balance Percent		0.98%
Life Remaining Percent	-	<b>0%</b>			

**Exterior****Metal Balcony Paint**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 192,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 192,000
Normal Useful Life (Years)	- 6	Estimated Total Future Cost	\$ 192,000
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 192,000
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 32,000
Cost Source	- 3	Monthly Contribution	\$ 4,341.92
Depreciation Percent	- 12.77%	Fully Funded Balance Percent	8.35%
Life Remaining Percent	-		<b>0%</b>

**Exterior****Concrete Replacements**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 28,113.85
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 28,114
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 28,114
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 28,114
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 1,406
Cost Source	- 1	Monthly Contribution	\$ 190.73
Depreciation Percent	- 0.56%	Fully Funded Balance Percent	1.22%
Life Remaining Percent	-		<b>0%</b>

**Exterior****Windows (Partial Replace)**

Approximate Component Quantity	- #REF!	Estimated Current Unit Cost	#REF!
Unit of Measure	- #REF!	Estimated Total Current Cost	#REF!
Normal Useful Life (Years)	- #REF!	Estimated Total Future Cost	#REF!
Estimated Remaining Useful Life (Years)	- #REF!	Fully Funded Balance	#REF!
Estimated Replacement Year	- #REF!	Depreciation This Year	#REF!
Cost Source	- #REF!	Monthly Contribution	#REF!
Depreciation Percent	- #REF!	Fully Funded Balance Percent	#REF!
Life Remaining Percent	-		<b>#REF!</b>

**Exterior****Crank Windows**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 200,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 200,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 238,810
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 160,000
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 6,667
Cost Source	- 3	Monthly Contribution	\$ 904.57
Depreciation Percent	- 2.66%	Fully Funded Balance Percent	6.96%
Life Remaining Percent	-		<b>20%</b>

**Exterior****Courtyard Flagstone Repairs**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 103,618.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 103,618
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 106,727
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 96,710
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 6,908
Cost Source	- 1	Monthly Contribution	\$ 937.29
Depreciation Percent	- 2.76%	Fully Funded Balance Percent	4.21%
Life Remaining Percent	-		<b>7%</b>

**Exterior****Metal Railing Repairs**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 8,996.43
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 8,996
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 9,266
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 8,097
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 900
Cost Source	- 1	Monthly Contribution	\$ 122.07
Depreciation Percent	- 0.36%	Fully Funded Balance Percent	0.35%
Life Remaining Percent	- 10%		

**Exterior****Balusters/Wall Repairs**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 17,992.86
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 17,993
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 18,533
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 16,793
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 1,200
Cost Source	- 1	Monthly Contribution	\$ 162.76
Depreciation Percent	- 0.48%	Fully Funded Balance Percent	0.73%
Life Remaining Percent	- 7%		

**Exterior****North Parking Breathable Sealer**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 7,210.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 7,210
Normal Useful Life (Years)	- 3	Estimated Total Future Cost	\$ 7,649
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 2,403
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 2,403
Cost Source	- 3	Monthly Contribution	\$ 326.10
Depreciation Percent	- 0.96%	Fully Funded Balance Percent	0.10%
Life Remaining Percent	- 67%		

**Exterior****North Parking Replace & Rewaterproof**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 257,500.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 257,500
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 335,979
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 180,250
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 8,583
Cost Source	- 3	Monthly Contribution	\$ 1,164.63
Depreciation Percent	- 3.43%	Fully Funded Balance Percent	7.84%
Life Remaining Percent	- 30%		

**Exterior****South Parking Breathable Sealer**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 5,150.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 5,150
Normal Useful Life (Years)	- 3	Estimated Total Future Cost	\$ 5,464
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 1,717
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 1,717
Cost Source	- 3	Monthly Contribution	\$ 232.93
Depreciation Percent	- 0.69%	Fully Funded Balance Percent	0.07%
Life Remaining Percent	- 67%		

**Exterior****South Parking Replace & Rewaterproof**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 408,910.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 408,910
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 963,623
Estimated Remaining Useful Life (Years)	- 29	Fully Funded Balance	\$ 13,630
Estimated Replacement Year	- 2054	Depreciation This Year	\$ 13,630
Cost Source	- 3	Monthly Contribution	\$ 1,849.43
Depreciation Percent	- 5.44%	Fully Funded Balance Percent	0.59%
Life Remaining Percent	- 97%		

**Exterior****Front Hedges**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 53,045.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 53,045
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 53,045
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 53,045
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 3,536
Cost Source	- 3	Monthly Contribution	\$ 479.83
Depreciation Percent	- 1.41%	Fully Funded Balance Percent	2.31%
Life Remaining Percent	- 0%		

**Exterior****Planter Waterproofing**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 41,200.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 41,200
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 47,762
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 32,617
Estimated Replacement Year	- 2030	Depreciation This Year	\$ 1,717
Cost Source	- 1	Monthly Contribution	\$ 232.93
Depreciation Percent	- 0.69%	Fully Funded Balance Percent	1.42%
Life Remaining Percent	- 21%		

**Mechanical****Garage Door**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 30,362.96
Unit of Measure	- Each	Estimated Total Current Cost	\$ 30,363
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 44,589
Estimated Remaining Useful Life (Years)	- 13	Fully Funded Balance	\$ 10,627
Estimated Replacement Year	- 2038	Depreciation This Year	\$ 1,518
Cost Source	- 1	Monthly Contribution	\$ 205.99
Depreciation Percent	- 0.61%	Fully Funded Balance Percent	0.46%
Life Remaining Percent	- 65%		

**Mechanical****Garage Door Motor**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 7,871.88
Unit of Measure	- Each	Estimated Total Current Cost	\$ 7,872
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 8,602
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 5,510
Estimated Replacement Year	- 2028	Depreciation This Year	\$ 787
Cost Source	- 1	Monthly Contribution	\$ 106.81
Depreciation Percent	- 0.31%	Fully Funded Balance Percent	0.24%
Life Remaining Percent	- 30%		

**Mechanical****Stanley Door Opener B1**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,120.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 4,120
Normal Useful Life (Years)	- 14	Estimated Total Future Cost	\$ 5,376
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 1,471
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 294
Cost Source	- 1	Monthly Contribution	\$ 39.93
Depreciation Percent	- 0.12%	Fully Funded Balance Percent	0.06%
Life Remaining Percent	- <b>64%</b>		

**Mechanical****Stanley Door Openers B2**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,120.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 4,120
Normal Useful Life (Years)	- 14	Estimated Total Future Cost	\$ 4,120
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 4,120
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 294
Cost Source	- 1	Monthly Contribution	\$ 39.93
Depreciation Percent	- 0.12%	Fully Funded Balance Percent	0.18%
Life Remaining Percent	- <b>0%</b>		

**Mechanical****HVAC Boilers**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 56,227.70
Unit of Measure	- Each	Estimated Total Current Cost	\$ 112,455
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 170,099
Estimated Remaining Useful Life (Years)	- 14	Fully Funded Balance	\$ 33,737
Estimated Replacement Year	- 2039	Depreciation This Year	\$ 5,623
Cost Source	- 1	Monthly Contribution	\$ 762.93
Depreciation Percent	- 2.24%	Fully Funded Balance Percent	1.47%
Life Remaining Percent	- <b>70%</b>		

**Mechanical****Tankless Water Heaters B2 (Rinnai)**

Approximate Component Quantity	- 4	Estimated Current Unit Cost	\$ 15,743.76
Unit of Measure	- Each	Estimated Total Current Cost	\$ 62,975
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 75,195
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 31,488
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 5,248
Cost Source	- 1	Monthly Contribution	\$ 712.06
Depreciation Percent	- 2.09%	Fully Funded Balance Percent	1.37%
Life Remaining Percent	- <b>50%</b>		

**Mechanical****Rinnai Boilers B1**

Approximate Component Quantity	- 8	Estimated Current Unit Cost	\$ 14,250.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 114,000
Normal Useful Life (Years)	- 18	Estimated Total Future Cost	\$ 188,425
Estimated Remaining Useful Life (Years)	- 17	Fully Funded Balance	\$ 6,333
Estimated Replacement Year	- 2042	Depreciation This Year	\$ 6,333
Cost Source	- 3	Monthly Contribution	\$ 859.34
Depreciation Percent	- 2.53%	Fully Funded Balance Percent	0.28%
Life Remaining Percent	- <b>94%</b>		

**Mechanical****Storage Tanks (Bldg 1)**

Approximate Component Quantity	- 4	Estimated Current Unit Cost	\$ 10,120.99
Unit of Measure	- Each	Estimated Total Current Cost	\$ 40,484
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 49,790
Estimated Remaining Useful Life (Years)	- 7	Fully Funded Balance	\$ 21,591
Estimated Replacement Year	- 2032	Depreciation This Year	\$ 2,699
Cost Source	- 1	Monthly Contribution	\$ 366.20
Depreciation Percent	- 1.08%	Fully Funded Balance Percent	0.94%
Life Remaining Percent	- 47%		

**Mechanical****Storage Tanks (Bldg 2)**

Approximate Component Quantity	- 3	Estimated Current Unit Cost	\$ 10,120.99
Unit of Measure	- Each	Estimated Total Current Cost	\$ 30,363
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 32,212
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 26,315
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 2,024
Cost Source	- 1	Monthly Contribution	\$ 274.65
Depreciation Percent	- 0.81%	Fully Funded Balance Percent	1.15%
Life Remaining Percent	- 13%		

**Mechanical****Elevator Modernization (Bldg 1)**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 360,500.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 360,500
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 849,542
Estimated Remaining Useful Life (Years)	- 29	Fully Funded Balance	\$ 12,017
Estimated Replacement Year	- 2054	Depreciation This Year	\$ 12,017
Cost Source	- 1	Monthly Contribution	\$ 1,630.48
Depreciation Percent	- 4.80%	Fully Funded Balance Percent	0.52%
Life Remaining Percent	- 97%		

**Mechanical****Elevator Modernization (Bldg 2)**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 180,250.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 180,250
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 424,771
Estimated Remaining Useful Life (Years)	- 29	Fully Funded Balance	\$ 6,008
Estimated Replacement Year	- 2054	Depreciation This Year	\$ 6,008
Cost Source	- 1	Monthly Contribution	\$ 815.24
Depreciation Percent	- 2.40%	Fully Funded Balance Percent	0.26%
Life Remaining Percent	- 97%		

**Mechanical****Elevator Cab Remodel**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 22,491.08
Unit of Measure	- Each	Estimated Total Current Cost	\$ 44,982
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 66,058
Estimated Remaining Useful Life (Years)	- 13	Fully Funded Balance	\$ 15,744
Estimated Replacement Year	- 2038	Depreciation This Year	\$ 2,249
Cost Source	- 1	Monthly Contribution	\$ 305.17
Depreciation Percent	- 0.90%	Fully Funded Balance Percent	0.69%
Life Remaining Percent	- 65%		

**Mechanical****Generator Rebuild Lg**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 67,473.24
Unit of Measure	- Each	Estimated Total Current Cost	\$ 67,473
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 88,037
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 47,231
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 2,249
Cost Source	- 1	Monthly Contribution	\$ 305.17
Depreciation Percent	- 0.90%	Fully Funded Balance Percent	2.06%
Life Remaining Percent	-		
			<b>30%</b>

**Mechanical****Generator Rebuild Sm**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 51,500.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 51,500
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 121,363
Estimated Remaining Useful Life (Years)	- 29	Fully Funded Balance	\$ 1,717
Estimated Replacement Year	- 2054	Depreciation This Year	\$ 1,717
Cost Source	- 1	Monthly Contribution	\$ 232.93
Depreciation Percent	- 0.69%	Fully Funded Balance Percent	0.07%
Life Remaining Percent	-		
			<b>97%</b>

**Mechanical****Cooling Tower**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 140,569.25
Unit of Measure	- Each	Estimated Total Current Cost	\$ 140,569
Normal Useful Life (Years)	- 32	Estimated Total Future Cost	\$ 194,581
Estimated Remaining Useful Life (Years)	- 11	Fully Funded Balance	\$ 92,249
Estimated Replacement Year	- 2036	Depreciation This Year	\$ 4,393
Cost Source	- 1	Monthly Contribution	\$ 596.04
Depreciation Percent	- 1.75%	Fully Funded Balance Percent	4.01%
Life Remaining Percent	-		
			<b>34%</b>

**Mechanical****Exhaust Fans (Partial Replace)**

Approximate Component Quantity	- 8	Estimated Current Unit Cost	\$ 3,373.66
Unit of Measure	- Each	Estimated Total Current Cost	\$ 4,048
Normal Useful Life (Years)	- 3	Estimated Total Future Cost	\$ 4,048
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 4,048
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 1,349
Cost Source	- 1	Monthly Contribution	\$ 183.10
Depreciation Percent	- 0.54%	Fully Funded Balance Percent	0.18%
Life Remaining Percent	-		
			<b>0%</b>

**Mechanical****Make Up Air Units**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 28,113.85
Unit of Measure	- Each	Estimated Total Current Cost	\$ 56,228
Normal Useful Life (Years)	- 26	Estimated Total Future Cost	\$ 57,915
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 54,065
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 2,163
Cost Source	- 1	Monthly Contribution	\$ 293.43
Depreciation Percent	- 0.86%	Fully Funded Balance Percent	2.35%
Life Remaining Percent	-		
			<b>4%</b>



**Mechanical****Snow Melt System**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 20,241.97
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 20,242
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 21,475
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 16,868
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 1,687
Cost Source	- 1	Monthly Contribution	\$ 228.88
Depreciation Percent	- 0.67%	Fully Funded Balance Percent	0.73%
Life Remaining Percent	-		<b>17%</b>

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

Approximate Component Quantity	- 15	Estimated Current Unit Cost	\$ 3,373.66
Unit of Measure	- Each	Estimated Total Current Cost	\$ 5,060
Normal Useful Life (Years)	- 5	Estimated Total Future Cost	\$ 5,060
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 5,060
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 1,012
Cost Source	- 1	Monthly Contribution	\$ 137.33
Depreciation Percent	- 0.40%	Fully Funded Balance Percent	0.22%
Life Remaining Percent	-		<b>0%</b>

**Mechanical****Electrical Contingency**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 16,868.31
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 16,868
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 16,868
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 16,868
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 1,125
Cost Source	- 1	Monthly Contribution	\$ 152.59
Depreciation Percent	- 0.45%	Fully Funded Balance Percent	0.73%
Life Remaining Percent	-		<b>0%</b>

**Mechanical****Domestic Pumpset**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 67,473.24
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 67,473
Normal Useful Life (Years)	- 17	Estimated Total Future Cost	\$ 88,037
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 31,752
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 3,969
Cost Source	- 1	Monthly Contribution	\$ 538.54
Depreciation Percent	- 1.58%	Fully Funded Balance Percent	1.38%
Life Remaining Percent	-		<b>53%</b>

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

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 28,113.85
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 28,114
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 45,114
Estimated Remaining Useful Life (Years)	- 16	Fully Funded Balance	\$ 5,623
Estimated Replacement Year	- 2041	Depreciation This Year	\$ 1,406
Cost Source	- 1	Monthly Contribution	\$ 190.73
Depreciation Percent	- 0.56%	Fully Funded Balance Percent	0.24%
Life Remaining Percent	-		<b>80%</b>

**Mechanical**

Approximate Component Quantity	-	1
Unit of Measure	-	Each
Normal Useful Life (Years)	-	25
Estimated Remaining Useful Life (Years)	-	4
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	0.12%
Life Remaining Percent	-	16%

**Expansion Tank**

Estimated Current Unit Cost	\$	7,725.00
Estimated Total Current Cost	\$	7,725
Estimated Total Future Cost	\$	8,695
Fully Funded Balance	\$	6,489
Depreciation This Year	\$	309
Monthly Contribution	\$	41.93
Fully Funded Balance Percent		0.28%

**Mechanical**

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	20
Estimated Remaining Useful Life (Years)	-	13
Estimated Replacement Year	-	2038
Cost Source	-	1
Depreciation Percent	-	1.01%
Life Remaining Percent	-	65%

**Fire Alarm Panel**

Estimated Current Unit Cost	\$	50,604.93
Estimated Total Current Cost	\$	50,605
Estimated Total Future Cost	\$	74,315
Fully Funded Balance	\$	17,712
Depreciation This Year	\$	2,530
Monthly Contribution	\$	343.32
Fully Funded Balance Percent		0.77%

**Mechanical**

Approximate Component Quantity	-	1
Unit of Measure	-	Each
Normal Useful Life (Years)	-	15
Estimated Remaining Useful Life (Years)	-	9
Estimated Replacement Year	-	2034
Cost Source	-	1
Depreciation Percent	-	0.51%
Life Remaining Percent	-	60%

**Glycol Pump**

Estimated Current Unit Cost	\$	19,117.42
Estimated Total Current Cost	\$	19,117
Estimated Total Future Cost	\$	24,944
Fully Funded Balance	\$	7,647
Depreciation This Year	\$	1,274
Monthly Contribution	\$	172.93
Fully Funded Balance Percent		0.33%

**Mechanical**

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	8
Estimated Remaining Useful Life (Years)	-	0
Estimated Replacement Year	-	2025
Cost Source	-	1
Depreciation Percent	-	1.40%
Life Remaining Percent	-	0%

**Plumbing/Piping**

Estimated Current Unit Cost	\$	28,113.85
Estimated Total Current Cost	\$	28,114
Estimated Total Future Cost	\$	28,114
Fully Funded Balance	\$	28,114
Depreciation This Year	\$	3,514
Monthly Contribution	\$	476.83
Fully Funded Balance Percent		1.22%

**Mechanical**

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	3
Estimated Remaining Useful Life (Years)	-	0
Estimated Replacement Year	-	2025
Cost Source	-	1
Depreciation Percent	-	1.50%
Life Remaining Percent	-	0%

**Miscellaneous Repair/Replace**

Estimated Current Unit Cost	\$	11,245.54
Estimated Total Current Cost	\$	11,246
Estimated Total Future Cost	\$	11,246
Fully Funded Balance	\$	11,246
Depreciation This Year	\$	3,749
Monthly Contribution	\$	508.62
Fully Funded Balance Percent		0.49%

**Mechanical****Water Leak Protection System (Yolink)**

Approximate Component Quantity	- 73	Estimated Current Unit Cost	\$ 2,130.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 155,490
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 155,490
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 155,490
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 7,775
Cost Source	- 3	Monthly Contribution	\$ 1,054.88
Depreciation Percent	- 3.10%	Fully Funded Balance Percent	6.77%
Life Remaining Percent	-		<b>0%</b>

**Common Areas****Upper Floor Hall Paint**

Approximate Component Quantity	- 15	Estimated Current Unit Cost	\$ 1,990.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 29,850
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 29,850
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 29,850
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 1,990
Cost Source	- 1	Monthly Contribution	\$ 270.01
Depreciation Percent	- 0.79%	Fully Funded Balance Percent	1.30%
Life Remaining Percent	-		<b>0%</b>

**Common Areas****Gym Strength Equipment**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 8,996.43
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 8,996
Normal Useful Life (Years)	- 14	Estimated Total Future Cost	\$ 8,996
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 8,996
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 643
Cost Source	- 1	Monthly Contribution	\$ 87.19
Depreciation Percent	- 0.26%	Fully Funded Balance Percent	0.39%
Life Remaining Percent	-		<b>0%</b>

**Common Areas****Gym Cardio Equipment**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 17,992.86
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 17,993
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 17,993
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 17,993
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 2,249
Cost Source	- 1	Monthly Contribution	\$ 305.17
Depreciation Percent	- 0.90%	Fully Funded Balance Percent	0.78%
Life Remaining Percent	-		<b>0%</b>

**Common Areas****Gym Rubber Flooring**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,498.22
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,498
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 4,498
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 4,498
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 300
Cost Source	- 1	Monthly Contribution	\$ 40.69
Depreciation Percent	- 0.12%	Fully Funded Balance Percent	0.20%
Life Remaining Percent	-		<b>0%</b>

**Common Areas****Party Room/Office**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 26,989.30
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 26,989
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 35,215
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 10,796
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 1,799
Cost Source	- 1	Monthly Contribution	\$ 244.14
Depreciation Percent	- 0.72%	Fully Funded Balance Percent	0.47%
Life Remaining Percent	- <b>60%</b>		

**Common Areas****Hall Carpet Upper Floors**

Approximate Component Quantity	- 15	Estimated Current Unit Cost	\$ 4,944.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 74,160
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 74,160
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 74,160
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 4,944
Cost Source	- 1	Monthly Contribution	\$ 670.83
Depreciation Percent	- 1.97%	Fully Funded Balance Percent	3.23%
Life Remaining Percent	- <b>0%</b>		

**Common Areas****Ground Floors Carpet & Paint**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 14,350.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 28,700
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 43,411
Estimated Remaining Useful Life (Years)	- 14	Fully Funded Balance	\$ 1,913
Estimated Replacement Year	- 2039	Depreciation This Year	\$ 1,913
Cost Source	- 1	Monthly Contribution	\$ 259.61
Depreciation Percent	- 0.76%	Fully Funded Balance Percent	0.08%
Life Remaining Percent	- <b>93%</b>		

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

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 16,868.31
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 16,868
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 20,142
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 12,820
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 675
Cost Source	- 1	Monthly Contribution	\$ 91.55
Depreciation Percent	- 0.27%	Fully Funded Balance Percent	0.56%
Life Remaining Percent	- <b>24%</b>		

**Common Areas****Front Entrance Doors & Frames**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 38,192.40
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 38,192
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 66,971
Estimated Remaining Useful Life (Years)	- 19	Fully Funded Balance	\$ 1,910
Estimated Replacement Year	- 2044	Depreciation This Year	\$ 1,910
Cost Source	- 3	Monthly Contribution	\$ 259.11
Depreciation Percent	- 0.76%	Fully Funded Balance Percent	0.08%
Life Remaining Percent	- <b>95%</b>		

**Miscellaneous****Mailboxes Bldg 1**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 3,935.94
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 3,936
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 6,902
Estimated Remaining Useful Life (Years)	- 19	Fully Funded Balance	\$ 820
Estimated Replacement Year	- 2044	Depreciation This Year	\$ 164
Cost Source	- 1	Monthly Contribution	\$ 22.25
Depreciation Percent	- 0.07%	Fully Funded Balance Percent	0.04%
Life Remaining Percent	- <b>79%</b>		

**Miscellaneous****Mailboxes Bldg 2**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 3,935.94
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 3,936
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 3,936
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 3,936
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 164
Cost Source	- 1	Monthly Contribution	\$ 22.25
Depreciation Percent	- 0.07%	Fully Funded Balance Percent	0.17%
Life Remaining Percent	- <b>0%</b>		

**Miscellaneous****Surveillance**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 15,450.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 15,450
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 18,448
Estimated Remaining Useful Life (Years)	- 6	Fully Funded Balance	\$ 3,863
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 1,931
Cost Source	- 1	Monthly Contribution	\$ 262.04
Depreciation Percent	- 0.77%	Fully Funded Balance Percent	0.17%
Life Remaining Percent	- <b>75%</b>		

**Miscellaneous****Entry Intercom**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 3,711.03
Unit of Measure	- Each	Estimated Total Current Cost	\$ 7,422
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 7,422
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 7,422
Estimated Replacement Year	- 2025	Depreciation This Year	\$ 495
Cost Source	- 1	Monthly Contribution	\$ 67.14
Depreciation Percent	- 0.20%	Fully Funded Balance Percent	0.32%
Life Remaining Percent	- <b>0%</b>		

**Miscellaneous****FOB Access System**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 16,868.31
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 16,868
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 22,670
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 2,811
Estimated Replacement Year	- 2035	Depreciation This Year	\$ 1,406
Cost Source	- 1	Monthly Contribution	\$ 190.73
Depreciation Percent	- 0.56%	Fully Funded Balance Percent	0.12%
Life Remaining Percent	- <b>83%</b>		

**Miscellaneous****Defibrillators**

Approximate Component Quantity	-	2	Estimated Current Unit Cost	\$	1,799.29
Unit of Measure	-	Each	Estimated Total Current Cost	\$	3,599
Normal Useful Life (Years)	-	8	Estimated Total Future Cost	\$	3,599
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	\$	3,599
Estimated Replacement Year	-	2025	Depreciation This Year	\$	450
Cost Source	-	1	Monthly Contribution	\$	61.03
Depreciation Percent	-	0.18%	Fully Funded Balance Percent		0.16%
Life Remaining Percent	-	<b>0%</b>			

**Miscellaneous****Lighting Upgrades**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	56,227.70
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	56,228
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	\$	85,049
Estimated Remaining Useful Life (Years)	-	14	Fully Funded Balance	\$	3,749
Estimated Replacement Year	-	2039	Depreciation This Year	\$	3,749
Cost Source	-	1	Monthly Contribution	\$	508.62
Depreciation Percent	-	1.50%	Fully Funded Balance Percent		0.16%
Life Remaining Percent	-	<b>93%</b>			

**Miscellaneous****Fountain**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	22,491.08
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	22,491
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	\$	31,133
Estimated Remaining Useful Life (Years)	-	11	Fully Funded Balance	\$	10,121
Estimated Replacement Year	-	2036	Depreciation This Year	\$	1,125
Cost Source	-	1	Monthly Contribution	\$	152.59
Depreciation Percent	-	0.45%	Fully Funded Balance Percent		0.44%
Life Remaining Percent	-	<b>55%</b>			

**Miscellaneous****Electric Vehicle Charger**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	17,992.86
Unit of Measure	-	Each	Estimated Total Current Cost	\$	17,993
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	\$	23,477
Estimated Remaining Useful Life (Years)	-	9	Fully Funded Balance	\$	7,197
Estimated Replacement Year	-	2034	Depreciation This Year	\$	1,200
Cost Source	-	1	Monthly Contribution	\$	162.76
Depreciation Percent	-	0.48%	Fully Funded Balance Percent		0.31%
Life Remaining Percent	-	<b>60%</b>			

## **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.