



RESERVE STUDY - FEBRUARY 1, 2020

High Rise Homeowners Association (Sample Only)
3525 Main Street
Los Angeles, California

REVIEWED BY:

Les Weinberg, MBA, RS

DATE:

February 1, 2020



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OVERVIEW

This "Full" Reserve Study has been prepared for "High Rise Homeowners' Association" in Los Angeles, California. It consists of three main divisions:

The **Summary** is a brief synopsis of the results of the Reserve Study for compliance with the Civil Code.

The **Financial Analysis** utilizes the data gathered from the Condition Assessment. Future expenditures by year over a 30-year period are then projected. Specific information regarding methods and assumptions are delineated in that section.

The **Condition Assessment** is both an inventory and examination of the major association components that are subject to deterioration within the 30-year scope of this study. Specific information regarding survey methods and assumptions are delineated in that section.

Information contained in this report will assist in compliance with the provisions of California Civil Code, Sections 5300, 5570, and 5550 which require, among other items, that a pro forma operating budget (which should include a summary of the Reserve Study) be distributed between 30 and 90 days prior to the beginning of the association's fiscal year. The code requires that the association perform a Reserve Study at least every 3 years, which must be updated annually. The summary of the Reserve Study must include:

- 1) An estimation of remaining life expectancy of those components.
- 2) A statement of annual contributions necessary to defray such costs.
- 3) Identification of common area components with less than a 30-year life.
- 4) A statement showing the current reserves available to defray such costs.
- 5) "Percent Funded" (i.e. item #4 above divided by item #3).
- 6) A statement as to whether the board has determined or anticipates any special assessments.
- 7) A statement regarding the procedures used for calculation and establishment of the reserves.

DOCUMENTS TO BE DISTRIBUTED (within 30 – 90 days prior to the fiscal year the study is for):

- 1) **Summary**
- 2) **Component Inventory**
- 3) **ARFDS** (Assessment and Reserve Funding Disclosure Summary)
- 4) Copies of the full Reserve Study should be made available upon request.

In addition to the legal objectives, the information contained in the study will provide a perpetual inventory of all common area components which can be expanded should the project undergo any future physical changes. Also, the detailed schedules will serve as an advance warning system with respect to major repair or replacement of the components. This will allow time for obtaining competitive bids, ultimately resulting in cost savings to the individual homeowners. As a planning tool, the study can be utilized as a "maintenance monitor", thus obtaining maximum life potential from the components and avoiding the "quick-fix" option that can occur due to a lack of funds.

One of the most important aspects of this report is that it will provide an educated estimate as to what the monthly reserve contribution realistically needs to be. This will ensure the physical well-being of the project and ultimately enhance each owner's investment while helping to avoid unexpected and costly special assessments.

It is important to note that the information contained herein includes estimates and assumptions based on various sources of information. While every effort has been made to insure accurate results, this report reflects the judgment of Reserve Studies Inc. based on conditions present at the time of the study and should not be construed as a guarantee or assurance of future events. This study has been undertaken by an independent third party. RSI (Reserve Studies Inc.) has no involvement with the client (association) outside of the scope of the services provided herein.

SUMMARY

HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

The following is a summary of the results of the Financial Analysis portion of the Reserve Study for the period indicated below. The recommended monthly reserve contribution is based on **Funding Plan #3** (also see "Comparison of Funding Plans / Illustrations" schedule). However, this funding plan, while being the most equitable, reflects minimum funding and may only marginally cover the total annual expenditures in some years. The "Per Unit" amounts reflect the "Total" amounts divided by the number of units - no adjustments have been made for any variable rate assessments.

ASSUMPTIONS:

(A) FISCAL (12 MONTH) PERIOD RESERVE STUDY IS TO COVER:	1/1/2021	through	12/31/2021
(B) INFLATION FACTOR (10 year running average CPI per Bureau of Labor Statistics - calculated annually):			1.77%
(C) INTEREST % ON RESERVE FUNDS (unless provided by the association, assumed to be 1%):			1.0000%
(D) BEGINNING RESERVE BALANCE (per association, estimated as of	1/1/2021)	\$512,532
(E) NUMBER OF UNITS:			151

ANALYSIS OF RESERVE CONTRIBUTION

		TOTAL	PER UNIT
(F) AMOUNT BUDGETED MONTHLY (PER ASSOCIATION) AS OF	12/31/2020 :	\$13,000.00	\$86.09
(G) RECOMMENDED MONTHLY FOR PERIOD	1/1/2021 through 12/31/2021 :	\$16,575.00	\$109.77
(see <u>Funding Plan #3</u> for specific details)			
(H) <u>DOLLAR</u> INCREASE / (DECREASE) (item "G" less item "F"):		\$3,575.00	\$23.68
(I) <u>PERCENTAGE</u> INCREASE / (DECREASE) (item "H" divided by item "F"):		27.50%	27.50%
(J) SPECIAL ASSESSMENT FOR PERIOD	1/1/2021 through 12/31/2021 :	\$0.00	\$0.00
(in addition to "AMOUNT RECOMMENDED" from above [item "G"])			
(K) FUTURE <u>ANNUAL</u> PERCENTAGE INCREASES / (DECREASES)	1/1/2022 - 1/1/2023	27.50%	27.50%

ANALYSIS OF TOTAL BUDGETED ASSESSMENT ("DUES") FROM ALL OWNERS:

		TOTAL	PER UNIT
(L) AMOUNT BUDGETED MONTHLY (PER ASSOCIATION) AS OF	12/31/2020 :	96,855.00	641.42
(M) RESERVE CONTRIBUTION % OF TOTAL ASSESSMENT ("DUES") (item "F" divided by "L")		13.42%	13.42%
(N) % INCREASE/(DECREASE) IN TOTAL MONTHLY ASSESSMENT ("DUES") ("h" divided by "L")		3.69%	3.69%
(if recommended monthly reserve contribution implemented)			

OVERAGE / (DEFICIT) - between "actual" and "ideal" reserve balance: (1,662,685) (11,011)

FUNDS TO COVER THE COST OF COMPONENTS THAT NEED TO BE REPLACED WITHIN 5 YEARS **\$1,666,721.70**

PERCENT FUNDED AS OF: 1/1/2021 (excluding "unknown" amounts from Component Inventory) **23.56%**

actual reserve balance (item "D" above): 512,532
divided by
accumulated depreciation (see Component Inventory): 2,175,217

PERCENT FUNDED AS OF: 12/31/2021 (if Funding Plan #3 recommended above is followed) **28.15%**

FINANCIAL ANALYSIS

This **Financial Analysis** reveals the financial ramifications over a 30-year projection resulting from the Condition Assessment, and consists of the following schedules:

- 1) **COMPONENT INVENTORY** - Lists all the components compiled from the Condition Assessment, including their quantity, typical useful lives, estimated remaining lives and average costs. Also provided for each component is an allocation of the beginning reserve balance, annual depreciation, accumulated depreciation, and monthly contributions.

FUNDING PLANS / ILLUSTRATIONS - Four funding plans / illustrations are provided to illustrate the effects of various levels of reserve contributions versus anticipated reserve expenditures. They include 30 years of activity, are detailed on an **annual** basis, and include interest income earned on reserve funds (net of taxes), which can offset the amount of contributions required.
- 2) **FUNDING ILLUSTRATION #1** - This illustration assumes that the current reserve contribution will remain the same throughout the 30-year projection. In most cases this will not be sufficient to cover future reserve expenditures over the 30-year period. **This is not a recommended funding plan.**
- 3) **FUNDING ILLUSTRATION #2** - This illustration also assumes that the current reserve contribution will remain the same throughout the 30-year projection. However, special assessments are generated for any year that the reserve balance would otherwise drop below \$0.00. **This is not a recommended funding plan**
- 4) **FUNDING PLAN #3** - This plan increases (or sometimes decreases) current reserve contributions as necessary to cover all future expenditures and achieve 100% funding at least by the end of the 30-year projection. It most fairly matches the depreciation of the common components and the enjoyment of the benefits. **This is a recommended funding plan** and fulfills the requirement of the California Civil Code with respect to distribution of a full funding plan.
- 5) **FUNDING ILLUSTRATION #4** - This illustration dictates what the reserve contribution would need to be to achieve annual 100% funding.
- 6) **COMPARISON OF FUNDING PLANS / ILLUSTRATIONS** - Details comparison of the 4 funding plans / illustrations on an annual basis, including the **monthly** reserve contributions and the percent funded for each year.
- 7) **GRAPH: FUNDING PLANS / ILLUSTRATIONS 1-4 vs. RESERVE EXPENDITURES** - Shows the cash receipts (reserve contributions plus interest income) in each of the 4 funding plans / illustrations versus the total reserve expenditures on an annual basis.
- 8) **GRAPH: FUNDING PLANS / ILLUSTRATIONS 1-4 vs. ACCUMULATED DEPRECIATION** - Shows the cash receipts versus the accumulated depreciation on an annual basis.
- 9) **RESERVE EXPENDITURES BY YEAR** – Details the component expenditures for each year they come due.
- 10) **COMPONENT ACCUMULATED DEPRECIATION ANALYSIS** – Calculates the accumulated depreciation for each component at year-end. The total accumulated depreciation per year is ideally the amount that should be in reserves and represents 100% funded. For example, if a component cost is \$1,000, has a useful life of 10 years and is 6 years old, then \$600 should be in reserves: \$1,000 divided by 10 years = \$100 per year x 6 years of depreciation.

COMPONENT INVENTORY threshold = \$500
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

AS OF: 1/1/2021

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CONTRIBUTION	
										CURRENT	RECOMMEND
ROOF/DECKS											
built-up roof	0101	10,950 sq ft	12	3	97,950 ¹	8,163	17,310	73,463	(56,153)	439.05	559.78
metal roof	0102	lifetime	30+	30+	0	0	0	0	0	0.00	0.00
membrane decks-common (rsrf)	0103	1,700 sq ft	24	3	13,600 ¹	567	2,804	11,900	(9,096)	71.12	90.68
membrane decks-common (coat)	0104	1,700 sq ft	8	3	2,950 ¹	369	434	1,844	(1,410)	11.02	14.05
membrane decks-units (rsrf)	0105	unit owner	n/a	n/a	0	0	0	0	0	0.00	0.00
membrane decks-units (coat)	0106	unit owner	n/a	n/a	0	0	0	0	0	0.00	0.00
STRUCTURE											
foundations/structural frame	0201	2 buildings	30+	30+	0	0	0	0	0	0.00	0.00
waterproofing	0202	unknown	n/a	n/a	unknown	0	0	0	0	0.00	0.00
structural pest control	0203	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
siding	0204	850 sq ft	50	10	6,500 ⁴	130	1,225	5,200	(3,975)	31.08	39.62
front doors	0205	lifetime	30+	30+	0	0	0	0	0	0.00	0.00
PAINT											
exterior flatwork	0301	77,800 sq ft	10	3	260,250 ³	26,025	42,925	182,175	(139,250)	1,088.75	1,388.16
siding & trim	0302	1,000 sq ft	5	3	2,950 ¹	590	278	1,180	(902)	7.05	8.99
doors	0303	418 sides	5	3	23,450 ¹	4,690	2,210	9,380	(7,170)	56.06	71.47
interior flatwork-hallway	0304	8,850 sq ft	10	3	9,200 ¹	920	1,517	6,440	(4,923)	38.49	49.07
interior flatwork-stairwells	0305	12,100 sq ft	15	3	10,950 ¹	730	2,064	8,760	(6,696)	52.35	66.75
interior flatwork-recreation	0306	7,900 sq ft	10	3	8,300 ¹	830	1,369	5,810	(4,441)	34.72	44.27
wallpaper	0307	31,500 sq ft	10	3	100,900 ⁴	10,090	16,642	70,630	(53,988)	422.11	538.20
garage interior	0308	24,150 sq ft	15	8	17,700 ¹	1,180	1,946	8,260	(6,314)	49.37	62.94
ironwork-exterior	0309	3,650 sq ft	5	3	6,350 ³	1,270	598	2,540	(1,942)	15.18	19.35
ironwork-interior	0310	7,500 sq ft	15	3	15,600 ¹	1,040	2,941	12,480	(9,539)	74.59	95.10
entries walkway	0311	1,500 sq ft	5	3	1,850 ³	370	174	740	(566)	4.42	5.64
parking stripes	0312	187 spaces	10	3	2,550 ³	255	421	1,785	(1,364)	10.67	13.60

COMPONENT INVENTORY threshold = \$500
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

AS OF: 1/1/2021

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CONTRIBUTION	
										CURRENT	RECOMMEND
MECHANICAL											
elevators-mechanical	0401	2 @ 16 stops	25	10	387,100 ²	15,484	54,726	232,260	(177,534)	1,388.08	1,769.80
elevators-cab remodel	0402	2 cabs	12	2	60,000 ²	5,000	11,781	50,000	(38,219)	298.82	381.00
exhaust fans-garage	0403	4 fans	20	1	24,400 ⁴	1,220	5,462	23,180	(17,718)	138.53	176.63
exhaust fans-interiors	0404	14 fans	10	1	20,600 ⁴	2,060	4,368	18,540	(14,172)	110.80	141.27
gate operator	0405	1 operator	10	7	3,150 ¹	315	223	945	(722)	5.65	7.20
heat pumps-evaporative coils	0406	2 @ 2 tons	12	1	4,050 ⁴	338	875	3,713	(2,838)	22.19	28.29
heat pumps-condesers	0407	2 @ 2 tons	12	1	4,350 ⁴	363	940	3,988	(3,048)	23.83	30.39
heat pumps-dual packs	0408	2 heat pumps	20	3	18,800 ⁴	940	3,765	15,980	(12,215)	95.50	121.77
window air conditioner	0409	1 air conditioner	15	14	500 ²	33	8	33	(25)	0.20	0.25
trash chutes	0410	12 doors	30	10	8,600 ¹	287	1,351	5,733	(4,382)	34.26	43.69
PLUMBING											
boiler-replace	0501	1 boiler	16	15	31,000 ²	1,938	457	1,938	(1,481)	11.58	14.77
boiler-overhaul	0502	1 boiler	16	7	12,400 ¹	775	1,643	6,975	(5,332)	41.69	53.15
circulation pumps	0503	2 pumps	10	8	2,150 ⁴	215	101	430	(329)	2.57	3.28
distribution piping-phase 1	0504	allowance	60	2	169,800 ²	2,830	38,675	164,140	(125,465)	980.97	1,250.74
distribution piping-phase 2	0505	allowance	60	5	233,500 ²	3,892	50,433	214,042	(163,609)	1,279.20	1,630.98
distribution piping-phase 3	0506	allowance	60	7	339,600 ²	5,660	70,682	299,980	(229,298)	1,792.81	2,285.83
drainage/sewer piping	0507	allowance	2	1	5,200 ²	2,600	613	2,600	(1,987)	15.54	19.81
fire sprinklers	0508	lifetime	30+	30+	0	0	0	0	0	0.00	0.00
sump pumps	0509	3 pumps	10	6	2,800 ¹	280	264	1,120	(856)	6.69	8.53
cold water storage tank-reline	0510	1 tank	3	2	7,350 ²	2,450	577	2,450	(1,873)	14.64	18.67
hot water storage tank	0511	1 tank	10	2	9,400 ⁴	940	1,772	7,520	(5,748)	44.94	57.30
drinking fountain	0512	1 drinking fountain	12	5	1,550 ⁴	129	213	904	(691)	5.40	6.89
air compressor	0513	1 @ 3 horsepower	20	10	3,450 ²	173	406	1,725	(1,319)	10.31	13.14
booster pump	0514	1 @ 5 horsepower	10	3	7,300 ¹	730	1,204	5,110	(3,906)	30.54	38.94
drainage system review	0515	unknown	n/a	n/a	unknown	0	0	0	0	0.00	0.00

COMPONENT INVENTORY threshold = \$500
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

AS OF: 1/1/2021

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CONTRIBUTION	
										CURRENT	RECOMMEND
ELECTRICAL											
cctv system	0601	20 cam/1 dvr/1 mon	12	8	35,300 ⁴	2,942	2,773	11,767	(8,994)	70.32	89.66
intercom	0602	1 intercom	12	4	3,350 ¹	279	526	2,233	(1,707)	13.35	17.02
fire annunciator system	0603	1 system	20	4	2,500 ⁴	125	471	2,000	(1,529)	11.95	15.24
fire alarm system	0604	1 system	20	2	427,450 ²	21,373	90,645	384,705	(294,060)	2,299.16	2,931.42
lighting-emergency	0605	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
lighting-emergency light back-up	0606	2 battery packs	10	0	24,550 ¹	2,455	5,785	24,550	(18,765)	146.72	187.07
lighting-exit signs	0607	73 fixtures	20	7	7,300 ⁴	365	1,118	4,745	(3,627)	28.36	36.16
lighting-exterior (decorative)	0608	244 fixtures	15	11	45,900 ³	3,060	2,884	12,240	(9,356)	73.15	93.27
lighting-exterior (utilitarian)	0609	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
lighting-exterior (security)	0610	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
lighting-walkways	0611	2 fixtures	20	7	950 ⁴	48	146	618	(472)	3.69	4.71
FLOORING											
carpeting-hallways	0701	1,250 sq yds	10	2	46,500 ⁴	4,650	8,765	37,200	(28,435)	222.32	283.46
carpeting-lobby/office	0702	120 sq yds	8	2	4,750 ⁴	594	840	3,563	(2,723)	21.29	27.15
vinyl	0703	700 sq ft	20	14	2,650 ⁴	133	187	795	(608)	4.75	6.06
marble-restoration	0704	3,300 sq ft	15	6	40,550 ¹	2,703	5,733	24,330	(18,597)	145.41	185.39
marble-polishing	0705	3,300 sq ft	3	1	12,000 ¹	4,000	1,885	8,000	(6,115)	47.81	60.96
rubber-flooring-gym	0706	200 sq ft	8	2	3,150 ⁴	394	557	2,363	(1,806)	14.12	18.01

COMPONENT INVENTORY

threshold = \$500

HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

AS OF: 1/1/2021

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CONTRIBUTION	
										CURRENT	RECOMMEND
POOL/ SPA											
plaster-pool	0801	1,050 sq ft	10	7	6,950 ³	695	491	2,085	(1,594)	12.46	15.89
plaster-spa	0802	200 sq ft	10	7	7,100 ³	710	502	2,130	(1,628)	12.73	16.23
coping joint	0803	130 lin ft	5	2	1,000 ³	200	141	600	(459)	3.59	4.57
coping/tile	0804	130 lin ft	20	17	7,250 ³	363	256	1,088	(832)	6.50	8.29
heaters	0805	2 heaters	10	5	7,500 ⁴	750	884	3,750	(2,866)	22.41	28.57
filters	0806	2 filters	10	5	2,600 ⁴	260	306	1,300	(994)	7.77	9.91
motors	0807	3 motors	5	3	1,450 ⁴	290	137	580	(443)	3.47	4.42
pumps	0808	3 pumps	15	13	1,450 ⁴	97	45	193	(148)	1.15	1.47
chlorinator	0809	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
furniture-replace	0810	42 pieces	10	0	30,000 ²	3,000	7,069	30,000	(22,931)	179.29	228.60
furniture-refurbish	0811	40 pieces	10	5	12,000 ¹	1,200	1,414	6,000	(4,586)	35.86	45.72
LANDSCAPE/ HARDSCAPE											
asphalt seal coat	0901	2150 sq ft	5	0	650 ³	130	153	650	(497)	3.88	4.95
asphalt replacement	0902	2150 sq ft	20	14	7,250 ³	363	512	2,175	(1,663)	13.00	16.57
concrete flatwork/ block walls	0903	operating budget	30+	30+	0	0	0	0	0	0.00	0.00
concrete pavers valet parking	0904	650 sq ft	20	13	6,400 ³	320	528	2,240	(1,712)	13.39	17.07
irrigation controllers	0905	2 controllers	10	5	1,450 ⁴	145	171	725	(554)	4.33	5.52
landscape remodel	0906	allowance	5	1	17,500 ³	3,500	3,299	14,000	(10,701)	83.67	106.68
RECREATION FACILITIES											
furnishings-lobby	1001	64 items	15	5	57,450 ¹	3,830	9,024	38,300	(29,276)	228.90	291.84
furnishings-hallways	1002	13 sets	15	3	13,400 ¹	893	2,526	10,720	(8,194)	64.07	81.69
furnishings-office	1003	8 items	15	3	10,400 ¹	693	1,960	8,320	(6,360)	49.72	63.40
fitness equipmemt	1004	12 items	15	4	19,900 ¹	1,327	3,438	14,593	(11,155)	87.21	111.20
restrooms	1005	3 restrooms	20	7	30,750 ⁴	1,538	4,710	19,988	(15,278)	119.46	152.31
saunas-refinish	1006	2 saunas	20	7	17,600 ¹	880	2,696	11,440	(8,744)	68.37	87.17
saunas-heaters	1007	2 heaters	20	7	2,150 ⁴	108	329	1,398	(1,069)	8.36	10.65

COMPONENT INVENTORY threshold = \$500
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

AS OF: 1/1/2021

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION		
			USEFUL	REMAIN			ACTUAL	ACCUM DEPRE	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND	
MISCELLANEOUS												
fire extinguishers	1101	50 extinguishers	25	11	10,400 ⁴	416	1,372	5,824	(4,452)	34.81	44.38	
firehoses	1102	49 hoses	25	11	9,100 ¹	364	1,201	5,096	(3,895)	30.46	38.83	
mailboxes	1103	160 mailboxes	20	14	10,800 ³	540	763	3,240	(2,477)	19.36	24.69	
directory boards	1104	7 directory boards	20	14	3,400 ³	170	240	1,020	(780)	6.10	7.77	
signs	1105	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00	
laundry equipment	1106	leased	n/a	n/a	0	0	0	0	0	0.00	0.00	
CONTINGENCY RESERVE	1201	5% of total annual expenditures - see "Reserve Expenditures by Year" schedule for details				<u>2,760</u>	<u>2,760</u>	<u>650</u>	<u>2,760</u>	<u>(2,110)</u>	<u>16.49</u>	<u>21.03</u>
TOTALS					<u>2,893,660</u>	<u>174,527</u>	<u>512,532</u>	<u>2,175,217</u>	<u>(1,662,685)</u>	<u>13,000.00</u>	<u>16,575.00</u>	

COST SOURCES

- 1) In-house database. Developed from experience of costs for recent repairs, replacements, or restoration of components in similar properties.
- 2) Based on contractor proposal provided by association and/or information from association's vendors.
- 3) Based on actual cost of recent repair, replacement, or restoration of component - information provided by association.
- 4) National cost guide (National Construction Estimator, R.S. Means, LSI, etc.)
- 5) Per Mechanical Engineering Evaluation
- 6) Per information in previous non-RSI study

Percent Funded: ratio of the actual reserve balance to the component accumulated depreciation	23.56%
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COMPARISON OF FUNDING PLANS / ILLUSTRATIONS

HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

FUNDING ILLUSTRATION #1			FUNDING ILLUSTRATION #2			FUNDING PLAN #3			FUNDING ILLUSTRATION #4		
YEAR	Monthly Contribution	Percent Funded	Monthly Contribution (1)	Annual % Change	Percent Funded	Monthly Contribution	Annual % Change	Percent Funded	Monthly Contribution	Annual % Change	Percent Funded
1/1/2021	13,000	23.56%	13,000	0.00%	23.56%	16,575	27.50%	23.56%	155,901	1099.24%	23.56%
1/1/2022	13,000	26.31%	13,000	0.00%	26.31%	21,133	27.50%	28.15%	20,055	-87.14%	100.00%
1/1/2023	13,000	27.24%	16,167	24.36%	27.24%	26,945	27.50%	32.90%	19,169	-4.42%	100.00%
1/1/2024	13,000	2.30%	56,575	249.95%	4.26%	26,945	0.00%	18.23%	16,526	-13.79%	100.00%
1/1/2025	13,000	-32.41%	13,000	-77.02%	5.65%	26,945	0.00%	0.01%	18,443	11.60%	100.00%
1/1/2026	13,000	-21.92%	21,933	68.72%	11.88%	26,945	0.00%	16.94%	17,281	-6.30%	100.00%
1/1/2027	13,000	-38.99%	13,000	-40.73%	5.61%	26,945	0.00%	15.25%	19,595	13.39%	100.00%
1/1/2028	13,000	-29.88%	37,017	184.74%	10.14%	26,945	0.00%	28.85%	17,864	-8.83%	100.00%
1/1/2029	13,000	-63.81%	13,000	-64.88%	6.23%	26,945	0.00%	20.41%	17,914	0.28%	100.00%
1/1/2030	13,000	-56.78%	13,000	0.00%	8.34%	26,945	0.00%	32.96%	20,803	16.13%	100.00%
1/1/2031	13,000	-39.82%	34,475	165.19%	15.84%	26,945	0.00%	46.70%	18,843	-9.42%	100.00%
1/1/2032	13,000	-83.22%	13,000	-62.29%	6.39%	26,945	0.00%	39.12%	19,036	1.03%	100.00%
1/1/2033	13,000	-78.01%	13,000	0.00%	6.35%	26,945	0.00%	48.94%	21,623	13.59%	100.00%
1/1/2034	13,000	-63.74%	43,067	231.28%	10.65%	26,945	0.00%	58.63%	19,581	-9.44%	100.00%
1/1/2035	13,000	-116.57%	13,000	-69.81%	6.90%	26,945	0.00%	53.60%	20,510	4.74%	100.00%
1/1/2036	13,000	-103.48%	15,300	17.69%	8.61%	26,945	0.00%	63.11%	20,192	-1.55%	100.00%
1/1/2037	13,000	-105.16%	13,000	-15.03%	6.19%	26,945	0.00%	69.39%	20,788	2.95%	100.00%
1/1/2038	13,000	-85.46%	13,000	0.00%	11.88%	26,945	0.00%	77.56%	21,651	4.15%	100.00%
1/1/2039	13,000	-70.32%	13,000	0.00%	15.95%	26,945	0.00%	83.42%	21,784	0.62%	100.00%
1/1/2040	13,000	-64.76%	13,000	0.00%	15.82%	26,945	0.00%	87.53%	23,049	5.81%	100.00%
1/1/2041	13,000	-53.73%	13,000	0.00%	18.64%	26,945	0.00%	90.84%	23,154	0.45%	100.00%
1/1/2042	13,000	-55.62%	13,000	0.00%	14.96%	26,945	0.00%	93.01%	26,042	12.48%	100.00%
1/1/2043	13,000	-52.28%	43,450	234.23%	13.72%	26,945	0.00%	93.87%	25,826	-0.83%	100.00%
1/1/2044	13,000	-94.05%	63,667	46.53%	4.64%	26,945	0.00%	93.14%	22,774	-11.82%	100.00%
1/1/2045	13,000	-162.99%	13,000	-79.58%	6.12%	26,945	0.00%	94.21%	23,925	5.05%	100.00%
1/1/2046	13,000	-128.56%	13,000	0.00%	13.50%	26,945	0.00%	97.10%	25,113	4.97%	100.00%
1/1/2047	13,000	-110.46%	13,000	0.00%	15.70%	26,945	0.00%	98.47%	25,934	3.27%	100.00%
1/1/2048	13,000	-109.50%	14,983	15.26%	11.49%	26,945	0.00%	99.09%	25,368	-2.18%	100.00%
1/1/2049	13,000	-118.44%	13,000	-13.24%	4.51%	26,945	0.00%	99.97%	25,784	1.64%	100.00%
1/1/2050	13,000	-104.39%	13,000	0.00%	6.71%	26,945	0.00%	100.56%	26,511	2.82%	100.00%

AVERAGE:

-68.57%

11.04%

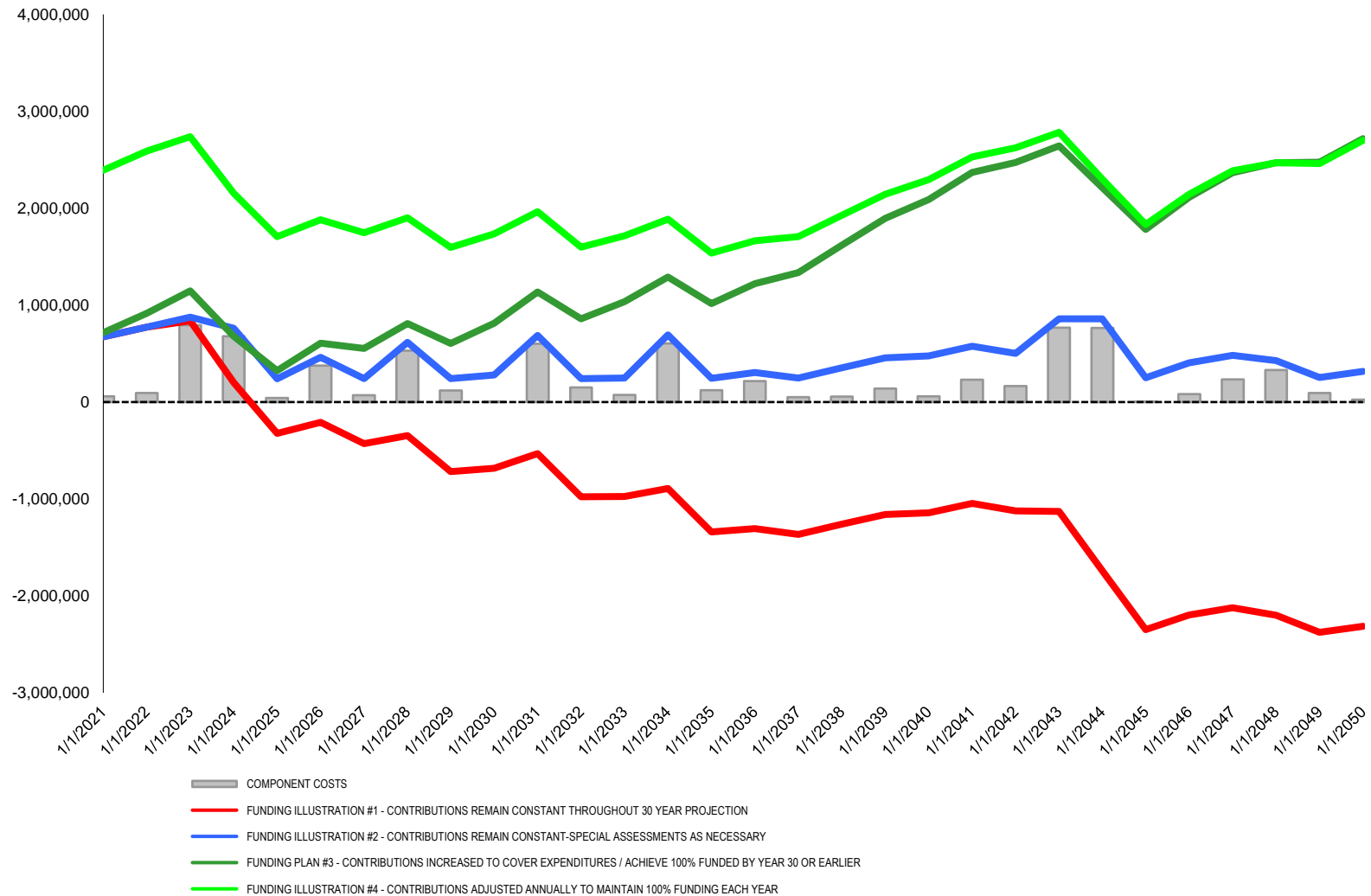
61.45%

100.00%

FOOTNOTES:

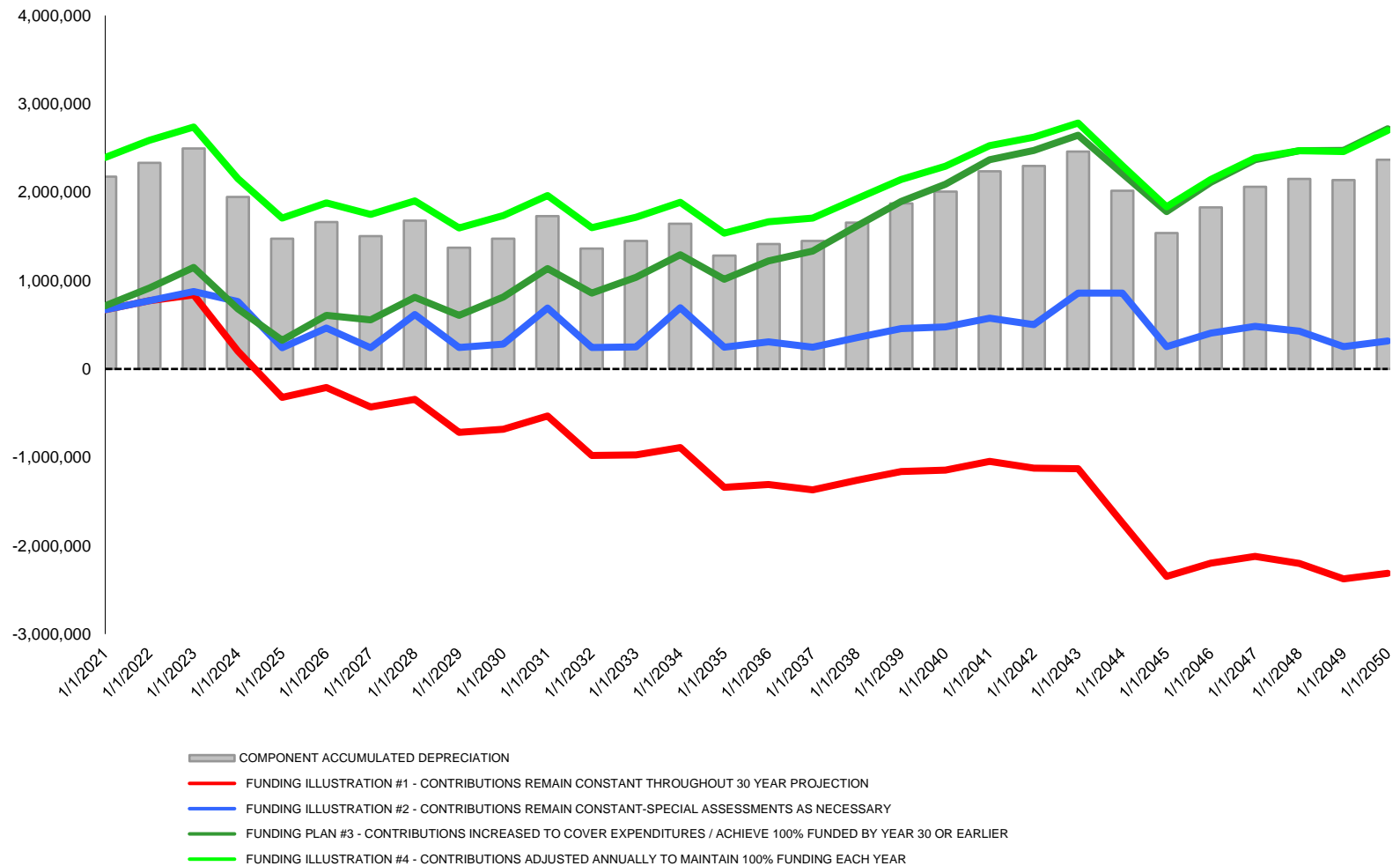
(1) If there are special assessments, they are prorated on a monthly basis

GRAPH 1: FUNDING PLAN / ILLUSTRATIONS 1-4 vs COMPONENT COSTS



HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

GRAPH 2: FUNDING PLAN / ILLUSTRATIONS 1-4 vs COMPONENT DEPRECIATION



FUNDING ILLUSTRATION #1 (assumption: current contribution remains constant throughout 30 year projection) **ILLUSTRATION ONLY / NOT RECOMMENDED**
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY) **ANNUAL BASIS**

DESCRIPTION	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
RESERVE CONTRIBUTION	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	3,409	3,915	2,192	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(57,960)	(94,143)	(793,223)	(678,880)	(42,517)	(377,411)	(70,984)	(529,675)	(119,068)	(6,393)	(601,595)	(151,548)	(73,745)	(604,104)	(123,430)
NET RECEIPTS/(DISBURSE)	101,449	65,772	(635,030)	(522,880)	113,483	(221,411)	85,016	(373,675)	36,932	149,607	(445,595)	4,452	82,255	(448,104)	32,570
CASH BALANCE: begin year	512,532	613,981	679,752	44,722	(478,158)	(364,674)	(586,085)	(501,070)	(874,744)	(837,812)	(688,205)	(1,133,801)	(1,129,348)	(1,047,093)	(1,495,197)
CASH BALANCE: end year	613,981	679,752	44,722	(478,158)	(364,674)	(586,085)	(501,070)	(874,744)	(837,812)	(688,205)	(1,133,801)	(1,129,348)	(1,047,093)	(1,495,197)	(1,462,627)
COMPONENT ACCUMULATED DEPRECIATION (c)	2,175,217	2,334,020	2,495,199	1,945,477	1,475,293	1,663,620	1,503,194	1,677,003	1,370,948	1,475,488	1,728,452	1,362,354	1,447,772	1,642,884	1,282,634
less: beginning cash balance	512,532	613,981	679,752	44,722	(478,158)	(364,674)	(586,085)	(501,070)	(874,744)	(837,812)	(688,205)	(1,133,801)	(1,129,348)	(1,047,093)	(1,495,197)
over/(under) funded-total	(1,662,685)	(1,720,039)	(1,815,446)	(1,900,755)	(1,953,450)	(2,028,294)	(2,089,280)	(2,178,072)	(2,245,692)	(2,313,300)	(2,416,658)	(2,496,154)	(2,577,120)	(2,689,977)	(2,777,831)
" " " per unit	(11,011)	(11,391)	(12,023)	(12,588)	(12,937)	(13,432)	(13,836)	(14,424)	(14,872)	(15,320)	(16,004)	(16,531)	(17,067)	(17,814)	(18,396)

DESCRIPTION	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050
RESERVE CONTRIBUTION	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COMPONENT COSTS (b)	(216,327)	(49,558)	(55,962)	(138,879)	(58,688)	(231,609)	(164,299)	(766,675)	(763,977)	(4,003)	(81,081)	(234,364)	(331,596)	(94,380)	(25,497)
NET RECEIPTS/(DISBURSE)	(60,327)	106,442	100,038	17,121	97,312	(75,609)	(8,299)	(610,675)	(607,977)	151,997	74,919	(78,364)	(175,596)	61,620	130,503
CASH BALANCE: begin year	(1,462,627)	(1,522,954)	(1,416,512)	(1,316,474)	(1,299,353)	(1,202,041)	(1,277,650)	(1,285,948)	(1,896,624)	(2,504,600)	(2,352,603)	(2,277,684)	(2,356,048)	(2,531,645)	(2,470,025)
CASH BALANCE: end year	(1,522,954)	(1,416,512)	(1,316,474)	(1,299,353)	(1,202,041)	(1,277,650)	(1,285,948)	(1,896,624)	(2,504,600)	(2,352,603)	(2,277,684)	(2,356,048)	(2,531,645)	(2,470,025)	(2,339,522)
COMPONENT ACCUMULATED DEPRECIATION (c)	1,413,503	1,448,160	1,657,480	1,872,041	2,006,347	2,237,128	2,297,125	2,459,769	2,016,592	1,536,683	1,829,995	2,062,082	2,151,710	2,137,553	2,366,250
less: beginning cash balance	(1,462,627)	(1,522,954)	(1,416,512)	(1,316,474)	(1,299,353)	(1,202,041)	(1,277,650)	(1,285,948)	(1,896,624)	(2,504,600)	(2,352,603)	(2,277,684)	(2,356,048)	(2,531,645)	(2,470,025)
over/(under) funded-total	(2,876,130)	(2,971,114)	(3,073,992)	(3,188,515)	(3,305,700)	(3,439,169)	(3,574,774)	(3,745,718)	(3,913,215)	(4,041,283)	(4,182,598)	(4,339,766)	(4,507,759)	(4,669,198)	(4,836,275)
" " " per unit	(19,047)	(19,676)	(20,358)	(21,116)	(21,892)	(22,776)	(23,674)	(24,806)	(25,915)	(26,763)	(27,699)	(28,740)	(29,853)	(30,922)	(32,028)

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3%
(b) See "Reserve Expenditures By Year Schedule"
(c) See "Component Accumulated Depreciation Analysis"

Rate: 1.0000%

FUNDING ILLUSTRATION #2 (assumption: current contribution constant - special assess as necessary) **ILLUSTRATION ONLY / NOT RECOMMENDED**
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY) **ANNUAL BASIS**

DESCRIPTION	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
RESERVE CONTRIBUTION	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000
SPECIAL ASSESSMENT	0	0	38,000	522,900	0	107,200	0	288,200	0	0	257,700	0	0	360,800	0
INTEREST INCOME (a)	3,409	3,915	2,307	503	850	853	770	773	631	1,201	1,092	542	808	798	636
COMPONENT COSTS (b)	(57,960)	(94,143)	(793,223)	(678,880)	(42,517)	(377,411)	(70,984)	(529,675)	(119,068)	(6,393)	(601,595)	(151,548)	(73,745)	(604,104)	(123,430)
NET RECEIPTS/(DISBURSE)	101,449	65,772	(596,915)	523	114,334	(113,358)	85,786	(84,701)	37,563	150,807	(186,804)	4,994	83,063	(86,506)	33,207
CASH BALANCE: begin year	512,532	613,981	679,752	82,837	83,360	197,694	84,337	170,122	85,421	122,984	273,791	86,987	91,981	175,044	88,538
CASH BALANCE: end year	613,981	679,752	82,837	83,360	197,694	84,337	170,122	85,421	122,984	273,791	86,987	91,981	175,044	88,538	121,745
COMPONENT ACCUMULATED DEPRECIATION (c)	2,175,217	2,334,020	2,495,199	1,945,477	1,475,293	1,663,620	1,503,194	1,677,003	1,370,948	1,475,488	1,728,452	1,362,354	1,447,772	1,642,884	1,282,634
less: beginning cash balance	512,532	613,981	679,752	82,837	83,360	197,694	84,337	170,122	85,421	122,984	273,791	86,987	91,981	175,044	88,538
over/(under) funded-total	(1,662,685)	(1,720,039)	(1,815,446)	(1,862,639)	(1,391,932)	(1,465,926)	(1,418,857)	(1,506,880)	(1,285,527)	(1,352,505)	(1,454,662)	(1,275,366)	(1,355,791)	(1,467,839)	(1,194,095)
" " " per unit	(11,011)	(11,391)	(12,023)	(12,335)	(9,218)	(9,708)	(9,396)	(9,979)	(8,513)	(8,957)	(9,634)	(8,446)	(8,979)	(9,721)	(7,908)

DESCRIPTION	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050
RESERVE CONTRIBUTION	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000	156,000
SPECIAL ASSESSMENT	27,600	0	0	0	0	0	0	365,400	608,000	0	0	0	23,800	0	0
INTEREST INCOME (a)	640	867	1,499	1,864	2,222	2,302	2,061	1,304	568	1,032	1,727	1,727	1,039	772	1,360
COMPONENT COSTS (b)	(216,327)	(49,558)	(55,962)	(138,879)	(58,688)	(231,609)	(164,299)	(766,675)	(763,977)	(4,003)	(81,081)	(234,364)	(331,596)	(94,380)	(25,497)
NET RECEIPTS/(DISBURSE)	(32,088)	107,309	101,537	18,985	99,535	(73,307)	(6,238)	(243,971)	591	153,030	76,646	(76,637)	(150,757)	62,392	131,863
CASH BALANCE: begin year	121,745	89,657	196,967	298,504	317,488	417,023	343,716	337,479	93,507	94,098	247,128	323,774	247,138	96,381	158,773
CASH BALANCE: end year	89,657	196,967	298,504	317,488	417,023	343,716	337,479	93,507	94,098	247,128	323,774	247,138	96,381	158,773	290,635
COMPONENT ACCUMULATED DEPRECIATION (c)	1,413,503	1,448,160	1,657,480	1,872,041	2,006,347	2,237,128	2,297,125	2,459,769	2,016,592	1,536,683	1,829,995	2,062,082	2,151,710	2,137,553	2,366,250
less: beginning cash balance	121,745	89,657	196,967	298,504	317,488	417,023	343,716	337,479	93,507	94,098	247,128	323,774	247,138	96,381	158,773
over/(under) funded-total	(1,291,758)	(1,358,503)	(1,460,513)	(1,573,537)	(1,688,858)	(1,820,105)	(1,953,409)	(2,122,291)	(1,923,085)	(1,442,584)	(1,582,867)	(1,738,308)	(1,904,573)	(2,041,172)	(2,207,478)
" " " per unit	(8,555)	(8,997)	(9,672)	(10,421)	(11,184)	(12,054)	(12,936)	(14,055)	(12,736)	(9,554)	(10,483)	(11,512)	(12,613)	(13,518)	(14,619)

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3%
(b) See "Reserve Expenditures By Year Schedule"
(c) See "Component Accumulated Depreciation Analysis"

Rate: 1.0000%

FUNDING PLAN #3 (assumption: current contribution increased as necessary to cover all expenditures)
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

RECOMMENDED TO BE ADOPTED

ANNUAL BASIS

DESCRIPTION	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
RESERVE CONTRIBUTION	198,900	253,598	323,337	323,337	323,337	323,337	323,337	323,337	323,337	323,337	323,337	323,337	323,337	323,337	323,337
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	3,539	4,472	3,557	1,073	853	1,546	2,158	2,310	2,318	3,914	4,055	3,757	5,058	4,995	4,779
COMPONENT COSTS (b)	(57,960)	(94,143)	(793,223)	(678,880)	(42,517)	(377,411)	(70,984)	(529,675)	(119,068)	(6,393)	(601,595)	(151,548)	(73,745)	(604,104)	(123,430)
NET RECEIPTS/(DISBURSE)	144,479	163,927	(466,329)	(354,469)	281,673	(52,528)	254,510	(204,027)	206,587	320,857	(274,203)	175,546	254,651	(275,773)	204,687
CASH BALANCE: begin year	512,532	657,011	820,937	354,609	139	281,813	229,285	483,795	279,768	486,355	807,212	533,009	708,555	963,206	687,433
CASH BALANCE: end year	657,011	820,937	354,609	139	281,813	229,285	483,795	279,768	486,355	807,212	533,009	708,555	963,206	687,433	892,120
COMPONENT ACCUMULATED DEPRECIATION (c)	2,175,217	2,334,020	2,495,199	1,945,477	1,475,293	1,663,620	1,503,194	1,677,003	1,370,948	1,475,488	1,728,452	1,362,354	1,447,772	1,642,884	1,282,634
less: beginning cash balance	512,532	657,011	820,937	354,609	139	281,813	229,285	483,795	279,768	486,355	807,212	533,009	708,555	963,206	687,433
over/(under) funded-total	(1,662,685)	(1,677,009)	(1,674,261)	(1,590,868)	(1,475,153)	(1,381,807)	(1,273,909)	(1,193,207)	(1,091,180)	(989,134)	(921,240)	(829,345)	(739,217)	(679,678)	(595,200)
" " " per unit	(11,011)	(11,106)	(11,088)	(10,536)	(9,769)	(9,151)	(8,436)	(7,902)	(7,226)	(6,551)	(6,101)	(5,492)	(4,895)	(4,501)	(3,942)

DESCRIPTION	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050
RESERVE CONTRIBUTION	323,337	323,337	323,337	323,337	323,337	323,337	323,337	323,337	323,337	323,337	323,337	323,337	323,337	323,337	323,337
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	5,740	6,930	8,615	10,039	11,463	12,614	13,451	12,670	10,064	9,757	11,521	12,596	12,917	13,666	15,347
COMPONENT COSTS (b)	(216,327)	(49,558)	(55,962)	(138,879)	(58,688)	(231,609)	(164,299)	(766,675)	(763,977)	(4,003)	(81,081)	(234,364)	(331,596)	(94,380)	(25,497)
NET RECEIPTS/(DISBURSE)	112,749	280,709	275,990	194,496	276,112	104,342	172,489	(430,668)	(430,576)	329,091	253,777	101,569	4,658	242,622	313,187
CASH BALANCE: begin year	892,120	1,004,869	1,285,579	1,561,569	1,756,065	2,032,176	2,136,518	2,309,007	1,878,339	1,447,763	1,776,854	2,030,631	2,132,199	2,136,857	2,379,479
CASH BALANCE: end year	1,004,869	1,285,579	1,561,569	1,756,065	2,032,176	2,136,518	2,309,007	1,878,339	1,447,763	1,776,854	2,030,631	2,132,199	2,136,857	2,379,479	2,692,666
COMPONENT ACCUMULATED DEPRECIATION (c)	1,413,503	1,448,160	1,657,480	1,872,041	2,006,347	2,237,128	2,297,125	2,459,769	2,016,592	1,536,683	1,829,995	2,062,082	2,151,710	2,137,553	2,366,250
less: beginning cash balance	892,120	1,004,869	1,285,579	1,561,569	1,756,065	2,032,176	2,136,518	2,309,007	1,878,339	1,447,763	1,776,854	2,030,631	2,132,199	2,136,857	2,379,479
over/(under) funded-total	(521,384)	(443,291)	(371,901)	(310,473)	(250,282)	(204,952)	(160,607)	(150,762)	(138,253)	(88,920)	(53,141)	(31,451)	(19,511)	(696)	13,229
" " " per unit	(3,453)	(2,936)	(2,463)	(2,056)	(1,657)	(1,357)	(1,064)	(998)	(916)	(589)	(352)	(208)	(129)	(5)	88

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3%
(b) See "Reserve Expenditures By Year Schedule"
(c) See "Component Accumulated Depreciation Analysis"

Rate: 1.0000%

FUNDING ILLUSTRATION #4 (assumption: contributions as necessary for 100% funding annually)
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

ILLUSTRATION ONLY - NOT RECOMMENDED
ANNUAL BASIS

DESCRIPTION	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
RESERVE CONTRIBUTION	1,870,809	240,665	230,023	198,314	221,317	207,374	235,141	214,369	214,970	249,633	226,116	228,437	259,477	234,975	246,117
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	8,639	14,657	13,477	10,382	9,527	9,611	9,652	9,251	8,639	9,724	9,381	8,529	9,380	8,879	8,183
COMPONENT COSTS (b)	(57,960)	(94,143)	(793,223)	(678,880)	(42,517)	(377,411)	(70,984)	(529,675)	(119,068)	(6,393)	(601,595)	(151,548)	(73,745)	(604,104)	(123,430)
NET RECEIPTS/(DISBURSE)	1,821,488	161,179	(549,722)	(470,184)	188,327	(160,426)	173,808	(306,055)	104,541	252,964	(366,099)	85,418	195,112	(360,250)	130,870
CASH BALANCE: begin year	512,532	2,334,020	2,495,199	1,945,477	1,475,293	1,663,620	1,503,194	1,677,003	1,370,948	1,475,488	1,728,452	1,362,354	1,447,772	1,642,884	1,282,634
CASH BALANCE: end year	2,334,020	2,495,199	1,945,477	1,475,293	1,663,620	1,503,194	1,677,003	1,370,948	1,475,488	1,728,452	1,362,354	1,447,772	1,642,884	1,282,634	1,413,503
COMPONENT ACCUMULATED DEPRECIATION (c)	2,175,217	2,334,020	2,495,199	1,945,477	1,475,293	1,663,620	1,503,194	1,677,003	1,370,948	1,475,488	1,728,452	1,362,354	1,447,772	1,642,884	1,282,634
less: beginning cash balance	512,532	2,334,020	2,495,199	1,945,477	1,475,293	1,663,620	1,503,194	1,677,003	1,370,948	1,475,488	1,728,452	1,362,354	1,447,772	1,642,884	1,282,634
over/(under) funded-total	(1,662,685)	0	0	0	0	0	0	0	0	0	0	0	0	0	0
" " " per unit	(11,011)	0	0	0	0	0	0	0	0	0	0	0	0	0	0

DESCRIPTION	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050
RESERVE CONTRIBUTION	242,299	249,452	259,811	261,414	276,590	277,844	312,506	309,912	273,283	287,097	301,356	311,203	304,421	309,408	318,126
SPECIAL ASSESSMENT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME (a)	8,685	9,426	10,712	11,771	12,879	13,761	14,437	13,586	10,784	10,218	11,812	12,789	13,018	13,669	15,298
COMPONENT COSTS (b)	(216,327)	(49,558)	(55,962)	(138,879)	(58,688)	(231,609)	(164,299)	(766,675)	(763,977)	(4,003)	(81,081)	(234,364)	(331,596)	(94,380)	(25,497)
NET RECEIPTS/(DISBURSE)	34,657	209,320	214,561	134,305	230,781	59,997	162,645	(443,178)	(479,909)	293,312	232,087	89,628	(14,157)	228,697	307,927
CASH BALANCE: begin year	1,413,503	1,448,160	1,657,480	1,872,041	2,006,347	2,237,128	2,297,125	2,459,769	2,016,592	1,536,683	1,829,995	2,062,082	2,151,710	2,137,553	2,366,250
CASH BALANCE: end year	1,448,160	1,657,480	1,872,041	2,006,347	2,237,128	2,297,125	2,459,769	2,016,592	1,536,683	1,829,995	2,062,082	2,151,710	2,137,553	2,366,250	2,674,177
COMPONENT ACCUMULATED DEPRECIATION (c)	1,413,503	1,448,160	1,657,480	1,872,041	2,006,347	2,237,128	2,297,125	2,459,769	2,016,592	1,536,683	1,829,995	2,062,082	2,151,710	2,137,553	2,366,250
less: beginning cash balance	1,413,503	1,448,160	1,657,480	1,872,041	2,006,347	2,237,128	2,297,125	2,459,769	2,016,592	1,536,683	1,829,995	2,062,082	2,151,710	2,137,553	2,366,250
over/(under) funded-total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
" " " per unit	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

FOOTNOTES: (a) Interest income calculated on average balance less Federal & State income taxes of 39.3%
(b) See "Reserve Expenditures By Year Schedule"
(c) See "Component Accumulated Depreciation Analysis"

Rate: 1.0000%

RESERVE EXPENDITURES BY YEAR
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

1/1/2021 through 1/1/2035

EXPENDITURES	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
ROOF/DECKS															
built-up roof	0	0	0	103,244	0	0	0	0	0	0	0	0	0	0	0
metal roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
membrane decks-common (rsrf)	0	0	0	14,335	0	0	0	0	0	0	0	0	0	0	0
membrane decks-common (coat)	0	0	0	3,109	0	0	0	0	0	0	0	3,577	0	0	0
membrane decks-units (rsrf)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
membrane decks-units (coat)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STRUCTURE															
foundations/structural frame	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
waterproofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
structural pest control	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
siding	0	0	0	0	0	0	0	0	0	0	7,746	0	0	0	0
front doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PAINT															
exterior flatwork	0	0	0	274,315	0	0	0	0	0	0	0	0	0	326,924	0
siding & trim	0	0	0	3,109	0	0	0	0	3,394	0	0	0	0	3,704	0
doors	0	0	0	24,717	0	0	0	0	26,982	0	0	0	0	29,456	0
interior flatwork-hallway	0	0	0	9,698	0	0	0	0	0	0	0	0	0	11,559	0
interior flatwork-stairwells	0	0	0	11,542	0	0	0	0	0	0	0	0	0	0	0
interior flatwork-recreation	0	0	0	8,749	0	0	0	0	0	0	0	0	0	10,426	0
wallpaper	0	0	0	106,354	0	0	0	0	0	0	0	0	0	126,749	0
garage interior	0	0	0	0	0	0	0	0	20,366	0	0	0	0	0	0
ironwork-exterior	0	0	0	6,692	0	0	0	0	7,306	0	0	0	0	7,976	0
ironwork-interior	0	0	0	16,443	0	0	0	0	0	0	0	0	0	0	0
entries walkway	0	0	0	1,950	0	0	0	0	2,129	0	0	0	0	2,324	0
parking stripes	0	0	0	2,688	0	0	0	0	0	0	0	0	0	3,204	0
MECHANICAL															
elevators-mechanical	0	0	0	0	0	0	0	0	0	0	461,340	0	0	0	0
elevators-cab remodel	0	0	62,143	0	0	0	0	0	0	0	0	0	0	0	76,706
exhaust fans-garage	0	24,832	0	0	0	0	0	0	0	0	0	0	0	0	0
exhaust fans-interiors	0	20,965	0	0	0	0	0	0	0	0	0	24,986	0	0	0
gate operator	0	0	0	0	0	0	0	3,563	0	0	0	0	0	0	0
heat pumps-evaporative coils	0	4,122	0	0	0	0	0	0	0	0	0	0	0	5,087	0
heat pumps-condesers	0	4,427	0	0	0	0	0	0	0	0	0	0	0	5,465	0
heat pumps-dual packs	0	0	0	19,817	0	0	0	0	0	0	0	0	0	0	0
window air conditioner	0	0	0	0	0	0	0	0	0	0	0	0	0	0	639
trash chutes	0	0	0	0	0	0	0	0	0	0	10,248	0	0	0	0

RESERVE EXPENDITURES BY YEAR
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

1/1/2021 through 1/1/2035

EXPENDITURES	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
PLUMBING															
boiler-replace	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
boiler-overhaul	0	0	0	0	0	0	0	14,019	0	0	0	0	0	0	0
circulation pumps	0	0	0	0	0	0	0	0	2,474	0	0	0	0	0	0
distribution piping-phase 1	0	0	175,864	0	0	0	0	0	0	0	0	0	0	0	0
distribution piping-phase 2	0	0	0	0	0	254,909	0	0	0	0	0	0	0	0	0
distribution piping-phase 3	0	0	0	0	0	0	0	383,978	0	0	0	0	0	0	0
drainage/sewer piping	0	5,292	0	5,481	0	5,677	0	5,879	0	6,089	0	6,307	0	6,533	0
fire sprinklers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sump pumps	0	0	0	0	0	0	3,110	0	0	0	0	0	0	0	0
cold water storage tank-reline	0	0	7,612	0	0	8,024	0	0	8,458	0	0	8,915	0	0	9,397
hot water storage tank	0	0	9,735	0	0	0	0	0	0	0	0	0	11,601	0	0
drinking fountain	0	0	0	0	0	1,691	0	0	0	0	0	0	0	0	0
air compressor	0	0	0	0	0	0	0	0	0	0	4,110	0	0	0	0
booster pump	0	0	0	7,694	0	0	0	0	0	0	0	0	0	9,170	0
drainage system review	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL															
cctv system	0	0	0	0	0	0	0	0	40,619	0	0	0	0	0	0
intercom	0	0	0	0	3,592	0	0	0	0	0	0	0	0	0	0
fire annunciator system	0	0	0	0	2,682	0	0	0	0	0	0	0	0	0	0
fire alarm system	0	0	442,716	0	0	0	0	0	0	0	0	0	0	0	0
lighting-emergency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-emergency light back-up	24,550	0	0	0	0	0	0	0	0	0	29,258	0	0	0	0
lighting-exit signs	0	0	0	0	0	0	0	8,254	0	0	0	0	0	0	0
lighting-exterior (decorative)	0	0	0	0	0	0	0	0	0	0	0	55,670	0	0	0
lighting-exterior (utilitarian)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-exterior (security)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-walkways	0	0	0	0	0	0	0	1,074	0	0	0	0	0	0	0
FLOORING															
carpeting-hallways	0	0	48,161	0	0	0	0	0	0	0	0	0	57,398	0	0
carpeting-lobby/office	0	0	4,920	0	0	0	0	0	0	0	5,661	0	0	0	0
vinyl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,388
marble-restoration	0	0	0	0	0	0	45,052	0	0	0	0	0	0	0	0
marble-polishing	0	12,212	0	0	12,872	0	0	13,568	0	0	14,301	0	0	15,074	0
rubber-flooring-gym	0	0	3,263	0	0	0	0	0	0	0	3,755	0	0	0	0

RESERVE EXPENDITURES BY YEAR
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

1/1/2021 through 1/1/2035

EXPENDITURES	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
POOL/ SPA															
plaster-pool	0	0	0	0	0	0	0	7,858	0	0	0	0	0	0	0
plaster-spa	0	0	0	0	0	0	0	8,028	0	0	0	0	0	0	0
coping joint	0	0	1,036	0	0	0	0	1,131	0	0	0	0	1,234	0	0
coping/tile	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
heaters	0	0	0	0	0	8,187	0	0	0	0	0	0	0	0	0
filters	0	0	0	0	0	2,839	0	0	0	0	0	0	0	0	0
motors	0	0	0	1,529	0	0	0	0	1,670	0	0	0	0	1,824	0
pumps	0	0	0	0	0	0	0	0	0	0	0	0	0	1,824	0
chlorinator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
furniture-replace	30,000	0	0	0	0	0	0	0	0	0	35,754	0	0	0	0
furniture-refurbish	0	0	0	0	0	13,100	0	0	0	0	0	0	0	0	0
LANDSCAPE/ HARDSCAPE															
asphalt seal coat	650	0	0	0	0	710	0	0	0	0	775	0	0	0	0
asphalt replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,269
concrete flatwork/ block walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete pavers valet parking	0	0	0	0	0	0	0	0	0	0	0	0	0	8,038	0
irrigation controllers	0	0	0	0	0	1,584	0	0	0	0	0	0	0	0	0
landscape remodel	0	17,810	0	0	0	0	19,442	0	0	0	0	21,224	0	0	0
RECREATION FACILITIES															
furnishings-lobby	0	0	0	0	0	62,718	0	0	0	0	0	0	0	0	0
furnishings-hallways	0	0	0	14,124	0	0	0	0	0	0	0	0	0	0	0
furnishings-office	0	0	0	10,962	0	0	0	0	0	0	0	0	0	0	0
fitness equipment	0	0	0	0	21,346	0	0	0	0	0	0	0	0	0	0
restrooms	0	0	0	0	0	0	0	34,769	0	0	0	0	0	0	0
saunas-refinish	0	0	0	0	0	0	0	19,900	0	0	0	0	0	0	0
saunas-heaters	0	0	0	0	0	0	0	2,431	0	0	0	0	0	0	0
MISCELLANEOUS															
fire extinguishers	0	0	0	0	0	0	0	0	0	0	0	12,614	0	0	0
firehoses	0	0	0	0	0	0	0	0	0	0	0	11,038	0	0	0
mailboxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,807
directory boards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,346
signs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
laundry equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTINGENCY RESERVE	2,760	4,483	37,773	32,328	2,025	17,972	3,380	25,223	5,670	304	28,647	7,217	3,512	28,767	5,878
(5% / year of annual expenditures)															
TOTAL	57,960	94,143	793,223	678,880	42,517	377,411	70,984	529,675	119,068	6,393	601,595	151,548	73,745	604,104	123,430

RESERVE EXPENDITURES BY YEAR
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

1/1/2036 through 1/1/2050

EXPENDITURES	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	TOTAL
ROOF/DECKS																
built-up roof	127,438	0	0	0	0	0	0	0	0	0	0	0	157,304	0	0	387,986
metal roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
membrane decks-common (rsrf)	0	0	0	0	0	0	0	0	0	0	0	0	21,840	0	0	36,175
membrane decks-common (coat)	0	0	0	0	4,116	0	0	0	0	0	0	0	4,736	0	0	15,538
membrane decks-units (rsrf)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
membrane decks-units (coat)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STRUCTURE																
foundations/structural frame	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
waterproofing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
structural pest control	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
siding	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7,746
front doors	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PAINT																
exterior flatwork	0	0	0	0	0	0	0	0	389,623	0	0	0	0	0	0	990,862
siding & trim	0	0	0	4,044	0	0	0	0	4,415	0	0	0	0	4,820	0	23,486
doors	0	0	0	32,157	0	0	0	0	35,105	0	0	0	0	38,324	0	186,741
interior flatwork-hallway	0	0	0	0	0	0	0	0	13,775	0	0	0	0	0	0	35,032
interior flatwork-stairwells	0	0	0	15,016	0	0	0	0	0	0	0	0	0	0	0	26,558
interior flatwork-recreation	0	0	0	0	0	0	0	0	12,426	0	0	0	0	0	0	31,601
wallpaper	0	0	0	0	0	0	0	0	151,059	0	0	0	0	0	0	384,162
garage interior	0	0	0	0	0	0	0	0	26,498	0	0	0	0	0	0	46,864
ironwork-exterior	0	0	0	8,707	0	0	0	0	9,505	0	0	0	0	10,375	0	50,561
ironwork-interior	0	0	0	21,393	0	0	0	0	0	0	0	0	0	0	0	37,836
entries walkway	0	0	0	2,537	0	0	0	0	2,770	0	0	0	0	3,025	0	14,735
parking stripes	0	0	0	0	0	0	0	0	3,819	0	0	0	0	0	0	9,711
MECHANICAL																
elevators-mechanical	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	461,340
elevators-cab remodel	0	0	0	0	0	0	0	0	0	0	0	94,681	0	0	0	233,530
exhaust fans-garage	0	0	0	0	0	0	35,270	0	0	0	0	0	0	0	0	60,102
exhaust fans-interiors	0	0	0	0	0	0	29,777	0	0	0	0	0	0	0	0	75,728
gate operator	0	0	4,246	0	0	0	0	0	0	0	0	0	5,059	0	0	12,868
heat pumps-evaporative coils	0	0	0	0	0	0	0	0	0	0	6,279	0	0	0	0	15,488
heat pumps-condesers	0	0	0	0	0	0	0	0	0	0	6,744	0	0	0	0	16,636
heat pumps-dual packs	0	0	0	0	0	0	0	0	28,148	0	0	0	0	0	0	47,965
window air conditioner	0	0	0	0	0	0	0	0	0	0	0	0	0	0	831	1,470
trash chutes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10,248

**RESERVE EXPENDITURES BY YEAR
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2036 through 1/1/2050

EXPENDITURES	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	TOTAL
PLUMBING																
boiler-replace	40,332	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40,332
boiler-overhaul	0	0	0	0	0	0	0	0	18,565	0	0	0	0	0	0	32,584
circulation pumps	0	0	0	2,949	0	0	0	0	0	0	0	0	0	3,514	0	8,937
distribution piping-phase 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	175,864
distribution piping-phase 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	254,909
distribution piping-phase 3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	383,978
drainage/sewer piping	6,767	0	7,009	0	7,259	0	7,518	0	7,786	0	8,064	0	8,352	0	8,650	102,663
fire sprinklers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sump pumps	0	3,705	0	0	0	0	0	0	0	0	0	4,416	0	0	0	11,231
cold water storage tank-reline	0	0	9,904	0	0	10,439	0	0	11,003	0	0	11,598	0	0	12,225	97,575
hot water storage tank	0	0	0	0	0	0	0	13,824	0	0	0	0	0	0	0	35,160
drinking fountain	0	0	2,087	0	0	0	0	0	0	0	0	0	0	0	2,577	6,355
air compressor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,110
booster pump	0	0	0	0	0	0	0	0	10,927	0	0	0	0	0	0	27,791
drainage system review	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
ELECTRICAL																
cctv system	0	0	0	0	0	50,139	0	0	0	0	0	0	0	0	0	90,758
intercom	0	4,434	0	0	0	0	0	0	0	0	0	0	0	5,473	0	13,499
fire annunciator system	0	0	0	0	0	0	0	0	0	3,812	0	0	0	0	0	6,494
fire alarm system	0	0	0	0	0	0	0	628,813	0	0	0	0	0	0	0	1,071,529
lighting-emergency	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-emergency light back-up	0	0	0	0	0	34,869	0	0	0	0	0	0	0	0	0	88,677
lighting-exit signs	0	0	0	0	0	0	0	0	0	0	0	0	11,721	0	0	19,975
lighting-exterior (decorative)	0	0	0	0	0	0	0	0	0	0	0	72,431	0	0	0	128,101
lighting-exterior (utilitarian)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-exterior (security)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-walkways	0	0	0	0	0	0	0	0	0	0	0	0	1,525	0	0	2,599
FLOORING																
carpeting-hallways	0	0	0	0	0	0	0	68,407	0	0	0	0	0	0	0	173,966
carpeting-lobby/office	0	0	0	6,513	0	0	0	0	0	0	0	7,493	0	0	0	24,587
vinyl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,388
marble-restoration	0	0	0	0	0	0	58,616	0	0	0	0	0	0	0	0	103,668
marble-polishing	0	15,889	0	0	16,747	0	0	17,652	0	0	18,606	0	0	19,611	0	156,532
rubber-flooring-gym	0	0	0	4,321	0	0	0	0	0	0	0	4,971	0	0	0	16,310

RESERVE EXPENDITURES BY YEAR
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)

1/1/2036 through 1/1/2050

EXPENDITURES	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050	TOTAL
POOL/ SPA																
plaster-pool	0	0	9,366	0	0	0	0	0	0	0	0	0	11,163	0	0	28,387
plaster-spa	0	0	9,568	0	0	0	0	0	0	0	0	0	11,401	0	0	28,997
coping joint	0	0	1,347	0	0	0	0	1,471	0	0	0	0	1,605	0	0	7,824
coping/tile	0	0	9,770	0	0	0	0	0	0	0	0	0	0	0	0	9,770
heaters	9,757	0	0	0	0	0	0	0	0	0	11,629	0	0	0	0	29,573
filters	3,384	0	0	0	0	0	0	0	0	0	4,033	0	0	0	0	10,256
motors	0	0	0	1,991	0	0	0	0	2,173	0	0	0	0	2,372	0	11,559
pumps	0	0	0	0	0	0	0	0	0	0	0	0	0	2,372	0	4,196
chlorinator	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
furniture-replace	0	0	0	0	0	42,611	0	0	0	0	0	0	0	0	0	108,365
furniture-refurbish	15,613	0	0	0	0	0	0	0	0	0	18,606	0	0	0	0	47,319
LANDSCAPE/ HARDSCAPE																
asphalt seal coat	846	0	0	0	0	924	0	0	0	0	1,009	0	0	0	0	4,914
asphalt replacement	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,269
concrete flatwork/ block walls	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete pavers valet parking	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8,038
irrigation controllers	1,889	0	0	0	0	0	0	0	0	0	2,250	0	0	0	0	5,723
landscape remodel	0	23,170	0	0	0	0	25,294	0	0	0	0	27,614	0	0	0	134,554
RECREATION FACILITIES																
furnishings-lobby	0	0	0	0	0	81,598	0	0	0	0	0	0	0	0	0	144,316
furnishings-hallways	0	0	0	18,377	0	0	0	0	0	0	0	0	0	0	0	32,501
furnishings-office	0	0	0	14,261	0	0	0	0	0	0	0	0	0	0	0	25,223
fitness equipmemt	0	0	0	0	27,771	0	0	0	0	0	0	0	0	0	0	49,117
restrooms	0	0	0	0	0	0	0	0	0	0	0	0	49,384	0	0	84,153
saunas-refinish	0	0	0	0	0	0	0	0	0	0	0	0	28,263	0	0	48,163
saunas-heaters	0	0	0	0	0	0	0	0	0	0	0	0	3,453	0	0	5,884
MISCELLANEOUS																
fire extinguishers	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12,614
firehoses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11,038
mailboxes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13,807
directory boards	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4,346
signs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
laundry equipment	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CONTINGENCY RESERVE	10,301	2,360	2,665	6,613	2,795	11,029	7,824	36,508	36,380	191	3,861	11,160	15,790	4,494	1,214	359,122
(5% / year of annual expenditures)																
TOTAL	216,327	49,558	55,962	138,879	58,688	231,609	164,299	766,675	763,977	4,003	81,081	234,364	331,596	94,380	25,497	7,541,569

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2021 through 1/1/2035

COMPONENT	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
built-up roof															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	3	2	1	0	11	10	9	8	7	6	5	4	3	2	1
Replacement cost	97,950	99,684	101,448	103,244	105,071	106,931	108,824	110,750	112,710	114,705	116,735	118,801	120,904	123,044	125,222
Accumulated depreciation	73,463	83,070	92,994	103,244	8,756	17,822	27,206	36,917	46,963	57,353	68,095	79,201	90,678	102,537	114,787
metal roof															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
membrane decks-common (rsrf)															
Useful life	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
Remaining life	3	2	1	0	23	22	21	20	19	18	17	16	15	14	13
Replacement cost	13,600	13,841	14,086	14,335	14,589	14,847	15,110	15,377	15,649	15,926	16,208	16,495	16,787	17,084	17,386
Accumulated depreciation	11,900	12,688	13,499	14,335	608	1,237	1,889	2,563	3,260	3,982	4,727	5,498	6,295	7,118	7,969
membrane decks-common (coat)															
Useful life	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Remaining life	3	2	1	0	7	6	5	4	3	2	1	0	7	6	5
Replacement cost	2,950	3,002	3,055	3,109	3,164	3,220	3,277	3,335	3,394	3,454	3,515	3,577	3,640	3,704	3,770
Accumulated depreciation	1,844	2,252	2,673	3,109	396	805	1,229	1,668	2,121	2,591	3,076	3,577	455	926	1,414
membrane decks-units (rsrf)															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
membrane decks-units (coat)															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
foundations/structural frame															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
waterproofing															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
structural pest control															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
siding															
Useful life	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Remaining life	10	9	8	7	6	5	4	3	2	1	0	49	48	47	46
Replacement cost	6,500	6,615	6,732	6,851	6,972	7,095	7,221	7,349	7,479	7,611	7,746	7,883	8,023	8,165	8,310
Accumulated depreciation	5,200	5,424	5,655	5,892	6,135	6,386	6,643	6,908	7,180	7,459	7,746	158	321	490	665

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2021 through 1/1/2035

COMPONENT	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
front doors															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
exterior flatwork															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	3	2	1	0	9	8	7	6	5	4	3	2	1	0	9
Replacement cost	260,250	264,856	269,544	274,315	279,170	284,111	289,140	294,258	299,466	304,767	310,161	315,651	321,238	326,924	332,711
Accumulated depreciation	182,175	211,885	242,590	274,315	27,917	56,822	86,742	117,703	149,733	182,860	217,113	252,521	289,114	326,924	33,271
siding & trim															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	2,950	3,002	3,055	3,109	3,164	3,220	3,277	3,335	3,394	3,454	3,515	3,577	3,640	3,704	3,770
Accumulated depreciation	1,180	1,801	2,444	3,109	633	1,288	1,966	2,668	3,394	691	1,406	2,146	2,912	3,704	754
doors															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	23,450	23,865	24,287	24,717	25,154	25,599	26,052	26,513	26,982	27,460	27,946	28,441	28,944	29,456	29,977
Accumulated depreciation	9,380	14,319	19,430	24,717	5,031	10,240	15,631	21,210	26,982	5,492	11,178	17,065	23,155	29,456	5,995
interior flatwork-hallway															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	3	2	1	0	9	8	7	6	5	4	3	2	1	0	9
Replacement cost	9,200	9,363	9,529	9,698	9,870	10,045	10,223	10,404	10,588	10,775	10,966	11,160	11,358	11,559	11,764
Accumulated depreciation	6,440	7,490	8,576	9,698	987	2,009	3,067	4,162	5,294	6,465	7,676	8,928	10,222	11,559	1,176
interior flatwork-stairwells															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	3	2	1	0	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	10,950	11,144	11,341	11,542	11,746	11,954	12,166	12,381	12,600	12,823	13,050	13,281	13,516	13,755	13,998
Accumulated depreciation	8,760	9,658	10,585	11,542	783	1,594	2,433	3,302	4,200	5,129	6,090	7,083	8,110	9,170	10,265
interior flatwork-recreation															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	3	2	1	0	9	8	7	6	5	4	3	2	1	0	9
Replacement cost	8,300	8,447	8,597	8,749	8,904	9,062	9,222	9,385	9,551	9,720	9,892	10,067	10,245	10,426	10,611
Accumulated depreciation	5,810	6,758	7,737	8,749	890	1,812	2,767	3,754	4,776	5,832	6,924	8,054	9,221	10,426	1,061
wallpaper															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	3	2	1	0	9	8	7	6	5	4	3	2	1	0	9
Replacement cost	100,900	102,686	104,504	106,354	108,236	110,152	112,102	114,086	116,105	118,160	120,251	122,379	124,545	126,749	128,992
Accumulated depreciation	70,630	82,149	94,054	106,354	10,824	22,030	33,631	45,634	58,053	70,896	84,176	97,903	112,091	126,749	12,899
garage interior															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	8	7	6	5	4	3	2	1	0	14	13	12	11	10	9
Replacement cost	17,700	18,013	18,332	18,656	18,986	19,322	19,664	20,012	20,366	20,726	21,093	21,466	21,846	22,233	22,627
Accumulated depreciation	8,260	9,607	10,999	12,437	13,923	15,458	17,042	18,678	20,366	1,382	2,812	4,293	5,826	7,411	9,051
ironwork-exterior															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	6,350	6,462	6,576	6,692	6,810	6,931	7,054	7,179	7,306	7,435	7,567	7,701	7,837	7,976	8,117
Accumulated depreciation	2,540	3,877	5,261	6,692	1,362	2,772	4,232	5,743	7,306	1,487	3,027	4,621	6,270	7,976	1,623

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2021 through 1/1/2035

COMPONENT	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
ironwork-interior															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	3	2	1	0	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	15,600	15,876	16,157	16,443	16,734	17,030	17,331	17,638	17,950	18,268	18,591	18,920	19,255	19,596	19,943
Accumulated depreciation	12,480	13,759	15,080	16,443	1,116	2,271	3,466	4,703	5,983	7,307	8,676	10,091	11,553	13,064	14,625
entries walkway															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	1,850	1,883	1,916	1,950	1,985	2,020	2,056	2,092	2,129	2,167	2,205	2,244	2,284	2,324	2,365
Accumulated depreciation	740	1,130	1,533	1,950	397	808	1,234	1,674	2,129	433	882	1,346	1,827	2,324	473
parking stripes															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	3	2	1	0	9	8	7	6	5	4	3	2	1	0	9
Replacement cost	2,550	2,595	2,641	2,688	2,736	2,784	2,833	2,883	2,934	2,986	3,039	3,093	3,148	3,204	3,261
Accumulated depreciation	1,785	2,076	2,377	2,688	274	557	850	1,153	1,467	1,792	2,127	2,474	2,833	3,204	326
elevators-mechanical															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	10	9	8	7	6	5	4	3	2	1	0	24	23	22	21
Replacement cost	387,100	393,952	400,925	408,021	415,243	422,593	430,073	437,685	445,432	453,316	461,340	469,506	477,816	486,273	494,880
Accumulated depreciation	232,260	252,129	272,629	293,775	315,585	338,074	361,261	385,163	409,797	435,183	461,340	18,780	38,225	58,353	79,181
elevators-cab remodel															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	2	1	0	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	60,000	61,062	62,143	63,243	64,362	65,501	66,660	67,840	69,041	70,263	71,507	72,773	74,061	75,372	76,706
Accumulated depreciation	50,000	55,974	62,143	5,270	10,727	16,375	22,220	28,267	34,521	40,987	47,671	54,580	61,718	69,091	76,706
exhaust fans-garage															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	1	0	19	18	17	16	15	14	13	12	11	10	9	8	7
Replacement cost	24,400	24,832	25,272	25,719	26,174	26,637	27,108	27,588	28,076	28,573	29,079	29,594	30,118	30,651	31,194
Accumulated depreciation	23,180	24,832	1,264	2,572	3,926	5,327	6,777	8,276	9,827	11,429	13,086	14,797	16,565	18,391	20,276
exhaust fans-interiors															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	1	0	9	8	7	6	5	4	3	2	1	0	9	8	7
Replacement cost	20,600	20,965	21,336	21,714	22,098	22,489	22,887	23,292	23,704	24,124	24,551	24,986	25,428	25,878	26,336
Accumulated depreciation	18,540	20,965	2,134	4,343	6,629	8,996	11,444	13,975	16,593	19,299	22,096	24,986	2,543	5,176	7,901
gate operator															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	7	6	5	4	3	2	1	0	9	8	7	6	5	4	3
Replacement cost	3,150	3,206	3,263	3,321	3,380	3,440	3,501	3,563	3,626	3,690	3,755	3,821	3,889	3,958	4,028
Accumulated depreciation	945	1,282	1,632	1,993	2,366	2,752	3,151	3,563	363	738	1,127	1,528	1,945	2,375	2,820
heat pumps-evaporative coils															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	1	0	11	10	9	8	7	6	5	4	3	2	1	0	11
Replacement cost	4,050	4,122	4,195	4,269	4,345	4,422	4,500	4,580	4,661	4,743	4,827	4,912	4,999	5,087	5,177
Accumulated depreciation	3,713	4,122	350	712	1,086	1,474	1,875	2,290	2,719	3,162	3,620	4,093	4,582	5,087	431
heat pumps-condesers															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	1	0	11	10	9	8	7	6	5	4	3	2	1	0	11
Replacement cost	4,350	4,427	4,505	4,585	4,666	4,749	4,833	4,919	5,006	5,095	5,185	5,277	5,370	5,465	5,562
Accumulated depreciation	3,988	4,427	375	764	1,167	1,583	2,014	2,460	2,920	3,397	3,889	4,398	4,923	5,465	464

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HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2021 through 1/1/2035

COMPONENT	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
heat pumps-dual packs															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	3	2	1	0	19	18	17	16	15	14	13	12	11	10	9
Replacement cost	18,800	19,133	19,472	19,817	20,168	20,525	20,888	21,258	21,634	22,017	22,407	22,804	23,208	23,619	24,037
Accumulated depreciation	15,980	17,220	18,498	19,817	1,008	2,053	3,133	4,252	5,409	6,605	7,842	9,122	10,444	11,810	13,220
window air conditioner															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	500	509	518	527	536	545	555	565	575	585	595	606	617	628	639
Accumulated depreciation	33	68	104	141	179	218	259	301	345	390	436	485	535	586	639
trash chutes															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	10	9	8	7	6	5	4	3	2	1	0	29	28	27	26
Replacement cost	8,600	8,752	8,907	9,065	9,225	9,388	9,554	9,723	9,895	10,070	10,248	10,429	10,614	10,802	10,993
Accumulated depreciation	5,733	6,126	6,532	6,950	7,380	7,823	8,280	8,751	9,235	9,734	10,248	348	708	1,080	1,466
boiler-replace															
Useful life	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Remaining life	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Replacement cost	31,000	31,549	32,107	32,675	33,253	33,842	34,441	35,051	35,671	36,302	36,945	37,599	38,265	38,942	39,631
Accumulated depreciation	1,938	3,944	6,020	8,169	10,392	12,691	15,068	17,526	20,065	22,689	25,400	28,199	31,090	34,074	37,154
boiler-overhaul															
Useful life	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Remaining life	7	6	5	4	3	2	1	0	15	14	13	12	11	10	9
Replacement cost	12,400	12,619	12,842	13,069	13,300	13,535	13,775	14,019	14,267	14,520	14,777	15,039	15,305	15,576	15,852
Accumulated depreciation	6,975	7,887	8,829	9,802	10,806	11,843	12,914	14,019	892	1,815	2,771	3,760	4,783	5,841	6,935
circulation pumps															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	8	7	6	5	4	3	2	1	0	9	8	7	6	5	4
Replacement cost	2,150	2,188	2,227	2,266	2,306	2,347	2,389	2,431	2,474	2,518	2,563	2,608	2,654	2,701	2,749
Accumulated depreciation	430	656	891	1,133	1,384	1,643	1,911	2,188	2,474	252	513	782	1,062	1,351	1,649
distribution piping-phase 1															
Useful life	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Remaining life	2	1	0	59	58	57	56	55	54	53	52	51	50	49	48
Replacement cost	169,800	172,805	175,864	178,977	182,145	185,369	188,650	191,989	195,387	198,845	202,365	205,947	209,592	213,302	217,077
Accumulated depreciation	164,140	169,925	175,864	2,983	6,072	9,268	12,577	15,999	19,539	23,199	26,982	30,892	34,932	39,105	43,415
distribution piping-phase 2															
Useful life	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Remaining life	5	4	3	2	1	0	59	58	57	56	55	54	53	52	51
Replacement cost	233,500	237,633	241,839	246,120	250,476	254,909	259,421	264,013	268,686	273,442	278,282	283,208	288,221	293,323	298,515
Accumulated depreciation	214,042	221,791	229,747	237,916	246,301	254,909	4,324	8,800	13,434	18,229	23,190	28,321	33,626	39,110	44,777
distribution piping-phase 3															
Useful life	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Remaining life	7	6	5	4	3	2	1	0	59	58	57	56	55	54	53
Replacement cost	339,600	345,611	351,728	357,954	364,290	370,738	377,300	383,978	390,774	397,691	404,730	411,894	419,185	426,605	434,156
Accumulated depreciation	299,980	311,050	322,417	334,090	346,076	358,380	371,012	383,978	6,513	13,256	20,237	27,460	34,932	42,661	50,652
drainage/sewer piping															
Useful life	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Remaining life	1	0	1	0	1	0	1	0	1	0	1	0	1	0	1
Replacement cost	5,200	5,292	5,386	5,481	5,578	5,677	5,777	5,879	5,983	6,089	6,197	6,307	6,419	6,533	6,649
Accumulated depreciation	2,600	5,292	2,693	5,481	2,789	5,677	2,889	5,879	2,992	6,089	3,099	6,307	3,210	6,533	3,325

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2021 through 1/1/2035

COMPONENT	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
fire sprinklers															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sump pumps															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	6	5	4	3	2	1	0	9	8	7	6	5	4	3	2
Replacement cost	2,800	2,850	2,900	2,951	3,003	3,056	3,110	3,165	3,221	3,278	3,336	3,395	3,455	3,516	3,578
Accumulated depreciation	1,120	1,425	1,740	2,066	2,402	2,750	3,110	317	644	983	1,334	1,698	2,073	2,461	2,862
cold water storage tank-reline															
Useful life	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Remaining life	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0
Replacement cost	7,350	7,480	7,612	7,747	7,884	8,024	8,166	8,311	8,458	8,608	8,760	8,915	9,073	9,234	9,397
Accumulated depreciation	2,450	4,987	7,612	2,582	5,256	8,024	2,722	5,541	8,458	2,869	5,840	8,915	3,024	6,156	9,397
hot water storage tank															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	2	1	0	9	8	7	6	5	4	3	2	1	0	9	8
Replacement cost	9,400	9,566	9,735	9,907	10,082	10,260	10,442	10,627	10,815	11,006	11,201	11,399	11,601	11,806	12,015
Accumulated depreciation	7,520	8,609	9,735	991	2,016	3,078	4,177	5,314	6,489	7,704	8,961	10,259	11,601	1,181	2,403
drinking fountain															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	5	4	3	2	1	0	11	10	9	8	7	6	5	4	3
Replacement cost	1,550	1,577	1,605	1,633	1,662	1,691	1,721	1,751	1,782	1,814	1,846	1,879	1,912	1,946	1,980
Accumulated depreciation	904	1,051	1,204	1,361	1,524	1,691	143	292	446	605	769	940	1,115	1,297	1,485
air compressor															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	10	9	8	7	6	5	4	3	2	1	0	19	18	17	16
Replacement cost	3,450	3,511	3,573	3,636	3,700	3,765	3,832	3,900	3,969	4,039	4,110	4,183	4,257	4,332	4,409
Accumulated depreciation	1,725	1,931	2,144	2,363	2,590	2,824	3,066	3,315	3,572	3,837	4,110	209	426	650	882
booster pump															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	3	2	1	0	9	8	7	6	5	4	3	2	1	0	9
Replacement cost	7,300	7,429	7,560	7,694	7,830	7,969	8,110	8,254	8,400	8,549	8,700	8,854	9,011	9,170	9,332
Accumulated depreciation	5,110	5,943	6,804	7,694	783	1,594	2,433	3,302	4,200	5,129	6,090	7,083	8,110	9,170	933
drainage system review															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
cctv system															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	8	7	6	5	4	3	2	1	0	11	10	9	8	7	6
Replacement cost	35,300	35,925	36,561	37,208	37,867	38,537	39,219	39,913	40,619	41,338	42,070	42,815	43,573	44,344	45,129
Accumulated depreciation	11,767	14,969	18,281	21,705	25,245	28,903	32,683	36,587	40,619	3,445	7,012	10,704	14,524	18,477	22,565
intercom															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	4	3	2	1	0	11	10	9	8	7	6	5	4	3	2
Replacement cost	3,350	3,409	3,469	3,530	3,592	3,656	3,721	3,787	3,854	3,922	3,991	4,062	4,134	4,207	4,281
Accumulated depreciation	2,233	2,557	2,891	3,236	3,592	305	620	947	1,285	1,634	1,996	2,370	2,756	3,155	3,568

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HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2021 through 1/1/2035

COMPONENT	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
fire annunciator system															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	4	3	2	1	0	19	18	17	16	15	14	13	12	11	10
Replacement cost	2,500	2,544	2,589	2,635	2,682	2,729	2,777	2,826	2,876	2,927	2,979	3,032	3,086	3,141	3,197
Accumulated depreciation	2,000	2,162	2,330	2,503	2,682	136	278	424	575	732	894	1,061	1,234	1,413	1,599
fire alarm system															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	2	1	0	19	18	17	16	15	14	13	12	11	10	9	8
Replacement cost	427,450	435,016	442,716	450,552	458,527	466,643	474,903	483,309	491,864	500,570	509,430	518,447	527,624	536,963	546,467
Accumulated depreciation	384,705	413,265	442,716	22,528	45,853	69,996	94,981	120,827	147,559	175,200	203,772	233,301	263,812	295,330	327,880
lighting-emergency															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-emergency light back-up															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	0	9	8	7	6	5	4	3	2	1	0	9	8	7	6
Replacement cost	24,550	24,985	25,427	25,877	26,335	26,801	27,275	27,758	28,249	28,749	29,258	29,776	30,303	30,839	31,385
Accumulated depreciation	24,550	2,499	5,085	7,763	10,534	13,401	16,365	19,431	22,599	25,874	29,258	2,978	6,061	9,252	12,554
lighting-exit signs															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	7	6	5	4	3	2	1	0	19	18	17	16	15	14	13
Replacement cost	7,300	7,429	7,560	7,694	7,830	7,969	8,110	8,254	8,400	8,549	8,700	8,854	9,011	9,170	9,332
Accumulated depreciation	4,745	5,200	5,670	6,155	6,656	7,172	7,705	8,254	420	855	1,305	1,771	2,253	2,751	3,266
lighting-exterior (decorative)															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	11	10	9	8	7	6	5	4	3	2	1	0	14	13	12
Replacement cost	45,900	46,712	47,539	48,380	49,236	50,107	50,994	51,897	52,816	53,751	54,702	55,670	56,655	57,658	58,679
Accumulated depreciation	12,240	15,571	19,016	22,577	26,259	30,064	33,996	38,058	42,253	46,584	51,055	55,670	3,777	7,688	11,736
lighting-exterior (utilitarian)															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-exterior (security)															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-walkways															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	7	6	5	4	3	2	1	0	19	18	17	16	15	14	13
Replacement cost	950	967	984	1,001	1,019	1,037	1,055	1,074	1,093	1,112	1,132	1,152	1,172	1,193	1,214
Accumulated depreciation	618	677	738	801	866	933	1,002	1,074	55	111	170	230	293	358	425
carpeting-hallways															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	2	1	0	9	8	7	6	5	4	3	2	1	0	9	8
Replacement cost	46,500	47,323	48,161	49,013	49,881	50,764	51,663	52,577	53,508	54,455	55,419	56,400	57,398	58,414	59,448
Accumulated depreciation	37,200	42,591	48,161	4,901	9,976	15,229	20,665	26,289	32,105	38,119	44,335	50,760	57,398	5,841	11,890

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2021 through 1/1/2035

COMPONENT	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
carpeting-lobby/office															
Useful life	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Remaining life	2	1	0	7	6	5	4	3	2	1	0	7	6	5	4
Replacement cost	4,750	4,834	4,920	5,007	5,096	5,186	5,278	5,371	5,466	5,563	5,661	5,761	5,863	5,967	6,073
Accumulated depreciation	3,563	4,230	4,920	626	1,274	1,945	2,639	3,357	4,100	4,868	5,661	720	1,466	2,238	3,037
vinyl															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	2,650	2,697	2,745	2,794	2,843	2,893	2,944	2,996	3,049	3,103	3,158	3,214	3,271	3,329	3,388
Accumulated depreciation	795	944	1,098	1,257	1,422	1,591	1,766	1,947	2,134	2,327	2,526	2,732	2,944	3,163	3,388
marble-restoration															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	6	5	4	3	2	1	0	14	13	12	11	10	9	8	7
Replacement cost	40,550	41,268	41,998	42,741	43,498	44,268	45,052	45,849	46,661	47,487	48,328	49,183	50,054	50,940	51,842
Accumulated depreciation	24,330	27,512	30,799	34,193	37,698	41,317	45,052	3,057	6,221	9,497	12,887	16,394	20,022	23,772	27,649
marble-polishing															
Useful life	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Remaining life	1	0	2	1	0	2	1	0	2	1	0	2	1	0	2
Replacement cost	12,000	12,212	12,428	12,648	12,872	13,100	13,332	13,568	13,808	14,052	14,301	14,554	14,812	15,074	15,341
Accumulated depreciation	8,000	12,212	4,143	8,432	12,872	4,367	8,888	13,568	4,603	9,368	14,301	4,851	9,875	15,074	5,114
rubber-flooring-gym															
Useful life	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Remaining life	2	1	0	7	6	5	4	3	2	1	0	7	6	5	4
Replacement cost	3,150	3,206	3,263	3,321	3,380	3,440	3,501	3,563	3,626	3,690	3,755	3,821	3,889	3,958	4,028
Accumulated depreciation	2,363	2,805	3,263	415	845	1,290	1,751	2,227	2,720	3,229	3,755	478	972	1,484	2,014
plaster-pool															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	7	6	5	4	3	2	1	0	9	8	7	6	5	4	3
Replacement cost	6,950	7,073	7,198	7,325	7,455	7,587	7,721	7,858	7,997	8,139	8,283	8,430	8,579	8,731	8,886
Accumulated depreciation	2,085	2,829	3,599	4,395	5,219	6,070	6,949	7,858	800	1,628	2,485	3,372	4,290	5,239	6,220
plaster-spa															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	7	6	5	4	3	2	1	0	9	8	7	6	5	4	3
Replacement cost	7,100	7,226	7,354	7,484	7,616	7,751	7,888	8,028	8,170	8,315	8,462	8,612	8,764	8,919	9,077
Accumulated depreciation	2,130	2,890	3,677	4,490	5,331	6,201	7,099	8,028	817	1,663	2,539	3,445	4,382	5,351	6,354
coping joint															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	2	1	0	4	3	2	1	0	4	3	2	1	0	4	3
Replacement cost	1,000	1,018	1,036	1,054	1,073	1,092	1,111	1,131	1,151	1,171	1,192	1,213	1,234	1,256	1,278
Accumulated depreciation	600	814	1,036	211	429	655	889	1,131	230	468	715	970	1,234	251	511
coping/tile															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3
Replacement cost	7,250	7,378	7,509	7,642	7,777	7,915	8,055	8,198	8,343	8,491	8,641	8,794	8,950	9,108	9,269
Accumulated depreciation	1,088	1,476	1,877	2,293	2,722	3,166	3,625	4,099	4,589	5,095	5,617	6,156	6,713	7,286	7,879
heaters															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	5	4	3	2	1	0	9	8	7	6	5	4	3	2	1
Replacement cost	7,500	7,633	7,768	7,905	8,045	8,187	8,332	8,479	8,629	8,782	8,937	9,095	9,256	9,420	9,587
Accumulated depreciation	3,750	4,580	5,438	6,324	7,241	8,187	833	1,696	2,589	3,513	4,469	5,457	6,479	7,536	8,628

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2021 through 1/1/2035

COMPONENT	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
filters															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	5	4	3	2	1	0	9	8	7	6	5	4	3	2	1
Replacement cost	2,600	2,646	2,693	2,741	2,790	2,839	2,889	2,940	2,992	3,045	3,099	3,154	3,210	3,267	3,325
Accumulated depreciation	1,300	1,588	1,885	2,193	2,511	2,839	289	588	898	1,218	1,550	1,892	2,247	2,614	2,993
motors															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	1,450	1,476	1,502	1,529	1,556	1,584	1,612	1,641	1,670	1,700	1,730	1,761	1,792	1,824	1,856
Accumulated depreciation	580	886	1,202	1,529	311	634	967	1,313	1,670	340	692	1,057	1,434	1,824	371
pumps															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	13	12	11	10	9	8	7	6	5	4	3	2	1	0	14
Replacement cost	1,450	1,476	1,502	1,529	1,556	1,584	1,612	1,641	1,670	1,700	1,730	1,761	1,792	1,824	1,856
Accumulated depreciation	193	295	401	510	622	739	860	985	1,113	1,247	1,384	1,526	1,673	1,824	124
chlorinator															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
furniture-replace															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	0	9	8	7	6	5	4	3	2	1	0	9	8	7	6
Replacement cost	30,000	30,531	31,071	31,621	32,181	32,751	33,331	33,921	34,521	35,132	35,754	36,387	37,031	37,686	38,353
Accumulated depreciation	30,000	3,053	6,214	9,486	12,872	16,376	19,999	23,745	27,617	31,619	35,754	3,639	7,406	11,306	15,341
furniture-refurbish															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	5	4	3	2	1	0	9	8	7	6	5	4	3	2	1
Replacement cost	12,000	12,212	12,428	12,648	12,872	13,100	13,332	13,568	13,808	14,052	14,301	14,554	14,812	15,074	15,341
Accumulated depreciation	6,000	7,327	8,700	10,118	11,585	13,100	1,333	2,714	4,142	5,621	7,151	8,732	10,368	12,059	13,807
asphalt seal coat															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	0	4	3	2	1	0	4	3	2	1	0	4	3	2	1
Replacement cost	650	662	674	686	698	710	723	736	749	762	775	789	803	817	831
Accumulated depreciation	650	132	270	412	558	710	145	294	449	610	775	158	321	490	665
asphalt replacement															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	7,250	7,378	7,509	7,642	7,777	7,915	8,055	8,198	8,343	8,491	8,641	8,794	8,950	9,108	9,269
Accumulated depreciation	2,175	2,582	3,004	3,439	3,889	4,353	4,833	5,329	5,840	6,368	6,913	7,475	8,055	8,653	9,269
concrete flatwork/ block walls															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete pavers valet parking															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	13	12	11	10	9	8	7	6	5	4	3	2	1	0	19
Replacement cost	6,400	6,513	6,628	6,745	6,864	6,985	7,109	7,235	7,363	7,493	7,626	7,761	7,898	8,038	8,180
Accumulated depreciation	2,240	2,605	2,983	3,373	3,775	4,191	4,621	5,065	5,522	5,994	6,482	6,985	7,503	8,038	409

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2021 through 1/1/2035

COMPONENT	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
irrigation controllers															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	5	4	3	2	1	0	9	8	7	6	5	4	3	2	1
Replacement cost	1,450	1,476	1,502	1,529	1,556	1,584	1,612	1,641	1,670	1,700	1,730	1,761	1,792	1,824	1,856
Accumulated depreciation	725	886	1,051	1,223	1,400	1,584	161	328	501	680	865	1,057	1,254	1,459	1,670
landscape remodel															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	1	0	4	3	2	1	0	4	3	2	1	0	4	3	2
Replacement cost	17,500	17,810	18,125	18,446	18,772	19,104	19,442	19,786	20,136	20,492	20,855	21,224	21,600	21,982	22,371
Accumulated depreciation	14,000	17,810	3,625	7,378	11,263	15,283	19,442	3,957	8,054	12,295	16,684	21,224	4,320	8,793	13,423
furnishings-lobby															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	5	4	3	2	1	0	14	13	12	11	10	9	8	7	6
Replacement cost	57,450	58,467	59,502	60,555	61,627	62,718	63,828	64,958	66,108	67,278	68,469	69,681	70,914	72,169	73,446
Accumulated depreciation	38,300	42,876	47,602	52,481	57,519	62,718	4,255	8,661	13,222	17,941	22,823	27,872	33,093	38,490	44,068
furnishings-hallways															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	3	2	1	0	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	13,400	13,637	13,878	14,124	14,374	14,628	14,887	15,150	15,418	15,691	15,969	16,252	16,540	16,833	17,131
Accumulated depreciation	10,720	11,819	12,953	14,124	958	1,950	2,977	4,040	5,139	6,276	7,452	8,668	9,924	11,222	12,563
furnishings-office															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	3	2	1	0	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	10,400	10,584	10,771	10,962	11,156	11,353	11,554	11,759	11,967	12,179	12,395	12,614	12,837	13,064	13,295
Accumulated depreciation	8,320	9,173	10,053	10,962	744	1,514	2,311	3,136	3,989	4,872	5,784	6,727	7,702	8,709	9,750
fitness equipment															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	4	3	2	1	0	14	13	12	11	10	9	8	7	6	5
Replacement cost	19,900	20,252	20,610	20,975	21,346	21,724	22,109	22,500	22,898	23,303	23,715	24,135	24,562	24,997	25,439
Accumulated depreciation	14,593	16,202	17,862	19,577	21,346	1,448	2,948	4,500	6,106	7,768	9,486	11,263	13,100	14,998	16,959
restrooms															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	7	6	5	4	3	2	1	0	19	18	17	16	15	14	13
Replacement cost	30,750	31,294	31,848	32,412	32,986	33,570	34,164	34,769	35,384	36,010	36,647	37,296	37,956	38,628	39,312
Accumulated depreciation	19,988	21,906	23,886	25,930	28,038	30,213	32,456	34,769	1,769	3,601	5,497	7,459	9,489	11,588	13,759
saunas-refinish															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	7	6	5	4	3	2	1	0	19	18	17	16	15	14	13
Replacement cost	17,600	17,912	18,229	18,552	18,880	19,214	19,554	19,900	20,252	20,610	20,975	21,346	21,724	22,109	22,500
Accumulated depreciation	11,440	12,538	13,672	14,842	16,048	17,293	18,576	19,900	1,013	2,061	3,146	4,269	5,431	6,633	7,875
saunas-heaters															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	7	6	5	4	3	2	1	0	19	18	17	16	15	14	13
Replacement cost	2,150	2,188	2,227	2,266	2,306	2,347	2,389	2,431	2,474	2,518	2,563	2,608	2,654	2,701	2,749
Accumulated depreciation	1,398	1,532	1,670	1,813	1,960	2,112	2,270	2,431	124	252	384	522	664	810	962
fire extinguishers															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	11	10	9	8	7	6	5	4	3	2	1	0	24	23	22
Replacement cost	10,400	10,584	10,771	10,962	11,156	11,353	11,554	11,759	11,967	12,179	12,395	12,614	12,837	13,064	13,295
Accumulated depreciation	5,824	6,350	6,893	7,454	8,032	8,628	9,243	9,878	10,531	11,205	11,899	12,614	513	1,045	1,595

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2021 through 1/1/2035

COMPONENT	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
firehoses															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	11	10	9	8	7	6	5	4	3	2	1	0	24	23	22
Replacement cost	9,100	9,261	9,425	9,592	9,762	9,935	10,111	10,290	10,472	10,657	10,846	11,038	11,233	11,432	11,634
Accumulated depreciation	5,096	5,557	6,032	6,523	7,029	7,551	8,089	8,644	9,215	9,804	10,412	11,038	449	915	1,396
mailboxes															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	10,800	10,991	11,186	11,384	11,585	11,790	11,999	12,211	12,427	12,647	12,871	13,099	13,331	13,567	13,807
Accumulated depreciation	3,240	3,847	4,474	5,123	5,793	6,485	7,199	7,937	8,699	9,485	10,297	11,134	11,998	12,889	13,807
directory boards															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	3,400	3,460	3,521	3,583	3,646	3,711	3,777	3,844	3,912	3,981	4,051	4,123	4,196	4,270	4,346
Accumulated depreciation	1,020	1,211	1,408	1,612	1,823	2,041	2,266	2,499	2,738	2,986	3,241	3,505	3,776	4,057	4,346
signs															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
laundry equipment															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency - 5%	2,760	4,483	37,773	32,328	2,025	17,972	3,380	25,223	5,670	304	28,647	7,217	3,512	28,767	5,878
TOTAL Accumulated depreciation	2,175,217	2,334,020	2,495,199	1,945,477	1,475,293	1,663,620	1,503,194	1,677,003	1,370,948	1,475,488	1,728,452	1,362,354	1,447,772	1,642,884	1,282,634

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2036 through 1/1/2050

COMPONENT	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050
built-up roof															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	0	11	10	9	8	7	6	5	4	3	2	1	0	11	10
Replacement cost	127,438	129,694	131,990	134,326	136,704	139,124	141,586	144,092	146,642	149,238	151,880	154,568	157,304	160,088	162,922
Accumulated depreciation	127,438	10,808	21,998	33,582	45,568	57,968	70,793	84,054	97,761	111,929	126,567	141,687	157,304	13,341	27,154
metal roof															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
membrane decks-common (rsrf)															
Useful life	24	24	24	24	24	24	24	24	24	24	24	24	24	24	24
Remaining life	12	11	10	9	8	7	6	5	4	3	2	1	0	23	22
Replacement cost	17,694	18,007	18,326	18,650	18,980	19,316	19,658	20,006	20,360	20,720	21,087	21,460	21,840	22,227	22,620
Accumulated depreciation	8,847	9,754	10,690	11,656	12,653	13,682	14,744	15,838	16,967	18,130	19,330	20,566	21,840	926	1,885
membrane decks-common (coat)															
Useful life	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Remaining life	4	3	2	1	0	7	6	5	4	3	2	1	0	7	6
Replacement cost	3,837	3,905	3,974	4,044	4,116	4,189	4,263	4,338	4,415	4,493	4,573	4,654	4,736	4,820	4,905
Accumulated depreciation	1,919	2,441	2,981	3,539	4,116	524	1,066	1,627	2,208	2,808	3,430	4,072	4,736	603	1,226
membrane decks-units (rsrf)															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
membrane decks-units (coat)															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
foundations/structural frame															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
waterproofing															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
structural pest control															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
siding															
Useful life	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
Remaining life	45	44	43	42	41	40	39	38	37	36	35	34	33	32	31
Replacement cost	8,457	8,607	8,759	8,914	9,072	9,233	9,396	9,562	9,731	9,903	10,078	10,256	10,438	10,623	10,811
Accumulated depreciation	846	1,033	1,226	1,426	1,633	1,847	2,067	2,295	2,530	2,773	3,023	3,282	3,549	3,824	4,108

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2036 through 1/1/2050

COMPONENT	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050
front doors															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
exterior flatwork															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	8	7	6	5	4	3	2	1	0	9	8	7	6	5	4
Replacement cost	338,600	344,593	350,692	356,899	363,216	369,645	376,188	382,847	389,623	396,519	403,537	410,680	417,949	425,347	432,876
Accumulated depreciation	67,720	103,378	140,277	178,450	217,930	258,752	300,950	344,562	389,623	39,652	80,707	123,204	167,180	212,674	259,726
siding & trim															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	3,837	3,905	3,974	4,044	4,116	4,189	4,263	4,338	4,415	4,493	4,573	4,654	4,736	4,820	4,905
Accumulated depreciation	1,535	2,343	3,179	4,044	823	1,676	2,558	3,470	4,415	899	1,829	2,792	3,789	4,820	981
doors															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	30,508	31,048	31,598	32,157	32,726	33,305	33,894	34,494	35,105	35,726	36,358	37,002	37,657	38,324	39,002
Accumulated depreciation	12,203	18,629	25,278	32,157	6,545	13,322	20,336	27,595	35,105	7,145	14,543	22,201	30,126	38,324	7,800
interior flatwork-hallway															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	8	7	6	5	4	3	2	1	0	9	8	7	6	5	4
Replacement cost	11,972	12,184	12,400	12,619	12,842	13,069	13,300	13,535	13,775	14,019	14,267	14,520	14,777	15,039	15,305
Accumulated depreciation	2,394	3,655	4,960	6,310	7,705	9,148	10,640	12,182	13,775	1,402	2,853	4,356	5,911	7,520	9,183
interior flatwork-stairwells															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	3	2	1	0	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	14,246	14,498	14,755	15,016	15,282	15,552	15,827	16,107	16,392	16,682	16,977	17,277	17,583	17,894	18,211
Accumulated depreciation	11,397	12,565	13,771	15,016	1,019	2,074	3,165	4,295	5,464	6,673	7,923	9,214	10,550	11,929	13,355
interior flatwork-recreation															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	8	7	6	5	4	3	2	1	0	9	8	7	6	5	4
Replacement cost	10,799	10,990	11,185	11,383	11,584	11,789	11,998	12,210	12,426	12,646	12,870	13,098	13,330	13,566	13,806
Accumulated depreciation	2,160	3,297	4,474	5,692	6,950	8,252	9,598	10,989	12,426	1,265	2,574	3,929	5,332	6,783	8,284
wallpaper															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	8	7	6	5	4	3	2	1	0	9	8	7	6	5	4
Replacement cost	131,275	133,599	135,964	138,371	140,820	143,313	145,850	148,432	151,059	153,733	156,454	159,223	162,041	164,909	167,828
Accumulated depreciation	26,255	40,080	54,386	69,186	84,492	100,319	116,680	133,589	151,059	15,373	31,291	47,767	64,816	82,455	100,697
garage interior															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	8	7	6	5	4	3	2	1	0	14	13	12	11	10	9
Replacement cost	23,027	23,435	23,850	24,272	24,702	25,139	25,584	26,037	26,498	26,967	27,444	27,930	28,424	28,927	29,439
Accumulated depreciation	10,746	12,499	14,310	16,181	18,115	20,111	22,173	24,301	26,498	1,798	3,659	5,586	7,580	9,642	11,776
ironwork-exterior															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	8,261	8,407	8,556	8,707	8,861	9,018	9,178	9,340	9,505	9,673	9,844	10,018	10,195	10,375	10,559
Accumulated depreciation	3,304	5,044	6,845	8,707	1,772	3,607	5,507	7,472	9,505	1,935	3,938	6,011	8,156	10,375	2,112

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2036 through 1/1/2050

COMPONENT	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050
ironwork-interior															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	3	2	1	0	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	20,296	20,655	21,021	21,393	21,772	22,157	22,549	22,948	23,354	23,767	24,188	24,616	25,052	25,495	25,946
Accumulated depreciation	16,237	17,901	19,620	21,393	1,451	2,954	4,510	6,119	7,785	9,507	11,288	13,129	15,031	16,997	19,027
entries walkway															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	2,407	2,450	2,493	2,537	2,582	2,628	2,675	2,722	2,770	2,819	2,869	2,920	2,972	3,025	3,079
Accumulated depreciation	963	1,470	1,994	2,537	516	1,051	1,605	2,178	2,770	564	1,148	1,752	2,378	3,025	616
parking stripes															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	8	7	6	5	4	3	2	1	0	9	8	7	6	5	4
Replacement cost	3,319	3,378	3,438	3,499	3,561	3,624	3,688	3,753	3,819	3,887	3,956	4,026	4,097	4,170	4,244
Accumulated depreciation	664	1,013	1,375	1,750	2,137	2,537	2,950	3,378	3,819	389	791	1,208	1,639	2,085	2,546
elevators-mechanical															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6
Replacement cost	503,639	512,553	521,625	530,858	540,254	549,816	559,548	569,452	579,531	589,789	600,228	610,852	621,664	632,667	643,865
Accumulated depreciation	100,728	123,013	146,055	169,875	194,491	219,926	246,201	273,337	301,356	330,282	360,137	390,945	422,732	455,520	489,337
elevators-cab remodel															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	11	10	9	8	7	6	5	4	3	2	1	0	11	10	9
Replacement cost	78,064	79,446	80,852	82,283	83,739	85,221	86,729	88,264	89,826	91,416	93,034	94,681	96,357	98,063	99,799
Accumulated depreciation	6,505	13,241	20,213	27,428	34,891	42,611	50,592	58,843	67,370	76,180	85,281	94,681	8,030	16,344	24,950
exhaust fans-garage															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	6	5	4	3	2	1	0	19	18	17	16	15	14	13	12
Replacement cost	31,746	32,308	32,880	33,462	34,054	34,657	35,270	35,894	36,529	37,176	37,834	38,504	39,186	39,880	40,586
Accumulated depreciation	22,222	24,231	26,304	28,443	30,649	32,924	35,270	1,795	3,653	5,576	7,567	9,626	11,756	13,958	16,234
exhaust fans-interiors															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	6	5	4	3	2	1	0	9	8	7	6	5	4	3	2
Replacement cost	26,802	27,276	27,759	28,250	28,750	29,259	29,777	30,304	30,840	31,386	31,942	32,507	33,082	33,668	34,264
Accumulated depreciation	10,721	13,638	16,655	19,775	23,000	26,333	29,777	3,030	6,168	9,416	12,777	16,254	19,849	23,568	27,411
gate operator															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	2	1	0	9	8	7	6	5	4	3	2	1	0	9	8
Replacement cost	4,099	4,172	4,246	4,321	4,397	4,475	4,554	4,635	4,717	4,800	4,885	4,971	5,059	5,149	5,240
Accumulated depreciation	3,279	3,755	4,246	432	879	1,343	1,822	2,318	2,830	3,360	3,908	4,474	5,059	515	1,048
heat pumps-evaporative coils															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	10	9	8	7	6	5	4	3	2	1	0	11	10	9	8
Replacement cost	5,269	5,362	5,457	5,554	5,652	5,752	5,854	5,958	6,063	6,170	6,279	6,390	6,503	6,618	6,735
Accumulated depreciation	878	1,341	1,819	2,314	2,826	3,355	3,903	4,469	5,053	5,656	6,279	533	1,084	1,655	2,245
heat pumps-condensers															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	10	9	8	7	6	5	4	3	2	1	0	11	10	9	8
Replacement cost	5,660	5,760	5,862	5,966	6,072	6,179	6,288	6,399	6,512	6,627	6,744	6,863	6,984	7,108	7,234
Accumulated depreciation	943	1,440	1,954	2,486	3,036	3,604	4,192	4,799	5,427	6,075	6,744	572	1,164	1,777	2,411

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2036 through 1/1/2050

COMPONENT	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050
heat pumps-dual packs															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	8	7	6	5	4	3	2	1	0	19	18	17	16	15	14
Replacement cost	24,462	24,895	25,336	25,784	26,240	26,704	27,177	27,658	28,148	28,646	29,153	29,669	30,194	30,728	31,272
Accumulated depreciation	14,677	16,182	17,735	19,338	20,992	22,698	24,459	26,275	28,148	1,432	2,915	4,450	6,039	7,682	9,382
window air conditioner															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	650	662	674	686	698	710	723	736	749	762	775	789	803	817	831
Accumulated depreciation	43	88	135	183	233	284	337	393	449	508	568	631	696	763	831
trash chutes															
Useful life	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Remaining life	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11
Replacement cost	11,188	11,386	11,588	11,793	12,002	12,214	12,430	12,650	12,874	13,102	13,334	13,570	13,810	14,054	14,303
Accumulated depreciation	1,865	2,277	2,704	3,145	3,601	4,071	4,558	5,060	5,579	6,114	6,667	7,237	7,826	8,432	9,059
boiler-replace															
Useful life	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Remaining life	0	15	14	13	12	11	10	9	8	7	6	5	4	3	2
Replacement cost	40,332	41,046	41,773	42,512	43,264	44,030	44,809	45,602	46,409	47,230	48,066	48,917	49,783	50,664	51,561
Accumulated depreciation	40,332	2,565	5,222	7,971	10,816	13,759	16,803	19,951	23,205	26,567	30,041	33,630	37,337	41,165	45,116
boiler-overhaul															
Useful life	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
Remaining life	8	7	6	5	4	3	2	1	0	15	14	13	12	11	10
Replacement cost	16,133	16,419	16,710	17,006	17,307	17,613	17,925	18,242	18,565	18,894	19,228	19,568	19,914	20,266	20,625
Accumulated depreciation	8,067	9,236	10,444	11,692	12,980	14,311	15,684	17,102	18,565	1,181	2,404	3,669	4,979	6,333	7,734
circulation pumps															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	3	2	1	0	9	8	7	6	5	4	3	2	1	0	9
Replacement cost	2,798	2,848	2,898	2,949	3,001	3,054	3,108	3,163	3,219	3,276	3,334	3,393	3,453	3,514	3,576
Accumulated depreciation	1,959	2,278	2,608	2,949	300	611	932	1,265	1,610	1,966	2,334	2,714	3,108	3,514	358
distribution piping-phase 1															
Useful life	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Remaining life	47	46	45	44	43	42	41	40	39	38	37	36	35	34	33
Replacement cost	220,919	224,829	228,808	232,858	236,980	241,175	245,444	249,788	254,209	258,708	263,287	267,947	272,690	277,517	282,429
Accumulated depreciation	47,866	52,460	57,202	62,095	67,144	72,353	77,724	83,263	88,973	94,860	100,927	107,179	113,621	120,257	127,093
distribution piping-phase 2															
Useful life	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Remaining life	50	49	48	47	46	45	44	43	42	41	40	39	38	37	36
Replacement cost	303,799	309,176	314,648	320,217	325,885	331,653	337,523	343,497	349,577	355,765	362,062	368,470	374,992	381,629	388,384
Accumulated depreciation	50,633	56,682	62,930	69,380	76,040	82,913	90,006	97,324	104,873	112,659	120,687	128,965	137,497	146,291	155,354
distribution piping-phase 3															
Useful life	60	60	60	60	60	60	60	60	60	60	60	60	60	60	60
Remaining life	52	51	50	49	48	47	46	45	44	43	42	41	40	39	38
Replacement cost	441,841	449,662	457,621	465,721	473,964	482,353	490,891	499,580	508,423	517,422	526,580	535,900	545,385	555,038	564,862
Accumulated depreciation	58,912	67,449	76,270	85,382	94,793	104,510	114,541	124,895	135,579	146,603	157,974	169,702	181,795	194,263	207,116
drainage/sewer piping															
Useful life	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
Remaining life	0	1	0	1	0	1	0	1	0	1	0	1	0	1	0
Replacement cost	6,767	6,887	7,009	7,133	7,259	7,387	7,518	7,651	7,786	7,924	8,064	8,207	8,352	8,500	8,650
Accumulated depreciation	6,767	3,444	7,009	3,567	7,259	3,694	7,518	3,826	7,786	3,962	8,064	4,104	8,352	4,250	8,650

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2036 through 1/1/2050

COMPONENT	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050
fire sprinklers															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sump pumps															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	1	0	9	8	7	6	5	4	3	2	1	0	9	8	7
Replacement cost	3,641	3,705	3,771	3,838	3,906	3,975	4,045	4,117	4,190	4,264	4,339	4,416	4,494	4,574	4,655
Accumulated depreciation	3,277	3,705	377	768	1,172	1,590	2,023	2,470	2,933	3,411	3,905	4,416	449	915	1,397
cold water storage tank-reline															
Useful life	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Remaining life	2	1	0	2	1	0	2	1	0	2	1	0	2	1	0
Replacement cost	9,563	9,732	9,904	10,079	10,257	10,439	10,624	10,812	11,003	11,198	11,396	11,598	11,803	12,012	12,225
Accumulated depreciation	3,188	6,488	9,904	3,360	6,838	10,439	3,541	7,208	11,003	3,733	7,597	11,598	3,934	8,008	12,225
hot water storage tank															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	7	6	5	4	3	2	1	0	9	8	7	6	5	4	3
Replacement cost	12,228	12,444	12,664	12,888	13,116	13,348	13,584	13,824	14,069	14,318	14,571	14,829	15,091	15,358	15,630
Accumulated depreciation	3,668	4,978	6,332	7,733	9,181	10,678	12,226	13,824	1,407	2,864	4,371	5,932	7,546	9,215	10,941
drinking fountain															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	2	1	0	11	10	9	8	7	6	5	4	3	2	1	0
Replacement cost	2,015	2,051	2,087	2,124	2,162	2,200	2,239	2,279	2,319	2,360	2,402	2,445	2,488	2,532	2,577
Accumulated depreciation	1,679	1,880	2,087	177	360	550	746	950	1,160	1,377	1,601	1,834	2,073	2,321	2,577
air compressor															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
Replacement cost	4,487	4,566	4,647	4,729	4,813	4,898	4,985	5,073	5,163	5,254	5,347	5,442	5,538	5,636	5,736
Accumulated depreciation	1,122	1,370	1,626	1,892	2,166	2,449	2,742	3,044	3,356	3,678	4,010	4,354	4,707	5,072	5,449
booster pump															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	8	7	6	5	4	3	2	1	0	9	8	7	6	5	4
Replacement cost	9,497	9,665	9,836	10,010	10,187	10,367	10,550	10,737	10,927	11,120	11,317	11,517	11,721	11,928	12,139
Accumulated depreciation	1,899	2,900	3,934	5,005	6,112	7,257	8,440	9,663	10,927	1,112	2,263	3,455	4,688	5,964	7,283
drainage system review															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
cctv system															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	5	4	3	2	1	0	11	10	9	8	7	6	5	4	3
Replacement cost	45,928	46,741	47,568	48,410	49,267	50,139	51,026	51,929	52,848	53,783	54,735	55,704	56,690	57,693	58,714
Accumulated depreciation	26,791	31,161	35,676	40,342	45,161	50,139	4,252	8,655	13,212	17,928	22,806	27,852	33,069	38,462	44,036
intercom															
Useful life	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
Remaining life	1	0	11	10	9	8	7	6	5	4	3	2	1	0	11
Replacement cost	4,357	4,434	4,512	4,592	4,673	4,756	4,840	4,926	5,013	5,102	5,192	5,284	5,378	5,473	5,570
Accumulated depreciation	3,994	4,434	376	765	1,168	1,585	2,017	2,463	2,924	3,401	3,894	4,403	4,930	5,473	464

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2036 through 1/1/2050

COMPONENT	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050
fire annunciator system															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	9	8	7	6	5	4	3	2	1	0	19	18	17	16	15
Replacement cost	3,254	3,312	3,371	3,431	3,492	3,554	3,617	3,681	3,746	3,812	3,879	3,948	4,018	4,089	4,161
Accumulated depreciation	1,790	1,987	2,191	2,402	2,619	2,843	3,074	3,313	3,559	3,812	194	395	603	818	1,040
fire alarm system															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	7	6	5	4	3	2	1	0	19	18	17	16	15	14	13
Replacement cost	556,139	565,983	576,001	586,196	596,572	607,131	617,877	628,813	639,943	651,270	662,797	674,529	686,468	698,618	710,984
Accumulated depreciation	361,490	396,188	432,001	468,957	507,086	546,418	586,983	628,813	31,997	65,127	99,420	134,906	171,617	209,585	248,844
lighting-emergency															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-emergency light back-up															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	5	4	3	2	1	0	9	8	7	6	5	4	3	2	1
Replacement cost	31,941	32,506	33,081	33,667	34,263	34,869	35,486	36,114	36,753	37,404	38,066	38,740	39,426	40,124	40,834
Accumulated depreciation	15,971	19,504	23,157	26,934	30,837	34,869	3,549	7,223	11,026	14,962	19,033	23,244	27,598	32,099	36,751
lighting-exit signs															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	12	11	10	9	8	7	6	5	4	3	2	1	0	19	18
Replacement cost	9,497	9,665	9,836	10,010	10,187	10,367	10,550	10,737	10,927	11,120	11,317	11,517	11,721	11,928	12,139
Accumulated depreciation	3,799	4,349	4,918	5,506	6,112	6,739	7,385	8,053	8,742	9,452	10,185	10,941	11,721	596	1,214
lighting-exterior (decorative)															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	11	10	9	8	7	6	5	4	3	2	1	0	14	13	12
Replacement cost	59,718	60,775	61,851	62,946	64,060	65,194	66,348	67,522	68,717	69,933	71,171	72,431	73,713	75,018	76,346
Accumulated depreciation	15,925	20,258	24,740	29,375	34,165	39,116	44,232	49,516	54,974	60,609	66,426	72,431	4,914	10,002	15,269
lighting-exterior (utilitarian)															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-exterior (security)															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-walkways															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	12	11	10	9	8	7	6	5	4	3	2	1	0	19	18
Replacement cost	1,235	1,257	1,279	1,302	1,325	1,348	1,372	1,396	1,421	1,446	1,472	1,498	1,525	1,552	1,579
Accumulated depreciation	494	566	640	716	795	876	960	1,047	1,137	1,229	1,325	1,423	1,525	78	158
carpeting-hallways															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	7	6	5	4	3	2	1	0	9	8	7	6	5	4	3
Replacement cost	60,500	61,571	62,661	63,770	64,899	66,048	67,217	68,407	69,618	70,850	72,104	73,380	74,679	76,001	77,346
Accumulated depreciation	18,150	24,628	31,331	38,262	45,429	52,838	60,495	68,407	6,962	14,170	21,631	29,352	37,340	45,601	54,142

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2036 through 1/1/2050

COMPONENT	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050
carpeting-lobby/office															
Useful life	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Remaining life	3	2	1	0	7	6	5	4	3	2	1	0	7	6	5
Replacement cost	6,180	6,289	6,400	6,513	6,628	6,745	6,864	6,985	7,109	7,235	7,363	7,493	7,626	7,761	7,898
Accumulated depreciation	3,863	4,717	5,600	6,513	829	1,686	2,574	3,493	4,443	5,426	6,443	7,493	953	1,940	2,962
vinyl															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5
Replacement cost	3,448	3,509	3,571	3,634	3,698	3,763	3,830	3,898	3,967	4,037	4,108	4,181	4,255	4,330	4,407
Accumulated depreciation	172	351	536	727	925	1,129	1,341	1,559	1,785	2,019	2,259	2,509	2,766	3,031	3,305
marble-restoration															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	6	5	4	3	2	1	0	14	13	12	11	10	9	8	7
Replacement cost	52,760	53,694	54,644	55,611	56,595	57,597	58,616	59,654	60,710	61,785	62,879	63,992	65,125	66,278	67,451
Accumulated depreciation	31,656	35,796	40,072	44,489	49,049	53,757	58,616	3,977	8,095	12,357	16,768	21,331	26,050	30,930	35,974
marble-polishing															
Useful life	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3
Remaining life	1	0	2	1	0	2	1	0	2	1	0	2	1	0	2
Replacement cost	15,613	15,889	16,170	16,456	16,747	17,043	17,345	17,652	17,964	18,282	18,606	18,935	19,270	19,611	19,958
Accumulated depreciation	10,409	15,889	5,390	10,971	16,747	5,681	11,563	17,652	5,988	12,188	18,606	6,312	12,847	19,611	6,653
rubber-flooring-gym															
Useful life	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8
Remaining life	3	2	1	0	7	6	5	4	3	2	1	0	7	6	5
Replacement cost	4,099	4,172	4,246	4,321	4,397	4,475	4,554	4,635	4,717	4,800	4,885	4,971	5,059	5,149	5,240
Accumulated depreciation	2,562	3,129	3,715	4,321	550	1,119	1,708	2,318	2,948	3,600	4,274	4,971	632	1,287	1,965
plaster-pool															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	2	1	0	9	8	7	6	5	4	3	2	1	0	9	8
Replacement cost	9,043	9,203	9,366	9,532	9,701	9,873	10,048	10,226	10,407	10,591	10,778	10,969	11,163	11,361	11,562
Accumulated depreciation	7,234	8,283	9,366	953	1,940	2,962	4,019	5,113	6,244	7,414	8,622	9,872	11,163	1,136	2,312
plaster-spa															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	2	1	0	9	8	7	6	5	4	3	2	1	0	9	8
Replacement cost	9,238	9,402	9,568	9,737	9,909	10,084	10,262	10,444	10,629	10,817	11,008	11,203	11,401	11,603	11,808
Accumulated depreciation	7,390	8,462	9,568	974	1,982	3,025	4,105	5,222	6,377	7,572	8,806	10,083	11,401	1,160	2,362
coping joint															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	2	1	0	4	3	2	1	0	4	3	2	1	0	4	3
Replacement cost	1,301	1,324	1,347	1,371	1,395	1,420	1,445	1,471	1,497	1,523	1,550	1,577	1,605	1,633	1,662
Accumulated depreciation	781	1,059	1,347	274	558	852	1,156	1,471	299	609	930	1,262	1,605	327	665
coping/tile															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	2	1	0	19	18	17	16	15	14	13	12	11	10	9	8
Replacement cost	9,433	9,600	9,770	9,943	10,119	10,298	10,480	10,665	10,854	11,046	11,242	11,441	11,644	11,850	12,060
Accumulated depreciation	8,490	9,120	9,770	497	1,012	1,545	2,096	2,666	3,256	3,866	4,497	5,148	5,822	6,518	7,236
heaters															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	0	9	8	7	6	5	4	3	2	1	0	9	8	7	6
Replacement cost	9,757	9,930	10,106	10,285	10,467	10,652	10,841	11,033	11,228	11,427	11,629	11,835	12,044	12,257	12,474
Accumulated depreciation	9,757	993	2,021	3,086	4,187	5,326	6,505	7,723	8,982	10,284	11,629	1,184	2,409	3,677	4,990

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2036 through 1/1/2050

COMPONENT	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050
filters															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	0	9	8	7	6	5	4	3	2	1	0	9	8	7	6
Replacement cost	3,384	3,444	3,505	3,567	3,630	3,694	3,759	3,826	3,894	3,963	4,033	4,104	4,177	4,251	4,326
Accumulated depreciation	3,384	344	701	1,070	1,452	1,847	2,255	2,678	3,115	3,567	4,033	4,410	4,835	5,251	5,670
motors															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	3	2	1	0	4	3	2	1	0	4	3	2	1	0	4
Replacement cost	1,889	1,922	1,956	1,991	2,026	2,062	2,098	2,135	2,173	2,211	2,250	2,290	2,331	2,372	2,414
Accumulated depreciation	756	1,153	1,565	1,991	405	825	1,259	1,708	2,173	442	900	1,374	1,865	2,372	483
pumps															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	13	12	11	10	9	8	7	6	5	4	3	2	1	0	14
Replacement cost	1,889	1,922	1,956	1,991	2,026	2,062	2,098	2,135	2,173	2,211	2,250	2,290	2,331	2,372	2,414
Accumulated depreciation	252	384	522	664	810	962	1,119	1,281	1,449	1,621	1,800	1,985	2,176	2,372	161
chlorinator															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
furniture-replace															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	5	4	3	2	1	0	9	8	7	6	5	4	3	2	1
Replacement cost	39,032	39,723	40,426	41,142	41,870	42,611	43,365	44,133	44,914	45,709	46,518	47,341	48,179	49,032	49,900
Accumulated depreciation	19,516	23,834	28,298	32,914	37,683	42,611	4,337	8,827	13,474	18,284	23,259	28,405	33,725	39,226	44,910
furniture-refurbish															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	0	9	8	7	6	5	4	3	2	1	0	9	8	7	6
Replacement cost	15,613	15,889	16,170	16,456	16,747	17,043	17,345	17,652	17,964	18,282	18,606	18,935	19,270	19,611	19,958
Accumulated depreciation	15,613	1,589	3,234	4,937	6,699	8,522	10,407	12,356	14,371	16,454	18,606	1,894	3,854	5,883	7,983
asphalt seal coat															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	0	4	3	2	1	0	4	3	2	1	0	4	3	2	1
Replacement cost	846	861	876	892	908	924	940	957	974	991	1,009	1,027	1,045	1,063	1,082
Accumulated depreciation	846	172	350	535	726	924	188	383	584	793	1,009	205	418	638	866
asphalt replacement															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5
Replacement cost	9,433	9,600	9,770	9,943	10,119	10,298	10,480	10,665	10,854	11,046	11,242	11,441	11,644	11,850	12,060
Accumulated depreciation	472	960	1,466	1,989	2,530	3,089	3,668	4,266	4,884	5,523	6,183	6,865	7,569	8,295	9,045
concrete flatwork/ block walls															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete pavers valet parking															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	8,325	8,472	8,622	8,775	8,930	9,088	9,249	9,413	9,580	9,750	9,923	10,099	10,278	10,460	10,645
Accumulated depreciation	833	1,271	1,724	2,194	2,679	3,181	3,700	4,236	4,790	5,363	5,954	6,564	7,195	7,845	8,516

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2036 through 1/1/2050

COMPONENT	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050
irrigation controllers															
Useful life	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Remaining life	0	9	8	7	6	5	4	3	2	1	0	9	8	7	6
Replacement cost	1,889	1,922	1,956	1,991	2,026	2,062	2,098	2,135	2,173	2,211	2,250	2,290	2,331	2,372	2,414
Accumulated depreciation	1,889	192	391	597	810	1,031	1,259	1,495	1,738	1,990	2,250	229	466	712	966
landscape remodel															
Useful life	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Remaining life	1	0	4	3	2	1	0	4	3	2	1	0	4	3	2
Replacement cost	22,767	23,170	23,580	23,997	24,422	24,854	25,294	25,742	26,198	26,662	27,134	27,614	28,103	28,600	29,106
Accumulated depreciation	18,214	23,170	4,716	9,599	14,653	19,883	25,294	5,148	10,479	15,997	21,707	27,614	5,621	11,440	17,464
furnishings-lobby															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	5	4	3	2	1	0	14	13	12	11	10	9	8	7	6
Replacement cost	74,746	76,069	77,415	78,785	80,179	81,598	83,042	84,512	86,008	87,530	89,079	90,656	92,261	93,894	95,556
Accumulated depreciation	49,831	55,784	61,932	68,280	74,834	81,598	5,536	11,268	17,202	23,341	29,693	36,262	43,055	50,077	57,334
furnishings-hallways															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	3	2	1	0	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	17,434	17,743	18,057	18,377	18,702	19,033	19,370	19,713	20,062	20,417	20,778	21,146	21,520	21,901	22,289
Accumulated depreciation	13,947	15,377	16,853	18,377	1,247	2,538	3,874	5,257	6,687	8,167	9,696	11,278	12,912	14,601	16,345
furnishings-office															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	3	2	1	0	14	13	12	11	10	9	8	7	6	5	4
Replacement cost	13,530	13,769	14,013	14,261	14,513	14,770	15,031	15,297	15,568	15,844	16,124	16,409	16,699	16,995	17,296
Accumulated depreciation	10,824	11,933	13,079	14,261	968	1,969	3,006	4,079	5,189	6,338	7,525	8,751	10,019	11,330	12,684
fitness equipment															
Useful life	15	15	15	15	15	15	15	15	15	15	15	15	15	15	15
Remaining life	4	3	2	1	0	14	13	12	11	10	9	8	7	6	5
Replacement cost	25,889	26,347	26,813	27,288	27,771	28,263	28,763	29,272	29,790	30,317	30,854	31,400	31,956	32,522	33,098
Accumulated depreciation	18,985	21,078	23,238	25,469	27,771	1,884	3,835	5,854	7,944	10,106	12,342	14,653	17,043	19,513	22,065
restrooms															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	12	11	10	9	8	7	6	5	4	3	2	1	0	19	18
Replacement cost	40,008	40,716	41,437	42,170	42,916	43,676	44,449	45,236	46,037	46,852	47,681	48,525	49,384	50,258	51,148
Accumulated depreciation	16,003	18,322	20,719	23,194	25,750	28,389	31,114	33,927	36,830	39,824	42,913	46,099	49,384	2,513	5,115
saunas-refinish															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	12	11	10	9	8	7	6	5	4	3	2	1	0	19	18
Replacement cost	22,898	23,303	23,715	24,135	24,562	24,997	25,439	25,889	26,347	26,813	27,288	27,771	28,263	28,763	29,272
Accumulated depreciation	9,159	10,486	11,858	13,274	14,737	16,248	17,807	19,417	21,078	22,791	24,559	26,382	28,263	1,438	2,927
saunas-heaters															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	12	11	10	9	8	7	6	5	4	3	2	1	0	19	18
Replacement cost	2,798	2,848	2,898	2,949	3,001	3,054	3,108	3,163	3,219	3,276	3,334	3,393	3,453	3,514	3,576
Accumulated depreciation	1,119	1,282	1,449	1,622	1,801	1,985	2,176	2,372	2,575	2,785	3,001	3,223	3,453	176	358
fire extinguishers															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7
Replacement cost	13,530	13,769	14,013	14,261	14,513	14,770	15,031	15,297	15,568	15,844	16,124	16,409	16,699	16,995	17,296
Accumulated depreciation	2,165	2,754	3,363	3,993	4,644	5,317	6,012	6,731	7,473	8,239	9,029	9,845	10,687	11,557	12,453

**COMPONENT ACCUMULATED DEPRECIATION ANALYSIS
HIGH RISE HOMEOWNERS ASSOCIATION (SAMPLE ONLY)**

1/1/2036 through 1/1/2050

COMPONENT	1/1/2036	1/1/2037	1/1/2038	1/1/2039	1/1/2040	1/1/2041	1/1/2042	1/1/2043	1/1/2044	1/1/2045	1/1/2046	1/1/2047	1/1/2048	1/1/2049	1/1/2050
firehoses															
Useful life	25	25	25	25	25	25	25	25	25	25	25	25	25	25	25
Remaining life	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7
Replacement cost	11,840	12,050	12,263	12,480	12,701	12,926	13,155	13,388	13,625	13,866	14,111	14,361	14,615	14,874	15,137
Accumulated depreciation	1,894	2,410	2,943	3,494	4,064	4,653	5,262	5,891	6,540	7,210	7,902	8,617	9,354	10,114	10,899
mailboxes															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5
Replacement cost	14,051	14,300	14,553	14,811	15,073	15,340	15,612	15,888	16,169	16,455	16,746	17,042	17,344	17,651	17,963
Accumulated depreciation	703	1,430	2,183	2,962	3,768	4,602	5,464	6,355	7,276	8,228	9,210	10,225	11,274	12,356	13,472
directory boards															
Useful life	20	20	20	20	20	20	20	20	20	20	20	20	20	20	20
Remaining life	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5
Replacement cost	4,423	4,501	4,581	4,662	4,745	4,829	4,914	5,001	5,090	5,180	5,272	5,365	5,460	5,557	5,655
Accumulated depreciation	221	450	687	932	1,186	1,449	1,720	2,000	2,291	2,590	2,900	3,219	3,549	3,890	4,241
signs															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
laundry equipment															
Useful life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Remaining life	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Replacement cost	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Accumulated depreciation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Contingency - 5%	10,301	2,360	2,665	6,613	2,795	11,029	7,824	36,508	36,380	191	3,861	11,160	15,790	4,494	1,214
TOTAL Accumulated depreciation	1,413,503	1,448,160	1,657,480	1,872,041	2,006,347	2,237,128	2,297,125	2,459,769	2,016,592	1,536,683	1,829,995	2,062,082	2,151,710	2,137,553	2,366,250

CONDITION ASSESSMENT

This **Condition Assessment** is an evaluation of those major components that are subject to deterioration at a predictable rate and within a thirty (30) year projection of the study. A threshold of \$500 has been utilized in this report, and therefore any component with an average cost of less than that would be presumed to be funded from the operating account. Those elements with anticipated life expectancies of more than thirty (30) years (i.e. concrete surfaces, building superstructures, sewers, main electrical systems etc.) have, for the purposes of this study been defined as "lifetime components".

Estimated life expectancies and life cycles are based upon conditions that were readily visible and accessible at the time of the survey (which involved no destructive or intrusive methods of examination). RSI's field personnel access as many common areas as practicable. However, some random evaluation procedures were inevitable (i.e. not every square foot of roofing was inspected, and in the case of multiplicity of components, at least 25% were randomly observed). Only limited evaluations (i.e. less than 10% were made of exclusive use common areas, as these could only be properly accessed via the "separate interests". All quantities, types, and descriptions of components, where practical, were verified by field observation. Although the survey may identify design and/or installation deficiencies with certain components, this is done so in a limited manner. It is not the intent of this report to provide a comprehensive listing of construction deficiencies. If the association has concerns with regards to such matters, the advice of appropriately qualified specialists should be sought. The survey also relies upon the Association's CC & R's and information supplied by other parties, which may have included one or more of the following: the association's community manager; the board of directors; owners/occupants; contractors; and specialist consultants. The results are based upon the experience of the inspector, contractor bids and published cost estimating information (with local adjustment factors).

Invariably some assumptions must be made in the compilation of this type of report. Anticipated events may not materialize, and unpredictable circumstances could well occur. This report should only be considered as a tool for assistance in compilation of the association's budget and not as an all-encompassing prediction of future events. Rates of deterioration and repair/replacement costs frequently vary, and such variations could significantly affect the content of the study. It is therefore imperative that the study be updated on a yearly basis and that a Condition Assessment be performed at least every 3 years.

DATE OF SURVEY: January 5, 2020
INSPECTOR(S): Scott Clements, Cai Deering
OTHERS PRESENT: None



HIGH RISE HOMEOWNERS ASSOCIATION

CATEGORY:	ROOF/DECKS	
COMPONENT(S):	BUILT-UP ROOF	ID#(S) 0101



BUILT-UP ROOF (TYPICAL)

OBSERVATIONS: *This component includes the built-up roofing (flat). We were informed that repairs were recently performed on the front canopy roof. It appeared to be in average to aging condition and performing well for its age. On this type of structure, 2 layers are generally permitted. However, if the association should decide to re-roof over the existing roofing, experience dictates that the typical useful life of the new materials would be reduced by approximately one third (33%). The average component cost and typical useful life reflects removal of the existing roofing prior to the installation of the new roofing.*

TYPICAL USEFUL LIFE:	12 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 97,950

TO PROTECT YOUR INVESTMENT: *Periodic maintenance should include an examination for, and resealing of any cracks, separated laps and seams. Gravel should also be added to any exposed felts. All flashings should also be regularly examined and resealed as necessary. Any roof drains should be maintained in a clean and operational condition at all times to prevent damming, water retention and associated leakage. A maintenance contract with a licensed roofing contractor is strongly recommended.*

CATEGORY:	ROOF/DECKS	
COMPONENT(S):	METAL ROOF	ID#(S) 0102



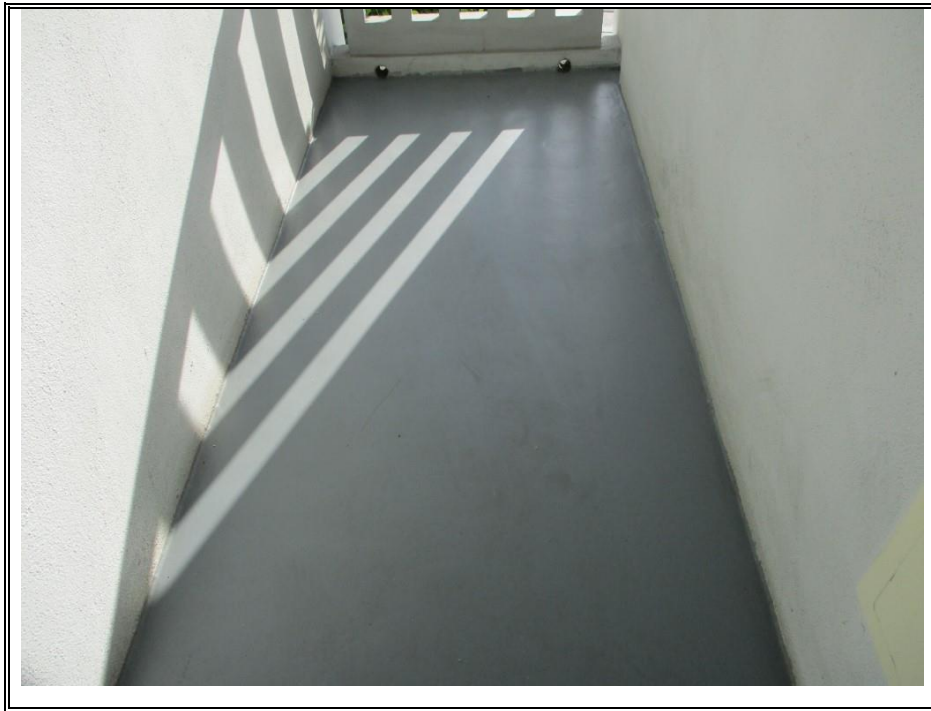
METAL ROOF (TYPICAL)

OBSERVATIONS: *This component includes the metal roofing (sloped) on the mansard at the pool restroom building. It would typically have a life expectancy in excess of 30 years and therefore no amount has been budgeted for its replacement at this time.*

TYPICAL USEFUL LIFE:	30+ YEAR(S)
ESTIMATED REMAINING LIFE:	30+ YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component other than eventual painting. As the painting cycle would be somewhat unpredictable, it is recommended that the situation be monitored and funds for painting (when necessary) be supplied from the Contingency Reserve.*

CATEGORY:	ROOF/DECKS		
COMPONENT(S):	MEMBRANE DECKS- COMMON (RESURFACE)	ID#(S)	0103



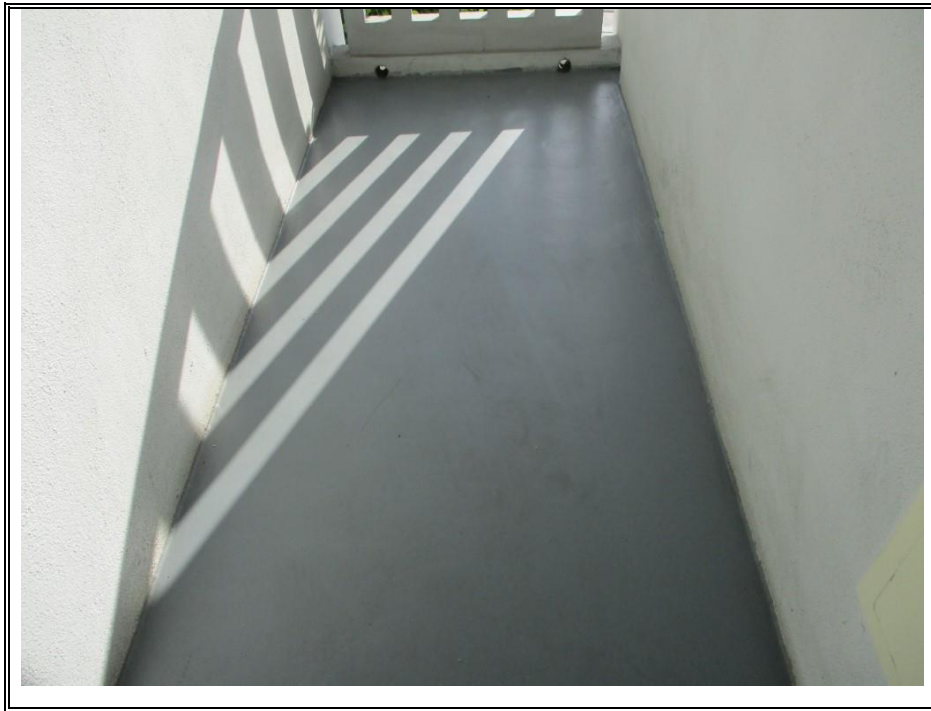
MEMBRANE DECKS- COMMON (RESURFACE) (TYPICAL)

OBSERVATIONS: *This component includes the membrane deck surfaces over the concrete exterior walkways. They appeared to be of varying ages and conditions and, for reporting purposes, their remaining lives have been averaged. Resurfacing of these areas is critical in order to prevent internal damage to the structural elements and possible leakage into units that are adjacent to, or beneath these decks. The average component cost does not provide for any possible repairs/replacement of substrate damage that is sometimes discovered upon future removal of the deck surfacing.*

TYPICAL USEFUL LIFE:	24 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 13,600

TO PROTECT YOUR INVESTMENT: *Maintenance of membrane deck surfaces entails cleaning, periodic examination for, and repair of, any cracks or deterioration. Ideally, re-sealing of the surface should be performed every 4-5 years to obtain the greatest life expectancy from this component. Installations such as carpeting or tile can impair the waterproofing and sometimes change drainage patterns, and accordingly should be discouraged. Patio furniture feet, etc. should be properly protected and potted plants should be elevated on suitable drained platforms.*

CATEGORY:	ROOF/DECKS	
COMPONENT(S):	MEMBRANE DECKS-COMMON (COATING)	ID#(S) 0104



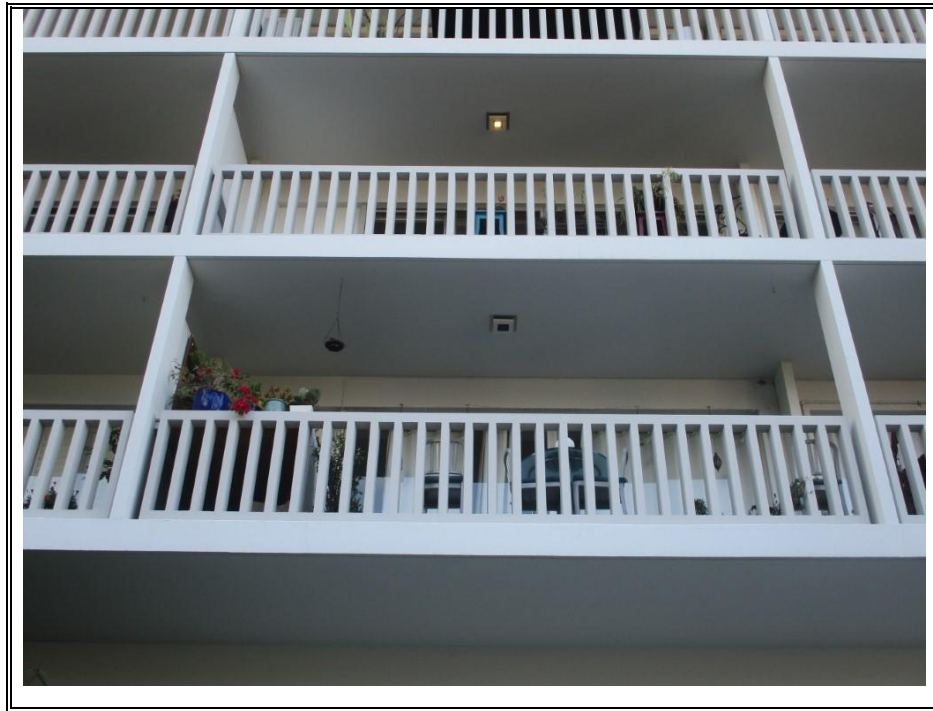
MEMBRANE DECKS-COMMON (COATING) (TYPICAL)

OBSERVATIONS: *This component includes the coating for the deck surfaces described in component ID #0103. They appeared to be of varying ages and conditions and, for reporting purposes, their remaining lives have been averaged.*

TYPICAL USEFUL LIFE:	8 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,950

TO PROTECT YOUR INVESTMENT: *Maintenance of membrane deck surfaces entails cleaning, periodic examination for, and repair of, any cracks or deterioration. Ideally, re-sealing of the surface should be performed every 4-5 years to obtain the greatest life expectancy from this component. Installations such as carpeting or tile can impair the waterproofing and sometimes change drainage patterns, and accordingly should be discouraged. Patio furniture feet, etc. should be properly protected and potted plants should be elevated on suitable drained platforms.*

CATEGORY:	ROOF/DECKS	
COMPONENT(S):	MEMBRANE DECKS-UNITS (RESURFACE)	ID#(S) 0105



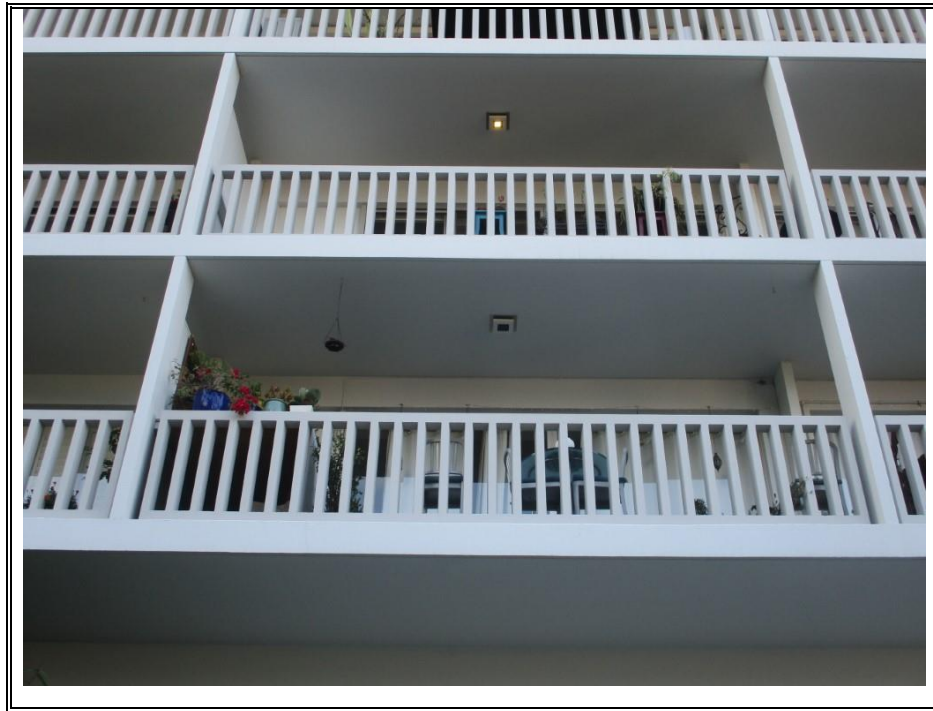
MEMBRANE DECKS-UNITS (RESURFACE) (TYPICAL)

OBSERVATIONS: *This component includes the membrane deck surfaces of the individual units. We were informed that maintenance and repairs are the responsibility of the individual unit owners. However, the lack of attention to these surfaces could cause damage to the building structure, and it is recommended that the association retain responsibility for same.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Maintenance of membrane deck surfaces entails cleaning, periodic examination for, and repair of, any cracks or deterioration. Ideally, re-sealing of the surface should be performed every 4-5 years to obtain the greatest life expectancy from this component. Installations such as carpeting or tile can impair the waterproofing and sometimes change drainage patterns, and accordingly should be discouraged. Patio furniture feet, etc. should be properly protected and potted plants should be elevated on suitable drained platforms.*

CATEGORY:	ROOF/DECKS	
COMPONENT(S):	MEMBRANE DECKS-UNITS (COATING)	ID#(S) 0106



MEMBRANE DECKS-UNITS (COATING) (TYPICAL)

OBSERVATIONS: *This component includes the coating for the deck surfaces described in component ID #0105. We were informed that maintenance and repairs are the responsibility of the individual unit owners. However, the lack of attention to these surfaces could cause damage to the building structure, and it is recommended that the association retain responsibility for same.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Maintenance of membrane deck surfaces entails cleaning, periodic examination for, and repair of, any cracks or deterioration. Ideally, re-sealing of the surface should be performed every 4-5 years to obtain the greatest life expectancy from this component. Installations such as carpeting or tile can impair the waterproofing and sometimes change drainage patterns, and accordingly should be discouraged. Patio furniture feet, etc. should be properly protected and potted plants should be elevated on suitable drained platforms.*

CATEGORY:	STRUCTURE		
COMPONENT(S):	FOUNDATIONS/STRUCTURAL FRAME	ID#(S)	0201



FOUNDATIONS/STRUCTURAL FRAME (TYPICAL)

OBSERVATIONS: *This component includes the foundations and structural frame, along with the exterior surfaces of the main building and the pool restroom building. Provided there are no major catastrophes, the proper drainage principles are maintained and that structural pest control procedures are adhered to (see component ID #0202), this would normally be considered to be a lifetime component for which no reserve budget would be called for.*

TYPICAL USEFUL LIFE:	30+ YEAR(S)
ESTIMATED REMAINING LIFE:	30+ YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *It is important that all grade levels be maintained 4-6 inches below the lowest edge of the structural frame. In addition, all grading should be properly sloped away from the structures for drainage and all downspouts should discharge onto hardscape areas or splash blocks such that rainwater is directed away from the structures.*

CATEGORY:	STRUCTURE	
COMPONENT(S):	WATERPROOFING	ID#(S) 0202



WATERPROOFING (TYPICAL)

OBSERVATIONS: *This component addresses the waterproofing of the building. The existing waterproofing appeared to be questionable, based on what was visible and evidenced by sub-grade leakage. If left unchecked, there is a likelihood that structural damage and/or mold infestation could result. Further evaluation of the drainage should be obtained from a qualified waterproofing consultant regarding this situation (See Component ID# 0508). Bids should be obtained for any corrective work deemed necessary, and adjustments can be incorporated into a future Reserve Study Update.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ unknown

TO PROTECT YOUR INVESTMENT: N/A

CATEGORY:	STRUCTURE	
COMPONENT(S):	STRUCTURAL PEST CONTROL	ID#(S) 0203



STRUCTURAL PEST CONTROL (TYPICAL)

OBSERVATIONS: *This component addresses the potential need for fumigation of the building. When and where an infestation of wood destroying pests or organisms occurs, and how severe the infestation will be, is difficult to predict. The California Department of Real Estate (DRE) suggests that annual inspections be performed to discover any infestation in its early stages before it becomes a serious problem. As this building is primarily concrete and steel, no funding for complete fumigation has been provided. It is recommended that any necessary treatments be funded on an as-needed basis from the operating account. Also, it is suggested that the association seek the services of a licensed pest control operator for further evaluation and recommendations.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: N/A.

CATEGORY:	STRUCTURE	
COMPONENT(S):	SIDING	ID#(S) 0204



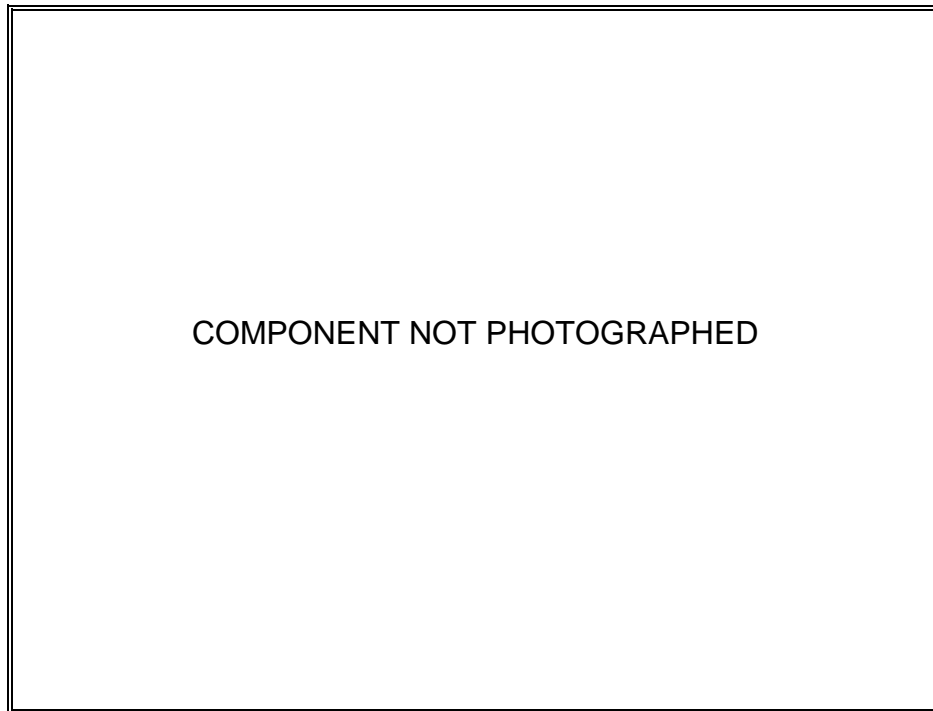
SIDING (TYPICAL)

OBSERVATIONS: *This component includes the T-11 plywood siding on the exterior of the pool restroom building. We were informed that maintenance was performed in 2017 and it generally appeared to be in average condition for its age.*

TYPICAL USEFUL LIFE:	50 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 6,500

TO PROTECT YOUR INVESTMENT: *Maintenance of the siding is not only important from an aesthetics aspect but critical with respect to prevention of termite infestation as well. It should be regularly painted at a maximum of 4-year intervals. Regular examination for and repair of any cracks and splits should be performed as necessary. Any protruding nails should also be re-driven and sealed.*

CATEGORY:	STRUCTURE	
COMPONENT(S):	FRONT DOORS	ID#(S) 0205



FRONT DOORS (TYPICAL)

OBSERVATIONS: *This component includes the framed glass doors at the entrance to the main lobby. We were informed that they were installed in 2015. As these would typically be a lifetime component, no funding for their replacement has been provided for at this time.*

TYPICAL USEFUL LIFE:	30+ YEAR(S)
ESTIMATED REMAINING LIFE:	30+ YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Periodic examination is recommended for proper operation of the self-closing devices (where applicable). Also, the common area doors should not be kept propped open for safety reasons, unless for a specific purpose (i.e. moving furniture, large objects, etc.).*

CATEGORY:	<i>PAINT</i>	
COMPONENT(S):	<i>EXTERIOR FLATWORK</i>	ID#(S) 0301



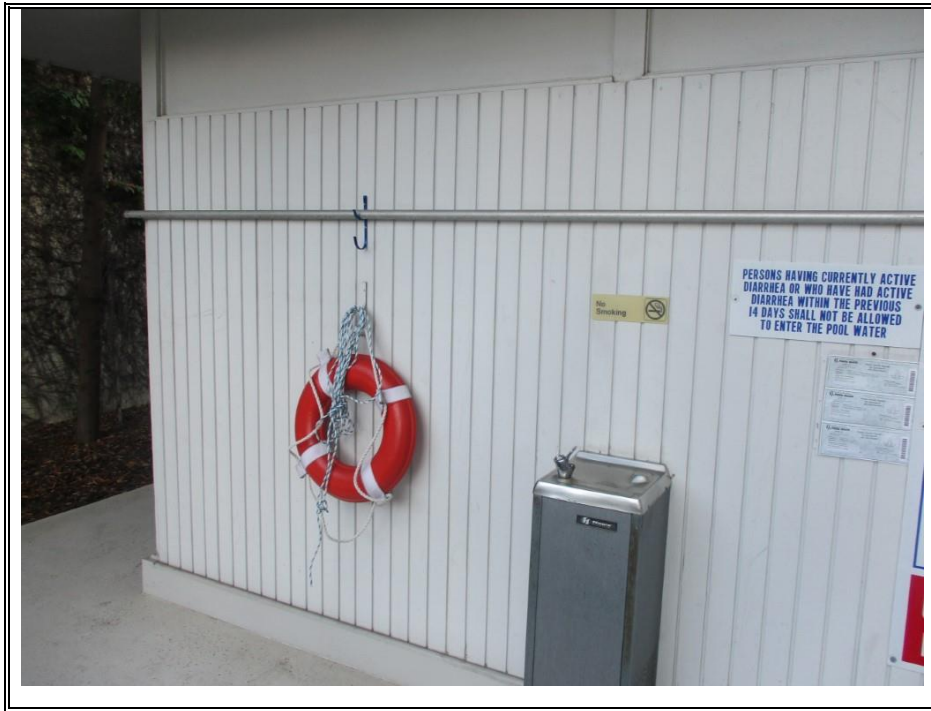
EXTERIOR FLATWORK (TYPICAL)

OBSERVATIONS: *This component includes the painted surfaces of the concrete, on the exterior of the high-rise building and on the adjacent masonry walls. We were previously informed that it was painted in 2012 and appeared to be in average condition for its age.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 260,250

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, protection of the underlying component and prevention of termite infestation. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials. In addition, all openings of windows and doors should be examined prior to painting and re-caulked if required.*

CATEGORY:	<i>PAINT</i>	
COMPONENT(S):	<i>SIDING & TRIM</i>	ID#(S) 0302



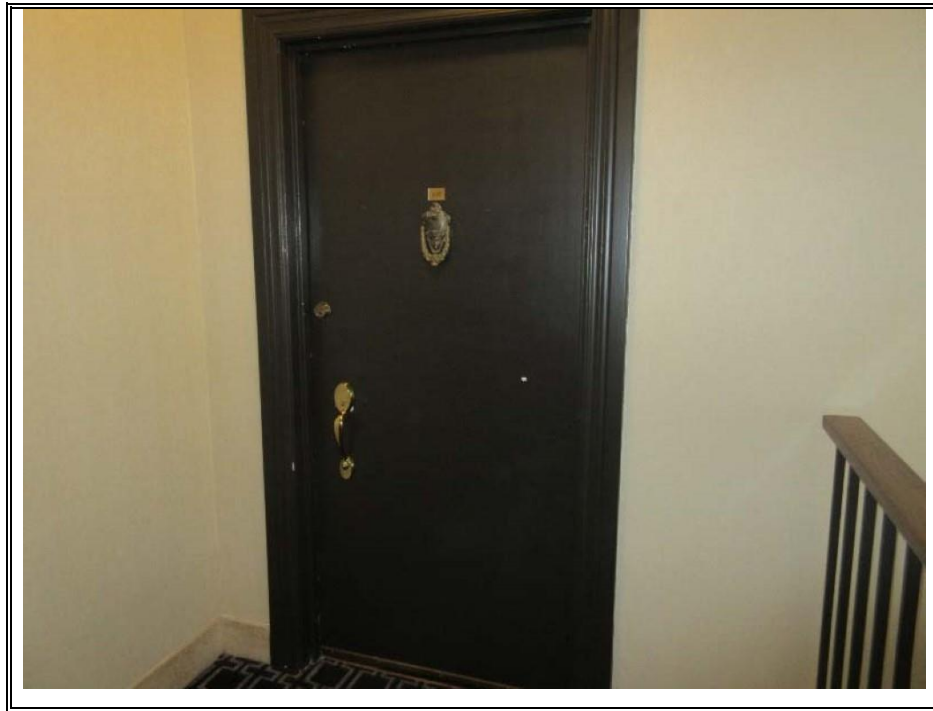
SIDING & TRIM (TYPICAL)

OBSERVATIONS: *This component includes the painted surfaces of the plywood siding at the pool restroom building, and other miscellaneous wood trim. We were informed of touch up painting in 2017 and they generally appeared to be in average condition.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,950

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, protection of the underlying component and prevention of termite infestation. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials. In addition, all openings of windows and doors should be examined prior to painting and re-caulked if required.*

CATEGORY:	PAINT	
COMPONENT(S):	DOORS	ID#(S) 0303



DOORS (TYPICAL)

OBSERVATIONS: *This component includes the painted surfaces of the exteriors of the individual unit doors, as well as both sides of the common area doors. We were informed of touch up painting in 2017 and they generally appeared to be in average condition.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 23,450

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, protection of the underlying component and prevention of termite infestation. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials. In addition, all openings of doors should be examined prior to painting and re-caulked if required.*

CATEGORY:	PAINT	
COMPONENT(S):	INTERIOR FLATWORK-HALLWAY	ID#(S) 0304



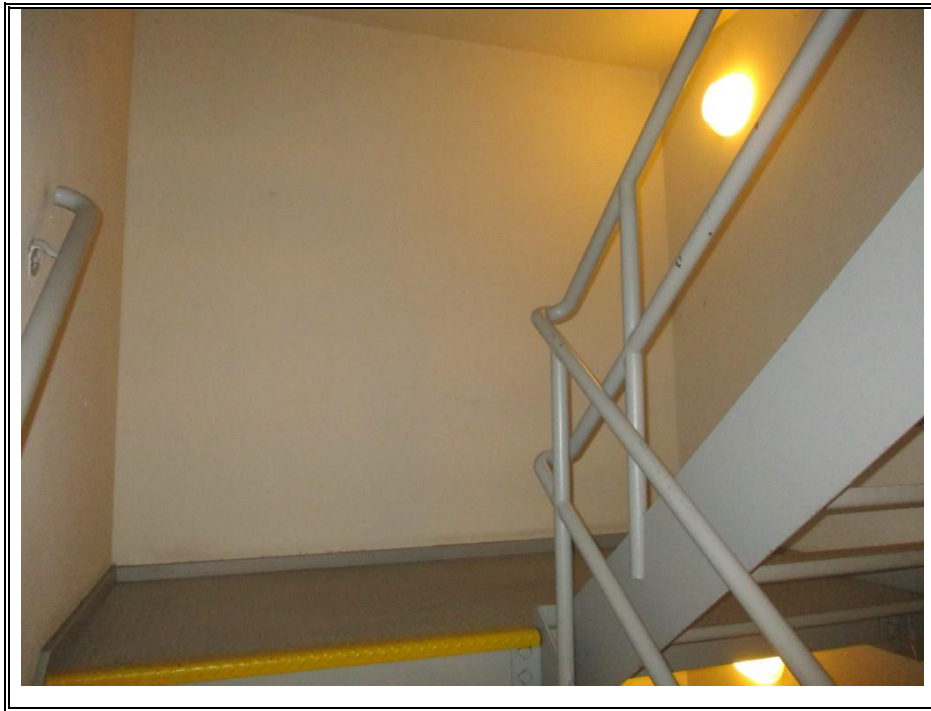
INTERIOR FLATWORK-HALLWAY (TYPICAL)

OBSERVATIONS: *This component includes the painted surfaces of the internal hallways (ceilings and trim). We were informed of touch up painting in 2017 and they generally appeared to be in average condition for their age.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 9,200

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, protection of the underlying component and prevention of termite infestation. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials. In addition, all openings of windows and doors should be examined prior to painting and re-caulked if required.*

CATEGORY:	PAINT	
COMPONENT(S):	INTERIOR FLATWORK-STAIRWELLS	ID#(S) 0305



INTERIOR FLATWORK-STAIRWELLS (TYPICAL)

OBSERVATIONS: *This component includes the painted surfaces of the stairwells (walls and ceilings). We were informed of touch up painting in 2017 and they generally appeared to be in average condition for their age.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 10,950

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, protection of the underlying component and prevention of termite infestation. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials. In addition, all openings of windows and doors should be examined prior to painting and re-caulked if required.*

CATEGORY:	PAINT	
COMPONENT(S):	INTERIOR FLATWORK-RECREATION	ID#(S) 0306



INTERIOR FLATWORK-RECREATION (TYPICAL)

OBSERVATIONS: *This component includes the painted surfaces of the gym, restrooms, lobby, office, and other miscellaneous common areas. We were informed of touch up painting in 2017 and they generally appeared to be in average condition for their age.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 8,300

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, protection of the underlying component and prevention of termite infestation. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials. In addition, all openings of windows and doors should be examined prior to painting and re-caulked if required.*

CATEGORY:	PAINT		
COMPONENT(S):	WALLPAPER	ID#(S)	0307



WALLPAPER (TYPICAL)

OBSERVATIONS: *This component includes the wallpapered surfaces of the internal hallways and common areas. We were informed that maintenance was performed in 2017 and they generally appeared to be in average to aging condition.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 100,900

TO PROTECT YOUR INVESTMENT: *Any peeling sections of wallpaper should be re-glued upon discovery in order to preserve the integrity of the remaining sections.*

CATEGORY:	PAINT	
COMPONENT(S):	GARAGE INTERIOR	ID#(S) 0308



GARAGE INTERIOR (TYPICAL)

OBSERVATIONS: *This component includes the painted surfaces of the interior walls of the garages. We were previously informed that they were painted in 2012 and they appeared to be in good to average condition.*

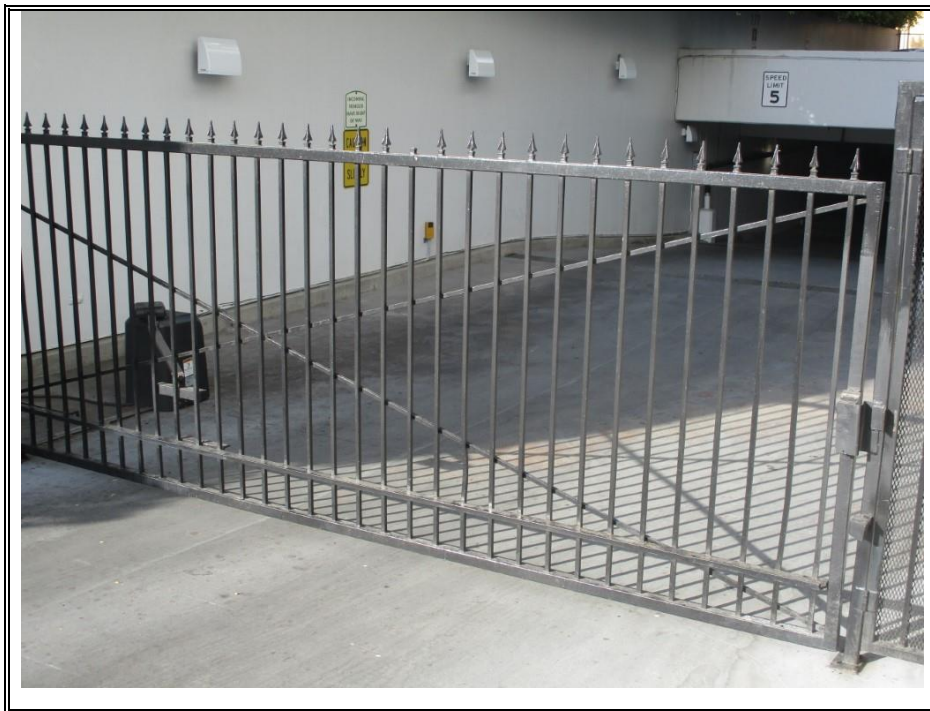
TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	8 YEAR(S)
AVERAGE COMPONENT COST:	\$ 17,700

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, protection of the underlying component and prevention of termite infestation. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials.*

CATEGORY: PAINT

COMPONENT(S): IRONWORK-EXTERIOR

ID#(S) 0309



IRONWORK-EXTERIOR (TYPICAL)

OBSERVATIONS: This component includes the painted surfaces of the wrought iron fencing and gates at the exterior of the building. They appeared to be in various conditions and for reporting purposes their remaining lives have been averaged.

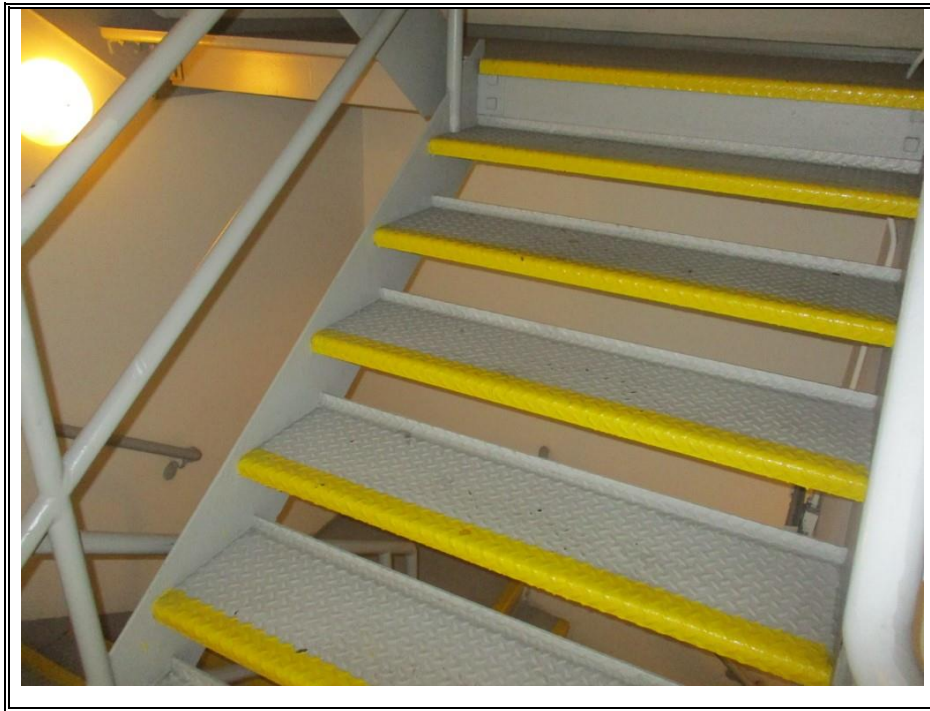
TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 6,350

TO PROTECT YOUR INVESTMENT: Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, and for protection of the underlying component. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint. Any splits and cracks should be sealed with appropriate materials.

CATEGORY: PAINT

COMPONENT(S): IRONWORK-INTERIOR

ID#(S) 0310



IRONWORK-INTERIOR (TYPICAL)

OBSERVATIONS: *This component includes the painted surfaces of the wrought iron rails at the stairwells, steps, and landings. They appeared to be in various conditions and for reporting purposes their remaining lives have been averaged*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 15,600

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance, and for protection of the underlying component. All peeling paint should be sanded / scraped and bare areas properly primed prior to any finish paint.*

CATEGORY: PAINT

COMPONENT(S): ENTRIES WALKWAY

ID#(S) 0311



ENTRIES WALKWAY (TYPICAL)

OBSERVATIONS: *This component includes the epoxy painted surfaces of the entry walkway and garage driveways. We were previously informed that they were painted in 2017 and they appeared to be in good to average condition.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 1,850

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance. All peeling paint should be sanded / scraped prior to any finish paint.*

CATEGORY:	<i>PAINT</i>	
COMPONENT(S):	<i>PARKING STRIPES</i>	ID#(S) 0312



PARKING STRIPES (TYPICAL)

OBSERVATIONS: *This component includes the painted parking stripes that delineate the individual parking spaces in the garages. We were previously informed that they were painted in 2012 and they appeared to be in average to aging condition.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,550

TO PROTECT YOUR INVESTMENT: *Cleaning and periodic "touch-up" of peeling and damaged surfaces is recommended for appearance. All peeling paint should be sanded / scraped prior to any finish paint.*

CATEGORY:	MECHANICAL	
COMPONENT(S):	ELEVATORS-MECHANICAL	ID#(S) 0401



ELEVATORS-MECHANICAL (TYPICAL)

OBSERVATIONS: *This component includes the mechanical aspects of the elevators. We were previously informed by the elevator maintenance company that the elevators had been completely modernized in 2004.*

TYPICAL USEFUL LIFE:	25 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 387,100

TO PROTECT YOUR INVESTMENT: *We recommend obtaining a maintenance contract with a qualified specialist.*

CATEGORY:	MECHANICAL	
COMPONENT(S):	ELEVATORS-CAB REMODEL	ID#(S) 0402



ELEVATORS-CAB REMODEL (TYPICAL)

OBSERVATIONS: *This component provides for the remodeling of the elevator cabs, comprised of marble interior and flooring. We were informed that maintenance was performed in 2017 and they appeared to be in average condition for their age.*

TYPICAL USEFUL LIFE:	12 YEAR(S)
ESTIMATED REMAINING LIFE:	2 YEAR(S)
AVERAGE COMPONENT COST:	\$ 60,000

TO PROTECT YOUR INVESTMENT: *General surface cleaning of the elevator cab interior would be the extent of any maintenance necessary by the association.*

CATEGORY:	MECHANICAL	
COMPONENT(S):	EXHAUST FANS-GARAGE	ID#(S) 0403



EXHAUST FANS-GARAGE (TYPICAL)

OBSERVATIONS: *This component includes the inline exhaust blowers on the roof and at garage level 2, comprised of 2 at 10 hp and 2 estimated at 2 hp, which serve the purpose of ventilating the common garage area. The fans on the roof were inaccessible for inspection (encased) and for reporting purposes the remaining lives have been estimated. It is recommended that a carbon monoxide detector be installed in conjunction with an auto-start mechanism in the interest of safety.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	1 YEAR(S)
AVERAGE COMPONENT COST:	\$ 24,400

TO PROTECT YOUR INVESTMENT: *The bearings should be oiled / greased on a periodic basis as well as occasional verification of operation of the fan. It is suggested that the association consider installing a carbon monoxide sensor, which would cause the fan to operate automatically only when necessary. We recommend obtaining a maintenance contract with a qualified specialist.*

CATEGORY: MECHANICAL

COMPONENT(S): EXHAUST FANS-INTERIORS

ID#(S) 0404



EXHAUST FANS-INTERIORS (TYPICAL)

OBSERVATIONS: *This component includes the mushroom type exhaust fans on the roof, estimated at ½ horsepower, which serve the purpose of ventilating the internal hallways. They were inaccessible for inspection (encased) and for reporting purposes the remaining lives have been estimated.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	1 YEAR(S)
AVERAGE COMPONENT COST:	\$ 20,600

TO PROTECT YOUR INVESTMENT: *The bearings should be oiled / greased on a periodic basis as well as occasional verification of operation of the fan. We recommend obtaining a maintenance contract with a qualified specialist.*

CATEGORY:	MECHANICAL	
COMPONENT(S):	GATE OPERATOR	ID#(S) 0405



GATE OPERATOR (TYPICAL)

OBSERVATIONS: *This component includes a swing arm-type vehicle gate operator at the vehicle gate. We were previously informed it was installed in 2016 and appeared to be in good to average condition.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	7 YEAR(S)
AVERAGE COMPONENT COST:	\$ 3,150

TO PROTECT YOUR INVESTMENT: *Maintenance should include regular lubrication of all moving parts. It is suggested that a maintenance contract be obtained with a qualified specialist.*

CATEGORY:	MECHANICAL	
COMPONENT(S):	HEAT PUMPS-EVAPORATIVE COILS	ID#(S) 0406



HEAT PUMPS-EVAPORATIVE COILS (TYPICAL)

OBSERVATIONS: *This component includes the evaporative coils for the “American Standard” heat pumps (split systems), dated 5/2002 and located at the elevator rooms. We were previously informed that maintenance was performed in 2017. They appeared to be in average condition for their age and performing well.*

TYPICAL USEFUL LIFE:	12 YEAR(S)
ESTIMATED REMAINING LIFE:	1
AVERAGE COMPONENT COST:	\$ 4,050

TO PROTECT YOUR INVESTMENT: *The heat pumps should be serviced twice a year. We recommend obtaining a maintenance contract with a reputable licensed heating/air conditioning company.*

CATEGORY: MECHANICAL

COMPONENT(S): HEAT PUMPS-CONDENSERS

ID#(S) 0407



HEAT PUMPS-CONDENSERS (TYPICAL)

OBSERVATIONS: *This component includes the condensers for the “American Standard” heat pumps (split systems), dated 2001 and located on the roof. We were previously informed that maintenance was performed in 2017. They appeared to be in average condition for their age and performing well.*

TYPICAL USEFUL LIFE:	12 YEAR(S)
ESTIMATED REMAINING LIFE:	1 YEAR(S)
AVERAGE COMPONENT COST:	\$ 4,350

TO PROTECT YOUR INVESTMENT: *The condensers should be serviced twice a year. We recommend obtaining a maintenance contract with a reputable licensed heating/air conditioning company.*

CATEGORY: MECHANICAL

COMPONENT(S): HEAT PUMPS-DUAL PACKS

ID#(S) 0408



HEAT PUMPS-DUAL PACKS (TYPICAL)

OBSERVATIONS: *This component includes the dual pack electric heat pumps in the garage. They were inaccessible for inspection (requiring a 16' ladder) and, for reporting purposes, the remaining life has been estimated.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 18,800

TO PROTECT YOUR INVESTMENT: *The heat pumps should be serviced twice a year. We recommend obtaining a maintenance contract with a reputable licensed heating/air conditioning company.*

CATEGORY:	MECHANICAL	
COMPONENT(S):	WINDOW AIR CONDITIONER	ID#(S) 0409



WINDOW AIR CONDITIONER (TYPICAL)

OBSERVATIONS: *This component includes an "LG" window air conditioning unit in the manager's office. We were previously informed it was to be installed in 2018 and it appeared to be in good condition.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	14 YEAR(S)
AVERAGE COMPONENT COST:	\$ 500

TO PROTECT YOUR INVESTMENT: *The air conditioner should be serviced twice a year. We recommend obtaining a maintenance contract with a reputable licensed heating/air conditioning company.*

CATEGORY:	MECHANICAL	
COMPONENT(S):	TRASH CHUTES	ID#(S) 0410



TRASH CHUTES (TYPICAL)

OBSERVATIONS: *This component provides for the replacement of the doors and other miscellaneous repairs, to the trash chutes in the hallways. They appeared to be in various conditions and for reporting purposes the remaining lives have been averaged.*

TYPICAL USEFUL LIFE:	30 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 8,600

TO PROTECT YOUR INVESTMENT: *Periodic lubrication of the hinges and latches is recommended. Self-closing devices, if present, should be tested to ensure they are operating properly. In addition, handles and other hardware should be tightened if necessary.*

CATEGORY: PLUMBING

COMPONENT(S): BOILER-REPLACE

ID#(S) 0501



BOILER-REPLACE (TYPICAL)

OBSERVATIONS: This component includes an "Raypak Hi-Delta" 1,530,000 BTU boiler in the boiler equipment room. We were informed that it was installed in 2018 and it appeared to be in good condition. This type of equipment can fail without warning, often as a result of improper maintenance. See component ID #0502 for further comments.

TYPICAL USEFUL LIFE:	16 YEAR(S)
ESTIMATED REMAINING LIFE:	15 YEAR(S)
AVERAGE COMPONENT COST:	\$ 31,000

TO PROTECT YOUR INVESTMENT: It is recommended that a full-service maintenance contract be obtained with a reputable licensed plumbing contractor. Also, the addition of a water treatment system would serve to enhance the longevity of this component.

CATEGORY: PLUMBING

COMPONENT(S): BOILER-OVERHAUL

ID#(S) 0502



BOILER-OVERHAUL (TYPICAL)

OBSERVATIONS: This component includes the overhauling of the boiler identified in component ID #0501. Such overhaul should include reaming of the header/tube pack replacement to obtain maximum efficiency and service life from the boiler. This typically occurs at about mid-life of the boiler (i.e. 8 years). A life cycle of 16 years is therefore used for purposes of reporting. It should be noted that a visual examination can make no predictions as to future performance (i.e. even with correct maintenance, this unit can fail without warning).

TYPICAL USEFUL LIFE:	16 YEAR(S)
ESTIMATED REMAINING LIFE:	7 YEAR(S)
AVERAGE COMPONENT COST:	\$ 12,400

TO PROTECT YOUR INVESTMENT: It is recommended that a full-service maintenance contract be obtained with a reputable licensed plumbing contractor. Also, the addition of a water treatment system would serve to enhance the longevity of this component.

CATEGORY: PLUMBING

COMPONENT(S): CIRCULATION PUMPS

ID#(S) 0503



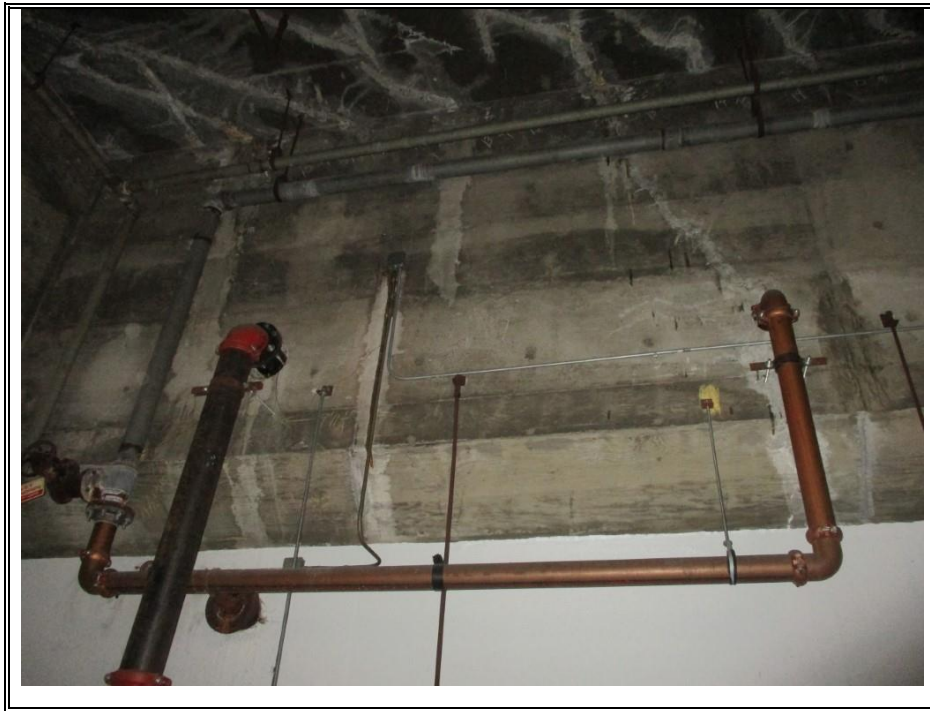
CIRCULATION PUMPS (TYPICAL)

OBSERVATIONS: *This component includes the circulation pumps, comprised of 1 at 1 hp and 1 at ½ hp, which serve to expedite hot water provision to the individual units. We were informed that one was installed in 2018 and for reporting purposes the remaining lives have been averaged.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	8 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,150

TO PROTECT YOUR INVESTMENT: *Maintenance should include periodic lubrication (which can considerably extend its life expectancy).*

CATEGORY:	PLUMBING	
COMPONENT(S):	DISTRIBUTION PIPING-PHASE1	ID#(S) 0504



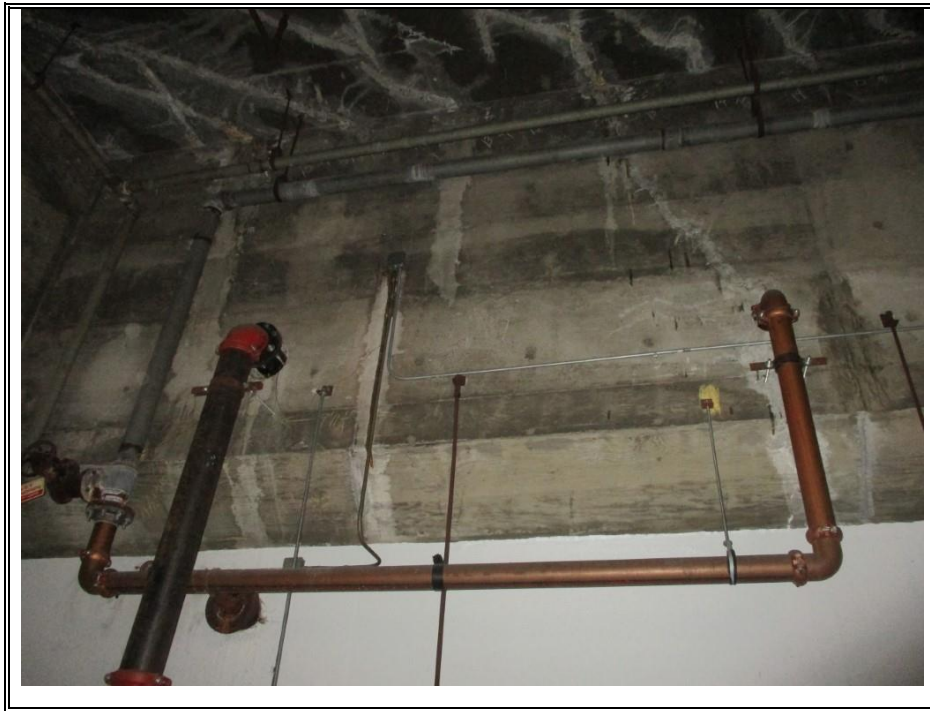
DISTRIBUTION PIPING-PHASE1 (TYPICAL)

OBSERVATIONS: *This component includes phase 1 of the copper distribution piping that provides potable water to the individual units throughout the complex. We were previously informed of limited replacements, and it generally appeared to be in aging condition and nearing the end of its anticipated useful service life. We were informed that the piping is anticipated to be replaced over the next 3 years, and for reporting purposes it has been split into 3 phases. Although previously considered to be a lifetime component, copper piping has more recently been found to fail as early as 15 years after installation. This is suspected to be primarily caused by changes in the chemical makeup of potable water due to the U.S. Environmental Protection Agency's (EPA) Safe Water Drinking Act and the Lead and Copper Rule (LCR). For purposes of reporting, an approximate time frame of 40 years has been assumed for future replacement. A rough cost estimate, based on number of units, has been provided. It is recommended that further evaluation be obtained from a licensed plumbing consultant / contractor, as well as consideration of an epoxy pipe lining system, and adjustments can be included in a future Reserve Study Update.*

TYPICAL USEFUL LIFE:	60 YEAR(S)
ESTIMATED REMAINING LIFE:	2 YEAR(S)
AVERAGE COMPONENT COST:	\$ 169,800

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance is needed for the piping other than periodic examination for leaking, especially in the garage area. Any leaks should be promptly repaired upon discovery, as any wood or soil that is kept constantly moist provides ideal conditions for termites. The association may consider professionally installing a water treatment system and / or an epoxy pipe lining system, which would serve to enhance the longevity of the piping.*

CATEGORY:	PLUMBING	
COMPONENT(S):	DISTRIBUTION PIPING-PHASE2	ID#(S) 0505



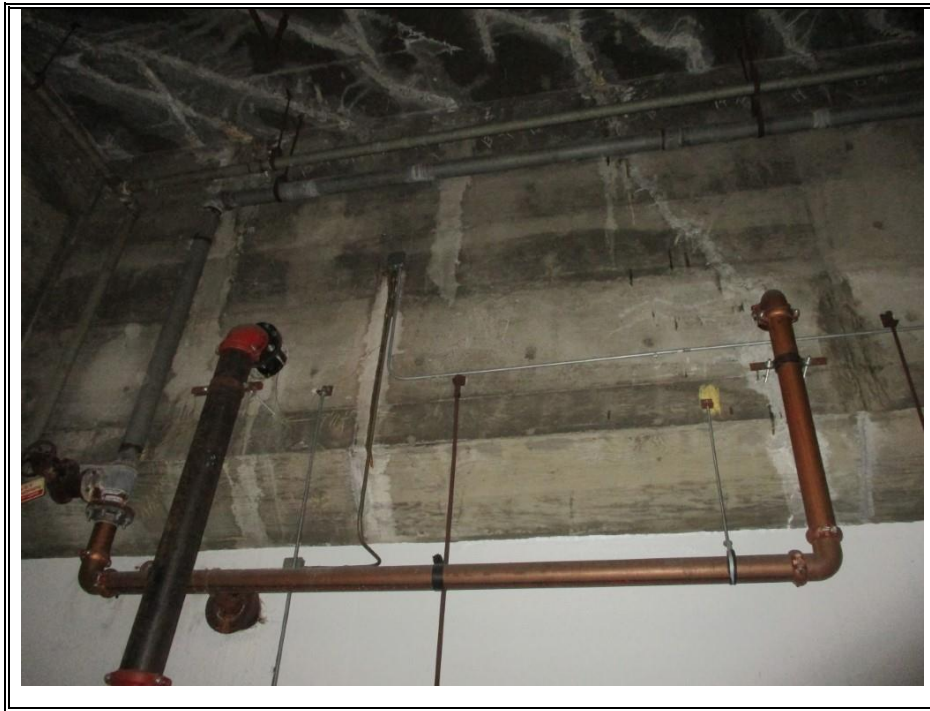
DISTRIBUTION PIPING-PHASE2 (TYPICAL)

OBSERVATIONS: *This component includes phase 2 of the copper distribution piping that provides potable water to the individual units throughout the complex. We were previously informed of limited replacements, and it generally appeared to be in aging condition and nearing the end of its anticipated useful service life. We were informed that the piping is anticipated to be replaced over the next 3 years, and for reporting purposes it has been split into 3 phases. Although previously considered to be a lifetime component, copper piping has more recently been found to fail as early as 15 years after installation. This is suspected to be primarily caused by changes in the chemical makeup of potable water due to the U.S. Environmental Protection Agency's (EPA) Safe Water Drinking Act and the Lead and Copper Rule (LCR). For purposes of reporting, an approximate time frame of 40 years has been assumed for future replacement. A rough cost estimate, based on number of units, has been provided. It is recommended that further evaluation be obtained from a licensed plumbing consultant / contractor, as well as consideration of an epoxy pipe lining system, and adjustments can be included in a future Reserve Study Update.*

TYPICAL USEFUL LIFE:	60 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 233,500

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance is needed for the piping other than periodic examination for leaking, especially in the garage area. Any leaks should be promptly repaired upon discovery, as any wood or soil that is kept constantly moist provides ideal conditions for termites. The association may consider professionally installing a water treatment system and / or an epoxy pipe lining system, which would serve to enhance the longevity of the piping.*

CATEGORY:	PLUMBING	
COMPONENT(S):	DISTRIBUTION PIPING-PHASE3	ID#(S) 0506



DISTRIBUTION PIPING-PHASE3 (TYPICAL)

OBSERVATIONS: *This component includes phase 3 of the copper distribution piping that provides potable water to the individual units throughout the complex. We were previously informed of limited replacements, and it generally appeared to be in aging condition and nearing the end of its anticipated useful service life. We were informed that the piping is anticipated to be replaced over the next 3 years, and for reporting purposes it has been split into 3 phases. Although previously considered to be a lifetime component, copper piping has more recently been found to fail as early as 15 years after installation. This is suspected to be primarily caused by changes in the chemical makeup of potable water due to the U.S. Environmental Protection Agency's (EPA) Safe Water Drinking Act and the Lead and Copper Rule (LCR). For purposes of reporting, an approximate time frame of 40 years has been assumed for future replacement. A rough cost estimate, based on number of units, has been provided. It is recommended that further evaluation be obtained from a licensed plumbing consultant / contractor, as well as consideration of an epoxy pipe lining system, and adjustments can be included in a future Reserve Study Update.*

TYPICAL USEFUL LIFE:	60 YEAR(S)
ESTIMATED REMAINING LIFE:	7 YEAR(S)
AVERAGE COMPONENT COST:	\$ 339,600

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance is needed for the piping other than periodic examination for leaking, especially in the garage area. Any leaks should be promptly repaired upon discovery, as any wood or soil that is kept constantly moist provides ideal conditions for termites. The association may consider professionally installing a water treatment system and / or an epoxy pipe lining system, which would serve to enhance the longevity of the piping.*

CATEGORY: PLUMBING

COMPONENT(S): DRAINAGE/SEWER PIPING

ID#(S) 0507



DRAINAGE/SEWER PIPING (TYPICAL)

OBSERVATIONS: *This component addresses the sewer and drainage piping. An allowance has been established for the periodic cleaning and repairs. No amount has been provided for complete replacement as the piping would typically have a life well in excess of the scope of this projection and would therefore be considered a lifetime component.*

TYPICAL USEFUL LIFE:	2 YEAR(S)
ESTIMATED REMAINING LIFE:	1 YEAR(S)
AVERAGE COMPONENT COST:	\$ 5,200

TO PROTECT YOUR INVESTMENT: *Occasional routing should be performed to ensure that the drainage system is free flowing.*

CATEGORY: PLUMBING

COMPONENT(S): FIRE SPRINKLERS

ID#(S) 0508



FIRE SPRINKLERS (TYPICAL)

OBSERVATIONS: *This component includes the fire sprinklers in the garage. They appeared to be in average condition. The fire sprinkler system would be considered to be a lifetime component and for purposes of reporting no amount has been provided for its future replacement. It is recommended that repairs be made on an as-needed basis and funded from the operating account.*

TYPICAL USEFUL LIFE:	30+ YEAR(S)
ESTIMATED REMAINING LIFE:	30+ YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Periodic inspection and maintenance should be performed by a State Fire Marshall approved company.*

CATEGORY:	PLUMBING	
COMPONENT(S):	SUMP PUMPS	ID#(S) 0509



SUMP PUMPS (TYPICAL)

OBSERVATIONS: *This component includes the sump pumps in the garage/stairwell. They were inaccessible for inspection (covered by a steel plate), however we were previously informed they were installed in 2015. The pumps serve the purpose of preventing flooding by pumping water out to the street. These types of pumps are designed to operate automatically and are imperative for water removal during rainstorms. Failure of the pumps can also lead to over-saturation of the sub-surface soils and associated foundation and concrete slab settlement/cracking.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,800

TO PROTECT YOUR INVESTMENT: *Maintenance should include regular cleaning of the sumps along with verification that the pumps are operational. This should be specifically performed prior to the onset of the rainy season.*

CATEGORY:	PLUMBING	
COMPONENT(S):	COLD WATER STORAGE TANK-RELINING	ID#(S) 0510



COLD WATER STORAGE TANK-RELINING (TYPICAL)

OBSERVATIONS: *This component provides for re-lining the ceramic lined cold water storage tank on the roof. We were previously informed that with re-lining, the tank should have a life of 30+ years and would therefore be considered a lifetime component. We previously informed that re-lining was last performed circa 2015.*

TYPICAL USEFUL LIFE:	3 YEAR(S)
ESTIMATED REMAINING LIFE:	2 YEAR(S)
AVERAGE COMPONENT COST:	\$ 7,350

TO PROTECT YOUR INVESTMENT: *Maintenance should include periodic draining of a few gallons of water from the drain cock to relieve sediment build-up. It is also essential that the sacrificial anodes be checked at least every three months. A service contract with a reputable licensed plumbing contractor is again recommended for longevity of the system. The association may consider professionally installing a water treatment system, which would serve to enhance the longevity of the piping.*

CATEGORY:	PLUMBING	
COMPONENT(S):	HOT WATER STORAGE TANK	ID#(S) 0511



HOT WATER STORAGE TANK (TYPICAL)

OBSERVATIONS: *This component includes a hot water storage tank in the boiler equipment room. The lining was inaccessible for inspection (encased) and for reporting purposes the remaining life has been estimated. This type of equipment can fail without warning, often as a result of improper maintenance.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	2 YEAR(S)
AVERAGE COMPONENT COST:	\$ 9,400

TO PROTECT YOUR INVESTMENT: *Maintenance should include periodic draining of a few gallons of water from the drain cock to relieve sediment build-up. It is also essential that the sacrificial anodes be checked at least every three months. A service contract with a reputable licensed plumbing contractor is again recommended for longevity of the system. The association may consider professionally installing a water treatment system, which would serve to enhance the longevity of the piping.*

CATEGORY: PLUMBING

COMPONENT(S): DRINKING FOUNTAIN

ID#(S) 0512



DRINKING FOUNTAIN (TYPICAL)

OBSERVATIONS: *This component includes a stainless-steel basin, chilled water drinking fountain in the pool restroom building. It appeared to be in average to aging condition.*

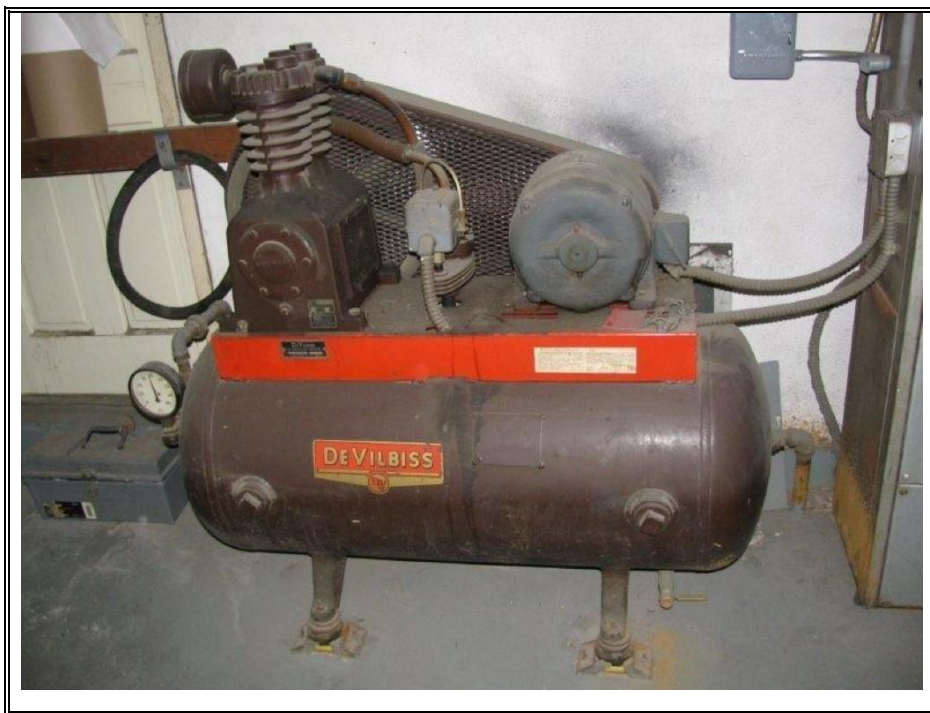
TYPICAL USEFUL LIFE:	12 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 1,550

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY: PLUMBING

COMPONENT(S): AIR COMPRESSOR

ID#(S) 0513



AIR COMPRESSOR (TYPICAL)

OBSERVATIONS: *This component includes the 3-horsepower air compressor in the boiler equipment room, manufactured in 1994, which services the boiler system. We were previously informed it was overhauled in 2017 and for reporting purposes the remaining life has been averaged.*

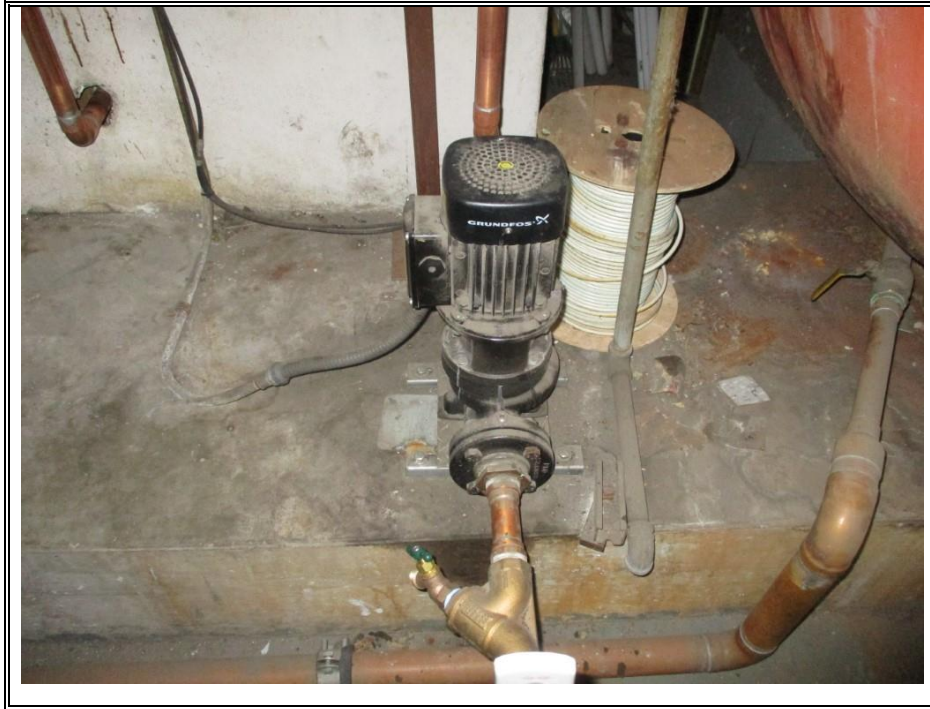
TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	10 YEAR(S)
AVERAGE COMPONENT COST:	\$ 3,450

TO PROTECT YOUR INVESTMENT: *It is recommended that a full-service maintenance contract be obtained with a reputable licensed contractor.*

CATEGORY: PLUMBING

COMPONENT(S): BOOSTER PUMP

ID#(S) 0514



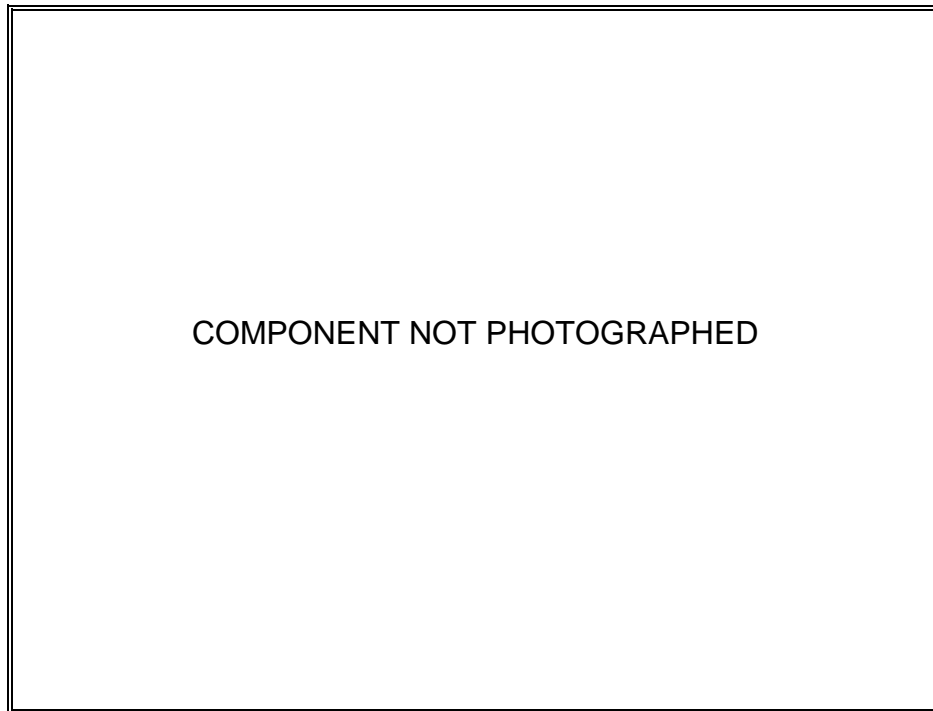
BOOSTER PUMP (TYPICAL)

OBSERVATIONS: *This component includes the "Grundfos" booster pump and motor in a maintenance closet at garage level two, which serves to increase water pressure provision to the individual units. It appeared to be in average to aging condition.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 7,300

TO PROTECT YOUR INVESTMENT: *Maintenance should include periodic lubrication (which can considerably extend its life expectancy).*

CATEGORY:	PLUMBING	
COMPONENT(S):	DRAINAGE SYSTEM REVIEW	ID#(S) 0515



DRAINAGE SYSTEM REVIEW (TYPICAL)

OBSERVATIONS: *The subterranean drainage system appeared to have been modified and noted to be a non-conforming alteration. It is recommended that a complete review of the system be performed by a qualified specialist. Bids for any necessary repair / reconfiguration should be obtained, and adjustments can be included in future Reserve Study Updates.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ unknown

TO PROTECT YOUR INVESTMENT: *A qualified specialist should inspect the drainage system to ensure that it is operating properly. Although difficult to enforce, the following substances should not be flushed down drains or toilets if possible: disposable diapers, facial tissues, colored toilet paper, cigarette butts, coffee grounds, cat litter, sanitary napkins, plastic items, cooking oils/fats/grease, rice, lye, pesticides, acids, paints, disinfectants, etc. These items in particular, as well as some others, can clog the system.*

CATEGORY:	<i>ELECTRICAL</i>	
COMPONENT(S):	<i>CCTV SYSTEM</i>	ID#(S) 0601



CCTV SYSTEM (TYPICAL)

OBSERVATIONS: *This component includes the cameras, monitor and recorder for the closed-circuit television system. They appeared to be in good condition*

TYPICAL USEFUL LIFE:	12 YEAR(S)
ESTIMATED REMAINING LIFE:	8 YEAR(S)
AVERAGE COMPONENT COST:	\$ 35,300

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component, although minor operational problems are typically encountered (operating cost).*

CATEGORY: ELECTRICAL

COMPONENT(S): INTERCOM

ID#(S) 0602



INTERCOM (TYPICAL)

OBSERVATIONS: This component includes a telephone-type entry intercom system with LCD scroll, at the pedestrian entry to the building. We were informed it was serviced in 2017 and appeared to be in average condition for its age.

TYPICAL USEFUL LIFE:	12 YEAR(S)
ESTIMATED REMAINING LIFE:	4 YEAR(S)
AVERAGE COMPONENT COST:	\$ 3,350

TO PROTECT YOUR INVESTMENT: Little by way of maintenance can be performed for this component, although minor operational problems are typically encountered (operating cost).

CATEGORY: ELECTRICAL

COMPONENT(S): FIRE ANNUNCIATOR SYSTEM

ID#(S) 0603



FIRE ANNUNCIATOR SYSTEM (TYPICAL)

OBSERVATIONS: This component includes a fire annunciator system (panel) adjacent to the manager's office. We were informed it was serviced in 2017 and it appeared to be in average condition for its age.

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	4 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,500

TO PROTECT YOUR INVESTMENT: Little by way of maintenance can be performed for this component. However, it should be professionally inspected on a regular (suggested annual) basis.

CATEGORY:	ELECTRICAL	
COMPONENT(S):	FIRE ALARM SYSTEM	ID#(S) 0604



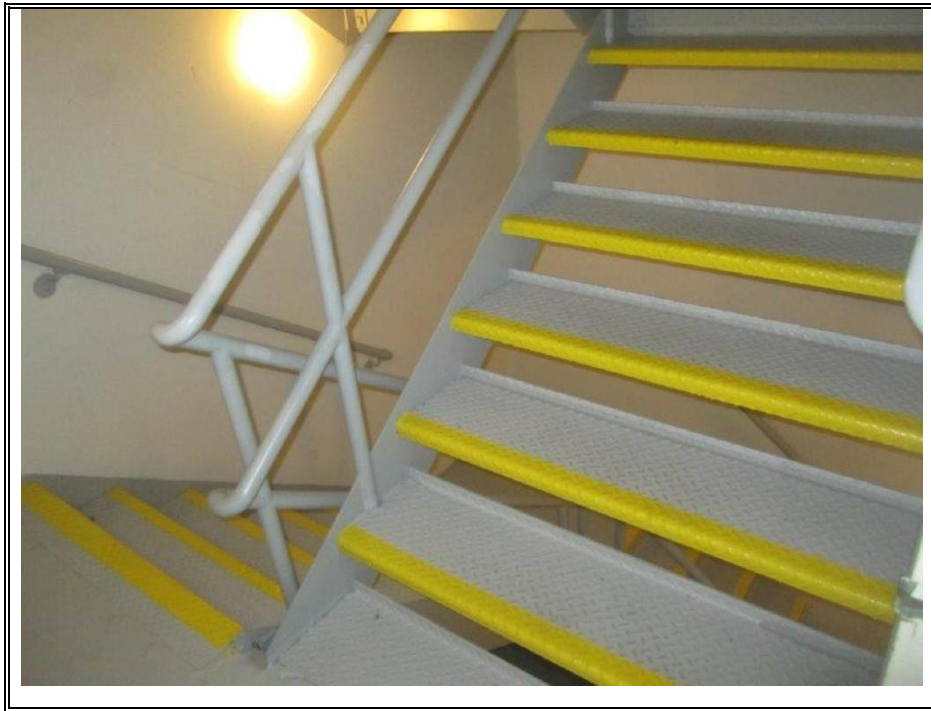
FIRE ALARM SYSTEM (TYPICAL)

OBSERVATIONS: *This component includes a fire alarm system in the service hallway at the east end of the building. It appeared to be in good condition for its age. We were informed it receives regular service and the remaining life has been arbitrarily extended. We were also previously informed by the service company that the current system is “grandfathered” from existing codes. To upgrade/replace the system would require re-wiring the entire building and substantial additional equipment such as audible speakers, smoke alarms, etc., and it would have to conform to the “2 door rule” mode. In addition, a potential asbestos removal problem may exist. A rough estimate for replacement with a new system has been provided. As additional information is obtained, adjustments can be included in a future Reserve Study Update.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	2 YEAR(S)
AVERAGE COMPONENT COST:	\$ 427,450

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component. However, it should be professionally inspected on a regular (suggested annual) basis.*

CATEGORY:	<i>ELECTRICAL</i>	
COMPONENT(S):	<i>LIGHTING-EMERGENCY</i>	ID#(S) 0605



LIGHTING-EMERGENCY (TYPICAL)

OBSERVATIONS: *This component includes the emergency light fixtures throughout the building. They appeared to be in average condition and are usually desired to be replaced for appearance sake. It is recommended that replacement be made on an as-needed basis and funded from the operating account.*

TYPICAL USEFUL LIFE:	<i>N/A YEAR(S)</i>
ESTIMATED REMAINING LIFE:	<i>N/A YEAR(S)</i>
AVERAGE COMPONENT COST:	<i>\$ 0</i>

TO PROTECT YOUR INVESTMENT: *Maintenance would entail periodically checking the fixtures to make sure that they are secure and that the batteries are fully charged. Also, occasional examination for, and changing of burned out bulbs would be prudent. In addition, cleaning of the fixtures is recommended on an as-needed basis.*

CATEGORY: ELECTRICAL

COMPONENT(S): LIGHTING-EMERGENCY LIGHT BACK-UP POWER ID#(S) 0606



LIGHTING-EMERGENCY LIGHT BACK-UP POWER (TYPICAL)

OBSERVATIONS: This component includes the battery pack back-up power systems for the emergency lights in the elevator equipment room. They were inaccessible for inspection (the cabinets were locked). For reporting purposes, their remaining lives have been estimated. A rough estimate has been provided for replacement. It is recommended that further information be obtained from the service provider, and adjustments can be included in a future Reserve Study Update if necessary.

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	0 YEAR(S)
AVERAGE COMPONENT COST:	\$ 24,550

TO PROTECT YOUR INVESTMENT: Periodic testing should be performed for the system to ensure proper operation.

CATEGORY:	<i>ELECTRICAL</i>	
COMPONENT(S):	<i>LIGHTING-EXIT SIGNS</i>	ID#(S) 0607



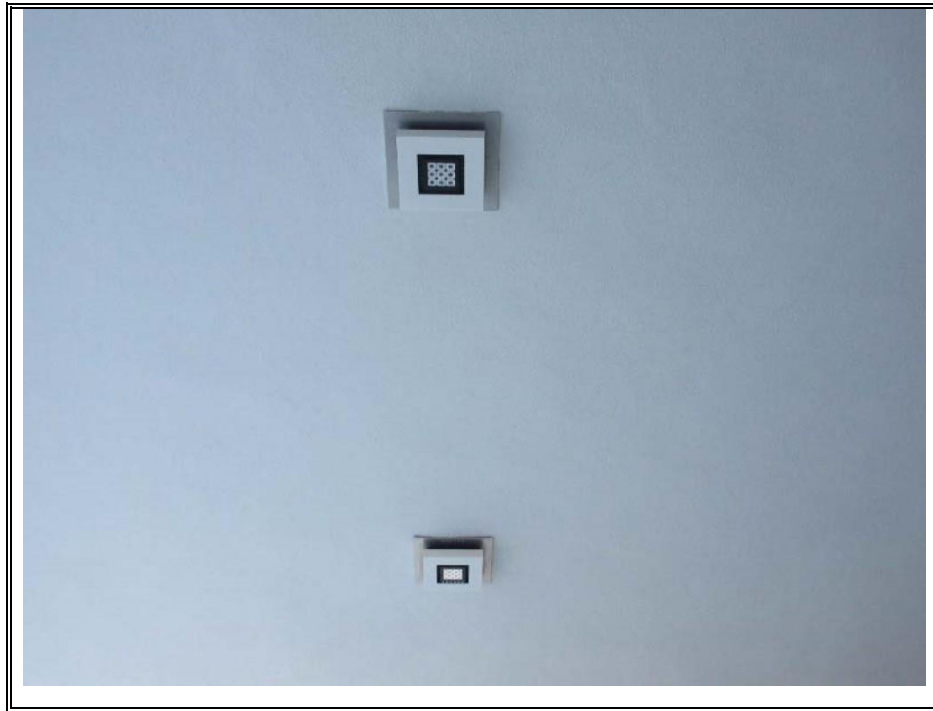
LIGHTING-EXIT SIGNS (TYPICAL)

OBSERVATIONS: *This component includes the lighted exit signs throughout the complex. They appeared to be in average condition and are usually desired to be replaced for appearance sake.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	7 YEAR(S)
AVERAGE COMPONENT COST:	\$ 7,300

TO PROTECT YOUR INVESTMENT: *Maintenance would entail periodically checking the fixtures to make sure that they are secure. Also, occasional examination for, and changing of burned out bulbs would be prudent. In addition, cleaning of the fixtures is recommended on an as-needed basis.*

CATEGORY:	ELECTRICAL	
COMPONENT(S):	LIGHTING-EXTERIOR (DECORATIVE)	ID#(S) 0608



LIGHTING-EXTERIOR (DECORATIVE) (TYPICAL)

OBSERVATIONS: *This component includes the wall and ceiling mounted decorative light fixtures at the balconies and exterior of the building. They appeared to be in good to average condition. The external location of these fixtures usually makes them subject to a greater rate of deterioration due to exposure to the elements. Also, it is often desirable to replace these fixtures as they eventually become dated and/or more energy efficient options become available.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	11 YEAR(S)
AVERAGE COMPONENT COST:	\$ 45,900

TO PROTECT YOUR INVESTMENT: *Maintenance would entail periodically checking the fixtures to make sure that they are secure. Also, occasional examination for, and changing of burned out bulbs would be prudent. In addition, cleaning of the fixtures is recommended on an as-needed basis.*

CATEGORY:	ELECTRICAL	
COMPONENT(S):	LIGHTING-EXTERIOR (UTILITARIAN)	ID#(S) 0609



LIGHTING-EXTERIOR (UTILITARIAN) (TYPICAL)

OBSERVATIONS: *This component includes the utilitarian light fixtures at the exterior of the building. They appeared to be in average condition. It is recommended that repairs/replacement be done on an as-needed basis and funded from the operating account. The external location of these fixtures usually makes them subject to a greater rate of deterioration due to exposure to the elements. Also, it is often desirable to replace these fixtures as they eventually become dated and/or more energy efficient options become available.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Maintenance would entail periodically checking the fixtures to make sure that they are secure. Also, occasional examination for, and changing of burned out bulbs would be prudent. In addition, cleaning of the fixtures is recommended on an as-needed basis.*

CATEGORY:	ELECTRICAL	
COMPONENT(S):	LIGHTING-EXTERIOR (SECURITY)	ID#(S) 0610



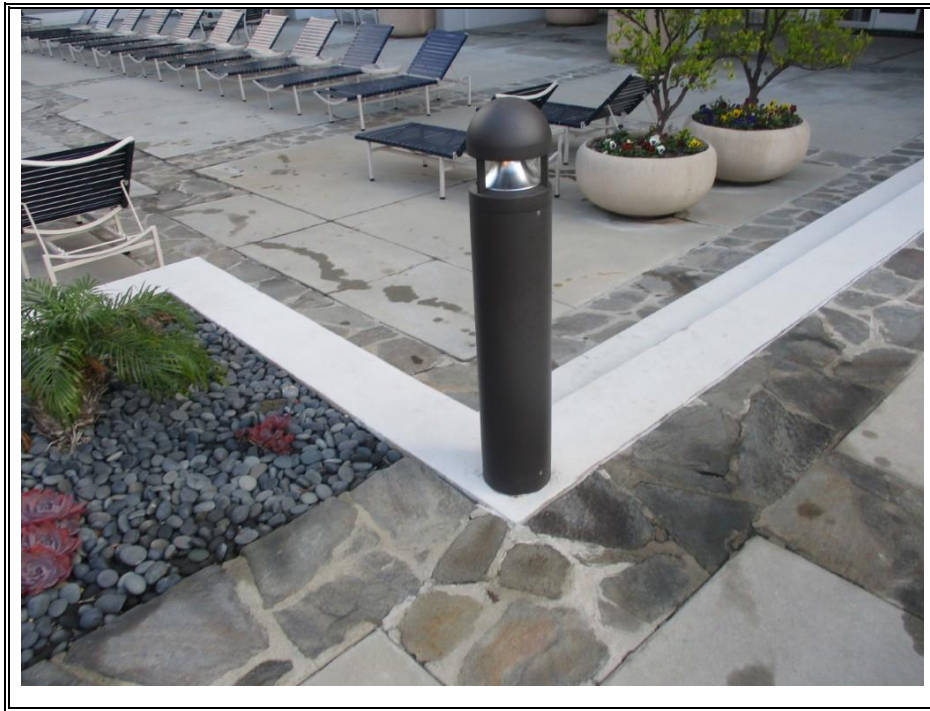
LIGHTING-EXTERIOR (SECURITY) (TYPICAL)

OBSERVATIONS: *This component includes the high intensity discharge type floodlight fixtures at the exterior of the building. They appeared to be in average condition. It is recommended that repairs/replacement be done on an as-needed basis and funded from the operating account. The external location of these fixtures usually makes them subject to a greater rate of deterioration due to exposure to the elements. Also, it is often desirable to replace these fixtures as they eventually become dated and/or more energy efficient options become available.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Maintenance would entail periodically checking the fixtures to make sure that they are secure. Also, occasional examination for, and changing of burned out bulbs would be prudent. In addition, cleaning of the fixtures is recommended on an as-needed basis.*

CATEGORY:	ELECTRICAL	
COMPONENT(S):	LIGHTING-WALKWAYS	ID#(S) 0611



LIGHTING-WALKWAYS (TYPICAL)

OBSERVATIONS: *This component includes the coach type light fixtures at the pool area. They appeared to be in average condition. These types of fixtures are typically subject to a greater level of deterioration from the elements.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	7 YEAR(S)
AVERAGE COMPONENT COST:	\$ 950

TO PROTECT YOUR INVESTMENT: *Maintenance would entail periodically checking the fixtures to make sure that they are secure. Also, occasional examination for, and changing of burned out bulbs would be prudent. In addition, cleaning of the fixtures is recommended on an as-needed basis.*

CATEGORY:	FLOORING	
COMPONENT(S):	CARPETING-HALLWAYS	ID#(S) 0701



CARPETING-HALLWAYS (TYPICAL)

OBSERVATIONS: *This component includes the carpeting in the internal hallways. It appeared to be in average to aging condition*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	2 YEAR(S)
AVERAGE COMPONENT COST:	\$ 46,500

TO PROTECT YOUR INVESTMENT: *Maintenance should entail regular vacuum cleaning (from once weekly to as often as daily for high traffic areas). Power pile lifting is recommended at least once a month for high traffic areas. Mats are suggested to remove dirt from shoes before it can be tracked onto carpeted areas (should be cleaned and rotated regularly to prevent soil build-up that may spread to the carpet). Spots and spills should be removed as soon as possible to prevent permanent staining. Deep cleaning should be performed on an as-needed basis (before soil is noticeable – usually not more than once every one or two years) and fluorochemical treatment applied immediately after. It is recommended that before applying any topical treatments, the carpet manufacturer be contacted to prevent voiding of the warranty. Damaged areas should be repaired as they can create a trip hazard resulting in association liability.*

CATEGORY:	FLOORING	
COMPONENT(S):	CARPETING-LOBBY /OFFICE	ID#(S) 0702



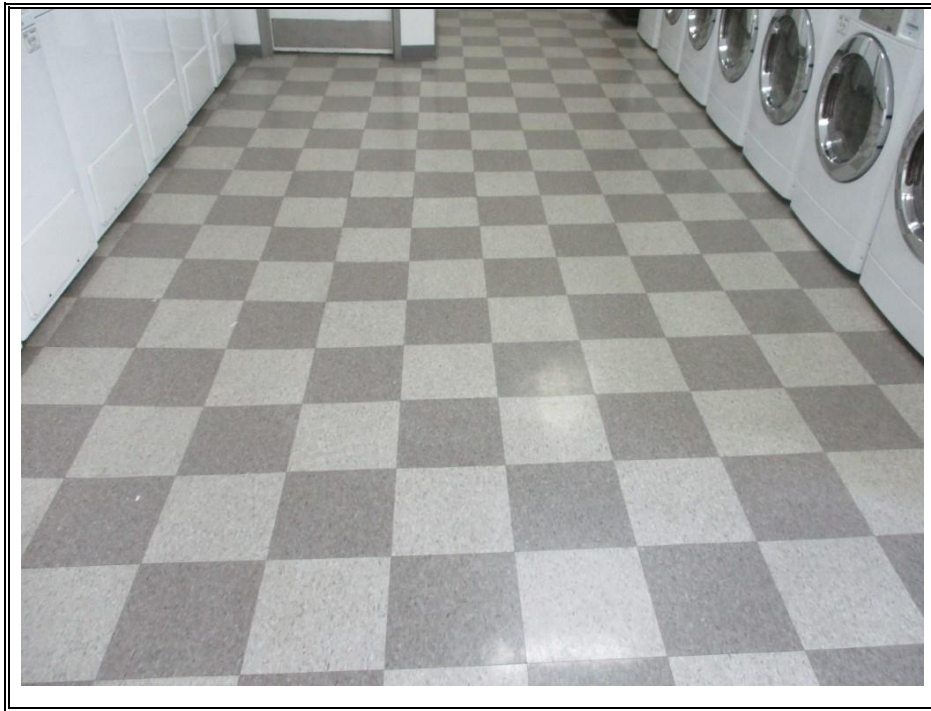
CARPETING-LOBBY /OFFICE (TYPICAL)

OBSERVATIONS: *This component includes the carpeting in the, office, lobby, and miscellaneous common areas. It appeared to be in average to aging condition.*

TYPICAL USEFUL LIFE:	8 YEAR(S)
ESTIMATED REMAINING LIFE:	2 YEAR(S)
AVERAGE COMPONENT COST:	\$ 4,750

TO PROTECT YOUR INVESTMENT: *Maintenance should entail regular vacuum cleaning (from once weekly to as often as daily for high traffic areas). Power pile lifting is recommended at least once a month for high traffic areas. Mats are suggested to remove dirt from shoes before it can be tracked onto carpeted areas (should be cleaned and rotated regularly to prevent soil build-up that may spread to the carpet). Spots and spills should be removed as soon as possible to prevent permanent staining. Deep cleaning should be performed on an as-needed basis (before soil is noticeable – usually not more than once every one or two years) and fluorochemical treatment applied immediately after. It is recommended that before applying any topical treatments, the carpet manufacturer be contacted to prevent voiding of the warranty. Damaged areas should be repaired as they can create a trip hazard resulting in association liability.*

CATEGORY:	<i>FLOORING</i>	
COMPONENT(S):	<i>VINYL</i>	ID#(S) 0703



VINYL (TYPICAL)

OBSERVATIONS: *This component includes the vinyl squares flooring in the laundry room, hallways, trash chutes, and miscellaneous common areas. We were previously informed that it was installed in 2013 and it appeared to be in good condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	14 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,650

TO PROTECT YOUR INVESTMENT: *Maintenance would entail regular cleaning with a mild detergent solution and warm water (care should be exercised to not flood the flooring). Do not use paste or solvent-based wax. Rubber backed rugs should be avoided as they can discolor the vinyl flooring. Soil collecting mats are recommended to remove dirt from shoe soles before it can be tracked onto the vinyl (they should be cleaned and rotated regularly to prevent soil build-up that will spread to the vinyl). Lifting seams, corners, etc. should be re-glued and damaged areas repaired as necessary.*

CATEGORY:	FLOORING	
COMPONENT(S):	MARBLE-RESTORATION	ID#(S) 0704



MARBLE-RESTORATION (TYPICAL)

OBSERVATIONS: *This component provides for the restoration of the marble flooring in the lobby and pedestrian entry to the building. Included would be epoxy grout, heavy buff, polish, buff & seal. With regular maintenance (See component ID #0705), the cycle for restoration should be at approximately 15-year intervals. If restored, this material would be considered to be a lifetime component. Therefore, no amount has been provided for its replacement.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	6 YEAR(S)
AVERAGE COMPONENT COST:	\$ 40,550

TO PROTECT YOUR INVESTMENT: *Only a mild soap and water solution should be used. Proprietary cleaners and sealers are discouraged. It is suggested that the marble be professionally cleaned on an annual basis.*

CATEGORY:	FLOORING	
COMPONENT(S):	MARBLE-POLISHING	ID#(S) 0705



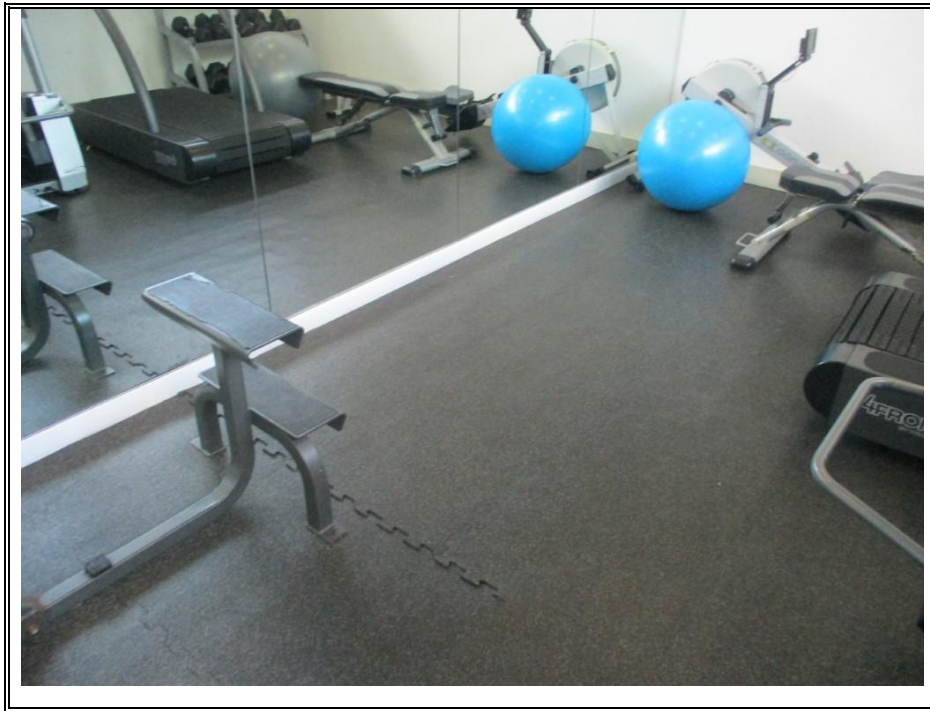
MARBLE-POLISHING (TYPICAL)

OBSERVATIONS: *This component provides for more frequent buffing and polishing of the flooring mentioned in component ID #0704. Frequent polishing is suggested to maintain the high aesthetic value projected by this complex. It appeared to be in average condition.*

TYPICAL USEFUL LIFE:	3 YEAR(S)
ESTIMATED REMAINING LIFE:	1 YEAR(S)
AVERAGE COMPONENT COST:	\$ 12,000

TO PROTECT YOUR INVESTMENT: *Only a mild soap and water solution should be used. Proprietary cleaners and sealers are discouraged. It is suggested that the marble be professionally cleaned on an annual basis.*

CATEGORY:	FLOORING	
COMPONENT(S):	RUBBER-FLOORING-GYM	ID#(S) 0706



RUBBER-FLOORING-GYM (TYPICAL)

OBSERVATIONS: *This component includes the rubber flooring in the gym. We were previously informed that it was installed in 2012, and it appeared to be in average condition.*

TYPICAL USEFUL LIFE:	8 YEAR(S)
ESTIMATED REMAINING LIFE:	2 YEAR(S)
AVERAGE COMPONENT COST:	\$ 3,150

TO PROTECT YOUR INVESTMENT: N/A

CATEGORY:	POOL/SPA	
COMPONENT(S):	PLASTER-POOL	ID#(S) 0801



PLASTER-POOL (TYPICAL)

OBSERVATIONS: *This component includes the plaster lining of the pool. We were previously informed that it was applied in 2016 and it appeared to be in good condition. Coarseness of the plaster, which occurs over time, is conducive to algae growth and can be injurious to users of the pool (potential association liability).*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	7 YEAR(S)
AVERAGE COMPONENT COST:	\$ 6,950

TO PROTECT YOUR INVESTMENT: *Maintenance of a clean surface and proper chemical balance is essential for the longevity of the plaster lining.*

CATEGORY:	POOL/SPA	
COMPONENT(S):	PLASTER- SPA	ID#(S) 0802



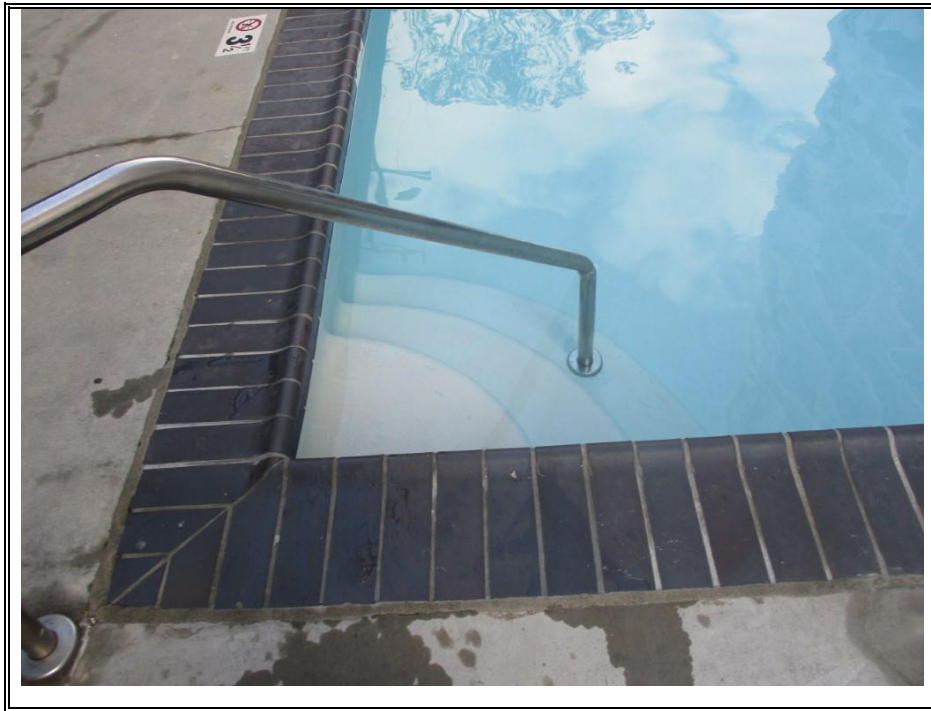
PLASTER- SPA (TYPICAL)

OBSERVATIONS: *This component includes the plaster lining of the spa. We were previously informed that it was applied in 2016 and it appeared to be in good condition. Coarseness of the plaster, which occurs over time, is conducive to algae growth and can be injurious to users of the pool (potential association liability).*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	7 YEAR(S)
AVERAGE COMPONENT COST:	\$ 7,100

TO PROTECT YOUR INVESTMENT: *Maintenance of a clean surface and proper chemical balance is essential for the longevity of the fiberglass shell.*

CATEGORY:	POOL/SPA	
COMPONENT(S):	COPING JOINT	ID#(S) 0803



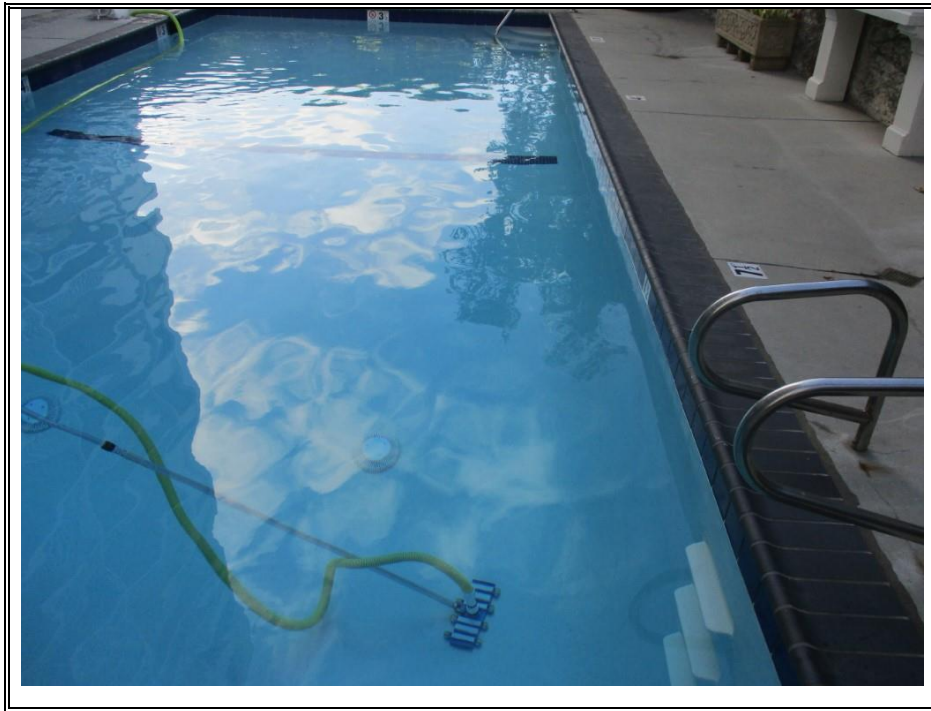
COPING JOINT (TYPICAL)

OBSERVATIONS: *This component includes the caulking for the control joint (gap) between the pool and spa decking and the coping. We were previously informed that it was installed in 2016 and it appeared to be in average condition.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	2 YEAR(S)
AVERAGE COMPONENT COST:	\$ 1,000

TO PROTECT YOUR INVESTMENT: *Maintenance of a well-sealed joint will reduce the potential for cracking and settlement of the pool decks. Prior to subsequent re-caulking of the coping joint, the existing caulk should be removed first. Otherwise, little by way of maintenance can be performed for this component.*

CATEGORY:	POOL/SPA	
COMPONENT(S):	COPING/TILE	ID#(S) 0804



COPING/TILE (TYPICAL)

OBSERVATIONS: *This component includes the coping and tile around the perimeter of the pool and spa. We were previously informed that it was installed in 2016 and it appeared to be in good condition. It is suggested that replacement be coordinated with alternate re-plastering cycles.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	17 YEAR(S)
AVERAGE COMPONENT COST:	\$ 7,250

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for the coping and tile other than regular cleaning.*

CATEGORY: POOL/SPA

COMPONENT(S): HEATERS

ID#(S) 0805



HEATERS (TYPICAL)

OBSERVATIONS: This component includes the heaters for the pool and spa, comprised of 1 at 332,500 BTU and 1 at 399,000 BTU. We were informed that one was installed in 2016 and for reporting purposes the remaining lives have been averaged.

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 7,500

TO PROTECT YOUR INVESTMENT: The heaters should be professionally cleaned and serviced on an annual basis.

CATEGORY: POOL/SPA

COMPONENT(S): FILTERS

ID#(S) 0806



FILTERS (TYPICAL)

OBSERVATIONS: *This component includes the "Pentair" diatomaceous earth filters for the pool and spa. They appeared to be in varying conditions and for reporting purposes the remaining lives have been averaged.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,600

TO PROTECT YOUR INVESTMENT: *The filters should be regularly cleaned and the media re-charged or replaced (back-washed).*

CATEGORY:	POOL/SPA	
COMPONENT(S):	MOTORS	ID#(S) 0807



MOTORS (TYPICAL)

OBSERVATIONS: *This component includes the "A. O. Smith" motors for the pool and spa, comprised of 1 at 1 horsepower and 2 at 2 horsepower. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 1,450

TO PROTECT YOUR INVESTMENT: *The motors should be regularly examined, lubricated and serviced as necessary.*

CATEGORY:	POOL/SPA	
COMPONENT(S):	PUMPS	ID#(S) 0808



PUMPS (TYPICAL)

OBSERVATIONS: *This component includes the “Whisper Flo” and “Stealth” pumps for the pool and spa, comprised of 1 at 1 horsepower and 2 at 2 horsepower. They appeared to be of varying ages and conditions and, for reporting purposes their remaining lives have been averaged.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	13 YEAR(S)
AVERAGE COMPONENT COST:	\$ 1,450

TO PROTECT YOUR INVESTMENT: *The pumps should be regularly examined, lubricated and serviced as necessary.*

CATEGORY:	POOL/SPA	
COMPONENT(S):	CHLORINATORS	ID#(S) 0809



CHLORINATORS (TYPICAL)

OBSERVATIONS: *This component includes the liquid chlorinators, which add chlorine to the pool and spa water. It is recommended that any repairs / replacement be funded from the operating account on an as-needed basis.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	POOL/SPA	
COMPONENT(S):	FURNITURE-REPLACE	ID#(S) 0810



FURNITURE-REPLACE (TYPICAL)

OBSERVATIONS: This component provides for the replacement of the furniture around the pool and spa, comprised of tables, vinyl strapped chairs, vinyl strapped chaises, and umbrellas. We were previously informed that the pool furniture was installed in 2015 and it appeared to be in good condition for its age. Exposure to dirt, dust, suntan oils, tree sap, pool chemicals, insecticide sprays, and environmental factors (especially ultraviolet light); contribute significantly to the deterioration of this type of furniture. Proper maintenance can significantly enhance its longevity.

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	0 YEAR(S)
AVERAGE COMPONENT COST:	\$ 30,000

TO PROTECT YOUR INVESTMENT: Vinyl strapped furniture should be hosed down on a weekly basis and a vinyl protection product applied regularly (cleansers, undiluted bleach, scouring agents, solvents, and gasoline should never be used). The painted metal frames should occasionally be cleaned with a mild soap and water solution, and an automotive wax applied seasonally. Acrylic/plastic tabletops can be protected / restored with automotive wax as well. Umbrella fabrics can be cleaned with a solution of 1cup of bleach mixed with 1cup of dish detergent in 3 gallons of water. Corrosion on aluminum umbrella poles can be removed with an aluminum brightener. If possible, the furniture should be covered/put in storage when not in use (especially during off-season).

CATEGORY:	POOL/SPA	
COMPONENT(S):	FURNITURE-REFURBISH	ID#(S) 0811



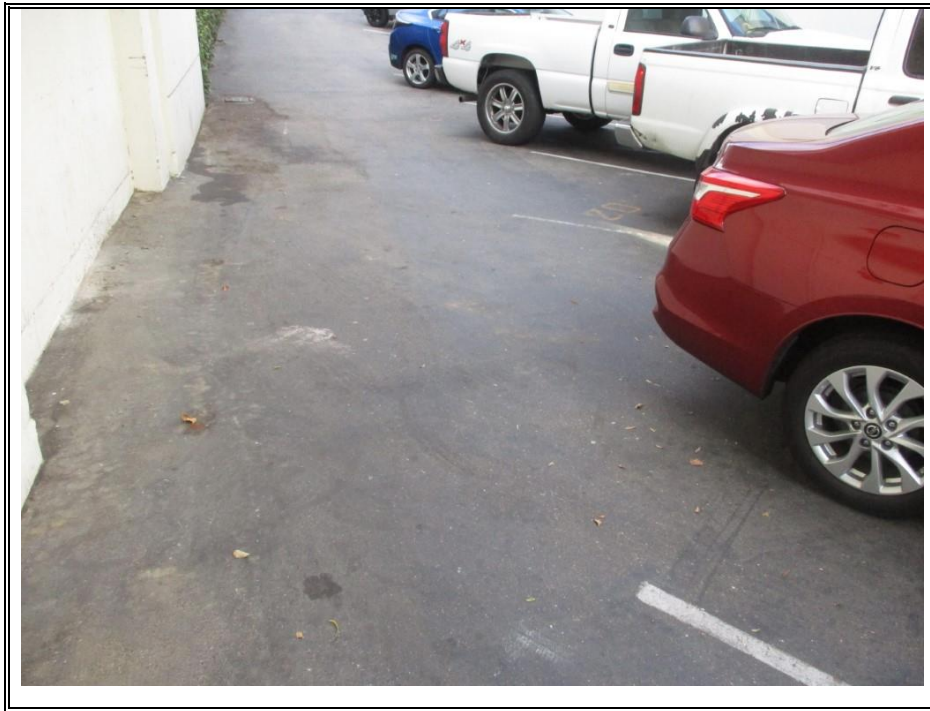
FURNITURE-REFURBISH (TYPICAL)

OBSERVATIONS: *This component provides for the refurbishment of the furniture identified in component ID #0810. As this furniture is of an average quality, it would lend itself towards refurbishment, usually at 5-year intervals, prior to complete replacement becoming necessary.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 12,000

TO PROTECT YOUR INVESTMENT: *Vinyl strapped furniture should be hosed down on a weekly basis and a vinyl protection product applied regularly (cleansers, undiluted bleach, scouring agents, solvents, and gasoline should never be used). The painted metal frames should occasionally be cleaned with a mild soap and water solution, and an automotive wax applied seasonally. Acrylic/plastic tabletops can be protected / restored with automotive wax as well. Umbrella fabrics can be cleaned with a solution of 1cup of bleach mixed with 1cup of dish detergent in 3 gallons of water. Corrosion on aluminum umbrella poles can be removed with an aluminum brightener. If possible, the furniture should be covered/put in storage when not in use (especially during off-season).*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	ASPHALT SEAL COAT	ID#(S) 0901



ASPHALT SEAL COAT (TYPICAL)

OBSERVATIONS: *This component includes the seal coat for the asphalt parking area at the east end of the property. We were previously informed that it was applied in 2012 and it appeared to be in aging condition. While a relatively inexpensive procedure, the seal coat serves to enhance the longevity of the underlying asphalt as well as its appearance by replenishing the oil and fine aggregates of the underlying asphalt. It is important that this procedure always be undertaken within 6 months of any overlay or resurfacing and performed thereafter on a 3 – 5 year cycle (typically a warranty requirement). See component ID #0902 for further comments.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	0 YEAR(S)
AVERAGE COMPONENT COST:	\$ 650

TO PROTECT YOUR INVESTMENT: *All asphalt areas should be examined at least annually and any cracks exceeding ¼ inch should be repaired with a rubberized sealant compound. Irrigation run-off can accelerate degradation and should be prevented / diverted.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	ASPHALT REPLACEMENT	ID#(S) 0902



ASPHALT REPLACEMENT (TYPICAL)

OBSERVATIONS: *This component provides for replacement of the asphalt surfaces described in component ID #0901. We were previously informed they were replaced in 2012 and they appeared to be in good to average condition. Aging, oxidation, and vehicle traffic eventually cause cracking, ponding and uneven pavement. Such surface irregularities may result in improper drainage and compromised driving surfaces. Asphalt replacement entails removal of the existing pavement, grading and compaction of the existing aggregate base material, and the installation of hot asphalt pavement. It is recommended that pavement engineering be obtained prior to replacement in order to guarantee that new pavement specifications will meet or exceed the needs of the common area pavement. In conjunction with replacement, seal coat should be performed within 6 months and then at 3 – 5 year intervals thereafter (see component ID #0901). It is recommended that prior to replacement, further evaluation be obtained from a soils/geotechnical engineer.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	14 YEAR(S)
AVERAGE COMPONENT COST:	\$ 7,250

TO PROTECT YOUR INVESTMENT: *All asphalt areas should be examined at least annually and any cracks exceeding ¼ inch should be repaired with a rubberized sealant compound. Irrigation run-off can accelerate degradation and should be prevented / diverted.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	CONCRETE FLATWORK/BLOCK WALLS	ID#(S) 0903



CONCRETE FLATWORK/BLOCK WALLS (TYPICAL)

OBSERVATIONS: *This component includes the concrete flatwork and block walls throughout the property. Although they appeared to be in average condition, they should be regularly monitored for cracking and vertical displacement, which can create potential trip hazards (and liability for the association). Otherwise, concrete areas are generally considered a lifetime component and therefore no amount has been budgeted replacement. Occasional repairs would typically be funded from the operating account.*

TYPICAL USEFUL LIFE:	30+ YEAR(S)
ESTIMATED REMAINING LIFE:	30+ YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Any sections observed to be vertically displaced should be repaired immediately upon discovery. Emphasis should be placed on areas adjacent to trees, as their roots are often the culprits of such damage. As the need for such repairs is difficult to predict, the associated costs should be disbursed either from the association's operating account or the contingency reserve (see "Component Replacement Schedule" in the Reserve Funding section of this report as well as the Glossary for more on the contingency reserve).*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	CONCRETE PAVERS VALET PARKING	ID#(S) 0904



CONCRETE PAVERS VALET PARKING (TYPICAL)

OBSERVATIONS: *This component includes the concrete pavers at the valet parking area at the front of the building. We were previously informed that they were installed in 2012, and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	13 YEAR(S)
AVERAGE COMPONENT COST:	\$ 6,400

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for this component.*

CATEGORY:	LANDSCAPE/HARDSCAPE	
COMPONENT(S):	IRRIGATION CONTROLLERS	ID#(S) 0905



IRRIGATION CONTROLLERS (TYPICAL)

OBSERVATIONS: *This component includes the irrigation controllers at the pool equipment area and in the maintenance closet. We were previously informed that they were installed in 2014 and they appeared to be in average condition. They tend to have a more predictable life expectancy, and the average component cost provides for their replacement. However, average life expectancies cannot be predicted for the other sprinkler components or automatic valve actuation systems. Repairs / replacements of such systems usually occur on an ongoing basis and should be covered under the operating account.*

TYPICAL USEFUL LIFE:	10 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 1,450

TO PROTECT YOUR INVESTMENT: *The irrigation system should be maintained in such a manner so as to prevent overspray onto, and water accumulations adjacent to the structures. Occasional removal and cleaning of sprinkler heads that become clogged with debris may be performed by the gardening service in order to prevent premature death of shrubbery/ground cover.*

CATEGORY: LANDSCAPE/HARDSCAPE

COMPONENT(S): LANDSCAPE REMODEL

ID#(S) 0906



LANDSCAPE REMODEL (TYPICAL)

OBSERVATIONS: *This component provides an allowance for landscape remodeling. We were previously informed it was performed in 2015. It is recommended that the amount be periodically reviewed for adequacy.*

TYPICAL USEFUL LIFE:	5 YEAR(S)
ESTIMATED REMAINING LIFE:	1 YEAR(S)
AVERAGE COMPONENT COST:	\$ 17,500

TO PROTECT YOUR INVESTMENT: N/A

CATEGORY: RECREATION FACILITIES

COMPONENT(S): FURNISHINGS-LOBBY

ID#(S) 1001



FURNISHINGS-LOBBY (TYPICAL)

OBSERVATIONS: This component includes the furnishings in the lobby, comprised of sofas, chairs, benches, tables, wall hangings, planters, credenzas, ceiling lights, hanging lights, ash trays, and mirrors. We were previously informed the lobby was refurbished in 2006 and the furnishings appeared to be in average condition. The average component cost is general for the type of furnishings in use.

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	5 YEAR(S)
AVERAGE COMPONENT COST:	\$ 57,450

TO PROTECT YOUR INVESTMENT: General cleaning should be performed on a regular basis. Wood surfaces should be cleaned with a standard furniture polish. Upholstered areas should be vacuumed periodically and cleaned as necessary with a mild soap solution or professionally steam cleaned simultaneously with carpeted areas.

CATEGORY: RECREATION FACILITIES

COMPONENT(S): FURNISHINGS-HALLWAYS

ID#(S) 1002



FURNISHINGS-HALLWAYS (TYPICAL)

OBSERVATIONS: *This component includes the furnishings in the hallways, comprised of wall mirrors and benches. They appeared to be in average condition for their age. The average component cost is general for the type of furnishings in use.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 13,400

TO PROTECT YOUR INVESTMENT: *General cleaning should be performed on a regular basis. Wood surfaces should be cleaned with a standard furniture polish. Upholstered areas should be vacuumed periodically and cleaned as necessary with a mild soap solution or professionally steam cleaned simultaneously with carpeted areas.*

CATEGORY:	RECREATION FACILITIES	
COMPONENT(S):	FURNISHINGS-OFFICE	ID#(S) 1003



FURNISHINGS-OFFICE (TYPICAL)

OBSERVATIONS: *This component includes the office equipment in the manager's office; comprised of built-in cabinets, a wood filing cabinet, a wood book cabinet, a computer, a monitor, a copier/scanner/fax/printer, a small desk, and a desk chair. They appeared to be in average condition for their age. The average component cost is general for the type of equipment in use.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	3 YEAR(S)
AVERAGE COMPONENT COST:	\$ 10,400

TO PROTECT YOUR INVESTMENT: *Maintenance should be performed according to the various manufacturer's specifications (refer to the respective operating manuals for same).*

CATEGORY:	RECREATION FACILITIES	
COMPONENT(S):	FITNESS EQUIPMENT	ID#(S) 1004



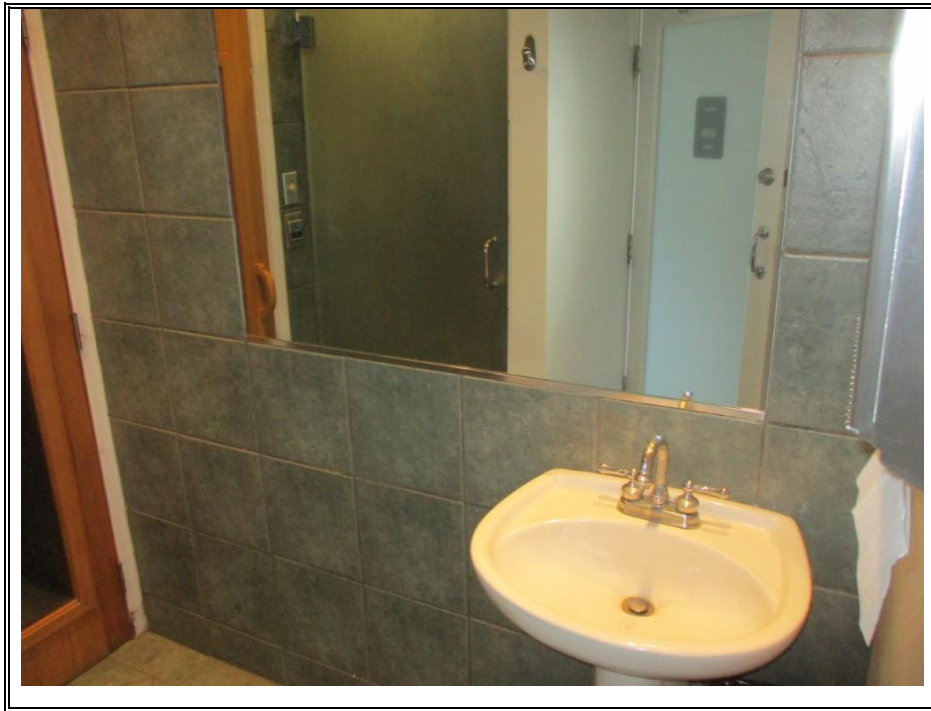
FITNESS EQUIPMENT (TYPICAL)

OBSERVATIONS: *This component includes the fitness equipment in the gym, comprised of a treadmill, an elliptical machine, a lifecycle, weight machines/benches, a newer rack with dumbbells, a resistance tower, a mirror, window treatments, a television and a fan. They appeared to be of varying ages and conditions and, for reporting purposes their remaining lives have been averaged. Some of the equipment would most likely be replaced while other items may lend themselves to being refurbished. The average component cost is general for this type of equipment.*

TYPICAL USEFUL LIFE:	15 YEAR(S)
ESTIMATED REMAINING LIFE:	4 YEAR(S)
AVERAGE COMPONENT COST:	\$ 19,900

TO PROTECT YOUR INVESTMENT: *The equipment should be maintained in a sanitary condition. Applicable instructions as well as warnings should be posted with respect to proper use of the equipment.*

CATEGORY:	RECREATION FACILITIES	
COMPONENT(S):	RESTROOMS	ID#(S) 1005



RESTROOMS (TYPICAL)

OBSERVATIONS: *This component includes the remodeling of the common area restrooms, comprised of sinks, toilets, partitions, mirrors, showers, towel dispensers, soap dispensers, and wall and floor tile. They appeared to be in average condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	7 YEAR(S)
AVERAGE COMPONENT COST:	\$ 30,750

TO PROTECT YOUR INVESTMENT: *The restroom should be maintained in a sanitized condition.*

CATEGORY:	RECREATION FACILITIES	
COMPONENT(S):	SAUNAS-REFINISH	ID#(S) 1006



SAUNAS-REFINISH (TYPICAL)

OBSERVATIONS: *This component includes the refinishing of the 2 wooden sauna enclosures at the pool area restrooms. They appeared to be in average condition. Longevity of this component is a function of level of usage and refinishing is recommended for aesthetic as well as hygienic reasons.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	7 YEAR(S)
AVERAGE COMPONENT COST:	\$ 17,600

TO PROTECT YOUR INVESTMENT: *Maintenance of the sauna enclosure entails periodically sealing with a preservative, dependent upon level of use.*

CATEGORY:	RECREATION FACILITIES	
COMPONENT(S):	SAUNAS-HEATERS	ID#(S) 1007



SAUNAS-HEATERS (TYPICAL)

OBSERVATIONS: *This component includes the electric sauna heaters, at 8 kilowatts each. They appeared to be in average condition. Frequency and sporadic usage are factors affecting the longevity of this component.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	7 YEAR(S)
AVERAGE COMPONENT COST:	\$ 2,150

TO PROTECT YOUR INVESTMENT: *Little by way of maintenance can be performed for the sauna heater.*

CATEGORY:	MISCELLANEOUS	
COMPONENT(S):	FIRE EXTINGUISHERS	ID#(S) 1101



FIRE EXTINGUISHERS (TYPICAL)

OBSERVATIONS: *This component includes the fire extinguishers throughout the property. It was noted they were last serviced on 07/25/2018 and they appeared to be in good to average condition.*

TYPICAL USEFUL LIFE:	25 YEAR(S)
ESTIMATED REMAINING LIFE:	11 YEAR(S)
AVERAGE COMPONENT COST:	\$ 10,400

TO PROTECT YOUR INVESTMENT: *The extinguishers should be inspected and re-charged by a State Fire Marshall approved company at a maximum of 1-year intervals (or as required by law).*

CATEGORY:	MISCELLANEOUS	
COMPONENT(S):	FIREHOSES	ID#(S) 1102



FIREHOSES (TYPICAL)

OBSERVATIONS: *This component includes the fire hoses throughout the property. They appeared to be in varying condition and, for reporting purposes their remaining lives have been averaged. The average component cost provides for replacement of only the hoses and nozzles.*

TYPICAL USEFUL LIFE:	25 YEAR(S)
ESTIMATED REMAINING LIFE:	11 YEAR(S)
AVERAGE COMPONENT COST:	\$ 9,100

TO PROTECT YOUR INVESTMENT: *The fire hoses should be inspected by a State Fire Marshall approved company at a maximum of 1-year intervals (or as required by law).*

CATEGORY:	MISCELLANEOUS	
COMPONENT(S):	MAILBOXES	ID#(S) 1103



MAILBOXES (TYPICAL)

OBSERVATIONS: *This component includes the clusters of individual mailboxes at the mailbox center in the main lobby. We were previously informed that they were installed in 2013 and they appeared to be in good condition.*

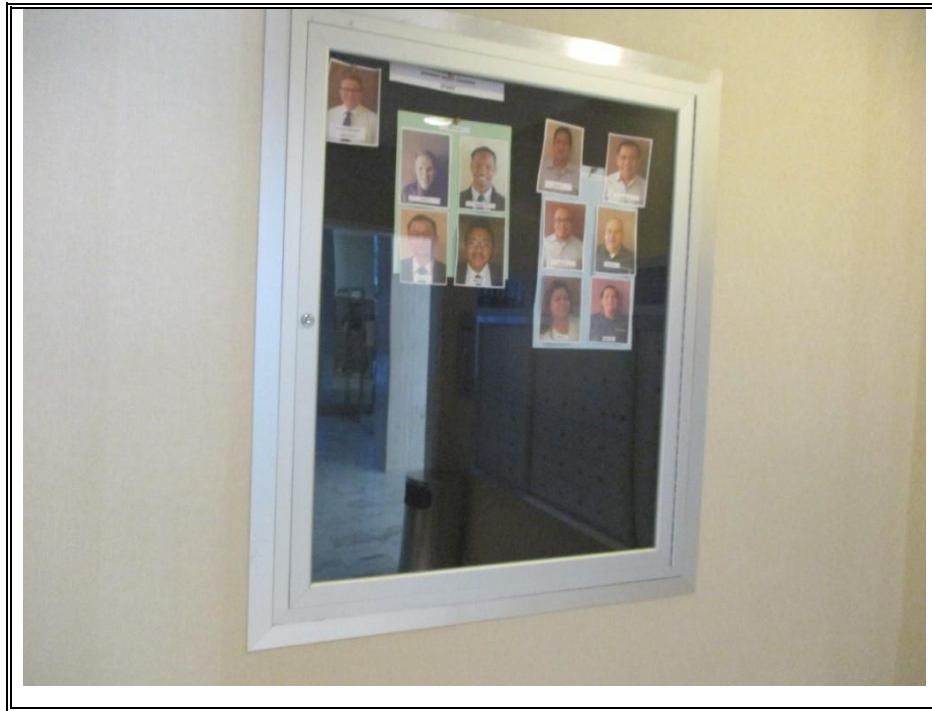
TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	14 YEAR(S)
AVERAGE COMPONENT COST:	\$ 10,800

TO PROTECT YOUR INVESTMENT: *Other than occasional lubrication of the locks, little can be performed by way of maintenance for this type of equipment.*

CATEGORY: MISCELLANEOUS

COMPONENT(S): DIRECTORY BOARDS

ID#(S) 1104



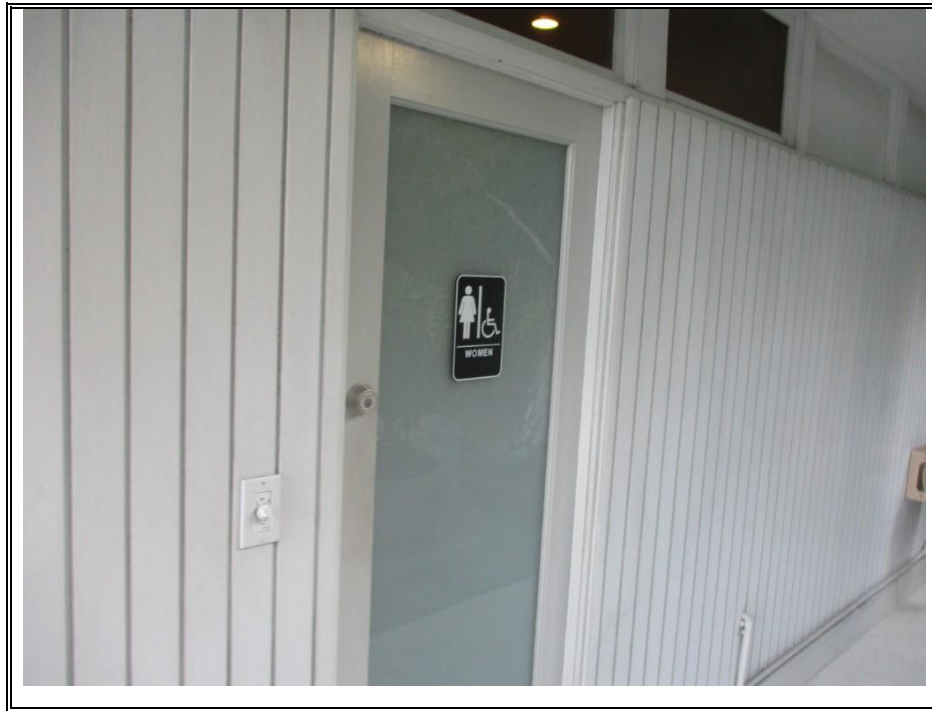
DIRECTORY BOARDS (TYPICAL)

OBSERVATIONS: *This component includes 6 medium size and 1 large size glass faced aluminum case directory boards, at the mailbox center in the main lobby. We were previously informed that they were installed in 2013 and they appeared to be in good condition.*

TYPICAL USEFUL LIFE:	20 YEAR(S)
ESTIMATED REMAINING LIFE:	14 YEAR(S)
AVERAGE COMPONENT COST:	\$ 3,400

TO PROTECT YOUR INVESTMENT: *Little can be performed by way of maintenance for this type of component.*

CATEGORY:	MISCELLANEOUS	
COMPONENT(S):	SIGNS	ID#(S) 1105



SIGNS (TYPICAL)

OBSERVATIONS: *This component includes the plastic signs throughout the property. They appeared to be in average condition. It is recommended that replacement be done on an as-needed basis and funded from the operating account.*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ 0

TO PROTECT YOUR INVESTMENT: *Little can be performed by way of maintenance for this type of component.*

CATEGORY: MISCELLANEOUS

COMPONENT(S): LAUNDRY EQUIPMENT

ID#(S) 1106



LAUNDRY EQUIPMENT (TYPICAL)

OBSERVATIONS: *This component includes the coin operated washers and dryers in the laundry rooms of the apartment buildings. We were informed they are leased.*

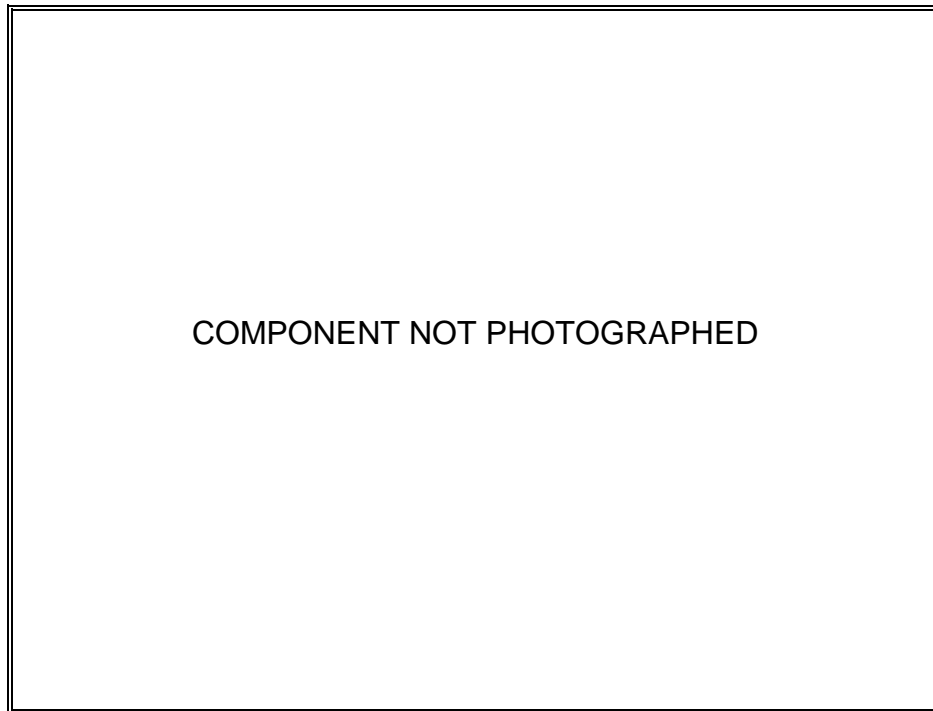
TYPICAL USEFUL LIFE: N/A YEAR(S)

ESTIMATED REMAINING LIFE: N/A YEAR(S)

AVERAGE COMPONENT COST: \$ 0

TO PROTECT YOUR INVESTMENT: N/A.

CATEGORY:	CONTINGENCY RESERVE	
COMPONENT(S):	GENERAL - 5%	ID#(S) 1201



GENERAL - 5% (TYPICAL)

OBSERVATIONS: *While efforts have been made to ensure a reasonable level of precision, it is seldom possible to anticipate every expense/replacement that will be incurred by an association during an operating year. Also, it is difficult to accurately predict the cost of some items that are anticipated, due to unforeseen circumstances with respect to removal/installation, replacement with a different material than originally budgeted for, economic factors, etc. Therefore, it is prudent to include a contingency amount in the reserve budget. The Department of Real Estate (DRE) suggests a contingency equal to 3% of the annual budget (5% for a conversion from an apartment complex and 10% for a high-rise building over 70 feet). It is our opinion that a 5% contingency factor should be included in the reserve budget, and therefore a provision for this has been included (see Component Inventory page for dollar amount).*

TYPICAL USEFUL LIFE:	N/A YEAR(S)
ESTIMATED REMAINING LIFE:	N/A YEAR(S)
AVERAGE COMPONENT COST:	\$ SEE PG 4

TO PROTECT YOUR INVESTMENT: N/A.

GLOSSARY

ACCUMULATED DEPRECIATION	Amount of each component that has been used up at a point in time. The total accumulated depreciation equates to a "fully funded balance" (per CAI Standards definition).
ANNUAL DEPRECIATION	The current cost of a component divided by its typical life expectancy.
CASH FLOW METHOD	A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures. Different reserve funding plans are tested against the anticipated reserve expenses to achieve a desired funding goal.
CASH RESERVES	Funds available for major repair, restoration, replacement, or maintenance of the common components.
CC&R's	The covenants, conditions and restrictions, which govern the day to day operations of a facility.
COMPONENTS	The common area assets that require major repair, restoration, replacement, or maintenance. Typically: 1) Association responsibility, 2) with limited useful life expectancies, 3) predictable remaining useful life expectancies, 4) above a minimum threshold cost, and 5) as required by local codes.
COMPONENT INVENTORY	A list of components subject to degradation at a somewhat predictable rate within the projection period.
CONDITION ASSESSMENT	The evaluation of the current condition of the components based on observed or reported characteristics.
CONTINGENCY RESERVE ALLOWANCE	Additional funds set aside to allow for unforeseeable situations or variations. It is a percentage based on total expenditures anticipated each year.
CU. FT.	Measured in cubic feet.
CURRENT COST	Average cost for major repair, restoration, replacement, or maintenance of a component.
CURRENT RESERVE BALANCE	Amount of funds in reserve accounts estimated as of the beginning of the Reserve Study.
DEFICIT	The amount that the fully funded balance exceeds the actual (or projected) reserve balance.
EXCLUSIVE USE COMMON AREA	That part of a common area that has been designated for the individual use by a single interest.
FINANCIAL ANALYSIS	The portion of a Reserve Study (one of two parts) where current status of the reserves (measured as cash or Percent Funded) and a recommended reserve contribution rate (reserve funding plan) are derived, and the projected reserve income and expenditures over time are presented. It should illustrate the financial ability to fund future major repair or replacement of those common components that are subject to degradation within a specified period.
FISCAL YEAR	The twelve-month financial reporting period, which may not necessarily be a calendar year. Example: July 1, 2018 through June 30, 2019.
INFLATION FACTOR	An allowance for anticipated price increases based upon a 10-year average of the Consumer Price Index published by the U.S. Department of Labor. It is set at the beginning of each year.
INTEREST RATE ASSUMPTIONS	Average interest rate currently being earned from financial institutions where reserve funds are held.
LIFE CYCLE	The normal lifetime of a component, assuming it is properly installed / constructed and maintained.
LIFETIME COMPONENT	An element with a life expectancy that extends beyond the projection period of the study.
LIN. FT.	Measured in linear feet.
PERCENT FUNDED	The ratio, at a point of time (typically the beginning of the fiscal year), of the actual (or projected) reserve balance to the accumulated depreciation of all the components (i.e. amount that ideally should be in reserves), expressed as a percentage.
PHYSICAL INSPECTION	A visual examination of accessible common components subject to degradation within the projection period.
PRO FORMA OPERATING BUDGET	A projection of operating expenditures for the year.
PROJECTION PERIOD	The span (in years) over which the study forecasts potential reserve expenditures and liabilities.
REGULAR ASSESSMENT	Budgeted amounts assessed to all owners (oftentimes referred to as "Dues"), including the reserve contribution – typically assessed monthly, quarterly, or annually.
REMAINING LIFE	The number of remaining years of a components' anticipated life expectancy based upon current condition and degradation factors.
REPLACEMENT CYCLE	See "Life Cycle" (i.e. frequency of repair/replacement within forecast).
RESERVE CONTRIBUTION	That portion of the "regular" assessment allocated to the reserve fund.
RESERVE STATUS	The present ability to fund future major repair or replacement of its common components.
SPECIAL ASSESSMENT	An assessment levied in addition to regular assessments, often regulated by governing documents or local statutes.
SQ. FT.	Measured in square feet.
SURPLUS	An actual (or projected) reserve balance greater than the fully funded balance.
USEFUL LIFE (UL)	The estimated time in years that a component is expected to serve its intended function if properly constructed in its present application or installation.