

Reserve Analysis Report

No. 25 Downing

25 Downing St
Denver, CO

Level III Study without Site Inspection

Fiscal Year End Date: December 31, 2025



MCCAFFERY
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15 YEARS-10,000 STUDIES

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Sections of This Report

Section

1 Preface

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

Includes glossary, preparer qualifications, and calculation description

2-7 Executive Summary

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

Includes funding plans bar graph

2-8 Percent Funded

Describes percent funded calculation and funding levels

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

2-9 30 Year Projections

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

2-10 Category Significance

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

2-11 Theoretical 30 Year Funding Plan

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

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

2-12 Future Percent Funded

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

3 Component Summary & Component Significance

Lists all components included in the study in table form

Shows Depreciation and Fully Funded Balance Significance including quick glance graph

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

4 Annual Expenses by Component

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

5 Component Details

Lists details of each individual component

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

Preface

A reserve study is a detailed report that assists common interest developments (CID) in planning for long-term common area repair and replacement expenses. These common areas differ for every development. They can include streets, roofs, recreational facilities and many other items.

A reserve study estimates the costs of common area repairs and replacements over a 30 year period. Each component is given a useful life, remaining life, and estimated cost. A reserve study then calculates the funds necessary to cover these expenses by creating funding plans.

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

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

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

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

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

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

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

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

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

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

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

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

Why Should a Reserve Study be performed?

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

Where do Component Repair/Replacement Cost Estimates Come From?

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

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

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

Glossary of Terms:

Common Utilities – Water, Gas, Sewer, and Electrical components that the association is responsible for maintaining. These components are typically long-life components that have a useful life beyond 30 years. Since it's not possible to see these components during inspection due to access, their cost and remaining life is difficult to estimate. Older associations or associations that know of issues with utilities may consider contacting outside expertise and/or MRC if they want full replacement included in their study. We typically include an allowance for repairs to common utilities

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

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

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

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

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

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

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

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

Normal Useful Life – Typical useable life for a component.

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

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

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

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

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

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

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

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

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

Unit Cost – Cost per Unit.

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

SF – Square Feet

SY – Square Yard

LF – Linear Feet

Each – Per Single Unit

Lump Sum - Total cost for component

Allowance – Allowance for component repair or replacement

Contract – Cost obtained from actual contract or bid

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

What Procedures were used for calculation and establishment of reserves?

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

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

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

Preparer Qualifications

Brian McCaffery, President and founder of McCaffery Reserve Consulting, earned his Bachelor of Science Degree in Architectural Engineering from the University of Colorado in Boulder. His degree program included coursework in Building Exterior, Lighting, Electrical Systems, Heating Ventilating and Air Conditioning, Concrete and Steel Design, Civil Engineering, Structural Engineering, and Estimating. He has worked in the Building Construction/Architectural Engineering industry for 25 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 15,000 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 though 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

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

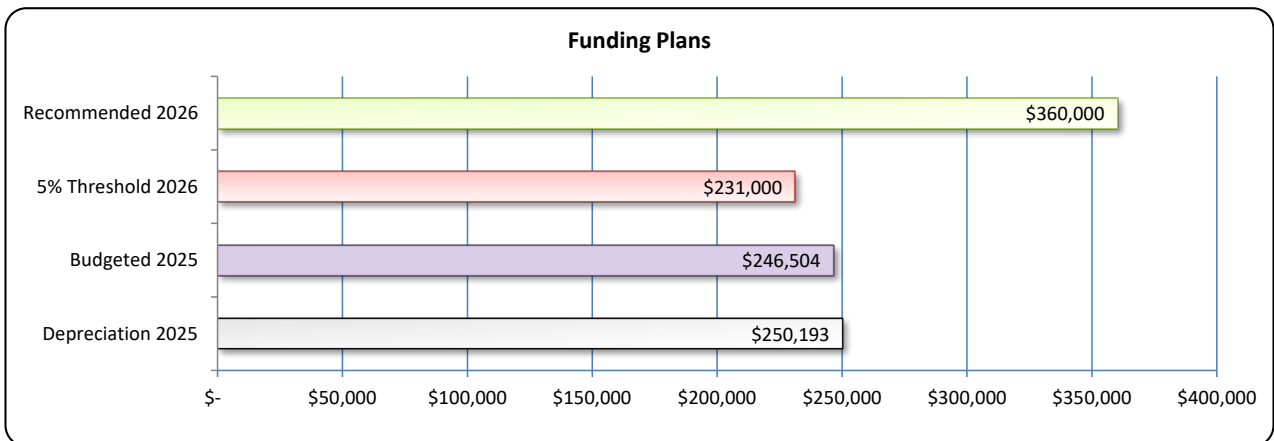
Fully Funded Reserve Balance	\$ 2,114,207
Projected Balance December 31, 2025	\$ 595,700
Under Funded (Deficiency in Reserve Funding)	\$ 1,518,507
Deficiency in Reserve Funding Per Unit	\$ 21,090.38
Percent Funded	28.2%



5 Year Percent Funded Projection	2026	2027	2028	2029	2030
	31%	35%	38%	43%	46%

Funding Plans

	Annually	Monthly	Per Unit Monthly
Depreciation of Components in 2025	\$ 250,193	\$ 20,849	\$ 289.57
Budgeted Reserve Contribution 2025	\$ 246,504	\$ 20,542	\$ 285.31
5% Threshold Reserve Contribution for 2026	\$ 231,000	\$ 19,250	\$ 267.36
Recommended Reserve Contribution for 2026	\$ 360,000	\$ 30,000	\$ 416.67



Percent Funded

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

Your current percent funded is:

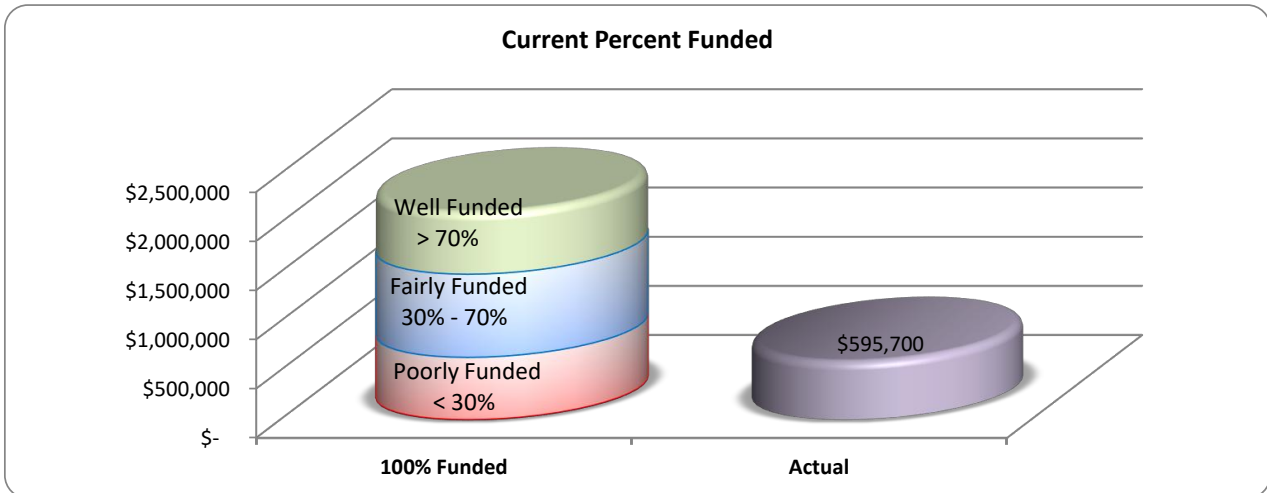
Year End Balance	\$	595,700	=	28%
Fully Funded Balance	\$	2,114,207		

Above 70% = Well Funded

Between 30% and 70% = Fairly Funded

Below 30% = Poorly Funded

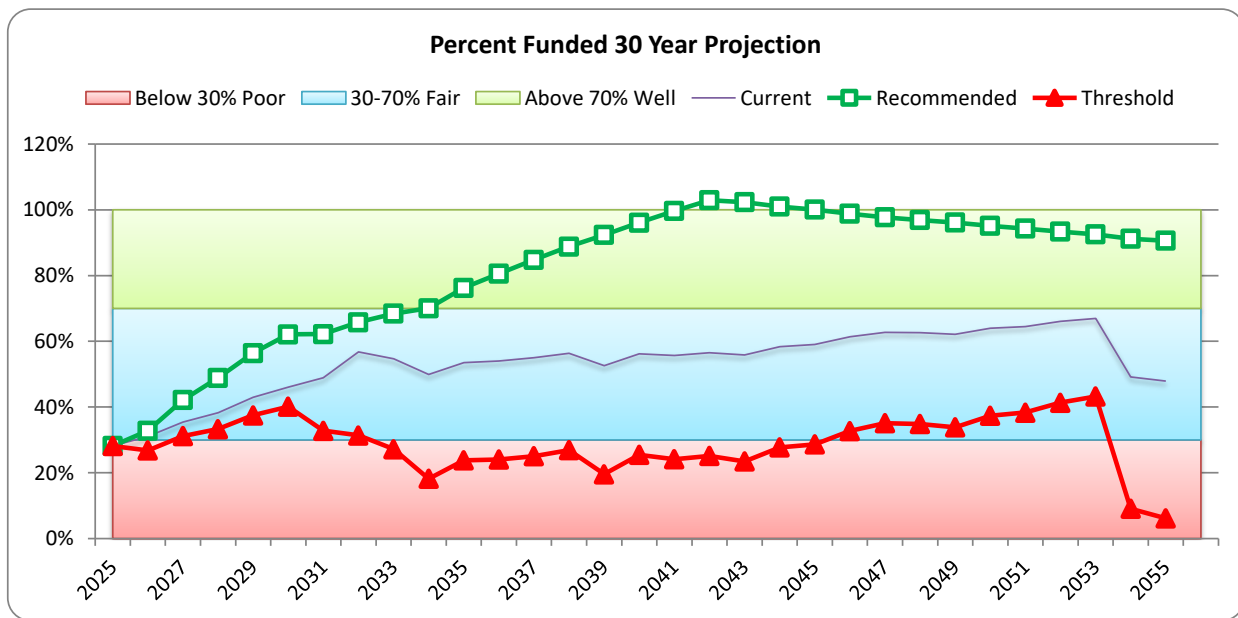
The higher your percent funded, the lower the risk of special assessments and deferred maintenance.



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.

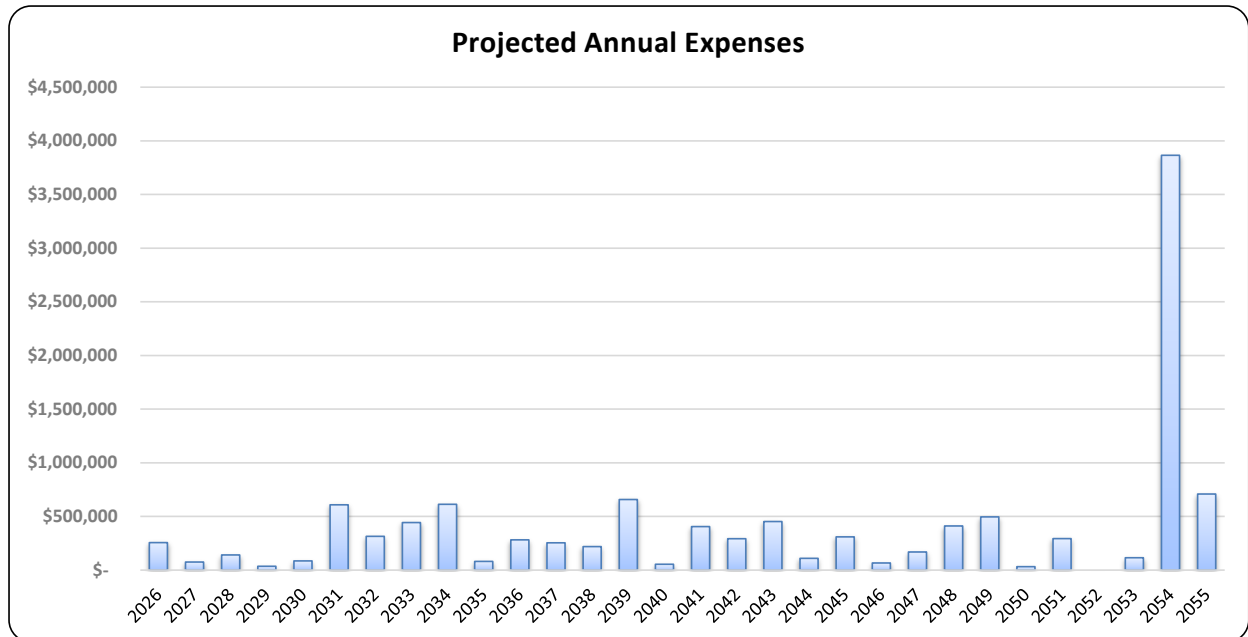
Current Reserve Contribution 2020
 5% Threshold Reserve Contribution for 2026
 Recommended Reserve Contribution for 2026

Annually	Monthly	Per Unit Monthly
\$ 246,504	\$ 20,542	\$ 285.31
\$ 231,000	\$ 19,250	\$ 267.36
\$ 360,000	\$ 30,000	\$ 416.67

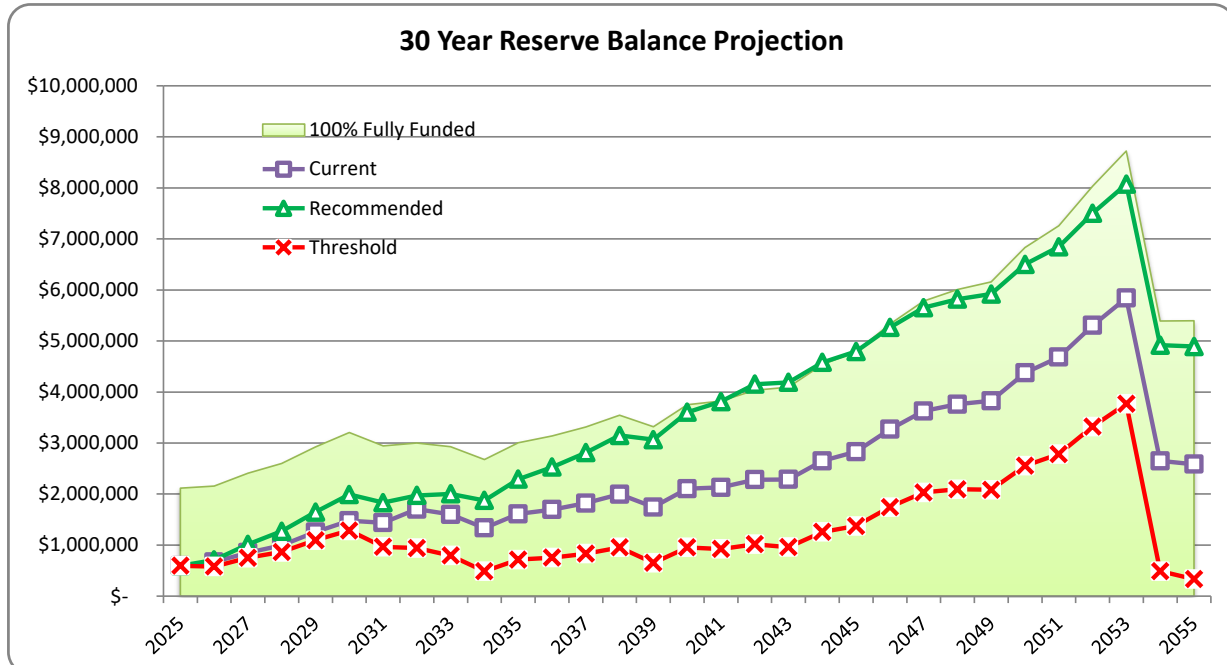


30 Year Projections

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



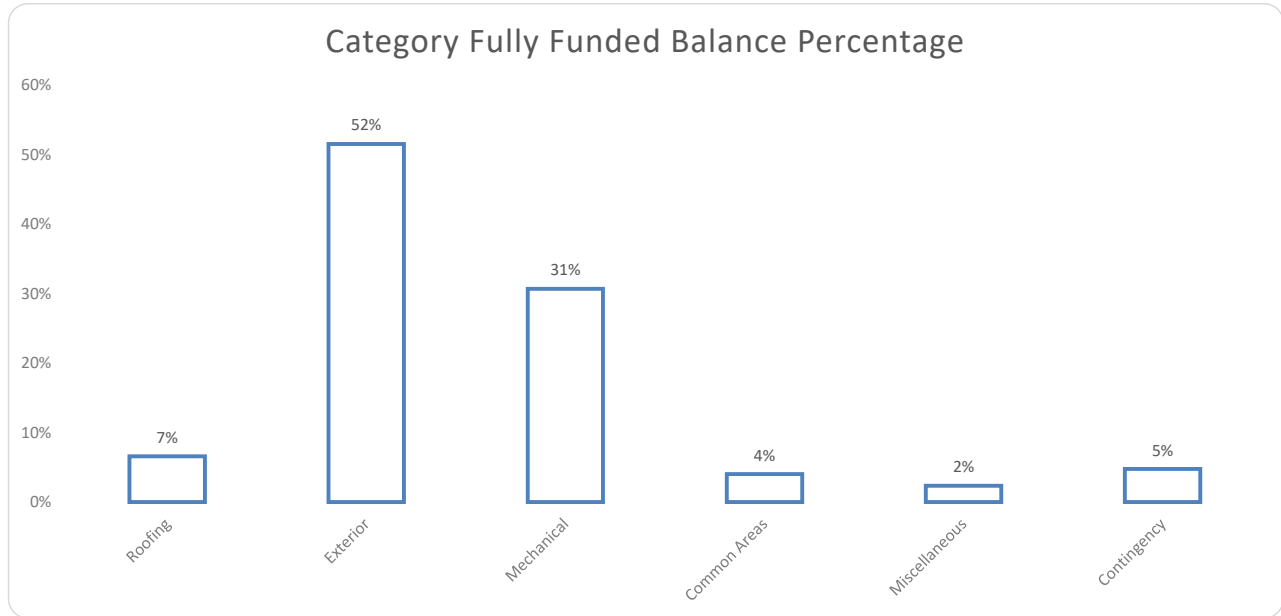
The green 100% funded shaded area shows the ideal balance over the next 30 years. It increases over time due to inflation and depreciation of your components. The 100% funded area will drop after years with large expenses. The recommend funding plan will keep you well funded. The threshold plan will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



Category Significance

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

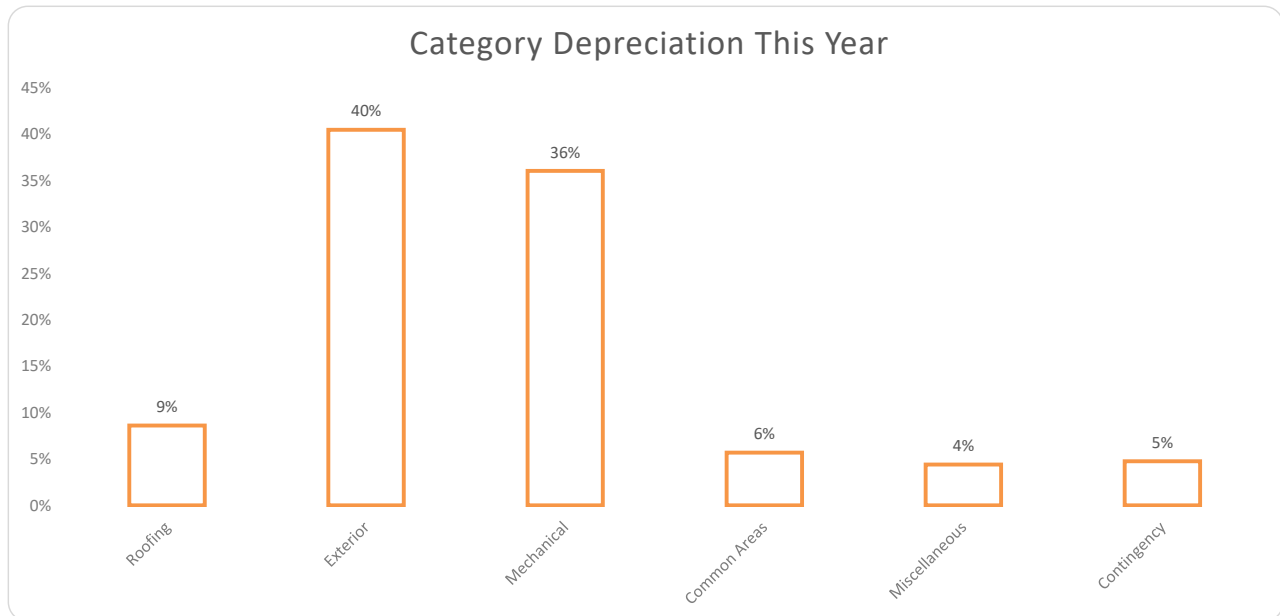
Roofing	Fully Funded Balance	\$ 139,429	=	7%
Total	Fully Funded Balance	\$ 2,114,207		



This chart breaks down the total annual depreciation for each category

Roofing	Annual Depreciation	\$ 21,530	=	9%
Total	Annual Depreciation	\$ 250,193		

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



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

Above 70% = Well Funded (Low Risk of Special Assessment)
Between 30% and 70% = Fairly Funded
Below 30% = Poorly Funded (Higher Risk of Special Assessment)

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

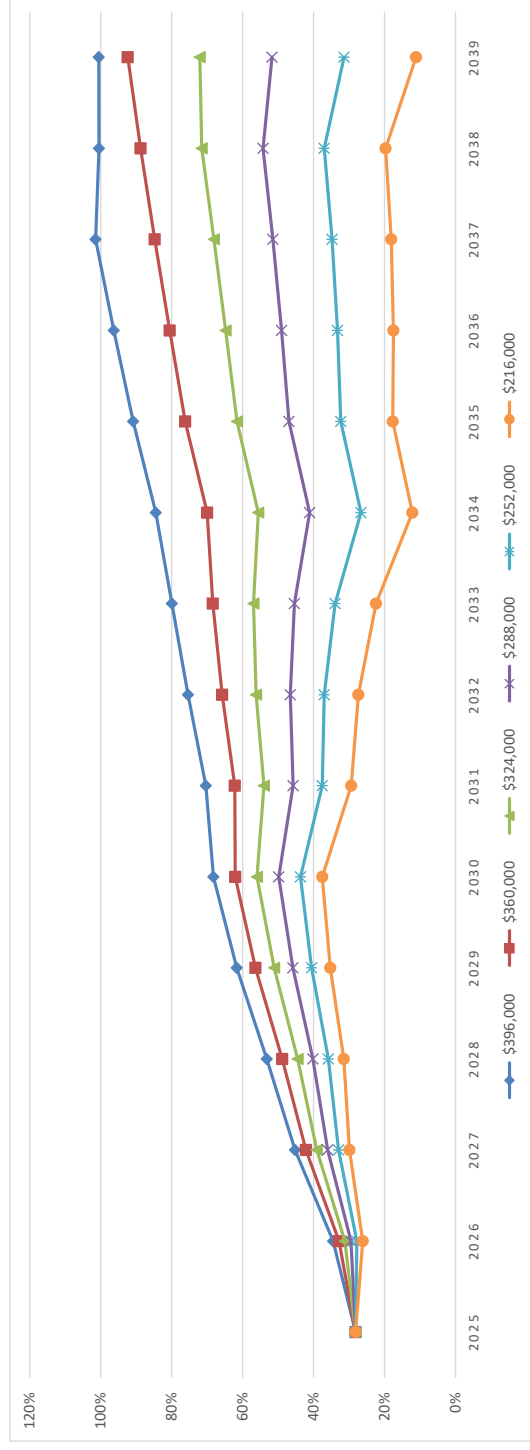
This table and chart shows where your percent funded will be over the next 15 years starting with different levels of funding. Keep in mind all figures assume a 3% annual increase in funding to keep up with inflation.

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

Between 30% and 70% = Fairly Funded

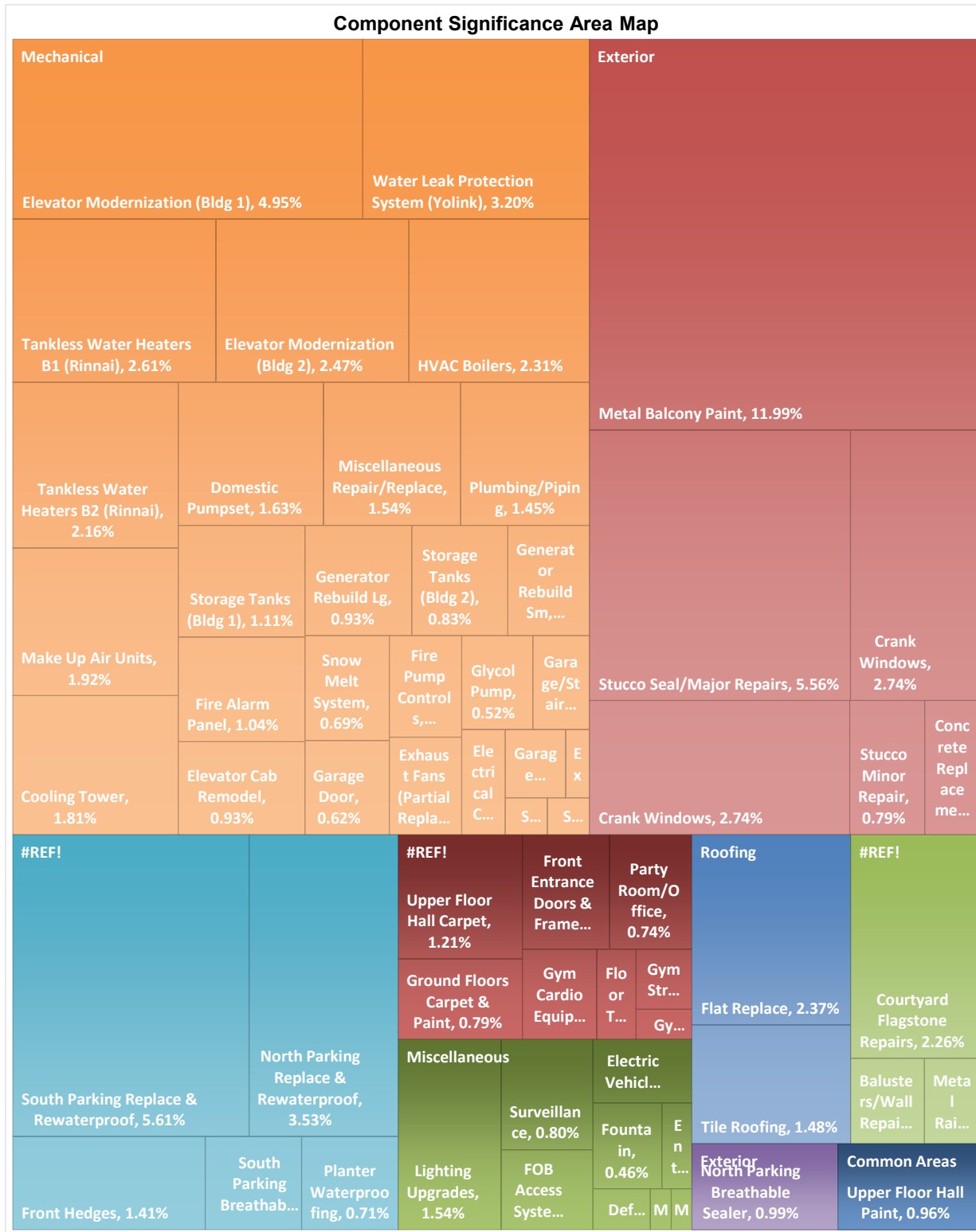
Below 30% = Poorly Funded
(Higher Risk of Special Assessment)

Funding Plan	Reserve Contribution	Percent Funded													
		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
110% Recommended	\$ 396,000	28%	45%	53%	62%	68%	70%	75%	80%	85%	91%	96%	101%	100%	101%
Recommended	\$ 360,000	28%	42%	49%	56%	62%	62%	66%	68%	70%	76%	81%	85%	89%	92%
90% Recommended	\$ 324,000	28%	31%	45%	51%	56%	54%	56%	57%	56%	62%	65%	68%	72%	72%
80% Recommended	\$ 288,000	28%	36%	40%	46%	50%	46%	47%	45%	41%	47%	49%	51%	54%	52%
70% Recommended	\$ 252,000	28%	33%	36%	41%	44%	38%	37%	34%	27%	32%	33%	35%	37%	31%
60% Recommended	\$ 216,000	28%	30%	31%	35%	38%	29%	27%	22%	12%	18%	17%	18%	20%	11%



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

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



Component Summary
No. 25 Downing

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Roofing							
Flat Recoat	14000	SF	15	13	\$ 12.73	\$ 178,231	3
Flat Replace	14000	SF	30	28	\$ 12.73	\$ 178,231	3
Tile Roofing	16000	SF	50	22	\$ 11.58	\$ 185,326	1
						\$ 541,789	
Exterior							
Stucco Seal/Major Repairs	1	Allowance	25	7	\$ 347,487	\$ 347,487	1
Stucco Minor Repair	1	Allowance	10	0	\$ 19,800	\$ 19,800	1
Metal Balcony Paint	1	Allowance	6	5	\$ 180,000	\$ 180,000	3
Concrete Replacements	1	Allowance	20	5	\$ 28,957	\$ 28,957	1
Crank Windows	1	Allowance	30	5	\$ 206,000	\$ 206,000	3
Crank Windows	1	Allowance	30	6	\$ 206,000	\$ 206,000	3
Courtyard Flagstone Repairs	1	Allowance	15	0	\$ 85,000	\$ 85,000	1
Metal Railing Repairs	1	Allowance	10	0	\$ 9,266	\$ 9,266	1
Balusters/Wall Repairs	1	Allowance	15	0	\$ 18,533	\$ 18,533	1
North Parking Breathable Sealer	1	Allowance	3	1	\$ 7,426	\$ 7,426	3
North Parking Replace & Rewaterproo	1	Allowance	30	8	\$ 265,225	\$ 265,225	3
South Parking Breathable Sealer	1	Allowance	3	1	\$ 5,305	\$ 5,305	3
South Parking Replace & Rewaterproc	1	Allowance	30	28	\$ 421,177	\$ 421,177	3
Front Hedges	1	Allowance	15	0	\$ 53,000	\$ 53,000	3
Planter Waterproofing	1	Allowance	24	4	\$ 42,436	\$ 42,436	1
						\$ 1,895,613	
Mechanical							
Garage Door	1	Each	20	12	\$ 31,274	\$ 31,274	1
Garage Door Motor	1	Each	10	2	\$ 8,108	\$ 8,108	1
Stanley Door Opener B1	1	Each	14	8	\$ 4,244	\$ 4,244	1
Stanley Door Openers B2	1	Each	14	8	\$ 4,244	\$ 4,244	1
HVAC Boilers	2	Each	20	13	\$ 57,915	\$ 115,829	1
Tankless Water Heaters B2 (Rinnai)	4	Each	12	5	\$ 16,216	\$ 64,864	1
Tankless Water Heaters B1 (Rinnai)	8	Each	18	16	\$ 14,678	\$ 117,420	3
Storage Tanks (Bldg 1)	4	Each	15	6	\$ 10,425	\$ 41,698	1
Storage Tanks (Bldg 2)	3	Each	15	1	\$ 10,425	\$ 31,274	1
Elevator Modernization (Bldg 1)	1	Each	30	28	\$ 371,315	\$ 371,315	1
Elevator Modernization (Bldg 2)	1	Each	30	28	\$ 185,658	\$ 185,658	1
Elevator Cab Remodel	2	Each	20	12	\$ 23,166	\$ 46,332	1
Generator Rebuild Lg	1	Each	30	8	\$ 69,497	\$ 69,497	1
Generator Rebuild Sm	1	Each	30	28	\$ 53,045	\$ 53,045	1
Cooling Tower	1	Each	32	10	\$ 144,786	\$ 144,786	1
Exhaust Fans (Partial Replace)	8	Each	3	3	\$ 3,475	\$ 4,170	1
Make Up Air Units	2	Each	26	2	\$ 62,500	\$ 125,000	1
Snow Melt System	1	Allowance	12	4	\$ 20,849	\$ 20,849	1
Garage/Stair Space Heaters (Partial)	15	Each	5	3	\$ 3,475	\$ 5,212	1
Electrical Contingency	1	Allowance	15	0	\$ 13,529	\$ 13,529	1
Domestic Pumpset	1	Allowance	17	8	\$ 69,497	\$ 69,497	1
Fire Pump Controls	1	Allowance	20	15	\$ 28,957	\$ 28,957	1
Expansion Tank	1	Each	25	3	\$ 7,957	\$ 7,957	1
Fire Alarm Panel	1	Allowance	20	12	\$ 52,123	\$ 52,123	1
Glycol Pump	1	Each	15	8	\$ 19,691	\$ 19,691	1
Plumbing/Piping	1	Allowance	8	1	\$ 28,957	\$ 28,957	1
Miscellaneous Repair/Replace	1	Allowance	3	0	\$ 11,583	\$ 11,583	1
Water Leak Protection System (Yolink	73	Each	20	19	\$ 2,194	\$ 160,155	3
						\$ 1,837,268	
Common Areas							
Upper Floor Hall Paint	15	Each	15	14	\$ 2,400	\$ 36,000	1
Gym Strength Equipment	1	Allowance	14	13	\$ 9,266	\$ 9,266	1
Gym Cardio Equipment	1	Allowance	14	13	\$ 18,533	\$ 18,533	1
Gym Rubber Flooring	1	Allowance	14	13	\$ 4,633	\$ 4,633	1
Party Room/Office	1	Allowance	15	8	\$ 27,799	\$ 27,799	1
Upper Floor Hall Carpet	15	Each	15	0	\$ 3,031	\$ 45,465	1
Ground Floors Carpet & Paint	2	Each	15	13	\$ 14,781	\$ 29,561	1
Floor Tile	1	Allowance	25	5	\$ 17,374	\$ 17,374	1
Front Entrance Doors & Frames	1	Allowance	20	18	\$ 39,338	\$ 39,338	3
						\$ 227,970	

Category Component	Approx. Quantity	Unit of Measure	Useful Life	Remaining Life	Unit Cost	Total Cost	Cost Source
Miscellaneous							
Mailboxes Bldg 1	1	Allowance	24	18	\$ 4,054	\$ 4,054	1
Mailboxes Bldg 2	1	Allowance	24	5	\$ 4,054	\$ 4,054	1
Surveillance	1	Allowance	8	5	\$ 15,914	\$ 15,914	1
Entry Intercom	2	Each	15	5	\$ 3,822	\$ 7,645	1
FOB Access System	1	Allowance	12	9	\$ 17,374	\$ 17,374	1
Defibrillators	2	Each	8	3	\$ 1,853	\$ 3,707	1
Lighting Upgrades	1	Allowance	15	13	\$ 57,915	\$ 57,915	1
Fountain	1	Allowance	20	10	\$ 23,166	\$ 23,166	1
Electric Vehicle Charger	1	Each	15	8	\$ 18,533	\$ 18,533	1
						\$ 152,360	
Contingency							
5%							1
TOTALS					\$ 4,655,000		

Component Significance

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

Category Component	Fully Funded Balance			Depreciation This Year			Monthly
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	Contribution
Roofing							
Flat Recoat	\$ 23,764	1.12%		\$ 11,882	4.75%		\$1,424.75
Flat Replace	\$ 11,882	0.56%		\$ 5,941	2.37%		\$ 712.38
Tile Roofing	\$ 103,783	4.91%		\$ 3,707	1.48%		\$ 444.44
	\$ 139,429	6.59%		\$ 21,530	8.61%		\$2,581.57
Exterior							
Stucco Seal/Major Repairs	\$ 250,191	11.83%		\$ 13,899	5.56%		\$1,666.65
Stucco Minor Repair	\$ 19,800	0.94%		\$ 1,980	0.79%		\$ 237.42
Metal Balcony Paint	\$ 30,000	1.42%		\$ 30,000	11.99%		\$3,597.23
Concrete Replacements	\$ 21,718	1.03%		\$ 1,448	0.58%		\$ 173.61
Crank Windows	\$ 171,667	8.12%		\$ 6,867	2.74%		\$ 823.37
Crank Windows	\$ 164,800	7.79%		\$ 6,867	2.74%		\$ 823.37
Courtyard Flagstone Repairs	\$ 85,000	4.02%		\$ 5,667	2.26%		\$ 679.48
Metal Railing Repairs	\$ 9,266	0.44%		\$ 927	0.37%		\$ 111.11
Balusters/Wall Repairs	\$ 18,533	0.88%		\$ 1,236	0.49%		\$ 148.15
North Parking Breathable Sealer	\$ 4,951	0.23%		\$ 2,475	0.99%		\$ 296.82
North Parking Replace & Rewaterproo	\$ 194,498	9.20%		\$ 8,841	3.53%		\$1,060.08
South Parking Breathable Sealer	\$ 3,536	0.17%		\$ 1,768	0.71%		\$ 212.02
South Parking Replace & Rewaterproce	\$ 28,078	1.33%		\$ 14,039	5.61%		\$1,683.41
Front Hedges	\$ 53,000	2.51%		\$ 3,533	1.41%		\$ 423.67
Planter Waterproofing	\$ 35,363	1.67%		\$ 1,768	0.71%		\$ 212.02
	\$ 1,090,402	51.57%		\$ 101,315	40.49%		#####
Mechanical							
Garage Door	\$ 12,510	0.59%		\$ 1,564	0.62%		\$ 187.50
Garage Door Motor	\$ 6,486	0.31%		\$ 811	0.32%		\$ 97.22
Stanley Door Opener B1	\$ 1,819	0.09%		\$ 303	0.12%		\$ 36.35
Stanley Door Openers B2	\$ 1,819	0.09%		\$ 303	0.12%		\$ 36.35
HVAC Boilers	\$ 40,540	1.92%		\$ 5,791	2.31%		\$ 694.44
Tankless Water Heaters B2 (Rinnai)	\$ 37,837	1.79%		\$ 5,405	2.16%		\$ 648.14
Tankless Water Heaters B1 (Rinnai)	\$ 13,047	0.62%		\$ 6,523	2.61%		\$ 782.20
Storage Tanks (Bldg 1)	\$ 25,019	1.18%		\$ 2,780	1.11%		\$ 333.33
Storage Tanks (Bldg 2)	\$ 29,189	1.38%		\$ 2,085	0.83%		\$ 250.00
Elevator Modernization (Bldg 1)	\$ 24,754	1.17%		\$ 12,377	4.95%		\$1,484.12
Elevator Modernization (Bldg 2)	\$ 12,377	0.59%		\$ 6,189	2.47%		\$ 742.06
Elevator Cab Remodel	\$ 18,533	0.88%		\$ 2,317	0.93%		\$ 277.78
Generator Rebuild Lg	\$ 50,965	2.41%		\$ 2,317	0.93%		\$ 277.78
Generator Rebuild Sm	\$ 3,536	0.17%		\$ 1,768	0.71%		\$ 212.02
Cooling Tower	\$ 99,541	4.71%		\$ 4,525	1.81%		\$ 542.53
Exhaust Fans (Partial Replace)	\$ -	0.00%		\$ 1,390	0.56%		\$ 166.67
Make Up Air Units	\$ 115,385	5.46%		\$ 4,808	1.92%		\$ 576.48
Snow Melt System	\$ 13,899	0.66%		\$ 1,737	0.69%		\$ 208.33
Garage/Stair Space Heaters (Partial)	\$ 2,085	0.10%		\$ 1,042	0.42%		\$ 125.00
Electrical Contingency	\$ 13,529	0.64%		\$ 902	0.36%		\$ 108.15
Domestic Pumpset	\$ 36,793	1.74%		\$ 4,088	1.63%		\$ 490.19
Fire Pump Controls	\$ 7,239	0.34%		\$ 1,448	0.58%		\$ 173.61
Expansion Tank	\$ 7,002	0.33%		\$ 318	0.13%		\$ 38.16
Fire Alarm Panel	\$ 20,849	0.99%		\$ 2,606	1.04%		\$ 312.50
Glycol Pump	\$ 9,189	0.43%		\$ 1,313	0.52%		\$ 157.41
Plumbing/Piping	\$ 25,338	1.20%		\$ 3,620	1.45%		\$ 434.02
Miscellaneous Repair/Replace	\$ 11,583	0.55%		\$ 3,861	1.54%		\$ 462.96
Water Leak Protection System (Yolink)	\$ 8,008	0.38%		\$ 8,008	3.20%		\$ 960.19
	\$ 648,870	30.69%		\$ 90,198	36.05%		#####
Common Areas							
Upper Floor Hall Paint	\$ 2,400	0.11%		\$ 2,400	0.96%		\$ 287.78
Gym Strength Equipment	\$ 662	0.03%		\$ 662	0.26%		\$ 79.36
Gym Cardio Equipment	\$ 1,324	0.06%		\$ 1,324	0.53%		\$ 158.73
Gym Rubber Flooring	\$ 331	0.02%		\$ 331	0.13%		\$ 39.68
Party Room/Office	\$ 12,973	0.61%		\$ 1,853	0.74%		\$ 222.22
Upper Floor Hall Carpet	\$ 45,465	2.15%		\$ 3,031	1.21%		\$ 363.44
Ground Floors Carpet & Paint	\$ 3,941	0.19%		\$ 1,971	0.79%		\$ 236.31
Floor Tile	\$ 13,899	0.66%		\$ 695	0.28%		\$ 83.33
Front Entrance Doors & Frames	\$ 3,934	0.19%		\$ 1,967	0.79%		\$ 235.85
	\$ 84,929	4.02%		\$ 14,233	5.69%		\$1,706.70

Category Component	Fully Funded Balance			Depreciation This Year			Monthly Contribution
	\$ Amount	%	Quick Glance Graph	\$ Amount	%	Quick Glance Graph	
Miscellaneous							
Mailboxes Bldg 1	\$ 1,014	0.05%		\$ 169	0.07%		\$ 20.25
Mailboxes Bldg 2	\$ 3,209	0.15%		\$ 169	0.07%		\$ 20.25
Surveillance	\$ 5,968	0.28%		\$ 1,989	0.80%		\$ 238.52
Entry Intercom	\$ 5,096	0.24%		\$ 510	0.20%		\$ 61.11
FOB Access System	\$ 4,344	0.21%		\$ 1,448	0.58%		\$ 173.61
Defibrillators	\$ 2,317	0.11%		\$ 463	0.19%		\$ 55.56
Lighting Upgrades	\$ 7,722	0.37%		\$ 3,861	1.54%		\$ 462.96
Fountain	\$ 11,583	0.55%		\$ 1,158	0.46%		\$ 138.89
Electric Vehicle Charger	\$ 8,649	0.41%		\$ 1,236	0.49%		\$ 148.15
	\$ 49,901	2.36%		\$ 11,003	4.40%		\$1,319.30
Contingency							
5%	\$ 100,677	4.76%		\$ 11,914	4.76%		\$1,428.57
	\$2,114,207	100.00%	100%	\$ 250,193	100%	100%	\$ 30,000

Annual Expenses by Component

	2026	2027	2028	2029	2030	2031	2032	2033	2034
Roofing									
Flat Recoat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Roofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior									
Stucco Seal/Major Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 427,365	\$ -
Stucco Minor Repair	\$ 19,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Balcony Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 208,669	\$ -	\$ -	\$ -
Concrete Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,569	\$ -	\$ -	\$ -
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 238,810	\$ -	\$ -	\$ -
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245,975	\$ -	\$ -
Courtyard Flagstone Repairs	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Railing Repairs	\$ 9,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balusters/Wall Repairs	\$ 18,533	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North Parking Breathable Sealer	\$ -	\$ 7,649	\$ -	\$ -	\$ 8,358	\$ -	\$ -	\$ 9,133	\$ -
North Parking Replace & Rewaterproof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 335,979
South Parking Breathable Sealer	\$ -	\$ 5,464	\$ -	\$ -	\$ 5,970	\$ -	\$ -	\$ 6,524	\$ -
South Parking Replace & Rewaterproof	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Hedges	\$ 53,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planter Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ 47,762	\$ -	\$ -	\$ -	\$ -
Mechanical									
Garage Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage Door Motor	\$ -	\$ -	\$ 8,602	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Door Opener B1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,376
Stanley Door Openers B2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,376
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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,037
Generator Rebuild Sm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cooling Tower	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exhaust Fans (Partial Replace)	\$ -	\$ -	\$ -	\$ 4,557	\$ -	\$ -	\$ 4,979	\$ -	\$ -

Annual Expenses by Component

	2026	2027	2028	2029	2030	2031	2032	2033	2034
Make Up Air Units	\$ -	\$ -	\$ 132,613	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Snow Melt System	\$ -	\$ -	\$ -	\$ -	\$ 23,466	\$ -	\$ -	\$ -	\$ -
Garage/Stair Space Heaters (Partial)	\$ -	\$ -	\$ -	\$ 5,696	\$ -	\$ -	\$ -	\$ -	\$ 6,603
Electrical Contingency	\$ 13,529	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Domestic Pumpset	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,037
Fire Pump Controls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expansion Tank	\$ -	\$ -	\$ -	\$ 8,695	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm Panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Glycol Pump	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,944
Plumbing/Piping	\$ -	\$ 29,826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Repair/Replace	\$ 11,583	\$ -	\$ -	\$ 12,657	\$ -	\$ -	\$ 13,831	\$ -	\$ -
Water Leak Protection System (Yolink)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Areas									
Upper Floor Hall Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Strength Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Cardio Equipment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Rubber Flooring	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Party Room/Office	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,215
Upper Floor Hall Carpet	\$ 45,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Floors Carpet & Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Floor Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,142	\$ -	\$ -	\$ -
Front Entrance Doors & Frames	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous									
Mailboxes Bldg 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes Bldg 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,700	\$ -	\$ -	\$ -
Surveillance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,448	\$ -	\$ -	\$ -
Entry Intercom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,862	\$ -	\$ -	\$ -
FOB Access System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Defibrillators	\$ -	\$ -	\$ -	\$ 4,050	\$ -	\$ -	\$ -	\$ -	\$ -
Lighting Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Vehicle Charger	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,477
Totals	\$ -	\$ 256,176	\$ 75,151	\$ 141,214	\$ 35,654	\$ 85,557	\$ 608,396	\$ 314,575	\$ 443,023
									\$ 613,043

Annual Expenses by Component

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Roofing														
Flat Recoat	\$ -	\$ -	\$ -	\$ -	\$ 261,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Flat Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tile Roofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 355,105
Exterior														
Stucco Seal/Major Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stucco Minor Repair	\$ -	\$ 26,610	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,761	\$ -	\$ -
Metal Balcony Paint	\$ -	\$ -	\$ 249,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297,513	\$ -	\$ -	\$ -	\$ -	\$ -
Concrete Replacements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Courtyard Flagstone Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Railing Repairs	\$ -	\$ 12,453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,736	\$ -	\$ -
Balusters/Wall Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North Parking Breathable S	\$ -	\$ 9,980	\$ -	\$ -	\$ 10,906	\$ -	\$ -	\$ 11,917	\$ -	\$ -	\$ 13,022	\$ -	\$ -	\$ 14,230
North Parking Replace & R	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
South Parking Breathable S	\$ -	\$ 7,129	\$ -	\$ -	\$ 7,790	\$ -	\$ -	\$ 8,512	\$ -	\$ -	\$ 9,301	\$ -	\$ -	\$ 10,164
South Parking Replace & R	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Hedges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planter Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mechanical														
Garage Door	\$ -	\$ -	\$ -	\$ 44,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage Door Motor	\$ -	\$ -	\$ -	\$ 11,560	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,536
Stanley Door Opener B1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,131
Stanley Door Openers B2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,131
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 (Blc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Modernization (Blc	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Cab Remodel	\$ -	\$ -	\$ -	\$ 66,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Generator Rebuild Lg	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Generator Rebuild Sm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cooling Tower	\$ -	\$ 194,581	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exhaust Fans (Partial Repl	\$ 5,441	\$ -	\$ -	\$ 5,945	\$ -	\$ -	\$ 6,496	\$ -	\$ -	\$ 7,099	\$ -	\$ -	\$ 7,757	\$ -

Annual Expenses by Component

	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048
Make Up Air Units	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Snow Melt System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,457	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage/Stair Space Heater	\$ -	\$ -	\$ -	\$ -	\$ 7,654	\$ -	\$ -	\$ -	\$ -	\$ 8,874	\$ -	\$ -	\$ -	\$ -
Electrical Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,078	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Domestic Pumpset	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Pump Controls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,114	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expansion Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fire Alarm Panel	\$ -	\$ -	\$ -	\$ 74,315	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Glycol Pump	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing/Piping	\$ 37,783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,862	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Repair/Repl	\$ 15,113	\$ -	\$ -	\$ 16,514	\$ -	\$ -	\$ 18,046	\$ -	\$ -	\$ 19,719	\$ -	\$ -	\$ 21,548	\$ -
Water Leak Protection Syst	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280,832	\$ -	\$ -	\$ -
Common Areas														
Upper Floor Hall Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,453	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Strength Equipment	\$ -	\$ -	\$ -	\$ -	\$ 13,608	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Cardio Equipment	\$ -	\$ -	\$ -	\$ -	\$ 27,216	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gym Rubber Flooring	\$ -	\$ -	\$ -	\$ -	\$ 6,804	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Party Room/Office	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Upper Floor Hall Carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,833	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Floors Carpet & Pa	\$ -	\$ -	\$ -	\$ -	\$ 43,411	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Floor Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Entrance Doors & Fra	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,971	\$ -	\$ -	\$ -	\$ -
Miscellaneous														
Mailboxes Bldg 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,902	\$ -	\$ -	\$ -	\$ -
Mailboxes Bldg 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surveillance	\$ -	\$ -	\$ -	\$ -	\$ 23,370	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,807	\$ 29,604	\$ -
Entry Intercom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FOB Access System	\$ 22,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,321	\$ -
Defibrillators	\$ -	\$ -	\$ 5,131	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,499	\$ -	\$ -	\$ -
Lighting Upgrades	\$ -	\$ -	\$ -	\$ -	\$ 85,049	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fountain	\$ -	\$ 31,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Vehicle Charger	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 81,006	\$ 281,885	\$ 254,293	\$ 218,982	\$ 657,645	\$ 54,453	\$ 405,440	\$ 292,496	\$ 452,585	\$ 109,564	\$ 309,655	\$ 66,304	\$ 168,801	\$ 411,296

Annual Expenses by Component

	2049	2050	2051	2052	2053	2054	2055
Roofing							
Flat Recoat	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 407,780	\$ -
Flat Replace	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 407,780	\$ -
Tile Roofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exterior							
Stucco Seal/Major Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stucco Minor Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Balcony Paint	\$ 355,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 424,182
Concrete Replacements	\$ -	\$ -	\$ 60,630	\$ -	\$ -	\$ -	\$ -
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Crank Windows	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Courtyard Flagstone Repair	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Metal Railing Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Balusters/Wall Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North Parking Breathable S	\$ -	\$ -	\$ 15,549	\$ -	\$ -	\$ 16,991	\$ -
North Parking Replace & R	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
South Parking Breathable S	\$ -	\$ -	\$ 11,106	\$ -	\$ -	\$ 12,136	\$ -
South Parking Replace & R	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 963,623	\$ -
Front Hedges	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Planter Waterproofing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,090	\$ -
Mechanical							
Garage Door	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Garage Door Motor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Door Opener B1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Stanley Door Opener B2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
HVAC Boilers	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tankless Water Heaters B2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 152,857
Tankless Water Heaters B1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storage Tanks (Bldg 1)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Storage Tanks (Bldg 2)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Elevator Modernization (B1c)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 849,542	\$ -
Elevator Modernization (B1c)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 424,771	\$ -
Elevator Cab Remodel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Generator Rebuild Lg	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Generator Rebuild Sm	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 121,363	\$ -
Cooling Tower	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Exhaust Fans (Partial Repl	\$ -	\$ 8,476	\$ -	\$ -	\$ 9,262	\$ -	\$ -

Annual Expenses by Component

	2049	2050	2051	2052	2053	2054	2055
Make Up Air Units	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 285,991	\$ -
Snow Melt System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,702	\$ -
Garage/Stair Space Heater	\$ 10,287	\$ -	\$ -	\$ -	\$ -	\$ 11,925	\$ -
Electrical Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Domestic Pumpset	\$ -	\$ -	\$ 145,512	\$ -	\$ -	\$ -	\$ -
Fire Pump Controls	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Expansion Tank	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,204	\$ -
Fire Alarm Panel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Glycol Pump	\$ 38,862	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plumbing/Piping	\$ -	\$ -	\$ 60,630	\$ -	\$ -	\$ -	\$ -
Miscellaneous Repair/Repli	\$ -	\$ 23,546	\$ -	\$ -	\$ 25,729	\$ -	\$ -
Water Leak Protection Syst	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Common Areas							
Upper Floor Hall Paint	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 84,836
Gym Strength Equipment	\$ -	\$ -	\$ -	\$ -	\$ 20,583	\$ -	\$ -
Gym Cardio Equipment	\$ -	\$ -	\$ -	\$ -	\$ 41,166	\$ -	\$ -
Gym Rubber Flooring	\$ -	\$ -	\$ -	\$ -	\$ 10,292	\$ -	\$ -
Party Room/Office	\$ 54,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Upper Floor Hall Carpet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Ground Floors Carpet & Pa	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,633	\$ -
Floor Tile	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Front Entrance Doors & Fra	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous							
Mailboxes Bldg 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Mailboxes Bldg 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,554
Surveillance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 37,501
Entry Intercom	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FOB Access System	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Defibrillators	\$ -	\$ -	\$ -	\$ -	\$ 8,233	\$ -	\$ -
Lighting Upgrades	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132,504	\$ -
Fountain	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric Vehicle Charger	\$ 36,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Totals	\$ 495,834	\$ 32,022	\$ 293,428	\$ -	\$ 115,266	\$ 3,865,037	\$ 708,930

Component Details

Roofing

Flat Recoat

Approximate Component Quantity	-	14000	Estimated Current Unit Cost	\$	12.73
Unit of Measure	-	SF	Estimated Total Current Cost	\$	178,231
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	\$	261,739
Estimated Remaining Useful Life (Years)	-	13	Fully Funded Balance	\$	23,764
Estimated Replacement Year	-	2039	Depreciation This Year	\$	11,882
Cost Source	-	3	Monthly Contribution	\$	1,424.75
Depreciation Percent	-	4.75%	Fully Funded Balance Percent		1.12%
Life Remaining Percent	-	87%			

Roofing

Flat Replace

Approximate Component Quantity	-	14000	Estimated Current Unit Cost	\$	12.73
Unit of Measure	-	SF	Estimated Total Current Cost	\$	178,231
Normal Useful Life (Years)	-	30	Estimated Total Future Cost	\$	407,780
Estimated Remaining Useful Life (Years)	-	28	Fully Funded Balance	\$	11,882
Estimated Replacement Year	-	2054	Depreciation This Year	\$	5,941
Cost Source	-	3	Monthly Contribution	\$	712.38
Depreciation Percent	-	2.37%	Fully Funded Balance Percent		0.56%
Life Remaining Percent	-	93%			

Roofing

Tile Roofing

Approximate Component Quantity	-	16000	Estimated Current Unit Cost	\$	11.58
Unit of Measure	-	SF	Estimated Total Current Cost	\$	185,326
Normal Useful Life (Years)	-	50	Estimated Total Future Cost	\$	355,105
Estimated Remaining Useful Life (Years)	-	22	Fully Funded Balance	\$	103,783
Estimated Replacement Year	-	2048	Depreciation This Year	\$	3,707
Cost Source	-	1	Monthly Contribution	\$	444.44
Depreciation Percent	-	1.48%	Fully Funded Balance Percent		4.91%
Life Remaining Percent	-	44%			

Exterior

Stucco Seal/Major Repairs

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	347,487.19
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	347,487
Normal Useful Life (Years)	-	25	Estimated Total Future Cost	\$	427,365
Estimated Remaining Useful Life (Years)	-	7	Fully Funded Balance	\$	250,191
Estimated Replacement Year	-	2033	Depreciation This Year	\$	13,899
Cost Source	-	1	Monthly Contribution	\$	1,666.65
Depreciation Percent	-	5.56%	Fully Funded Balance Percent		11.83%
Life Remaining Percent	-	28%			

Exterior

Stucco Minor Repair

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	19,800.00
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	19,800
Normal Useful Life (Years)	-	10	Estimated Total Future Cost	\$	19,800
Estimated Remaining Useful Life (Years)	-	0	Fully Funded Balance	\$	19,800
Estimated Replacement Year	-	2026	Depreciation This Year	\$	1,980
Cost Source	-	1	Monthly Contribution	\$	237.42
Depreciation Percent	-	0.79%	Fully Funded Balance Percent		0.94%
Life Remaining Percent	-	0%			

Exterior**Metal Balcony Paint**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 180,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 180,000
Normal Useful Life (Years)	- 6	Estimated Total Future Cost	\$ 208,669
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 30,000
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 30,000
Cost Source	- 3	Monthly Contribution	\$ 3,597.23
Depreciation Percent	- 11.99%	Fully Funded Balance Percent	1.42%
Life Remaining Percent	- 83%		

Exterior**Concrete Replacements**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 28,957.27
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 28,957
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 33,569
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 21,718
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 1,448
Cost Source	- 1	Monthly Contribution	\$ 173.61
Depreciation Percent	- 0.58%	Fully Funded Balance Percent	1.03%
Life Remaining Percent	- 25%		

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	- #REF!		

Exterior**Crank Windows**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 206,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 206,000
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 238,810
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 171,667
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 6,867
Cost Source	- 3	Monthly Contribution	\$ 823.37
Depreciation Percent	- 2.74%	Fully Funded Balance Percent	8.12%
Life Remaining Percent	- 17%		

Exterior**Courtyard Flagstone Repairs**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 85,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 85,000
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 85,000
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 85,000
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 5,667
Cost Source	- 1	Monthly Contribution	\$ 679.48
Depreciation Percent	- 2.26%	Fully Funded Balance Percent	4.02%
Life Remaining Percent	- 0%		

Exterior**Metal Railing Repairs**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 9,266.32
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 9,266
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 9,266
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 9,266
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 927
Cost Source	- 1	Monthly Contribution	\$ 111.11
Depreciation Percent	- 0.37%	Fully Funded Balance Percent	0.44%
Life Remaining Percent	- 0%		

Exterior**Balusters/Wall Repairs**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 18,532.65
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 18,533
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 18,533
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 18,533
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 1,236
Cost Source	- 1	Monthly Contribution	\$ 148.15
Depreciation Percent	- 0.49%	Fully Funded Balance Percent	0.88%
Life Remaining Percent	- 0%		

Exterior**North Parking Breathable Sealer**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 7,426.30
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 7,426
Normal Useful Life (Years)	- 3	Estimated Total Future Cost	\$ 7,649
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 4,951
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 2,475
Cost Source	- 3	Monthly Contribution	\$ 296.82
Depreciation Percent	- 0.99%	Fully Funded Balance Percent	0.23%
Life Remaining Percent	- 33%		

Exterior**North Parking Replace & Rewaterproof**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 265,225.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 265,225
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 335,979
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 194,498
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 8,841
Cost Source	- 3	Monthly Contribution	\$ 1,060.08
Depreciation Percent	- 3.53%	Fully Funded Balance Percent	9.20%
Life Remaining Percent	- 27%		

Exterior**South Parking Breathable Sealer**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 5,304.50
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 5,305
Normal Useful Life (Years)	- 3	Estimated Total Future Cost	\$ 5,464
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 3,536
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 1,768
Cost Source	- 3	Monthly Contribution	\$ 212.02
Depreciation Percent	- 0.71%	Fully Funded Balance Percent	0.17%
Life Remaining Percent	- 33%		

Exterior**South Parking Replace & Rewaterproof**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 421,177.30
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 421,177
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 963,623
Estimated Remaining Useful Life (Years)	- 28	Fully Funded Balance	\$ 28,078
Estimated Replacement Year	- 2054	Depreciation This Year	\$ 14,039
Cost Source	- 3	Monthly Contribution	\$ 1,683.41
Depreciation Percent	- 5.61%	Fully Funded Balance Percent	1.33%
Life Remaining Percent	- 93%		

Exterior**Front Hedges**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 53,000.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 53,000
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 53,000
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 53,000
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 3,533
Cost Source	- 3	Monthly Contribution	\$ 423.67
Depreciation Percent	- 1.41%	Fully Funded Balance Percent	2.51%
Life Remaining Percent	- 0%		

Exterior**Planter Waterproofing**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 42,436.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 42,436
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 47,762
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 35,363
Estimated Replacement Year	- 2030	Depreciation This Year	\$ 1,768
Cost Source	- 1	Monthly Contribution	\$ 212.02
Depreciation Percent	- 0.71%	Fully Funded Balance Percent	1.67%
Life Remaining Percent	- 17%		

Mechanical**Garage Door**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 31,273.85
Unit of Measure	- Each	Estimated Total Current Cost	\$ 31,274
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 44,589
Estimated Remaining Useful Life (Years)	- 12	Fully Funded Balance	\$ 12,510
Estimated Replacement Year	- 2038	Depreciation This Year	\$ 1,564
Cost Source	- 1	Monthly Contribution	\$ 187.50
Depreciation Percent	- 0.62%	Fully Funded Balance Percent	0.59%
Life Remaining Percent	- 60%		

Mechanical**Garage Door Motor**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 8,108.03
Unit of Measure	- Each	Estimated Total Current Cost	\$ 8,108
Normal Useful Life (Years)	- 10	Estimated Total Future Cost	\$ 8,602
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 6,486
Estimated Replacement Year	- 2028	Depreciation This Year	\$ 811
Cost Source	- 1	Monthly Contribution	\$ 97.22
Depreciation Percent	- 0.32%	Fully Funded Balance Percent	0.31%
Life Remaining Percent	- 20%		

Mechanical**Stanley Door Opener B1**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,243.60
Unit of Measure	- Each	Estimated Total Current Cost	\$ 4,244
Normal Useful Life (Years)	- 14	Estimated Total Future Cost	\$ 5,376
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 1,819
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 303
Cost Source	- 1	Monthly Contribution	\$ 36.35
Depreciation Percent	- 0.12%	Fully Funded Balance Percent	0.09%
Life Remaining Percent	- 57%		

Mechanical**Stanley Door Openers B2**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,243.60
Unit of Measure	- Each	Estimated Total Current Cost	\$ 4,244
Normal Useful Life (Years)	- 14	Estimated Total Future Cost	\$ 5,376
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 1,819
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 303
Cost Source	- 1	Monthly Contribution	\$ 36.35
Depreciation Percent	- 0.12%	Fully Funded Balance Percent	0.09%
Life Remaining Percent	- 57%		

Mechanical**HVAC Boilers**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 57,914.53
Unit of Measure	- Each	Estimated Total Current Cost	\$ 115,829
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 170,099
Estimated Remaining Useful Life (Years)	- 13	Fully Funded Balance	\$ 40,540
Estimated Replacement Year	- 2039	Depreciation This Year	\$ 5,791
Cost Source	- 1	Monthly Contribution	\$ 694.44
Depreciation Percent	- 2.31%	Fully Funded Balance Percent	1.92%
Life Remaining Percent	- 65%		

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

Approximate Component Quantity	- 4	Estimated Current Unit Cost	\$ 16,216.07
Unit of Measure	- Each	Estimated Total Current Cost	\$ 64,864
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 75,195
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 37,837
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 5,405
Cost Source	- 1	Monthly Contribution	\$ 648.14
Depreciation Percent	- 2.16%	Fully Funded Balance Percent	1.79%
Life Remaining Percent	- 42%		

Mechanical**Rinnai Boilers B1**

Approximate Component Quantity	- 8	Estimated Current Unit Cost	\$ 14,677.50
Unit of Measure	- Each	Estimated Total Current Cost	\$ 117,420
Normal Useful Life (Years)	- 18	Estimated Total Future Cost	\$ 188,425
Estimated Remaining Useful Life (Years)	- 16	Fully Funded Balance	\$ 13,047
Estimated Replacement Year	- 2042	Depreciation This Year	\$ 6,523
Cost Source	- 3	Monthly Contribution	\$ 782.20
Depreciation Percent	- 2.61%	Fully Funded Balance Percent	0.62%
Life Remaining Percent	- 89%		

Mechanical**Storage Tanks (Bldg 1)**

Approximate Component Quantity	-	4	Estimated Current Unit Cost	\$	10,424.62
Unit of Measure	-	Each	Estimated Total Current Cost	\$	41,698
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	\$	49,790
Estimated Remaining Useful Life (Years)	-	6	Fully Funded Balance	\$	25,019
Estimated Replacement Year	-	2032	Depreciation This Year	\$	2,780
Cost Source	-	1	Monthly Contribution	\$	333.33
Depreciation Percent	-	1.11%	Fully Funded Balance Percent		1.18%
Life Remaining Percent	-	40%			

Mechanical**Storage Tanks (Bldg 2)**

Approximate Component Quantity	-	3	Estimated Current Unit Cost	\$	10,424.62
Unit of Measure	-	Each	Estimated Total Current Cost	\$	31,274
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	\$	32,212
Estimated Remaining Useful Life (Years)	-	1	Fully Funded Balance	\$	29,189
Estimated Replacement Year	-	2027	Depreciation This Year	\$	2,085
Cost Source	-	1	Monthly Contribution	\$	250.00
Depreciation Percent	-	0.83%	Fully Funded Balance Percent		1.38%
Life Remaining Percent	-	7%			

Mechanical**Elevator Modernization (Bldg 1)**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	371,315.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	371,315
Normal Useful Life (Years)	-	30	Estimated Total Future Cost	\$	849,542
Estimated Remaining Useful Life (Years)	-	28	Fully Funded Balance	\$	24,754
Estimated Replacement Year	-	2054	Depreciation This Year	\$	12,377
Cost Source	-	1	Monthly Contribution	\$	1,484.12
Depreciation Percent	-	4.95%	Fully Funded Balance Percent		1.17%
Life Remaining Percent	-	93%			

Mechanical**Elevator Modernization (Bldg 2)**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	185,657.50
Unit of Measure	-	Each	Estimated Total Current Cost	\$	185,658
Normal Useful Life (Years)	-	30	Estimated Total Future Cost	\$	424,771
Estimated Remaining Useful Life (Years)	-	28	Fully Funded Balance	\$	12,377
Estimated Replacement Year	-	2054	Depreciation This Year	\$	6,189
Cost Source	-	1	Monthly Contribution	\$	742.06
Depreciation Percent	-	2.47%	Fully Funded Balance Percent		0.59%
Life Remaining Percent	-	93%			

Mechanical**Elevator Cab Remodel**

Approximate Component Quantity	-	2	Estimated Current Unit Cost	\$	23,165.81
Unit of Measure	-	Each	Estimated Total Current Cost	\$	46,332
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	\$	66,058
Estimated Remaining Useful Life (Years)	-	12	Fully Funded Balance	\$	18,533
Estimated Replacement Year	-	2038	Depreciation This Year	\$	2,317
Cost Source	-	1	Monthly Contribution	\$	277.78
Depreciation Percent	-	0.93%	Fully Funded Balance Percent		0.88%
Life Remaining Percent	-	60%			

Mechanical**Generator Rebuild Lg**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 69,497.44
Unit of Measure	- Each	Estimated Total Current Cost	\$ 69,497
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 88,037
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 50,965
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 2,317
Cost Source	- 1	Monthly Contribution	\$ 277.78
Depreciation Percent	- 0.93%	Fully Funded Balance Percent	2.41%
Life Remaining Percent	- 27%		

Mechanical**Generator Rebuild Sm**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 53,045.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 53,045
Normal Useful Life (Years)	- 30	Estimated Total Future Cost	\$ 121,363
Estimated Remaining Useful Life (Years)	- 28	Fully Funded Balance	\$ 3,536
Estimated Replacement Year	- 2054	Depreciation This Year	\$ 1,768
Cost Source	- 1	Monthly Contribution	\$ 212.02
Depreciation Percent	- 0.71%	Fully Funded Balance Percent	0.17%
Life Remaining Percent	- 93%		

Mechanical**Cooling Tower**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 144,786.33
Unit of Measure	- Each	Estimated Total Current Cost	\$ 144,786
Normal Useful Life (Years)	- 32	Estimated Total Future Cost	\$ 194,581
Estimated Remaining Useful Life (Years)	- 10	Fully Funded Balance	\$ 99,541
Estimated Replacement Year	- 2036	Depreciation This Year	\$ 4,525
Cost Source	- 1	Monthly Contribution	\$ 542.53
Depreciation Percent	- 1.81%	Fully Funded Balance Percent	4.71%
Life Remaining Percent	- 31%		

Mechanical**Exhaust Fans (Partial Replace)**

Approximate Component Quantity	- 8	Estimated Current Unit Cost	\$ 3,474.87
Unit of Measure	- Each	Estimated Total Current Cost	\$ 4,170
Normal Useful Life (Years)	- 3	Estimated Total Future Cost	\$ 4,557
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ -
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 1,390
Cost Source	- 1	Monthly Contribution	\$ 166.67
Depreciation Percent	- 0.56%	Fully Funded Balance Percent	0.00%
Life Remaining Percent	- 100%		

Mechanical**Make Up Air Units**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 62,500.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 125,000
Normal Useful Life (Years)	- 26	Estimated Total Future Cost	\$ 132,613
Estimated Remaining Useful Life (Years)	- 2	Fully Funded Balance	\$ 115,385
Estimated Replacement Year	- 2028	Depreciation This Year	\$ 4,808
Cost Source	- 1	Monthly Contribution	\$ 576.48
Depreciation Percent	- 1.92%	Fully Funded Balance Percent	5.46%
Life Remaining Percent	- 8%		

Mechanical**Snow Melt System**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 20,849.23
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 20,849
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 23,466
Estimated Remaining Useful Life (Years)	- 4	Fully Funded Balance	\$ 13,899
Estimated Replacement Year	- 2030	Depreciation This Year	\$ 1,737
Cost Source	- 1	Monthly Contribution	\$ 208.33
Depreciation Percent	- 0.69%	Fully Funded Balance Percent	0.66%
Life Remaining Percent	- 33%		

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

Approximate Component Quantity	- 15	Estimated Current Unit Cost	\$ 3,474.87
Unit of Measure	- Each	Estimated Total Current Cost	\$ 5,212
Normal Useful Life (Years)	- 5	Estimated Total Future Cost	\$ 5,696
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 2,085
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 1,042
Cost Source	- 1	Monthly Contribution	\$ 125.00
Depreciation Percent	- 0.42%	Fully Funded Balance Percent	0.10%
Life Remaining Percent	- 60%		

Mechanical**Electrical Contingency**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 13,529.00
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 13,529
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 13,529
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 13,529
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 902
Cost Source	- 1	Monthly Contribution	\$ 108.15
Depreciation Percent	- 0.36%	Fully Funded Balance Percent	0.64%
Life Remaining Percent	- 0%		

Mechanical**Domestic Pumpset**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 69,497.44
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 69,497
Normal Useful Life (Years)	- 17	Estimated Total Future Cost	\$ 88,037
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 36,793
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 4,088
Cost Source	- 1	Monthly Contribution	\$ 490.19
Depreciation Percent	- 1.63%	Fully Funded Balance Percent	1.74%
Life Remaining Percent	- 47%		

Mechanical**Fire Pump Controls**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 28,957.27
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 28,957
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 45,114
Estimated Remaining Useful Life (Years)	- 15	Fully Funded Balance	\$ 7,239
Estimated Replacement Year	- 2041	Depreciation This Year	\$ 1,448
Cost Source	- 1	Monthly Contribution	\$ 173.61
Depreciation Percent	- 0.58%	Fully Funded Balance Percent	0.34%
Life Remaining Percent	- 75%		

Mechanical**Expansion Tank**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 7,956.75
Unit of Measure	- Each	Estimated Total Current Cost	\$ 7,957
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 8,695
Estimated Remaining Useful Life (Years)	- 3	Fully Funded Balance	\$ 7,002
Estimated Replacement Year	- 2029	Depreciation This Year	\$ 318
Cost Source	- 1	Monthly Contribution	\$ 38.16
Depreciation Percent	- 0.13%	Fully Funded Balance Percent	0.33%
Life Remaining Percent	- 12%		

Mechanical**Fire Alarm Panel**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 52,123.08
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 52,123
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 74,315
Estimated Remaining Useful Life (Years)	- 12	Fully Funded Balance	\$ 20,849
Estimated Replacement Year	- 2038	Depreciation This Year	\$ 2,606
Cost Source	- 1	Monthly Contribution	\$ 312.50
Depreciation Percent	- 1.04%	Fully Funded Balance Percent	0.99%
Life Remaining Percent	- 60%		

Mechanical**Glycol Pump**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 19,690.94
Unit of Measure	- Each	Estimated Total Current Cost	\$ 19,691
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 24,944
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 9,189
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 1,313
Cost Source	- 1	Monthly Contribution	\$ 157.41
Depreciation Percent	- 0.52%	Fully Funded Balance Percent	0.43%
Life Remaining Percent	- 53%		

Mechanical**Plumbing/Piping**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 28,957.27
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 28,957
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 29,826
Estimated Remaining Useful Life (Years)	- 1	Fully Funded Balance	\$ 25,338
Estimated Replacement Year	- 2027	Depreciation This Year	\$ 3,620
Cost Source	- 1	Monthly Contribution	\$ 434.02
Depreciation Percent	- 1.45%	Fully Funded Balance Percent	1.20%
Life Remaining Percent	- 13%		

Mechanical**Miscellaneous Repair/Replace**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 11,582.91
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 11,583
Normal Useful Life (Years)	- 3	Estimated Total Future Cost	\$ 11,583
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 11,583
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 3,861
Cost Source	- 1	Monthly Contribution	\$ 462.96
Depreciation Percent	- 1.54%	Fully Funded Balance Percent	0.55%
Life Remaining Percent	- 0%		

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

Approximate Component Quantity	-	73	Estimated Current Unit Cost	\$	2,193.90
Unit of Measure	-	Each	Estimated Total Current Cost	\$	160,155
Normal Useful Life (Years)	-	20	Estimated Total Future Cost	\$	280,832
Estimated Remaining Useful Life (Years)	-	19	Fully Funded Balance	\$	8,008
Estimated Replacement Year	-	2045	Depreciation This Year	\$	8,008
Cost Source	-	3	Monthly Contribution	\$	960.19
Depreciation Percent	-	3.20%	Fully Funded Balance Percent		0.38%
Life Remaining Percent	-	95%			

Common Areas**Upper Floor Hall Paint**

Approximate Component Quantity	-	15	Estimated Current Unit Cost	\$	2,400.00
Unit of Measure	-	Each	Estimated Total Current Cost	\$	36,000
Normal Useful Life (Years)	-	15	Estimated Total Future Cost	\$	54,453
Estimated Remaining Useful Life (Years)	-	14	Fully Funded Balance	\$	2,400
Estimated Replacement Year	-	2040	Depreciation This Year	\$	2,400
Cost Source	-	1	Monthly Contribution	\$	287.78
Depreciation Percent	-	0.96%	Fully Funded Balance Percent		0.11%
Life Remaining Percent	-	93%			

Common Areas**Gym Strength Equipment**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	9,266.32
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	9,266
Normal Useful Life (Years)	-	14	Estimated Total Future Cost	\$	13,608
Estimated Remaining Useful Life (Years)	-	13	Fully Funded Balance	\$	662
Estimated Replacement Year	-	2039	Depreciation This Year	\$	662
Cost Source	-	1	Monthly Contribution	\$	79.36
Depreciation Percent	-	0.26%	Fully Funded Balance Percent		0.03%
Life Remaining Percent	-	93%			

Common Areas**Gym Cardio Equipment**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	18,532.65
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	18,533
Normal Useful Life (Years)	-	14	Estimated Total Future Cost	\$	27,216
Estimated Remaining Useful Life (Years)	-	13	Fully Funded Balance	\$	1,324
Estimated Replacement Year	-	2039	Depreciation This Year	\$	1,324
Cost Source	-	1	Monthly Contribution	\$	158.73
Depreciation Percent	-	0.53%	Fully Funded Balance Percent		0.06%
Life Remaining Percent	-	93%			

Common Areas**Gym Rubber Flooring**

Approximate Component Quantity	-	1	Estimated Current Unit Cost	\$	4,633.16
Unit of Measure	-	Allowance	Estimated Total Current Cost	\$	4,633
Normal Useful Life (Years)	-	14	Estimated Total Future Cost	\$	6,804
Estimated Remaining Useful Life (Years)	-	13	Fully Funded Balance	\$	331
Estimated Replacement Year	-	2039	Depreciation This Year	\$	331
Cost Source	-	1	Monthly Contribution	\$	39.68
Depreciation Percent	-	0.13%	Fully Funded Balance Percent		0.02%
Life Remaining Percent	-	93%			

Common Areas**Party Room/Office**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 27,798.97
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 27,799
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 35,215
Estimated Remaining Useful Life (Years)	- 8	Fully Funded Balance	\$ 12,973
Estimated Replacement Year	- 2034	Depreciation This Year	\$ 1,853
Cost Source	- 1	Monthly Contribution	\$ 222.22
Depreciation Percent	- 0.74%	Fully Funded Balance Percent	0.61%
Life Remaining Percent	- 53%		

Common Areas**Hall Carpet Upper Floors**

Approximate Component Quantity	- 15	Estimated Current Unit Cost	\$ 3,031.00
Unit of Measure	- Each	Estimated Total Current Cost	\$ 45,465
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 45,465
Estimated Remaining Useful Life (Years)	- 0	Fully Funded Balance	\$ 45,465
Estimated Replacement Year	- 2026	Depreciation This Year	\$ 3,031
Cost Source	- 1	Monthly Contribution	\$ 363.44
Depreciation Percent	- 1.21%	Fully Funded Balance Percent	2.15%
Life Remaining Percent	- 0%		

Common Areas**Ground Floors Carpet & Paint**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 14,780.50
Unit of Measure	- Each	Estimated Total Current Cost	\$ 29,561
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 43,411
Estimated Remaining Useful Life (Years)	- 13	Fully Funded Balance	\$ 3,941
Estimated Replacement Year	- 2039	Depreciation This Year	\$ 1,971
Cost Source	- 1	Monthly Contribution	\$ 236.31
Depreciation Percent	- 0.79%	Fully Funded Balance Percent	0.19%
Life Remaining Percent	- 87%		

Common Areas**Floor Tile**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 17,374.36
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 17,374
Normal Useful Life (Years)	- 25	Estimated Total Future Cost	\$ 20,142
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 13,899
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 695
Cost Source	- 1	Monthly Contribution	\$ 83.33
Depreciation Percent	- 0.28%	Fully Funded Balance Percent	0.66%
Life Remaining Percent	- 20%		

Common Areas**Front Entrance Doors & Frames**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 39,338.17
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 39,338
Normal Useful Life (Years)	- 20	Estimated Total Future Cost	\$ 66,971
Estimated Remaining Useful Life (Years)	- 18	Fully Funded Balance	\$ 3,934
Estimated Replacement Year	- 2044	Depreciation This Year	\$ 1,967
Cost Source	- 3	Monthly Contribution	\$ 235.85
Depreciation Percent	- 0.79%	Fully Funded Balance Percent	0.19%
Life Remaining Percent	- 90%		

Miscellaneous**Mailboxes Bldg 1**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,054.02
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,054
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 6,902
Estimated Remaining Useful Life (Years)	- 18	Fully Funded Balance	\$ 1,014
Estimated Replacement Year	- 2044	Depreciation This Year	\$ 169
Cost Source	- 1	Monthly Contribution	\$ 20.25
Depreciation Percent	- 0.07%	Fully Funded Balance Percent	0.05%
Life Remaining Percent	- 75%		

Miscellaneous**Mailboxes Bldg 2**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 4,054.02
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 4,054
Normal Useful Life (Years)	- 24	Estimated Total Future Cost	\$ 4,700
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 3,209
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 169
Cost Source	- 1	Monthly Contribution	\$ 20.25
Depreciation Percent	- 0.07%	Fully Funded Balance Percent	0.15%
Life Remaining Percent	- 21%		

Miscellaneous**Surveillance**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 15,913.50
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 15,914
Normal Useful Life (Years)	- 8	Estimated Total Future Cost	\$ 18,448
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 5,968
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 1,989
Cost Source	- 1	Monthly Contribution	\$ 238.52
Depreciation Percent	- 0.80%	Fully Funded Balance Percent	0.28%
Life Remaining Percent	- 63%		

Miscellaneous**Entry Intercom**

Approximate Component Quantity	- 2	Estimated Current Unit Cost	\$ 3,822.36
Unit of Measure	- Each	Estimated Total Current Cost	\$ 7,645
Normal Useful Life (Years)	- 15	Estimated Total Future Cost	\$ 8,862
Estimated Remaining Useful Life (Years)	- 5	Fully Funded Balance	\$ 5,096
Estimated Replacement Year	- 2031	Depreciation This Year	\$ 510
Cost Source	- 1	Monthly Contribution	\$ 61.11
Depreciation Percent	- 0.20%	Fully Funded Balance Percent	0.24%
Life Remaining Percent	- 33%		

Miscellaneous**FOB Access System**

Approximate Component Quantity	- 1	Estimated Current Unit Cost	\$ 17,374.36
Unit of Measure	- Allowance	Estimated Total Current Cost	\$ 17,374
Normal Useful Life (Years)	- 12	Estimated Total Future Cost	\$ 22,670
Estimated Remaining Useful Life (Years)	- 9	Fully Funded Balance	\$ 4,344
Estimated Replacement Year	- 2035	Depreciation This Year	\$ 1,448
Cost Source	- 1	Monthly Contribution	\$ 173.61
Depreciation Percent	- 0.58%	Fully Funded Balance Percent	0.21%
Life Remaining Percent	- 75%		

Miscellaneous

Approximate Component Quantity	-	2
Unit of Measure	-	Each
Normal Useful Life (Years)	-	8
Estimated Remaining Useful Life (Years)	-	3
Estimated Replacement Year	-	2029
Cost Source	-	1
Depreciation Percent	-	0.19%
Life Remaining Percent	-	38%

Defibrillators

Estimated Current Unit Cost	\$	1,853.26
Estimated Total Current Cost	\$	3,707
Estimated Total Future Cost	\$	4,050
Fully Funded Balance	\$	2,317
Depreciation This Year	\$	463
Monthly Contribution	\$	55.56
Fully Funded Balance Percent		0.11%

Miscellaneous

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	15
Estimated Remaining Useful Life (Years)	-	13
Estimated Replacement Year	-	2039
Cost Source	-	1
Depreciation Percent	-	1.54%
Life Remaining Percent	-	87%

Lighting Upgrades

Estimated Current Unit Cost	\$	57,914.53
Estimated Total Current Cost	\$	57,915
Estimated Total Future Cost	\$	85,049
Fully Funded Balance	\$	7,722
Depreciation This Year	\$	3,861
Monthly Contribution	\$	462.96
Fully Funded Balance Percent		0.37%

Miscellaneous

Approximate Component Quantity	-	1
Unit of Measure	-	Allowance
Normal Useful Life (Years)	-	20
Estimated Remaining Useful Life (Years)	-	10
Estimated Replacement Year	-	2036
Cost Source	-	1
Depreciation Percent	-	0.46%
Life Remaining Percent	-	50%

Fountain

Estimated Current Unit Cost	\$	23,165.81
Estimated Total Current Cost	\$	23,166
Estimated Total Future Cost	\$	31,133
Fully Funded Balance	\$	11,583
Depreciation This Year	\$	1,158
Monthly Contribution	\$	138.89
Fully Funded Balance Percent		0.55%

Miscellaneous

Approximate Component Quantity	-	1
Unit of Measure	-	Each
Normal Useful Life (Years)	-	15
Estimated Remaining Useful Life (Years)	-	8
Estimated Replacement Year	-	2034
Cost Source	-	1
Depreciation Percent	-	0.49%
Life Remaining Percent	-	53%

Electric Vehicle Charger

Estimated Current Unit Cost	\$	18,532.65
Estimated Total Current Cost	\$	18,533
Estimated Total Future Cost	\$	23,477
Fully Funded Balance	\$	8,649
Depreciation This Year	\$	1,236
Monthly Contribution	\$	148.15
Fully Funded Balance Percent		0.41%